TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2824

August 19, 2020, 1:00 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

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

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

https://global.gotomeeting.com/join/762727173

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

United States: +1 (312) 757-3121

Participants must then enter the following Access Code: 762-727-173

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 Reeds, Commissioner Ritchey, Commissioner Shivel, Commissioner Van Cleave, Commissioner Walker

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:
Work session Report:
Director's Report:
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.

1. **PUD-677-A-6 TJ Remy** (CD 8) Location: Northeast corner of South 119th Place and South Lakewood Avenue requesting a **PUD Minor Amendment** to modify rear and front setback requirements (Continued from August 5, 2020)

2. **PUD-579-B-2/Z-6333-SP-4b Hall Estill/Stuart Van De Wiele** (CD 7) Location: North and East of the northeast corner of South 101st East Avenue and East 81st Street South requesting a **PUD Minor Amendment** to modify development standards for signage

3. **Z-7140-SP-1g Bart James** (CD 2) Location: South of the southwest corner of West 81st Street South and South Maybelle Avenue requesting a **Corridor Minor Amendment** to allow duplexes and townhouses in development area C (Neighbors request continuance to September 16, 2020)

PUBLIC HEARINGS

4. **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) (Continued from July 15, 2020) *(Applicant requests a continuance to October 7, 2020)*

5. **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) (Continued from July 15, 2020) *(Applicant requests a continuance to October 7, 2020)*

6. **River West Phase III & IV** (CD 2) Preliminary Plat, Location: Northwest corner of West 23rd Street South and South Jackson Avenue *(Staff is requesting a continuance to September 2, 2020)*

7. **The Crossing at Battle Creek VI-VIII** (CD 6) Preliminary Plat, Location: North and east of East 41st Street South and South 145th East Avenue (Continued from August 5, 2020)
8. **Magnolia Ridge Phase II** (County) Preliminary Plat, Location: North and west of the northwest corner of East 86th Street North and North Memorial Drive (Tulsa County)

9. **41st & Lynn Lane** (CD 6) Preliminary Plat and Modification of the Subdivision & Development Regulations to permit a flag lot, Location: West of the southwest corner of East 41st Street South and South 177th East Avenue

10. **Z-7506 Mike Thedford** (CD 2) Location: South of the southeast corner of West 81st Street South and South Maybelle Avenue requesting rezoning from AG to RS-3 with an optional development plan (Remanded from City Council)

11. **Z-7566 Sally Moseby** (CD 1) Location: North of the northeast corner of West Latimer Street and North Main Street requesting rezoning from RS-5 and RS-4 to RM-3

12. **Z-7567 Nathalie Cornett** (CD 6) Location: North and east of the northeast corner of East 11th Street South and South 193rd East Avenue requesting rezoning from AG to IH with optional development plan

**OTHER BUSINESS**

13. Commissioners' Comments

**ADJOURN**

CD = Council District

**NOTE:** If you require special accommodation pursuant to the Americans with Disabilities Act, please notify the Tulsa Planning Office at 918-584-7526. Exhibits, petitions, pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained Tulsa Planning Office at INCOG. All electronic devices must be silenced during the Planning Commission meeting.

Visit our website at tulsaplanning.org email address: esubmit@incoq.org

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

Owner and Applicant Information:
Applicant: TJ Remy
Property Owner: David Kolker

Location Map:
[Image of location map showing city council districts]

Applicant Proposal:
Concept summary: PUD minor amendment to modify to rear yard setback requirements.
Gross Land Area: 0.34 Acres
Location: NEC of S 119th Pl and S Lakewood Ave
11905 S Lakewood Ave
Lot 6, Block 2 Crestwood At The River II

Zoning:
Existing Zoning: RS-1/PUD-677-A
Proposed Zoning: No Change

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

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 8314

City Council District: 8
Councilor Name: Phil Lakin

County Commission District: 3
Commissioner Name: Ron Peters
SECTION I: PUD-677-A-6 Minor Amendment

Amendment Request: Revised the PUD Development Standards to reduce the setback requirements for the rear yard.

The original minor amendment request was to revise the side, garage and rear yard setbacks for the subject lot. The applicant has since revised the design of the proposed home so that it can comply with the side and garage setback requirements. The only request needed as part of this amendment is to reduce the rear yard setback from 25 ft to 17.5 ft as illustrated on the site plan provided by the applicant.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.

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

Staff has reviewed the request and determined:

1) PUD-677-A-6 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-677-A.

2) All remaining development standards defined in PUD-677-A and subsequent amendments shall remain in effect.

With considerations listed above, staff recommends approval of the minor amendment to revise the rear yard setback from 25 ft to 17.5 ft.

SECTION II: Supporting Documentation

Exhibits included with staff report:
- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)
- Applicant Site Plan
- Homeowners Association Approval Letter for Revisions
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
CRESTWOOD AT THE RIVER II

LOT 6, BLOCK 2

RESERVE 'D' PRIVATE ACCESS PER FILED PLAT 'EASEMENT FOR ACCESS AND ROADWAY'

SAVANNAH CROSSING
Crestwood at the River Homeowners Association

Applicant: The Board of Directors and Architectural Review Committee for the Crestwood at the River Homeowner's Association has reviewed your request for a 7.5 foot variance from the 25-foot rear setback line for the construction of your residence on Lot 6, Block 2, Crestwood at the River II. We have received and reviewed a legal opinion in that regard, and also additional material provided to the Association and have concluded by a majority vote of the Board of Directors that the Board has no objection to your request for the variance. However, we have also been made aware that the request for variance would have to be submitted to and approved by the Indian Nations Council of Governments (INCOG). If a public hearing on your application becomes necessary, the Board of Directors will go on record on your behalf as having reviewed your application and approved it by a majority vote of the Board of Directors.

David Pentecost, Board President

6.30.20
**Case Report Prepared by:**
Jay Hoyt

**Owner and Applicant Information:**
Applicant: Hall Estill (c/o Stuart E. Van De Wiele)
Property Owner: Expedition Properties, LLC (c/o James J. Grogan)

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

**Applicant Proposal:**
Concept summary: Minor amendment To clarify and delete certain obsolete or inconsistent Development Standards and to provide for enhanced signage standards for the Development Areas.

Gross Land Area: 11.6+ Acres

Location: North and East of the NEC of South 101st East Avenue and 81st Street South

Lot One (1), Lot Two (2), and Lot Four (4) (less the north 466.12 thereof), all in Block One (1) Tall Grass

Development Areas B (less the north 466.12 feet thereof) and C

**Zoning:**
Existing Zoning: CO/PUD-579-B / Z-6333-SP-4
Proposed Zoning: No Change

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

**Staff Recommendation:**
Staff recommends approval.

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

**County Commission District:** 3
Commissioner Name: Ron Peters
SECTION I: PUD-579-B-2 / Z-6333-SP-4b Minor Amendment

Amendment Request: Revise the Development Standards to clarify and delete certain obsolete or inconsistent Development Standards and to provide for enhanced signage standards for the Development Areas.

The applicant is proposing to amend the Development Standards for the subject portion of Development Area B to eliminate the restriction that only one use be allowed. In addition, they are proposing to revise the interior lot line setback as well as establish signage criteria, as shown in the Minor Amendment Text provided by the applicant, included with this report. For Development Area C, the applicant is proposing to establish revised signage criteria, as shown on the applicant’s text document.

For both the subject areas, except as otherwise provided in the existing and revised Development Standards for the affected portion of Development Area B and Development Area C, the current City of Tulsa Zoning Code shall apply.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.

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

Staff has reviewed the request and determined:

1) PUD-579-B-2 / Z-6333-SP-4b does not represent a significant departure from the approved development standards and is considered a minor amendment to PUD-579-B / Z-6333-SP-4.

2) All remaining development standards defined in PUD-579-B / Z-6333-SP-4 and subsequent amendments shall remain in effect.

With considerations listed above, staff recommends approval of the minor amendment to revise the Development Standards to clarify and delete certain obsolete or inconsistent Development Standards and to provide for enhanced signage standards for the Development Areas.

SECTION II: Supporting Documentation

Exhibits included with staff report:
INCOG zoning case map
INCOG aerial photo
Applicant Minor Amendment Text
MINOR AMENDMENT

PLANNED UNIT DEVELOPMENT
(PUD NO. 579-B-2-)

CORRIDOR SITE PLAN
(Z-6333-SP-4b)

JULY, 2020
MINOR AMENDMENT
PUD NO. 579-B-2 and Z-6333-SP-4b

AMENDMENT SUMMARY

This Amendment is being pursued (i) to clarify and delete certain obsolete or inconsistent Development Standards and (ii) to provide for enhanced signage standards for the Development Areas described below.

This Amendment will apply to (i) Development Area B (less the North 466.12 feet thereof) and (ii) the entirety of Development Area C.

LEGAL DESCRIPTION

Lot One (1), Lot Two (2), and Lot Four (4) (less the north 466.12 thereof), all in Block One (1) Tall Grass, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to Recorded Plat No. 5647.
MINOR AMENDMENT
PUD NO. 579-B-2 and Z-6333-SP-4b

AMENDMENTS TO DEVELOPMENT STANDARDS – DEVELOPMENT AREA B

**Development Area Affected:** Development Area B, less the North 466.12 feet thereof.

**“One Use” Restriction Deleted:** The following development standard is hereby deleted from the applicable development standards as applied to the affected portion of Development Area B:

“A lot in Development Area A or B may not contain more than one use unless approved by minor amendment. Uses within the same Use Unit in the Tulsa Zoning Code are considered the same use.”

**Minimum Building Setbacks:** In addition to the minimum building setbacks previously approved, the setback from any interior lot line (created by subsequent lot line adjustment of Development Area B) shall be 15 feet.

**Signs:** The Development Standards previously adopted for the affected portion of Development Area B are hereby replaced in their entirety with the Development Standards listed below.

**Cross Use of Signs:**

Uses located on both (i) the affected portion of Development Area B (including the North 466.12 feet thereof) and (ii) Development Area C may utilize signs located on the affected portion of Development Area B for advertisement subject to a separate agreement to be negotiated between the owners of such tracts or lots.

**Ground Signs (East Side):**

One ground sign on the East side of each tract (including multiple tracts if later divided) fronting Highway 169.

- Not to exceed 50’ in height.
- Not to exceed 672 square feet.

Dynamic display signage is permitted not to exceed 250 square feet (which shall be considered as part of the overall size limitation)

**Ground Signs (West Side):**

One ground sign on the West side of each tract (including multiple tracts if later divided) fronting 101st East Avenue.

- Not to exceed 25’ in height.
- Not to exceed 0.5 square feet per linear foot of street frontage on 101st East Avenue.
Wall Signs:

Dynamic display signage is permitted not to exceed 80 square feet (which shall be considered as part of the overall size limitation)

Not to exceed 2.0 square feet of display surface area per lineal foot of the building wall to which affixed, provided wall signs shall not exceed 75% of the length of the building wall to which attached.

Sign Plan Approval:

No sign permits shall be issued for erection of a sign on a lot within the affected portion of Development Area B until a detail sign plan for that lot has been submitted to INCOG for review and approval as being in compliance with the approved PUD / Corridor Site Plan Development Standards.

APPLICATION OF ZONING CODE:

Except as otherwise provided in the existing Development Standards for the affected portion of Development Area B (as amended hereby), the current City of Tulsa Zoning Code shall apply.
MINOR AMENDMENT
PUD NO. 579-B-2 and Z-6333-SP-4b

AMENDMENTS TO DEVELOPMENT STANDARDS – DEVELOPMENT AREA C

**DEVELOPMENT AREA AFFECTED:**
Development Area C.

**SIGNS:**
The Development Standards previously adopted for Development Area C are hereby replaced in their entirety with the Development Standards listed below.

**Cross Use of Signs:**
Uses located on both (i) the affected portion of Development Area B (including the North 466.12 feet thereof) and (ii) Development Area C may utilize signs located on Development Area C for advertisement subject to a separate agreement to be negotiated between the owners of such tracts or lots.

**Ground Signs (South Side):**
One ground sign on the South side of each tract fronting 81st Street.

- Not to exceed 30’ in height.
- Not to exceed 200 square feet.
- Dynamic display signage is permitted not to exceed 80 square feet (which shall be considered as part of the overall size limitation)

**Ground Signs (West Side):**
One ground sign on the West side of each tract fronting 101st East Avenue.

- Not to exceed 30’ in height.
- Not to exceed 200 square feet.
- Dynamic display signage is permitted not to exceed 80 square feet (which shall be considered as part of the overall size limitation)

**Ground Signs (Reserve A):**
One ground sign located in the Reserve A.

- Not to exceed 10’ in height.
- Not to exceed 40 square feet.
- Dynamic display signage is prohibited

**Wall Signs:**
Not to exceed 1.5 square feet of display surface area per lineal foot of the building wall to which affixed, provided wall signs shall not exceed 75% of the length of the building wall to which attached.

**Sign Plan Approval:**
No sign permits shall be issued for erection of a sign on a lot within Development Area C until a detail sign plan for that lot has been submitted to INCOG for review and approval as being in
APPLICATION OF ZONING CODE:

Compliance with the approved PUD / Corridor Site Plan Development Standards.

Except as otherwise provided in the existing Development Standards for the affected portion of Development Area B (as amended hereby), the current City of Tulsa Zoning Code shall apply.
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
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<tbody>
<tr>
<td>Jay Hoyt</td>
<td>Applicant: Bart C. James</td>
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<td>Property Owner: Hyde Park, LLC</td>
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<th><strong>Location Map:</strong></th>
<th><strong>Applicant Proposal:</strong></th>
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<tr>
<td>(shown with City Council Districts)</td>
<td>Concept summary: Corridor minor amendment to establish Development Area C for Villa Homes consisting of Duplexes and Townhouses</td>
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<tr>
<th><strong>Zoning:</strong></th>
<th><strong>Staff Recommendation:</strong></th>
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<tbody>
<tr>
<td>Existing Zoning: CO/Z-7140-SP-1</td>
<td>Staff recommends approval</td>
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<tr>
<td>Proposed Zoning: No Change</td>
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<th><strong>Comprehensive Plan:</strong></th>
<th><strong>Staff Data:</strong></th>
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<tr>
<td>Land Use Map: Existing Neighborhood</td>
<td>TRS: 8214</td>
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<tr>
<td>Growth and Stability Map: Stability</td>
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<th><strong>City Council District:</strong> 2</th>
<th><strong>County Commission District:</strong> 2</th>
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</thead>
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<tr>
<td>Councilor Name: Jeannie Cue</td>
<td>Commissioner Name: Karen Keith</td>
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</table>

**Case Number:** Z-7140-SP-1g
**Minor Amendment**
**Hearing Date:** August 19, 2020

**Gross Land Area:** 41+ acres
**Location:** South of the SW/c of W 81st St S & S Maybelle Ave
Hyde Park at Tulsa Hills
SECTION I: Z-7140-SP-1g Minor Amendment

Amendment Request:
Amend the Corridor Plan to establish Development Area C of Hyde Park at Tulsa Hills. This new development area would be to establish Villa Homes in the development, which would allow duplex homes as well as townhouses, which are not currently permitted.

The applicant has provided revised use and bulk and area requirements for the lots that will be a part of Development Area C, as shown on Rider II, included with this report. These setbacks have been revised to allow the proposed duplex homes and townhouses.

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

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

Staff has reviewed the request and determined:

1) The requested amendment does not represent a significant departure from the approved development standards in Z-7140-SP1.

2) All remaining development standards defined in Z-7140-SP-1 and subsequent amendments shall remain in effect.

Exhibits included with staff report:
INCOG zoning case map
INCOG aerial photo
Applicant Rider II
Applicant Development Layout

With considerations listed above, staff recommends approval of the minor amendment to establish Development Area C for Villa Homes as shown on the material provided by theapplicant.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
RIDER II

PUD Plat No.7140-SP-1 is hereby amended to add the following Development Area “C” as an additional alternative, non-exclusive alternative to Development Area “A” or Development Area “B”, as the case may be, on a lot-by-lot basis.

Development Area “C” - Villa Homes is hereby added as follows:

**Permitted Uses:** Uses permitted by right Use Unit 1 - Area Wide Uses by Right; Use Unit 6, Single Family Dwelling, alternatively as a Duplex Dwelling; Use Unit 7, Duplex Dwelling; Use Unit 7A, Townhome Dwelling; and Use Unit 5, Community Services and similar uses and uses customarily incidental to permitted principal uses.

**Maximum Number of Dwelling Units:** 38

**Minimum Livability Space Per Dwelling Unit:** 1,400 sq. ft*

*Livability Space is defined as open space not used for parking or drives. Parking or drives located between the front lot line and building setback line shall count against livability space.

**Minimum Lot Size:** 4,500 sq. ft.

**Minimum Lot Frontage:** 45 feet

**Setbacks:**

As to Lot 9, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

- From the East Side Lot Line: 5 Feet
- From the West Side Lot Line: 0 Feet

As to Lot 10, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

- From the East Side Lot Line: 0 Feet
- From the West Side Lot Line: 5 Feet

As to Lot 11, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

- From the East Side Lot Line: 5 Feet
- From the West Side Lot Line: 0 Feet
As to Lot 12, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line: 0 Feet
From the West Side Lot Line: 0 Feet

As to Lot 13, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line: 0 Feet
From the West Side Lot Line: 5 Feet

As to Lot 14, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line: 5 Feet
From the West Side Lot Line: 0 Feet

As to Lot 15, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line: 0 Feet
From the West Side Lot Line: 5 Feet

As to Lot 16, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line: 5 Feet
From the West Side Lot Line: 0 Feet

As to Lot 17, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line: 0 Feet
From the West Side Lot Line: 5 Feet

As to Lot 18, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line: 5 Feet
From the West Side Lot Line: 0 Feet

As to Lot 19, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line: 0 Feet
From the West Side Lot Line: 5 Feet
As to Lot 20, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line: 5 Feet
From the West Side Lot Line: 0 Feet

As to Lot 21, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line: 0 Feet
From the West Side Lot Line: 0 Feet

As to Lot 22, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line: 0 Feet
From the West Side Lot Line: 5 Feet

As to Lot 23, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line: 5 Feet
From the West Side Lot Line: 0 Feet

As to Lot 24, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line: 0 Feet
From the West Side Lot Line: 15 Feet

As to Lot 6, Block 2; the minimum Building setback from Side Lot Lines shall be as follows*:

From the North Side Lot Line: 0 Feet
From the South Side Lot Line: 5 Feet

As to Lot 7, Block 2; the minimum Building setback from Side Lot Lines shall be as follows*:

From the North Side Lot Line: 5 Feet
From the South Side Lot Line: 0 Feet

As to Lot 8, Block 2; the minimum Building setback from Side Lot Lines shall be as follows*:

From the North Side Lot Line: 0 Feet
From the South Side Lot Line: 5 Feet
As to Lot 9, Block 2; the minimum Building setback from Side Lot Lines shall be as follows*:

From the North Side Lot Line: 0 Feet
From the South Side Lot Line: 0 Feet

As to Lot 10, Block 2; the minimum Building setback from Side Lot Lines shall be as follows*:

From the North Side Lot Line: 5 Feet
From the South Side Lot Line: 0 Feet

As to Lot 4, Block 2; the minimum Building setback from Side Lot Lines shall be as follows*:

From the North Side Lot Line: 20 Feet
From the South Side Lot Line: 15 Feet
From the East Side Lot Line: 15 Feet
From the West Side Lot Line: 0 Feet

As to Lot 5, Block 2; the minimum Building setback from Side Lot Lines shall be as follows*:

From the North Side Lot Line: 20 Feet
From the South Side Lot Line: 15 Feet
From the East Side Lot Line: 0 Feet
From the West Side Lot Line: 15 Feet

As to Lot 6, Block 6; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line: 15 Feet
From the West Side Lot Line: 0 Feet

As to Lot 7, Block 6; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line: 0 Feet
From the West Side Lot Line: 0 Feet

As to Lot 8, Block 6; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line: 0 Feet
From the West Side Lot Line: 5 Feet
As to Lot 9, Block 6; the minimum Building setback from Side Lot Lines shall be as follows*:

- From the East Side Lot Line: 5 Feet
- From the West Side Lot Line: 0 Feet

As to Lot 10, Block 6; the minimum Building setback from Side Lot Lines shall be as follows*:

- From the East Side Lot Line: 0 Feet
- From the West Side Lot Line: 15 Feet

As to Lot 11, Block 2; the minimum Building setback from Side Lot Lines shall be as follows*:

- From the North Side Lot Line: 15 Feet
- From the South Side Lot Line: 20 Feet
- From the East Side Lot Line: 0 Feet
- From the West Side Lot Line: 15 Feet

As to Lot 12, Block 2; the minimum Building setback from Side Lot Lines shall be as follows*:

- From the North Side Lot Line: 15 Feet
- From the South Side Lot Line: 20 Feet
- From the East Side Lot Line: 15 Feet
- From the West Side Lot Line: 0 Feet

As to Lot 20, Block 7; the minimum Building setback from Side Lot Lines shall be as follows*:

- From the East Side Lot Line: 5 Feet
- From the West Side Lot Line: 0 Feet

As to Lot 21, Block 7; the minimum Building setback from Side Lot Lines shall be as follows*:

- From the East Side Lot Line: 0 Feet
- From the West Side Lot Line: 0 Feet

As to Lot 22, Block 7; the minimum Building setback from Side Lot Lines shall be as follows*:

- From the East Side Lot Line: 0 Feet
- From the West Side Lot Line: 5 Feet
As to Lot 23, Block 7; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line: 5 Feet
From the West Side Lot Line: 0 Feet

As to Lot 24, Block 7; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line: 0 Feet
From the West Side Lot Line: 0 Feet

As to Lot 25, Block 7; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line: 0 Feet
From the West Side Lot Line: 5 Feet

As to Lot 26, Block 7; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line: 5 Feet
From the West Side Lot Line: 0 Feet

As to Lot 27, Block 7; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line: 0 Feet
From the West Side Lot Line: 15 Feet

* Unless otherwise approved by the Architectural Committee or Developer

** Maximum Building Height: 35 Feet***

*** Architectural decorative features such as chimneys and cupolas may extend to a maximum height of 45 feet. However, no habitable portion of any dwelling may exceed the 35 foot height limitation.

Signs: No signs permitted in Area C.
Hyde Park at Tulsa Hills

A subdivision in the City of Tulsa, being a part of the SE 41 of the NW 4 of Section 14, Township 18 North, Range 15 East, of the Indian Meridian, Tulsa County, State of Oklahoma.

Legend

- Villa
- Bi-Villa
- Tri-Villa

Map of Hyde Park at Tulsa Hills showing the location of different villas, bi-villas, and tri-villas within the subdivision.
From: Wilkerson, Dwayne
Sent: Tuesday, August 11, 2020 12:13 PM
To: Hoyt, Jay <JHoyt@incog.org>
Subject: FW: Hyde Park at Tulsa Hills Z-7140-SP-1g

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

From: Michael Kyser <kysermj736@gmail.com>
Sent: Tuesday, August 11, 2020 9:30 AM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Subject: Re: Hyde Park at Tulsa Hills Z-7140-SP-1g

I would prefer the 16th of September. And thank you For your response.
Thank you for your email Mr. Kyser,

The PUD section of the zoning code supports the idea that this request can be processed as a minor amendment but within the context that the proposed building types would be attached single family homes on individual lots. As I understand the request these are still single family homes but with common walls.

We can support a continuance for the minor amendment to the PUD to the September 2nd meeting date or for the September 16th meeting date. Please send an email with the date you prefer.

Mr. James,

Please let me know if you support the continuance request.

Respectfully,

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
From: Michael Kyser <kysermj736@gmail.com>

Sent: Tuesday, August 11, 2020 6:18 AM

To: Wilkerson, Dwayne <DWilkerson@incog.org>; Jeannie Cue <Dist2@tulsacouncil.org>

Subject: Hyde Park at Tulsa Hills Z-7140-SP-1g

Dwayne

As the president of the Hyde Park Homeowners Representative Committee (HRC) as well as being elected by the homeowners to serve on the HOA Board, the referenced TMAPC “Minor Amendment” filed 7/13/2020 is concerning to not only me but the virtually all residents currently at Hyde Park. On Saturday the 8th of August, a couple of the homeowners received this notice. They then notified me wanting to know what was going on. Monday apparently many more notices had arrived. I received mine. So far, all of the responses of homeowners are strongly against the proposed change. But what is personally disturbing to me, is that with a filing date of July 13, 2020, it would seem logical that the information for said application had to be completed at a much earlier time, without communication to the residents of Hyde Park.

Our CCR’s are specific. Quoting from the Declarations of Covenants, dated June 1, 2013, “Hyde Park was developed as a community of 165 single family lots and includes certain common areas... it goes on to describe the lots and blocks. In Section 2, Usage, “the use of the lots shall be limited to use for single family detached residences and customary accessory uses. In Section 3, Floor Area is specific to the various categories of the homes, the Bungalows/Garden Homes, the Cottage Patio Homes and finally the Villia/Patio Homes. The categories of each were designated to specific lots. In Section 4 in the CCR it defines the size of garage. But no where in this document does it allow for du-or triplex construction.

Single family homes with specific design criteria is what we were told, it is what we were presented with, and what was built and sold for over seven years. This is community that we bought into. These proposed changes in our mind, does not appear to be a Minor Amendment. Say that to the existing homes that back up to or will be along side of, these proposed changed construction residency.

Given the absolute lack of transparency to the residents on this change, the rush to push it through, the short time we have before the scheduled Commission meeting to respond is just not right. Therefor we are formally requesting a delay on the said hearing. The time for the next meeting is dependent on the Developer and his builder/s to present these “suggestions” to the current homeowners as well as, the current builders with homes under construction at a public meeting.
Respectfully submitted,

Michael D. Kyser, Retired Civil Engineer
President of the HRC
Board Member of the HPHOA
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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Respectfully submitted,

Michael D. Kyser, Retired Civil Engineer President of the HRC Board Member of the HPHOA
From: Mark Savage <msavage_74105@yahoo.com>
Sent: Monday, August 10, 2020 11:39 AM
To: esubmit <esubmit@incog.org>
Subject: Hyde Park

A resounding NO to duplex's and triplex's in Hyde Park! Please see Jeanie Cue. This is an obvious NO. I live in Hyde Park at:

Mark Savage
901 W. 84th Pl.
Tulsa, OK 74132
918-633-6099
Thanks Mary,
We will forward your request for a continuance to the October 7th Planning Commission meeting.

Good morning Kim,
Please send this request to the Planning Commission. Staff supports the applicants request.
Please clarify that you are referring to October 7th or September 2nd.

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

From: Mary Huckabee <MHuckabee@cwlaw.com>  
Sent: Tuesday, August 11, 2020 11:00 AM  
To: Wilkerson, Dwayne <DWilkerson@incog.org>  
Cc: Francis Wilmore <Francis.Wilmore@kktarchitects.com>; Wertin, Jani <iwertin@incog.org>  
Subject: RE: 2-7560 and CPA-88

Dwayne,

Thanks for the clarification. We would like to request a continuance to the October 2nd hearing date.

Mary Huckabee | Partner  
CONNER & WINTERS, LLP  
P 918.586.5715  
MHuckabee@cwlaw.com | cwlaw.com

From: Wilkerson, Dwayne <DWilkerson@incog.org>  
Sent: Tuesday, August 11, 2020 10:53 AM  
To: Mary Huckabee <MHuckabee@cwlaw.com>  
Cc: Francis Wilmore <Francis.Wilmore@kktarchitects.com>; Wertin, Jani <iwertin@incog.org>  
Subject: RE: Z-7560 and CPA-88

[External Email]

Thanks Mary,

We can support this last continuance request. Please be specific with your request date. It was originally scheduled for the July 15th meeting schedule then continued to August 19th.

My recommendation is to request a continuance to the October 7th planning commission meeting.

Your other options are September 2nd and September 16th.

Respectfully,
From: Mary Huckabee <MHuckabee@cwlaw.com>
Sent: Tuesday, August 11, 2020 10:09 AM
To: Wilkerson, Dwayne <DWilkinson@incog.org>
Cc: Francis Wilmore <Francis.Wilmore@kktarchitects.com>; Wertin, Jani <iwertin@incog.org>
Subject: RE: Z-7560 and CPA-88

Dwayne,

We would like to request a continuance in order to evaluate our strategy to address the neighbor’s concerns. Please let me know if you have any questions. I’m working remotely and can be reached at (918) 902-4844.

Mary Huckabee | Partner
CONNER & WINTERS, LLP
P 918.586.5715
MHuckabee@cwlaw.com | cwlaw.com

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[External Email]

Good morning Mary and Francis,

Please let me know this morning if you plan to withdraw the request and submit something new.

If you are requesting another continuance it is equally important for me to know that this morning.

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Dwayne,

Francis filled me in and mentioned there had been a lot of neighborhood opposition, which is why they were considering a change of strategy. I’m working remotely, so please use my cell number: (918) 902-4844.

Mary Huckabee | Partner
CONNER & WINTERS, LLP
P 918.586.5715
MHuckabee@cwlaw.com | cwlaw.com

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Cc: Francis Wilmore <Francis.Wilmore@kktarchitects.com>
Subject: RE: Z-7560 and CPA-88

Good morning Mary,

Both items were continued to the August 19th meeting.

I will give you a call later today to discuss.

We have received a lot of interest from the neighbors. I don’t think we have a single letter of support.
From: Mary Huckabee <MHuckabee@cwlaw.com>
Sent: Monday, August 3, 2020 8:30 AM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Cc: Francis Wilmore <Francis.Wilmore@kkta Architects.com>
Subject: Z-7560 and CPA-88

Dwayne,

I hope you’re doing well. I’ve been asked to assist with developing a strategy for an optional development plan for the 540 S. Victor Avenue property. I understand that both Z-7560 and CPA-88 were continued at the last hearing and it doesn’t appear they are on Wednesday’s agenda, which is fine given this change in strategy. Would there be a time you and I could schedule for a call this week to discuss our strategy for the optional development plan?

Mary Huckabee | Partner
CONNER & WINTERS, LLP
4000 One Williams Center | Tulsa, OK 74172-0148
P 918.586.5715 | M 918.902.4844
MHuckabee@cwlaw.com | v-card | bio | cwlaw.com

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If you have received this message in error, please notify the sender immediately.
Thanks Mary,
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Principal Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9475
dwilkerson@incog.org

Mary Huckabee | Partner
CONNER & WINTERS, LLP
P 918.586.5715
MHuckabee@cwlaw.com | cwlaw.com

Thank you Dwayne. I need a second cup of coffee this morning clearly. Yes, we are referring to October 7th.

Mary Huckabee | Partner
CONNER & WINTERS, LLP
P 918.586.5715
MHuckabee@cwlaw.com | cwlaw.com

From: Mary Huckabee <MHuckabee@cwlaw.com>
Sent: Tuesday, August 11, 2020 11:12 AM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Cc: Francis Wilmore <Francis.Wilmore@kktarchitects.com>; Wertin, Jani <jwertin@incog.org>
Subject: RE: Z-7560 and CPA-88

[External Email]
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Kim,

We are requesting a continuance to September 2, 2020.

Thanks,

-NF

From: Sawyer, Kim <ksawyer@incog.org>
Sent: Thursday, August 13, 2020 12:42 PM
To: Foster, Nathan <NFoster@incog.org>
Subject: RE: Continuance - River West III & IV

Could you send it with a date of continuance

From: Foster, Nathan <NFoster@incog.org>
Sent: Thursday, August 13, 2020 12:40 PM
To: Sawyer, Kim <ksawyer@incog.org>
Subject: Continuance - River West III & IV

Kim,

Staff is requesting a continuance on the River West III & IV preliminary plat. Additional requests will need to be made and new notices will have to be sent out.

Thanks!

Nathan Foster
Senior Planner

Tulsa Planning Office
918.579.9481
nfoster@incog.org

TULSA PLANNING OFFICE
**Case:** The Crossing at Battle Creek VI-VIII (Continued from August 5, 2020)

**Hearing Date:** August 19, 2020

**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**
*Applicant:* Tanner Consulting
*Owner:* 41st Street Development, LLC

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

![Location Map](image)

**Applicant Proposal:**
Preliminary Plat

*Location:* North and east of East 41st Street South and South 145th East Avenue

239 lots, 15 blocks, 57.56 ± acres

*Single-Family Residential*

**Zoning:**
*Current:* RS-3
*Proposed:* RS-4

**Staff Recommendation:**
Staff recommends approval of the preliminary plat

**City Council District:** 6
*Councilor Name:* Connie Dodson

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

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

The Crossing at Battle Creek VI-VIII - (CD 6)
North and east of East 41st Street South and South 145th East Avenue

This plat consists of 239 lots and 15 blocks on 57.56 ± acres. This preliminary plat covers 3 phases as a continuation of The Crossing at Battle Creek development. Phase numbers are subject to change based on final approval of earlier phases.

The Technical Advisory Committee (TAC) met on July 16, 2020 and provided the following conditions:

1. **Zoning:** A rezoning from the existing RS-3 designation to RS-4 was approved by TMAPC on June 17, 2020 (Z-7553). RS-4 zoning is required to be in effect prior to the approval of a final plat.

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

3. **Block Length:** Maximum block lengths are exceeded on several merged blocks within the subdivision. Lots within the subdivision would be considered “Urban Low-Density” under Section 5-030 of the Subdivision & Development Regulations. Urban Low-Density blocks cannot exceed 700' in length. Maximum block length can be expanded to 900' if appropriate pedestrian connections are provided to comply with the regulations. Add additional pedestrian or street connections and revise block lengths to comply with Table 5-1.

4. **Transportation & Traffic:** Per the City Engineer, East 36th Place will be required to be a residential collector street and will need a 60' dedication of right-of-way. New public streets are required to comply with all standards of the City of Tulsa. Sidewalks will be required within the subdivision per Title 35. IDP plans are required to be approved for public sidewalks adjacent to reserve areas and designated open space prior to approval of the final plat.

5. **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 any required easements on the face of the plat.

6. **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. Dimension and label any required easements on the face of the plat.

7. **Engineering Graphics:** Submit a subdivision control data sheet with final plat submittal. Add contact information for project engineer and surveyor. Update location map to reflect only platted property boundaries. Label all other areas as unplatted. Ensure accuracy and consistency of legal description between written version and face of the plat. Graphically show all pins found or set associated with this plat.
8. **Stormwater, Drainage, & Floodplain:** Additional easements may be required for offsite drainage. Storm sewer IDP plans must be submitted and approved prior to the approval of a final plat.

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

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release required prior to final plat approval.
THE CROSSING
AT BATTLE CREEK
PHASES VI-VIII

LEGEND
- Broken Arrow Corporate Limits
- Tulsa Corporate Limits

SUBJECT TRACT

THE CROSSING AT BATTLE CREEK PHASES VI-VIII

0 250 500
0 250 500

PUD-94
A-R-3

RS-3

E 41st ST S

E 36 ST S
S 151 E AVE
E 35 ST S
S 150 E AVE
E 34 PL S

E 35 PL S
S 150 E AVE
S 151 E AVE
E 36 ST S
E 36 PL S

E 37 PL S
S 152 E AVE

E 37 PL S
S 154 E AVE
E 38 ST S
S 149 E AVE

RM-0

AG

AG

AG

AG

0 250 500
0 250 500
The Crossing at Battle Creek Phases VI-VIII

Notes:
1. The Plat is based on the City of Tulsa's Zoning and Planning Ordinances. Property lines may be extended or reduced if necessary to accommodate the plat.
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Unplatted

CONTENTS
1. Preliminary Plat of The Crossing at Battle Creek Phases VI-VIII
2. Location Map
3. Curve Table

OWNER:
Tulsa L Dev., LLC
4058 North College
Fayetteville, Arkansas 72703
Phone: (479) 613-9200

SURVEYOR/ENGINEER:
Tanner Consulting, LLC
11040 S. Memorial Dr.
Tulsa, Oklahoma 74120
Phone: (918) 742-9200

DATE OF PREPARATION: June 2, 2020

Preliminary Plat
The Crossing at Battle Creek
Phases VI-VIII

PART OF THE SOUTH QUARTER (SE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST, OF THE THIRD MERIDIAN
A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA
The Crossing at Battle Creek Phases VI-VIII

PART OF THE SOUTHEAST QUARTER (SE) OF SECTION NINE (9) TOWNSHIP NINE (9) NORTH, RANGE FOURTEEN (14) EAST, OF THE NORTHEAST QUARTER NINE (9) TOWNSHIP, NINE (9) NORTHEAST QUARTER, NINE (9) TOWNSHIP, NINE (9) RANGE, EAST OF THE TOWNSHIP BASELINE, IN THE COUNTY OF OKLAHOMA, IN THE STATE OF OKLAHOMA.

SECTION 5, LAND USE RESTRICTIONS

1. USE OF LAND

1.1. See the plat map for the specific use and development. Only the land on the plat map may be developed in accordance with the plat map. No development shall be allowed on any other land in the area.

1.2. No other developments shall be allowed on any other land in the area, including any land that may be acquired in the future.

1.3. No other developments shall be allowed on any other land in the area, including any land that may be acquired in the future.

1.4. No other developments shall be allowed on any other land in the area, including any land that may be acquired in the future.

1.5. No other developments shall be allowed on any other land in the area, including any land that may be acquired in the future.

2. RESERVOIR AREA

2.1. The reservoir shall be for the benefit of the community and shall be used for the benefit of the community and shall be used for the benefit of the community.

2.2. The reservoir shall be for the benefit of the community and shall be used for the benefit of the community.

2.3. The reservoir shall be for the benefit of the community and shall be used for the benefit of the community.

2.4. The reservoir shall be for the benefit of the community and shall be used for the benefit of the community.

2.5. The reservoir shall be for the benefit of the community and shall be used for the benefit of the community.

3. ROADS AND UTILITY SERVICES

3.1. The roads and utility services shall be for the benefit of the community and shall be used for the benefit of the community.

3.2. The roads and utility services shall be for the benefit of the community and shall be used for the benefit of the community.

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3.4. The roads and utility services shall be for the benefit of the community and shall be used for the benefit of the community.

3.5. The roads and utility services shall be for the benefit of the community and shall be used for the benefit of the community.

4. WATER, SEWAGE, AND SEWER SERVICES

4.1. The water, sewage, and sewer services shall be for the benefit of the community and shall be used for the benefit of the community.

4.2. The water, sewage, and sewer services shall be for the benefit of the community and shall be used for the benefit of the community.

4.3. The water, sewage, and sewer services shall be for the benefit of the community and shall be used for the benefit of the community.

4.4. The water, sewage, and sewer services shall be for the benefit of the community and shall be used for the benefit of the community.

4.5. The water, sewage, and sewer services shall be for the benefit of the community and shall be used for the benefit of the community.

5. RESIDENTIAL RESTRICTIONS AND CONDITIONS

5.1. All residential restrictions and conditions shall be for the benefit of the community and shall be used for the benefit of the community.

5.2. All residential restrictions and conditions shall be for the benefit of the community and shall be used for the benefit of the community.

5.3. All residential restrictions and conditions shall be for the benefit of the community and shall be used for the benefit of the community.

5.4. All residential restrictions and conditions shall be for the benefit of the community and shall be used for the benefit of the community.

5.5. All residential restrictions and conditions shall be for the benefit of the community and shall be used for the benefit of the community.

6. COMMERCIAL AND INDUSTRIAL RESTRICTIONS AND CONDITIONS

6.1. All commercial and industrial restrictions and conditions shall be for the benefit of the community and shall be used for the benefit of the community.

6.2. All commercial and industrial restrictions and conditions shall be for the benefit of the community and shall be used for the benefit of the community.

6.3. All commercial and industrial restrictions and conditions shall be for the benefit of the community and shall be used for the benefit of the community.

6.4. All commercial and industrial restrictions and conditions shall be for the benefit of the community and shall be used for the benefit of the community.

6.5. All commercial and industrial restrictions and conditions shall be for the benefit of the community and shall be used for the benefit of the community.
PRELIMINARY PLAT

The Crossing at Battle Creek Phases VI-VIII

PLAT OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP NOVENTEEN (T 19 N), RANGE FOURTEEN (R 14 E), IN THE 9TH DISHAN
A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

SECTION IV. HOME OWNERS ASSOCIATION

4.1 ORGANIZATION OF HOME OWNERS ASSOCIATION AND DEFINITIONS

The Crossings at Battle Creek Phases VI-VIII Home Owners Association ("Association") has been formed to acquire, own and hold the property known as the Crossings at Battle Creek Phases VI-VIII, the fee simple interest in the real estate described below in Section 1, and any and all interests in the District and to acts for the benefit of the said property and the Homeowners as the terms and conditions set forth in this Plat and the Rules and Regulations. The Association may employ such agents or attorneys as it may desire to manage the business of the Association, including the property known as the Crossings at Battle Creek Phases VI-VIII. The Association may protect and defend this Plat, the Stores and the Homeowners' interest in the property known as the Crossings at Battle Creek Phases VI-VIII against any and all claims, actions, suits, costs, losses or expenses incurred hereunder. The Association is dedicated to the improvement and enhancement of the property known as the Crossings at Battle Creek Phases VI-VIII for the benefit of the Homeowners. The Association may enter into any agreement or contract with any person or entity to carry out any and all of its purposes as set forth in this Plat.

4.2 MEMBERSHIP

Every person or entity that owns a lot within the property known as the Crossings at Battle Creek Phases VI-VIII hereby becomes a member of the Association upon the execution and delivery of a signed declaration of membership ("Declaration"). Each member shall have one vote in the Association for every lot owned by them. The Declaration shall be executed by the member and delivered to the Association or its authorized representative.

4.3 ASSESSMENTS

Each member of the Association shall pay assessments as may be determined from time to time by the Board of Directors of the Association. The assessments shall be payable to the Association in accordance with the terms and conditions set forth in this Plat and the Rules and Regulations. The Board of Directors may establish a schedule of assessments, which may be increased or decreased from time to time by the Board of Directors. The assessments shall be due and payable on the dates prescribed by the Board of Directors, and failure to pay the assessments when due shall result in a lien upon the property known as the Crossings at Battle Creek Phases VI-VIII for the amount of the unpaid assessments.

4.4 MAINTENANCE OF COMMON AREAS

The Association shall be responsible for the maintenance of all common areas as described on the Plat. Each member of the Association shall be responsible for the maintenance of the improvements located on their lot, including, without limitation, the maintenance of all improvements located on their lot.

4.5 MAINTENANCE Covenants

Each member of the Association shall maintain their lot, including any improvements located thereon, in a manner consistent with the appearance and character of the property known as the Crossings at Battle Creek Phases VI-VIII. The members shall not engage in any activity or conduct that is detrimental to the property known as the Crossings at Battle Creek Phases VI-VIII or the Homeowners' interest in the property. The Association shall have the right to enforce the covenants and restrictions set forth in this Plat and the Rules and Regulations by any legal means available to it.

4.6 ENFORCEMENT OF ENFORCEMENT AND AMENDMENT AND TERMINATION

5.1 ENFORCEMENT

The covenants and restrictions set forth herein shall be enforced by the Association and any other entity authorized by the members of the Association to enforce them. The Association shall have the power to enforce the covenants and restrictions set forth herein by any legal means available to it, including, without limitation, the filing of a suit in equity to enjoin any violation of this Plat and the Rules and Regulations, or by filing a suit for declaratory relief or other equitable relief.

5.2 AMENDMENT OR TERMINATION

This Plat and the Rules and Regulations may be amended or terminated by the Association by a majority vote of the members of the Association. Any amendment or termination shall be in writing and shall be recorded in the office of the County Recorder of the County where the property known as the Crossings at Battle Creek Phases VI-VIII is located. Any amendment or termination shall be effective upon its recording in the office of the County Recorder of the County where the property known as the Crossings at Battle Creek Phases VI-VIII is located.

CERTIFICATE OF SURVEY

This Plat and the Rules and Regulations shall be recorded in the office of the County Recorder of the County where the property known as the Crossings at Battle Creek Phases VI-VIII is located and shall be deemed to be a part of the plat recorded in the office of the County Recorder of the County where the property known as the Crossings at Battle Creek Phases VI-VIII is located.

ATTEST: My hand and seal this __________ day of __________, 20__.

STATE OF OKLAHOMA

COUNTY OF TULSA

My Commission expires: ____________________.

TULSA, OKLAHOMA

PREPARED AND SEEN BY:

REPUBLIC REALTY & SURVEYORS, INC.

[Address]

[Signature]

[Name]

[Title]

[License No.]

[Date]

[Notary Public]
Conceptual Utility Plan

The Crossing at Battle Creek Phases VI-VIII

Located Map

The Crossing at Battle Creek, Phases VI-VIII

OWNER:
Tulsa L Dev., LLC
4058 North College
Fayetteville, Arkansas 72703
Phone: (479) 655-9090

SURVEYOR/ENGINEER:
Tanner Consulting, LLC.
3323 South Lewis Avenue
Tulsa, Oklahoma 74126
Phone: (918) 745-9929
**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**
*Applicant:* Kellogg Engineering  
*Owner:* K&S Developments, INC

**Location Map:**
(shown with County Commission districts)

**Applicant Proposal:**
Preliminary Subdivision Plat  
57 lots, 4 blocks, 14.78+ acres  
*Location:* North and west of the northwest corner of East 86th Street North and North Memorial Drive  
*Proposed Use:* Single-family residential

**Zoning:**
RS (Residential Single-Family)

**Staff Recommendation:**
Staff recommends approval of the preliminary plat

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

**EXHIBITS:** Site Map, Aerial, Preliminary Plat, Conceptual Improvements Plan, Cox Communications Exhibit A
PRELIMINARY SUBDIVISION PLAT

Magnolia Ridge Phase II - (County)
North and west of the northwest corner of East 86th Street North and North Memorial Drive

This plat consists of 57 lots, 4 blocks on 14.78 ± acres.

The Technical Advisory Committee (TAC) met on July 16th, 2020 and provided the following conditions:

1. **Zoning:** The property is zoned RS (Residential Single-Family) under the Tulsa County Zoning Code. Lots conform to the RS district standards.

2. **Addressing:** INCOG will assign addresses. Include assigned addresses on face of the final plat and provide address disclaimer.

3. **Transportation & Traffic:** Sidewalks will be required per Subdivision & Development Regulations. Dimension right-of-way and provide recording information or indicate right-of-way being dedicated by the plat. Label streets per addressing and County Engineer. Final street construction plans must be approved by the County Engineer and installed prior to final plat release.

4. **Sewer:** Sewer service to be provided by the City of Owasso. City of Owasso release letter required prior to final plat approval.

5. **Water:** Water line plans must be submitted to Rural Water District No. 3, Washington County. All requirements of the district must be met for final plat approval.

6. **Engineering Graphics:** Submit subdivision control data sheet with final plat. Update CA number for surveyor. Update location map to reflect only platted boundaries and label all plats. Label all other property as unplatted. Graphically show all pins found or set that are associated with the plat. Ensure accuracy of legal description with face of the plat.

7. **Stormwater, Drainage, & Floodplain:** Plans for stormwater and drainage must be approved by the Tulsa County Engineer and improvements must be in place prior to final plat approval.

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. Tulsa County release is required prior to final plat approval.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
CONCEPTUAL PLAN
MAGNOLIA RIDGE
PHASE II
OF THE INDIAN BASE AND MERIDIAN
TULSA COUNTY, STATE OF OKLAHOMA
OWNER/DEVELOPER:
K&S DEVELOPMENTS, INC.
12150 E, 95TH ST. N., SUITE 200
OWASSO, OKLAHOMA 74055
PHONE: (918) 271-0106
EMAIL: info@kandsbuildings.com

SURVEYOR:
BENCHMARK SURVEYING
AND LAND SERVICES, INC.
P.O. BOX 1078
OWASSO, OKLAHOMA 74055
PHONE: (918) 274-9508
EMAIL: kelsen@benchmarkok.com

ENGINEER:
KELLOGG ENGINEERING, INC.
6730 SOUTH 4400 ROAD
TULSA, OKLAHOMA 74105
PHONE: (918) 271-4500
EMAIL: info@kelloggengineering.com

RENEWAL DATE: JUNE 30, 2021
CERT. OF AUTHORIZATION NO. 2235
RENEWAL DATE: JUNE 30, 2020
CERT. OF AUTHORIZATION NO. 2788
RENEWAL DATE: JUNE 30, 2021

LEGAL NOTES:
1. ROADS SHOWN ON THE PLAN ARE RESPONSIBILITY OF THE OWNER/DEVELOPER.
2. OWNER/DEVELOPER RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE STREET LIGHTS.
3. OWNER/DEVELOPER RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE STREET SIGNS.
4. OWNER/DEVELOPER RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE STREET CURB."
**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**
**Applicant:** AAB Engineering  
**Owner:** Baxter Investments

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

**Applicant Proposal:**
Preliminary Plat & Modification to the Subdivision & Development Regulations  
**Location:** West of the southwest corner of East 41st Street South and South 177th East Avenue (Lynn Lane)  
53 lots, 3 blocks, 15.4 ± acres  
**Single-Family Residential**

**Zoning:**
RS-4 (Residential Single-Family)

**Staff Recommendation:**
Staff recommends approval of the preliminary plat and the modification to the Subdivision & Development Regulations

**City Council District:** 6  
**Councilor Name:** Connie Dodson  
**County Commission District:** 3  
**Commissioner Name:** Ron Peters

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

41st & Lynn Lane - (CD 6)
West of the southwest corner of East 41st Street South and South 177th East Avenue (Lynn Lane)

The Technical Advisory Committee (TAC) met on August 6, 2020 and provided the following conditions:

1. **Zoning:** Property within the subdivision is zoned RS-4 (Residential Single-Family). Proposed lots will conform to the requirements of the RS-4 district.

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

3. **Transportation & Traffic:** New public streets are required to comply with all standards of the City of Tulsa. Sidewalks will be required within the subdivision per Title 35. IDP plans are required to be approved for public sidewalks adjacent to reserve areas and designated open space prior to approval of the final plat.

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 any required 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. Dimension and label any required easements on the face of the plat.

6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat submittal. Add “City of” before Tulsa in the plat subtitle. Update location map to reflect only platted property boundaries. Label all other areas as unplatted. Ensure accuracy and consistency of legal description between written version and face of the plat. Graphically show all pins found or set associated with this plat. Provide address for owner/developer. Remove contours on final plat. Provide a bearing angle shown on the face of the plat and include coordinate system used.

7. **Stormwater, Drainage, & Floodplain:** Additional easements may be required for offsite drainage. Storm sewer IDP plans must be submitted and approved prior to the approval of a final plat.

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.
Modification of Subdivision & Development Regulations:
Applicant has requested a modification of the Subdivision & Development Regulations to permit a flag lot, Lot 21 Block 3.

Regulations require the approval of a modification per Section 5.040.2. Staff has reviewed the request for a flag lot against the criteria in the Subdivision & Development regulations and has determined that the configuration will reduce access points to the arterial street and allow the additional residential lot to be accessed through the internal streets.

Staff recommends APPROVAL of the preliminary subdivision plat and the modification of the Subdivision & Development Regulations, subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release required prior to final plat approval.
SUBJECT TRACT

41ST & LYNN

19-14 26
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016

Subject Tract

41ST & LYNN

19-14 26
SUBJECT TRACT

Growth and Stability

- Blue: Area of Growth
- Yellow: Area of Stability

41ST & LYNN

19-14 26
Case Report Prepared by: Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Mike Thedford
Property Owner: CAMPBELL, GERALD D AND SHEILA

 Applicant Proposal:
Present Use: Pasture
Proposed Use: Residential
Concept summary: Single-family Residential with a private street system.
Tract Size: 16 ± acres
Location: South of the Southeast corner of West 81st Street South & South Maybelle Avenue

Zoning:
Existing Zoning: AG
Proposed Zoning: RS-3 with optional development plan for a private street.

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

Staff Recommendation:
Staff recommends approval.
The publication for this case was accidentally advertised for RS-5 as the requested zoning. The applicant intended to rezone to RS-3. The notice requirements are still valid because of the provisions of the Tulsa zoning code that allow changes to a lesser intensity.

City Council District: 2
Councilor Name: Jeannie Cue
County Commission District: 2
Commissioner Name: Karen Keith
SECTION I: Z-7506

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject lots from AG to RS-3 with an optional development plan for private streets and single-family residential lots.

EXHIBITS:
- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map

Applicant Exhibits:
- Concept Study
- Traffic Projections report

DETAILED STAFF RECOMMENDATION:

Z-7506 requesting RS-3 zoning with an optional development plan for private streets. The private street network does not support the connectivity concepts in the comprehensive plan. Private gated streets may limit development opportunities for surrounding properties as this area continues to evolve in a more urban form. The private street subdivision does not exceed the maximum land area for private street subdivision as identified in the Tulsa Development and Subdivision regulations and,

The development plan outlined in Section II below conforms to the optional development plan standards defined in the Tulsa Zoning Code and,

RS-3 zoning allows residential building types and lot sizes that are consistent with the anticipated future development pattern of the surrounding property and,

RS-3 zoning is consistent with the New Neighborhood land use designation of the Comprehensive Plan, therefore,

Staff recommends Approval of Z-7506 to rezone property from AG to RS-3 zoning with an optional development plan for private streets.

SECTION II: DEVELOPMENT PLAN STANDARDS

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in a RS-3 district with its supplemental regulations except as further refined below. All uses categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited:

PERMITTED USE CATEGORY

RESIDENTIAL
- Household Living (if allowed below)
  - Single Household
    o Detached house

PERMITTED RESIDENTIAL BUILDING TYPES
- Household Living
  - Single Household
o Detached house

SIDEWALKS:
Sidewalks will be required and constructed as defined in the Subdivision and Development Regulations for the Tulsa Metropolitan area. Sidewalks in the public street right-of-way and adjacent to private streets where they abut common open space shall be constructed prior to issuance of any building permit for residential building types.

VEHICULAR ACCESS:
A. Vehicular access will be provided by a privately owned and maintained street.
B. Private streets will conform to the City of Tulsa engineering standards for a minor residential street.
C. Private streets will conform to the Subdivision Regulations for the City of Tulsa.
D. A site plan with the gate assembly and turn around areas must be approved by Development Services prior to preliminary plat approval at the planning commission.
E. A mandatory homeowners association shall be established for maintenance of the street system. The City of Tulsa shall have no street maintenance or repair obligations of any kind.

LANDSCAPING: Street trees along South Maybelle Avenue shall be installed and maintained prior to issuance of a permit for any residential building type as follows:
A. Trees shall be installed and maintained so the maximum spacing of the trees shall not exceed 35 feet. At the time the trees are planted the minimum height shall be 12 feet with a minimum caliper of 2.5 inches.
B. Trees shall be on a lot, or in a reserve area within 20 feet of the public street right of way for South Maybelle.
C. Required street trees shall be installed and maintained as part of the property owner's association.
D. Additional trees and landscaping may be installed however the required trees must be selected from the approved tree list established and published by the Land Use Administrator.
E. All street yards and right of way where trees are required shall be irrigated with an underground automatic irrigation system.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject property is designated as a New Neighborhood Land Use and an Area of Growth

Land Use Vision:

Land Use Plan map designation: New Neighborhood

The New Neighborhood is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high
standards of internal and external connectivity and shall be paired with an existing or new Neighborhood or Town Center.

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

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

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

**Transportation Vision:**

**Major Street and Highway Plan:** None

**Trail System Master Plan Considerations:** None

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

Priorities are listed below and the goals in Priority #’s 1 and 2 that may be specific to this redevelopment area.

**Priority 1:** Proposed land uses balance West Highlands/ Tulsa Hills stakeholder vision with Planitulsa vision.

3.1 Encourage substantial buffering in C0-zoned lands between U5-75 and Union Avenue, including, but not limited to, dense tree or native plantings along Union Avenue, commensurate with degree of land use intensity.

**Priority 2:** Prioritize the preservation of open space and the natural environment in future development.

4.1 For new construction in New and Existing Neighborhood land-use areas, and Town and Neighborhood Center each 1,500 square feet of street yard should have three trees. The Zoning Code (Section 1002.C.1) currently requires only one (1) tree.

4.2 Facilitate partnerships between neighborhood stakeholders, developers and regional land trusts such as Land Legacy.

4.3 Develop easily understood, coherent standards for conservation subdivisions which will allow developers to apply conservation subdivision design for new home construction, while minimizing the need to apply for new zoning.

4.4 Develop and implement code updates to allow low-impact development (LID) practices more easily, by identifying current elements of zoning, building and other regulatory codes that do not allow LID practices. Ensure developer incentives, such as a streamlined development review process.

10.4

REVISED 8/13/2020
4.5 Develop a matrix (or checklist), to be used by City of Tulsa Planning staff, of rural design elements which can be used to easily measure how well new construction integrates with bucolic aesthetic. These design elements should pertain less to actual design of homes, and more to the units’ siting, green space preservation, screening and the use of other nonstructural design material, such as fencing materials.
4.6 Revise zoning code to include a "rural residential "district which allows a limited number of livestock and horses as a use by right and has larger minimum lot sizes. This can be done by either amending an existing district, or creating a new one.
4.7 Support planting of shade trees in public right-of-way during road construction.

Priority 3: Sustain area's economic Growth through the future.
Priority 4: Improve local connections to the metropolitan transportation system.
Priority 5: Protect public welfare and safety.
Priority 6: Ensure implementation of recommendations of West Highlands/Tulsa Hills Small Area Plan.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site currently contains single-family residences on large lots.

Environmental Considerations: None

Streets:

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<th>Exist. Access</th>
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<th>MSHP R/W</th>
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Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
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<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
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<td>CO</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Retail/Commercial</td>
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SECTION III: Relevant Zoning History

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

Z-7506 case history summary for this application: This zoning application started as a request for RS-5 zoning and was recommended for approval at the November 20th, 2019 Planning Commission meeting. The recommendation was transmitted to the City Council January 7th, 2020. At the City Council meeting on January 29th the city council tabled the item for further discussion. July 15th, 2020 the City Councilor sent the request back to the Planning Commission with directions to submit an optional development plan for RS-3 zoning with a private street.

BOA- 13131 June 1984: The Board of Adjustment approved a Variance of the required 30’ of frontage to 0’ in an AG district under the provisions of Section 1670, subject to the execution of a mutual access easement, on property located south and west of 81st Street and Elwood Avenue.

BOA- 8418 December 1974: The Board of Adjustment denied an application of Exception to permit a mobile home in an AG district, on property located south and west of 81st Street and Elwood Avenue.

Surrounding Property:

Z-7164 SP-1 March 2011: All concurred in approval of a request for rezoning a 30+ acre tract of land from AG/OL/CS to CO and a Corridor Site Plan for neighborhood and pedestrian oriented office and commercial mixed-use development, on property located on southeast corner of Highway 75 South and West 81st Street. The TMAPC recommended approval with the amendments that include the six-foot masonry wall and the lighting requirements as provided by staff.

Z-7140 SP-1 December 2009: All concurred in approval of a request for rezoning a 41+ acre tract of land from AG to CO and a Corridor Site Plan for residential use, garden and patio homes, on property located south of southwest corner of South Maybelle Avenue and West 81st Street and abutting south of subject property. The TMAPC recommended approval per staff recommendation and subject to adding Use Unit 1, to impose the additional buffer along the north end across to the detention pond. City Council approved the applications per TMAPC recommendation with condition of Maybelle getting upgraded in accordance with the Major Street and Highway Plan and per City of Tulsa design standards within the project limits, and resurfaced to 22’ wide with improved borrow ditch from the northern boundary of the subdivision to West 81st Street.

BOA- 16312 April 1993: The Board of Adjustment approved a Variance of the required 30’ of frontage on a dedicated right-of-way to 13’ to permit a lot-split, subject to a maximum of three residences on the tract, with each having 13’ of frontage on Maybelle, finding that the request is consistent with the area, on property located east of Maybelle and south of 81st Street.

BOA- 20039 June 2005: The Board of Adjustment approved a Variance of the minimum required frontage on a public street from 30’ to 0’, finding that the circumstances surrounding this land is peculiar to these tracts and the enforcement code would result in an unnecessary hardship to the property owner, on property located 8511 South Maybelle Avenue.

09/02/20 1:00 PM
5000 Feet

Subject Tract z-7506

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

Aerial Photo Date: February 2018
SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD

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

Z-7506
18-12-14
Growth and Stability

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<th>Area of Growth</th>
<th>Area of Stability</th>
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SUBJECT TRACT

Z-7506
18-12-14
November 4, 2019

Gene Phillips, PE
Principal
Wallace Engineering
123 N. Martin Luther King Jr. Blvd.
Tulsa, OK 74103

Subject: Traffic Projections Report
Proposed Residential Development
8200 S. Maybelle Avenue
Tulsa, Oklahoma

The following Table summarizes the traffic projections for a proposed single-family residential subdivision located on the east side of the 8200 block of S. Maybelle Avenue in Tulsa. The development is proposed to contain 150 single-family lots.

TABLE 1
Projected Site Generated Traffic Volumes

<table>
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<tr>
<th>Building Type</th>
<th>Trip Rate*</th>
<th>FIT (P/hr)</th>
<th>Approximate Number of Vehicles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Detached Housing</td>
<td>210</td>
<td>350</td>
<td>1,416</td>
</tr>
</tbody>
</table>

The yellow highlighted value is 1,416 trips per 24 hours on a weekday. This means 708 vehicles leave and 708 vehicles arrive each weekday. The green highlighted values are the entering vehicles in the a.m. peak hour between 7:00 and 9:00 and the p.m. peak hour between 4:00 and 6:00 on a weekday. The red highlighted values are the exiting vehicles in the a.m. peak hour between 7:00 and 9:00 and the p.m. peak hour between 4:00 and 6:00 on a weekday. **This represents full build-out of the subdivision and the total projected traffic for the development.**

These projections were based on the latest edition (10th edition) of the *Trip Generation Manual* published by the Institute of Transportation Engineers which is the nationally recognized source for trip generation rates for many different types of land uses.
The obvious access issue regarding this tract of land is all the traffic from this new development must enter and exit via 81st Street and the congestion at 81st Street and US-75 and at 81st Street and Olympia Avenue is well known. The City and ODOT have plans to make major improvements to the interchange at US-75, but the specific schedule is unknown to TEC. There are no announced plans by the City to widen 81st Street east of Olympia Avenue to our knowledge.

One very helpful factor for the proposed neighborhood is the available route through the shopping center to access the traffic signal at Olympia Avenue when making left turns to go west during busy traffic periods. Traffic from the neighborhood intending to travel east on 81st Street would most likely stay on Maybelle Avenue to 81st Street and make a right turn. There are separate left turn and right turn lanes on Maybelle approaching 81st Street. Given the intensity of traffic on 81st Street being generated by the Tulsa Hills Shopping Center, it is our opinion the traffic that would be added by the proposed residential development would not be a significant factor and would not be likely to trigger a requirement for off-site improvements.

Maybelle Avenue has been improved to City standards for ¾ mile south of 81st Street where it dead ends. The last ¾ mile to 91st Street has not been constructed. We understand that Jenks Public Schools has provided right-of-way for this last segment of Maybelle but has no plans to construct the street. Recent traffic studies for Jenks Public Schools and Tulsa County have shown that a traffic signal will be required on 91st Street when Maybelle is extended to 91st Street. The likely worst case scenario for the proposed residential development would be if it was required to construct the last ¾ mile of Maybelle and install a traffic signal on 91st Street.

If you have any questions about these projections or the process used to develop them, please call me in the Tulsa office. Thank you again for using TEC for your traffic engineering services.

Sincerely,

Jon Eshelman, PE, PTOE
Tulsa Manager
A resounding NO to duplex's and triplex's in Hyde Park! Please see Jeanie Cue. This is an obvious NO. I live in Hyde Park at:

Mark Savage
901 W. 84th Pl.
Tulsa, OK 74132

918-633-6099
**Case Report Prepared by:** Dwayne Wilkerson

**Owner and Applicant Information:**
- **Applicant:** Sally Moseby
- **Property Owner:** BOYDELL APARTMENTS LLC

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

**Applicant Proposal:**
- **Present Use:** Apartment
- **Proposed Use:** Apartment

**Concept summary:** The existing property contains a multi-story apartment building, but the site is zoned RS-4 and RS-5. The request is necessary for remodeling the building and adding parking.

**Tract Size:** 0.26 ± acres

**Location:** North of the Northeast corner of West Latimer Street & North Main Street

**Zoning:**
- **Existing Zoning:** RS-5/RS-4
- **Proposed Zoning:** RM-3

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

**Staff Data:**
- **TRS:** 0235
- **CZM:** 28

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

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

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

**REVISED 8/13/2020**
DEVELOPMENT CONCEPT: The existing property was developed approximately 100 years ago and includes a single three-story building with 12 apartments. A building permit has been received and renovation is currently in progress. The original development did not include any parking except street parking. The two lots in consideration are now combined and the intention is to develop both tracts into a single infill development tract.

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:

Case Z-7566 requesting RM-3 zoning is consistent with the current and expected development pattern in the area and,

RM-3 zoning will provide guidance for redevelopment of the existing multifamily property and anticipated parking. Establishing appropriate zoning along with its supplemental regulations helping stabilize this area north of Emerson Elementary and,

RM-3 uses and building types are consistent with the Existing Neighborhood land use designation in the Tulsa Comprehensive Plan and,

Uses and building types and supplemental regulations defined in the RM-3 zoning district are consistent with the Unity Heritage Neighborhoods Plan therefore,

Staff recommends Approval of Z-7566 to rezone property from RS-5 and RS-4 to RM-3.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The rezoning request is consistent with the Existing Neighborhood designation in the Tulsa Comprehensive Plan and the rezoning request is consistent with the anticipated redevelopment of the area identified in the Unity Heritage Neighborhoods Plan.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

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

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

Transportation Vision:

Major Street and Highway Plan: None that affect the site.

Trail System Master Plan Considerations: None that affect the site

Sector Plan:
Unity Heritage Neighborhoods Plan:
The neighborhood plan was adopted in November 2016 and included seven goals in the implementation action matrix that are important to this redevelopment opportunity. Emerson school redevelopment was not specifically identified as a growth opportunity area however redevelopment of this school site along with Tulsa Development Authority collaboration has provided an opportunity to help transform and revitalize neighborhoods most impacted by vacancy or poor maintenance as identified in goal 3. This specific property and the requested rezoning help achieve that goal.

Special District Considerations: This property is included in the Healthy Neighborhood Overlay and only regulates the proliferation of small box discount stores. That overlay does not affect redevelopment of this site for multifamily purposes.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing 3 story apartment is being renovated but does not have adequate parking. The alley has recently been repaved by the City of Tulsa and access to the parking can be provide from Main and the Alley. The site has been used for parking but not paved except along the east side of the site.

Street view from northwest looking southeast.
Environmental Considerations: None that affect site redevelopment

Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Main Street</td>
<td>Residential Collector</td>
<td>60 feet</td>
<td>2 lanes with on street parking.</td>
</tr>
</tbody>
</table>

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-5</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Detached Single Family Home</td>
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<tr>
<td>East</td>
<td>RS-5</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Detached Single Family Home</td>
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<td>South</td>
<td>RS-4</td>
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<td>Detached Single Family Home</td>
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<td>West</td>
<td>RS-4</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Detached Single Family Home</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History
ZONING ORDINANCE: Ordinance number 17817 dated November 12, 1992 and Ordinance number 23854 dated February 10, 2018 established the current zoning for the subject property.

Subject Property:

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

Z-7426 January 2018 (Rel. to Z-7427 & PUD-786-A): All concurred in approval of a request for rezoning a 2.05+ acre tract of land from RM-3/CS to RS-5 for residential, on property located north west corner of East Latimer Street & North Boston Avenue. This case includes part of the subject property and a portion of the surrounding area. (Ordinance No. 23854)

PUD-786-A Abandonment January 2018 (Rel. Z-7426 & Z-7427): All concurred in approval of a proposed Major Amendment to Abandon PUD-786 on a 2.61+ acre tract of land for on property located north west corner of East Latimer Street and North Boston Avenue.

PUD-786 October 2011: All concurred in approval of a proposed Planned Unit Development on a 2.63+ acre tract of land for a mixed-use senior living center, on property located north and east of East Latimer Street and North Main Street.

Z-6373 November 1992: All concurred in approval of a request for rezoning a 195+ acre tract of land from RM-1 to RS-4 for single-family residential homes, on property located east of Osage Expressway between Fairview Street and Pine, to North Cincinnati Avenue. This includes the subject property and most of the surrounding area. (Ordinance No. 17817)

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

Surrounding Property:

Z-7528 February 2020: All concurred in approval of a request for rezoning a .13+ acre tract of land from RS-4 to RS-5 for duplexes, on property located east of the southeast corner of East Latimer Place and North Boston Avenue.

BOA-22745 October 2019: The Board of Adjustment approved a Special Exception to allow a duplex in an RS-5 District, a Variance of the required number of parking spaces, subject to conceptual plan 3.6, not intended to require the drive to the rear, finding the hardship to be the narrowness of the lot and the undue burden of providing extra parking for such a small domicile, on property located at 1012 North Main Street.

Z-7480 July 2019: All concurred in approval of a request for rezoning a .15+ acre tract of land from RS-4 to RS-5 for a duplex, on property located northwest corner of West King Street and North Main Street.
Establishment on account

BOA-22295 July 2017: The Board of Adjustment approved a Special Exception to permit a school and accessory uses in the R District, on property located at between East Independence Avenue North and East Latimer Street North and between North MLK, Jr. Boulevard West and North Main Street.

BOA-16585 February 1994: The Board of Adjustment approved a Variance to permit a family daycare home within 300' of another family daycare home, finding that the applicant picks up and delivers children and will not be detrimental to the neighborhood, on property located at 1136 North Boston Place.

BOA-08851 December 1975: The Board of Adjustment approved an Exception to use property for public school use and a Minor Variance to build across lot lines, per plot plan, in an RM-1 and CS District, on property located at 103 East King Street.

BOA-08610 June 1975: The Board of Adjustment approved an Exception to use property for church use and a Variance of the minimum lot area of one acre and the 100' lot width for a period of two years at which time the Board will reassess the parking arrangement in an RM-1 District, on property located at 1109 North Main Street.

BOA-06296 May 1969: The Board of Adjustment approved an Exception to use property for public school use in a U-2-A district, on property located at 143 East King Street.

BOA-05659 December 1967: The Board of Adjustment approved an Exception to permit a school use in a U-2A District, on property located 135 East King Street.

BOA-04220 October 1963: The Board of Adjustment approved request for permission to operate a home beauty shop in a U-2-A district, on property located at Lot 7, Block 2, Pouder-Pomeroy Second Addition.

BOA-04214 October 1963: The Board of Adjustment approved request for permission to operate a home beauty shop in a U-2-A district, on property located Lot 3, Block 17, Burgess Hill Addition.

BOA-01614 July 1943: The Board of Adjustment approved a request for permission to establish an office, sales room, and warehouse, for the purpose of storing, selling, repairing and servicing of machinery used in connection with the coating and wrapping of pipelines, and the sale of pipeline equipment in general, on property located at .

BOA-00188 November 1925: The Board of Adjustment approved an appeal of the permit inspector’s decision to refuse a building permit for an addition to an existing clothes cleaning and pressing establishment on account of being non-conforming to a U-2 district, on property located Lot 2, Block 5 Owen Addition.

8/19/2020 1:00 PM
Subject Tract

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

Aerial Photo Date: February 2018
SUBJECT TRACT

Growth and Stability

- Area of Growth
- Area of Stability

Z-7566
20-12 35
Case Report Prepared by: Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Nathalie Cornett
Property Owner: CITY OF TULSA

Hearing Date: August 19th, 2020

Case Number: Z-7567 ODP

Applicant Proposal:
Present Use: AG

Proposed Use: IH with an optional development plan.

Concept summary: The site was annexed into the City Limits of Tulsa with AG designation and has never been changed. The site appears to be used as a light industrial area.

Tract Size: 1 + acres

Location: This site is in Wagoner County but in the City Limits of Tulsa and located North and East of the Northeast corner of East 11th Street South & South 193rd East Avenue on 6th street.

Zoning:

Existing Zoning: AG

Proposed Zoning: IH with an optional development plan.

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9413
CZM: 40

City Council District: 6
Councilor Name: Connie Dodson

Wagoner County Commission District: 1
Commissioner Name: James Hanning
SECTION I: Z-7567

DEVELOPMENT CONCEPT: Establish zoning for the site after the 2011 annexation.

In connection with the rezoning to the Industrial-Heavy District (IH District), the Applicant respectfully requests that pursuant to Section 70.040-B.2 of the Tulsa Zoning Code, the development of the Property be approved with the additional development limitations as follows:

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:

DETAILED STAFF RECOMMENDATION:

The subject tract and surrounding properties are located within an Employment Land Use designation in the City of Tulsa Comprehensive plan. The site was annexed into the city with AG zoning and is not part of a small area plan that might provide additional guidance and,

The request for IH zoning along with normal supplemental regulations and limited uses identified in the optional development plan is consistent with the anticipated land use and and,

Uses allowed in the proposed IH zoning district along with normal supplemental regulations and limited uses identified in the optional development plan is compatible with the surrounding proximate properties and,

The optional development plan outlined in section II below is consistent with the provisions of the Tulsa Zoning Code therefore,

Staff recommends Approval of Z-7567 to rezone property from AG to IH with the optional development plan as defined in section II.

SECTION II OPTIONAL DEVELOPMENT PLAN

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

PERMITTED USE CATEGORY
* indicates specific uses that are only allowed through the special exception process

A) RESIDENTIAL (see allowed residential building types below)
   Household Living
      Single household
   Group Living
      *Homeless center
      *Re-entry facility
*Residential treatment center
*Shelter, emergency and protective
*Transitional living center

B) PUBLIC, CIVIC, AND INSTITUTIONAL
*Cemetery
*College or University
*Day Care *Detention and Correctional Facility
*Fraternal Organization
*Governmental Service or Similar Functions
*Hospital
*Library or Cultural Exhibit
Natural Resource Preservation
*Parks and Recreation
*Postal Services
*Religious Assembly
Safety Service
*School Utilities and Public Service Facility (minor)
*Utilities and Public Service Facility (major)
Wireless Communication Facility (includes all specific uses)

C) COMMERCIAL
Animal Service
  - Boarding or shelter
  - Grooming
  - Veterinary
Assembly and entertainment
  *Indoor gun club
  *Other indoor
    *(small; up to 250-person capacity)
  *Outdoor gun club
  *Other outdoor
Broadcast or Recording Studio
Commercial Service (includes all permitted specific uses)
Financial Services (includes all permitted specific uses)
Funeral or Mortuary Service
Lodging
  *Bed & breakfast
  Short-term rental
  Campgrounds and RV parks
*Hotel/motel
Office (includes all permitted specific uses)
Parking, Non-accessory
Restaurants and Bars
  - Restaurant
  *Bar
  *Brewpub
Retail Sales (includes all permitted specific uses)
Self-service Storage Facility
*Sexually Oriented Business Establishment
Studio, Artist, or Instructional Service
Trade School Vehicle Sales and Service (includes all permitted specific uses)
D) WHOLESALE, DISTRIBUTION AND STORAGE
   Equipment & Materials Storage, Outdoor
   Trucking and Transportation Terminal
   Warehouse Wholesale Sales and Distribution

E) INDUSTRIAL
   Low-impact Manufacturing & Industry
   Moderate-impact Manufacturing & Industry
   High-impact Manufacturing & Industry, but only for a High-Impact Medical Marijuana
   Processing Facility

F) RECYCLING
   *Construction or Demolition Debris
   Consumer Material Drop-off Station
   Consumer Material Processing

G) AGRICULTURAL
   Animal Husbandry
   Community Garden Farm, Market- or Community-supported
   Horticulture Nursery

H) OTHER
   Drive-in or Drive-through Facility (as a component of an allowed principal use)
   Off-Premise Outdoor Advertising Sign
   *Oil or Gas Well

PERMITTED RESIDENTIAL BUILDING TYPES
   Household Living
   Single household
   *Manufactured housing unit

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Industrial zoning categories are generally consistent with employment land use designation. The Tulsa Comprehensive plan does not provide clear guidance for locating heavy industrial uses. This small tract with the provisions of the optional development plan is consistent with the employment land use designation.

Land Use Vision:

Land Use Plan map designation: Employment

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

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

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

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

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

**Transportation Vision:**

**Major Street and Highway Plan:** None

**Trail System Master Plan Considerations:** None

**Small Area Plan:** None

**Special District Considerations:** None except that property was annexed in 2001 as AG zoned property and has never been rezoned.

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:** The site has access from an undeveloped road right of way. Aerial photos illustrate a single-story commercial / industrial building with unimproved parking areas. The redevelopment of this site and rezoning will require the site to meet current zoning and development standards.

**Staff Summary:** The existing building and site is surrounded by undeveloped or industrial uses and is not visible from the street.

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

**Streets:**

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Un-named stub street with right of way connection to the cul-de-sac on East 6th Street</td>
<td>None</td>
<td>50 feet</td>
<td>2 no curb and gutter or improved drainage system.</td>
</tr>
</tbody>
</table>
Utilities:

The subject tract has municipal water service. Municipal sanitary sewer service is not available. The existing

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>AG</td>
<td>Employment</td>
<td>Growth</td>
<td>Contractor supply pipe yard and outdoor storage</td>
</tr>
<tr>
<td>East</td>
<td>AG</td>
<td>Employment</td>
<td>Growth</td>
<td>Unknown (single story metal building)</td>
</tr>
<tr>
<td>South</td>
<td>AG</td>
<td>New Neighborhoods</td>
<td>Growth</td>
<td>Undeveloped agriculture land</td>
</tr>
<tr>
<td>West</td>
<td>AG</td>
<td>Employment</td>
<td>Growth</td>
<td></td>
</tr>
</tbody>
</table>

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 20244 dated November 20, 2001 established zoning for the subject property.

No records could be found for the subject property or properties within 300 ft of the subject property other than the ordinance above which annexed this property (as well as many others into the City of Tulsa's corporate limits from Wagoner County)

Wagoner County was subsequently contacted to see if they had any records for this property prior to its annexation into the City of Tulsa or if they could point staff in the direction of who to else to contact, but staff never received a response.

The applicant has not provided additional relevant zoning history.

It should be noted all properties included in this ordinance were zoned AG prior to their annexation into the City of Tulsa's corporate limits and remained AG upon their annexation.

8/12/2020 1:00 PM
Z-7567
with Optional Development Plan

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 2018
Z-7567
with Optional Development Plan

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

Aerial Photo Date: February 2018
Growth and Stability

Area of Growth
Area of Stability

SUBJECT TRACT

Z-7567
with Optional Development Plan

19-15 06