The meeting will be held in the Tulsa City Council Chamber. 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 via GoToMeeting by joining from a computer, tablet or smartphone using the following link:

https://www.gotomeet.me/CityOfTulsa3/tmapc-gotomeeting-in-council-chambers-december-2nd

Members of the public can also dial in using their phone by dialing:

United States: +1 (786) 535-3211

Participants must then enter the following Access Code: 249-835-357

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

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

1. Minutes of November 18, 2020 Meeting No. 2830

CONSENT AGENDA

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.
2. **M&M Properties** (CD 3) Change of Access, Location: Northwest corner of East Admiral Place and North 129th East Avenue

PUBLIC HEARINGS

3. **Maybelle Villas** (CD 2) Preliminary Plat, Location: South of the southeast corner of West 81st Street South and South Maybelle Avenue (Staff requests a continuance to December 16, 2020)

4. **181 Harvard** (County) Minor Subdivision Plat, Location: Northeast corner of East 181st Street South and South Harvard Avenue

5. **Glory Meadows Estates** (County) Preliminary Plat and Modification to Subdivision and Development Regulations, Location: East of the northeast corner of East 171st Street South and South Elwood Avenue

6. **CPA-91 Ricky Powell** (CD 4) Location: North of the Northwest corner of East 15th Street South and South Evanston Avenue (Related to Z-7576)

7. **Z-7576 Ricky Powell** (CD 4) Location: North of the Northwest corner of East 15th Street South and South Evanston Avenue requesting rezoning from **RS-3 to OL** (Continued from October 21, 2020) (Related to CPA-91)

8. **Z-7584 Tulsa City Council** (CD 1) Location: Southeast corner of East 36th Street North and North Peoria Avenue requesting rezoning from **AG to MX1-U-U**

9. **Z-7585 Robert Parker** (CD 4) Location: Southeast corner of East 2nd Street South and South Quincy Avenue requesting rezoning from **IL to CH**

10. **Z-7586 Albanidia Perez** (CD 3) Location: South of the southwest corner of East Independence Street and North Mingo Road requesting rezoning from **RS-3 to CG**

11. **CZ-508 Ashley Hacker** (County) Location: West of the northwest corner of West Long Street and South Broad Street requesting rezoning from **RS to CG**

OTHER BUSINESS

12. 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 tulsaplaning.org email address: esubmit@incog.org

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

Nathan Foster

### Owner and Applicant Information:

**Applicant:** Richard Kosman  
**Owner:** Duff Real Estate, LLC

### Applicant Proposal:

**Change of Access**

**Location:** Northwest corner of East Admiral Place and North 129th East Avenue  
**Summary:** Shifting access to the south on South 129th East Avenue

### Zoning:

CG

### Staff Recommendation:

Staff recommends approval of the change of access

### City Council District: 3  
**Councilor Name:** Crista Patrick  
**County Commission District:** 1  
**Commissioner Name:** Stan Sallee

### EXHIBITS:

Change of Access Exhibits
CHANGE OF AND CONSENT TO
AREAS OF ACCESS AS SHOWN ON RECORDED PLAT

WHEREAS, Duff Real Estate, LLC are the owners of Lot 2, Block 1, M&M Properties in the city and/or county of Tulsa, Oklahoma, according to the recorded plat thereof; and

WHEREAS, said owners desire to change the access points from N. 129th E. Ave. to the above described property and,

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

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

NOW THEREFORE, the undersigned owners of the above named property in the City (and/or) County of Tulsa, Oklahoma according to the recorded plat thereof, does hereby change the access point(s) from its (their) present location as shown on the above named plat as recorded in the office of the County Clerk of Tulsa County, Oklahoma, as plat number 5922 to the location(s) as shown on the attached Exhibit A, which is incorporated herein by reference and made a part hereof for all purposes.

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

IN WITNESS WHEREOF, the parties have hereunto set their hands and affixed their seals this 9th day of November, 2020.

Duff Real Estate, LLC
Owner

APPROVED:

City/County Engineer

TMAPC
STATE OF __________) ) SS
COUNTY OF __________) )

INDIVIDUAL ACKNOWLEDGEMENT

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

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

My Commission Expires: ____________________________

__________________________
Notary Public

STATE OF Mississippi) ) SS
COUNTY OF Marion) )

CORPORATE ACKNOWLEDGEMENT

Before me, the undersigned, a Notary Public in and for said County and State, on this 9TH day of November, 2020, personally appeared Perry Phillips of Duff Real Estate, LLC, to me known to be the identical person(s) who subscribed the name of the maker thereof to the foregoing instrument as its Authorized Representative and acknowledged to me that he ______ executed the same as his free and voluntary act and deed of such corporation, for the purposes therein set forth.

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

My Commission Expires: ____________________________

__________________________
Notary Public

Change Of And Consent To Areas As Shown On Recorded Plat
EXHIBIT 'A'
CHANGE OF ACCESS

CHANGE OF ACCESS EXHIBIT
FOR
LOTS 1 & 2 IN BLOCK 1
OF
M&M PROPERTIES
A SUBDIVISION OF PART OF GOVERNMENT LOT 1,
SECTION FIVE (5), TOWNSHIP NINETEEN (19)
NORTH, RANGE FOURTEEN (14) EAST, TULSA
COUNTY, STATE OF OKLAHOMA

HARDEN & ASSOCIATES
SURVEYING AND MAPPING, PC

5807 South Garnett Road, Suite K,
Tulsa, Oklahoma 74146

Certificate of Authorization No. 4656
Expires June 30, 2021

(918) 234-4859 Office
(918) 893-5552 Fax
July 9, 2020

To Whom it may Concern

Re: 12815 E. Admiral Pl, Tulsa, OK 74116

Dear Sir/Madam:

I am the attorney/authorized representative for Duff Real Estate, LLC, a Mississippi limited liability company, who owns the above referenced property. Thomas M. Duff or James E. Duff, as Manager, or myself, as Authorized Representative, can execute any necessary easements regarding the above referenced property. I have enclosed a copy of a Continuing Resolution of the company for your reference.

I appreciate your attention to this matter. If you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,

Duff Real Estate, LLC

[Signature]

Perry Phillips
Attorney/Authorized Representative
UNANIMOUS CONSENT OF MANAGERS

The undersigned, being all of the managers of DUFF REAL ESTATE, LLC, a Mississippi limited liability company (the "Company") hereby consent to the following:

WHEREAS, the Company is the managing member of Duff Real Estate, LLC, a Mississippi limited liability company; and

WHEREAS, Duff Real Estate, LLC is the owner of certain real property; and

WHEREAS, any of THOMAS M. DUFF as Manager or JAMES E. DUFF as Manager or PERRY W. PHILLIPS as Authorized Representative are singularly hereby authorized to carry out and conduct any business of DUFF REAL ESTATE, LLC, in regard to the purchase and/or sale of any and all real property that the Company may, from time to time consummate; and

WHEREAS, that any of said THOMAS M. DUFF or JAMES E. DUFF or PERRY W. PHILLIPS is singularly authorized to execute any and all documents regarding the purchase and/or sale stated hereinabove, including but not limited to, Settlement Statements, Title Insurance Affidavits, bank documents, deeds of conveyance and any other documents required to consummate the purchase and/or sale of real property stated hereinabove by the Company.

NOW, THEREFORE, BE IT RESOLVED, that any of THOMAS M. DUFF as Manager or JAMES E. DUFF as Manager or PERRY W. PHILLIPS as Authorized Representative, singularly may enter into such transactions and on such terms and provisions as they deem acceptable and that they may execute and deliver any and all documents regarding the purchase and/or sale stated hereinabove, including but not limited to, Settlement Statements, Title Insurance Affidavits, bank documents, deeds of conveyance and any other documents required to consummate the purchase and/or sale of real property (no matter where it is located) stated hereinabove by Duff Real Estate, LLC, a Mississippi limited liability company.

The undersigned Managers of DUFF REAL ESTATE, LLC, a Mississippi limited liability company, hereby certify that the following is a true and correct certified copy of a resolution duly adopted at a properly convened meeting of the managers of said company on June 30, 2014, and the same is spread on the face of the minutes thereof.

THOMAS M. DUFF, MANAGER

JAMES E. DUFF, MANAGER
Kim,

Staff is requesting a continuance on the Maybelle Villas preliminary plat to December 16, 2020. Additional meetings with the applicant and representatives of the City of Tulsa are necessary prior to moving forward with the preliminary plat approval.

Thanks,

Nathan Foster
Senior Planner
Tulsa Planning Office
918.579.9481
noster@incog.org
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Select Design, Ryan McCarty</td>
</tr>
<tr>
<td></td>
<td>Owner: Spartan Construction Inc.</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th><strong>Location Map:</strong> (shown with County Commission Districts)</th>
<th><strong>Applicant Proposal:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minor Subdivision Plat</td>
</tr>
<tr>
<td></td>
<td>3 lots, 1 block, 10.01 acres</td>
</tr>
<tr>
<td></td>
<td>Location: Northeast corner of East 181st Street South and South Harvard Avenue</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Zoning:</strong> AG (Agriculture)</th>
<th><strong>Staff Recommendation:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Staff recommends approval of the minor subdivision plat</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>County Commission District:</strong> 3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Commissioner Name:</strong> Ron Peters</td>
</tr>
</tbody>
</table>

**EXHIBITS:** Site Map, Aerial, Plat Submittal
MINOR SUBDIVISION PLAT

181 Harvard - (County)
Northeast corner of East 181st Street South and South Harvard Avenue

This plat consists of 3 lots, 1 block on 10.01 ± acres.

The Technical Advisory Committee (TAC) met on November 19, 2020 and provided the following comments:

1. **Zoning:** Proposed lots conform to the requirements of the AG district.

2. **Addressing:** Addresses provided by INCOG must be shown on face of the plat.

3. **Transportation & Traffic:** Approved as submitted.

4. **Sewer/Water:** On-site sewage disposal. Water service to be provided by Okmulgee County Rural Water District #6.

5. **Stormwater, Drainage, & Floodplain:** Approved as submitted.

6. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: Final release letters required prior to execution of final plat.

Staff recommends **APPROVAL** of the minor subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.
PRIVATE SUBDIVISION

181 Harvard

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-THREE (33), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Owner / Developer

Survivor

ENGINEER

Surveyor

Engineer

Legend

Minimum Pipe Slope = 0.75%

Driveway Summary Table

Subdivision Statistics

Basis of Bearings

Monumentation

Benchmark

Floodplain Data
SECTION I. UTILITY EASEMENTS AND RIGHTS OF WAY

The undersigned, [Name], for the purpose of [reason], do hereby grant, dedicate, and convey unto the [recipient], a perpetual and irrevocable easement for the purpose of [specific purpose], over the [description of land] located in the [description of property].

This easement shall be for the sole use and benefit of the [recipient], and shall be subject to all covenants and restrictions which may be recorded in the public records relating to the [description of property].

The grantee hereby agrees to maintain, preserve, and protect the easement in a good and usable condition, and to use it only for the purpose for which it is granted.

This grant shall be effectual as of [date].

By: [Signature]

[Name]

[Title]

[Address]

[Phone]

[Email]

[Date]

[Notary Public Signature]

[Notary Public Name]

[Notary Public Title]

[Notary Public Address]
**Case:** Glory Meadows Estates  
**Hearing Date:** December 2, 2020

<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: JR Donelson</td>
</tr>
<tr>
<td></td>
<td>Owner: Sharon Samuels</td>
</tr>
</tbody>
</table>

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

![Location Map](image)

**Applicant Proposal:**  
Preliminary Plat & Modification to Subdivision and Development Regulations  
4 lots, 1 block, 23.92 acres  
**Location:** East of the northeast corner of East 171st Street South and South Elwood Avenue

**Zoning:** AG (Agriculture)

**Staff Recommendation:**  
Staff recommends denial of the modification requests and approval of the preliminary plat with conditions

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

**EXHIBITS:** Site Map, Aerial, Plat Submittal
PRELIMINARY SUBDIVISION PLAT

Glory Meadows Estates - (County)
East of the northeast corner of East 171st Street South and South Elwood Avenue

This plat consists of 4 lots, 1 block on 23.9± acres.

The Technical Advisory Committee (TAC) met on November 19, 2020 and provided the following comments:

1. **Zoning:** Final lots must conform to the requirements of the AG district in the Tulsa County Zoning Code.

2. **Addressing:** Addresses provided by INCOG must be shown on face of the plat.

3. **Transportation & Traffic:** South 4th East Avenue currently stubs into the north property line of the subject tract. Provide a public street alignment that connects to the provided stub and continues south to East 171st Street South in order to provide efficient movement of traffic and avoid isolation of the intended street connection.

4. **Sewer/Water:** On-site sewage disposal must be approved by Oklahoma Department of Environmental Quality. Add DEQ sign-off to deed of dedication. Water service to be provided by Okmulgee County Rural Water District #6.

5. **Stormwater, Drainage, & Floodplain:** Plans for drainage and any required improvements must be approved by the Tulsa County Engineer and comply with all Tulsa County drainage standards. No floodplain on site.

6. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: Final release letters required prior to final plat approval. Oil & Gas Records by the Oklahoma Corporation Commission required to be submitted prior to final plat approval.

**Modification to Subdivision & Development Regulations:**

The applicant has requested a modification of the Subdivision & Development Regulations to permit two separate flag lots, Lot 2 and Lot 4. Staff reviewed the request for modification and found that it does not satisfy the approval criteria defined in the Subdivision & Development Regulations. Additionally, if previously stated conditions are met and a street connection is provided from South 4th East Avenue to East 171st St South, the flag lot configurations would not be needed and each lot would be served off of the extension of South 4th East Avenue.

Staff recommends denial of the modification request.

Staff recommends APPROVAL of the preliminary subdivision plat subject to the conditions above provided by TAC and the requirements of the Subdivisions Regulations. A final release letter will also be required from Tulsa County prior to final plat approval.
Note: Graphic overlays may not precisely align with physical features on the ground. Aerial Photo Date: 2020
<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Jani Wertin</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Owner and Applicant Information:</strong></td>
<td></td>
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<tr>
<td>Applicant: Ricky Powell</td>
<td></td>
</tr>
<tr>
<td>Property Owner: Peace of Mind Investments</td>
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<tr>
<td><strong>Location Map:</strong></td>
<td>(shown with City Council Districts)</td>
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<td></td>
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<tr>
<td><strong>Applicant Proposal:</strong></td>
<td></td>
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<tr>
<td>Land Use Map change from <em>Existing Neighborhood</em> to <em>Main Street</em></td>
<td></td>
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<tr>
<td>Tract Size: 0.16 + acres</td>
<td></td>
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<tr>
<td>Location: North of Northwest corner of East 15th Street South &amp; South Evanston Avenue</td>
<td></td>
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<tr>
<td><strong>Comprehensive Plan:</strong></td>
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<tr>
<td><strong>Land Use Map</strong></td>
<td></td>
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<tr>
<td>Existing: <em>Existing Neighborhood</em></td>
<td></td>
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<tr>
<td>Proposed: <em>Main Street</em></td>
<td></td>
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<tr>
<td><strong>Stability and Growth Map</strong></td>
<td></td>
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<tr>
<td>Existing: <em>Area of Growth</em></td>
<td></td>
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<tr>
<td><strong>Zoning</strong></td>
<td></td>
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<tr>
<td>Existing Zoning: RS-3</td>
<td></td>
</tr>
<tr>
<td>Proposed Zoning: OL</td>
<td></td>
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<tr>
<td><strong>Staff Recommendation:</strong></td>
<td></td>
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<tr>
<td>Staff recommends approval of the proposed <em>Main Street</em> land use designation.</td>
<td></td>
</tr>
<tr>
<td><strong>City Council District:</strong> 4</td>
<td></td>
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<tr>
<td>Councilor Name: Kara Joy McKee</td>
<td></td>
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<tr>
<td><strong>County Commission District:</strong> 2</td>
<td></td>
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<tr>
<td>Commissioner Name: Karen Keith</td>
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Property Information and Land use Request

The applicant has submitted the following Comprehensive Plan amendment request to amend the land use designation of the 0.16 ± acre subject property from Existing Neighborhood to Main Street. This request is accompanied by a concurrent re-zoning request (Z-7576), which proposes a zoning change from RS-3 to OL for a vertical mixed-use building.

Background

The parcel involved in this Comprehensive Plan amendment request is located east of Downtown, north of the northeast corner of East 15th Street South and South Evanston Avenue, and abuts residential to the north and west, an autobody paint shop to the east, and parking to the south. While the property directly abutting the subject property to the south is zoned RS-3, only one of the properties between the subject property and East 15th Street South is currently being utilized for residential purposes and it is zoned OL. All properties in this strip carry an Area of Growth designation. According to the applicant, the subject property has been utilized since the 1920s as a vertical mixed-use building with a wiring repair service and living quarters sharing the building, which can be seen in the pictures provided.

As there are no other plans that cover this area that offer land use recommendations, the 2010 Tulsa Comprehensive Plan solely provides guidance regarding land use for this area.

Existing Land Use and Growth Designations

An Existing Neighborhood land use designation was assigned to the area subject to the amendment request at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

"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."
When the Tulsa Comprehensive Plan was developed and adopted in 2010, the subject tract was designated as an 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.”

Proposed Land Use Designation (Tulsa Comprehensive Plan)

The applicant is proposing the Main Street land use designation for the subject property:

“Main Streets are Tulsa’s classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.”

### Zoning and Surrounding Uses

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Growth</td>
<td>Residential</td>
</tr>
<tr>
<td>East</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Growth</td>
<td>Auto paint shop</td>
</tr>
<tr>
<td>South</td>
<td>RS-3</td>
<td>Main Street</td>
<td>Growth</td>
<td>Parking</td>
</tr>
<tr>
<td>West</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single-family Detached</td>
</tr>
</tbody>
</table>

### Applicant’s Justification

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

1. How conditions on the subject site have changed, as well as those on adjacent properties and immediate area;
2. How changes have impacted the subject site to warrant the proposed amendment; and;
3. How the proposed change will enhance the surrounding area and the City of Tulsa.

"It is my understanding conditions in the subject area are planned to receive road upgrades soon in the 15th street corridor which would facilitate office light zoning. There are currently no single-family zoned properties between the subject and 15th street that are being used as SFR's. The lot immediately to the south is zoned RS3 and is currently being used as a parking lot. The lots across Evanston are also RS3 and being used for parking. The only residential property between the subject and 15th street is a multifamily dwelling 2 lots to the south.

The current use of the surrounding property would be better suited as an office due to the surrounding properties not being used for residential purposes. The subject property has previously been used as a commercial building as shown in provided photos.

The proposed change will enhance the surrounding area and city due to renovations that will take place if office zoning is approved. The city will benefit with new office that meets the business needs of today and is not functionally obsolete. The new office building will have very light traffic and will be an open space on the ground floor with an apartment loft upstairs."

**Staff Summary & Recommendation**

The 0.16 + acre subject parcel is located east of Downtown, north of the northeast corner of East 15th Street South and South Evanston Avenue, and abuts residential to the north and west, an autobody paint shop to the east, and parking to the south. The applicant has requested both a Comprehensive Plan amendment and a concurrent re-zoning (Z-7576) to change the land use designation from *Existing Neighborhood* to *Main Street*, as well as change the zoning from RS-3 to OL in order to permit vertical mixed-use building.

According to the applicant, the subject property has been utilized since the 1920s as a vertical mixed-use building, which can be seen in the pictures provided by the applicant. The site’s history, the infrastructure improvements and the transitional location of this property, make the site well suited for a Main Street land use designation. The Area of Growth designation on the property indicates that it was envisioned this be redeveloped and an OL zoning district with a vertical mixed-use building is an appropriate transition between the commercial to the south and the neighborhood to the north.

Given the existing fabric and mix of uses in the area, staff recommends **approval** of the *Main Street* land use designation as requested by the applicant.
WRITTEN JUSTIFICATION

1. How conditions of the subject area and its surrounding properties have changed.

   It is my understanding conditions in the subject area are planned to receive road upgrades soon in the 15th street corridor which would facilitate office light zoning. There are currently no single family zoned properties between the subject and 15th street that are being used as SFR’s. The lot immediately to the south is zoned RS3 and is currently being used as a parking lot. The lots across Evanston are also RS3 and being used for parking. The only residential property between the subject and 15th street is a multifamily dwelling 2 lots to the south.

2. How those changes have impacted the subject area to warrant the proposed amendment.

   The current use of the surrounding property would be better suited as an office due to the surrounding properties not being used for residential purposes. The subject property has previously been used as a commercial building as shown in provided photos.

3. How the proposed change will enhance the surrounding area and the City of Tulsa.

   The proposed change will enhance the surrounding area and city due to renovations that will take place if office zoning is approved. The city will benefit with new office that meets the business needs of today and isn’t functionally obsolete. The new office building will have very light traffic and will be an open space in the ground floor with an apartment loft upstairs.

   [Signature]

   6-5
Applicants historical photos
SUBJECT TRACT
LAND USE PLAN
EXISTING NEIGHBORHOOD

Land Use Plan Categories

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

CPA-91
19-13 08
Growth and Stability

Area of Growth
Area of Stability

SUBJECT TRACT

CPA-91

19-13 08
Note: Graphic overlays may not precisely align with physical features on the ground.
Note: Graphic overlays may not precisely align with physical features on the ground.
**Case Report Prepared by:**
Dwayne Wilkerson

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<thead>
<tr>
<th><strong>Owner and Applicant Information:</strong></th>
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<tbody>
<tr>
<td><strong>Applicant:</strong> Ricky Powell</td>
</tr>
<tr>
<td><strong>Property Owner:</strong> Peace of Mind Investments</td>
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| **Location Map:**  |
| (shown with City Council Districts) |
| ![](image) |

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<thead>
<tr>
<th><strong>Applicant Proposal:</strong></th>
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<tr>
<td><strong>Present Use:</strong> Residential</td>
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<tr>
<td><strong>Proposed Use:</strong> Vertical Mixed-use in an existing building</td>
</tr>
<tr>
<td><strong>Concept summary:</strong> Rezoning request to support vertical mixed-use building</td>
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<tr>
<td><strong>Tract Size:</strong> 0.61 ± acres</td>
</tr>
<tr>
<td><strong>Location:</strong> North of Northwest corner of East 15th Street South &amp; South Evanston Avenue</td>
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<table>
<thead>
<tr>
<th><strong>Zoning:</strong></th>
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<tr>
<td><strong>Existing Zoning:</strong> RS-3</td>
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<tr>
<td><strong>Proposed Zoning:</strong> OL</td>
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<td><strong>Proposed Land Use Map:</strong> Main Street</td>
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<tr>
<td><strong>Stability and Growth Map:</strong> Area of Growth</td>
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<tr>
<th><strong>Staff Recommendation:</strong></th>
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<tr>
<td><strong>Staff recommends approval for OL zoning as requested by applicant but only with concurrent approval of land use map amendment.</strong></td>
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<th><strong>Staff Data:</strong></th>
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<td><strong>CZM:</strong> 37</td>
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<th><strong>City Council District:</strong> 4</th>
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<tr>
<td><strong>Councilor Name:</strong> Kara Joy McKee</td>
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<table>
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<tr>
<th><strong>County Commission District:</strong> 2</th>
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</thead>
<tbody>
<tr>
<td><strong>Commissioner Name:</strong> Karen Keith</td>
</tr>
</tbody>
</table>

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**Case Number:** Z-7576
(Related to CPA-91)

**Hearing Date:** December 2, 2020
(Continued from October 21, 2020)
SECTION I: Z-7576

DEVELOPMENT CONCEPT: The applicant has submitted a request to rezone from RS-3 to OL to allow a vertical mixed-use building with office downstairs and apartment upstairs. The applicant proposes to repurpose an existing building.

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:
  - Historical photographs

DETAILED STAFF RECOMMENDATION:

Z-7576 requesting OL zoning allows uses and building types that are not consistent with the Existing Neighborhood land use designation however the existing building has been part of the neighborhood edge for decades and repurposing the building as allowed in an OL district is consistent with the expected future development pattern in the area and the proposed Main Street land use designation that has been submitted by the applicant and,

The Area of Growth anticipates redevelopment opportunities however the uses and building types in an OL zoning district are not consistent with the anticipated development pattern in an Existing Neighborhood land use designation therefore,

Staff recommends approval of Z-7576 to rezone property from RS-3 to OL but only with concurrent approval of land use map amendment to Main Street.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary:* OL zoning can sometimes be a suitable transition edge between a commercial corridor and a residential neighborhood. In this instance the Comprehensive Plan recognizes this as an Area of Growth with anticipated redevelopment opportunities, but the Existing Neighborhood land use designation does not support the concept of light office zoning. The property abuts a Main Street land use designation and staff supports amending the land use map to expand the Main Street land use designation that supports the idea of OL zoning on this property.

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

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site includes a two-story building with gravel parking in the front. The access to the site appears to be shared with the abutting property owner to the north.
Environmental Considerations:

Streets:

<table>
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<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
<tbody>
<tr>
<td>South Evanston Street</td>
<td>None</td>
<td>50 feet</td>
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Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<tbody>
<tr>
<td>North</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Growth</td>
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<td>East</td>
<td>RS-3</td>
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<td>Growth</td>
<td>Auto paint shop</td>
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<td>South</td>
<td>RS-3</td>
<td>Main Street</td>
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<td>West</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single Family Detached</td>
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SECTION III: Relevant Zoning History

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

Subject Property:

BOA-21854 March 2015: The Board of Adjustment approved the request for a Variance of the allowed driveway coverage in the required front yard from 34% to 44% and a Variance to allow two (2) unconnected parking areas (Section 1301.C and Section 1303.D), subject to the conceptual plan on page 3.9, finding that the property has historically been used for commercial parking and the changes to be made are less impactful than would be as the property is...
historically a parking lot, on property located at 1428 South Evanston. This case includes the subject property and some surrounding properties.

**Surrounding Property:**

**BOA-22719 August 2019:** The Board of Adjustment denied the applicant's Verification of Spacing to permit a medical marijuana dispensary, due to the presence of another medical marijuana dispensary within 1,000 feet of the proposed dispensary, on property located at 1444 South College Avenue East.

**BOA-22628 May 2019:** The Board of Adjustment approved the applicant's Verification of Spacing to permit a medical marijuana dispensary, on property located 2811 East 15th Street South & 1442 South Delaware Place East.

**Z-7306 July 2015:** All concurred in approval of a request for rezoning a .16+ acre tract of land from RS-3 to OL for a medical office and parking, on property located north of the northwest corner of South Delaware Place and East 15th Street.

**Z-7293 June 2015:** All concurred in approval of a request for rezoning a .24+ acre tract of land from RS-3 to OL for a medical office and parking, on property located north of the northeast corner of South Delaware Avenue and East 15th Street.

**PUD-234 June 1980:** All concurred in approval of a proposed Planned Unit Development on a .85+ acre tract of land for an existing autobody and repair shop, as well as proposed expansion to this shop, on property located northeast corner of 15th Street and Evanston Avenue.

**BOA-06019 September 1968:** The Board of Adjustment approved a Variance of the permitted use provisions of U-3E Section 5 (n), to permit the operation of a sign shop, on property located 2834 East 15th Street.

**BOA-06016 September 1968:** The Board of Adjustment approved a Variance of the permitted use provisions of U-3E Section 5 (n), to permit a sign business, including the manufacture of signs as specified by the applicant, on property located at 2915 East 15th Street.

**BOA-02862 August 1956:** The Board of Adjustment granted a permission to extend a non-conforming use (being used for paint and body shop), on property located at Lots 27 & 28, Block 7, Rosemont Heights.
Note: Graphic overlays may not precisely align with physical features on the ground.

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

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

Z-7576
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7-10
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<th><strong>Tulsa Metropolitan Area Planning Commission</strong></th>
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<td><strong>Case Number:</strong> Z-7584</td>
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<td><strong>Hearing Date:</strong> December 2, 2020</td>
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| **Case Report Prepared by:** |
| Dwayne Wilkerson |

| **Owner and Applicant Information:** |
| Applicant: City Council c/o NP36 LLC |
| Property Owner: NP36 LLC-Josh Miller |

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

| **Applicant Proposal:** |
| **Present Use:** Vacant |
| **Proposed Use:** Mixed-use and Residential |

- **Concept summary:** Expand MX1-U-U east and south from original request. The mixed-use building is larger than originally anticipated.

- **Tract Size:** 2.11 ± acres

- **Location:** Southeast corner of East 36th Street North & North Peoria Avenue

| **Zoning:** |
| **Existing Zoning:** AG/MX1-U-U |
| **Proposed Zoning:** MX1-U-U |

| **Comprehensive Plan:** |
| **Land Use Map:** Park and Open Space/Town Center |
| **Stability and Growth Map:** Area of Growth/Area of Stability |

| **Staff Recommendation:** |
| **Staff recommends approval** |
| The zoning request is consistent with: |
| 1. Tulsa Comprehensive Plan |
| 2. 36th Street North small area plan |
| 3. Consistent with the land use recommendation of the Bus Rapid Transit System study |
| 4. Not conflicting with the Healthy Neighborhood Overlay. |

| **Staff Data:** |
| TRS: 0319 |
| CZM: 22, 29 |

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

| **County Commission District:** 1 |
| Commissioner Name: Stan Sallee |
SECTION I: Z-7584

DEVELOPMENT CONCEPT:

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: See site plan concept imbedded in staff report

DETAILED STAFF RECOMMENDATION:

Z-7584 requesting MX1-U-U, is consistent with the BRT land use recommendations in the area. The area of the zoning request is larger than was originally contemplated with those recommendations and;

MX1-U-U, is consistent Town Center Land Use Designation in the Tulsa Comprehensive Plan and the 36th Street North Small Area Plan,

The uses allowed in MX1-U are consistent with the goals of the Healthy Neighborhood Overlay and,

Uses and development standards defined by MX1-U-U, are consistent with the expected development pattern for the proximate properties therefore

Staff recommends Approval of Z-7584 to rezone property from AG and MX1-U-U to MX1-U-U.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: MX zoning is consistent with the Town Center and Area of Growth designations of the Tulsa Comprehensive Plan.

Land Use Vision:

_land Use Plan map designation: Town Center
Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

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

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

**Transportation Vision:**

**Major Street and Highway Plan:** None

**Trail System Master Plan Considerations:** The site is approximately ¼ mile from the Osage Trail which is classified as a Bikeway and Multi-use trail west of the site.

**Small Area Plan:** The subject property is at the core of the 36th Street North Small Area Plan which was originally adopted in 2013 and amended in September 2016.

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

The small area plan specifically identifies the property at or near Comanche Park that could be within walking distance of transportation to jobs and services throughout the metropolitan area. A community garden, northeast of the transit hub, would provide food and recreation opportunities locally.

The transit-oriented development aspirational building footprint illustration on the following page provided guidance for the anticipated redevelopment of the intersection of 36th Street North at North Peoria.

All of the MX zoning designations requested are precisely what the plan envisioned.

Transit oriented development aspirational building footprint on following page.
Special District Considerations: This site is part of the Voluntary MX rezoning program for Peoria Avenue Bus Rapid Transit that was reauthorized by City Council in December 2019. The program expires in December 2021. The subject property is also included in the Healthy Neighborhood Overlay area.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is vacant with some floodplain on the east edge. Part of the property has already been zoned MX-1-U-U but the proposed development is now larger than originally contemplated. The exhibit on the following page illustrates the "expansion area" from what was originally considered.

See site plan concept on following Page:
The dimensions of the original rezoning were approximately 300' X 300'. This request is for a larger, 420' x 420' district, which more concisely fits the dimensions of the design and recently platted parcel.

Environmental Considerations: None except the possible floodplain on the east side

Streets:

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<td>The BRT route</td>
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<tr>
<td>East 36th Street North</td>
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Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

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<th>Location</th>
<th>Existing Zoning</th>
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<td>Park and Open Space</td>
<td>Growth</td>
<td>Vacant flood plain area</td>
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<td>South</td>
<td>AG</td>
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</tr>
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<td>West</td>
<td>CS and IL</td>
<td>Town Center</td>
<td>Growth</td>
<td>Convenience Store and Fire station</td>
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SECTION III: Relevant Zoning History

History: Z-7584

ZONING ORDINANCE: Ordinance number 11809 dated June 26, 1970 and Ordinance number 24343 dated May 15, 2020 established the current zoning for the subject property.

Subject Property:

Z-7534 March 2020: All concurred in approval of a request for rezoning a 36.823+ acre tract of land from CS/RM-1/AG to MX1-U-U/MX2-V-65/MX2-U-U/MX3-V-45 for mixed use, on property located at the northeast corner and southeast corner of East 36th Street North and North Peoria Avenue. (Ordinance No. 24343)

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). This overlay includes the subject property, as well as the surrounding area.

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

Surrounding Property:

Z-7543 June 2020: All concurred in approval of a request for rezoning a .44+ acre tract of land from OL to CS for commercial/medical marijuana dispensary, on property located at the northeast corner of East 36th Street North and North Lansing Place.

Z-7538 March 2020: All concurred in approval of a request for rezoning a 8.51+ acre tract of land from MX2-F-65/MX2-V-65 to MX2-F-65/CH for community center, school, church, vertical mixed use building, and residential, on property located west of the southwest corner of East 36th Street North and North Peoria Avenue.

Z-7462 December 2018: All concurred in approval of a request for rezoning a 9.29+ acre tract of land from CS to MX2-F-65/MX2-V-65 for mixed-use, on property located west of the southwest corner of East 36th Street North and North Peoria Avenue.

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

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

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

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

BOA-15016 December 1988: The Board of Adjustment approved a Special Exception to allow for modifications of approval for an existing day care center in an RM-1 zoned district, subject to a maximum of 14 children with ages ranging from birth to 12 years, finding that the day care operation has been in existence for several months and has proved to be compatible with the area, on property located at 3008 North Quaker Avenue.

BOA-14898 August 1988: The Board of Adjustment approved a Special Exception to allow for a daycare center (head start program) in an existing school building in an RS-3 zoned district, on property located at 3608 North Quaker Avenue.

BOA-14867 August 1988: The Board of Adjustment approved a Special Exception to permit a day care center in an RM-1 zoned district, subject to the day care serving children between ages two and twelve and the days and hours of operation being limited to Monday through Friday, 7:00 a.m. to 8:00 p.m., on property located at 3608 North Quaker Avenue.

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

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

Z-5395 July 1980: All concurred in approval of a request for rezoning a 2+ acre tract of land from CS to IL for machine shop specialized in oil well pipe fittings, on property located south of the southwest corner of East 36th Street North and North Peoria Avenue.

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

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

BOA-06119 January 1969: The Board of Adjustment approved CDP No. 46 under the provisions of Section 18 for the development of a mobile home park, subject to conditions, on property located ¼ mile east of the northeast and southeast corners of 36th Street North and Peoria Avenue. Planning Commission had recommended approval of U-3D zoning, subject to a CDP for the development of the mobile home park.
DATE: October 16, 2020

TO: Dwayne Wilkerson, ASLA, PA - Principal Planner, Tulsa Planning Office

FROM: Theron Warlick, AICP - Senior Planner, Working in Neighborhoods

RE: Comanche Park - Subsequent Rezoning Application

CC: Jeff Hall, Dwain Midget

Dear Dwayne,

As we discussed, this request revisits Z-7534 (TMAPC hearing on Feb. 19, 2020), a rezoning of property in support of the Envision Comanche Master Plan, an award-winning community-formulated, plan to replace 271 public housing units with an entirely new neighborhood, containing up to 480 high-quality, mixed-income apartments, townhomes, and houses at 36th St. N and Peoria Av.

You will recall THA’s agent, Camiros, filed the application for Z-7534 just before the expiration of the Mixed-Use Zoning Incentive. The Incentive has since been extended and is currently in effect. THA would like to take advantage of this valuable incentive once again.

Ongoing architectural schematic design has since revealed a need to expand the size of the MX district on Southeast corner of 36th St. N and Peoria Av., described as Parcel “F” in Z-7534. A 420’ by 420’ foot district is needed to accommodate the schematic design for Phase I and match the parcel boundaries of the Preliminary Plat (June 16, 2020).

1 2020 NOMA NAACP SEED Award Winner “...for justice, equity, diversity, and inclusion in design.”

201 West 5th Street, Suite 400, Tulsa, OK 74103, Phone 918.688.8222 www.cityoftulsa.org
Following our discussion, THA understands that they should request a new rezoning for the entire 420’ x 420’ subject area, rather than ask the City to rezone the remainder of the property from AG to MX1-U-U with a second ordinance. THA understands that this may avert potential problems in the future and, because the Mixed-Use Zoning Incentive is still in place, presents no additional costs. The legal description is attached in Word format, as requested.

You have already provided an excellent review of conditions in Z-7534 that I believe is still applicable here, so I won’t belabor you with excessive detail. The only noteworthy change I see is that this larger district does encroach into FEMA/City Regulatory Floodplain along the subject property’s eastern boundary. No buildings are planned within the floodplain and, as the design progresses, THA’s architect will ensure that the design is properly certified and in conformance with all Regulatory Floodplain requirements. Because the design continues, the site plan and rendering presented here are for informational purposes and not offered as a voluntary development plan.

Please contact me if you have any questions. Thank you.
Legal Description - Comanche Park Rezoning 2

Legal Description:

The North 420.00 feet of the West 420.00 feet of Lot One (1), LESS AND EXCEPT the West Fifty (50) feet thereof, in Section Nineteen (19), Township Twenty (20) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

AND LESS AND EXCEPT:

A tract of land beginning Fifty (50) feet East of the Northwest Corner of the Northwest Quarter (NW/4); thence South Thirty-nine (39) feet; thence East Thirty (30) feet; thence North Thirty-nine (39) feet; thence West Thirty (30) feet to the point of beginning, in Section Nineteen (19), Township Twenty (20) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.
Subject Tract

Z-7584

Aerial Photo Date: February 2018

Note: Graphic overlays may not precisely align with physical features on the ground.
Note: Graphic overlays may not precisely align with physical features on the ground.
SUBJECT TRACT
LAND USE PLAN
TOWN CENTER &
PARK AND OPEN SPACE

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-7584
20-13 19
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<tr>
<th><strong>Tulsa Metropolitan Area Planning Commission</strong></th>
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<tr>
<td><strong>Case Report Prepared by:</strong></td>
</tr>
<tr>
<td>Dwayne Wilkerson</td>
</tr>
<tr>
<td><strong>Property Owner:</strong> Robert &amp; Carol Parker</td>
</tr>
<tr>
<td><strong>Location Map:</strong></td>
</tr>
<tr>
<td>(shown with City Council Districts)</td>
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<td><strong>Proposed Zoning:</strong> CH</td>
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<td><strong>Comprehensive Plan:</strong></td>
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<td><strong>Land Use Map:</strong> Employment</td>
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<td><strong>Stability and Growth Map:</strong> Area of Growth</td>
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<tr>
<td><strong>Commissioner Name:</strong> Karen Keith</td>
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</table>
SECTION I: Z-7585

DEVELOPMENT CONCEPT: The site is currently zoned IL and abutting zoning is RM zoning. Buildings on an IL lot abutting RM zoning requires a 75-foot building setback which makes the site unusable for building construction. CH zoning supports the anticipated uses on the site and removes the setback requirements.

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:

Much of the surrounding property is zoned CH and was approved without additional use limitations or design standards. Considerations for a development plan on this small tract would not have a significant effect on the anticipated larger development area and,

The warehouse use identified by the applicant is consistent with the expected development pattern in this area and is consistent with the Employment land use designation in the Pearl District Small Area Plan therefore,

Staff recommends Approval of Z-7585 to rezone property from IL to CH.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The small area plan and land use map are consistent with the wide range of uses that are allowed in the CH zoning district that exist in the area.

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: Pearl District Small Area Plan
The Pearl District was adopted by the Planning July 3, 2019. CH zoning allows uses, building placement and building types that are consistent with the goals of the small area plan.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: vacant property with a mix of uses in the neighborhood.

Environmental Considerations: None that would affect site development

Streets:

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<tr>
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<th>MSHP Design</th>
<th>MSHP R/W</th>
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<td>East 2nd Street South</td>
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<td>South Quincy Ave</td>
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<td>Alley</td>
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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>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<td>RM-2</td>
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<td>Residential and wood shop</td>
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</table>

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 16679 dated September 24, 1986 and Ordinance number 22183 dated December 31, 2009 established the current zoning for the subject property.

Subject Property:

**Z-7144 December 2009:** All concurred in approval of a request for rezoning a .33+ acre tract of land from RM-2 to IL for classic car storage, on property located 1408 and 1412 East 2nd Street. (Ordinance No. 22183)

**Z-6117 September 1986:** All concurred in approval of a request for rezoning a .1+ acre tract of land from RM-2 to IL for commercial, on property located southwest corner of East 1st Street and South Rockford. (Ordinance No. 16679)

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

Surrounding Property:

**Z-7531 March 2020:** All concurred in approval of a request for rezoning a .16+ acre tract of land from RM-2 to IL for horticulture nursery, on property located east of the northeast corner of East 2nd Street South and South Peoria Avenue.

**Z-7523 February 2020:** All concurred in approval of a request for rezoning a .32+ acre tract of land from CH to IL for horticulture nursery, on property located east of the southeast corner of East 3rd Street South and South Quincy Avenue.

**Z-7182 September 2011:** All concurred in approval of a request for rezoning a .48+ acre tract of land from RM-2 to IL for industrial, on property located east of southeast corner of South Peoria Avenue and East 2nd Street and east of the northeast corner of South Peoria Avenue and East 2nd Street.

**BOA-19204 September 2001:** The Board of Adjustment approved a Special Exception to allow Use Unit 25 (roofing contractor) in a CH district and a Special Exception to waive screening to the north property, with the condition that no vehicular access be permitted from the alley to the building, on property located at 1411 East 3rd Street.

**Z-6820 June 2001:** All concurred in approval of a request for rezoning a .16+ acre tract of land from RM-2 to IL for a Heating and Air Conditioning shop, on property located southwest corner of East 1st Street and South Rockford.
**BOA-18317 February 1999:** The Board of Adjustment approved a Variance of the setback from an R district boundary from 75' required to 60' on the northside, from 75' to 10' on the east side, and from 75' to 70' on the west side, on property located west of the southwest corner of East 2nd Street and South Quincy.

**Z-6625 March 1998:** All concurred in approval of a request for rezoning a .48+ acre tract of land from RM-2 to IL for a warehouse, on property located west of the southwest corner of East 2nd Street and South Quincy.

**BOA-15555 September 1990:** The Board of Adjustment approved a Variance of the required setbacks from an R District on the north, measured from the centerline of the alley from 75' to 27.8', on the east measured from the property line from 75' to 57'; approved a Variance of the required setback from the centerline of Second Street from 80' to 54', and approved a Variance of the screening requirement along the north, east, and south property lines (except at access points) abutting R Districts, per plot plan submitted, finding that the addition will align with the existing building and that the entire area is planned for industrial in the future, on property located 123 South Peoria Avenue.

**Z-6290 July 1990:** All concurred in approval of a request for rezoning a 2.12+ acre tract of land from RM-2 to IL for industrial, on property located east of the northeast corner of East 2nd Street South and South Peoria Avenue.

**BOA-15187 July 1989:** The Board of Adjustment approved a Special Exception to allow a machine shop in a CH zoned district, per plot plan submitted, subject to the hours of operation being 8:00am to 6:00pm, M-F, finding that there are multiple zoning classifications in the area and numerous uses similar to the one in question, on property located west of the northwest corner of 3rd Street and Rockford Avenue.

**BOA-14411 March 1987:** The Board of Adjustment approved a Variance of setback from east property line from 75' to 48', from the west property line from 75' to 0, and the north property line of Lot 20 from 75' to 20', approved a Variance of the screening requirements along the west, east, north, and south property lines, and approved a Variance of the required all weather surface to allow for gravel parking, per plot plan submitted, finding a hardship imposed on the applicant by the narrow shape of the lots and finding that the area is in transition from RM-2 to Industrial use and there are multiple zoning classifications along Second Street, on property located Lot 21 & 21, Block 14, Lynch Forsythe.

**BOA-13690 August 1985:** The Board of Adjustment denied a Use Variance to allow an existing bar (private club) in an RM-2 zoned district, finding that a hardship was not demonstrated by the applicant which would warrant the granting of the use variance, on property located at 1421 East 1st Street.

**Z-5682 June 1982:** All concurred in approval of a request for rezoning a .47+ acre tract of land from RM-2 to IL for office and warehouse use, on property located north and west of the northwest corner of 2nd Street and Rockford Avenue.

**BOA-12011 June 1982:** The Board of Adjustment approved a Variance of the building setback to permit the building to be 18 inches from the lot line instead of on the lot line and a Variance of the screening requirements when abutting an R District, on property located at 1433 East 2nd Street.
BOA-09871 March 1978: The Board of Adjustment approved a Variance of the setback requirements on the north, west, and south from an R District, a Variance of the setback requirements on the east from 25' to 3', and a Special Exception to modify the screening requirements where an alternative screening building wall will provide visual separation of uses in accordance with the plot plan submitted, on property located at 1333 East 2nd Street.

Z-5090 February 1978: All concurred in approval of a request for rezoning a .32+ acre tract of land from RM-2 to IL, on property located southwest corner of East 1st Street and South Rockford.

Z-5078 February 1978: All concurred in approval of a request for rezoning a .34+ acre tract of land from RM-2 to IL, on property located southwest corner of East 1st Street and South Rockford.

Z-4201 August 1972: All concurred in approval of a request for rezoning a .48+ acre tract of land from RM-2 to IL for a strip shopping center, on property located west of the southwest corner of 1st Street and Rockford Avenue.

BOA-05881 August 1968: The Board of Adjustment approved a Variance of the permitted use provisions of U-2B to permit an office with four employees, subject to no storage and no signs on the premises, on property located at 1439 East 2nd Street.

BOA-04695 June 1966: The Board of Adjustment granted a request for permission to extend a non-conforming use to permit a 14' x 28' addition to present building to be used for a woodworking shop, on property located Lot 1, Block 16, Lynch Forsythe.

BOA-04493 October 1964: The Board of Adjustment granted a request for permission to change a non-conforming use which was built as a grocery store and has been used for a church, to permit a wood shop in a U-2-B District, on property located Lot 1, Block 16, Lynch Forsythe.

BOA-04102 July 1963: The Board of Adjustment granted a request for permission to extend a non-conforming use in a U-2-B District for storage for a casket company, on property located Lot 11, Block 14, Lynch Forsythe.

BOA-01658 March 1944: The Board of Adjustment granted an appeal of the Building Inspector's decision to refuse to issue a certificate of occupancy (the proposed use, compounding of roach powder, was considered a U-4 use), with the understanding that no chemical or mechanical processes be used, on property located Lot 11, Block 14, Lynch Forsythe.

BOA-00646 May 1929: The Board of Adjustment granted a permit for the fifty-five-foot extension of the building for business purposes, provided that a 10ft setback is observed, on property located Lot 10, Block 18, Lynch Forsythe.

BOA-00033 March 1924: The Board of Adjustment granted an appeal of the Building Inspector's decision to refuse to issue a building permit for the extension of existing building to allow a combination garage and addition to an existing, non-conforming carpenter shop, on property located 1340 East 2nd Street.
Note: Graphic overlays may not precisely align with physical features on the ground.
SUBJECT TRACT LAND USE PLAN EMPLOYMENT

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

Z-7585
19-13 06
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<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
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<tr>
<td>Dwayne Wilkerson</td>
<td>Applicant: Albanidia Perez</td>
</tr>
<tr>
<td></td>
<td>Property Owner: Sue Wall Living Trust</td>
</tr>
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</table>

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

![Location Map](image)

**Applicant Proposal:**

Present Use: Vacant

Proposed Use: Construction Company Office and Outdoor Equipment Storage

Concept summary: Rezoning to support employment opportunities and business growth.

Tract Size: 2.5 ± acres

Location: South of the Southwest corner of East Independence Street & North Mingo Road

**Zoning:**

Existing Zoning: RS-3

Proposed Zoning: CG

**Comprehensive Plan:**

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

**Staff Recommendation:**

Staff recommends approval.

**Staff Data:**

TRS: 0336

CZM: 30

**City Council District:** 3

Councilor Name: Crista Patrick

**County Commission District:** 2

Commissioner Name: Karen Keith
SECTION I: Z-7586

DEVELOPMENT CONCEPT: Rezoning to CG for a new construction company office with outdoor storage opportunities

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

Applicant Exhibits:

DETAILED STAFF RECOMMENDATION:

Z-7586 is requesting CG zoning and allows uses that may be objectionable to abutting residential uses however the site also abuts an expressway and arterial street that provides a high level of transportation connectivity for employment uses and,

Z-7586 is fully covered by a FEMA flood plain. Site development will be required to meet the city standards for development in a flood plain and,

Uses allowed in a CG zoning district are consistent with the normal expectations of Mixed-Use Corridor,

Development standards in a CG district provide adequate screening and design considerations abutting residential districts therefore

Staff recommends Approval of Z-7586 to rezone property from RS-3 to CG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CG zoning districts are generally considered appropriate in a Mixed-Use Corridor supporting employment opportunities. In this instance a high level of engineering analysis and lengthy permitting times should be expected because of the floodplain that covers the site. The Comprehensive Plan does not recognize the complications of site development in the floodplain.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa’s modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with
automobile parking generally located on the side or behind. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.

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

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

**Transportation Vision:**

**Major Street and Highway Plan:** None

**Trail System Master Plan Considerations:** None

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

*Staff Summary:*

**Environmental Considerations:** The site is covered in trees and totally covered by a FEMA floodplain. The floodplain considerations and engineering analysis will be difficult part of the building permit process.

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**Utilities:**

The subject tract has municipal water and sewer available.
Surrounding Properties:

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<th>Existing Land Use Designation</th>
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SECTION III: Relevant Zoning History

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

Subject Property:

No Relevant Property.

Surrounding Property:

Z-6678 August 1999: All concurred in approval of a request for rezoning a .57± acre tract of land from RS-3 to IL for a roofing supply business, on property located south of the southwest corner of East Latimer Street and North Mingo Road.

BOA-15670 March 1991: The Board of Adjustment approved a Special Exception to allow Use Unit 13 (convenience store) to remain in an industrial district, per plan submitted, finding that the store has been operating at the current location since 1982, and has proved to be compatible with the area, on property located at 765 North Mingo Road.

BOA-15637 January 1991: The Board of Adjustment approved a Special Exception to permit Use Unit 17 (mobile home sales use) in a CS zoned district, approved a Special Exception to waive the screening requirements along the property line abutting an R District, and approved a Variance to allow open air storage or display of merchandise offered for sale within 300' of an adjoining R district, subject to the property being used for mobile home office and sales only, the screening requirements being waived on the west boundary line only if the property is used for mobile home sales, hours of operation being Monday through Saturday, 9:00am-9:00pm and Sunday 23 noon to 9:00 om, and subject to Storm Water Management approval, finding the use to be compatible with those in the surrounding area, on property located at 700 North Mingo.

BOA-15452 June 1990: The Board of Adjustment approved a Special Exception to permit construction of a heliport, subject to Federal Aviation Authority and Stormwater Management approval and restricting the heliport to an accessory use to the principal use on the property, finding the use, as presented, will be compatible with the surrounding area, on property located at 1010 North Mingo Road.

BOA-12759 August 1983: The Board of Adjustment approved a Variance to locate a mobile home in an IL zoned district as long as the travel trailer park is located on the subject property, on property located at 801 N. Mingo Rd.
BOA-12238 October 1982: The Board of Adjustment approved a Variance for temporary mini-storage buildings in an RM-1 District, for a period of two (2) years, subject to the applicant providing a dust proof surface parking lot with a maximum of 100 skid mounted storage units, subject to the lighting being directed inwardly toward the subject property, that the applicant erect the chain link fence with stone columns on the subject tract, and that the applicant submit a copy of the site plan to the Board prior to development, on property located at the northeast corner of Latimer Place and 94th East Avenue.

BOA-09147 August 1976: The Board of Adjustment denied a Special Exception to operate a home beauty shop in an accessory metal building in an RMH District, as the building is located on a separate lot and is a principal use, as well as being located within the recently adopted moratorium, so no permit could be issued to permit the use, on property located at 828 North 91st East Place.

BOA-08005 August 1973: The Board of Adjustment approved a Special Exception to operate a welding shop in a CH District, on property located at 1010 North Mingo.

BOA-07411 April 1972: The Board of Adjustment approved a Special Exception to permit operating a day nursery in a mobile home park, on property located at 710 North 102nd East Avenue.

12/2/2020 1:00 PM
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
Subject Tract Z-7586

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

Aerial Photo Date: February 2018
**Case Report Prepared by:**
Jay Hoyt

**Owner and Applicant Information:**

- **Applicant:** Ashley Hacker
- **Property Owner:** Barry & Celeste Hacker

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

**Applicant Proposal:**

- **Present Use:** Storage
- **Proposed Use:** Office Warehouse
- **Concept summary:** Rezone from RS to CG to permit a new office/warehouse building
- **Tract Size:** 0.47 ± acres
- **Location:** West of the Northwest corner of West Long Street & South Broad Street

**Zoning:**

- **Existing Zoning:** RS
- **Proposed Zoning:** CG

**Comprehensive Plan:**

- **Land Use Map:** Commercial
- **Stability and Growth Map:** N/A

**Staff Recommendation:**

Staff recommends approval.

**Staff Data:**

- **TRS:** 9110
- **CZM:** 76

**County Commission District:** 2

**Commissioner Name:** Karen Keith
SECTION I: CZ-508

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from RS to CG to permit an office/warehouse building. There is an existing garage/warehouse building on site which the applicant intends to remodel into the proposed office/warehouse. The site is located within the Commercial land use designation of the City of Sand Springs Comprehensive Plan. Based on this designation, the proposed CG zoning for an office/warehouse use would be compatible with the long term land use plans for the immediate area.

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

DETAILED STAFF RECOMMENDATION:

CZ-508 is non-injurious to surrounding proximate properties;

CZ-508 is compatible with the Commercial land use designation of the Tulsa County Comprehensive Land Use Plan and City of Sand Springs Comprehensive Plan;

CZ-508 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-508 to rezone property from RS to CG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary:

The subject property is located within the fenceline of Sand Springs. The 2030 Sand Springs Land Use Master Plan was adopted June 26, 2017 and was adopted as part of the Tulsa County Comprehensive Plan October 26, 2020. The City of Sand Springs Planning Department engaged citizens in the Comprehensive Planning process. They initiated a community survey that was available in electronic format via social media and the City’s website. The survey was also available in a hard copy that citizens could acquire at several locations. In addition, a web based Interactive Map was launched to obtain citizen participation.

The Land Use Master Plan designates this area as Commercial. See the attached Land Use Map. The Commercial Land Use District represents areas of retail trade and services. Typically, these areas are located around nodes of arterial street intersections or in some cases, at intersections of collectors and arterials. Commercial Districts can also be found in corridors that have an established commercial use pattern. The Commercial District includes uses that range from small neighborhood convenience shopping areas, single free-standing buildings, big box retailers, restaurants, automotive services centers, and other similar retail uses. Residential Multi-Family uses may be allowed where deemed appropriate as increased density provides support for commercial areas.
Land Use Vision:

Land Use Plan map designation: Commercial
Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: W Long Street does not have a designation

Trail System Master Plan Considerations: The site is located approximately 300 ft from the Katy Trail Wekiwa Linkage along Wekiwa Road. The Go Plan calls for shared automobile/bicycle lanes along Broad Street, approximately 200 ft to the east of the subject lot.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site currently contains a single garage building.

Environmental Considerations: None

Streets:

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<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tr>
<td>W Long Street</td>
<td>None</td>
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Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

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<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<td>South</td>
<td>RS</td>
<td>Commercial</td>
<td>N/A</td>
<td>Single Family</td>
</tr>
<tr>
<td>East</td>
<td>CG</td>
<td>Commercial</td>
<td>N/A</td>
<td>Single Family</td>
</tr>
<tr>
<td>West</td>
<td>RS</td>
<td>Commercial</td>
<td>N/A</td>
<td>Single Family</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

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

No Relevant History.

Surrounding Property:

CZ-506 October 2020: All concurred in approval of a request for rezoning a .34+ acre tract of land from RS to CG for office warehouse, on property located west of the northwest corner of West Long Street and South Broad Street.

CZ-505 October 2020: All concurred in approval of a request for rezoning a .44+ acre tract of land from RS to CG for office warehouse, on property located east of the southeast corner of West Wekiwa Road and South River City Parks Road.

CBOA-02547 September 2015: The Board of Adjustment approved a Special Exception to permit a mobile home in an RS District and a Variance to allow two dwellings on one RS zoned lot record, subject the trailer house being skirted and tied down, and there be an 8'0" x 10'0" asphalt or concrete pad for parking, on property located 825 West Katy Street South.

CBOA-02142 November 2004: The Board of Adjustment approved a Special Exception to permit a firework stand in an RS District from December 15th, 2004 through January 2nd, 2005 and June 15th, 2005 through July 5th, 2005, as requested, on property located 810 West Katy Street South.

CBOA-00844 September 1988: The Board of Adjustment approved an Exception to allow for a mobile home in an RS District, subject to Health Department approval and Building Permit, the installation of tie-downs and skirting, finding that there are a number of mobile homes in the area, on property located 813 Long Street.

CBOA-00734 April 1984: The Board of Adjustment approved a Special Exception to allow for a mobile home and a Variance to allow 2 dwelling units on one lot of record, subject to the Building Permit and Health Department approval of the septic system, finding that there are numerous mobile homes in the area, as well as lots with more than one dwelling unit, on property located south of Keystone Expressway, West of Highway 97.

CBOA-00551 April 1985: The Board of Adjustment approved a Special Exception to allow a home occupation for a mechanic shop in a RS zoned district, a Variance of the 50’ setback from the centerline of Katy to 25’ and of the rear yard setback from 20’ to 10’ to permit construction of an accessory building, and a Variance to permit a 1200 sq. ft. accessory building to be located in the side yard, finding that a hardship imposed on the applicant by the narrow shape of the lot and the fact that the lot is also adjacent to the expressway, subject to no placement of a sign on the property, no outside storage of materials, and the garage closing by 10pm, on property located at 816 Katy Street.

CBOA-00083 July 1981: The Board of Adjustment approved an Exception to allow for a mobile home in an RS District, subject to city-county Health Department approval, on property located 310 Broad Street.
LEGEND

- Sand Springs Corporate Limits

CZ-508
19-11 10
Subject Tract  

CZ-508

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

Aerial Photo Date: February 2018
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Aerial Photo Date: February 2018