

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2822

July 15, 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 person 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/CityOfTulsa2/tmapc-july-15th>

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: 496-310-261**

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: A work session will be held remotely (via Zoom) on August 19, 2020 at 10:00 am.

Director's Report:

1. Minutes of July 1, 2020 Meeting No. 2821

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 43rd Street South and South Peoria Avenue (Continued from June 17, 2020 and July 1, 2020)
3. **Clark Plaza Third** (CD 7) Change of Access, Location: West of the northwest corner of East 71st Street South and South Memorial Avenue

PUBLIC HEARINGS

4. **CZ-503 Ryan McCarty** (County) Location: North of the northwest corner of East 181st Street South and South Yale Avenue requesting rezoning from **AG to AG-R and PUD-857 (Related to PUD-857) (Staff requests a continuance to August 5, 2020)**
5. **PUD-857 Ryan McCarty** (County) Location: North of the northwest corner of East 181st Street South and South Yale Avenue requesting a new Planned Unit Development **(Related to CZ-503) (Staff requests a continuance to August 5, 2020)**
6. **CPA-88 KKT Architects, Trey Wilson** (CD 4) Location: South of the southwest corner of the southeast corner of East 5th Street South and South Victor Avenue requesting to amend the Land Use Map designation from "Existing Neighborhood" to "Employment". **(Related to Z-7560) (Neighborhood requests a continuance to August 19, 2020)**
7. **Z-7560 KKT Architects, Trey Wilson** (CD 4) Location: South of the southwest corner of the southeast corner of East 5th Street South and South Victor Avenue requesting rezoning from **RS-4 to IL (Related to CPA-88) (Neighborhood requests a continuance to August 19, 2020)**
8. **Crossover Community Development** (CD 1) Preliminary Plat, Location: West of the southwest corner of East 36th Street North and North Peoria Avenue
9. **CZ-501 Keith Dalessandro** (County) Location: West of the northwest corner of West 61st Street South and South 39th West Avenue requesting rezoning from **RS to RM-1**

10. **CZ-502 Ryan McCarty** (County) Location: Northwest corner of East 171st Street South and South Harvard Avenue requesting rezoning from **AG to AG-R**
11. **Z-7550 Wallace Engineering, Nicole Watts** (CD 1) Location: Northwest corner of East Apache Street and North New Haven Avenue requesting rezoning from **AG to CG**
12. **Z-7561 Chris Price** (CD 1) Location: Northeast corner of East 30th Place North and North Lewis Avenue requesting rezoning from **RS-3 to CS**
13. **Z-7564 Wallace Engineering, Mike Thedford** (CD 6) Location: Southwest corner of East 21th Street South and South 145th East Avenue requesting rezoning from **CS to CG with an optional development plan**

OTHER BUSINESS

14. 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@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 15, 2020 (Continued
from June 17, 2020 and July 1, 2020)

Case Report Prepared by:

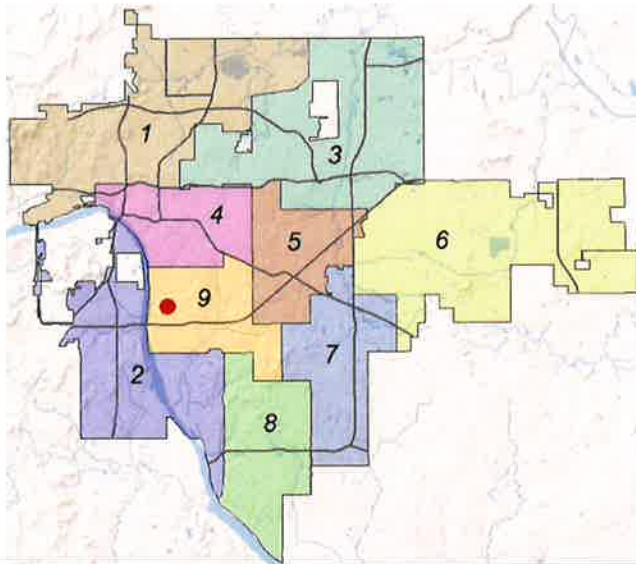
Nathan Foster

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 29th day of JUNE, 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: Jamie Hargis Whitmer

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 30th day of June, 2020, by
Jamie Hargis Whitmer as Manager of HARGMER PROPERTIES, LLC, an
Oklahoma limited liability company.

My Commission No. 10005549 expires 07/12, 2022




NOTARY PUBLIC

**RESUBDIVISION OF BLOCK 4
PASADENA ADDITION**


GREG GOOD

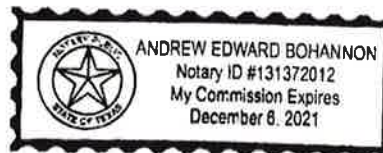

CATHLEEN GOOD

STATE OF ~~OKLAHOMA~~)
) ss.
COUNTY OF ~~TULSA~~)
 DALLAS

TEXAS This instrument was acknowledged before me, a Notary Public, in the State of Oklahoma, this 29TH day of JUNE, 2020, by GREG GOOD and CATHLEEN GOOD, husband and wife.

My Commission No. 131372012 expires DECEMBER 6, 2021

NOTARY PUBLIC



**RESUBDIVISION OF BLOCK 4
PASADENA ADDITION**

**By: MENTAL HEALTH ASSOCIATION IN
TULSA, INC., doing business as
MENTAL HEALTH ASSOCIATION
OKLAHOMA, an Oklahoma not-for-
profit corporation, its manager**

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

My Commission No. 15002406 expires March 1st, 2023



March 11th, 2023

Spelling

RY PUBLIC

APPROVED BY:
TULSA METROPOLITAN AREA PLANNING COMMISSION

By: _____
Chairman

Dated: _____

Secretary



Tulsa Metropolitan Area
Planning Commission

Case : Clark Plaza Third

Hearing Date: July 15, 2020

Case Report Prepared by:

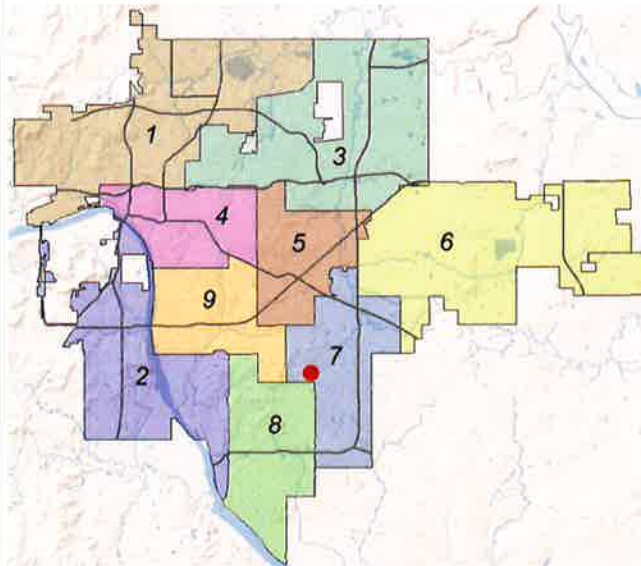
Nathan Foster

Owner and Applicant Information:

Applicant: Mike Thedford, Wallace Engineering

Owner: MCB-EAGLE TULSA, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Change of Access

Location: West of the northwest corner of East 71st Street South and South Memorial Avenue

Summary: Relocation of two existing access points to align with proposed development.

Zoning: CS

Staff Recommendation:

Staff recommends **approval** of the change of access

City Council District: 7

Councilor Name: Lori Decter-Wright

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Change of Access Exhibits

**CHANGE OF AND CONSENT TO
AREAS OF ACCESS AS SHOWN ON RECORDED PLAT**

WHEREAS, MCB-EAGLE TULSA LLC
are the owners of Lot 1, Block 1, CLARK PLAZA THIRD,
in the city and/or county of Tulsa, Oklahoma, according to the recorded plat thereof;
and

WHEREAS, said owners desire to change the access points from _____
REFERENCE EXHIBIT A to the above described property and,


WHEREAS, such change requires approval of the Tulsa Metropolitan Area
Planning Commission; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission may approve
such change of access with a favorable recommendation by the designated Engineer of
the City of Tulsa or Tulsa County, Oklahoma.

NOW THEREFORE, the undersigned owners of the above named property in
the City (and/or) County of Tulsa, Oklahoma according to the recorded plat thereof,
does hereby change the access point(s) from its (their) present location as shown on
the above named plat as recorded in the office of the County Clerk of Tulsa County,
Oklahoma, as plat number 3572 to the location(s) as shown on the attached Exhibit
A, which is incorporated herein by reference and made a part hereof for all purposes.

The Tulsa Metropolitan Area Planning Commission by the affixing of its
approval to this instrument does hereby stipulate and agree to such change and, that
from and after the date of this consent, ingress and egress shall be permitted over,
through and across the areas of access as shown on attached Exhibit A, which is
incorporated herein by reference. The area of "access" as previously shown are hereby
revoked and access to the property prohibited across said area. The area of limits of
no access previously existing along the area of access now permitted by this change
and consent is hereby expressly vacated, annulled and held for naught.

IN WITNESS WHEREOF, the parties have hereunto set their hands and
affixed their seals this 24 day of Jun, 2020.

MCB-EAGLE TULSA LLC

Owner

Owner

APPROVED:
 6-19-20
City/County Engineer

TMAPC

STATE OF _____)

) SS

INDIVIDUAL ACKNOWLEDGEMENT

COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20_____, personally appeared _____, to me known to be the identical person(s) who executed the foregoing instrument and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed for the purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

My Commission Expires: _____

Notary Public

STATE OF Maryland

) SS

CORPORATE ACKNOWLEDGEMENT

COUNTY OF Baltimore

2nd Before me, the undersigned, a Notary Public in and for said County and State, on this June day of 2020, personally appeared DAVID B. MARBLE, to me known to be the identical person(s) who subscribed the name of the maker thereof to the foregoing instrument as its President and acknowledged to me that DAVID B. MARBLE executed the same as for free and voluntary act and deed of such corporation, for the purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

My Commission Expires: 07/11/2020



Angela L. Martin
Notary Public

wallace

Wallace Engineering
Structure and Civil Consultants



EXHIBIT "A"
CHANGE OF ACCESS
FOR LOT 1, BLOCK 1
CLARK PLAZA THIRD
7030 S. MEMORIAL DRIVE
TULSA, OKLAHOMA
PLAT 3572

MAY 29, 2020

APPROVED:

Kurt Kr. Kruff 6-19-20
TRAFFIC ENGINEER

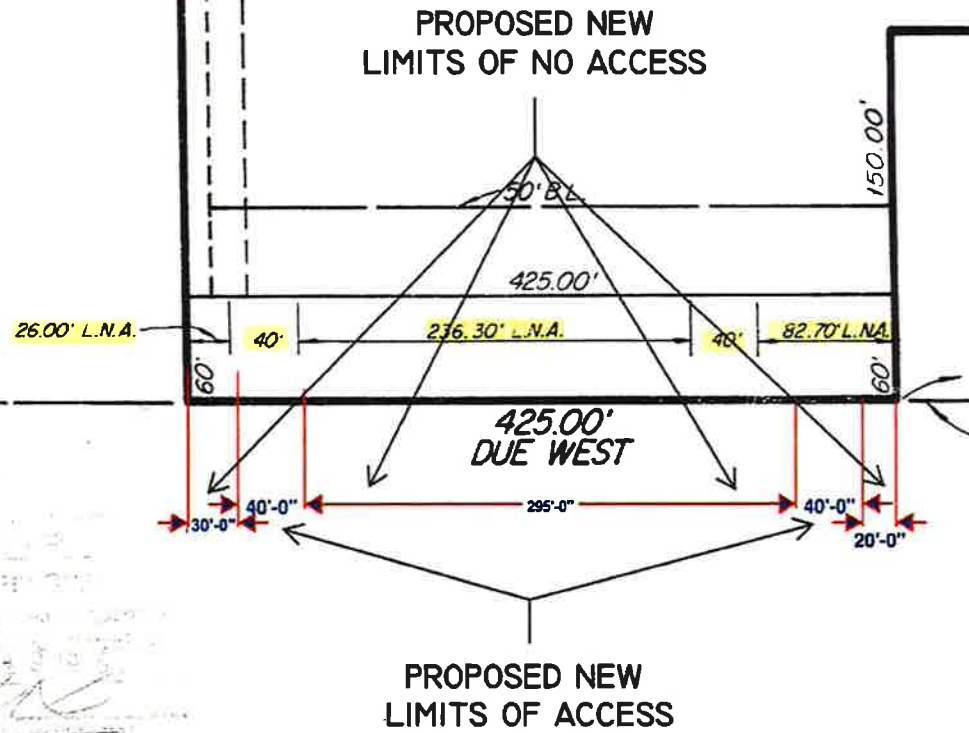
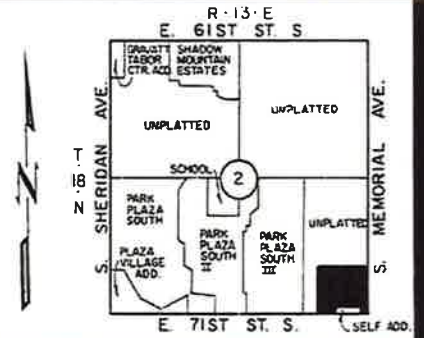


EXHIBIT "A"

3.4

Sawyer, Kim

Cont to 8-520

PUD-857
CZ-503

From: Foster, Nathan
Sent: Tuesday, July 7, 2020 9:38 AM
To: Wilkerson, Dwayne; Hoyt, Jay
Cc: Sawyer, Kim
Subject: RE: PUD 857 (Ryan McCarty)

That is correct. He is aware and he is sending in a check for the additional zoning fees and the additional sign. I'm copying in Jani also just to keep her in the loop, but she and I have discussed this project as well and she is aware of the need for a new notice and the continuance.

Nathan Foster
Senior Planner

Tulsa Planning Office
918.579.9481
nfoster@incog.org



From: Wilkerson, Dwayne <DWilkerson@incog.org>
Sent: Tuesday, July 07, 2020 9:25 AM
To: Foster, Nathan <NFoster@incog.org>; Hoyt, Jay <JHoyt@incog.org>
Cc: Sawyer, Kim <ksawyer@incog.org>
Subject: RE: PUD 857 (Ryan McCarty)

Thanks Nathan,

Just to be clear, we will be asking for a continuance request for PUD 857 and related zoning case CZ-503? Is Ryan aware of the scheduling change?

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



Shape Our Future
START HERE > 

4.1

From: Foster, Nathan <NFoster@incog.org>
Sent: Tuesday, July 7, 2020 9:15 AM
To: Wilkerson, Dwayne <DWilkerson@incog.org>; Hoyt, Jay <JHoyt@incog.org>
Subject: RE: PUD 857 (Ryan McCarty)

Dwayne,

I made an error when entering the application that snowballed. The application is supposed to be a rezoning from AG to RE with a PUD. Ryan will have to expand on the need for the PUD, but the application is being continued to August 5th in order to allow for a new notice to be sent.

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Are we going to re-advertise or ask for a staff continuance?

Sawyer, Kim

Cont to 8-520

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&
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Shape Our Future
START HERE >



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Are we going to re-advertise or ask for a staff continuance?

Sawyer, Kim

Cont to 8-19-20 CPA-88 & Z-7560

From: Wilkerson, Dwayne
Sent: Monday, July 6, 2020 4:15 PM
To: Sawyer, Kim; Trey Wilson
Cc: j younacha; Wertin, Jani; Trey Wilson
Subject: RE: Hearing Postponement for Case CPA-88 and Z-7560

Kim,

Please forward the abutting neighbors request for a continuance on CPA-88 and Z-7560. Staff supports that request to the August 19th planning commission meeting.

Thanks

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



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START HERE > 

From: j younacha <jyounacha@yahoo.com>
Sent: Monday, July 6, 2020 1:57 PM
To: Wilkerson, Dwayne <DWilkerson@incog.org>; Wertin, Jani <jwertin@incog.org>
Subject: Hearing Postponement for Case CPA-88 and Z-7560

Re: Hearing for Single-family RS-4 Zoning proposed vacant land changes to Industrial-Light IL Zoning in an established residential neighborhood, Historic Kendall-Whittier, abutting home at 518 S. Victor Avenue

Case Number: CPA-88
520 and 530 S. Victor Ave. E. Tulsa, OK 74104
Legal Description: LTS 12 & 13 BLK 11, ABDO'S ADDN, City of Tulsa, Tulsa County, State of Oklahoma

Dear Mr. Wilkerson and Ms. Wertin;

I would like to request postponing the original hearing scheduled July 15, 2020 on the above-mentioned cases to a later date. I, and the residents on the 500 Block of S. Victor Ave., are attempting to reach the business owner directly regarding the proposed zoning change. I, as an adjoining property owner, will not be available to appear or speak until after August 9, 2020.

May we reschedule the hearing after August 9, 2020?

Sincerely,

Joyce Younacha

6.1

Sawyer, Kim

cont to 8-19-20 CPA-88
Z-7560

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Principal Planner | Current Planning
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918.579.9475
dwilkerson@incog.org



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Sent: Monday, July 6, 2020 1:57 PM
To: Wilkerson, Dwayne <DWilkerson@incog.org>; Wertin, Jani <jwertin@incog.org>
Subject: Hearing Postponement for Case CPA-88 and Z-7560

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Sincerely,

Joyce Younacha

7.1



Tulsa Metropolitan Area
Planning Commission

Case : Crossover Community
Development

Hearing Date: July 15, 2020

Case Report Prepared by:

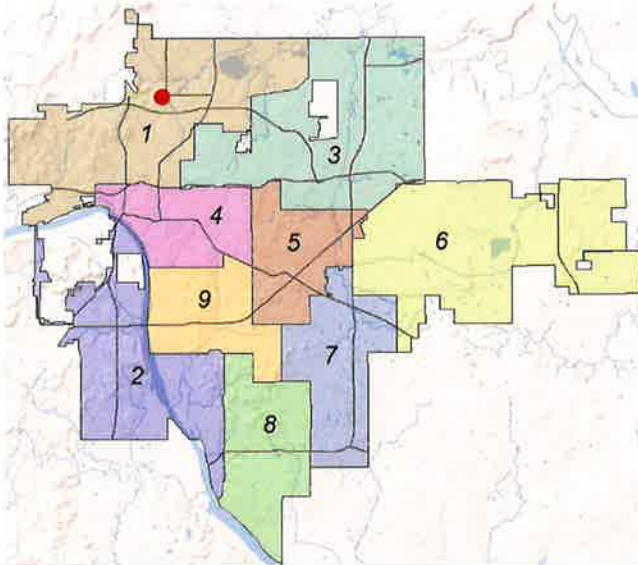
Nathan Foster

Owner and Applicant Information:

Applicant: John Droz, Cyntergy

Owner: Crossover Community Impact

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat

Location: West of the southwest corner of
East 36th Street North and North Peoria
Avenue

3 lots, 1 block, 9.28 ± acres
Mixed-Use

Zoning: CH, MX2-F-65

Staff Recommendation:

Staff recommends **approval** of the
preliminary plat

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: Stan Sallee

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual
Improvements

PRELIMINARY SUBDIVISION PLAT

Crossover Community Development - (CD 1)

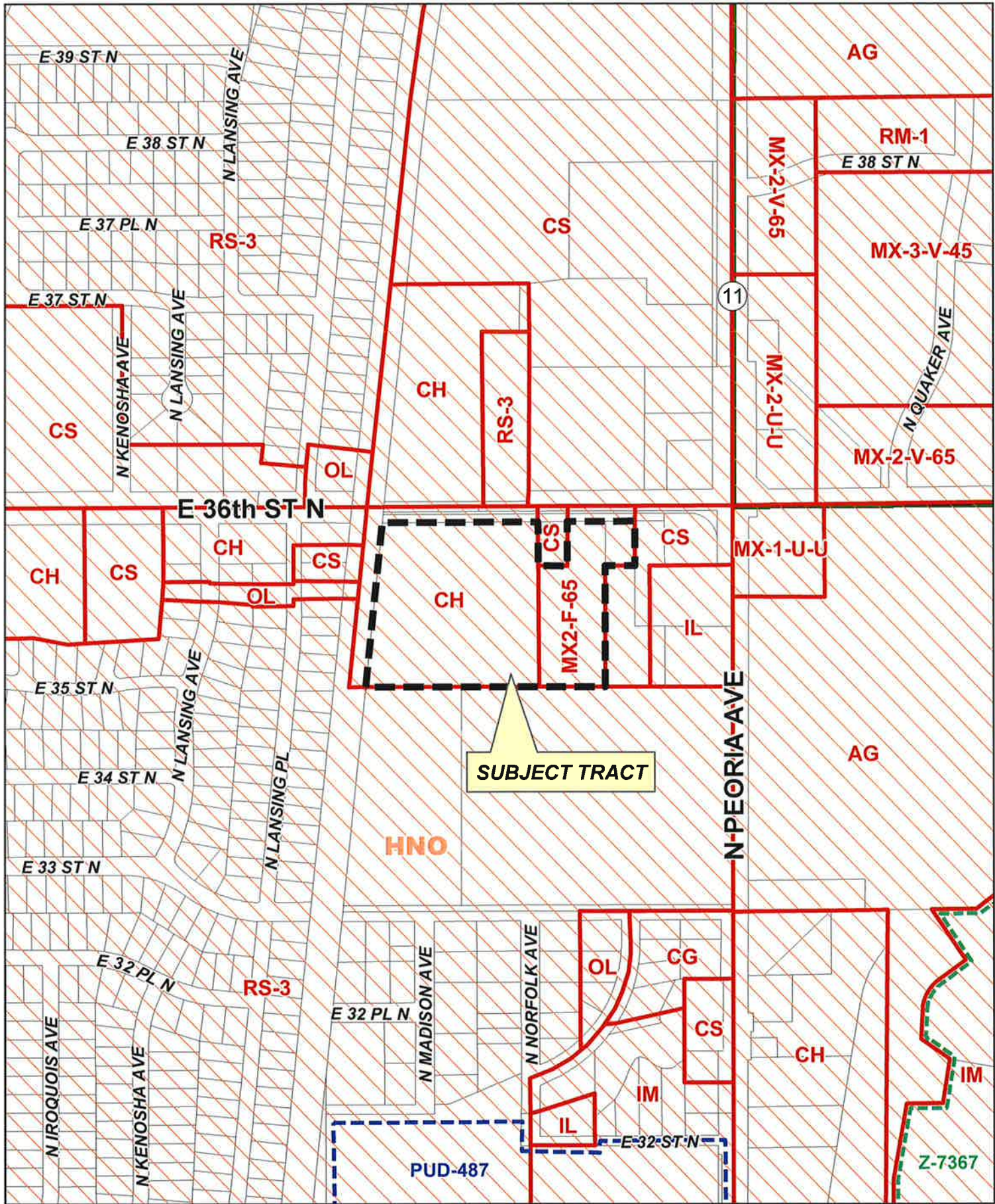
West of the southwest corner of East 36th Street North and North Peoria Avenue

This plat consists of 3 lots, 1 block on 9.28 ± acres.

The Technical Advisory Committee (TAC) met on October 18th, 2018 and provided the following conditions:

1. **Zoning:** The property is zoned CH (Commercial – High) and MX2-F-65 (Mixed-Use). The proposed lots conform to the requirements of the zoning districts.
2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat.
3. **Transportation & Traffic:** Apply limits of no access to areas outside of the planned driveways. Sidewalks will be required per Title 35 upon application for new building permits.
4. **Sewer:** Sanitary sewer extensions will require the approval of IDP. Final plat approval will not be given by the City of Tulsa until IDP has been approved. Dimension and label easements on the face of the plat.
5. **Water:** Water line extensions will require the approval of IDP. Final plat approval will not be given by the City of Tulsa until IDP has been approved.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat submittal. Add “State of” before Oklahoma in plat subtitle. Add contact information for project engineer and surveyor. Update location map to reflect only platted property boundaries. Label all other areas as unplatted. Update street names in the location map. Ensure accuracy and consistency of legal description between written version and face of the plat. Add signature block for government official signature.
7. **Stormwater, Drainage, & Floodplain:** Private detention facility will need private easement. Offsite water flows from the west will need to be conveyed and placed in appropriate drainage easements. If additional detention is required, appropriate easements will need to be added.
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.

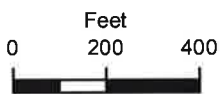


0 200 400
Feet

20-12 24

**CROSSOVER
COMMUNITY
DEVELOPMENT**





Subject
Tract

20-12 24

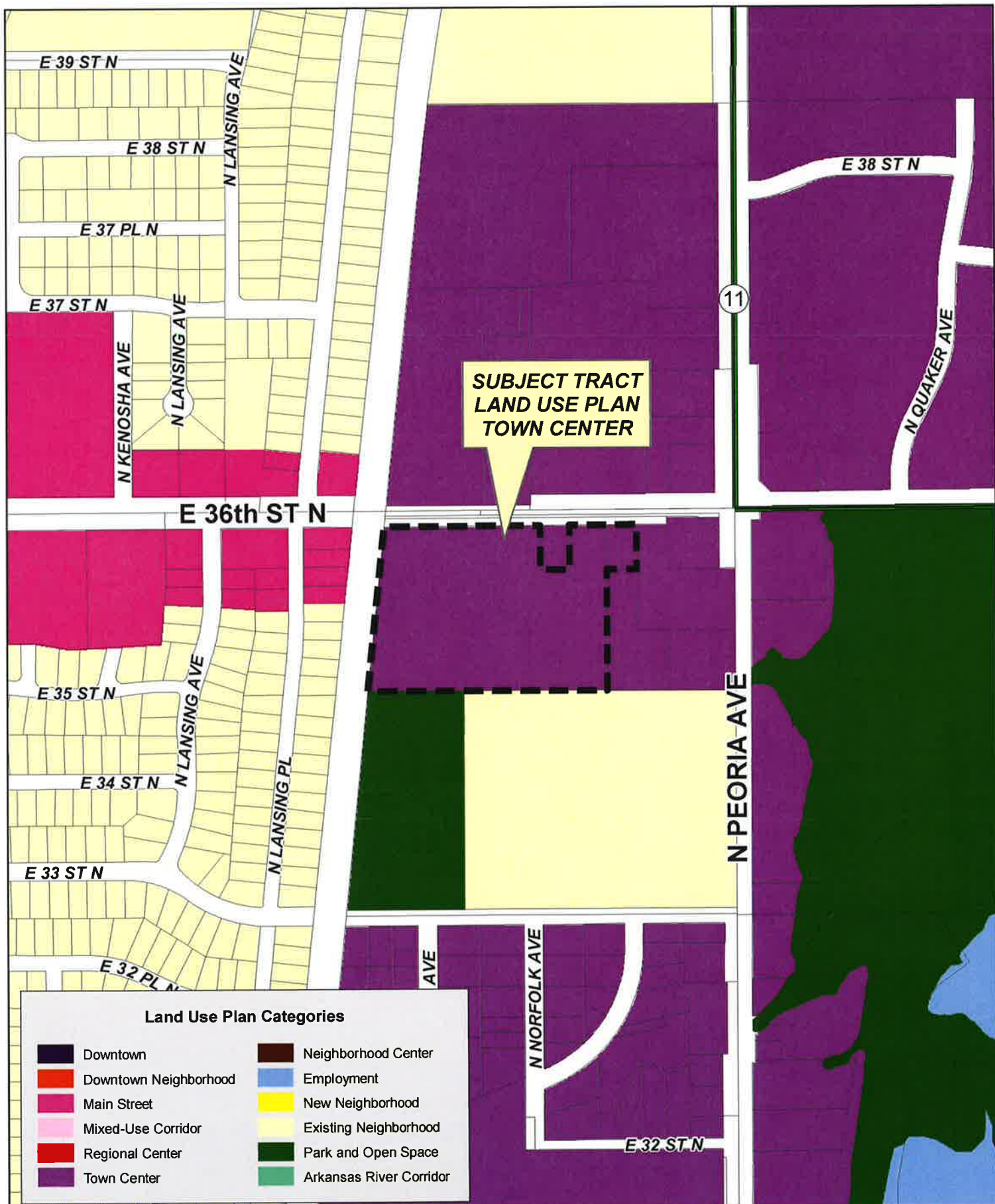
CROSSOVER COMMUNITY DEVELOPMENT

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

Aerial Photo Date: February 2018



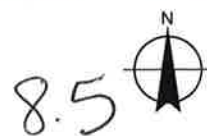
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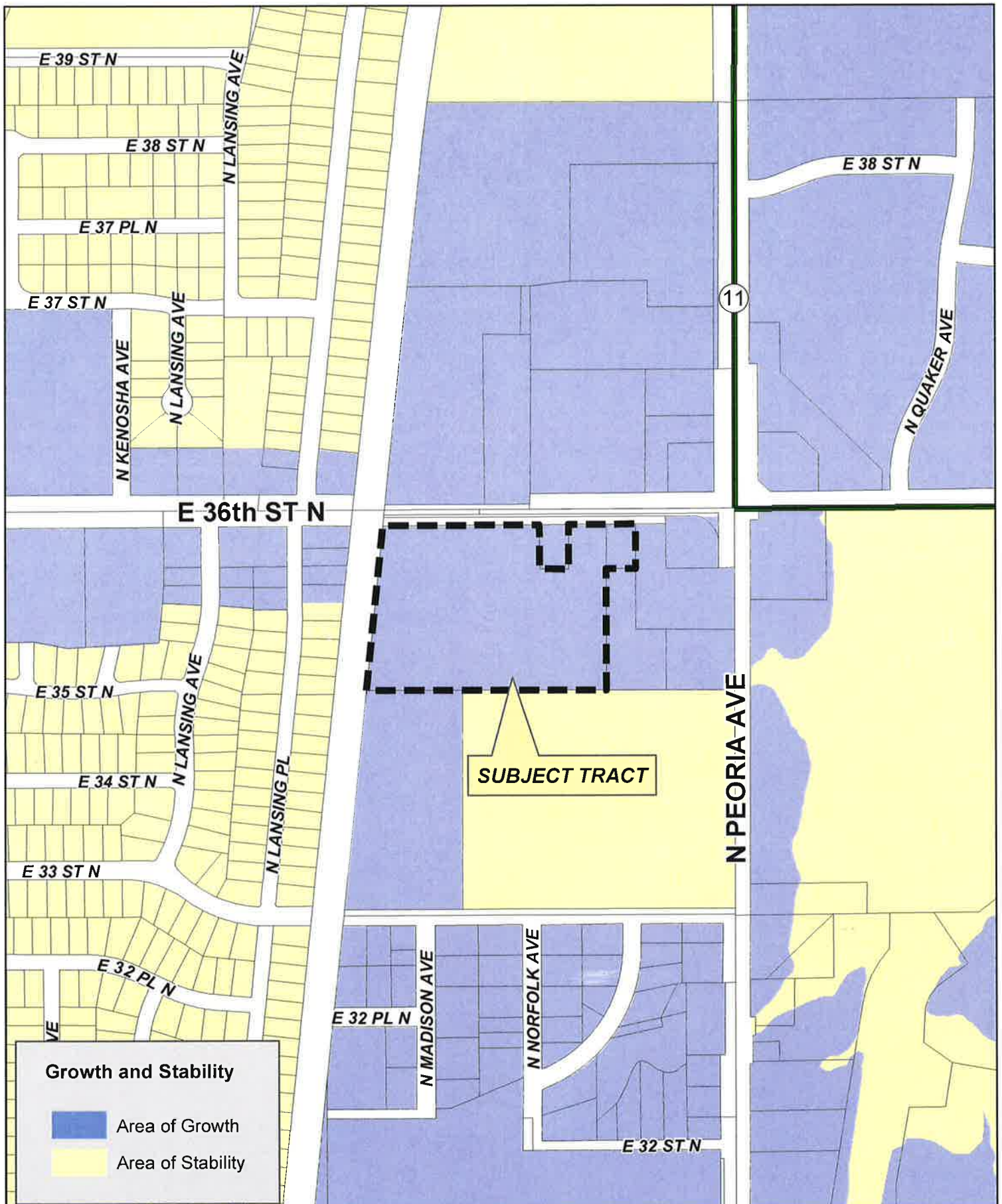


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20-12 24

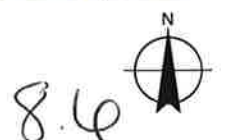
CROSSOVER COMMUNITY DEVELOPMENT



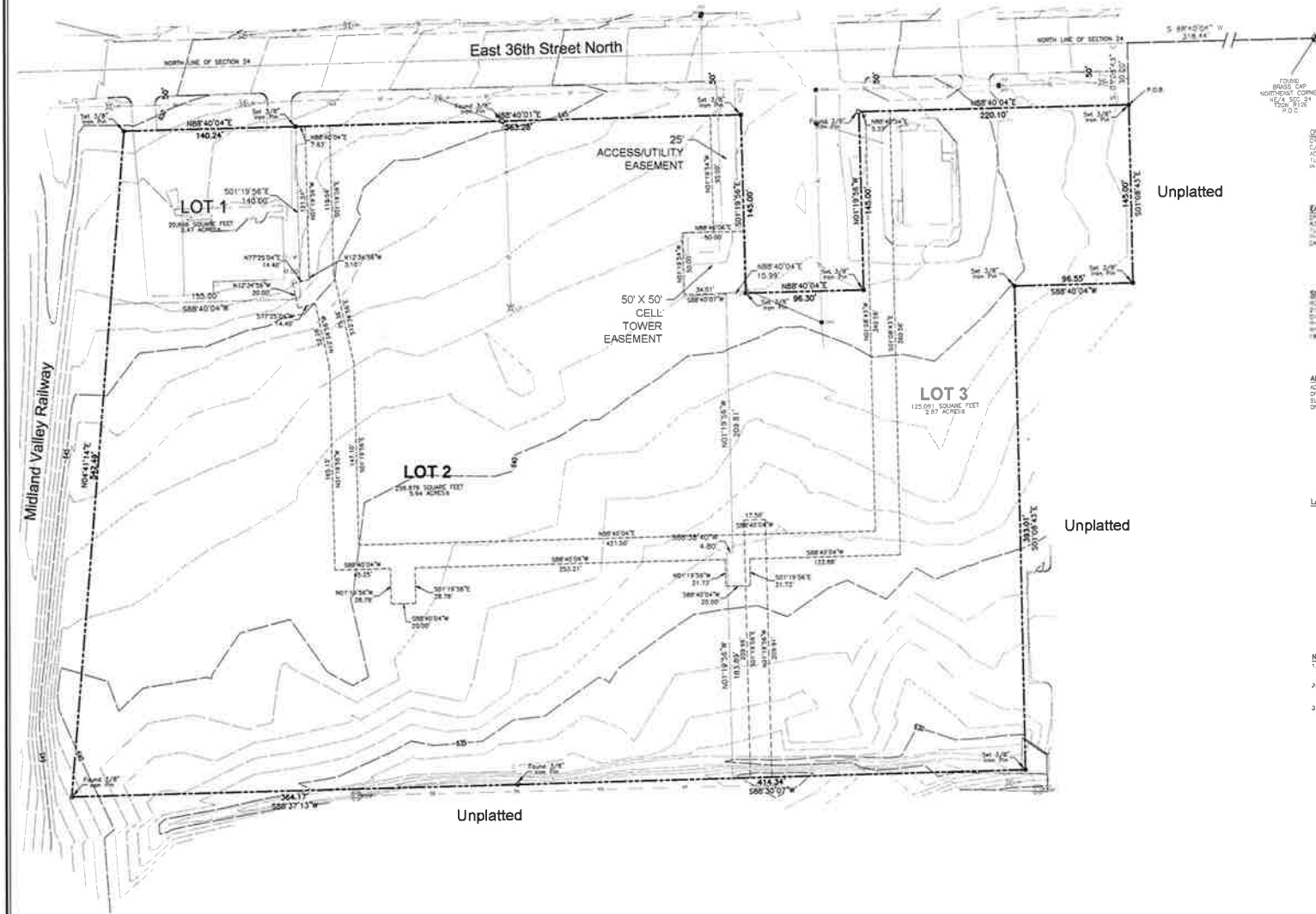


20-12 24

CROSSOVER COMMUNITY DEVELOPMENT



Preliminary Plat
Crossover Community Development
Section 24, Township 20 North, Range 12 East
City of Tulsa, Tulsa County, Oklahoma



LOT STATISTICS
 (1) LOT 1: 25.00 ACRES
 (2) LOT 2: 25.00 ACRES
 (3) LOT 3: 25.00 ACRES

OWNER
 CROSSOVER COMMUNITY DEVELOPMENT, INC.
 2100 SHAWNEE AVENUE
 TULSA, OK 74106
 PHONE: (918) 555-5277

Engineer
 JAMES E. BROWN, INC.
 2100 SHAWNEE AVENUE, SUITE 200
 TULSA, OK 74106
 PHONE: (918) 555-5277
 FAX: (918) 555-5277

Surveyor
 JAMES E. BROWN, INC.
 2100 SHAWNEE AVENUE, SUITE 200
 TULSA, OK 74106
 PHONE: (918) 555-5277
 FAX: (918) 555-5277

ADDRESS DISCLAIMER NOTE
 ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AS OF THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE TULSA DISSEMINATION

Legend
 AC: ACTUAL
 COR: CORNER
 P.O.B: POINT OF BEGINNING
 P.O.C: POINT OF COMMENCEMENT
 PRO: PROPERTY
 SEC: SECTION
 N: NORTH
 E: EAST
 S: SOUTH
 W: WEST
 FOUND SURVEY MONUMENT
 SET SURVEY MONUMENT

Legal Description

Notes
 1. THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NORTH LINE OF THE NW/4, SECTION 24 AS BEING MEASURED.
 2. ALL EXISTING PROPERTY CORNER MONUMENTS WILL BE MARKED USING 3/8" IRON PIN WITH A PLASTIC CAP STAMPED "TULSA". UNLESS MONUMENT ARE PREVIOUSLY MARKED.
 3. THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP, TULSA COUNTY, DRAINAGE MAP NO. 4014202201, MAP REVISED OCTOBER 16, 2013, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X) NOT SHOWN WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE OF THE 300-YEAR FLOOD PLAIN.

8.7

THIS DOCUMENT IS
PRELIMINARY
IN NATURE AND IS NOT
A FINAL, SIGNED AND
SEALED DOCUMENT

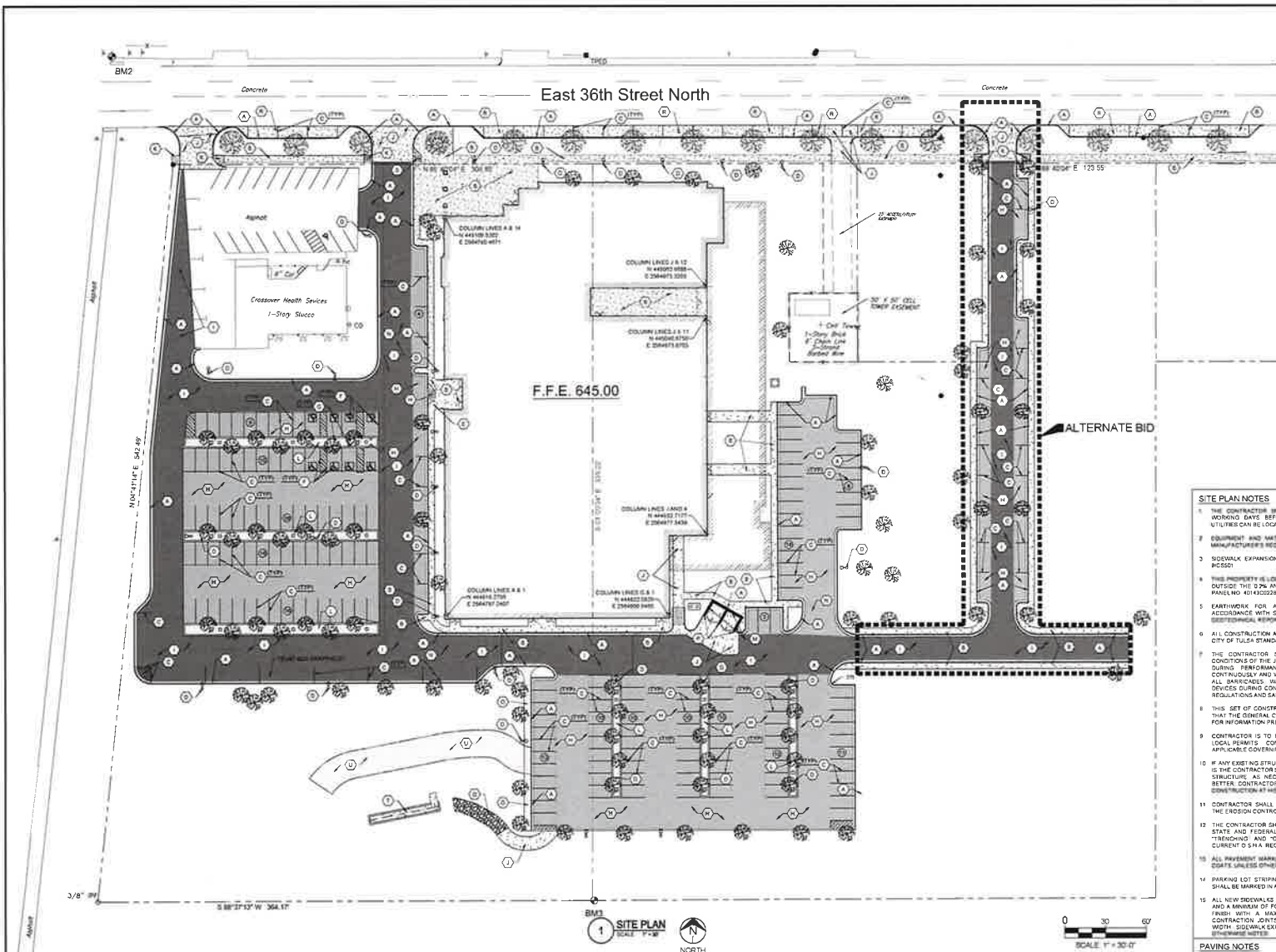
CYNTERGY ENGINEERING PLLC
ICA # 9337
EX-100000000000
W. CHARLES MITCHELL, P.E.
EX-100000000000

CROSSOVER COMMUNITY CENTER
CROSSOVER DEVELOPMENT COMPANY, LLC
TULSA, OK 74106

ISSUE DATE: 02/02/19
PROJECT NO: C010000-001
CHECKED BY: SAT
DRAWN BY: CEC

SITE PLAN

CS101



LEGEND (ABBREVIATIONS)
CBI CAST IRON CURB/RAIL
CO CONCRETE
ES ELECTRICAL SECONDARY
F.F.E. FINISH FLOOR ELEVATION
FL FLOW LINE
G GUTTER
H-PIPE HIGH-DENSITY POLYETHYLENE
IE INVERT ELEVATION
LF LANDSCAPE AREA
LC ON CENTER
OE OVERHEAD ELECTRICAL LINE

PP POWER POLE
R RADIUS
SD STORM DRAIN
SS SANITARY SEWER LINE
SSWH SANITARY SEWER HANGAR
T THICK
TC TOP OF CURB
TSP TOP OF GATE
TSP TRAFFIC SIGNAL POLE
TYP TYPICAL
UE UNDERGROUND ELECTRICAL LINE
UT UNDERGROUND TELEPHONE LINE
W WIDE

SITE PLAN KEY NOTES

1. CONSTRUCT CURB AND GUTTER. RE: 10C5001
2. CONSTRUCT CONCRETE SIDEWALK. RE: 10C5001
3. 4" PAINTED WHITE STRIPES.
4. NEW LIGHT POLE. RE: ELECTRICAL PLANS FOR SPECIFICATIONS AND DETAILS.
5. ADA SIDEWALK RAMP. RE: 4C5002
6. ADA PAINTED PAVEMENT PARKING SYMBOL. RE: 4C5001
7. ADA PARKING SIGN. RE: 50C501
8. CONSTRUCT LIGHT DUTY ASPHALT PAVING. RE: 20C501
9. CONSTRUCT MEDIUM DUTY ASPHALT PAVING. RE: 20C501
10. CONSTRUCT HEAVY DUTY CONCRETE PAVING. RE: 20C501
11. CONSTRUCT ADA SIDEWALK RAMP. RE: 4C5002
12. CONSTRUCT LOW IMPACT BIO SWALE. RE: 5C502
13. MASONRY FINISH INCLUDING COLOR AND MATERIALS TO MATCH BUILDING. RE: STRUCTURAL.
14. INSTALL 4" PVC CONDUIT WITH PULL WIRE AND CAPPED ENDS FOR FUTURE USE.
15. CONSTRUCT 3' WIDE GRAVEL PATH.
16. INSTALL PIPE BOLLARD. RE: 7C5001
17. INSTALL GRASSPAVEZ ALL-WEATHER SURFACE FOR POND ACCESS. RE: 20C501
18. CONSTRUCT MEDIUM DUTY CONCRETE PAVING. RE: 20C501
19. CONSTRUCT ADA CURB RAMP TYPE 1. RE: 14C5001
20. THICKLE CHANNEL PER IDP 9999
21. 20' WIDE POND ACCESS ROAD.

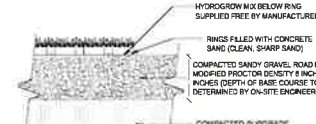
22. CONSTRUCT CONCRETE SIDEWALK RAMP. RE: 4C5002
23. CONSTRUCT LOW IMPACT BIO SWALE. RE: 5C502
24. MASONRY FINISH INCLUDING COLOR AND MATERIALS TO MATCH BUILDING. RE: STRUCTURAL.
25. INSTALL 4" PVC CONDUIT WITH PULL WIRE AND CAPPED ENDS FOR FUTURE USE.
26. CONSTRUCT 3' WIDE GRAVEL PATH.
27. INSTALL PIPE BOLLARD. RE: 7C5001
28. INSTALL GRASSPAVEZ ALL-WEATHER SURFACE FOR POND ACCESS. RE: 20C501
29. CONSTRUCT MEDIUM DUTY CONCRETE PAVING. RE: 20C501

1 SITE PLAN

SCALE: 1" = 30'-0"

NORTH

0 30 60
SCALE: 1" = 30'-0"



RINGS FILLED WITH CONCRETE SAND (CLEAN, SHARP SAND)
COMPACTED SANDY GRAVEL ROAD BASE 30" MINIMUM PROCTOR DENSITY 4 INCHES TO 12 INCHES DEPTH OF BASE COURSE TO BE DETERMINED BY ON-SITE ENGINEER

2 ALL-WEATHER ACCESS ROAD - GRASSPAVEZ

SITE PLAN NOTES

1. THE CONTRACTOR SHALL CONTACT "ONE" AT 911 OR 800-665-4545 THREE (3) WORKING DAYS BEFORE BEGINNING ANY WORK SO EXISTING UNDERGROUND UTILITIES CAN BE LOCATED AND MARKED.
2. EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. SIDEWALK EXPANSION JOINTS SHALL BE PLACED IN ACCORDANCE WITH DETAIL 10C501.
4. THIS PROPERTY IS LOCATED IN ZONE "X" "FLOOD HAZARD AREA DETERMINED TO BE OUTSIDE THE 0.5% ANNUAL CHANCE FLOODPLAIN" PER FEMA FIRM COMMUNITY PANEL NO. 10140002E, EFFECTIVE DATE OCTOBER 8, 2012.
5. EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH STRUCTURAL BUILDING PLANS AND SPECIFICATIONS AND THE GEOTECHNICAL REPORT FOR THIS PROJECT.
6. ALL CONSTRUCTION METHODS SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA STANDARD DRAWINGS AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. MAINTAIN ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL OSHA REGULATIONS AND SAFETY REQUIREMENTS.
8. THIS SET OF CONSTRUCTION DOCUMENTS SHALL BE CONSIDERED AS A WHOLE IN THAT THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR INFORMATION PRESENTED ON ALL SHEETS OF THIS SET OF DRAWINGS.
9. CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ANY REQUIRED EASEMENT OR LOCAL PERMITS. CONSTRUCTION METHODS AND MEASURES SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
10. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE, AS NECESSARY, TO RETURN IT TO THE EXISTING CONDITION OR BETTER. CONTRACTOR SHALL REPAIR AND RESTORE ANY AREAS DAMAGED DURING CONSTRUCTION AT HIS OWN EXPENSE.
11. CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL MEASURES PER THE EROSION CONTROL PLAN (05101).
12. THE CONTRACTOR SHALL PERFORM THE WORK ACCORDING TO ALL CITY, COUNTY, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS. IN PARTICULAR, THE "TRENCHING AND EXCAVATION" OPERATIONS SHALL COMPLY WITH ALL CURRENT OSHA REGULATORY REQUIREMENTS.
13. ALL PAVEMENT MARKINGS OF STRIPES TO BE 4" WIDE, WHITE AND APPLIED IN TWO COATS UNLESS OTHERWISE NOTED. RE: SPECIFICATIONS.
14. PARKING LOT STRIPING AND REQUIRED ADA ACCESSIBLE SPACES SHOWN ON PLAN SHALL BE MARKED IN ACCORDANCE WITH CURRENT ADA GUIDELINES.
15. ALL NEW SIDEWALKS, IF ANY NOT ADJACENT TO THE BUILDING, SHALL BE 4" THICK AND A MINIMUM OF FOUR (4) FEET WIDE. SIDEWALKS SHALL HAVE A LIGHT BROWN FINISH WITH A MAXIMUM CROSS SLOPE OF TWO PERCENT. TRANSVERSE CONTRACTOR JOINTS SHALL MAINTAIN AN EQUAL SPACING WITH THE SIDEWALK WIDTH. SIDEWALK EXPANSION JOINTS SHALL NOT EXCEED 45 FOOT SPACING UNLESS OTHERWISE NOTED.

PAVING NOTES

1. ALL CONCRETE SHALL BE 3000 PSI AND ALL REINFORCING STEEL SHALL BE GRADE RE: UNLESS OTHERWISE NOTED.
2. TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH CITY OF TULSA AND THE LATEST VERSION OF THE MUTCD.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND ANY NEW PAVEMENT.
4. CONTRACTOR SHALL PROVIDE AND INSTALL 4" INCH PVC SLEEVES FOR FUTURE UTILITY CROSSINGS UNDER NEW PAVEMENT.
5. ALL TRENCH BACKFILL FOR OPEN CUT PAVEMENT AREAS SHALL BE BACKFILLED FULL DEPTH WITH ADEQUATE BANK MATERIAL AND COMPACTED IN 8" INCH LIFTS TO 98% STANDARD PROCTOR DENSITY TO THE BOTTOM OF SURFACE PAVEMENT.

PARKING COUNTS

STANDARD SPACES 20
BUS SPACES 7
ADA SPACES 8





Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-501

Hearing Date: July 15th, 2020

Case Report Prepared by:

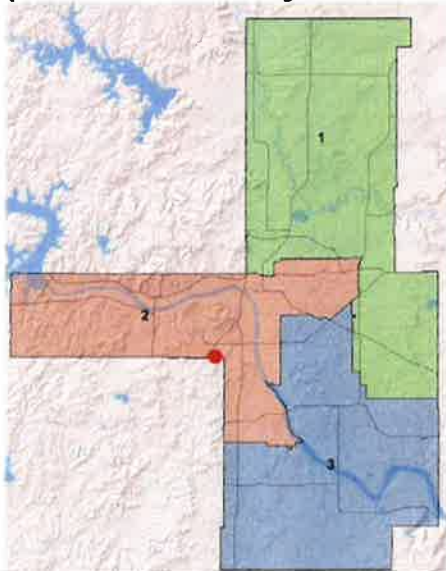
Jay Hoyt

Owner and Applicant Information:

Applicant: Keith Dalessandro

Property Owner: SJTWARD, LLC

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Single Family

Proposed Use: Multiple Duplexes

Concept summary: Rezone from RS to RM-1 to build multiple duplexes.

Tract Size: 1.54 ± acres

Location: West of the Northwest corner of West 61st Street South & South 39th West Avenue

Zoning:

Existing Zoning: RS

Proposed Zoning: RM-1

Comprehensive Plan:

Land Use Map: N/A

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9233

CZM: 45

City Council District: N/A

Councilor Name: N/A

County Commission District: 2

Commissioner Name: Karen Keith

9.1

SECTION I: CZ-501

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from RS to RM-1 in order to construct multiple duplex homes on the site. These may be contained within a single lot or divided into separate lots established during the platting process or lot split process, depending on the total number of lots desired. This site is not located within the area covered by the Tulsa County Comprehensive Plan or the Comprehensive Plan of any neighboring community.

EXHIBITS:

INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)

DETAILED STAFF RECOMMENDATION:

CZ-501 is non-injurious to surrounding proximate properties;

CZ-501 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends **Approval** of CZ-501 to rezone property from RS to RM-1.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CZ-501 is not part of the current Tulsa County Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: W 61st St S 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 currently contains a single family residence and associated accessory buildings.

Environmental Considerations: None

9.2

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
W 61 st St S	Secondary Arterial	100 Feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS	N/A	N/A	Single Family
South	AG (Sapulpa)/A (Creek County Agricultural zoning)	N/A	N/A	Single Family
East	RS	N/A	N/A	Single Family
West	RS	N/A	N/A	Single Family

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Resolution number 98254 dated September 15, 1970 established zoning for the subject property.

Subject Property:

CBOA-00217 July 1982: The Board of Adjustment **approved** a *Variance* to allow two dwelling units per lot of record, subject to Tulsa City-County Health Department's approval, and that the dwelling be located on the west-half of the lot, on property located at west of the northwest corner of 45th West Avenue and West 61st Street.

Surrounding Property:

CBOA-02488 March 2014: The Board of Adjustment **approved** a *Special Exception* to permit a manufactured home (Use Unit 9) in an RS District (Section 410), on property located at west of the southwest corner of West 59th Street South and South 39th Avenue West.

CBOA-02168 July 2005: The Board of Adjustment **approved** a *Special Exception* to allow a church and accessory church uses in an RS district, on property located at 4329 West 61st Street South.

CBOA-01885 July 2001: The Board of Adjustment **approved** a *Special Exception* to allow a singlewide manufactured home in an RS zoned district, with conditions for skirting, tie-downs, DEQ approval, and building permit and a *Variance* to allow two dwelling units on one lot of record, as submitted, on property located at 3920 West 59th Street South.

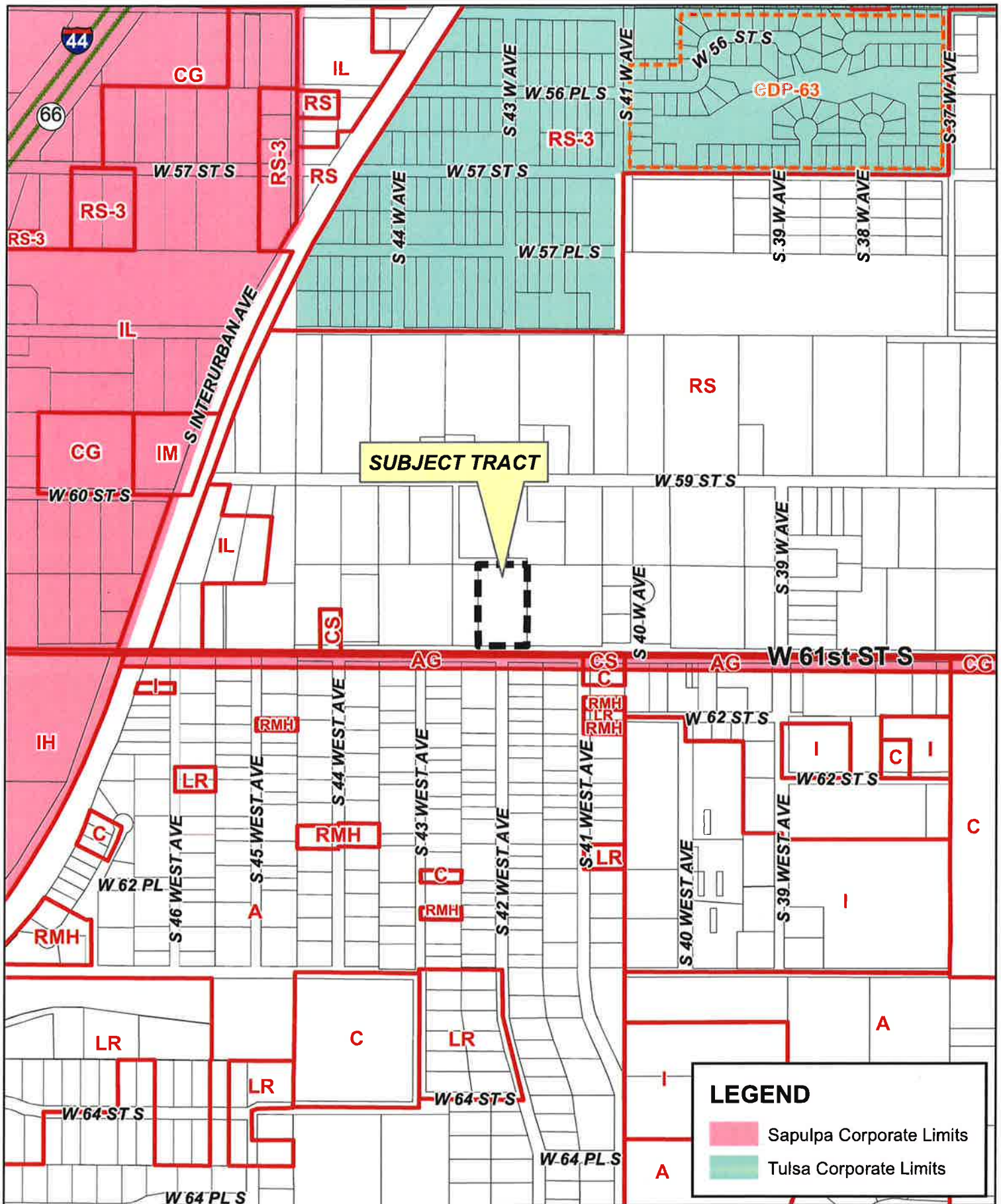
CBOA-00521 February 1985: The Board of Adjustment **approved** a *Special Exception* to permit automobile sales in a CS zoned district, a *Variance* to permit open air storage within 30' of an R district, subject to a six-car limitation on the used car lot, and to continue the balance of the application until March 19, 1985 to allow the applicant time to re-advertise for additional relief, as relates to screening, hard surface, etc., on property located at 4339 West 61st Street.

CBOA-00317: The Board of Adjustment **approved** a *Special Exception* to allow a mobile home in an RS District and a *Variance* to allow two dwelling units on one lot of record, subject to Tulsa City-County Health Department, and, subject to the issuance of a building permit, on property located at 4345 West 59th Street.

CBOA-00133 December 1981: The Board of Adjustment **approved** an *Exception* to permit a mobile home in an RS District, subject to a 5-year time limitation and the Health Department's approval, on property located at 4001 West 61st Street.

7/15/2020 1:00 PM

9.4



CZ-501

19-12 33

9.5



0 250 500
Feet



Subject
Tract

CZ-501

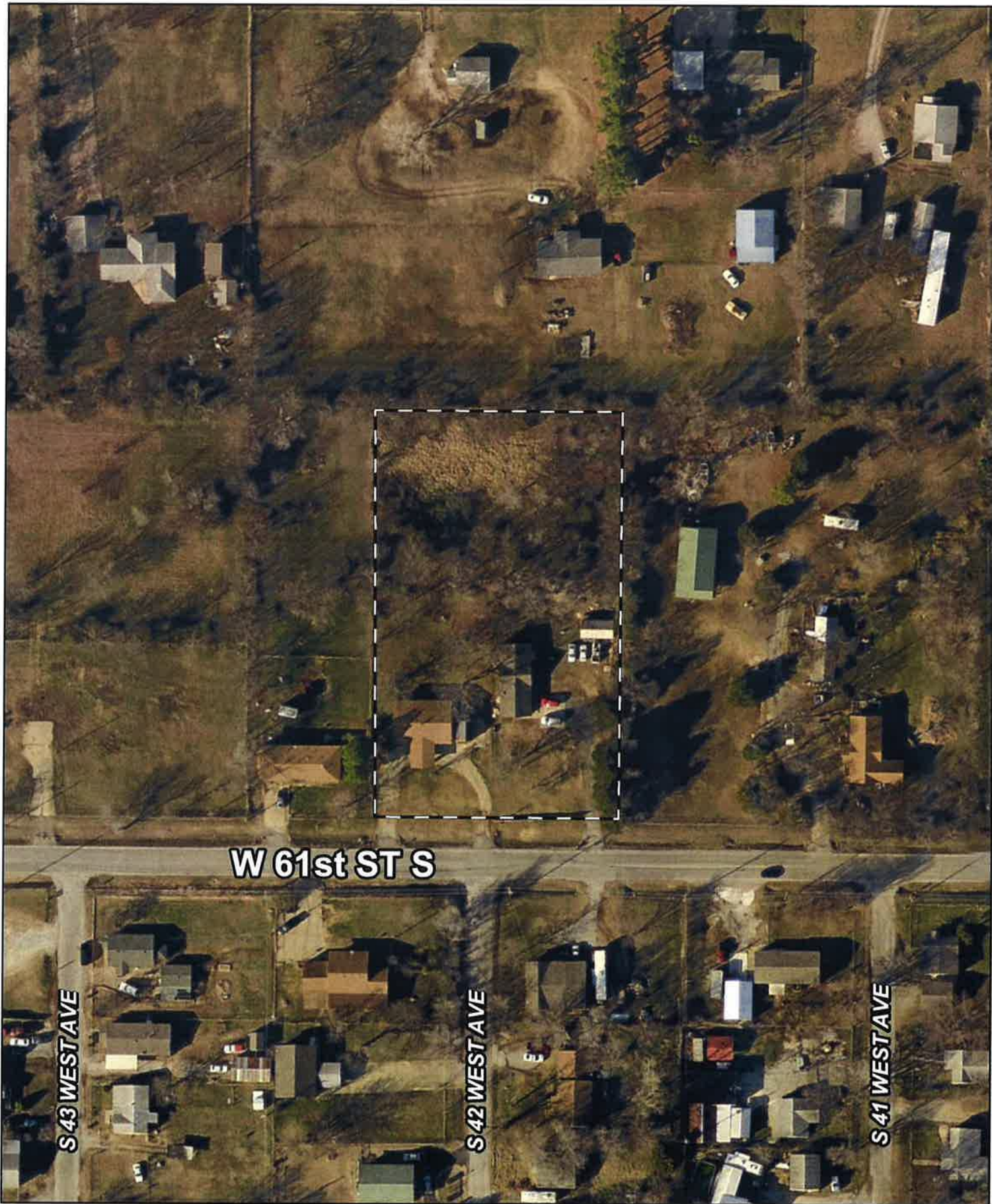
19-12 33

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

Aerial Photo Date: February 2018



9.6



W 61st ST S

S 43 WEST AVE

S 42 WEST AVE

S 41 WEST AVE

0 Feet 50 100



Subject Tract

CZ-501

19-12 33

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

Aerial Photo Date: February 2018



9.7



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-502

Hearing Date: July 15th, 2020

Case Report Prepared by:

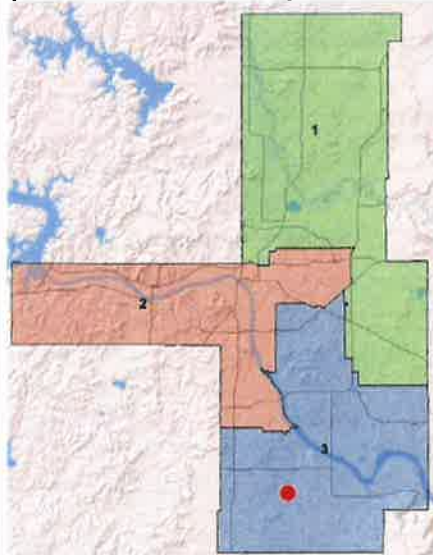
Jay Hoyt

Owner and Applicant Information:

Applicant: Ryan McCarty

Property Owner: DD&R Properties, LLC

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Residential/Agriculture

Proposed Use: Residential/Agriculture

Concept summary: Rezone from AG to AG-R for single family and agricultural uses.

Tract Size: 40 ± acres

Location: Northwest corner of East 171st Street
South & South Harvard Avenue

Zoning:

Existing Zoning: AG

Proposed Zoning: AG-R

Comprehensive Plan:

Land Use Map: Rural Residential /
Neighborhood Commercial / Commercial

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 7329
CZM: 66

City Council District: N/A

Councilor Name: N/A

County Commission District: 3

Commissioner Name: Ron Peters

10.1

SECTION I: CZ-502

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from AG to AG-R in order to construct single family residences with agricultural uses allowed. The site plan provided by the applicant shows the subject lot being divided into two 20 acres lots. If AG-R zoning is approved, it would allow lots with a minimum 1.1 acre area. These lots would be established as part of the platting process required with rezoning or if splitting the subject lot into more than four lots. The site is primarily located within the Rural Residential designation of the Tulsa County and City of Bixby Comprehensive Plans. The portions near the intersection of S Harvard Ave and E 171st St S contain areas of Neighborhood Commercial and Commercial designations. Given the current zoning of the area, current use and anticipated use, the proposal to rezone the subject lot to AG-R would be compatible with the development pattern of the area.

EXHIBITS:

- INCOG Case map
- INCOG Aerial
- Tulsa Comprehensive Plan Land Use Map
- Applicant Exhibits:
 - Site Plan - Plat of Survey

DETAILED STAFF RECOMMENDATION:

CZ-502 is non-injurious to surrounding proximate properties;

CZ-502 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends **Approval** of CZ-502 to rezone property from AG to AG-R.

SECTION II: Supporting Documentation

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 "Rural Residential, Neighborhood Commercial, and Commercial." See the description of this designation below as well as the attached Comprehensive Plan Map.

*The **Rural Residential designation** denotes areas that have large-lot detached residential development in natural / rural portions of the City. Development in this designation should retain the rural character of the area and will be relatively low in density. However, these areas should offer sufficient access to schools, parks, trails, and open spaces to maintain the quality of life in the rural setting, and may allow limited commercial uses that support the surrounding rural area.*

*The **Neighborhood Commercial designation** denotes areas that provide goods and services to meet the frequent shopping needs of residents. Development shall have access to major roads and provide opportunities for walking and biking from nearby residential areas.*

10.2

*The **Commercial designation** denotes areas that create retail and commercial destinations for City residents, as well as others throughout the region. This designation may also support offices and business parks. Development shall have direct access to major roads and transit.*

Land Use Vision:

Land Use Plan map designation: Rural Residential, Neighborhood Commercial, and Commercial

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: E 171st St S is designated as a Primary Arterial and S Harvard Ave 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 currently contains a single family residence and agricultural uses with associated structures.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
E 171 st St S	Primary Arterial	120 Feet	2
S Harvard Ave	Secondary Arterial	100 Feet	2

Utilities:

The subject tract has municipal water available. An ODEQ approved system will be required for sewer service.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	Rural Residential	N/A	Single Family/Agricultural
South	AG	Rural Residential/ Neighborhood Commercial/ Commercial	N/A	Single Family/Agricultural
East	AG	Rural Residential/ Neighborhood Commercial/ Commercial	N/A	Vacant
West	RE-PUD-846	Rural Residential	N/A	Single Family

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Resolution number 98254 dated September 15th, 1980 established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

CZ-496 January 2020: All concurred in **approval** of a request to rezone a 272.68± acre tract of land from RE/PUD-848 to AG-R for residential, on property located south and east of the southeast corner of East 161st Street South & South Lewis Avenue.

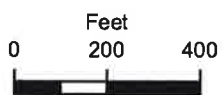
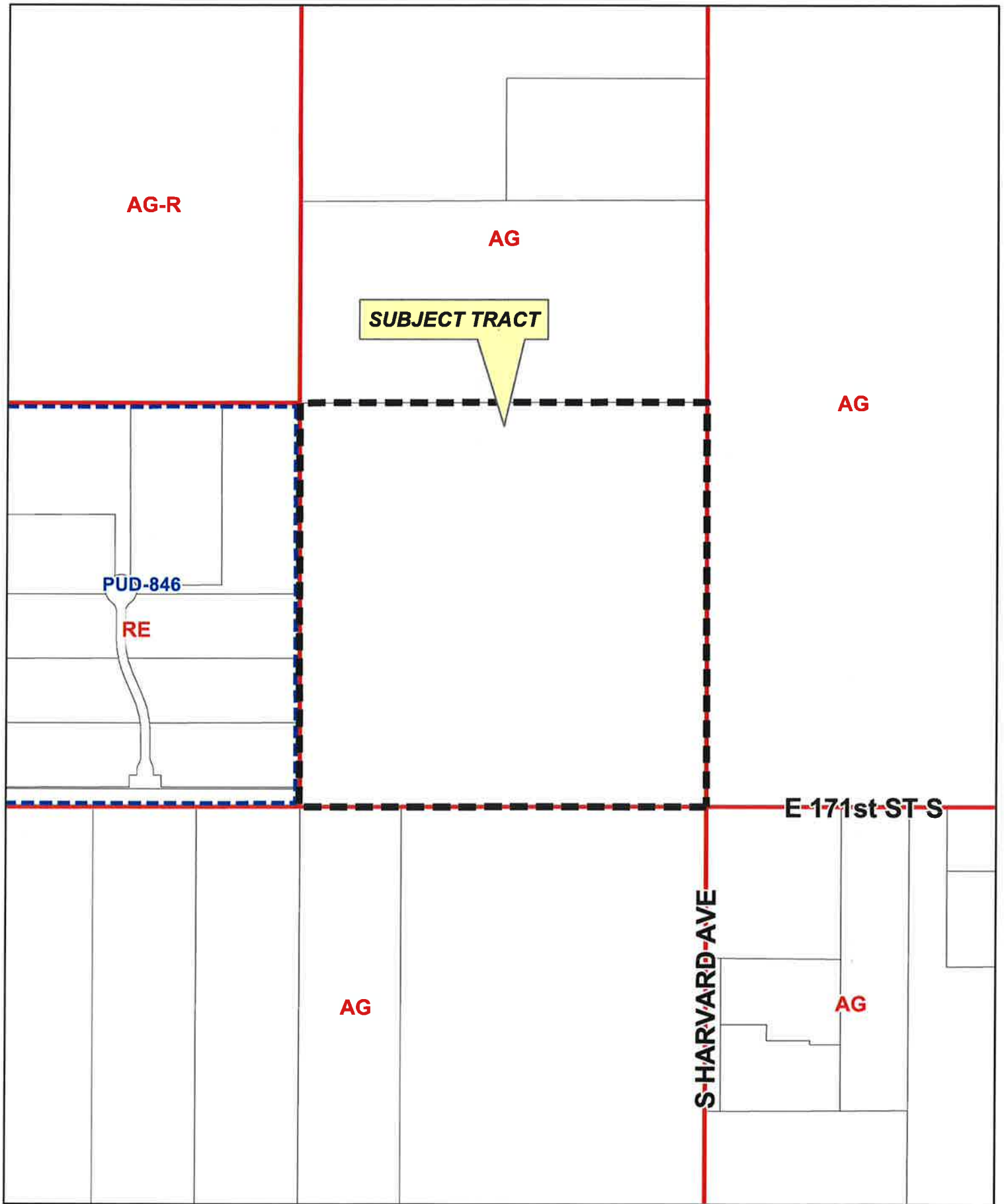
PUD-848-A January 2020: All concurred in **approval** of a proposed *Major Amendment to Abandon* a PUD on a 272.68± acre tract of land, on property located south and east of the southeast corner of East 161st Street South & South Lewis Avenue.

CZ-474/PUD-848 October 2018: All concurred in **approval** of a request to rezone a 272.68± acre tract of land from AG to RE and **approval** of a proposed *Planned Unit Development* for residential, on property located south and east of the southeast corner of East 161st Street South & South Lewis Avenue.

CZ-460/PUD-846 July 2017: All concurred in **approval** of a request to rezone a 30± acre tract of land from AG to RE and **approval** of a proposed *Planned Unit Development* for a Single-family subdivision, on property located west of the northwest corner of 171st Street South & South Harvard Avenue.

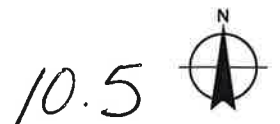
CBOA-2631 May 2017: The Board of Adjustment **approved** a *Variance* of the lot area and land area per dwelling unit and a *Variance* of the minimum lot width to permit a lot-split in the AG District, subject to the conceptual plan 5.8 in the agenda packet and that there will only be one dwelling per lot, finding the hardship to be the other lots in the area are of the same size or comparable in size and the applicant has 107 feet of frontage, on property located at 17219 South Harvard East. There us to be only one dwelling per lot.

10.4



CZ-502

17-13 29





0 Feet 200 400



Subject
Tract

CZ-502

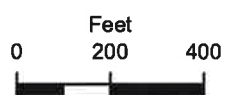
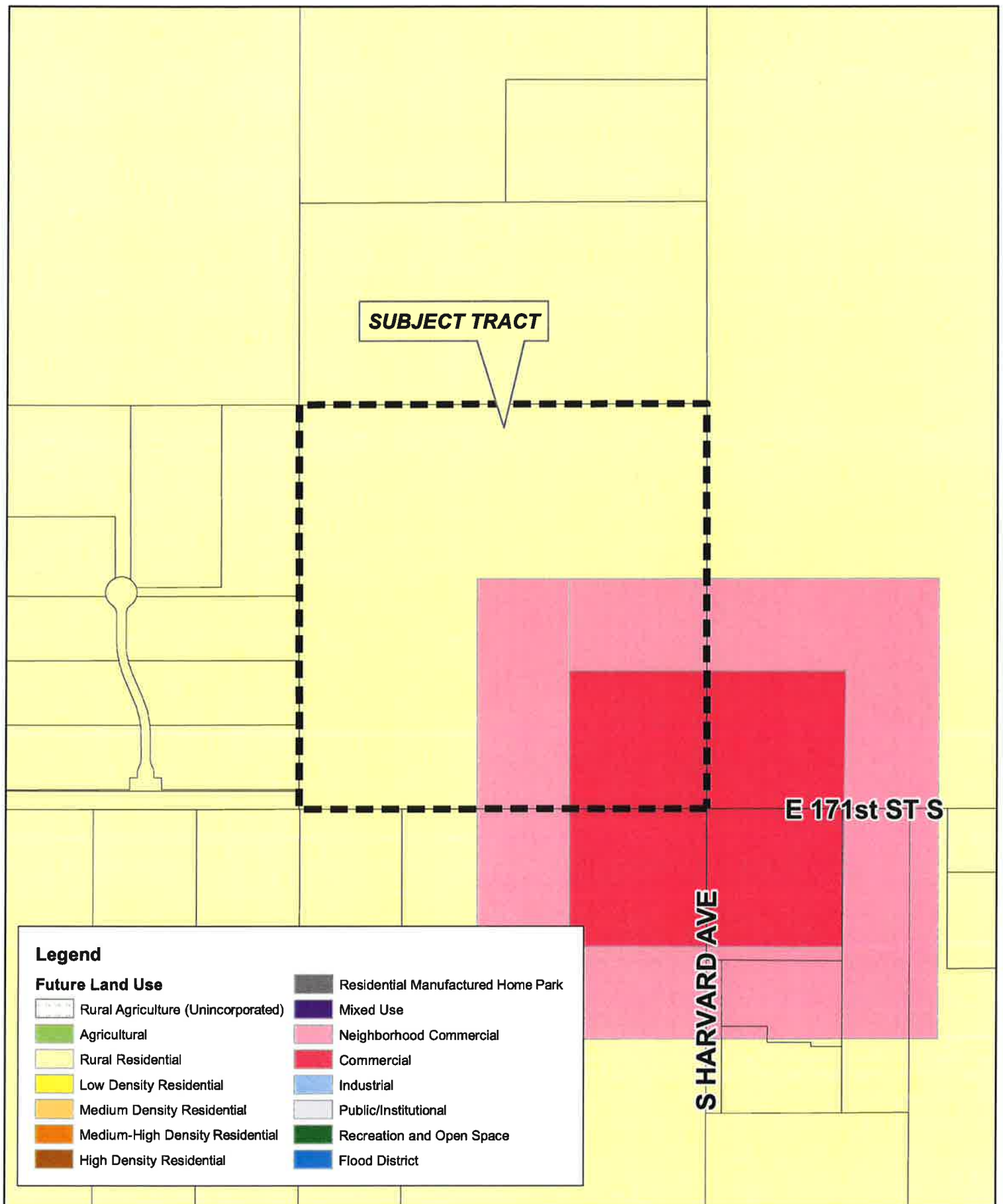
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Aerial Photo Date: February 2018



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CZ-502

17-13 29

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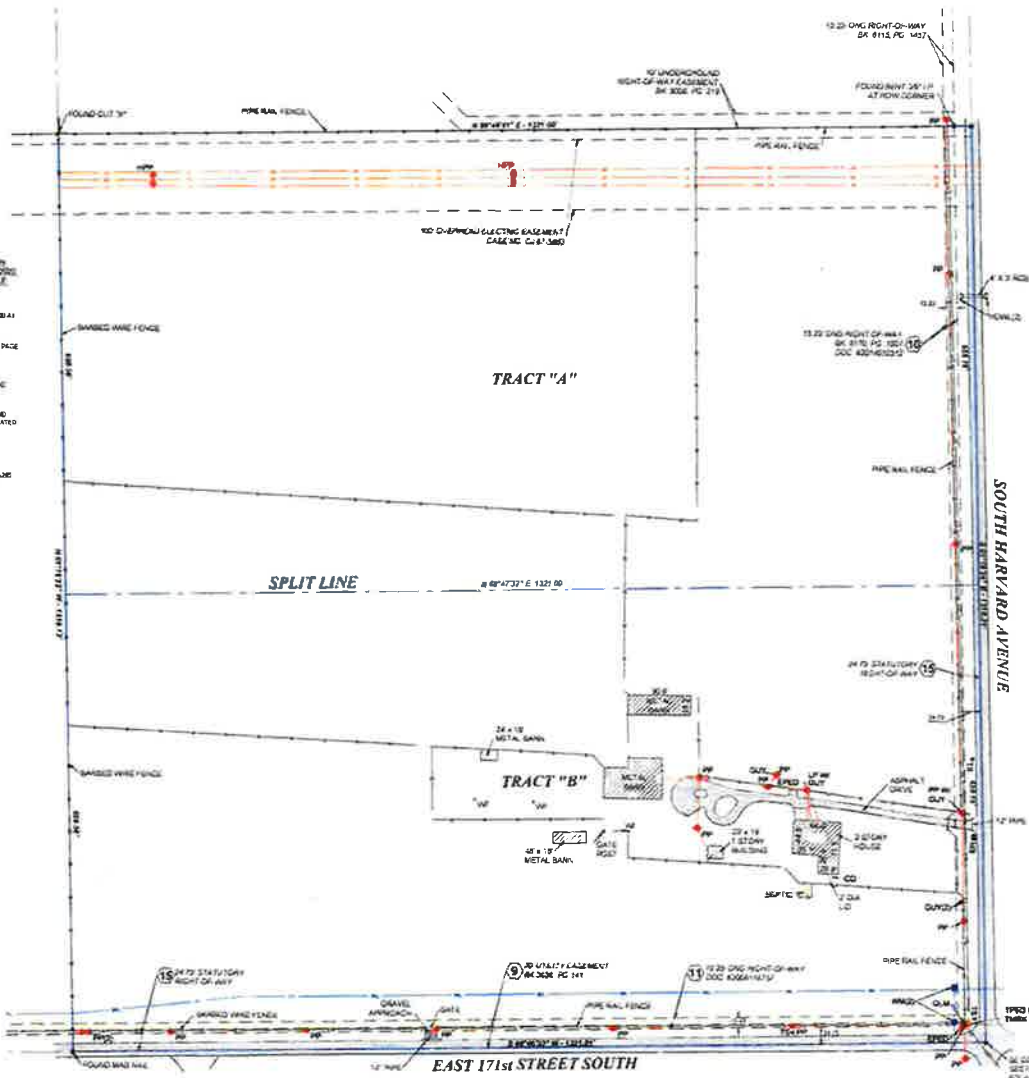
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (25A) 30% OF SECTION TWENTY-NINE (29) TOWNSHIP SEVENTEEN (17) NORTH RANGE THREE (3) EAST OF THE HOGAN BASE AND MERIDIAN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO FILE 113, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920,

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THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17), NORTH, RANGE THIRTEEN (13), EAST OF THE MOHAWK AND MORGAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND LIES AND BEING THE SAME AS SHOWN ON THE

NOTICE TO ONLY - THE FOLLOWING RECORDED DOCUMENTS THAT HAVE BEEN PROVIDED BY APPLICANT TO SECTION 4 OF TITLE COMMITMENT NO. 214-54 US, EFFECTIVE DATE: MAY 5, 2002 AT 7:58 AM BY REGISTRATION TITLE & EDITION SERVICES, INC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, AFFECT THE SUBJECT PROPERTY AS NOTED

- [illegible]



10.8



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7550

Hearing Date: July 15th, 2020

Case Report Prepared by:

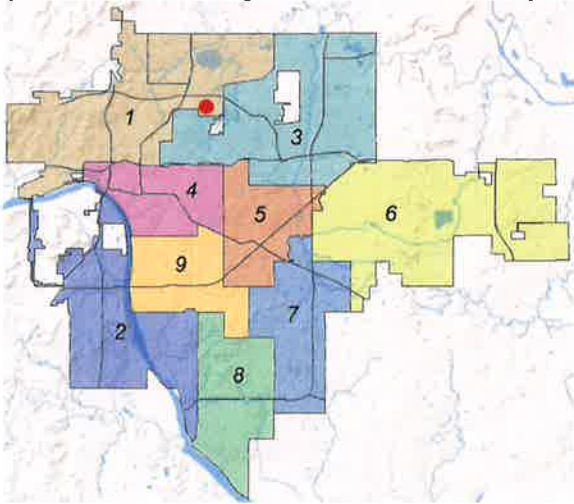
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Nicole Watts

Property Owner: Tulsa Junior College

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Education

Proposed Use: Farm with Food Distribution

Concept summary: The site is on property currently owned by Tulsa Community College and currently zoned AG with a special exception for the school. The anticipated food distribution system is not allowed in an AG district.

Tract Size: 5.01 ± acres

Location: Northwest corner of East Apache Street & North New Haven Avenue

Zoning:

Existing Zoning: AG

Proposed Zoning: CG

Comprehensive Plan:

Land Use Map: Regional Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 0321

CZM: 29

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 2

Commissioner Name: Karen Keith

11.1

SECTION I: Z-7550

DEVELOPMENT CONCEPT: The applicant plans to develop the site in conjunction with the Tulsa Junior College. The site will be developed as a farm, market or community supported garden with food distribution and warehousing along with educational facilities. A farm, market, or Community Supported Garden is allowed in an AG and CG district however the food distribution and warehousing component of the concept requires CG zoning.

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:
 - 3 concept illustrations
 - Boundary survey

DETAILED STAFF RECOMMENDATION:

Z-7550 requesting rezoning to allow all uses in a CG district is consistent with the Regional Center Land Use designation in the Tulsa Comprehensive Plan and,

The Tulsa Comprehensive plan recognizes this area as an Area of Growth and the normal uses that are allowed in a CG district are consistent with the expected future development of the surrounding area and,

Development of this site will be guided by the normal supplemental regulations of all uses including the provisions for a Community Garden and Farm, Market or Community Supported specific use that will provide adequate standards that provided to integrate the development into the surrounding area therefore,

Staff recommends Approval of Z-7550 to rezone property from AG to CG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CG zoning allows uses that are generally consistent with the goals of the Regional Center land use designation.

Land Use Vision:

Land Use Plan map designation: Regional Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

Areas of Stability and Growth designation: Area of Growth

11-2

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

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are in proximity with 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 except the secondary arterial street designation on Apache.

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 not developed but the larger site is part of the Tulsa Community College North East Campus.

Environmental Considerations: None that would affect site development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Apache Street	Secondary Arterial	100 feet	4
North New Haven	None	50 feet	2 no curb

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	Regional Center	Growth	Tulsa Junior College
East	CH and RS-3	Regional Center	Growth	Tulsa Safety /Fire

				training center and miscellaneous light industrial
South	CS	Mixed Use Corridor	Growth	Un developed
West	AG	Regional Center	Growth	Tulsa Junior College

SECTION III: Relevant Zoning History

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

Subject Property:

BOA-10934 March 1980: The Board of Adjustment **denied** a *Variance* of the setback requirements from 50' to 25' from the centerline of 29th Street North, on property located at southeast of 29th Street North and Marion Avenue.

BOA-08678 August 1975: The Board of Adjustment **approved** an *Exception* to use property for Tulsa Junior College in an AG District, on property located northeast of Apache Street and Harvard Avenue.

Surrounding Property:

BOA-21207 January 2011: The Board of Adjustment **approved** a *Special Exception* to permit a fire safety training center in an RS-3 district, subject to conceptual plan 26.7, on property located north and east of the northeast corner of North New Haven Avenue and East Apache Street.

BOA-20046 May 2005: The Board of Adjustment **approved** a *Special Exception* to allow a church and church related uses in an AG zoned district, on property located 3520 East Apache.

BOA-15487 August 1990: The Board of Adjustment **approved** a *Special Exception* to permit a Head Start day care center as an accessory use in an RM-1 zoned district, per plot plan submitted, on property located 2402 North Marion.

BOA-05720 February 1968: The Board of Adjustment **approved** an *Exception* to permit 12 duplexes in a U-1C district, on property located southeast of Apache and Marion.

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Subject
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Z-7550

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

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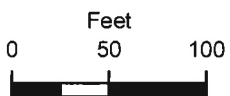




E APACHE ST

N NEW HAVEN AVE

N MARION AVE



**Subject
Tract**

Z-7550

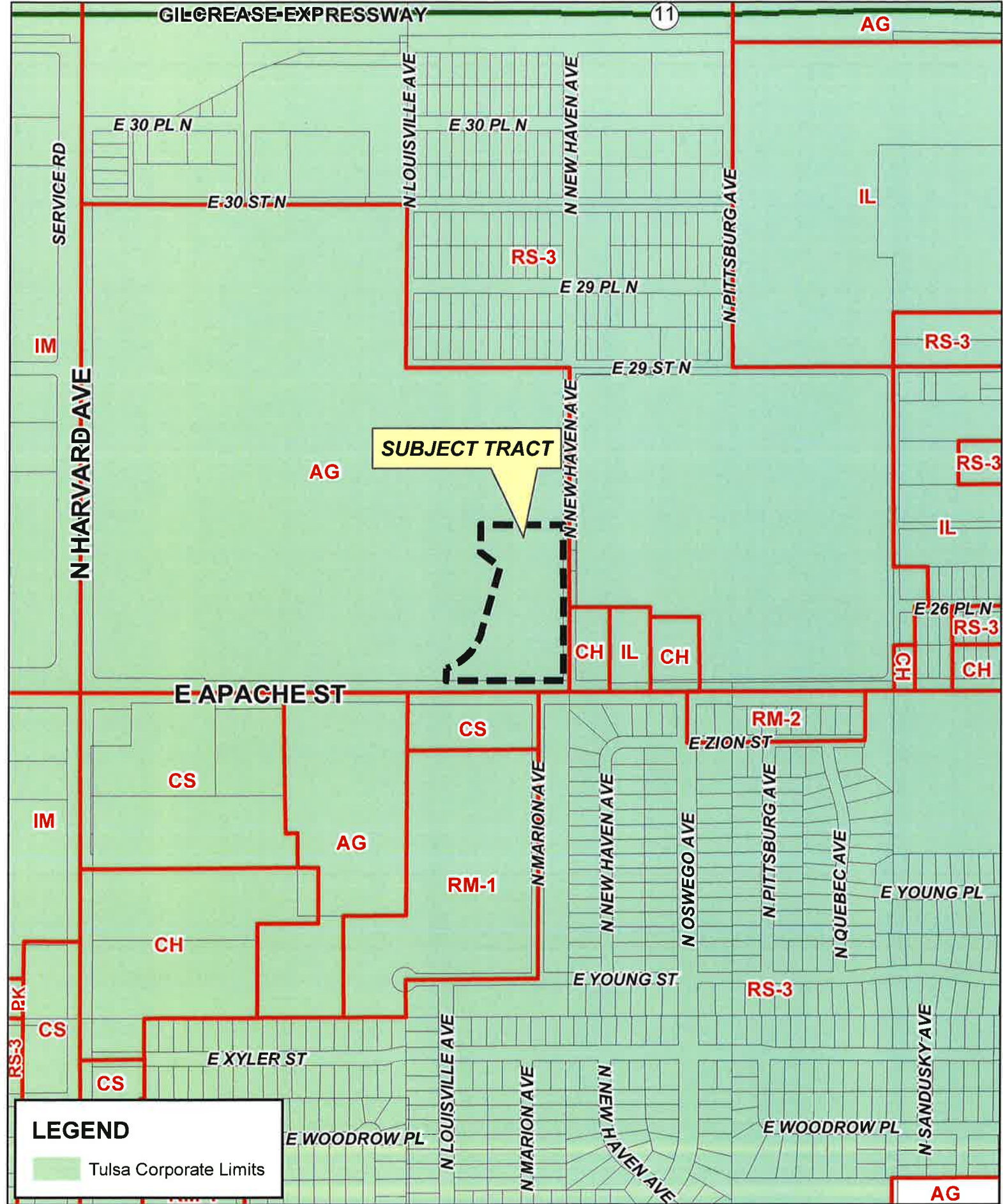
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Aerial Photo Date: February 2018

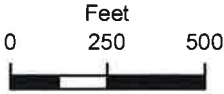
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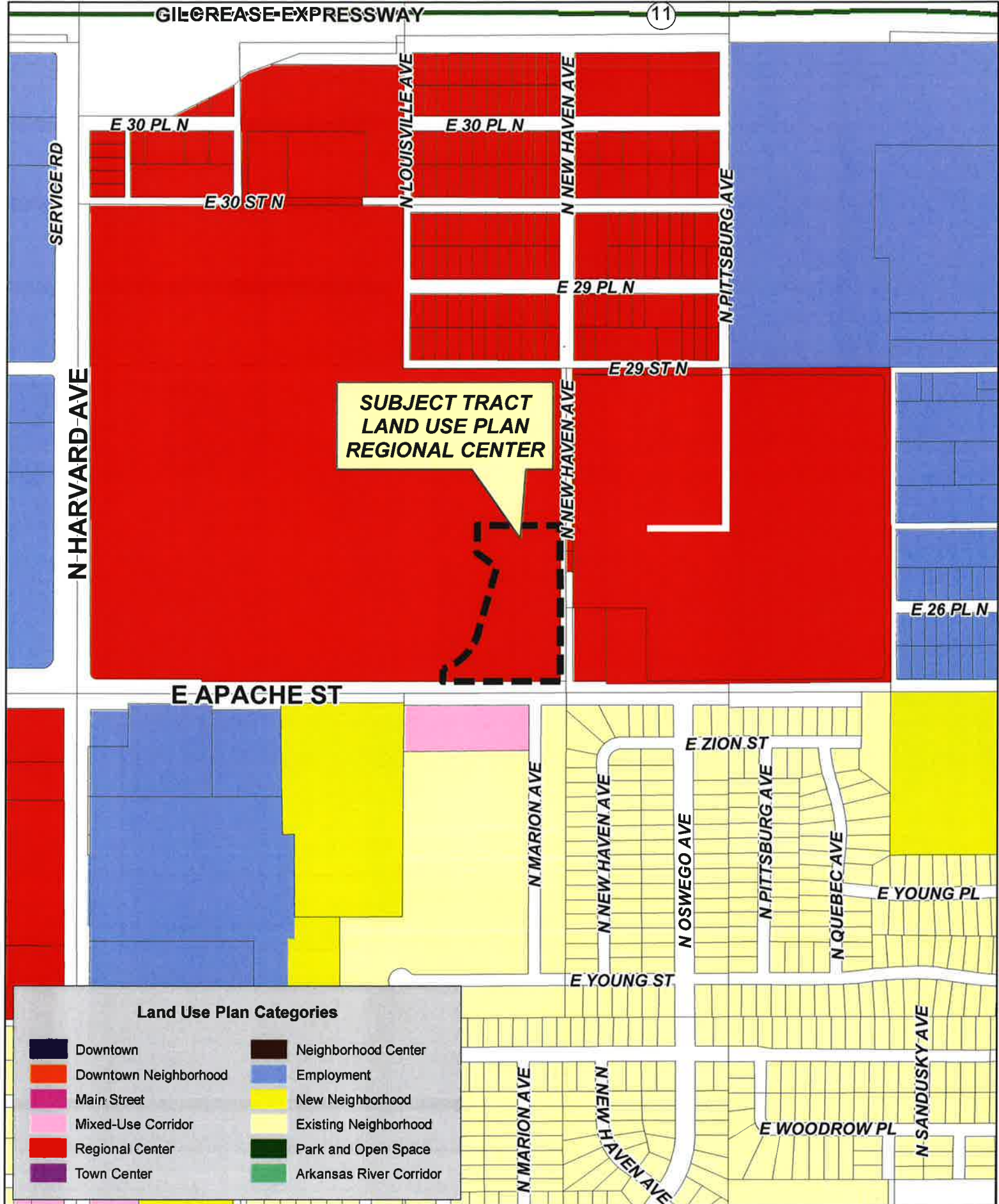




Z-7550

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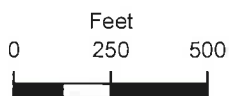
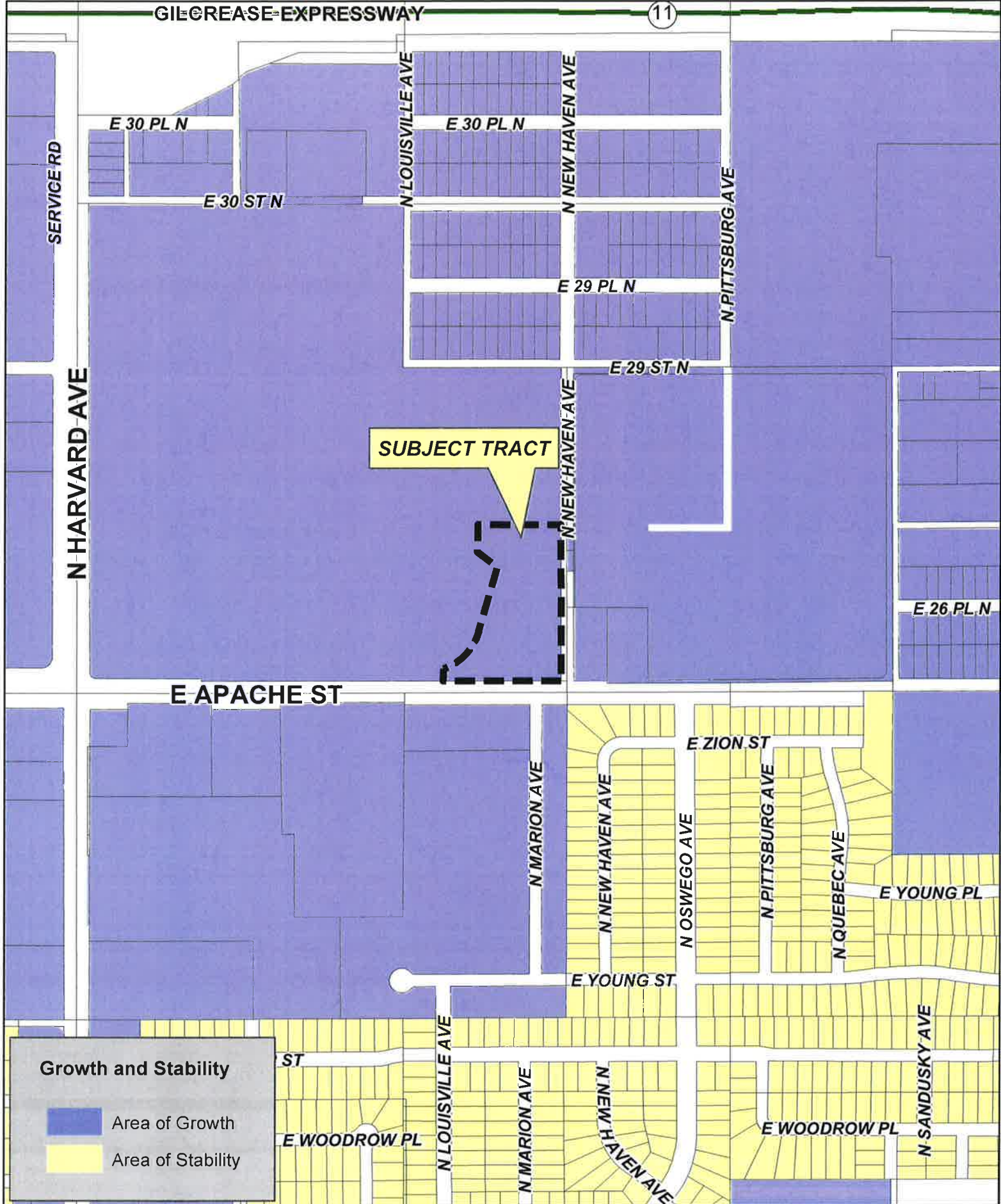


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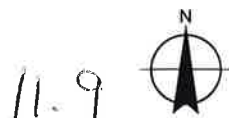
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Z-7550

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FOOD HOME



ARCHITECTURE
INTERIORS
ENGINEERING

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N. NEW HAVEN AVE.

E. APACHE ST.

TCC NORTHEAST
CAMPUS



FOOD HOME



ARCHITECTURE
INTERIORS
ENGINEERING



11.13



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7561

Hearing Date: July 15th, 2020

Case Report Prepared by:

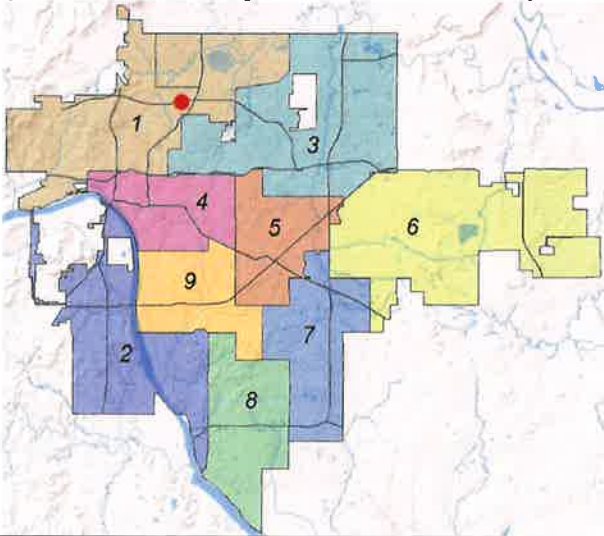
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Chris Price

Property Owner: MCCURTAIN, PAUL R

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: All uses as allowed in a CS district.

Concept summary: The applicant anticipates the initial use of the site to be a medical marijuana dispensary which is allowed by right in a CS district.

Tract Size: 0.2 ± acres

Location: Northeast corner of East 30th Place North & North Lewis Avenue

Zoning:

Existing Zoning: RS-3

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 0320

CZM: 29

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: Stan Sallee

SECTION I: Z-7561

DEVELOPMENT CONCEPT:

The applicant has requested CS zoning without any use restrictions or design standards beyond what is included in the Zoning Code. The applicant anticipates that the initial use of the site will be a medical marijuana dispensary which is allowed by right in a CS district.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

Z-7561 is a request that will allow all uses in a CS district. Those uses are consistent with the Mixed-Use Corridor land use designation in the Tulsa Comprehensive Plan and,

The Tulsa Comprehensive plan recognizes this area as an area of growth even though the development pattern east of North Lewis and south the Gilcrease Expressway is platted and developed as a residential area with two lane streets and surface drainage on the shoulder of the street. The expected development pattern along North Lewis will be a mix of commercial, office and other uses typical along either side of an arterial street. It is unlikely that future residential development will occur along Lewis in this area and the CS district will be consistent with future development and,

The size of the site will prohibit some uses including the possibility of any off-premise outdoor advertising signage that could be objectionable to the surrounding single-family homes. Off premise advertising signages are required to be at least 150 feet from the R districts surrounding the site. That limitation will prohibit that type of signage while the abutting properties are zoned with an R designation and,

This site is not included in a small area plan that has additional guidance for this location therefore,

Staff recommends Approval of Z-7561 to rezone property from RS-3 to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CS zoning is generally consistent with the Mixed-Use Corridor land use designation.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated

12.2

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 Corridor

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

Small Area Plan: None (Unity Heritage Sector Plan and the Healthy Neighborhood overlay is on the west side of Lewis)

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is a small site measuring approximately 67'5 feet x 130 feet with 8770 square feet and abuts the Gilcrease expressway which is elevated on the north side of the site. Visibility for this site is limited from southbound traffic on Lewis because of the expressway. CS zoning will only allow a maximum floor area of 4,385 for commercial uses.

Street view from northwest corner looking south.



Street view from southwest corner looking northeast.



Environmental Considerations: None that would affect site development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Lewis Avenue	Secondary Arterial	100 feet	5 lanes, two each direction with a center

12.4

REVISED 7/9/2020

			turn lane
East 30 th Place North	None	50 feet	2 lanes, no curb

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North across expressway	IL	Employment	Growth	Industrial uses
East	RS-3	Mixed Use Corridor	Growth	Single family residential
South	RS-3	Mixed Use Corridor	Growth	Single family residential
West	RS-3	None	None	Expressway right-of-way-

SECTION III: Relevant Zoning History

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

Subject Property:

No Relevant History.

Surrounding Property:

SA-3 April 2018: All concurred in **approval** at city council (TMPAC recommended **denial**) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7).

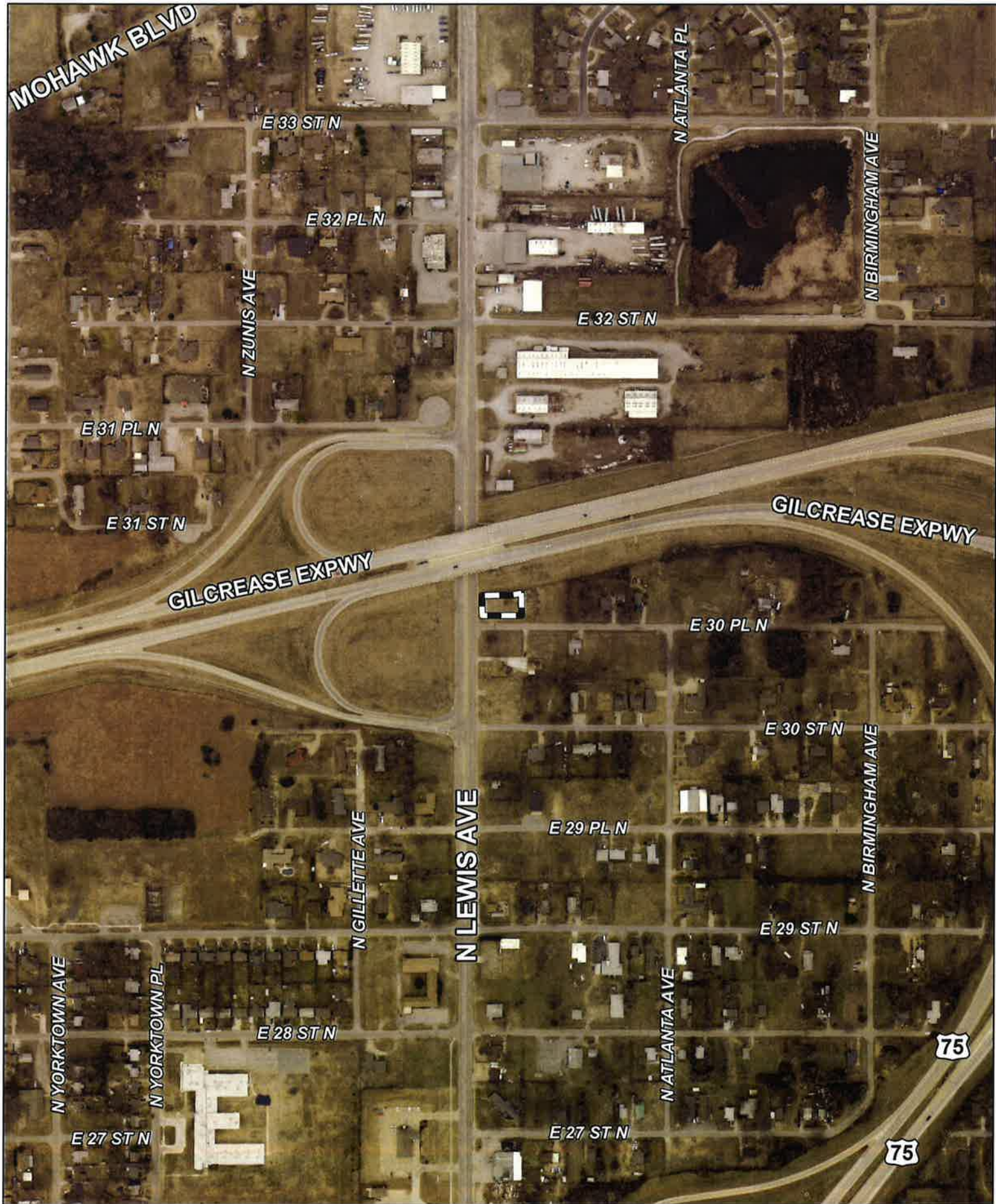
BOA-08327 August 1974: The Board of Adjustment **approved** a *Special Exception* to operate a day care center and a *Minor Variance* to build across lot lines in an RS-3 district, on property located south and east of 30th Street North and Lewis Avenue.

BOA-08101 November 1973: The Board of Adjustment **approved** an *Exception* to operate a children's nursery and a *Minor Variance* to erect a building across a lot line in an RS-3 District, on property located north and east of 31st Street North and Lewis Avenue.

BOA-06855 December 1970: The Board of Adjustment **approved** an *Exception* to permit erecting a church in an RS-3 district and a *Variance* waiving the minimum lot area of one acre in an RS-3 district to permit the erection of a church, on property located northwest of 30th Street North and Atlanta Avenue.

BOA-05748 February 1968: The Board of Adjustment **approved** a *Variance* of Section 5 (d) (2) under Section 23 to permit a second house on a lot to be used as a house of prayer in a U-1C district, on property located northeast of 30th Street North and Lewis.

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0 Feet 200 400



Subject Tract

Z-7561

20-13 20

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

Aerial Photo Date: February 2018

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N LEWIS AVE

GILCREASE EXPWY

GILCREASE EXPWY

E 30 PL N

E 30 ST N

0 Feet 50 100



Subject
Tract

Z-7561

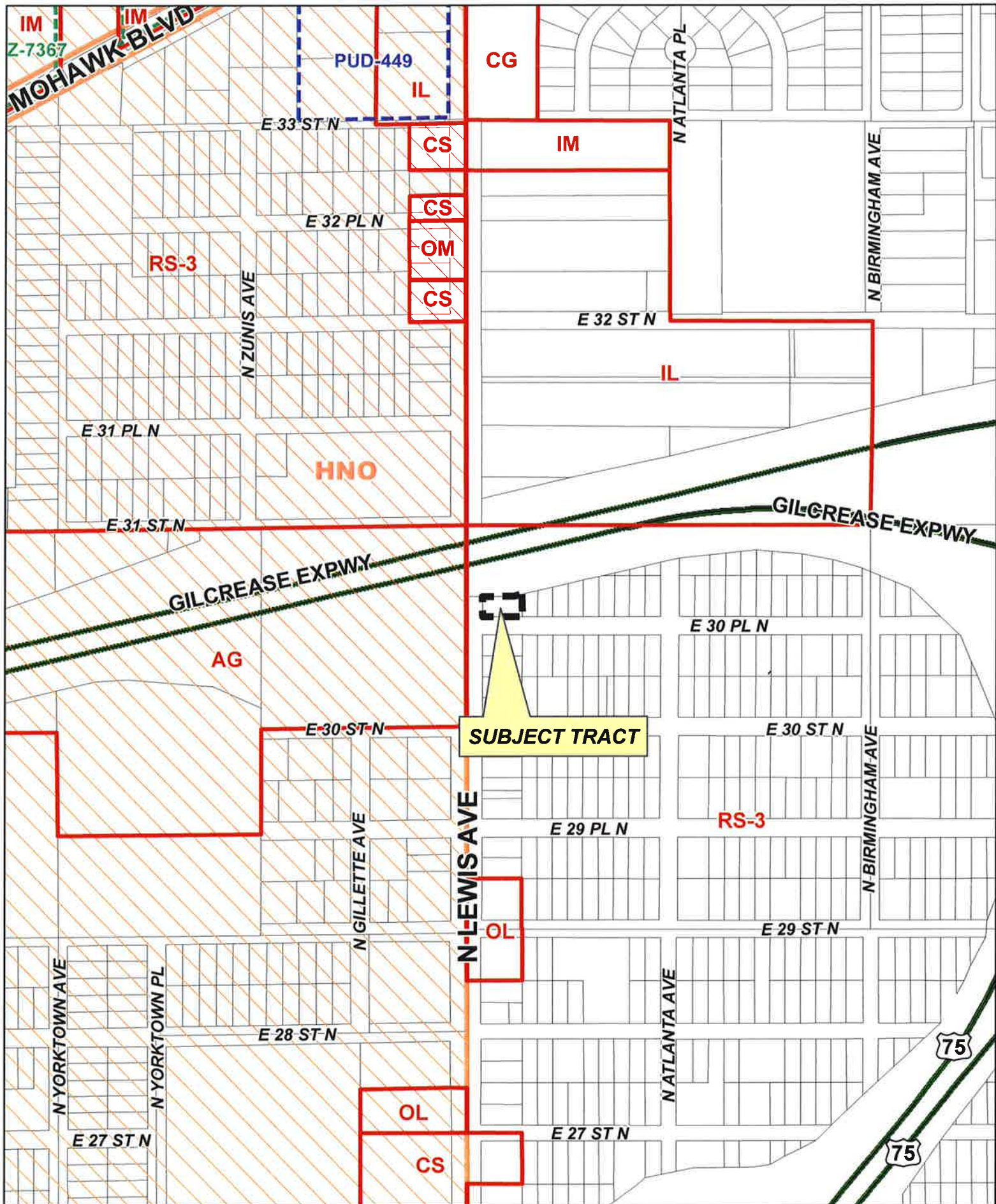
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Aerial Photo Date: February 2018

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SUBJECT TRACT

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RS-3

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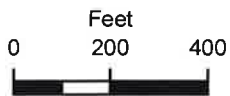
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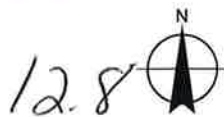
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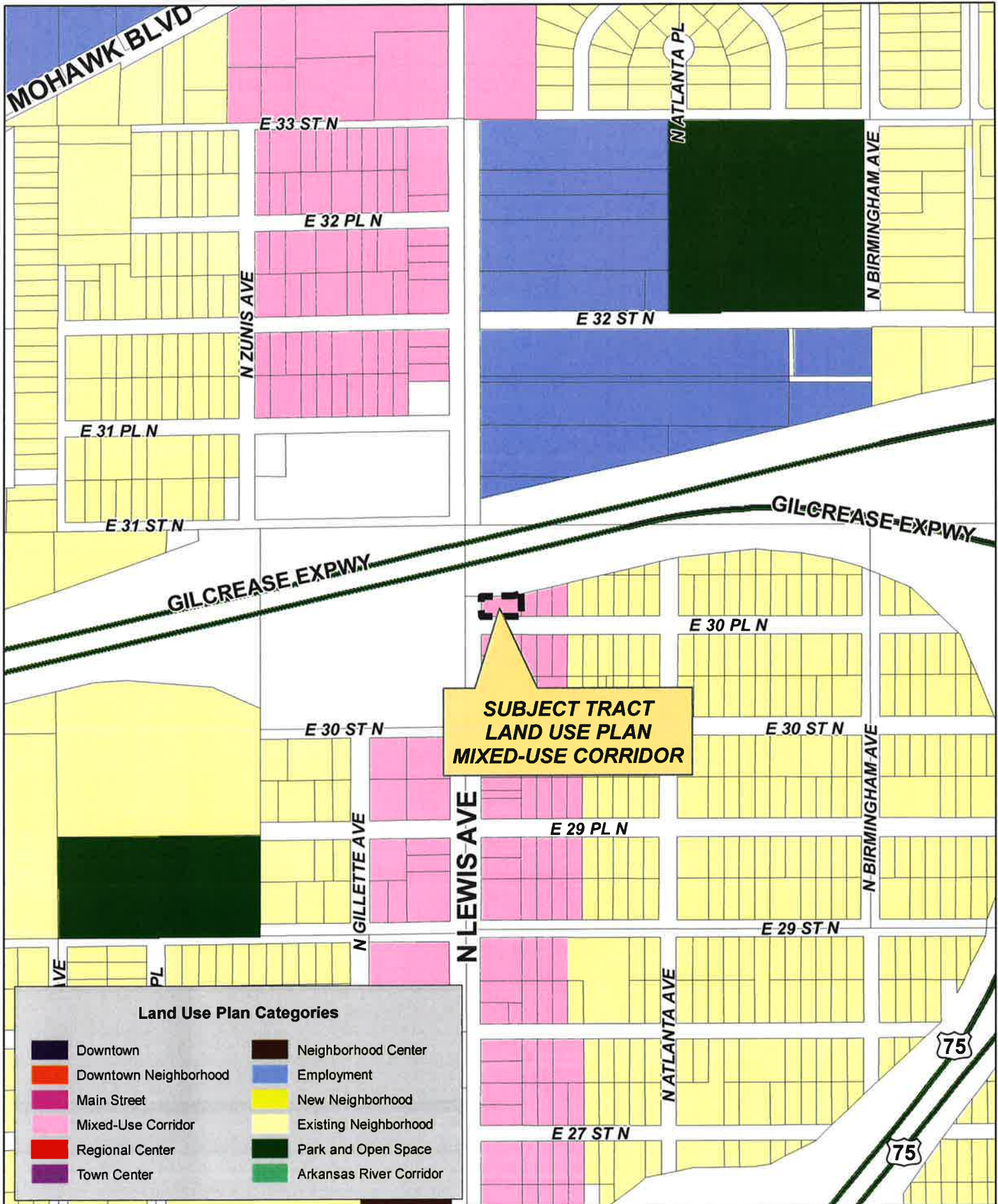
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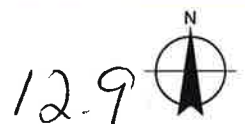
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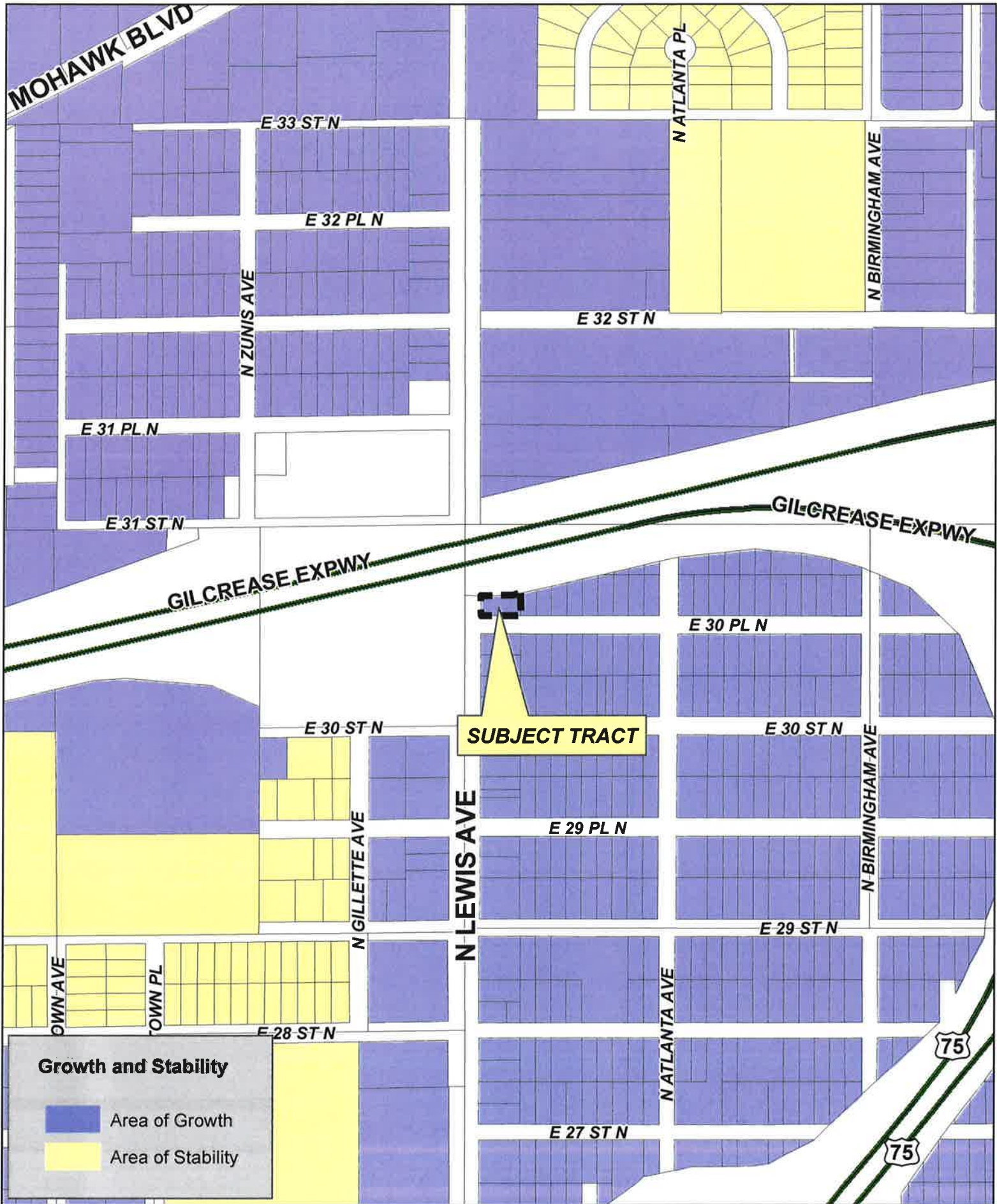




Z-7561

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Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7564 ODP

Hearing Date: July 15th, 2020

Case Report Prepared by:

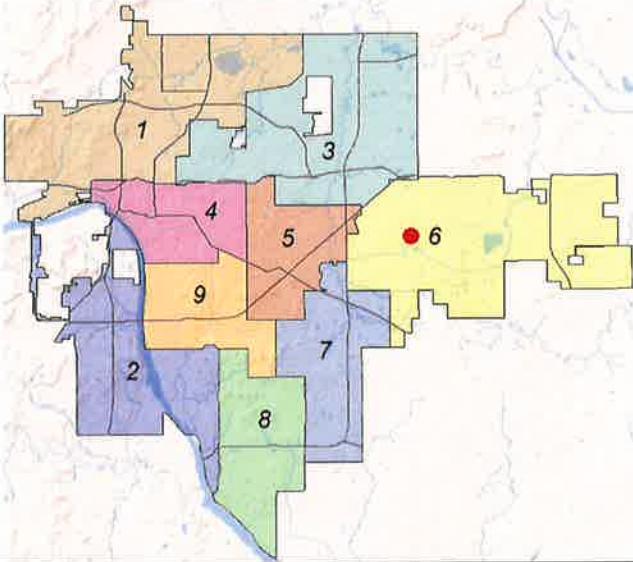
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Wallace Engineering | Mike Thedford

Property Owner: EG VENTURES LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Multiple Commercial and Office Uses

Proposed Use: Commercial, Office and Mixed-Use Buildings.

Concept summary: Rezone the Eastgate Metroplex site from CS to CG with an optional development plan. that supports expanded uses including horticulture nursery operations.

Tract Size: 65.95 ± acres

Location: Southwest corner of East 21st Street
South & South 145th East Avenue

Zoning:

Existing Zoning: CS

Proposed Zoning: CG

Comprehensive Plan:

Land Use Map: Regional Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9416

CZM: 39

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: Stan Sallee

SECTION I: Z-7564

DEVELOPMENT CONCEPT: The continued evolution of this site as an employment center along with zoning code modifications over the last 4 years have opened opportunities for expanded uses for this site. The applicant believes the CG zoning with the development plan defined in section II below will support the continued growth of this facility. The small area plan for this area in 2005 recommended opportunities that can be realized with this rezoning request.

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-7564 is requesting rezoning with an optional development plan to allow certain uses in a CG district is consistent with a Regional Center Land Use designation in the Tulsa Comprehensive Plan and,

The Tulsa Comprehensive plan recognizes this area as an area of growth and the normal uses that are allowed in a CG district may not be consistent with the expected future development of the surrounding area however CG zoning with use limitations and supplemental regulations in the current zoning code are consistent with expected future development patterns in the area and,

The development plan outlined in Section II below is consistent with the provisions of the Tulsa Zoning code and,

The development plan and CG zoning is consistent with the goals identified in the 2005 East Tulsa Implementation Plan therefore,

Staff recommends Approval of Z-7564 to rezone property from CS to CG with the optional development plan standards outlined in Section II.

SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS

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

PERMITTED USE CATEGORIES

Residential Use Category

- Single households (townhome development only)
- Three or more households on a single lot

Group Living

(only if allowed through the special exception process)

- * Homeless center

Special exception only

13.2

* Re-entry facility	Special exception only
* Residential treatment center	Special exception only
* Shelter, emergency and protective	Special exception only
* Transitional living center	Special exception only

PUBLIC, CIVIC AND INSTITUTIONAL

College or University

Day Care

*Governmental Service or Similar Functions Special exception only

Hospital

Library or Cultural Exhibit

*Postal Services Special exception only

Religious Assembly

Safety Service

School

Established on or before Jan. 1, 1998

Others

Utilities and Public Service Facility

Minor

Wireless Communication Facility

Freestanding tower

Building or tower-mounted antenna

COMMERCIAL

Animal service

Boarding or shelter

Grooming

Veterinary

Assembly and Entertainment

*Indoor gun club

Special exception only

Other indoor

*Small (up to 250-person capacity)

Special exception only

*Large (>250-person capacity)

Special exception only

Other outdoor

Special exception only

Broadcast or Recording Studio

Commercial Service

Building service

Business support service

Consumer maintenance/repair service

Personal improvement service

Research service

Financial Services (except as below)

Personal credit establishment

Funeral or Mortuary Service

Lodging

Campgrounds and RV parks

Hotel/motel

Office

Business or professional office

Medical, dental or health practitioner office

Plasma center

Parking, Non-accessory

Restaurants and Bars

Restaurant

Bar

*Brewpub

Special exception only

Retail Sales

Building supplies and equipment

Consumer shopping goods

Convenience goods

Grocery Store

Small Box Discount Store

Medical Marijuana Dispensary

Self-service Storage Facility**Studio, Artist or Instructional Service****Trade School****Vehicle Service (sales not allowed)**

Commercial vehicle repair / maintenance

Fueling station

Personal vehicle repair / maintenance

Vehicle part and supply sales

Vehicle body and paint finishing shop

WHOLESALE, DISTRIBUTION. & STORAGE

Wholesale Sales and Distribution

INDUSTRIAL

*Low-impact Manufacturing & Industry

Special exception only

AGRICULTURAL

Community Garden

Farm, Market- or Community-supported

*Horticulture Nursery

Special exception only

OTHER

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

RESIDENTIAL BUILDING TYPES**Household living**

Single household

Townhouse

Mixed-Use building

Vertical mixed-use building

Two households on a single lot

Mixed-use building

Vertical-mixed use building

Three or more households on a single lot

Mixed-use building

Vertical-mixed use building

SECTION III: Supporting Documentation**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

Staff Summary: *Uses and supplemental regulations defined in the optional development plan associated with the CG zoning request are consistent with the small area plan and the land use designation in the Tulsa Comprehensive Plan.*

Land Use Vision:

Land Use Plan map designation: Regional Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan:

East 21st and South 145th East Avenue are both designated as Primary Arterial streets. East 21st is also classified as a Multi Modal Corridor.

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

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

Trail System Master Plan Considerations: None

Small Area Plan: Z-7564 is in the East Tulsa Neighborhood Detailed Implementation Plan that was adopted in November 2005. The plan has not been updated but is being reviewed as part of new zoning application research.

The small area plan recognizes this site as a major activity center and encourages gateways that help identify the character for the neighborhood. Activity centers can be developed by clustering uses and ultimately taking on the characteristics of the historic town center. Concentration of civic institutional and commercial activity in these centers is encouraged and should be well designed.

The plan consists of 30 goals that all generally support major activity centers that are properly designed and may develop with mixed and multiple uses exhibiting an urban character, pedestrian friendly, walkable environments and appropriate transition areas.

East 21st and South 145th East Avenue are both considered Special Treatment Corridors that should optimize the use of existing street infrastructure and add the elements of the Special Treatment Corridor during redevelopment. This would include extensive landscape, street trees, boulevard treatments, streetscape, pedestrian scale lighting textured crosswalk at street intersections, appropriate traffic calming techniques and other appropriate roadway solutions.

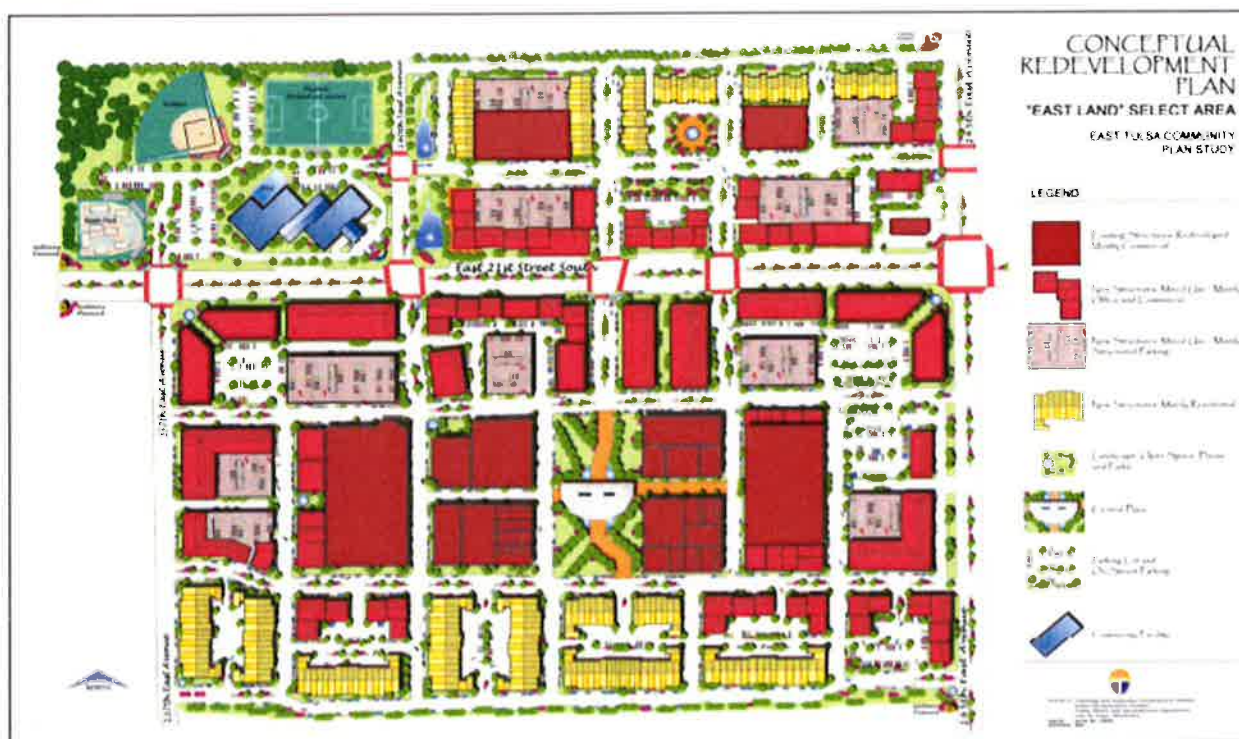
Special District Considerations:

Future redevelopment considerations have been identified in the East Tulsa Neighborhood Detailed Implementation Plan.: During the 2016 zoning code update building setbacks have been reduced and parking ratios have been relaxed in a way that supports the type of development illustrated below.

THE PLAN

East Tulsa Neighborhood Detailed Implementation Plan – Phase 1

Exhibit 6



13.6

REVISED 7/9/2020

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site was developed as a regional retail mall prior to implementation of any zoning code requirements for landscaping and when buildings were required to be set back from the street. The facility is now repurposed as a major employment center and includes multi story office structures. The building includes an underground vehicular access area for that was originally provided for retail loading, service and deliveries.*



Environmental Considerations: None that affect site redevelopment

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 21 st Street South	Primary Arterial with Multi Modal Corridor designation	120 feet	7 including various turn lanes
South 145 th East Avenue	Primary Arterial	120 feet	6 including various turn lanes and grass medians.
South 137 th East Avenue	Residential Collector	60 feet	2 with on street parking

Utilities:

The subject tract has municipal water and sewer available.

13.7

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CS and CG with development plan Z-7347	Regional Center	Growth	Commercial uses
East	CS and RM-1	Regional Center	Growth	Undeveloped
South	RM-1	Regional Center	Growth	Multi family
West	RM-1	Regional Center	Growth	multifamily

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 13178 dated May 15, 1974 established the current zoning for the subject property.

Subject Property:

BOA-20999 November 2009: The Board of Adjustment **approved** a *Special Exception* to permit a trade school use (Use Unit 15) in the CS District, with conditions for no outside storage or activity around the building and that they conform to the City of Tulsa building and fire codes, on property located at the southwest corner of East 21st Street and South 145th East Avenue.

BOA-17827 September 1997: The Board of Adjustment **approved** a *Special Exception* to permit a trade-vocational school in a CS District, on property located at 14002 East 21st Street.

BOA-16142 September 1992: The Board of Adjustment **approved** a *Special Exception* to permit an RV show and sale as a temporary open air activity from 9:00am to 9:00pm, October 23, 1992 through October 25th, 1992, finding that the code does not specifically address the temporary sale of recreational vehicles as an open air activity, on property located at the southwest corner of East 21st Street and South 145th East Avenue.

BOA-13232 July 1984: The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in an RS-3 district under the provisions of Section 1680, subject to the Health Department approval with a one-year removal bond required, on property located north of the northwest corner of 25th West Avenue and Young Street.

BOA-08161 December 1973: The Board of Adjustment **denied** a *Variance* of the setback requirements from the centerline of 21st Street from 110' to 75' and 110' to 85' from the centerline of 145th East Avenue in a CS district as no hardship was proven, on property located southwest of 21st Street and 145th East Avenue.

BOA-08139 December 1973: The Board of Adjustment **approved** an *Exception* to use property for automotive and allied activities in a CS District, on property located southeast corner of 21st Street and 137th East Avenue.

BOA-06971 April 1971: The Board of Adjustment **approved** an *Exception* to permit established off-street parking to be used in conjunction with a shopping center in an RM-1 district, on property located south and west of 145th East Avenue and 21st Street.

Z-4640 May 1974: All concurred in **approval** of a request for *rezoning* a 10.49± acre tract of land from RM-1 to CS for a commercial shopping center, on property located south of the southwest corner of 21st Street and 145th East Avenue. (Ordinance No. 13178)

Ordinance number 11817 dated June 26, 1970 established zoning for the subject property.

Surrounding Property:

Z-7390 July 2017: All concurred in **approval** of a request for *rezoning* a 9.81± acre tract of land from RD to RM-1 for Residential multi-family, on property located west of the northwest corner of East 24th Street and South 137th East Avenue.

Z-7347 July 2016: All concurred in **approval** of a request for *rezoning* a 7.44± acre tract of land from CS to CG for commercial/retail, on property located west of the northwest corner of East 21st Street South and South 145th East Avenue.

Z-7326/PUD-844 (Withdrawn April 2016): Request to rezone a 20.75± acre tract of land from CS to CG and establish a proposed *Planned Unit Development* for mixed-use on property located north and west of the northwest corner of East 21st Street and South 145th East Avenue, was withdrawn April 11th, 2016.

Z-7308/PUD-835 (Withdrawn September 2015): Request to rezone a 20.75± acre tract of land from CS to CG and establish a proposed *Planned Unit Development* for mixed-use on property located northwest corner of East 21st Street and South 145th East Avenue, was withdrawn September 2nd, 2015.

BOA-15818 September 1991: The Board of Adjustment **approved** a *Special Exception* to permit church use in an OL, RM-1, RM-0 zoned district and a *Variance* of the required all-weather material for off-street parking to permit gravel parking for one year only, per plot plan submitted, on property located at 13650 East 21st Street.

BOA-14384 May 1988: The Board of Adjustment **approved** a *Special Exception* to allow for automotive and allied activities (tire store) in a CS zoned district, subject to no outside storage, and subject to all activities being conducted inside the building, on property located northwest corner 21st Street and South 145th East Avenue.

Z-5591 September 1981: All concurred in **approval** of a request for *rezoning* a 2.12± acre tract of land from RM-1 to OL an office, on property located west of the southwest corner of 137th East Avenue and 21st Street.

BOA-08866 December 1975: The Board of Adjustment **approved** a *Exception* to operate a children's nursery, per plot plan, and subject to no sign being permitted in an RM-2 district, on property located at 2218 South 137th East Avenue.

Z-4541 October 1973: All concurred in **approval** of a request for *rezoning* a 54.46± acre tract of land from AG & RM-1 to RM-1 for multi-family housing, on property located east of the southeast corner of 21st Street and 145th East Avenue.

Z-4375 May 1973: All concurred in **approval** of a request for *rezoning* a 5± acre tract of land from AG to CS for commercial, on property located west of the northwest corner of 21st Street and 145th East Avenue.

Z-4338 March 1973: All concurred in **approval** of a request for *rezoning* a 10± acre tract of land from RS-3 to CS for commercial shopping and retail, on property located on the northeast corner of 21st Street and 145th East Avenue.

Z-3821 December 1971: All concurred in **approval** of a request for *rezoning* a 14.5± acre tract of land from AG to CS/RM-2 for a furniture store, on property located north side of 21st Street, west of 145th East Avenue.

BOA-06051 November 1968: The Board of Adjustment **approved** an *Exception* to permit erecting a church in a U-1C district, on property located at north side of 21st Street, ¼ mile west of 145th East Avenue.

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REVISED 7/9/2020



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Feet



Subject
Tract

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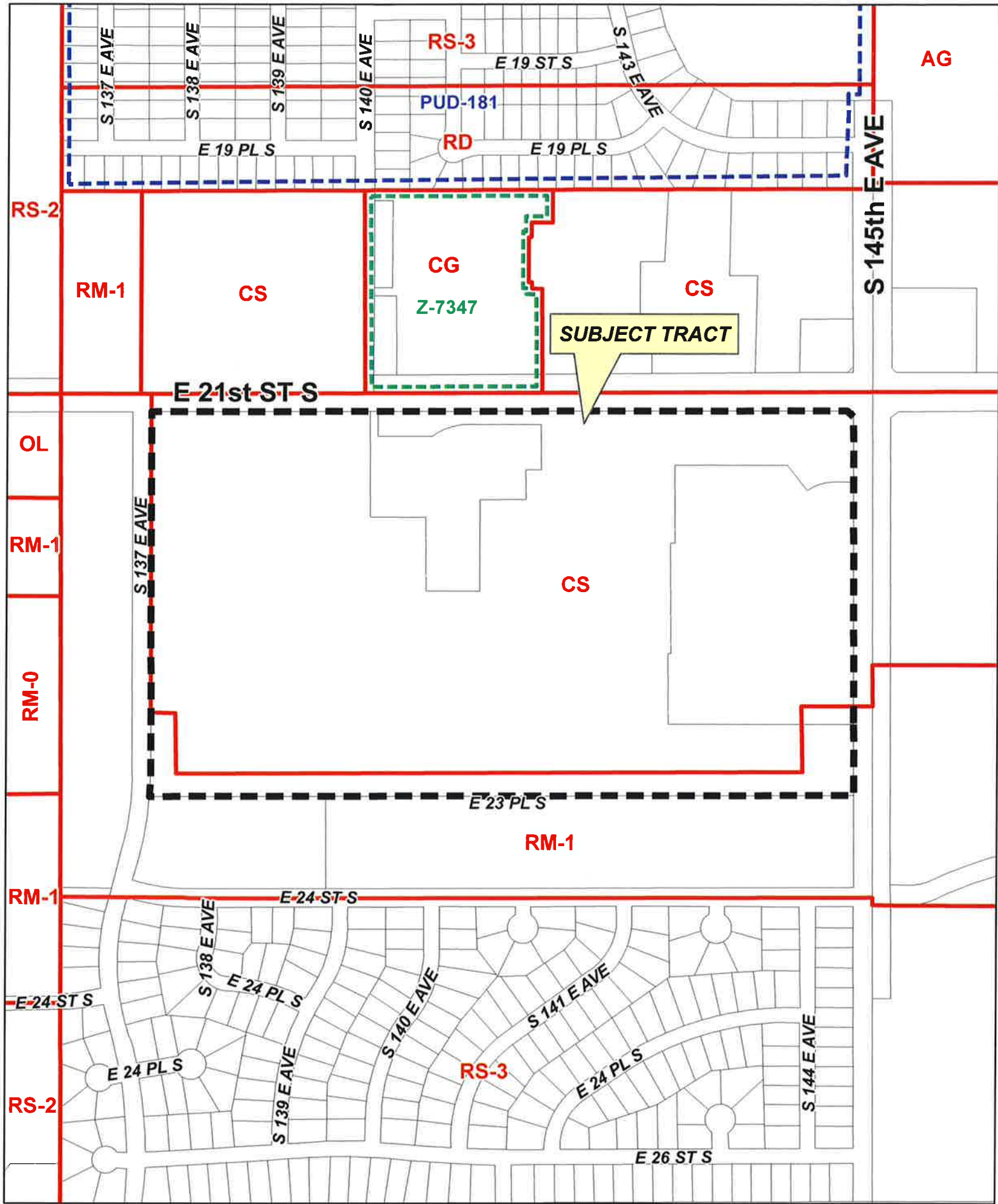
Z-7564
with Optional
Development Plan

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

Aerial Photo Date: February 2018



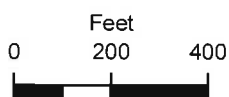
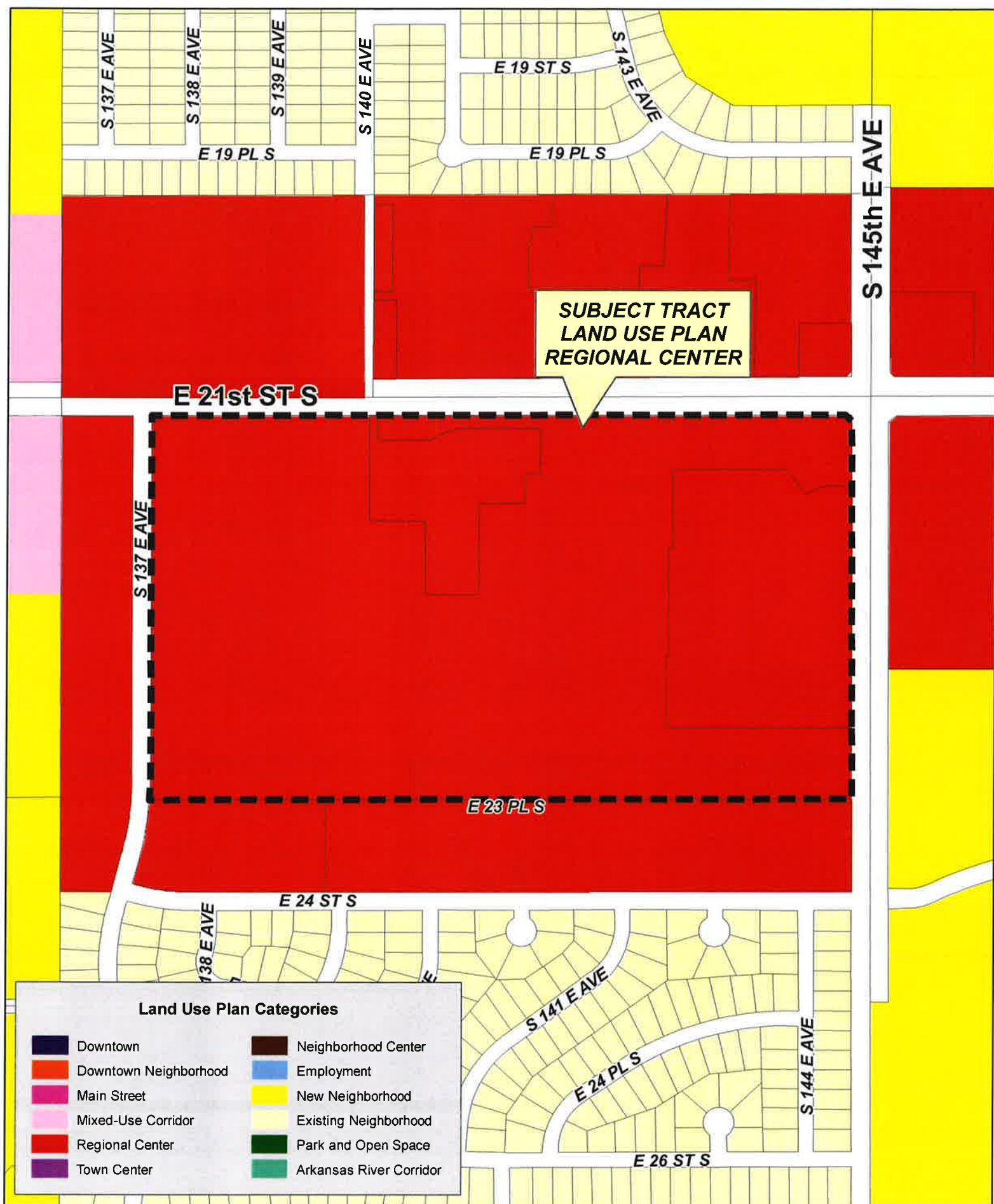
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Z-7564
with Optional
Development Plan

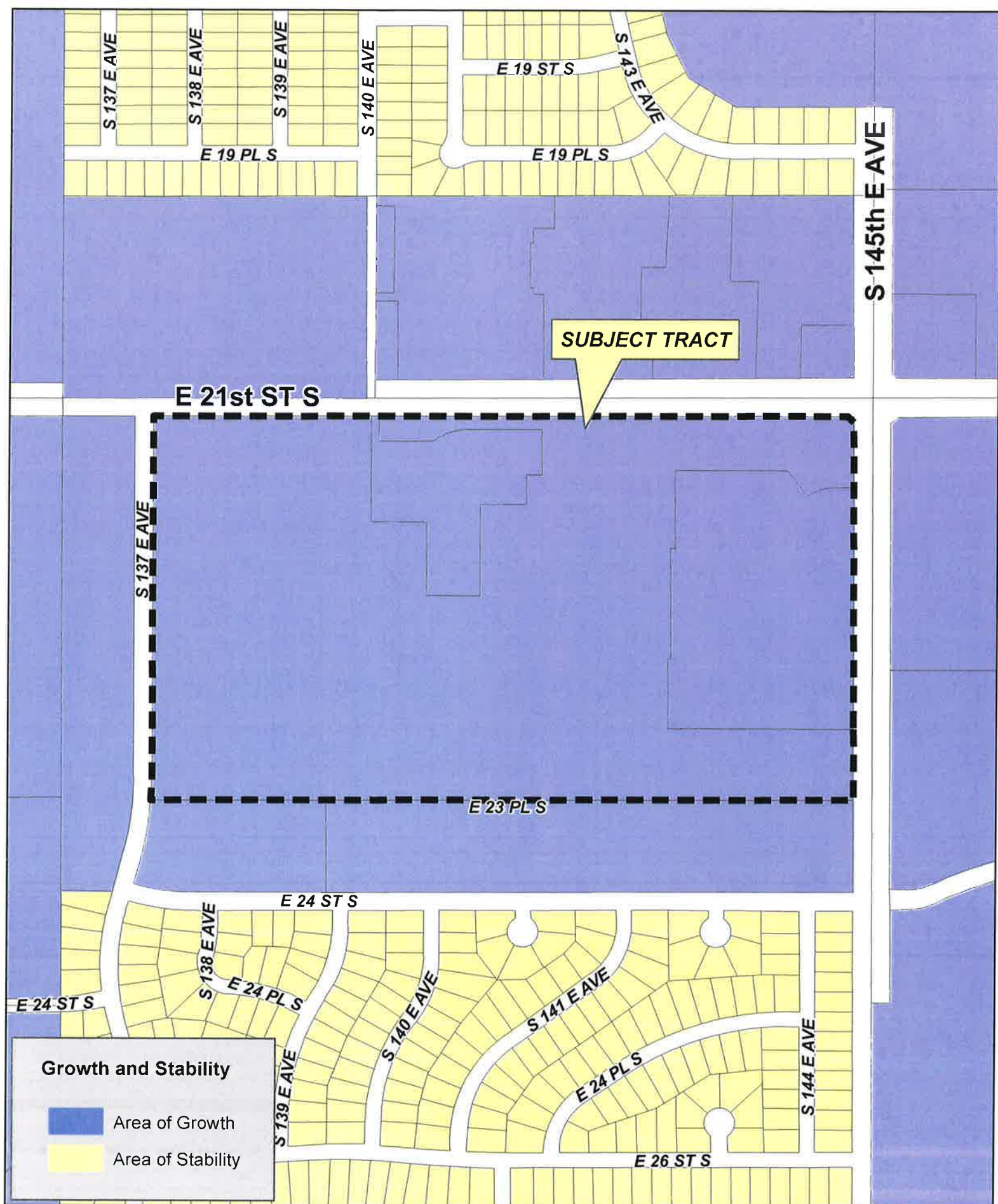




19-14 16

Z-7564
*with Optional
 Development Plan*





Z-7564
with Optional
Development Plan

