

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2832

December 16, 2020, 1:00 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

The meeting will be held in the Tulsa City Council Chamber. 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/COT5/tmapc-gotomeeting-in-council-chambers-december-16t>

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

United States: +1 (872) 240-3311

Participants must then enter the following **Access Code: 633-534-565**

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Work session Report:

Director's Report:

1. Minutes of December 2, 2020 Meeting No. 2831

CONSENT AGENDA

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

2. **PUD-481-13 Midwest Global** (CD 7) Location: Northwest corner of East 71st Street South and Highway 169 requesting a **PUD Minor Amendment** to increase allowable wall signage

PUBLIC HEARINGS

3. **CPA-93 Erasmo Moreno** (CD 5) Location: West of the northwest corner of East 31st Street South and South 87th East Avenue (Related to Z-7470)(**Applicant requests a continuance to February 3, 2021**)
4. **Z-7589 Erasmo Moreno** (CD 5) Location: West of the northwest corner of East 31st Street South and South 87th East Avenue requesting rezoning from **RS-2 to OL** (Related to CPA-93) (**Applicant requests a continuance to February 3, 2021**)
5. **CPA-89 CBC Builds c/o AAB Engineering LLC** (CD 9) Location: East of the Northeast corner of East 36th Street South and South Peoria Avenue requesting to amend the Land Use Map designation from **Existing Neighborhood to Main Street** and amend the Areas of Stability and Growth Map from an **Area of Stability** to an **Area of Growth**. (Related to Z-7571) (Continued from September 2, 2020, September 16, 2020 and October 21, 2020 and November 18, 2020)
6. **Z-7571 CBC Builds c/o AAB Engineering LLC** (CD 9) Location: East of the Northeast corner of East 36th Street South and South Peoria Avenue requesting rezoning from **RS-3 to MX1-U-45 with optional development** (related to CPA-89) (Continued from September 2, 2020 and September 16, 2020 to re-notice a modified request to 45' in height and October 21, 2020 and November 18, 2020)
7. **Maybelle Villas** (CD 2) Preliminary Plat, Location: South of the southeast corner of West 81st Street South and South Maybelle Avenue (Continued from December 2, 2020)
8. **Z-7587 Planning Design Group-Katy O'Meilia** (CD 6) Location: Southwest corner of East 31st Street South and South 193rd East Avenue requesting rezoning from **AG to RS-5**
9. **Z-7588 Tanner Consulting, LLC-Eric Enyart** (CD 8) Location: Northwest corner of East 121st Street South and South Yale Avenue requesting rezoning from **CS-RS-1/PUD-526 to RS-4/CG/OL with an optional development plan** (Related to PUD-526-A)
10. **PUD-526-A Tanner Consulting, LLC-Eric Enyart** (CD 8) Location: Northwest corner of East 121st Street South and South Yale Avenue requesting a **PUD Major Amendment** to abandon PUD-526 (Related to Z-7588)

11. **CO-10 Lou Reynolds** (CD 2) Location: North of the northwest corner of East 81st Street South and South Lewis Avenue requesting **Major Amendment** to a Corridor Development Plan
12. **CZ-509 Smalygo Properties, INC** (County) Location: Northwest corner of East 146th Street North and North 97th East Avenue requesting rezoning from **AG to CG** to permit commercial development
13. **CZ-510 Ray Green** (County) Location: Southwest corner of West 60th Street South and South 62nd West Avenue requesting rezoning from **CS to RS** to permit residential construction

OTHER BUSINESS

14. Commissioners' Comments

ADJOURN

CD = Council District

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

Visit our website at tulsaplanning.org

email address: esubmit@incog.org

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

Case Number: PUD-481-13
Minor Amendment

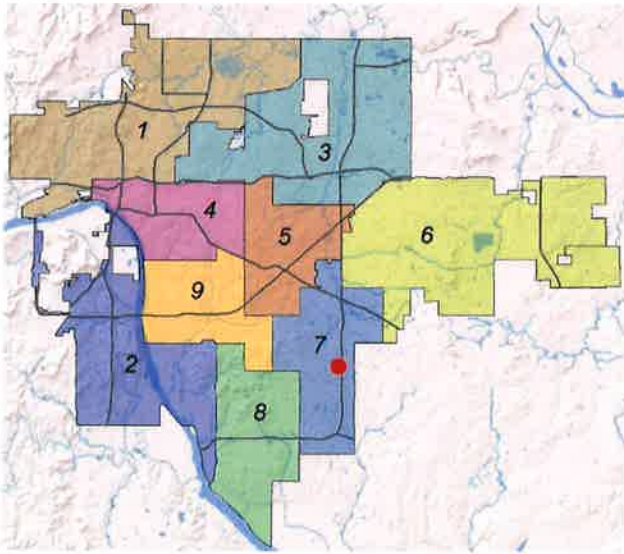
Hearing Date: December 16, 2020

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Midwest Global

Property Owner: BB Tulsa LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to increase allowable wall signage.

Gross Land Area: 12 acres

Location: NW/c of E 71st St S and Highway 169

10303 E 71st St S

Zoning:
Existing Zoning: CO/CS/PUD-481
Proposed Zoning: No Change

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

Staff Recommendation:
Staff recommends approval

Staff Data:
TRS: 8406

City Council District: 7
Councilor Name: Lori Decter Wright

County Commission District: 1
Commissioner Name: Stan Sallee

SECTION I: PUD-481-13 Minor Amendment

Amendment Request:

Increase the allowable wall sign display area from 2 square feet of display area per linear foot of building wall to which attached to 3 square feet of display area per linear foot of building wall to which attached. This request would be in line with the current signage allowance for a commercially zoned parcel in the City of Tulsa Zoning Code, which allows businesses 3 square feet of display area per linear foot of building wall to which attached

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

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

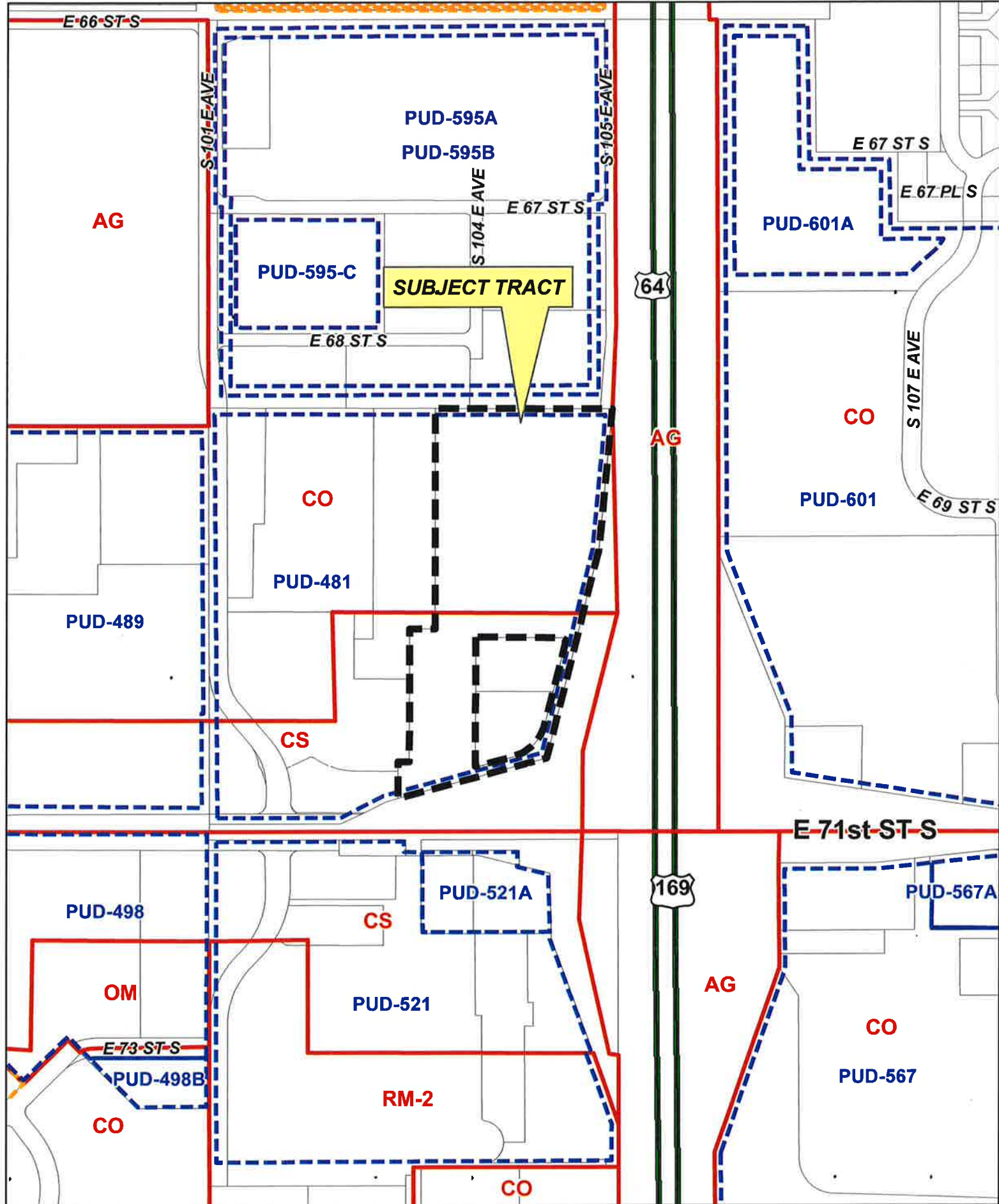
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in PUD-481.
- 2) All remaining development standards defined in PUD-481 and subsequent amendments shall remain in effect.

Exhibits included with staff report:

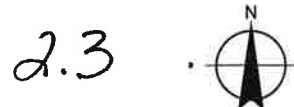
INCOG zoning case map
INCOG aerial photo

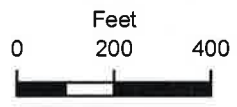
With considerations listed above, staff recommends **approval** of the minor amendment to increase the allowable wall sign display area from 2 square feet of display area per linear foot of building wall to which attached to 3 square feet of display area per linear foot of building wall to which attached.



PUD-481-13

18-14 06





 Subject Tract

PUD-481-13

18-14 06

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

Aerial Photo Date: February 2018

2.4



Sawyer, Kim

*Continuance
request to
2-3-2021
CPA-93*

From: Wilkerson, Dwayne
Sent: Tuesday, December 8, 2020 9:20 AM
To: Wertin, Jani; Sawyer, Kim; Miller, Susan
Cc: Moreno.0833@yahoo.com
Subject: RE: Application Z-7589 and CPA-93 follow up (Continuance request to February 3rd 2021)

Kim,

We are in receipt of a request for a continuance on Z-7589 and CPA-93. These items are currently scheduled for the December 16th 2020 planning commission meeting.

Staff supports the applicants request for a continuance to a February meeting. Please forward this request to the Planning Commission with a specific date to February 3rd 2021.

Respectfully,

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



From: Wertin, Jani <jwertin@incog.org>
Sent: Tuesday, December 8, 2020 9:10 AM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Subject: FW: Application Z-7589 and CPA-93 follow up

Good Morning Dwayne,

Please let me know if this will work or if I need to have her send you a formal email requesting the continuance. We were initially going to have to request a continuance because of the notification deadline mix up, but she is not going to be here in January and requested that we move her hearing date to sometime in February. I asked her if February 3rd would work for her and she did not respond.

Let me know if you need anything else,



Jani Wertin

Assistant Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9465
jwertin@incog.org

From: Ana Moreno <moreno.0833@yahoo.com>
Date: Monday, December 7, 2020 at 2:57 PM
To: "Wertin, Jani" <jwertin@incog.org>
Subject: Re: Application Z-7589 and CPA-93 follow up

i know and that's what i told the guy but he said that for the kind of change i was requesting i did not had to bring that in but so the date i had been told is changing i will be out all of January
so can you please set me back on the calendar some time in Feb. 2021 please

On Monday, December 7, 2020, 02:24:30 PM CST, Wertin, Jani <jwertin@incog.org> wrote:

Good Afternoon Ana,

I am not sure what happened, but on the front page of the application, which you can find here: <http://tulsaplanning.org/forms/Comprehensive-Plan-Amendment-Application.pdf>, we have a list of things we require in order to consider your application complete. These things include the following:

1. Fill out Comprehensive Plan Amendment Application, located at: tulsaplanning.org/resources/forms-applications
2. Provide a map identifying the subject area of the proposed amendment.
3. Provide a written justification for the amendment that addresses:
 - How conditions of the subject area and its surrounding properties have changed.
 - How those changes have impacted the subject area to warrant the proposed amendment.
 - How the proposed change will enhance the surrounding area and the City of Tulsa.
4. Submit Application and additional items to the TMAPC staff at INCOG.
5. TMAPC staff will schedule a proposed map amendment for TMAPC hearing concurrent with the development proposal.

The reason why a comprehensive plan amendment is required to accompany your re-zoning application is because the zoning category you are proposing for the property is not consistent with vision for the area as outlined by the Comprehensive Plan through the Land Use plan. As this plan was created through the Comprehensive Planning process, you as the applicant have to provide a reason as to why the land use category you are proposing is more appropriate than the current landuse category.

Changes can happen and in some cases are warranted, but we need to know more about the area and potential changes taking place, which is why we ask applicants to answer these three questions.

The Director also had some concerns regarding the land use designation you are requesting, is there a reason you chose the Main Street designation or would you be open to maybe adjusting your request to something like Neighborhood Center which might better fit the neighborhood?

Please let me know,



Jani Wertin

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Subject: Re: Application Z-7589 and CPA-93 follow up

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Good Morning Erasmo,

I hope you are well. I sent an email last Monday, November 30th and called last Tuesday, December 1st to give you an update on and discuss your applications, but did not receive a response, so I wanted to reach out again to follow up with you regarding your applications Z-7589 and CPA-93. As we missed a notification deadline, Staff will be requesting a continuance at the 12/16 TMAPC meeting to the next available meeting date, 1/6 and a new batch of notices will be sent out.

Additionally, I just looked through the file and it does not appear that you have submitted a justification for the Comprehensive Plan Amendment. Without it, I cannot move your application forward as it will be considered incomplete and I will have to recommend denial. If you could please send me a word document that answers the following questions, I would appreciate it.

- How conditions of the subject area and its surrounding properties have changed.
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Tulsa Metropolitan Area
Planning Commission

Case Number: CPA-89
Comprehensive Plan Amendment
(related to Z-7571)

Hearing Date: December 16, 2020
(Continued from September 2, 2020, September 16, 2020, October 21, 2020, & November 18, 2020)

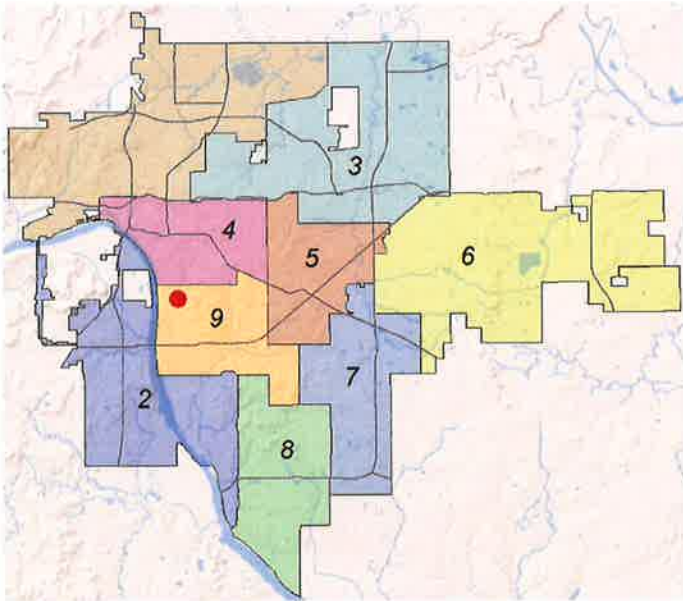
Case Report Prepared by:

Jani Wertin

Owner and Applicant Information:

Represented by: Lou Reynolds
Applicant: CBC Builds c/o AAB Engineering, LLC
Property Owner: John E. and Harriet L. Vaughn

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Land Use Map change from ***Existing Neighborhood*** to ***Main Street*** and
Areas of Stability & Growth Map change from an
Area of Stability to an ***Area of Growth***

Tract Size: 0.48 + acres

Location: East of the Northeast corner of East 36th
Street South & South Peoria Avenue

Staff Recommendation:

Staff recommends **approval** of *Main Street* and
Area of Growth designations

Note: Mr. Reynolds has submitted additional
information for planning commission information
that has been attached to this report.

Comprehensive Plan:

Land Use Map

Existing: *Existing Neighborhood*

Proposed: *Main Street*

Stability and Growth Map

Existing: *Area of Stability*

Proposed: *Area of Growth*

Zoning

Existing Zoning: RS-3

Proposed Zoning: MX1-U-45 w/optional
development plan

City Council District: 9

Councilor Name: Jayme Fowler

County Commission District: 2

Commissioner Name: Karen Keith

TMAPC Staff Report
CPA-89
Comprehensive Plan Amendment

Property Information and Land use Request

The applicant has submitted this proposed Comprehensive Plan amendment (CPA-89) with a concurrent rezoning request (Z-7571) to request a change in both the Land Use and the Growth and Stability designation of the subject property from *Existing Neighborhood* to *Main Street* and *Area of Stability* to *Area of Growth*. The concurrent zoning request proposes MX1-U-40 from RS-3 for a mixed-use development.

Background

The Land Use and Area of Stability or Growth designations for the subject property were made in 2010 with the adoption of the 2010 Tulsa Comprehensive Plan. At this time, the subject property was assigned a Land Use designation of *Existing Neighborhood* and an Area of Stability or Growth designation of *Area of Growth*. 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.

The site is currently made up of three separate parcels, each with a single-family detached home. The proposed development will remove those homes and construct a mixed-use building that includes commercial on the ground floor and residential units above. The parcels abutting the subject property to the north and west are currently zoned OL/PUD-718 and PK/CH, respectively, both carrying a Land Use Map designation of *Main Street*, as well as an Area of Growth and Stability Map designation of *Area of Growth*. These parcels contain office space and townhomes to the north and a commercial strip mall to the west. The parcel abutting the subject property to the south is zoned MX1-P-U/RS-3 and carries both a *Main Street* and *Existing Neighborhood* Land Use designation, as well as both *Area of Growth* and *Area of Stability* designations due to the location of both single-family detached homes and the Brookside Church. The Brookside Church is zoned MX1-P-U and was rezoned as part of the City Council initiated rezoning opportunities along the Bus Rapid Transit Corridor. The land use designation was changed from *Existing Neighborhood* to *Main Street* in 2019. Abutting to the east are more RS-3 zoned parcels with single-family detached homes that carry a land use designation of *Existing Neighborhood* and a growth designation of *Area of Stability*.

The Brookside Infill Development Design Recommendations was a plan adopted in 2002 that generally provide design guidance for development along and on either side of South Peoria Avenue immediately west of the subject property. The plan did not specifically make any recommendations to this site.

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 Residential 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 Stability*:

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

Proposed Land Use and Growth Designations (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.”

The applicant is also proposing the *Area of Growth*, growth designation for the subject property:

“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.”

Zoning and Surrounding Uses

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	OL/PUD-718	Main Street	Area of Growth	Offices and Townhomes
South	MX1-P-U / RS-3	Main Street/ Existing Neighborhood	Area of Growth	Brookside Church and Single-family Residential
East	RS-3	Existing Neighborhood	Area of Stability	Single-family Residential
West	PK/CH	Main Street	Area of Growth	Commercial Strip Center

Applicant’s Justification (Refer to additional information supplied by applicant’s representative at the end of this staff report)

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.

“To Whom It May Concern,

We have made application to modify the comprehensive plan designation for three lots along the North side of 36th Street and East of Peoria Avenue. We propose to change

the designation of these lots from Existing Neighborhood to Main Street and from Area of Stability to Area of Growth as depicted on the attached exhibits. This modification is submitted in conjunction with a request to change the zoning from RS-3 to MX1-U-45.

The three lots are currently used a single-family residence but are under contract for purchase and redevelopment. As you can see on the exhibits these lots represent a "leave out" from the normally rectangular area of main street designation. The eastern boundary of this designation seems to have followed the existing development patterns regardless of the suitability of these areas for other use. Given that the parcels are currently under contract for redevelopment this area warrants reconsideration as Main Street. The parcels are abutted by a multi-story apartment project to the north which is contained in a PUD and PK/CH zoning to the west. The areas south of 36th Street fronting this tract are zoned MX1-P-U. The surrounding development patterns support the requested re-designation."

Staff Summary & Recommendation

The applicant is currently requesting a *Main Street* land use designation and growth designation of *Area of Growth*, which are the current land use and growth designations held by the parcels abutting this property to the north, south, and west. Main Streets are typically 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. They are also pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities.

Areas of Growth 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. Additionally, 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.

The Comprehensive Plan outlines the following criteria that was used to previously identify areas of growth that can be used to identify new areas of growth:

- Underutilized land, especially surface parking lots or vacant buildings downtown or along corridors
- Areas already undergoing positive change which is expected to continue
- Areas adjacent to transit and around transit stations, existing and planned
- Areas along corridors with frequent bus service that can accommodate development on underutilized land
- Locations where appropriate infill development will promote shorter and less frequent auto trips

-Areas with special opportunities such as where major public or private investments are planned

While the subject property may not necessarily be underutilized as there are currently houses on them, the property is close to Bus Rapid Transit (BRT) stops along Peoria Avenue and the surrounding area has been undergoing positive change, offering special opportunities with both existing and planned major public or private investments. Higher density opportunities, such as this, are appropriate along BRT corridors.

The character of the abutting developments, the Go Plan's designation of this stretch of 36th Street as a suggested shared bike route and the subject property's proximity to Peoria Avenue, which offers BRT access, the *Main Street* land use designation and *Area of Growth*, growth designation would appear to be an appropriate fit for this property and the neighborhood and help create a more uniform boundary between the existing single-family neighborhood and the Peoria Avenue commercial corridor.

Staff recommends **approval** of the *Main Street* and *Area of Growth* designations.

Additional Information provided by applicant representative follows:

INTRODUCTION

Brookside is one of Tulsa's unique assets – an “urban village” with its own distinctive character, community, and development pattern. Since the adoption of PLANiTulsa (the “Plan”) in 2010, Brookside has been adopting the Plan's vision and adapting to the design considerations contemplated therein. Incorporated into the Plan are the Brookside Infill Development Design Recommendations (the “Brookside Infill Plan”), which was adopted in 2002 after extensive community engagement.

The guiding principles of the Plan call for “pockets of density to provide more livable, pedestrian-friendly and cost-efficient communities,” “future development creating new mixed-use centers,” and “opportunities for a full range of housing types to fit every income, household, and preference.” The Brookside Infill Plan establishes a distinct boundary between Residential Areas and Business Areas along Brookside. Attached hereto is “Exhibit 25” to the Brookside Infill Plan which shows the boundary lines. As depicted thereon, the subject Property is located within the Northern Business Area. The overall design policies of the Brookside Infill Plan include protecting and enhancing the pedestrian environment, minimizing curb cuts, and encouraging high quality mixed-use infill development in the business areas.

HOW CONDITIONS OF THE SUBJECT AREA AND ITS SURROUNDING PROPERTIES HAVE CHANGED.

The principles and policies of the Plan and Brookside Infill Plan are on full display on Brookside today. Since the adoption of the Brookside Plan in 2002, Brookside has undergone an urban revitalization. With the Plan incorporating and recognizing the Brookside Plan in 2010, the revitalization along Peoria has continued – the notable arrival of Trader Joe's in 2016, and most recently, the new Aero Bus Rapid Transit (BRT) being just a couple of highlights. The residential neighborhoods to the east and west of Peoria have also undergone significant transformation, with many older, declining homes torn down and a wider

variety and style of housing returning in their place. For example, townhomes were built directly north of the subject Property about 12 years ago and a couple of blocks north at 34th Street, an office/townhouse duo was erected in 2018.

In 2019, the Brookside Church and the house to the east of the Church at 1326 E. 36th Street, located directly south of the subject Property across 36th Street, rezoned its property from RS-3/CH to MX1-P-U. That rezoning also included an amendment to the Plan for the house from Existing Neighborhood to Main Street. The zoning was part of the ongoing City-led initiative for property owners on and near the new BRT route to voluntarily rezone their properties to MX. There have been multiple, similar re-zonings along Brookside under the incentive program. Most recently, the Park Church of Christ site and adjacent residence, just two blocks south of the subject Property on the west side of Peoria, requested to be rezoned from RS-3/CH to MX to develop the site as a mixed-use development. The rezoning (Z-7573) was unanimously recommended for approval by the Planning Commission on October 7, 2020 and approved by the City Council on November 18, 2020.

The subject Property is located just across the street from the 36th Street BRT stop and directly aligns with the purpose of the program, i.e., to encourage higher density development in and around the BRT route, using MX zoning which allows for finely tuned, context sensitive development.

HOW THOSE CHANGES HAVE IMPACTED THE SUBJECT AREA TO WARRANT THE PROPOSED AMENDMENT.

The subject Property is currently designated as an Area of Stability/Existing Neighborhood. The Plan did little to plan the area nor did it follow the boundaries established by the Brookside Infill Plan. Instead, it followed the then-existing development pattern and “planned” the residential areas as an Existing Neighborhood and the commercial-zoned areas as Main Street. This lack of planning has resulted in a piecemeal and checkered land use map. The Main Street designation along the east side of Peoria is deeper at every other block except the subject Property and the Areas of Growth to the south of 36th Street extend the entire block from Peoria to Quincy. The proposed change will help create a more uniform boundary between the Brookside corridor Area of Growth and the Existing Neighborhood to the east. The change will also realign the Property with the vision of the Brookside Infill Plan of this area as part of the Northern Business District.

The Plan provides various factors to consider in designating Areas of Growth: areas undergoing positive changes expected to continue, areas adjacent to transit and transit stations, areas with frequent bus service, and where appropriate infill will promote shorter and less frequent auto trips (LU 57) are all recommended for the growth designation.

With ever-improving pedestrian amenities and new rapid transit, development along Brookside and the adjacent neighborhoods is expected to continue and likely increase, particularly due to their proximity to the Gathering Place. The BRT’s frequent service increases foot traffic to Brookside and provides commute alternatives to both current and future residents. In short, the proposed amendment is warranted by the *actual* growth and development pattern occurring in the area.

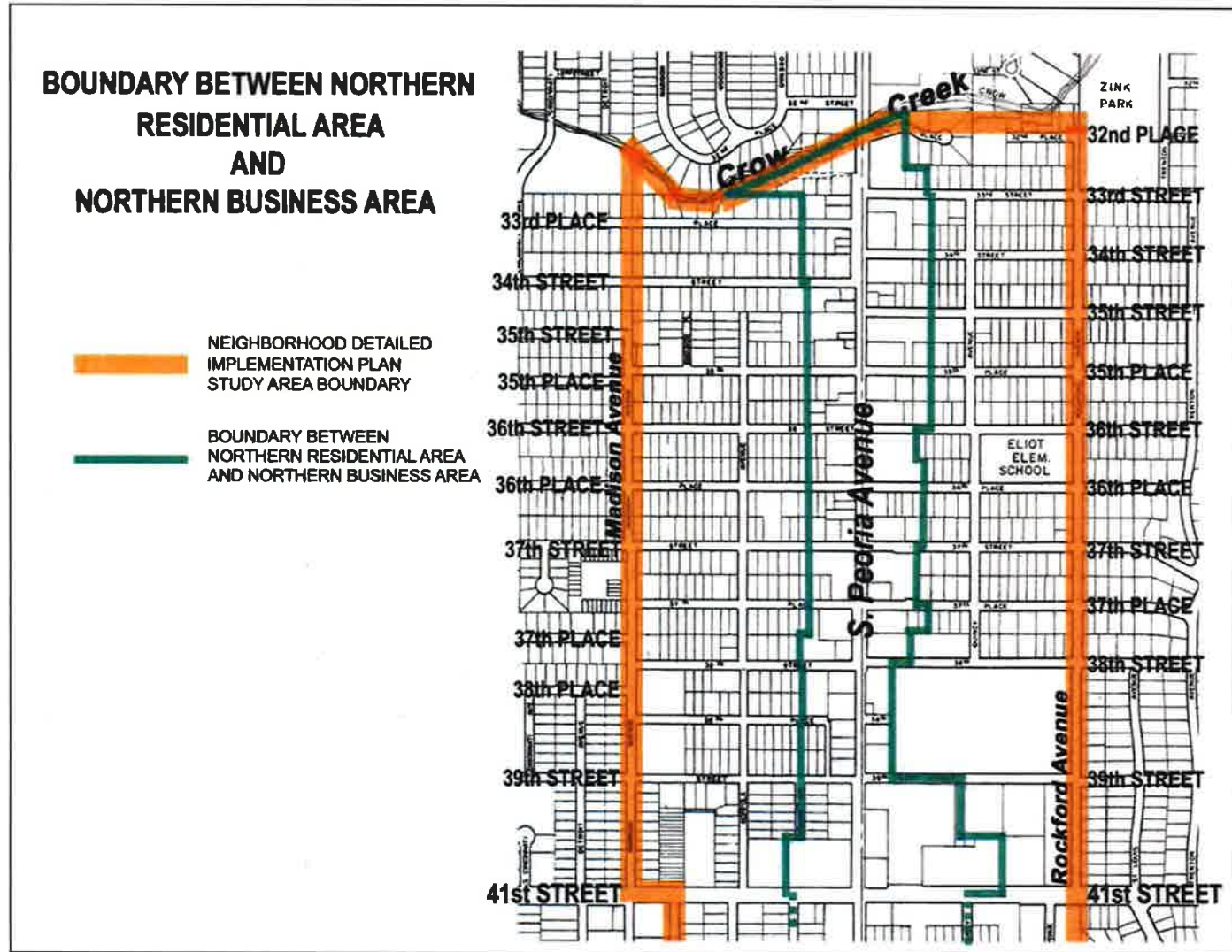
HOW THE PROPOSED CHANGE WILL ENHANCE THE SURROUNDING AREA AND THE CITY OF TULSA.

The proposed change is in line with recommendations of the Brookside Infill Plan and the City's own ongoing effort to adopt zoning categories that support infill development strategies that will encourage design and building placement to create an urban fabric on Brookside. The BRT has made many of the goals of the Plan and Brookside Infill Plan into a reality and dramatically enhanced the pedestrian environment of Brookside. The proposed change will allow for the subject Property to be developed as originally contemplated by the Brookside Infill Plan as part of the Northern Business Area.

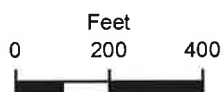
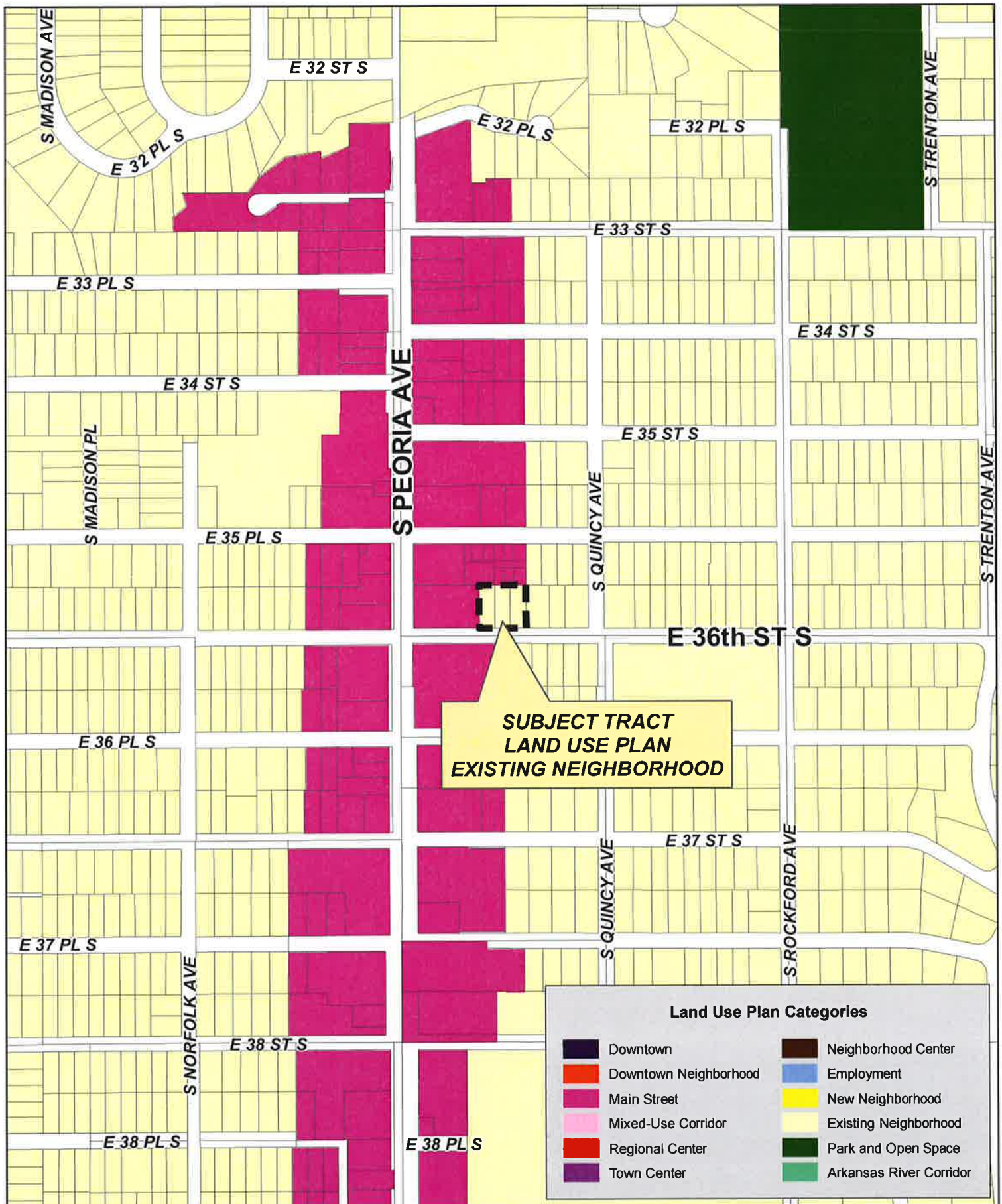
The MX zoning will provide the necessary, built-in protections to the single-family residential areas to the east and act as a buffer from the more intense commercial activity on Peoria. The mixed-use development will provide complementary uses to its residents and the neighborhood. The high quality, mixed-use residential will replace existing, lower value single family homes and attract residents that prefer a walkable lifestyle in lieu of automobile reliance.

36th Street is a residential collector street which the Major Street and Highway Plan places a high priority on pedestrian and bicycle friendliness over auto mobility. The proposed amendment will encourage the goals of all of the applicable plans that have been implemented and considered in the past two decades – allowing for a mixed-use development that provides pedestrian scale features, reduced curb cuts, added urban amenities, small scale retail and dining to serve the neighborhood, housing choices, and excellent access to efficient transportation.

EXHIBIT 25 -



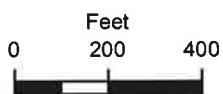
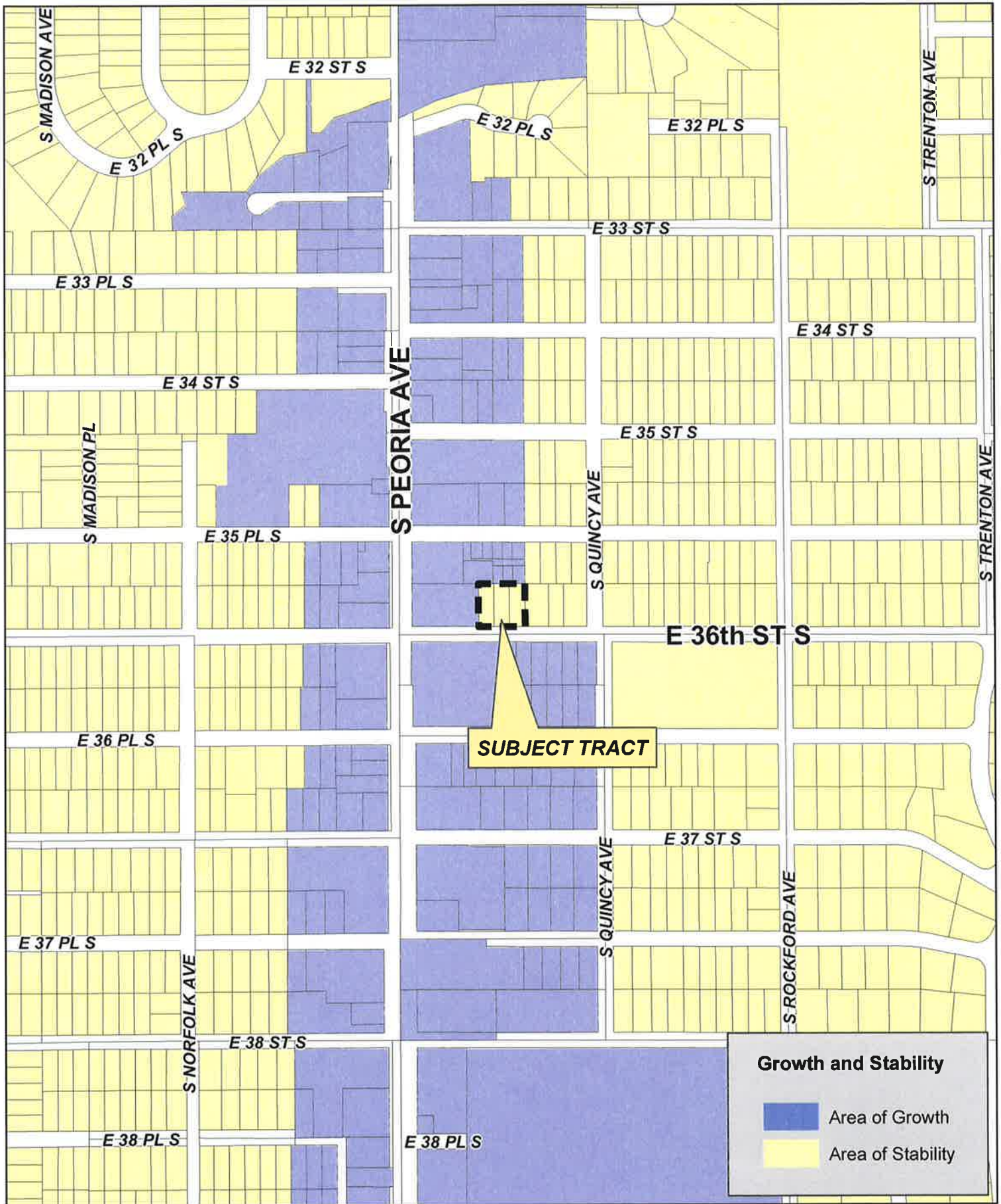
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CPA-89

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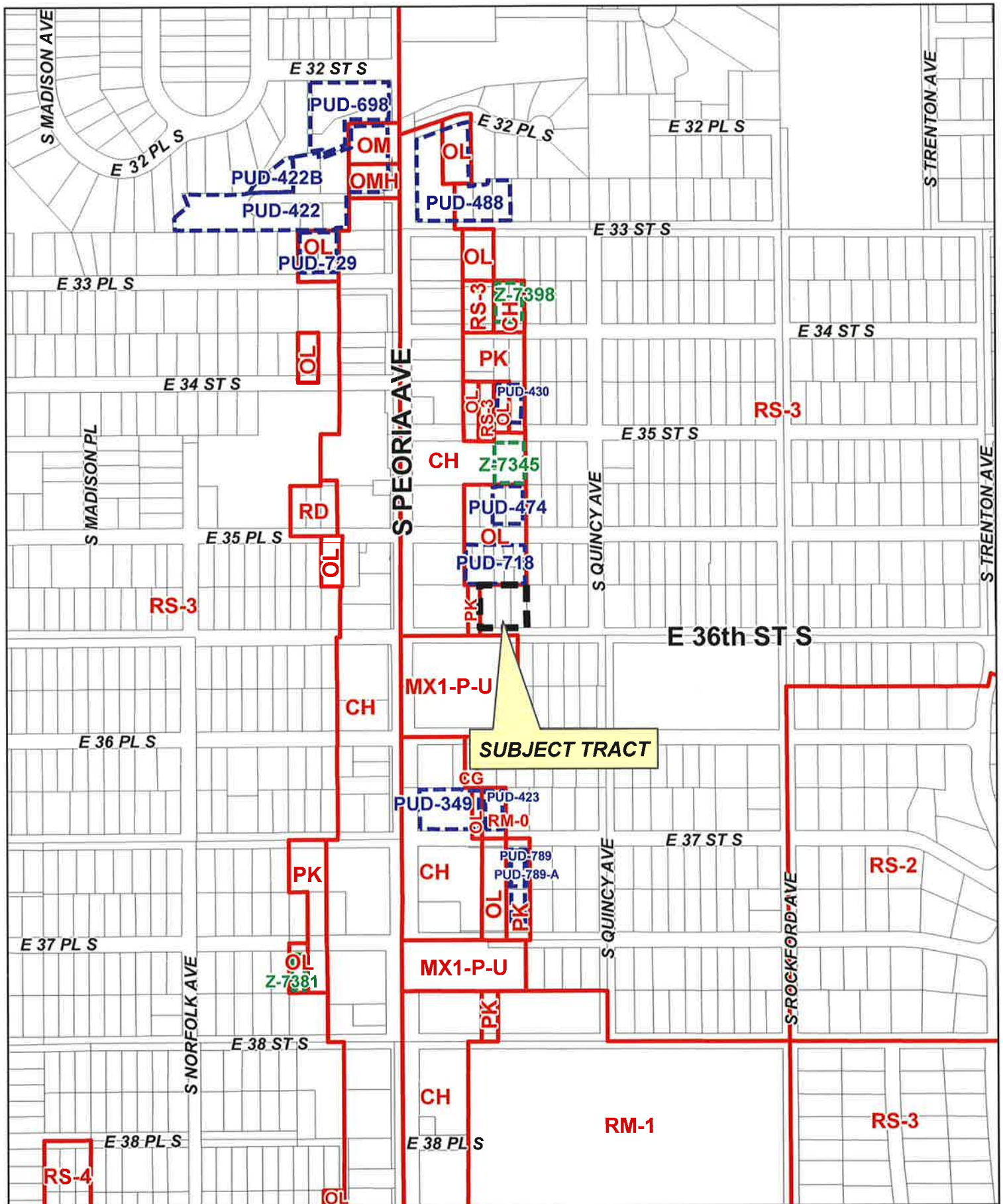


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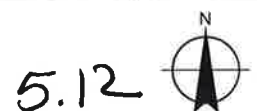
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CPA-89

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Feet



Subject
Tract

CPA-89

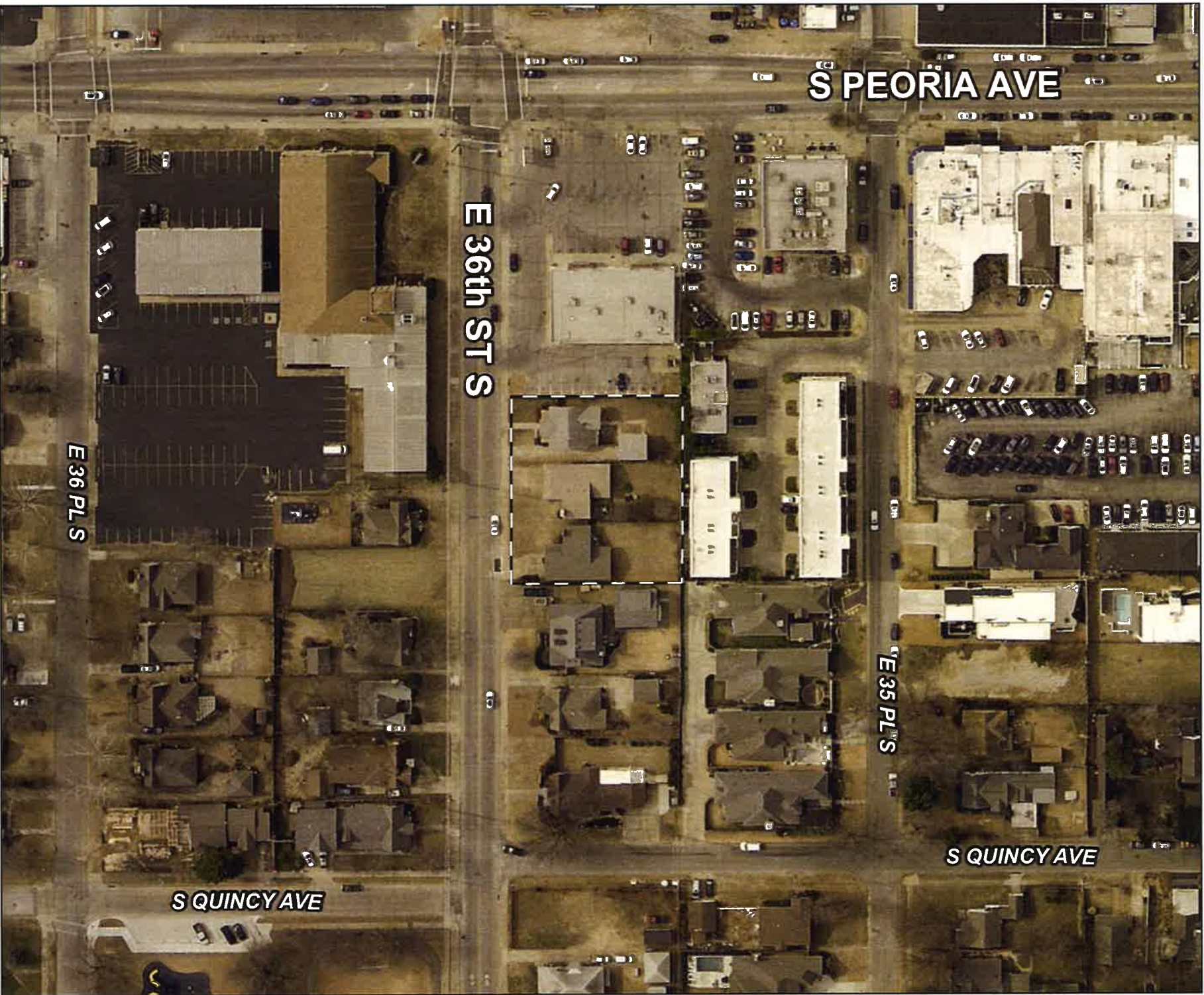
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Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: February 2018



5.13



S PEORIA AVE

E 36th ST S

E 36 PL S

E 36 PL S

S QUINCY AVE

S QUINCY AVE

Feet
0 50 100



Subject
Tract

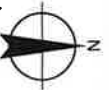
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Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: February 2018

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Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7571 (related to CPA-89)

Hearing Date: December 16, 2020

1. Staff Continuance from September 2, 2020 Staff re-notice to September 16th for modified request to 45' in height
2. Applicant continuance from October 21st to November 18th for additional neighborhood engagement
3. Neighborhood continuance from November 18th to December 16th for development plan consideration

Case Report Prepared by:

Dwayne Wilkerson

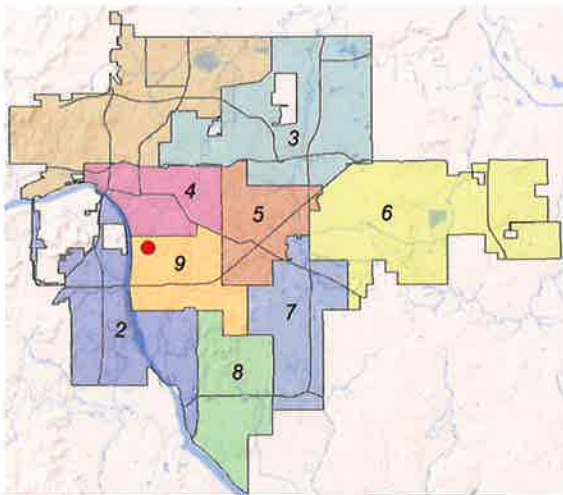
Owner and Applicant Information:

Represented by: Lou Reynolds

Applicant: CBC Builds c/o AAB Engineering, LLC

Property Owner: John E. and Harriet L. Vaughn

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Residential

Proposed Use: All uses and building types that are allowed in the MX1- U zoning classification with a maximum building height of 45 feet.

Concept summary: Redevelop property from existing single-family homes to a mixed-use building.

Tract Size: 0.48 ± acres

Location: East of the Northeast corner of East 36th Street South & South Peoria Avenue

Zoning:

Existing Zoning: RS-3

Proposed Zoning: MX1-U-45 w/optional development plan

Comprehensive Plan:

Land Use Map: Existing Neighborhood

Proposed in CPA-89: Main Street

Stability and Growth Map: Area of Stability

Proposed in CPA-89: Area of Growth

Staff Recommendation:

Staff recommends approval with or without the optional development plan.

Staff Data:

TRS: 9319

CZM: 47

City Council District: 9

Councilor Name: Jayme Fowler

County Commission District: 2

Commissioner Name: Karen Keith

6.1

SECTION I: Z-7571

DEVELOPMENT CONCEPT: The applicant is requesting to rezone the subject property from RS-3 to MX1-U-45 and has included an optional development plan after the previous public hearing for this zoning case.

In addition to the zoning request with the optional development plan the applicant has submitted a Comprehensive Plan Amendment to change the Land-use designation and the Growth and Stability designation from "Existing Neighborhood" to "Main Street" and "Area of Stability" to "Area of Growth", respectively.

This staff report and the comprehensive plan amendment request have both been edited to reflect neighborhood engagement process.

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:

The requested zoning is compatible with the properties north and west of the subject property however it is not consistent with the existing neighborhood land use designation. The applicant has also submitted an amendment to the land use map and growth and stability map in Tulsa's Comprehensive Plan. Staff supports those changes and,

Establishing MX1-U (neighborhood mixed-use) zoning designation with a 45-foot maximum height provides use limitations and design standards that are consistent with the abutting Main Street designation and,

Neighborhood engagement has been an important part of this process and the Planning Commission public hearing has been continued several times. As a result of that process the applicant has submitted an optional development plan that only limits the use allowed on the site. This is the first optional development plan that is part of a mixed-use zoning application and normally staff does not support that as a consideration in an MX district. In this instance all the remaining standards in the MX district remain and staff supports the development plan request because of the neighborhood engagement process.

MX1-U building placement requirements will enhance the pedestrian nature of East 36th Street South and establish a consistent corridor edge on the east side of the main street corridor and,

MX1-U is the least intensive mixed-use zoning district defined in the code and provides appropriate design considerations for abutting adjacent residential uses and,

This designation, combined with the Urban character designation and the height limit of 45 feet, would allow this property a greater variety of neighborhood compatible building types to choose from, while increasing the walkability and access of the neighborhood to goods and services, and protecting neighborhoods from objectionable uses therefore,

6.2

Staff recommends Approval of Z-7571 to rezone property from RS-3 to MX1-U-45 with or without the provisions of the optional development plan provided below.

SECTION II: OPTIONAL DEVELOPMENT PLAN:

Z-7571 with the optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in an MX1-U-45 district and its supplemental regulations except as further refined below. All use categories, subcategories or specific uses and residential building types that are not listed below are prohibited.

PERMITTED USE CATEGORY

RESIDENTIAL (See allowed residential building types below)

Household Living

Three or more households on a single lot

PERMITTED RESIDENTIAL BUILDING TYPES

Apartment/Condo

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary:

The applicant is currently requesting a *Main Street* land use designation and growth designation of *Area of Growth*, which are the current land use and growth designations held by the parcels abutting this property to the north, south, and west. Main Streets are typically 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. They are also pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. The MX1, Neighborhood Mixed-use district is intended to accommodate small scale retail, service and dining uses that serve nearby residential neighborhoods. The district also allows a variety of residential uses and building types. MX1 zoning is generally intended for application in areas designated by the comprehensive plan as neighborhood centers, main streets and mixed-use corridors

Current Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

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

Areas of Stability and Growth designation: Area of Stability

The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas

of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Proposed Land Use Vision as supported by staff in CPA-89

Staff supports the applicants request to consider a land use change from existing neighborhood to a Main Street. Main Streets are Tulsa's classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide and includes 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.

Staff also supports the applicants request to consider a change to the existing Area of Stability to an 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: This site is not included in the City Council initiated MX zoning initiative.

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

Trail System Master Plan Considerations: The Go Plan recommends East 36th Street South from Riverside Drive to South Hudson Avenue as bike path with shared lane markings, which runs along the southern portion of the subject property.

Small Area Plan:

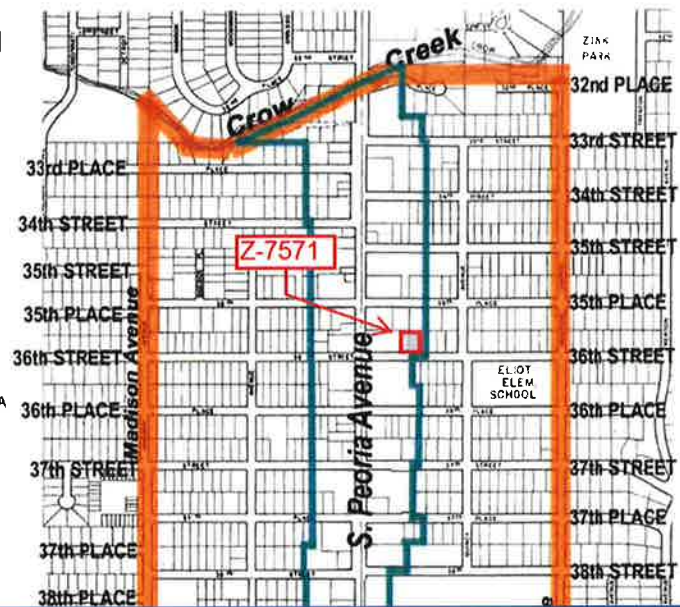
Much of the area immediately west of this site is included in the Brookside Infill Development Design Recommendation plan and was adopted in 2002. The plan and has not been amended. This site is not directly affected by the concepts illustrated in that plan except that the boundary of the commercial growth is illustrated and includes the subject property

SMALL AREA PLAN EXHIBIT: (See following page)

EXHIBIT 25 -

**BOUNDARY BETWEEN NORTHERN
RESIDENTIAL AREA
AND
NORTHERN BUSINESS AREA**

- NEIGHBORHOOD DETAILED
IMPLEMENTATION PLAN
STUDY AREA BOUNDARY
- BOUNDARY BETWEEN
NORTHERN RESIDENTIAL AREA
AND NORTHERN BUSINESS AREA



Special District Considerations: There are no special districts that require consideration in this area.

Historic Preservation Overlay: There are no historic preservation overlays that require consideration in this area.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary:

The site is currently made up of three separate parcels, each with a single-family detached home to be demolished and replaced a mixed-use building that includes commercial on the ground floor and apartments up above. Across the street from the subject property to the south are single-family detached homes and the Brookside Church, which was recently re-zoned to MX-1-P-U. As part of that request, the land use designation was amended from Existing Neighborhood to Main Street on the residential lot immediately east of the church. To the north of the subject property, there is an office space and townhomes, to the west there is a popular commercial strip center which offer a variety of services to the neighborhood, and to the east there are more single-family detached homes.



Figure 1. Street view from directly south of the property facing north.



Figure 2. Street view from the front of the property, facing south.



Figure 3. Street view from directly south of the property facing east.



Figure 4. Street view from the front of the property looking west.

Environmental Considerations: There are no environmental considerations that would affect site re-development.

Streets:

6.6

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
E. 36 th St. S.	Residential Collector	60 ft.	2 lanes

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	OL/PUD-718	Mainstreet	Area of Growth	Offices and Townhomes
South	MX-1-P-U/RS-3	Mainstreet/ Existing Neighborhood	Area of Growth	Brookside Church and Single-family Residential
East	RS-3	Existing Neighborhood	Area of Stability	Single-family Residential
West	PK/CH	Mainstreet	Area of Growth	Commercial Strip Center

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11838 dated June 26, 1970 established zoning for the subject property.

Subject Property:

BOA-12466 February 1983: The Board of Adjustment **denied** a *Special Exception* to permit a duplex in an RS-3 District, a *Variance* of the lot area from 9,000 square feet to 7,000 square feet and a *Variance* of the frontage from 75' to 50', on property located at 1333 East 36th Street.

BOA-12422 January 1983: The Board of Adjustment **approved** a *Variance* of the frontage requirement in an RS-3 district from 60' to 50' to permit a lot split, on property located at 1333 East 36th Street.

Surrounding Property:

Z-7478/CPA-83 June 2019: All concurred in **approval** of a request for *rezoning* a 2.14± acre tract of land from RS-3/CH to MX-1-P-U for a church and a *Comprehensive Plan Amendment* to change the Land Use designation from Existing Neighborhood to Main Street, on property located at the southeast corner of East 36th Street South and South Peoria Avenue.

Z-7345 July 2016: All concurred in **approval** of a request for *rezoning* a .51± acre tract of land from OL to CH for a restaurant with an accessory bar, on property located east of the southeast corner of East 5th Street South and South Peoria Avenue.

PUD-718 September 2005: All concurred in **approval** of a proposed *Planned Unit Development* on a .64± acre tract of land for offices and townhomes, on property located east of the southeast corner of East 35th Place South and South Peoria Avenue.

Z-6960 November 2004: All concurred in **approval** of a request for *rezoning* a .32± acre tract of land from RS-3 to OL for an Office, on property located east of the southeast corner of East 35th Place and South Peoria Avenue.

6.7

Z-6944 July 2004: All concurred in **approval** of a request for *rezoning* a .32± acre tract of land from RS-3 to OL for an Office, on property located east of the southeast corner of 35th Place and South Peoria Avenue.

BOA-17728 June 1997: The Board of Adjustment **approved** a *Special Exception* to permit school use on the subject tract, finding that the school has existed for 50 years, on property located at the northwest corner of 36th Place and Rockford.

Z-6334 November 1991: All concurred in **approval** of a request for *rezoning* a .16± acre tract of land from RS-3 to CH for a commercial building, on property located east of the northeast corner of East 36th Street and South Peoria Avenue.

Z-6324 October 1991: All concurred in **approval** of a request for *rezoning* a .32± acre tract of land from RS-3 to OL for an office, on property located 1325 East 25th Place.

Z-6326/PUD-474 October 1991: All concurred in **approval** of a request to rezone a 1± acre tract of land from OL to CS and **approval** of a proposed *Planned Unit Development* for mini-storage, on property located east of the southeast corner of South Peoria Avenue and East 58th Street.

Z-6003 December 1984: All concurred in **approval** of a request for *rezoning* a .2± acre tract of land from RS-3 to CH for commercial/office, on property located west of the southwest corner of 35th Place and Peoria Avenue.

BOA-07436 May 1972: The Board of Adjustment **approved** a *Special Exception* to permit parking use for employees and customers, with the restrictions that the lot not be used for retail operations, on property located at 1315 East 36th Street.

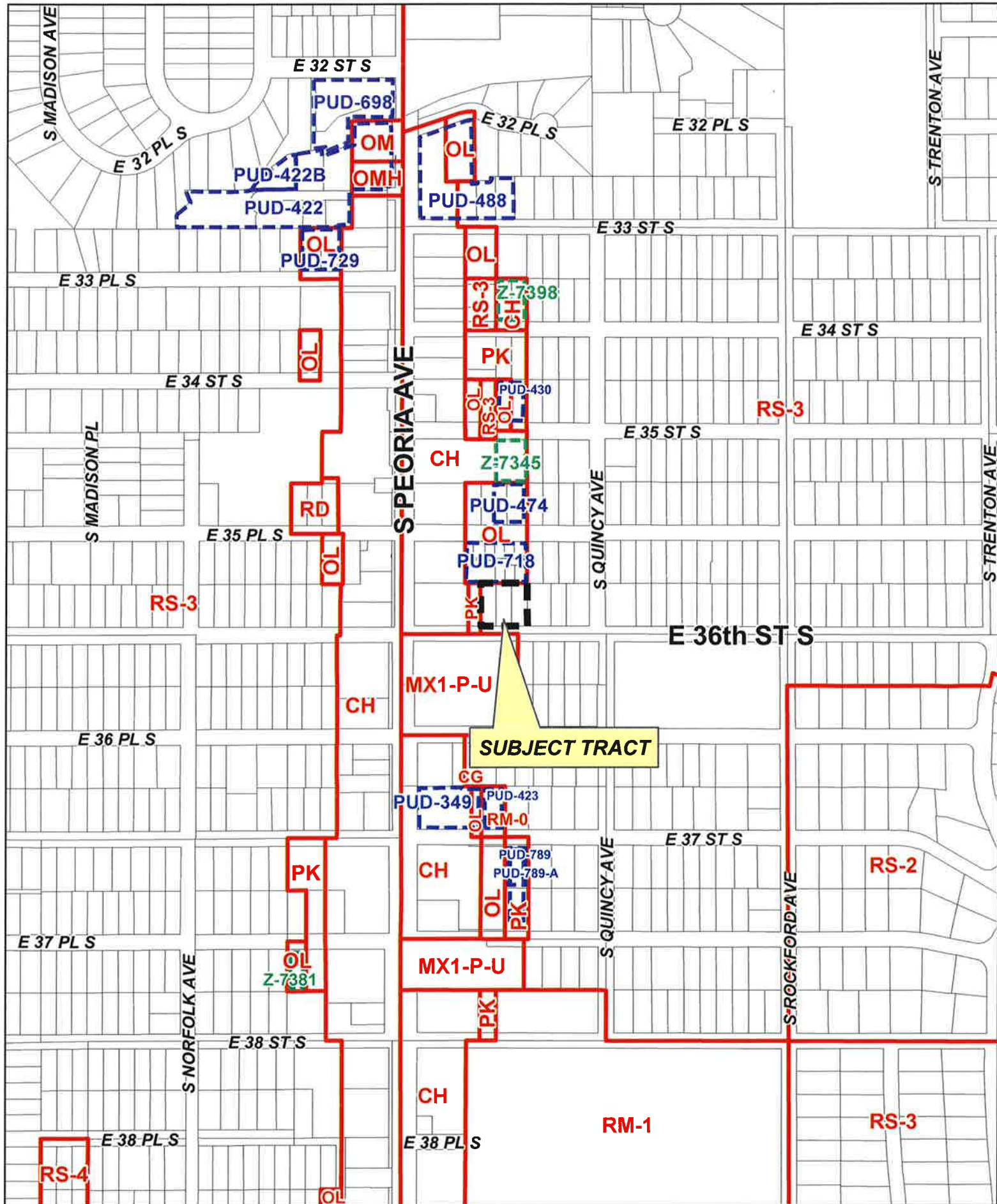
BOA-06400 August 1967: The Board of Adjustment **approved** a *Special Exception* to permit establishing off-street parking for church use in a U-1C district, subject to the parking requirements of the Board, on property located at 1331 East 36th Place.

BOA-03878 August 1962: The Board of Adjustment **granted** permission to allow church uses, on property located at Lot 7, Peorian Addition and Lots 4,6-8, Block 1, Peorian Second Addition.

BOA-02164 October 1950: The Board of Adjustment **granted** permission to allow a church, on property located at Lots 8 and 9, Peorian Addition.

BOA-01902 April 1947: The Board of Adjustment **approved** a request for permission to erect an outdoor type electric substation, on property located at E-58' of W-65' of Lot 5, and N-40.87' of E-58' of W-65' of Lot 6, Block 3, Peoria Gardens Addition.

BOA-01606 July 1943: The Board of Adjustment **granted** permission to allow a church, on property located at Lots 10 and 11, Peorian Addition.



Z-7571

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0 Feet 200 400



Subject
Tract

Z-7571

19-13 19

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

Aerial Photo Date: February 2018,

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S PEORIA AVE

E 36th ST S

E 36 PLS

E 35 PLS

S QUINCY AVE

S QUINCY AVE

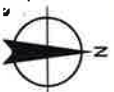


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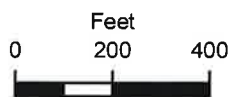
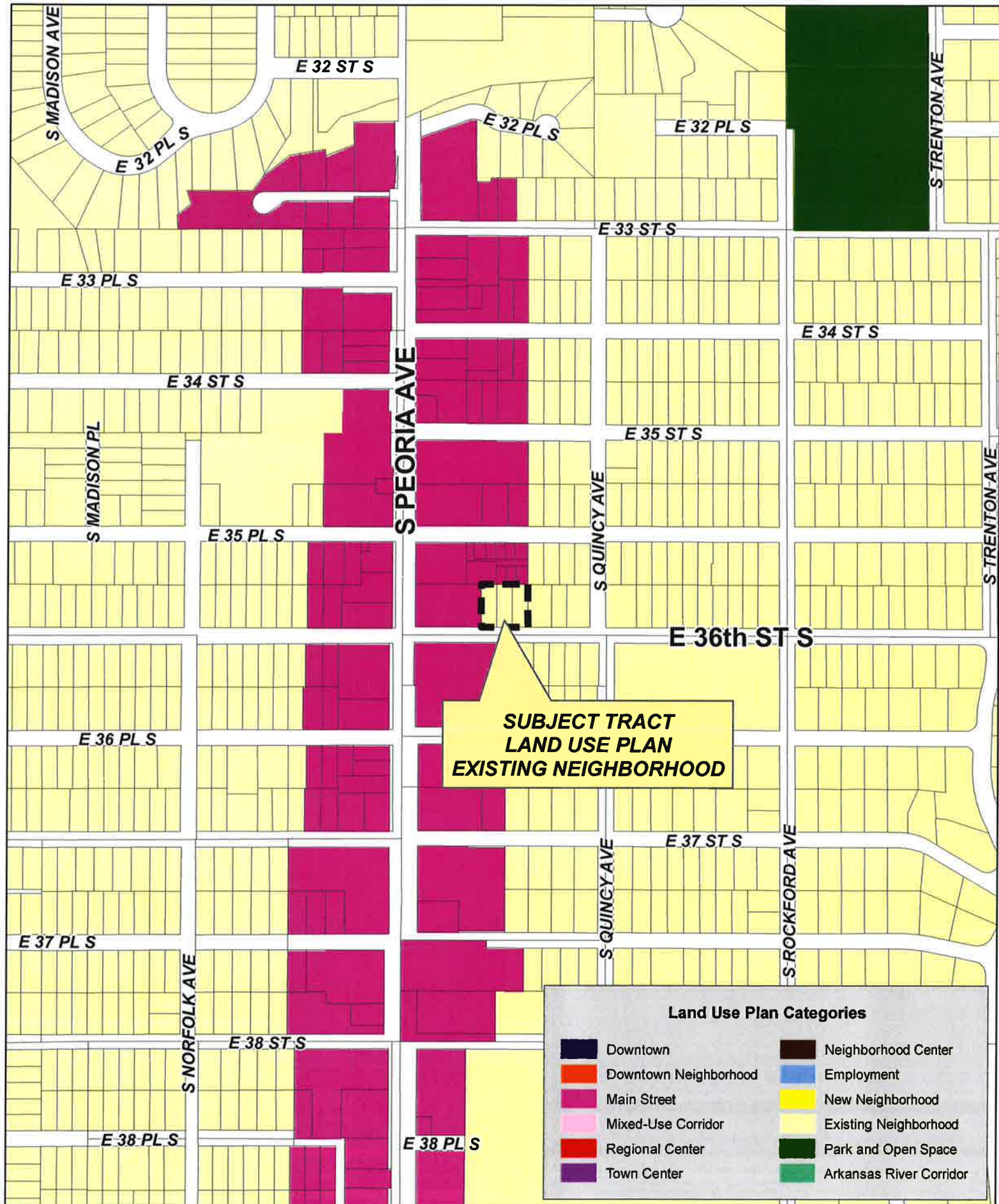
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Aerial Photo Date: February 2018

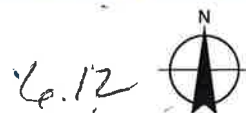


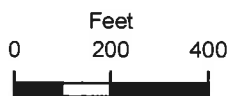
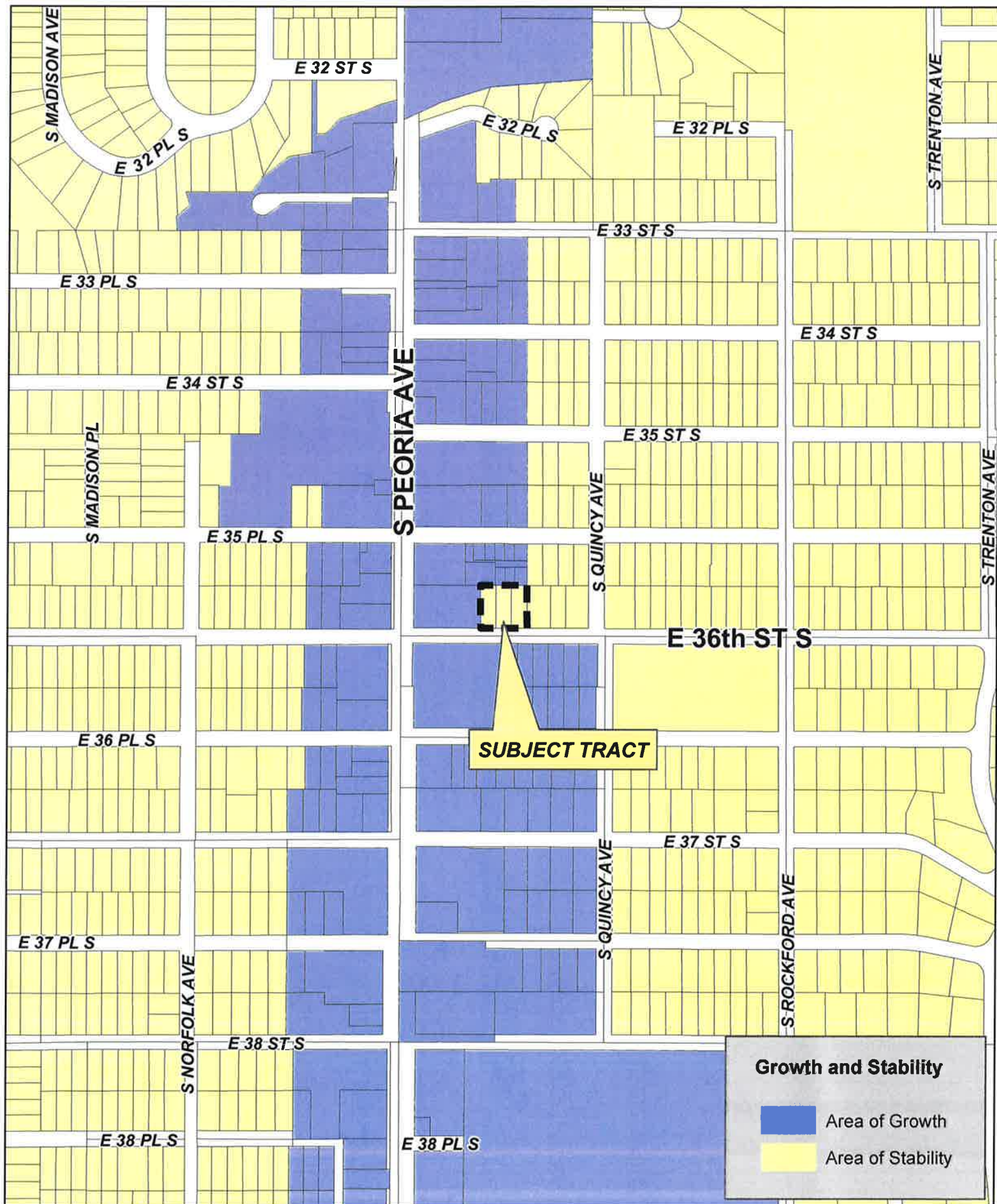
Cell



Z-7571

19-13 19





Z-7571

19-13 19



Sawyer, Kim

From: Judy Wyatt <jwt64@cox.net>
Sent: Friday, August 21, 2020 2:15 PM
To: esubmit
Subject: Case # Z-7571

FILE COPY

Good Afternoon,

I'm writing in reference to **Case # Z-7571** which is set for Public Hearing on 9-2-20 at 1:00 PM.

In speaking with over 30 neighbors within the close, general area of the property identified to be reviewed for rezoning (**Case # Z-7571**), all opinions are a resounding **NO**. We do not want this Current Zoning, Residential Single Family, changed. This is our neighborhood and we are already managing LOTS of traffic from Peoria to Lewis on **36th Street**. Since **36th street** was widened several years ago, we now live on a race track. Neighbors, visitors to our neighborhood, frequently comment on the level of traffic on **36th street**. How dangerous it is. Our neighborhood is a great mix of young couples, families, singles, seniors. Retired and working. 95% of the residents have a dog or dogs. We all walk them when weather accommodating; however, some have had to alter their usual route because of the amount and speed of traffic on **36th street**. Some of our neighbors have disabilities and virtually, risk their lives to walk in our neighborhood. Side streets off **36th** are also overrun with traffic. People unable to get out of driveways, safely.

I am very opposed to ANY alteration in the current Zoning---Residential Single-family. Leave it as it is. We purchased homes in this neighborhood expecting It would ALWAYS be a Residential Single Family Zone. We don't want it altered. We don't want ANYTHING that will be dumping more traffic on 36th street and through our other neighborhood streets.

I'm not sure what else the citizens need to do, how they can convey to the TMAPC, City Councilors, Mayor, etc-----We do **NOT** want this neighborhood altered from Residential Single Family Home identification. I do plan to be present at the Public Hearing on 9-2-20. It has come to this. Citizens in the midst of a pandemic feel it critical for us to be physically present vs listen on phone call or watch streaming.

Please let me know if you need more information. Thank you.

A Concerned Citizen,

Judy Wyatt Trickey
3488 South Zunis Avenue
Tulsa, OK 74105-2727
918-770-1790
Jwt64@cox.net

FILE COPY

PETITION TO DENY ZONING CHANGE FOR PROPERTY ON NE CORNER OF 36TH STREET AND
SOUTH PEORIA AVE. CASE NUMBERS CPA-89 AND Z-7571

A notice to change the zoning for the above described real estate under the case numbers described above has been filed by Applicant CBC Builders c/o AAB Engineering LLC. (918-514-4283). The proposed zoning would change the zoning from single family use to MX-1-U-40 which allows "mixed use urban-40 ft. height limit." This would disrupt the neighborhood where we have all purchased homes in a single family neighborhood and DO NOT WANT to have a multi-family "Main Street" land use in our neighborhood. Hearing to be held on 9-2-20 at 1:00 PM at Tulsa City Hall, Counsel Chambers, 175 E. 2nd St., Tulsa, OK.

Contact TMAPC, Dwayne Wilkerson 918-579-9475 or 918-584-7526 for questions. Submitted by Randy Francis, property owner of 1335 East 36th Street, Tulsa OK

* Randy Francis 918-260-9882
8-13-20

We, the undersigned own or lease homes in the area to be affected by the above described requested zoning change and are AGAINST ANY ZONING CHANGES.

Randy Francis 1335 E. 36th St 8-13-20
Name Address Tulsa, OK Date

CLARK PLOST 1330 E. 36TH ST. 8-13-20
Name Address Date

DOROTHY Lunk 1339 E. 36th Pl 8-14-2020
Name Address Date

Joe Bessler 1341 E 31st St. 8.14.2020
Name Address Date

Phil A 1523 E. 37th Pl. 8/19/20
Name Address Date

Dusan Wilkerson 343 ~~1424~~ E. 35th Pl 8-19-20
Name Address Date

Robert G. Hammond 1344 E. 35th St 8-17-20
Name Address Date

Jackie Kailing 1340 E. 35th Pl. 8-17-20
Name Address Date

6.15

Page 2 of Objection to Zoning Change, Case Numbers CPA-89 & Z-7571

Ernest M. Kelling 1340 E. 35th Pl. 08-17-2020
Name Address Date

Jan Dunn Randall 1516 E. 35th Pl. 09-01-20
Name Address Date

Sam A. Joyner 1335 E. 35th Pl. 09-1-20
Name Address Date

Suzanne Rochelt 1522 E. 35th Pl 9/1/20
Name Address Date

Name Address Date

Name Address Date

Name Address Date

Name Address Date

Name Address Date

Name Address Date

Name Address Date

Name Address Date

Name Address Date

Name Address Date

9-1-2020

* Note:

ALTHOUGH WE ACTUALLY RESIDE AT 1340 E. 35TH PL.
August M. & JACQUELYN (Jackie) D. KILLING
ARE THE LEGAL OWNERS OF THE PROPERTY
AT 1338 E. 35TH PLACE. This property does
LIE WITHIN 300' of the 3 lots on 36th
STREET THAT ARE BEING ADDRESSED AT
THIS MEETING.

Jacquelyn D. Killing (Jackie Killing)

Sawyer, Kim

2-7571

From: Laura Dempsey-Polan <ldpolan@gmail.com>
Sent: Monday, October 5, 2020 5:10 PM
To: esubmit
Subject: Letter of concern regarding the Z-7571 application from Dr. Laura Dempsey and Dr. Joe Bessler, residents at 1341 E. 36th, Tulsa 74105

FILE COPY

10-5-20

To whom it may concern with the TMAPC and relevant staff:

In writing my 2nd email letter of concern, I would like the following concerns to be submitted in protest of the current 7-7571 application to be heard on 10/21/10 at TMAPC's next meeting, regarding the Z-7571 application from CBC Builds c/o AAB Engineering proposing to change residential zoning for three lots located two homes west of our home at 36th and Quincy (1341 E. 36th) to a multi-use zoning code.

Our concerns mirror many living in our neighborhood and include the following regarding the Z-7571 mixed-use application proposing to build a 45 foot building with retail below and apartments above, a distinct and out of character change from neighborhood homes nearby:

- * A multi-use building risks harming an appreciated and desired residential quality of life in a walkable neighborhood by significantly increasing traffic and blocking our's and our neighbor's view to leave driveways, turn off Quincy onto 36th street and increase the number of cars parked in our neighborhood;

- * A multi-use building also increases undesired noise patterns, especially if places like a restaurant are allowed to move in to the retail section of the building to include outdoor seating, allowing increased parking and a bar with the restaurant;

- * A multi-use building this close to neighborhood homes on a quiet residential street will hurt our property values by lowering them--no one in the neighborhood bought their homes in anticipation of a commercial or retail building next door to their home--i.e., no one in surrounding homes want to live right next to a commercial enterprise;

- * A multi-use building placing apartments above retail stores near single family homes brings a more transient population to the neighborhood in an area where this is not the norm, i.e., plenty of areas on Peoria's main street would serve as a better location for this type of structure; and,

- * A multi-use building in this Brookside neighborhood will encroach on our property worth for the future, setting an unwanted precedent on this small cross street to main street Peoria, a street that only serves single family homes along with Elliot elementary school, thus endangering children and families walking to school who will then encounter more traffic, particularly on the northwest side of the school which typically does not have a cross guard.

Thank you for dismissing the Z-7511 application and inviting an application to simply build residential homes--this type of application would be welcomed by all. We also note that the developers have refused to meet with neighbors thus far.

Sincerely,

Laura Dempsey

Laura Dempsey, PhD
Dempsey Associates
1341 E. 36th
Tulsa, Oklahoma 74105
918-284-2131
ldpolan@gmail.com

Sawyer, Kim

From: Laura Dempsey-Polan <ldpolan@gmail.com>
Sent: Wednesday, September 16, 2020 8:35 AM
To: Sawyer, Kim
Cc: Cindy Woodward
Subject: Re: Z-7572
7571

FILE COPY

9/16/20

Kim-yes-that is the case we are concerned about-thank you for getting my letter to the right place—

Laura

Laura Dempsey, PhD
Dempsey Associates
1341 E 36th
Tulsa, Ok 74105
918-284-2131
ldpolan@gmail.com

On Sep 16, 2020, at 8:09 AM, Sawyer, Kim <ksawyer@incog.org> wrote:

Dr. Dempsey

I assume you mean the 36th and Peoria case which is Z-7571 is that correct?

I will pass your email along to Planning Commission for their consideration.

From: Laura Dempsey-Polan <ldpolan@gmail.com>
Sent: Tuesday, September 15, 2020 11:47 PM
To: esubmit <esubmit@incog.org>
Cc: Cindy Woodward <cindy.woodward@outlook.com>
Subject: Z-7572

9-15-20

To whom it may concern, note: this email has already been submitted to relevant INCOG/TMAPC staff.

My name is Dr. Laura Dempsey, my address and contact information are below—we live 2 houses east of the current Z-7572 application request and Cindy Woodward has generously included us in the current neighborhood discussion about the requested change in zoning to mixed use for the 3 lots east of 36th and Peoria and quite near to our home. Cindy is cc'd on this email as a FYI—

My understanding is that the developer(s) should follow a protocol which includes meeting with neighbors like me and my partner, Dr. Joe Bessler, directly impacted by this type of zoning change application.

6.20

A discussion about a possible meeting with INCOG staff who apparently support this development and the developers [on 9/16/20](#) has not manifested.

Does TMAPC or INCOG have any impact on this reasonable request to meet with the neighborhood to have such a meeting (safely)?

And, with the new request now on the next TMAPC agenda, what will the agenda include for this application?—E.g., another continuance prohibiting testimony on relevant issues, a chance for folks affected to talk to council members about their concerns?

Thank you to INCOG and TMAPC for advising: our concerns are obvious and have been reviewed in other correspondence to TMAPC/INCOG staff, i.e., —Peoria has plenty of zoned room for this type of development—why place it in a location currently zoned for residential homes?;

—traffic with an elementary school nearby is a distinct concern, as is the type of businesses in the lower part of the proposed structure (e.g., could an adult book store open in this building, etc.?);

—lots of walkers across the lifespan enjoy less traffic for safe exercise, clearly increased traffic is not desired or a good idea;

—how will parking and related problems increase in our neighborhood?;

—rental property can also reduce area home values and increase crime and noise with more transient apartment populations moving in and out, etc.; and,

—If a something like a bar opens with outdoor seating, noise in the neighborhood is yet another concern.

-More issues like this simply need to be discussed with those wishing to change current zoning for these properties—all, impacting our residential neighborhood.

In short, why make this type of zoning change endangering a very stable and beautiful Tulsa neighborhood when new residential homes in the area would be very welcomed?

Thank you for your answers to these questions and please include these concerns with the relevant application—Our neighborhood looks forward to meeting with TMAPC/INCOG staff and the developer(s) in the near future—we hope you will help make such a meeting possible—

Laura
Laura Dempsey, PhD
Dempsey Associates
1341 E 36th
Tulsa, Ok 74105
[918-284-2131](tel:918-284-2131)
Ldpolan@gmail.com

Laura Dempsey, PhD
Dempsey Associates
1341 E 36th
Tulsa, Ok 74105
918-284-2131
Ldpolan@gmail.com

Sawyer, Kim

FILE COPY

From: Wilkerson, Dwayne
Sent: Thursday, September 10, 2020 12:03 PM
To: Alan Betchan
Cc: Sawyer, Kim; Miller, Susan
Subject: RE: Z-7571 and CPA-89

Thanks Alan,

Staff supports your request and I will forward your continuance request for both items to the October 21st meeting.

Respectfully,

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



From: Alan Betchan <alan@aabeng.com>
Sent: Thursday, September 10, 2020 12:00 PM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Subject: RE: Z-7571 and CPA-89

Dwayne we would like to continue both items to the October 21st planning commission meeting. This will allow time to advertise for the 45' building height instead of the previously proposed 40'.

Please let me know if you need anything else.
Thanks,
Alan

From: Wilkerson, Dwayne [<mailto:DWilkerson@incog.org>]
Sent: Wednesday, September 09, 2020 3:55 PM
To: Alan Betchan <alan@aabeng.com>
Subject: Z-7571 and CPA-89

Hey Alan,

Are you going to withdraw Z-7571?

I am ok if you ask for a continuance to the 10-21 agenda for CPA-89. That would let a new zoning application catch up. That will need to be submitted tomorrow if you want to meet that 10-21 schedule.

Thanks

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



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PLANNING OFFICE

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Sawyer, Kim

From: Tracy Nyquist <tnyquist@sbcglobal.net>
Sent: Tuesday, September 1, 2020 8:36 PM
To: esubmit
Subject: Z7571

I'm writing in regards to the new building planned for 36th & Peoria, behind the Bank of the West and Jimmy Johns sandwich shop. Not knowing the design, it's a difficult to say how it would fit into the overall design of Brookside. Plus, privacy for the home owners is a big concern, along with parking for this new building. I live a block west of the QT at 36th & Peoria so I will be impacted by this building, especially if parking is an issue. I would not want a 2-3 story building right next to my house.

I hope this zoning change is denied.

Thanks,
Tracy Nyquist

PSALM 73:23–24 "Yet I am always with you; you hold me by my right hand. You guide me with your counsel, and afterward you will take me into glory."

FILE COPY

Sawyer, Kim

From: Gretchen Heinberg <gheinberg@aol.com>
Sent: Sunday, August 30, 2020 11:21 AM
To: esubmit
Subject: Case Number Z-7571

Hello, I have reviewed the information I was able to find on this proposal.

Mid town needs more homes not more retail. There are several new homes being built on 36th street. These are more affordable homes for the area - something that is needed.

There is an elementary school just down the block. Cars race through the school zone now despite flashing lights and school crossing guards.

Bicyclists uses 36th street regularly and have issues at the intersection where they have the benefit of traffic lights.

I cannot image cars turning into 36th street from retail parking lots half way down the block. Adding more traffic to this already congested area is a problem for current homeowners, school children and bicyclists.

Please do not allow this change.

Thank you for your consideration,

Gretchen Heinberg
[Gheinberg@aol.com](mailto:gheinberg@aol.com)

Sent from my iPad

Sawyer, Kim

From: Creda Moran <creda2000@cox.net>
Sent: Sunday, August 30, 2020 5:20 PM
To: esubmit
Subject: CASE NUMBER: Z-7571

To: Tulsa Metropolitan Area Planning Commission
City of Tulsa

As a long time resident who lives on 36th street, I am opposed to the proposed rezoning of the northeast corner of 36th Street South & South Peoria from RS-3 to MX-1-U-40. The change would not be in the interest of any neighbors for a variety of reasons—

1. All homes in the area are single family type as the current zoning is RS-3 so to have mixed-use-urban 40 ft. height limit structure(s) in place would destroy the present neighborhoods.
2. Eliot school is across the street and would be impacted.
3. Traffic would greatly increase yet is not wanted or needed, especially where there are many children (Eliot school).
4. 36th street was never intended to be transformed into a "Main Street"...was not built for such and is not.
5. Residents live in the area for a variety of reasons whether location, the fact that the entire area is RS-3, an elementary school is nearby, a shopping and dining area is not far away, etc. but no one lives in the area wanting a zoning change or mixed use structure (40 ft. height limit) near or next to them.
6. Property values will be negatively affected as the stability of the neighborhoods would be destroyed.
7. There are also unknowns to consider such as possible increase in crime or more parking problems or a permanent change in neighborhood character.

Overall, the dramatic change in zoning would not enhance any nearby neighborhoods. All residents bought their homes in well-established neighborhoods knowing the area was zoned RS-3.

Creda Moran
3607 South Yorktown Place
Tulsa, OK 74105-3451
email: creda2000@cox.net

FILE COPY

Sawyer, Kim

From: Jackie Khilling <jackie.lake1204@yahoo.com>
Sent: Monday, August 31, 2020 10:15 AM
To: esubmit
Subject: Rezoning Case#Z-7571

Tulsa Metropolitan Area Planning Commission, City of Tulsa

As new residents to Tulsa, transplants from Fort Smith, Arkansas, we bought our dream home for retirement in Brookside on the same block as property requesting rezoning. An absolutely charming, quaint, friendly neighborhood .

We seldom get involved in controversial matters, but feel compelled to state our strong opposition to the proposed rezoning from current single family residence to mix/purpose with 36th St. designated to Main St. status.

Property values have drastically increased during the past 3 years since we moved here. Traffic has also increased & parking has become a problem. If the door is opened for multi-family residents and more commercial development, when our locally owned shops & restaurants are struggling to stay open, it appears in our opinion the entire demographics of the intimate neighborhood could change significantly.

Thank you for your attention to our concerns and registering our opposition to rezoning at this time.

Respectfully, August & Jacquelyn Khilling
1340 E. 35th Place
Sent from my iPhone

Sawyer, Kim

From: Judy Wyatt <jwt64@cox.net>
Sent: Sunday, September 13, 2020 1:27 PM
To: Sawyer, Kim
Cc: Jackie
Subject: FW: CASE NUMBER: Z-7571 CPA-89

FILE COPY

Good Monday Morning Kim,

Yesterday, I received several pages regarding **Z-7571**, stamped FILE COPY. Among the pages were some of the emails that had been submitted by Brookside neighbors opposing the action of **Z-7571**. A neighbor, Creda's email was not included in this FILE COPY packet. I have a copy of what she had submitted initially. So, she resubmitted another one on Sunday (below). Now, my concern: If Creda's email was not made part of the FILE COPY record initially, where did it go and how many others did not make it to the official record? We are simply concerned the transparency to the public regarding the procedures, handling of Case **Z-7571** seems suspect. Can you or someone else tell us the process when written emails are submitted to the esubmit@incog.org address? Does it go to a specific person? And, from there-----how do the emails become part of the official record? What might have happened to Creda's first email?

One of the first measures public servants, **{TMAPC}** in this case}, must promise the taxpayers/citizens: Will the decision I make today, serve the wishes and best interests of the citizens and this neighborhood? If not, who are the benefactors? Who stands to reap the most from allowing **Z-7571** to move forward? When the Commissioners vote on **October 21st**, we are anticipating they vote on the side of the Citizens and Our Neighborhood. Obviously, the developer, engineer, et. al. expect to make money in our neighborhood against our will. The WILL of the people. Those who vote. Those who cherish our neighborhood the way it is.

Kim, you have been very helpful and that is much appreciated. Each of you represent "the citizens of Tulsa".....You have your job to be the watchdog for us. Public Servants are not to be advocates for a few who wish to make money by dismembering our Neighborhoods. Kim----I would like this email made part of the Official Record/FILE COPY/shared with Commissioners.

Thank you again,

Judy Trickey
3488 South Zunis Avenue
Tulsa 74105
918-770-1790
Jwt64@cox.net

Sawyer, Kim

From: Pam Schloeder <ppschloeder@gmail.com>
Sent: Wednesday, August 26, 2020 11:17 AM
To: esubmit
Subject: Case Number Z-7571

FILE COPY

I want to register my disfavor of the proposed change in Land Use Designation from "Existing Neighborhood" to "Main Street" in regard to Case Number Z-7571. My residential property is bordered on the south by 36th Street and I will be affected by the proposed change. We already have an abundance of traffic on 36th Street, accompanied by a lack of adequate parking spaces. While I understand the current growth occurring in Brookside, I do not see the need to bring 40 foot tall structures onto 36th Street and into well established, existing neighborhoods. Increased traffic on 36th Street will negatively affect the property value of my midtown residence. I urge you to NOT APPROVE the requested rezoning of Case Number Z-7571.

Pam Schloeder
3481 S Zunis Ave
Tulsa, OK 74105
Ppschloeder@gmail.com

6.29

Sawyer, Kim

From: Clark J. Plost, DDS <clark@plostdental.com>
Sent: Tuesday, August 25, 2020 9:22 PM
To: dist9@tulsacouncil.org
Cc: esubmit
Subject: Zoning Request Z-7571

FILE COPY

Councilman Ben Kimbro,

I am writing as a concerned home owner on 36th Street, just east of Peoria and across the street from the new zoning case number Z-7571. I have learned more about the zoning change request for the three properties located east of the intersection of 36th and Peoria on the north side of 36th street. The change request changes the zoning from "single-family" to "mixed-use space", allowing retail and multi-family living. After talking with the new owners of the property, the intended use is apartments on the upper stories with office/retail on the lower floor.

I have concerns with this project and I would like you to support the Brookside neighborhood in not allowing the re-zoning to take place. Please see a list of concerns below:

- ☐ Parking – I am concerned that 36th street will become a parking lot for tenants/customers of the apartments/retail/offices. Despite having "designated" parking on the facility, people inevitably choose to park in the most convenient area, which would be 36th street. Take the Enclave apartments at 41st and South Rockford Avenue as an example. The entire street in front of the apartment complex has become a parking lot.
- ☐ Proximity to Elliot Elementary – Kids walk to and from school in the neighborhood. Increasing traffic in this area beyond single-family residences will increase the traffic and will make the area more dangerous for kids walking to and from school. Lots of residential development is happening down 36th street between Peoria and Lewis, but all are single-family residential.
- ☐ Interrupting the bike lane designation of 36th street. Biker's bike up and down 36th street daily as it is a designated bike path. Placing "mixed-use" zoning facing 36th Street will increase traffic for bikers and make the bike path more dangerous.
- ☐ Encroaching on the residential neighborhood – Where does the commercial development stop traveling east down 36th? This new rezoning request encroaches on the residential Brookside neighborhood.

I am all in favor of new development in Tulsa and Brookside specifically, but I am concerned about this specific request. Re-zoning request # Z-7571 needs to be denied and the area needs to remain a single-family residential area. Please represent our district and keep these lots zoned for single family residential use.

Thank you for reading my concern.

Clark J. Plost
1330 East 36th Street, Tulsa, OK. 74105

6.30

Clark Jared Plost, DDS
Owner/General Dentist

PLOSTDENTAL

Office: [2738 E. 51st Street Suite #120 Tulsa, OK. 74105](#) | [918-749-1747](#)

Cell: [918-808-8548](#)

clark@plostdental.com

www.plostdental.com

6.31

Sawyer, Kim

From: Myrna Seale <mvs5445@gmail.com>
Sent: Thursday, August 20, 2020 11:21 AM
To: esubmit
Subject: Z-7571 zoning change from RE to MX-U-40

FILE COPY

Re: Zoning case Z-7571

I am writing to protest the request to change the 3 lots just east of the Peoria/36th intersection from RE to MX-U-40.

According to the filing, it will be a 3-story building with retail on the ground floor and apartments on the upper 2 floors.

Protest #1: Primarily against the retail aspect and the potential for significant increase in traffic on 36th Street - an area which is a short distance from Eliot Elementary School. I believe it's inappropriate and unsafe to add traffic flow into a school zone. The north and west sides of Eliot are very busy with dropoffs and pickups in the mornings and afternoons.

Frankly, I'm surprised there aren't zoning codes which would automatically block this.

Protest #2: Any residential - condos/apartments/townhomes - should be limited to 2 stories in keeping with the surrounding homes/neighborhoods.

Summary: This block of 3 lots should remain residential, but with the option for other than single family homes.

Respectfully submitted,
Myrna Seale
2624 E 33rd St
918/743-5784

6.32

mvs5445@gmail.com

6.33

Randy Francis
Attorney at Law

4733 South Harvard Ave.
Tulsa, OK 74135

918-260-9882

August 22, 2020

TMAPC, c/o INCOG
2 West 2nd Street, Suite 800
Tulsa, OK 74103

Re: Case Number Z-7571

FILE COPY

Dear Representatives,

Soon you will receive a Petition resisting the proposed zoning change described above. All persons who signed the Petition moved into this part of Tulsa relied upon the ability to live in a neighborhood with the existing zoning. Within the last few months there has been a proposed change for the land use of the approximately 7 acres at 31st and Peoria allowing for a retail/commercial usage. Additionally, there is a land use change for the Church on the SE corner of 36th and Peoria allowing retail business on the 1st floor, and now a builder wants to change the land use for the above concerned real estate from Residential Single Family to Mixed Use Urban, building with a 40 foot tall building limit. WE ARE TIRED OF THIS ENCROCHMENT AND WANT OUR SINGLE FAMILY NEIGHBORHOOD TO REMAIN AS IT IS, OR WHAT IS LEFT OF IT.

Personally, I own the home directly to the East of this proposed zoning change. My address is 1335 East 36th St., Tulsa. It is a 4 bedroom 5 car garage home with a detached garage (a 2 car attached to the home and a 3 car plus garage free standing). I BOUGHT THIS HOME EXPECTING ONLY SINGLE FAMILY HOMES TO SURROUND MY PROPERTY AND EXPECT ZONING REMAIN AS IT IS. It is totally unreasonable for the City to allow a "Multi Use" zoned property, allowing a commercial/retail use to be built abutting this \$500,000 plus valued property. ZONING RESTRICTIONS ARE IN PLACE FOR THE EXACT REASON, TO PREVENT THIS TYPE OF BUILDING TO OCCUR ABUTTING RELATIVELY EXPENSIVE SINGLE FAMILY HOMES!

Sincerely,


Randy Francis

6.34

Sawyer, Kim

From: Bette Graves <bettegraves@me.com>
Sent: Wednesday, August 19, 2020 5:48 PM
To: esubmit
Subject: Z-7571

FILE COPY

We are residents in midtown and are wanting you to know our concerns about the proposed zoning change.

Our main concern is how close the apartment building/retail site will be to Elliot Elementary. There is too much traffic as it is and pedestrian and bicycle use in this area will be so dangerous. There are so many of us who use this area for neighborhood walking and we think 36 th street should remain residential.

Thank you for your consideration.

Bette and Michael Graves
2931 South Quaker Avenue

Sent from my iPad

6.35

Sawyer, Kim

From: Richelle Voth <richelle.christine@icloud.com>
Sent: Wednesday, August 19, 2020 8:56 PM
To: esubmit
Subject: Zoning Case Z-7571

FILE COPY

Hi,

I am the homeowner of 1437 E. 35th Street located in Brookside, Tulsa and I am writing to voice concerns over the proposed zoning changes for 36th street/Peoria.

Brookside, Tulsa - specifically 41st to 31st from Peoria to Utica - is a historic, residential neighborhood comprised of single family homes. Adding apartments and retail stores alters the foot traffic pattern and the caliber of the neighborhood. The Enclave Apartments are several streets away and they always have routine, available occupancy. There is not need for additional apartment housing. Additionally, those who live closer to the commercial portion of Brookside will tell you that car break-ins and package stealing is quite a normal behavior. We do not wish to have commercial retail traffic extend further East into the neighborhood as such. I also fear that allowing retail along the side of 36th street would set a presence for future developers to try and extend retail/offices etc into the neighborhood. It is a slippery slope.

With the proposed development at 31st/Peoria and now this tandem proposed development at 36th/Peoria, I believe we are downgrading Brookside's appeal to its current and future families for long-term occupancy. For, Brookside Tulsa is not akin to "Uptown, Dallas", whose transitional community mixes city living with residential burrows. Rather, the composition and community of Brookside Tulsa prides itself on being established, safe and and a legacy-lasting community. I hope we do not deviate from this historical purpose.

Thank you for hearing my thoughts. I would appreciate being informed of any opportunity to further become involved in this zoning process request.

Warmly,
Richelle Voth

2-7571

Sawyer, Kim

From: Cindy Woodward <cindy.woodward@outlook.com>
Sent: Wednesday, August 19, 2020 11:11 AM
To: esubmit
Subject: Z-7571 opposition

FILE COPY

To Whom It May Concern,

After receiving information from Alan Betchan regard the intended use as apartments in the upper stories, I am writing my opposition to this zoning change request. This is a single family neighborhood. Building apartments will adversely impact the property values of existing homes.

Cindy Woodward
1334 E 36 st

Sent from my iPhone

6.37

2-7571

Sawyer, Kim

From: Chrystal Dollarhide <chrystalbohannon@gmail.com>
Sent: Wednesday, August 19, 2020 2:07 PM
To: esubmit
Subject: Zoning Case Number Z-7571

FILE COPY

As a resident homeowner on 36th street between Utica and Peoria, I would like to submit my opinion on this zoning matter. In short, I do not support the change.

I feel retail space should not be expanded any further east or west from Peoria. It is not fair to homeowners to have their neighborhood turned into retail space. I also feel that apartments are not in keeping with the trend of residential development in the area and would be more appropriate along the river or on the edges of Brookside.

Thank you,
Chrystal Dollarhide

6.38

FILE COPY

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Tuesday, November 10, 2020 7:54 AM
To: Sawyer, Kim
Subject: FW: Z-7571

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

-----Original Message-----

From: Jake Reid <JakeR@dktire.com>
Sent: Tuesday, November 10, 2020 7:16 AM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Subject: Z-7571

To whom it may concern,
I am part of the neighborhood on Brookside. My address is 3645 S. Trenton Ave, Tulsa OK 74105. I believe the loft set up on 36th Street would be great for the neighborhood. I believe it would help keep the neighborhood young and growing. Brookside is a key piece to the young and upcoming individuals in our city. I hope this note finds you well.

Thank you,
Jake Reid

FILE COPY

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Tuesday, November 10, 2020 7:55 AM
To: Sawyer, Kim
Subject: FW: Z-7571

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



From: Courtney Coffey <courtneyckime@gmail.com>
Sent: Monday, November 9, 2020 8:00 PM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Subject: Z-7571

To Whom it May Concern:

Please let the record show that I support the developments that are proposed by CBC Builds on 36th street. Part of the reason my family and I moved to the Brookside area was to enjoy the energy that comes from progress. We were happy to pay a premium for our house to be close to the bustling amenities that the Brookside area has to offer, and very much look forward to new and exciting growth that will take place as our children grow up here. Please do not allow the vocal protestations of a few hinder or extinguish the enjoyment of many.

Thank you for your time,

Courtney Coffey

Get [Outlook for iOS](#)

FILE COPY

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Tuesday, November 10, 2020 7:58 AM
To: Sawyer, Kim
Subject: FW: Case Z-7571

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



Shape Our Future
START HERE >



From: Brian Donahue <bdonahue644@live.com>
Sent: Monday, November 9, 2020 1:38 PM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Subject: Case Z-7571

Mr. Wilkerson,

Just want to pass along my support for this project. My family and I live down the street and feel this development would be a major improvement over the older rental houses that currently exist on the site. Not sure why this would be an issue due to the fact you already have 3-story condo units to the developments immediate north.

Feel free to call me if you would like to discuss any further.

Thank you.

Brian Donahue
1536 E. 35th Place
Tulsa, OK 74105
(918) 633-2827
bdonahue644@live.com

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Friday, November 13, 2020 2:36 PM
To: Shane Saunders
Cc: Sawyer, Kim
Subject: RE: Support Approval in case Z-7571

FILE COPY

Thank you for taking the time to write in support of this request. We will forward your email to the Planning Commission.

Respectfully,

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



Shape Our Future
START HERE > 

From: Shane Saunders <shane.saunders@gmail.com>
Sent: Friday, November 13, 2020 1:53 PM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Subject: Support Approval in case Z-7571

Greetings!

I am pleased to write in support of the requested approval in the subject case for the planned development located near 36th and Peoria.

In fact, I'm more than pleased... I'm excited by the prospect of this development coming to fruition as I think it is badly needed for the Brookside neighborhood. This is the exact type of economic and housing development that Tulsans have craved for years and presents a real opportunity to expand our tax base, improve our housing inventory, and capture momentum as we re-invigorate our urban core.

By way of information, I have two children who attend Eliot Elementary which is just a few steps away from the proposed development. Additionally, I serve as the Treasurer for the Eliot PTA. I am overjoyed at the chance this development provides to add families to our school community. This type of housing attracts young families and young professionals, both of which we could use scores more.

I've heard some express concerns regarding traffic congestion along 36th. In perfect candor, it really is our fault at Eliot for any congestion that occurs...typically at drop off and pick up times at the start and end of the school day. In reviewing the developer's plans, it looks to me like they went to great lengths to do their

part in mitigating any additional vehicle flow. In short, I have no concerns with regard to traffic which says a lot because the safety of our students and families is of paramount importance to me.

Moreover, in reviewing the previous work and projects of the developer, CBC Builds, I am rather impressed. This is a Tulsa-based company bringing unique projects and concepts to our city. They've been innovative in their approach to residential, commercial, and multi-family projects. Their developments are successful and well maintained, they bring the type of things I only see when visiting other cities. If we can't get behind that kind of energy and entrepreneurship, then I really don't know what we're doing as a city.

This is a great plan and a great group trying to better our neighborhood. It will be a dramatic improvement over the existing structures and use for the subject land. I urge your most favorable consideration on the application and look forward to seeing the dirt move sometime soon!

All the Best,
Shane Saunders

--

Shane M. Saunders, MBA, CPL
President



The Philtower Building
427 South Boston Avenue, Suite 706
Tulsa, Oklahoma 74103
918.392.2868 p
918.629.9122 c
www.tridentenergyinc.com

Z-7571 + CPA-89

Sawyer, Kim

From: Judy Wyatt Trickey <jwt64@cox.net>
Sent: Tuesday, November 17, 2020 11:39 AM
To: 'Laura Dempsey-Polan'; 'Clark J. Plost, DDS'
Cc: 'Cindy Woodward'; Wilkerson, Dwayne; Sawyer, Kim; 'TJ Martin'; 'Ross Snider'; 'Maria Rojas';
 mikehurd08@gmail.com; 'Jackie Khilling'; 'Pam Schloeder'; samjoyner@mac.com; 'Myrna Seale';
 'Randy Francis'
Subject: RE: Z-7571 and CPA-89

Good Morning-----

I want to add my name to the list of neighbors who are endorsing our desire to remain identified as a Residential Zone. They have stated the issues very well. I, too, am requesting the continuance at the upcoming hearing, 11-18-20. As we know, Covid is burning in Tulsa and we are diligently trying to hold meetings, have meaningful discussions in the midst of this Pandemic. I believe a continuance is a reasonable request during this time and, hopefully, Chairman Covey will grant. Thank you.

Judy Wyatt Trickey
 3488 South Zunis Avenue
 Tulsa 74105
 770-1790
 Jwt64@cox.net

From: Laura Dempsey-Polan <ldpolan@gmail.com>
Sent: Monday, November 16, 2020 9:22 PM
To: Clark J. Plost, DDS <clark@plostdental.com>
Cc: Cindy Woodward <cindy.woodward@outlook.com>; Dwayne Wilkerson <DWilkerson@incog.org>; Kim Sawyer <ksawyer@incog.org>; TJ Martin <timjmartin@me.com>; Ross Snider <ross4@cox.net>; Maria Rojas <alerochac@hotmail.com>;
 mikehurd08@gmail.com; Jackie Khilling <jackie.lake1204@yahoo.com>; Judy Wyatt Trickey <jwt64@cox.net>; Pam Schloeder <ppschoeder@gmail.com>; samjoyner@mac.com; Myrna Seale <mvs5445@gmail.com>; Randy Francis <randy60@me.com>
Subject: Re: Z-7571 and CPA-89

Dr. Joe Bessler and I (at 1341 E 36th) join with Clark and Cindy in their position and Cindy's articulate email -we appreciate your guidance and hope for a resolution more in line with our neighborhood and one that stays with the values, benefits and stability of residential zoning-thank you for your assistance—

Dr. Laura Dempsey with Dr. Joe Bessler

Laura Dempsey, PhD
 Dempsey Associates
 1341 E 36th
 Tulsa, Ok 74105
 918-284-2131
Ldpolan@gmail.com

On Nov 16, 2020, at 9:06 PM, Clark J. Plost, DDS <clark@plostdental.com> wrote:

Thank you Cindy for the follow up email. I too am under the same impression regarding CBC Builds request for a continuance.

Dwayne and Kim, I look forward to hearing back from y'all.

Kindest,

Clark

Clark Jared Plost, DDS
Owner/General Dentist

PLOSTDENTAL

Office: [2738 E. 51st Street Suite #120 Tulsa, OK. 74105](#) | [918-749-1747](#)

Cell: [918-808-8548](#)

clark@plostdental.com

www.plostdental.com

On Nov 16, 2020, at 9:00 PM, Cindy Woodward <cindy.woodward@outlook.com> wrote:

Dwayne and Kim,

As you are aware, CBC Builds met with neighbors this evening regarding the above referenced zoning change requests.

The new plan continues to request an MX designation. The neighborhood residents do not support an MX zoning.

Based on the conversations at this meeting, we were told that Lou Reynolds will be requesting a postponement on behalf of CBC Builds in order to research and/or request an optional development plan with restrictions to the MX zoning that would disallow commercial/retail space, limiting the project to residential-only development.

The neighbors support their request for postponement in order for both the developers and the neighbors to further investigate these restrictions.

To be clear, there was no agreement between the parties other than to support their request for postponement.

Please advise your thoughts on how their request will proceed. Should we prepare for a full hearing on the request as it currently stands or can we expect the commission to grant their request?

Thank you very much for your help and guidance.

Cindy Woodward

Sent from my iPhone

Sawyer, Kim

From: Cindy Woodward <cindy.woodward@outlook.com>
Sent: Monday, November 16, 2020 9:01 PM
To: Wilkerson, Dwayne; Sawyer, Kim
Cc: Clark J. Plost; TJ Martin; Laura Dempsey; Ross Snider; Maria Rojas; mikehurd08@gmail.com; Jackie Khilling; Judy Wyatt Trickey; Pam Schloeder; samjoyner@mac.com; Myrna Seale; Randy Francis
Subject: Z-7571 and CPA-89

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Sent from my iPhone

Z-7571 + CPA-89

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Subject: Re: Z-7571 and CPA-89

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Dr. Laura Dempsey with Dr. Joe Bessler

Laura Dempsey, PhD
Dempsey Associates
1341 E 36th
Tulsa, Ok 74105
918-284-2131
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Dwayne and Kim, I look forward to hearing back from y'all.

Kindest,

Clark

Clark Jared Plost, DDS
Owner/General Dentist

PLOSTDENTAL
Office: [2738 E. 51st Street Suite #120 Tulsa, OK. 74105](#) | [918-749-1747](#)
Cell: [918-808-8548](#)
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Cindy Woodward

Sent from my iPhone

Sawyer, Kim

Z-7571 & CPA-89

FILE COPY

From: Clark J. Plost, DDS <clark@plostdental.com>
Sent: Monday, November 16, 2020 9:06 PM
To: Cindy Woodward
Cc: Wilkerson, Dwayne; Sawyer, Kim; TJ Martin; Laura Dempsey; Ross Snider; Maria Rojas; mikehurd08@gmail.com; Jackie Khilling; Judy Wyatt Trickey; Pam Schloeder; samjoyner@mac.com; Myrna Seale; Randy Francis
Subject: Re: Z-7571 and CPA-89

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Owner/General Dentist

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Sent from my iPhone

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Sent: Monday, November 16, 2020 9:01 PM
To: Wilkerson, Dwayne; Sawyer, Kim
Cc: Clark J. Plost; TJ Martin; Laura Dempsey; Ross Snider; Maria Rojas; mikhurd08@gmail.com; Jackie Khilling; Judy Wyatt Trickey; Pam Schloeder; samjoyner@mac.com; Myrna Seale; Randy Francis
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Cindy Woodward

Sent from my iPhone

Sawyer, Kim

2-7571 & CPA-89

FILE COPY

From: Ross Snider <ross4@cox.net>
Sent: Tuesday, November 17, 2020 5:57 AM
To: Wilkerson, Dwayne; Sawyer, Kim
Cc: Cindy Woodward; TJ Martin; Laura Dempsey; Maria Rojas; mikehurd08@gmail.com; Jackie Khilling; Judy Wyatt Trickey; Pam Schloeder; samjoyner@mac.com; Myrna Seale; Randy Francis; Clark J. Plost, DDS
Subject: Re: Z-7571 and CPA-89

I also understand that CBC Builds is going to submit an optional development plan, which would probably result in a continuance.

I support the continuance as the neighborhood needs additional time to discuss the latest development proposal. We need the time since there is only about 36 hours between the presentation and the currently scheduled meeting.

On Nov 16, 2020, at 9:06 PM, Clark J. Plost, DDS <clark@plostdental.com> wrote:

Thank you Cindy for the follow up email. I too am under the same impression regarding CBC Builds request for a continuance.

Dwayne and Kim, I look forward to hearing back from y'all.

Kindest,

Clark

Clark Jared Plost, DDS
Owner/General Dentist

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Cell: [918-808-8548](tel:918-808-8548)

clark@plostdental.com

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Thank you very much for your help and guidance.

Cindy Woodward

Sent from my iPhone

FILE COPY

Sawyer, Kim

From: Myrna Seale <mvs5445@gmail.com>
Sent: Wednesday, November 18, 2020 7:48 AM
To: Judy Wyatt Trickey; 'Cindy Woodward'; 'Clark J. Plost, DDS'
Cc: Wilkerson, Dwayne; Sawyer, Kim; 'TJ Martin'; 'Laura Dempsey'; 'Ross Snider'; 'Maria Rojas';
mikehurd08@gmail.com; 'Jackie Khilling'; 'Pam Schloeder'; samjoyner@mac.com; 'Randy Francis'
Subject: Re: Z-7571 and CPA-89

Dwayne,
I'm also in support of the continuance to January.

Thank you,
Myrna Seale

On 11/17/2020 10:29 PM, Judy Wyatt Trickey wrote:

Dwayne-----adding my support per Dr. Plost's request for continuance to January.

Judy Wyatt Trickey

From: Cindy Woodward <cindy.woodward@outlook.com>
Sent: Tuesday, November 17, 2020 7:58 PM
To: Clark J. Plost, DDS <clark@plostdental.com>
Cc: Wilkerson, Dwayne <DWilkerson@incog.org>; Sawyer, Kim <ksawyer@incog.org>; TJ Martin <timjmartin@me.com>; Laura Dempsey <ldpolan@gmail.com>; Ross Snider <ross4@cox.net>; Maria Rojas <alerochac@hotmail.com>; mikehurd08@gmail.com; Jackie Khilling <jackie.lake1204@yahoo.com>; Judy Wyatt Trickey <jwt64@cox.net>; Pam Schloeder <ppschloeder@gmail.com>; samjoyner@mac.com; Myrna Seale <mvs5445@gmail.com>; Randy Francis <randy60@me.com>
Subject: Re: Z-7571 and CPA-89

Dwayne,

Confirming my support of Clark's request.

Cindy Woodward

Sent from my iPhone

On Nov 17, 2020, at 7:53 PM, Clark J. Plost, DDS <clark@plostdental.com> wrote:

Dwayne,

On behalf of the neighborhood, we would like to request a continuance for tomorrow's meeting regarding Z-7571 and CPA-89 to January 6th (as offered in your email this morning and due to everyone's holiday schedules). We have had less than 36 hours to digest the information presented last night by the developers and need additional time. Thank you.

Please confirm.

Kindest,

Clark

On Tue, Nov 17, 2020 at 8:48 AM Wilkerson, Dwayne <DWilkerson@incog.org> wrote:

Good morning everyone.

Thanks for your thoughtful email last night and this morning. I haven't seen a formal request for a continuance but will be in discussion with Mr. Reynolds today. Did you discuss the continuance date? The next two available options are December 2, December 16 and January 6th.

I need a little help understanding why there is no support for an MX designation but still support a continuance for a continuance request. Do you believe there is some support for the other components important to MX zoning designation with the exception of the uses that might be allowed? Very specifically the two details I remember from previous other conversations are:

- 1) 45 foot tall building height allowance
- 2) Requirements for placing the building closer to the street

I believe the Planning Commission will support another continuance as long as the interested neighbors and the developer concur that a continuance will end up with a mutual agreement. I will know more after I talk to Mr. Reynolds but at this moment I would say you should be prepared for a presentation at the planning commission meeting Wednesday.

Thanks

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

-----Original Message-----

From: Cindy Woodward <cindy.woodward@outlook.com>

Sent: Monday, November 16, 2020 9:01 PM

To: Wilkerson, Dwayne <DWilkerson@incog.org>; Sawyer, Kim <ksawyer@incog.org>

Cc: Clark J. Plost <clark@plostdental.com>; TJ Martin <timjmartin@me.com>; Laura Dempsey <ldpolan@gmail.com>; Ross Snider <ross4@cox.net>; Maria Rojas <alerochac@hotmail.com>; mikehurd08@gmail.com; Jackie Khilling <jackie.lake1204@yahoo.com>; Judy Wyatt Trickey <jwt64@cox.net>; Pam Schloeder <ppschloeder@gmail.com>; samjoyner@mac.com; Myrna Seale <mvs5445@gmail.com>; Randy Francis <randy60@me.com>

Subject: Z-7571 and CPA-89

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Thank you very much for your help and guidance.

Cindy Woodward

Sent from my iPhone

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Clark Jared Plost, DDS
Owner/General Dentist



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Office: (918) 749 1747

Cell: (918) 808 8548

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FILE COPY

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Wednesday, November 18, 2020 8:11 AM
To: Sawyer, Kim
Subject: FW: Z-7571
Attachments: Sign-In Sheet 11.16.20.pdf

Good morning Kim,

Please forward this to the planning commission.

Thanks

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



From: R. Louis Reynolds <LReynolds@ellerdetrich.com>
Sent: Tuesday, November 17, 2020 5:20 PM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Subject: Z-7571

Dear Dwayne: I am writing to follow up on the neighborhood meeting the Applicant had with the project's neighbors last night. Approximately 14 neighbors attended the meeting. A copy of the sign-in sheet for the meeting is included with this email.

At this meeting, the Applicant presented a redesigned Project plan showing the building shifted west to accommodate concerns from earlier meetings. In an effort to resolve the objections to commercial uses, the Applicant also told the neighbors that they would only use the building for residential/apartment use: no commercial use.

The use of the building for residential/apartment was, in general, well received. The biggest concern was how the neighbors could be assured that the Project would be limited to residential /apartment use.

The Applicant discussed the use of an optional development plan to limit the use of the Project to residential/apartment use. This idea was, generally, well received too. To be fair there some were objections to other Project details that the parties may not be able to resolve.

I told the neighbors that the Applicant would need to propose the language for such an optional development plan to staff for consideration and the neighbors stated that they would like some time to consider the idea.

So I can fairly state to you that both the Applicant and the neighbors at last night's meeting request that the TMAPC continue the hearing for this case to December 2, 2020.

Let me know if you have any questions.

Best regards, Lou Reynolds

R. Louis Reynolds

Eller & Detrich

2727 E. 21st Street, Ste 200
Tulsa, Oklahoma 74114-3533

☎ (918) 747-8900 *phone*
☎ (866) 547-8900 *toll free*
☎ (918) 392-9407 *e-fax*
✉ LReynolds@EllerDetrich.com

 <http://www.EllerDetrich.com/>

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Please consider the environment before printing this e-mail! ~ Thank you!

Sawyer, Kim

From: Clark J. Plost, DDS <clark@plstdental.com>
Sent: Tuesday, November 17, 2020 7:53 PM
To: Wilkerson, Dwayne
Cc: Cindy Woodward; Sawyer, Kim; TJ Martin; Laura Dempsey; Ross Snider; Maria Rojas; mikhurd08@gmail.com; Jackie Khilling; Judy Wyatt Trickey; Pam Schloeder; samjoyner@mac.com; Myrna Seale; Randy Francis
Subject: Re: Z-7571 and CPA-89

Dwayne,

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Kindest,

Clark

On Tue, Nov 17, 2020 at 8:48 AM Wilkerson, Dwayne <DWilkerson@incog.org> wrote:
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Dwayne Wilkerson, ASLA, PLA
Principal Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9475

dwilkerson@incog.org

-----Original Message-----

From: Cindy Woodward <cindy.woodward@outlook.com>

Sent: Monday, November 16, 2020 9:01 PM

To: Wilkerson, Dwayne <DWilkerson@incog.org>; Sawyer, Kim <ksawyer@incog.org>

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Sent from my iPhone

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Owner/General Dentist



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From: Laura Dempsey-Polan <ldpolan@gmail.com>
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To: Wilkerson, Dwayne
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Subject: Re: Z-7571 and CPA-89

FILE COPY

Dwayne,

Dr. Joe Bessler and I concur with Dr. Plost's request to you for a continuance for reasons stated until January, 2021—

Thank you for your assistance,

Laura

Laura Dempsey, PhD
Dempsey Associates
1341 E 36th
Tulsa, Ok 74105
918-284-2131
ldpolan@gmail.com

On Nov 17, 2020, at 7:57 PM, Cindy Woodward <cindy.woodward@outlook.com> wrote:

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Cindy Woodward

Sent from my iPhone

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Sawyer, Kim

From: Maria Alejandra Rocha Castillo <alerochac@hotmail.com>
Sent: Tuesday, November 17, 2020 9:32 PM
To: Wilkerson, Dwayne
Cc: Clark J. Plost, DDS; Sawyer, Kim; TJ Martin; Ross Snider; mikehurd08@gmail.com; Jackie Khilling; Judy Wyatt Trickey; Pam Schloeder; samjoyner@mac.com; Myrna Seale; Randy Francis; Cindy Woodward; Joe Bessler; Laura Dempsey-Polan
Subject: Re: Z-7571 and CPA-89

Dwayne,

Jose O. Marcano and I concur with Clark's request to you for a continuance,

FILE COPY

Regards,
Maria A. Rocha
Jose O. Marcano
Homeowners,

From: Laura Dempsey-Polan <ldpolan@gmail.com>
Sent: Tuesday, November 17, 2020 08:36 PM
To: TMAPC Dwayne Wilkerson <dwilkerson@incog.org>
Cc: Clark J. Plost, DDS <clark@plostdental.com>; Sawyer, Kim <ksawyer@incog.org>; TJ Martin <timjmartin@me.com>; Ross Snider <ross4@cox.net>; Maria Rojas <alerochac@hotmail.com>; mikehurd08@gmail.com <mikehurd08@gmail.com>; Jackie Khilling <jackie.lake1204@yahoo.com>; Judy Wyatt Trickey <jwt64@cox.net>; Pam Schloeder <ppschloeder@gmail.com>; samjoyner@mac.com <samjoyner@mac.com>; Myrna Seale <mvs5445@gmail.com>; Randy Francis <randy60@me.com>; Cindy Woodward <cindy.woodward@outlook.com>; Joe Bessler <Joe.Bessler@ptstulsa.edu>
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Sawyer, Kim

From: Judy Wyatt Trickey <jwt64@cox.net>
Sent: Tuesday, November 17, 2020 10:29 PM
To: 'Cindy Woodward'; 'Clark J. Plost, DDS'
Cc: Wilkerson, Dwayne; Sawyer, Kim; 'TJ Martin'; 'Laura Dempsey'; 'Ross Snider'; 'Maria Rojas'; mikhurd08@gmail.com; 'Jackie Khilling'; 'Pam Schloeder'; samjoyner@mac.com; 'Myrna Seale'; 'Randy Francis'
Subject: RE: Z-7571 and CPA-89

Dwayne-----adding my support per Dr. Plost's request for continuance to January.

Judy Wyatt Trickey

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www.plostdental.com



Tulsa Metropolitan Area
Planning Commission

Case: Maybelle Villas (Continued from December 2, 2020)

Hearing Date: December 16, 2020

Case Report Prepared by:

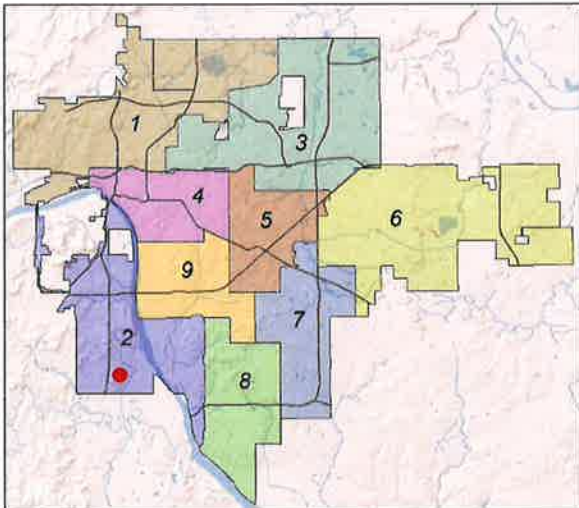
Nathan Foster

Owner and Applicant Information:

Applicant: Wallace Engineering

Owner: Maybelle Estates, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat

59 lots, 7 blocks on 16.03 ± acres

Location: South of the southeast corner of West 81st Street South and South Maybelle Avenue

Zoning: RS-3 with an optional development plan, Z-7506

Staff Recommendation:

Staff recommends **approval** of the preliminary plat

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

PRELIMINARY SUBDIVISION PLAT

Maybelle Villas - (CD 2)

South of the southeast corner of West 81st Street South and South Maybelle Avenue

This plat consists of 59 lots, 7 blocks on 16.03 ± acres.

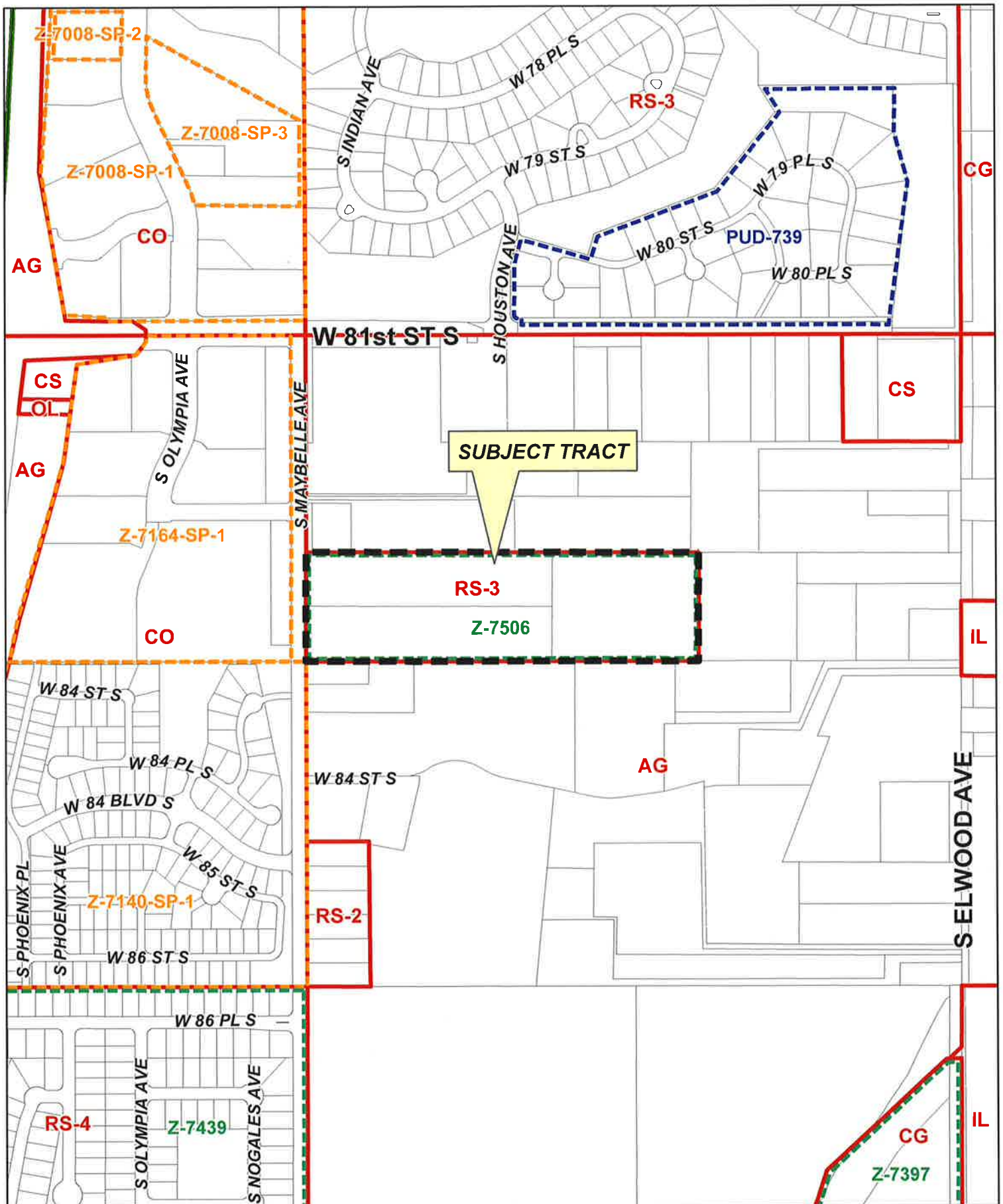
The Technical Advisory Committee (TAC) met on November 19, 2020 and provided the following conditions:

1. **Zoning:** The subject tract is zoned RS-3 with an approved optional development plan, Z-7506. The development plan permits the use of private streets within the subdivision. Proposed lots conform to the zoning requirements.
2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat along with an address disclaimer.
3. **Transportation & Traffic:** Private streets are required to be constructed to the same standard as public streets per the Subdivision & Development Regulations. Sidewalks are required per Title 35, Section 602 of the Tulsa Revised Ordinances. Sidewalks and ADA ramps, where required along common areas/reserves, are required to be installed by the developer prior to building permits on individual lots. Property owner's association will be required to be established for purposes of common maintenance of private improvements. Sidewalks, where required, will need to be covered by the common maintenance provisions and appropriate easement language for access. Establish limits of access and limits of no access along Maybelle Avenue to align with final drive configuration.
4. **Sewer/Water:** Infrastructure development plans (IDP) for sewer and water main extensions are required to be approved prior to final plat approval. Performance guarantees will be required for any infrastructure not installed prior to final plat recording.
5. **Fire:** Emergency secondary access is required to be provided. Offsite emergency access easements must be recorded and reflected on the final plat.
6. **Airport:** Avigation notice is required to be affixed to the face of the plat due to the subject tract being located within a recognized flight path.
7. **Engineering Graphics:** Submit subdivision data control sheet with final plat submittal. Add "City of" before Tulsa in the plat subtitle. Under the surveyor heading add the name and an email address for the surveyor. Remove contours from the final plat submittal. Update the location map to reflect all platted property in the section. Label all other property as "Unplatted" and label the subject tract as "Site" or "Project Location". Graphically show all property pins found or set that are associated with the plat. Replace all references to Maybelle Estates with Maybelle Villas.
8. **Stormwater, Drainage, & Floodplain:** City of Tulsa Regulatory Floodplain

exists on the northern portion of the property. Overland drainage easement will be required for any on-site floodplain. Any development proposed in the future within the floodplain area will be required to comply with all city floodplain ordinances and criteria.

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

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



MAYBELLE VILLAS

18-12 14

7.4



0 Feet 250 500



Subject Tract

18-12 14

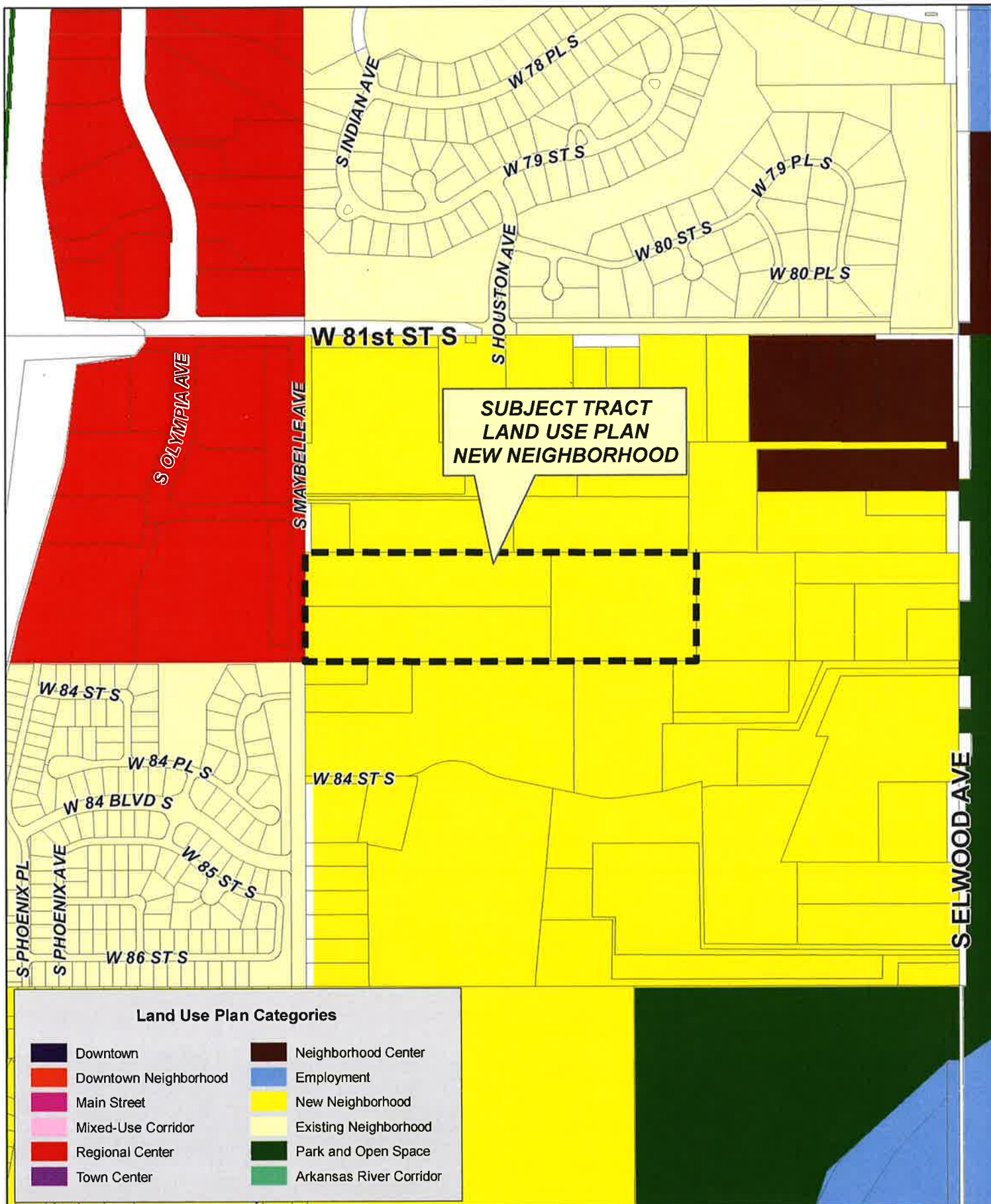
MAYBELLE VILLAS

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

Aerial Photo Date: February 2018

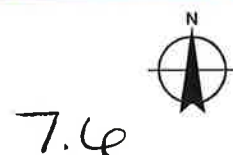


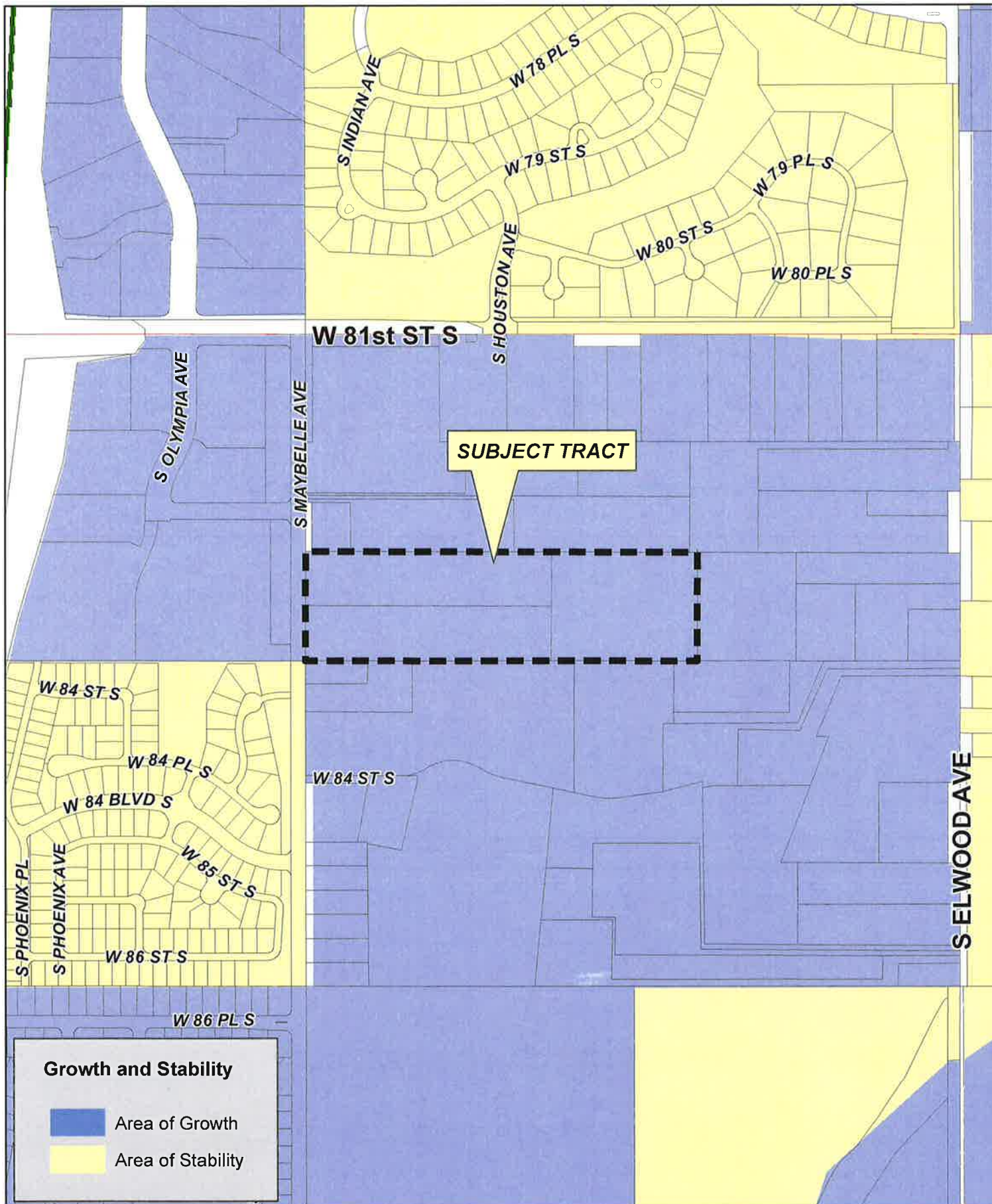
7.5



Z-7506

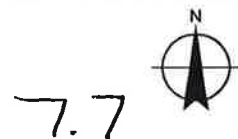
18-12 14





MAYBELLE VILLAS

18-12 14



7.8

DEED OF DEDICATION
Maybelle Estates TO BE REVIEWED AS MAYBELLE VILLAS

A TRACT OF LAND THAT IS PART OF THE NORTH HALF OF THE NORTH EAST QUARTER (N2 NE1/4) OF SECTION
FOURTEEN (14), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN,
TULSA COUNTY, STATE OF OKLAHOMA

WARRANTY COVENANTS

WARRANTY COVENANTS AND RESERVATION COVENANTS

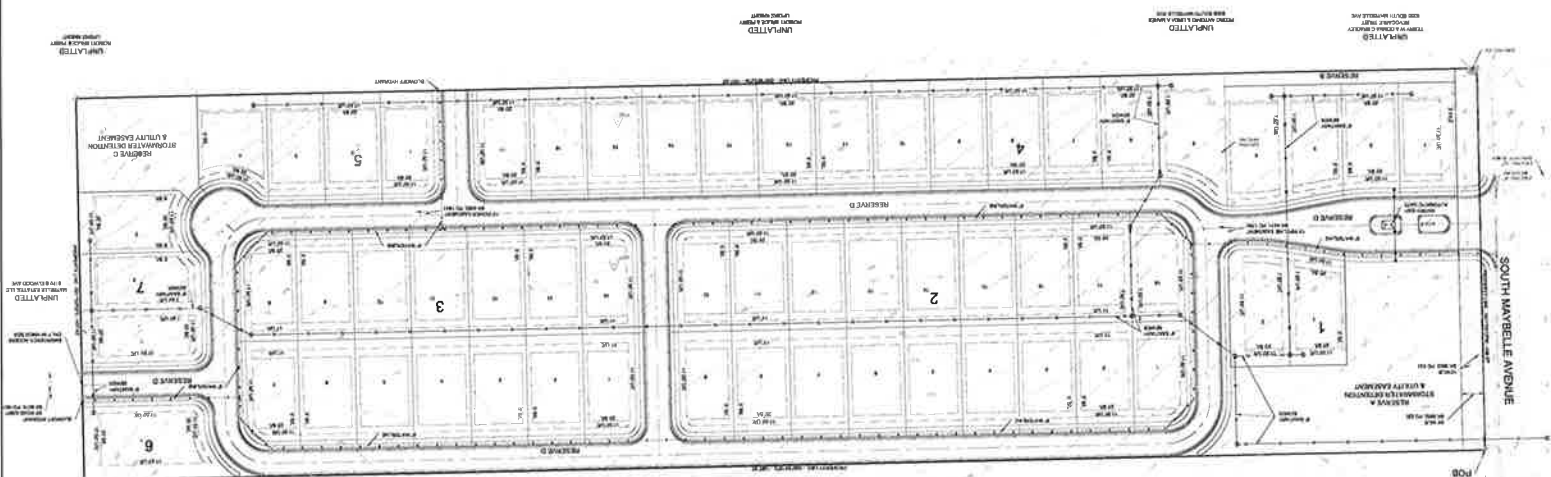
KNOW ALL MEN BY THESE PRESENTS,

MAYBELLE ESTATES, LLC, HEREBY CERTIFIES THAT THIS DEED OF DEDICATION, IS THE OWNER OF THE
FOLLOWING DESCRIBED LAND IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO WIT:

A. TRACT 10: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 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CONCEPTUAL LAYOUT PLAN
NOVEMBER 4, 1970
SHEET 1 OF 2

2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995	1994	1993	1992	1991	1990	1989	1988	1987	1986	1985	1984	1983	1982	1981	1980	1979	1978	1977	1976	1975	1974	1973	1972	1971	1970	1969	1968	1967	1966	1965	1964	1963	1962	1961	1960	1959	1958	1957	1956	1955	1954	1953	1952	1951	1950	1949	1948	1947	1946	1945	1944	1943	1942	1941	1940	1939	1938	1937	1936	1935	1934	1933	1932	1931	1930	1929	1928	1927	1926	1925	1924	1923	1922	1921	1920	1919	1918	1917	1916	1915	1914	1913	1912	1911	1910	1909	1908	1907	1906	1905	1904	1903	1902	1901	1900	1899	1898	1897	1896	1895	1894	1893	1892	1891	1890	1889	1888	1887	1886	1885	1884	1883	1882	1881	1880	1879	1878	1877	1876	1875	1874	1873	1872	1871	1870	1869	1868	1867	1866	1865	1864	1863	1862	1861	1860	1859	1858	1857	1856	1855	1854	1853	1852	1851	1850	1849	1848	1847	1846	1845	1844	1843	1842	1841	1840	1839	1838	1837	1836	1835	1834	1833	1832	1831	1830	1829	1828	1827	1826	1825	1824	1823	1822	1821	1820	1819	1818	1817	1816	1815	1814	1813	1812	1811	1810	1809	1808	1807	1806	1805	1804	1803	1802	1801	1800	1799	1798	1797	1796	1795	1794	1793	1792	1791	1790	1789	1788	1787	1786	1785	1784	1783	1782	1781	1780	1779	1778	1777	1776	1775	1774	1773	1772	1771	1770	1769	1768	1767	1766	1765	1764	1763	1762	1761	1760	1759	1758	1757	1756	1755	1754	1753	1752	1751	1750	1749	1748	1747	1746	1745	1744	1743	1742	1741	1740	1739	1738	1737	1736	1735	1734	1733	1732	1731	1730	1729	1728	1727	1726	1725	1724	1723	1722	1721	1720	1719	1718	1717	1716	1715	1714	1713	1712	1711	1710	1709	1708	1707	1706	1705	1704	1703	1702	1701	1700	1699	1698	1697	1696	1695	1694	1693	1692	1691	1690	1689	1688	1687	1686	1685	1684	1683	1682	1681	1680	1679	1678	1677	1676	1675	1674	1673	1672	1671	1670	1669	1668	1667	1666	1665	1664	1663	1662	1661	1660	1659	1658	1657	1656	1655	1654	1653	1652	1651	1650	1649	1648	1647	1646	1645	1644	1643	1642	1641	1640	1639	1638	1637	1636	1635	1634	1633	1632	1631	1630	1629	1628	1627	1626	1625	1624	1623	1622	1621	1620	1619	1618	1617	1616	1615	1614	1613	1612	1611	1610	1609	1608	1607	1606	1605	1604	1603	1602	1601	1600	1599	1598	1597	1596	1595	1594	1593	1592	1591	1590	1589	1588	1587	1586	1585	1584	1583	1582	1581	1580	1579	1578	1577	1576	1575	1574	1573	1572	1571	1570	1569	1568	1567	1566	1565	1564	1563	1562	1561	1560	1559	1558	1557	1556	1555	1554	1553	1552	1551	1550	1549	1548	1547	1546	1545	1544	1543	1542	1541	1540	1539	1538	1537	1536	1535	1534	1533	1532	1531	1530	1529	1528	1527	1526	1525	1524	1523	1522	1521	1520	1519	1518	1517	1516	1515	1514	1513	1512	1511	1510	1509	1508	1507	1506	1505	1504	1503	1502	1501	1500	1499	1498	1497	1496	1495	1494	1493	1492	1491	1490	1489	1488	1487	1486	1485	1484	1483	1482	1481	1480	1479	1478	1477	1476	1475	1474	1473	1472	1471	1470	1469	1468	1467	1466	1465	1464	1463	1462	1461	1460	1459	1458	1457	1456	1455	1454	1453	1452	1451	1450	1449	1448	1447	1446	1445	1444	1443	1442	1441	1440	1439	1438	1437	1436	1435	1434	1433	1432	1431	1430	1429	1428	1427	1426	1425	1424	1423	1422	1421	1420	1419	1418	1417	1416	1415	1414	1413	1412	1411	1410	1409	1408	1407	1406	1405	1404	1403	1402	1401	1400	1399	1398	1397	1396	1395	1394	1393	1392	1391	1390	1389	1388	1387	1386	1385	1384	1383	1382	1381	1380	1379	1378	1377	1376	1375	1374	1373	1372	1371	1370	1369	1368	1367	1366	1365	1364	1363	1362	1361	1360	1359	1358	1357	1356	1355	1354	1353	1352	1351	1350	1349	1348	1347	1346	1345	1344	1343	1342	1341	1340	1339	1338	1337	1336	1335	1334	1333	1332	1331	1330	1329	1328	1327	1326	1325	1324	1323	1322	1321	1320	1319	1318	1317	1316	1315	1314	1313	1312	1311	1310	1309	1308	1307	1306	1305	1304	1303	1302	1301	1300	1299	1298	1297	1296	1295	1294	1293	1292	1291	1290	1289	1288	1287	1286	1285	1284	1283	1282	1281	1280	1279	1278	1277	1276	1275	1274	1273	1272	1271	1270	1269	1268	1267	1266	1265	1264	1263	1262	1261	1260	1259	1258	1257	1256	1255	1254	1253	1252	1251	1250	1249	1248	1247	1246	1245	1244	1243	1242	1241	1240	1239	1238	1237	1236	1235	1234	1233	1232	1231	1230	1229	1228	1227	1226	1225	1224	1223	1222	1221	1220	1219	1218	1217	1216	1215	1214	1213	1212	1211	1210	1209	1208	1207	1206	1205	1204	1203	1202	1201	1200	1199	1198	1197	1196	1195	1194	1193	1192	1191	1190	1189	1188	1187	1186	1185	1184	1183	1182	1181	1180	1179	1178	1177	1176	1175	1174	1173	1172	1171	1170	1169	1168	1167	1166	1165	1164	1163	1162	1161	1160	1159	1158	1157	1156	1155	1154	1153	1152	1151	1150	1149	1148	1147	1146	1145	1144	1143	1142	1141	1140	1139	1138	1137	1136	1135	1134	1133	1132	1131	1130	1129	1128	1127	1126	1125	1124	1123	1122	1121	1120	1119	1118	1117	1116	1115	1114	1113	1112	1111	1110	1109	1108	1107	1106	1105	1104	1103	1102	1101	1100	1099	1098	1097	1096	1095	1094	1093	1092	1091	1090	1089	1088	1087	1086	1085	1084	1083	1082	1081	1080	1079	1078	1077	1076	1075	1074	1073	1072	1071	1070	1069	1068	1067	1066	1065	1064	1063	1062	1061	1060	1059	1058	1057	1056	1055	1054	1053	1052	1051	1050	1049	1048	1047	1046	1045	1044	1043	1042	1041	1040	1039	1038	1037	1036	1035	1034	1033	1032	1031	1030	1029	1028	1027	1026	1025	1024	1023	1022	1021	1020	1019	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CONCEPTUAL UTILITY LAYOUT

Maybelle Estates

A TRACT OF LAND THAT IS PART OF THE NORTH HALF OF THE NORTHEAST QUARTER (NE¼) OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 122 EAST, OF THE INDIAN RESERVE AND REMOVAL, TULSA COUNTY, STATE OF OKLAHOMA

Maybelle Estates, LLC
OWNER

William E. Estess, LLC
ENGINEER

Sturges Construction, Inc.
123 West Oklahoma Ave. Bld.
Tulsa, Oklahoma 74103-3509

Finiz Land Surveying, LLC
1000 W 1st Street
Tulsa, Oklahoma 74103
Phone: (918) 231-2221
OKLAHOMA LAND SURVEYING BOARD #0000000000

ON A PLACED UNIT P.C. NO. 15117
TULSA COUNTY, OKLAHOMA
RECORDED IN INSTRUMENT #15117





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7587

Hearing Date: December 16, 2020

Case Report Prepared by:

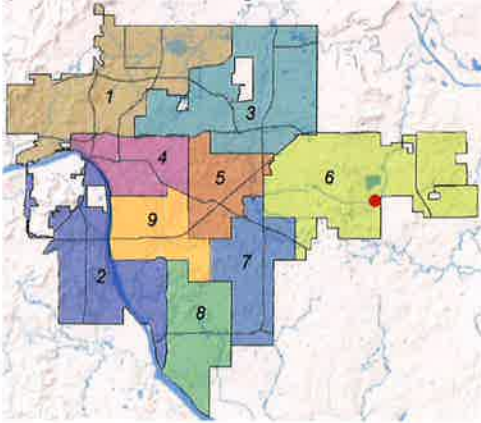
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Katy O'Meilie

Property Owner: Owasso Land Trust LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Agriculture

Proposed Use: Single-family Residential

Concept summary: Rezoning to support a wide range of residential lot sizes. RS-5 zoning allows the smallest lot in our residential districts with a minimum lot size of 3300 square feet and a minimum lot width of 30 feet.

Tract Size: 160 ± acres

Location: Southwest corner of East 31st Street
South & South 193rd East Avenue

Zoning:

Existing Zoning: AG

Proposed Zoning: RS-5

Comprehensive Plan:

Land Use Map: Neighborhood Center/New
Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9424
CZM: 40, 50

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: Stann Sallee

8.1

SECTION I: Z-7587

DEVELOPMENT CONCEPT: Rezoning a tract of land to allow a variety of lot sizes for single family homes. RS-5 zoning allows single family homes, cottage home development, townhomes and patio homes.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

Z-7587 requesting RS-5 zoning allows single family residential uses that are compatible with the surrounding properties and,

Lot and building regulations in a RS-5 district allow a greater density than the abutting RS-3 zoned properties in Broken Arrow however RS-5 zoning is consistent with the anticipated future development pattern of the surrounding property and,

RS-5 zoning is consistent with the New Neighborhood land use designation of the Comprehensive Plan therefore,

Staff recommends Approval of Z-7587 to rezone property from AG to RS-5.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The residential density, variety of building types and uses allowed are consistent with the land use designation in the comprehensive plan.

Land Use Vision:

Land Use Plan map designation: Neighborhood Center and New Neighborhood

Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

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

8.2

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: East 31st Street South and South 193rd E. Avenue are illustrated as a secondary arterial and primary arterial respectively. No additional considerations are shown on the plan.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is gently sloping with drainage generally flowing from west to east into the Spunky Creek Floodplain and Floodway along the eastern edge of the site. The floodway near the intersection of S. 193rd at East 31st will create significant challenges for commercial development as illustrated on the comprehensive plan. The site is bisected by a regulatory floodplain and is lightly wooded.

Environmental Considerations: None except the floodplain limitaitons along the eastern edge of the site.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 31 st Street South	Secondary Arterial	100 feet	2
South 193 rd East Avenue	Primary Arterial	120 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	New Neighborhood and neighborhood center	Growth	Vacant
East Broken Arrow	RS-3/PUD and A-1	Urban Residential and Greenway/Floodplain Broken Arrow Comprehensive plan adopted 08.06.2019	Identified as a potential growth area	Single Family residential
South	AG	New Neighborhood	Growth	Vacant
West	AG	New Neighborhood	Growth	Vacant

SECTION III: Relevant Zoning History

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

Subject Property:

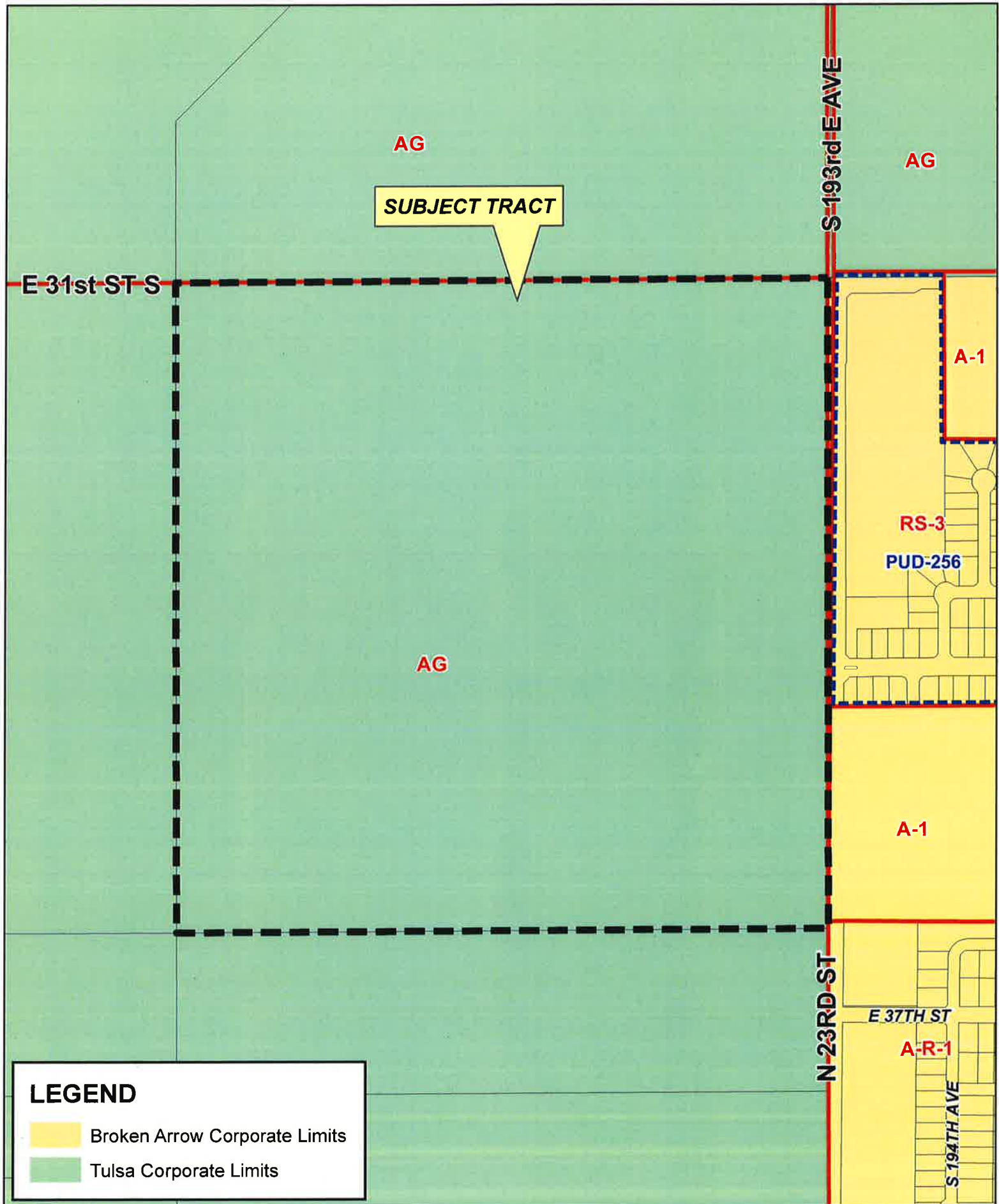
No Relevant History.

Surrounding Property:

BAZ-1969/PUD-256, Whiskey Ridge February 2017: The City of Broken Arrow Planning Commission all concurred in **approval** of a request to rezone a 142.16± acre tract of land from A-1 to RS-3 and **approval** of a proposed *Planned Unit Development* for a Single-family residential subdivision (450 single family detached homes) with the west part of the property that is located in the 100-year flood plain being left as open space and the remaining property to be developed according accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the RS-3 district except for the following modifications: Front yard setback reduced from 25 feet to 20 feet, rear yard setback along Rockford Street reduced from 35 feet to 20 feet, minimum lot size reduced from 7,000 square feet to 6,000 square feet, straight streets in excess of 900 feet in length will be allowed, subject to subject to the property being platted and the portion of the property that is located inside the 100-year floodplain rezoned to FD and not RS-3, on property located on the southeast corner of East 31st Street South and South 193rd Avenue East.

12/16/2020 1:00 PM

8.4

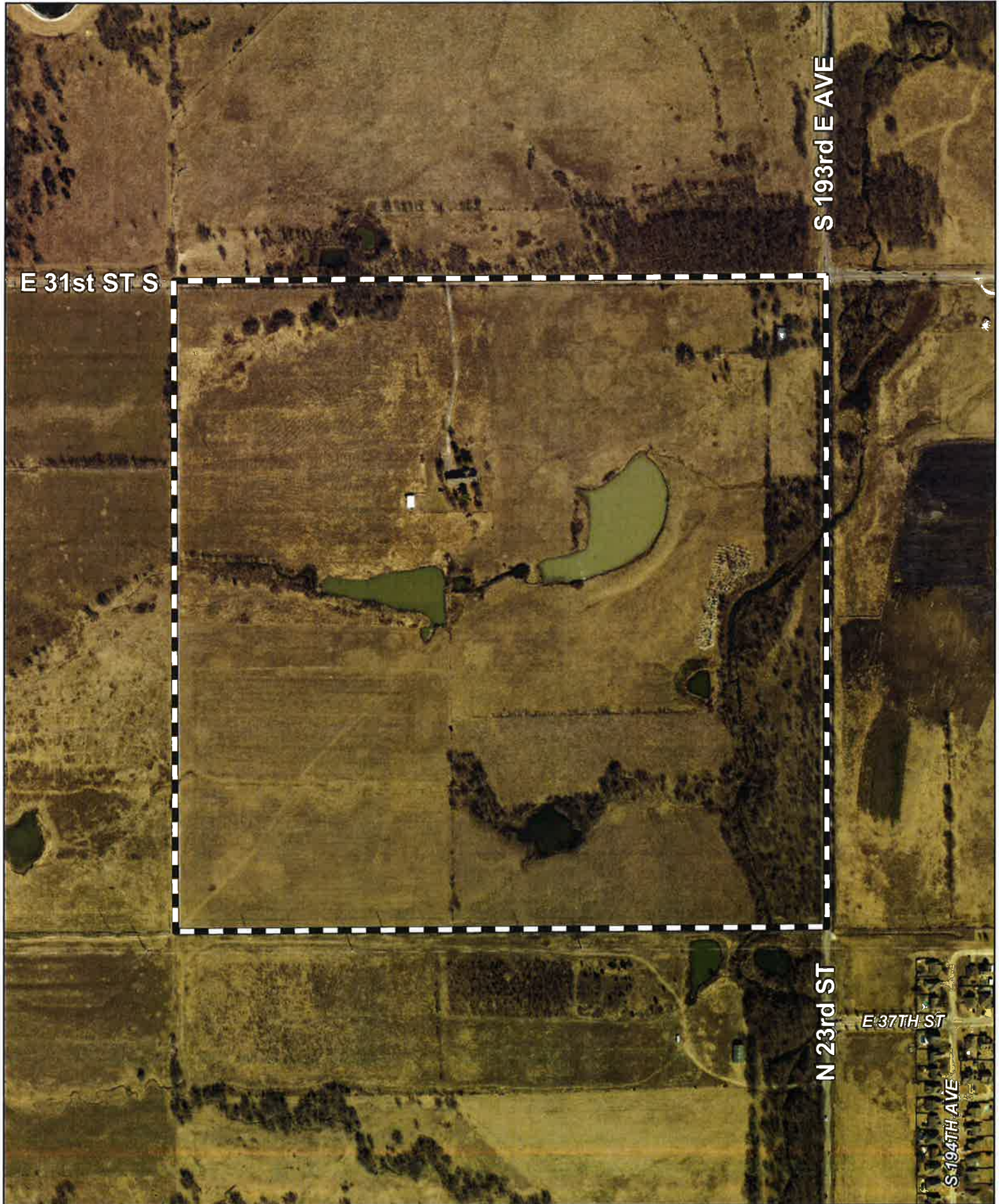


Z-7587

19-14 24

8.5





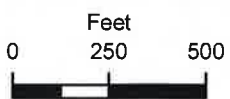
E 31st ST S

S 193rd E AVE

N 23rd ST

E 37TH ST

S 194TH AVE



Subject
Tract

Z-7587

19-14 24

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

Aerial Photo Date: February 2018

8.6



**SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD**

E 31st ST S

S 193rd E AVE

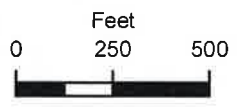
N 23RD ST

E 37TH ST

S 194TH AVE

Land Use Plan Categories

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



Z-7587

19-14 24



SUBJECT TRACT

E 31st ST S



S 193rd E AVE

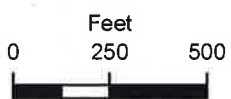
N 23RD ST

E 37TH ST

S 194TH AVE

Growth and Stability

-  Area of Growth
-  Area of Stability



Z-7587

19-14 24





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7588

Related to PUD-526-A (Abandonment of PUD 526)

Hearing Date: December 16, 2020

Case Report Prepared by:

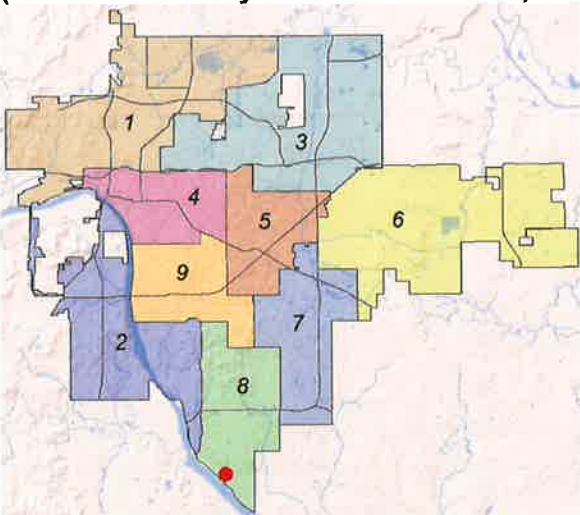
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Tanner Consulting, LLC- Erik Enyart

Property Owner: Gold Team Realty Group LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Commercial, Office, & Single-family Residential

Concept summary: Abandon PUD 526 and rezone the property with a development plan for private streets and additional design considerations.

Tract Size: 13.34 ± acres

Location: Northwest corner of East 121st Street South & South Yale Avenue

Zoning:

Existing Zoning: CS/RS-1/PUD-526

Proposed Zoning: RS-4/CG/OL (With optional development plan in all three districts)

Comprehensive Plan:

Land Use Map: Neighborhood Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval of Z-7588 but only if PUD 526 is abandoned.

Staff Data:

TRS: 8333

CZM: 57, 56, 62, 61

City Council District: 8

Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Ron Peters

SECTION I: Z-7588

APPLICANTS DEVELOPMENT CONCEPT:

Tulsa Zoning Code Section 70.040-A Purpose

Development plans are required with some property owner-initiated rezoning's and are optional with other property owner-initiated rezoning's. The purpose is to depict a property owner's generalization plan for the type, amount and character of development proposed on the subject property. By providing certainty about development proposals, development plans provide review and decision-making bodies with additional information on which to base a rezoning decision.

The final layout and design of the uses within this ODP will be in substantial compliance with Wind River Plaza Conceptual Masterplan submitted herewith.

Staff Notes:

The rezoning request is established with three different zoning categories and three development areas.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - Concept Plan
 - Residential Development area boundary
 - Commercial area boundary
 - Office Development area boundary

DETAILED STAFF RECOMMENDATION:

The optional development plan outlined in the staff report is consistent with the provisions of the development plan standards in the Tulsa Zoning Code and,

Z-7588 requesting RS-4, CG, and OL zoning with an optional development plan on all three areas allows uses that are compatible with the existing surrounding properties and,

Lot and building regulations in each of the development areas are consistent with the expected future development and area surrounding the property,

RS-4, CG and OL with the limitations provided by the optional development plan outlined in Section II below is consistent with the Neighborhood Center land use designation of the Comprehensive Plan therefore,

Staff recommends Approval of Z-7588 to rezone property from AG to RS-4, CG and OL with the provisions of the development plan standards outlined in Section II below.

SECTION II: Z-7588 Optional Development Plan Standards

9.2

Single Family development area:

The optional development plan standards in the single family development area will conform to the provisions of the Tulsa Zoning Code for development in an RS-4 district with its supplemental regulations and accessory use provisions except as further refined below. All uses categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited:

Development Standards:

All Lot and Building Regulations as set forth in Table 5-3 within City of Tulsa Zoning Code Section 5.030-A for RS-4 zoning unless amended herein below.

Permitted Uses:

Residential use category

Household Living (Limited to building type identified below)

Single Household

Minimum Lot Width:

55 Feet

Minimum Lot Area:

7,150 Square Feet

Minimum Side Yard Setbacks:

As set forth in Table 5-3 within City of Tulsa Zoning Code Section 5.030-A for RS-4, provided that side yards separated from a street by a reserve area shall meet the setbacks of a corner lot, notwithstanding lack of street frontage

Streets:

Streets may be public or private and gated.

1) Private streets and gate systems shall conform to the standards outlined for minor residential streets in the Tulsa Subdivision and Development regulations effective May 10, 2018 except as those standards may have been amended at the time the subdivision plat is submitted for consideration by the Tulsa Metropolitan Area Planning Commission.

2) Any gate assembly on a private street must receive a building permit from the City of Tulsa building permit office prior to construction. Prior to issuance of a building permit the Tulsa Planning Office shall approve the site plan but will not approve the site plan until receipt of a letter approval from relevant departments in the City of Tulsa.

Permitted Residential Building Types

Residential use category

Household Living subcategory

Single household specific building types

Detached House

Patio House

Commercial Development Area:

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

Development Standards:

All Lot and Building Regulations as set forth in Table 15-3 within City of Tulsa Zoning Code Section 15.030-A for CG Commercial Shopping district zoning unless amended herein below.

Permitted Uses:

The following list of Use Categories, Subcategories and Specific uses shall be permitted within this development plan area.

Residential Use Category

Household living (only if allowed in the building type section below)

Single household

Two households on a single lot

Three or more households on a single lot.

Public, Civic and Institutional Use Category

Day Care

Parks and Recreation but limited to a privately owned and maintained park

Commercial Use Category:

Assembly and Entertainment subcategory

Small indoor assembly and entertainment (up to 250-person capacity)

Broadcast or Recording studio

Food truck court. Food trucks shall not be powered by gas generators. Electrical connections will be provided for each food truck space.

Commercial Service subcategory

Business support service

Personal improvement service

Financial services, excluding personal credit establishments

Lodging

Bed & breakfast

Hotel

Short term rental as an accessory use to Mixed-use and Vertical mixed-use buildings, subject to all supplemental regulations identified in the zoning code.

Office

Business or professional office

Medical, dental, and health practitioner offices

Restaurants and Bars

Restaurant

Bar (Note: this use requires special exception approval if alcoholic beverages are sold or served, and the subject lot is located within 150 feet of any residential zoning district other than R-zoned street right of way).

Retail Sales

Consumer shopping goods

Convenience goods

Grocery store

Studio, Artist, or Instructional Service

Agricultural

Farm, Market or Community Supported garden.

Other

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

Maximum Floor Area Ratio (FAR):

0.75

Streets:

Streets may be public or private and gated.

1) Private streets and gate systems shall conform to the standards outlined for minor residential streets in the Tulsa Subdivision and Development regulations effective May 10, 2018 except as those standards may have been amended at the time the subdivision plat is submitted for consideration by the Tulsa Metropolitan Area Planning Commission.

2) Any gate assembly on a private street must receive a building permit from the City of Tulsa building permit office prior to construction. Prior to issuance of a building permit the Tulsa Planning Office shall approve the site plan but will not approve the site plan until receipt of a letter approval from relevant departments in the City of Tulsa.

Development Design:

The final layout and design of the uses within this development plan area will be in substantial compliance with the Wind River Plaza Conceptual Masterplan submitted herewith.

Permitted Residential Building Types

Residential use category

Household Living subcategory

One household on a single lot | specific building type

- a. Mixed-use building
- b. Vertical mixed-use building

Two households on a single lot | specific building type

- a. Mixed-use building
- b. Vertical mixed-use building

Three or more households on a single lot | specific building type

- a. Mixed-use building
- b. Vertical mixed-use building

Office development area standards:

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

Development Standards:

The office development area shall conform to the lot and building regulations as set forth in Table 15-3 within City of Tulsa Zoning Code Section 15.030-A for OL Office-Low district zoning unless amended herein below.

Permitted Uses:

The following list of principal uses permitted within an OL Office-Low district by City of Tulsa shall be permitted.

A) Residential Use Category

- a. Mixed-use building
- b. Vertical mixed-use building

C) Commercial Use Category:

- b. Recording studio
- f. Financial services, excluding personal credit establishments
- g. Short-term rental as an accessory use to Mixed-use and Vertical mixed-use buildings, subject to all requirements
- h. Business or professional office
- i. Medical, dental, and health practitioner offices
- j. Studio, Artist or Instructional Service

Maximum Floor Area Ratio (FAR):

0.40

Streets:

Streets may be public or private and gated.

1) Private streets and gate systems shall conform to the standards outlined for minor residential streets in the Tulsa Subdivision and Development regulations effective May 10, 2018 except as those standards may have been amended at the time the subdivision plat is submitted for consideration by the Tulsa Metropolitan Area Planning Commission.

2) Any gate assembly on a private street must receive a building permit from the City of Tulsa building permit office prior to construction. Prior to issuance of a building permit the Tulsa Planning Office shall approve the site plan but will not approve the site plan until receipt of a letter approval from relevant departments in the City of Tulsa.

Signage Limitations:

All freestanding or ground signage shall be monument style signage and shall not exceed 25 feet in height.

Ground signage in the west 310 feet of the Commercial Tract shall be monument style signage and limited to 12 feet in height. In this area dynamic display signage of any kind is prohibited.

Illuminated or dynamic display wall signage is prohibited on the west wall of any building.

Permitted Residential Building Types

Residential use category

Household Living subcategory

One household on a single lot | specific building type

- a. Mixed-use building

9.6

- b. Vertical mixed-use building

Two households on a single lot | specific building type

- a. Mixed-use building
- b. Vertical mixed-use building

Three or more households on a single lot | specific building type

- a. Mixed-use building
- b. Vertical mixed-use building

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: All three of the zoning categories with the provisions of the optional development plan are consistent with the Neighborhood Land Use Designation.

Land Use Vision:

Land Use Plan map designation: Neighborhood Center

Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive 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: South Yale Avenue and East 121st Street south are both considered a Multi Modal Corridor.

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

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

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Undeveloped with little topographic change and almost no tree cover. Property is surrounded by single family residential

Environmental Considerations: None that would affect site development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Yale Ave	Secondary Arterial with Multi modal corridor	100 feet	2
East 121 st Street South	Primary Arterial with Multi Modal Corridor	120 feet	2
East 119 th Street South	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	RS-1	Existing Neighborhood	Growth	Single Family Residential
East	RS-3 / RS-2 / CS / PUD 527 and 527-B	Neighborhood Center	Growth	Single Family Residential and undeveloped

				commercial
South	CS / RS-2	Park and Open Space	Stability	Open Space
West	RS-1 / PUD 804	New Neighborhood	Growth	Single Family

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 18391 dated February 2, 1995 established the current zoning for the subject property.

Subject Property:

Z-6452/PUD-526 January 1995: All concurred in **approval** of a request to rezone a 13± acre tract of land from RS-1 to CS/PUD and **approval** of a proposed *Planned Unit Development* for commercial and single-family residential, on property located on the northwest corner of East 121st Street South and South Yale Avenue. (Ordinance No. 18391)

Ordinance number 11832 dated June 26, 1970 established zoning for the subject property.

Surrounding Property:

SA-1 September 2016: The Board of Adjustment **approved** a request for a Special Area Overlay on multiple properties along the Arkansas River extending from W. 11th St. S. to E. 121st St. S., to establish the River Design Overlay as a supplemental zoning, RDO-1, RDO-2, or RDO-3, to establish regulations governing form function, design and use for properties located within the boundaries of the River Design Overlay District. The regulations are generally intended to maintain and promote the Arkansas River corridor as a valuable asset to the city and region in terms of economic development and quality of life. The subject property has a River Design Overlay designation of RDO-1 which is primarily intended to apply to park, recreation, and open space adjacent to the river, helping to promote development that is compatible with public parks and green space, as well as complements park uses.

BOA-21452 July 2015: The Board of Adjustment **approved** a *Special Exception* to permit a public park (Use Unit 5) to be located in an RS-2/CS/AG zoned district (Cousins Park), on property located at 4514 East 121st Street South. This approval is subject

Z-7244/PUD-804 December 2013: All concurred in **approval** of a request to rezone a 20± acre tract of land from RS-1 to RS-2/PUD and **approval** of a proposed *Planned Unit Development* for residential single-family, on property located west of the northwest corner of 121st Street and South Yale Avenue.

PUD-528-A Abandonment August 2012: All concurred in **approval** of a proposed *Major Amendment* to abandon PUD-528 to allow a public park use on a 43.45± acre tract of land, on property located southwest corner of South Yale Avenue and East 121st Street.

PUD-686 July 2003: All concurred in **approval** of a proposed *Planned Unit Development* on a 260± acre tract of land for single family development, on property located east of South Delaware and north of East 121st Street.

PUD-527-B August 2001: All concurred in **approval** of a proposed *Major Amendment* to PUD to abandon PUD-527-A and revert back to the standards of the original PUD-527 approved in February 1995, on a 9± acre tract of land, on property located northeast corner of East 121st Street and South Yale Avenue.

Z-6800/PUD-527-A March 2001: All concurred in **approval** of a request to rezone a 9± acre tract of land from RS-1 to RS-2 and **approval** of a proposed *Major Amendment* to PUD to increase the number of single-family dwellings and reconfiguration of development areas of original PUD on property located northeast corner of East 121st Street and South Yale Avenue.

Z-6454/PUD-528 January 1995: All concurred in **approval** of a request to rezone a 43.45± acre tract of land from AG to CS/RS-2 per staff recommendation and **approval** of a proposed *Planned Unit Development* for commercial/residential, on property located southwest corner of South Yale Avenue and East 121st Street. The original request included rezoning from AG to RS-3/RM-0/CS (29.95 acres/8.50 acres/5.00 acres), but staff recommended CS and RS-2 instead.

Z-6453/PUD-527 January 1995: All concurred in **approval** of a request to rezone a 20± acre tract of land from RS-1 to CS/PUD and **approval** of a proposed *Planned Unit Development* for commercial development with the balance of the property to remain RS-1 for single-family development, on property located on the northeast corner of East 121st Street South and South Yale Avenue.

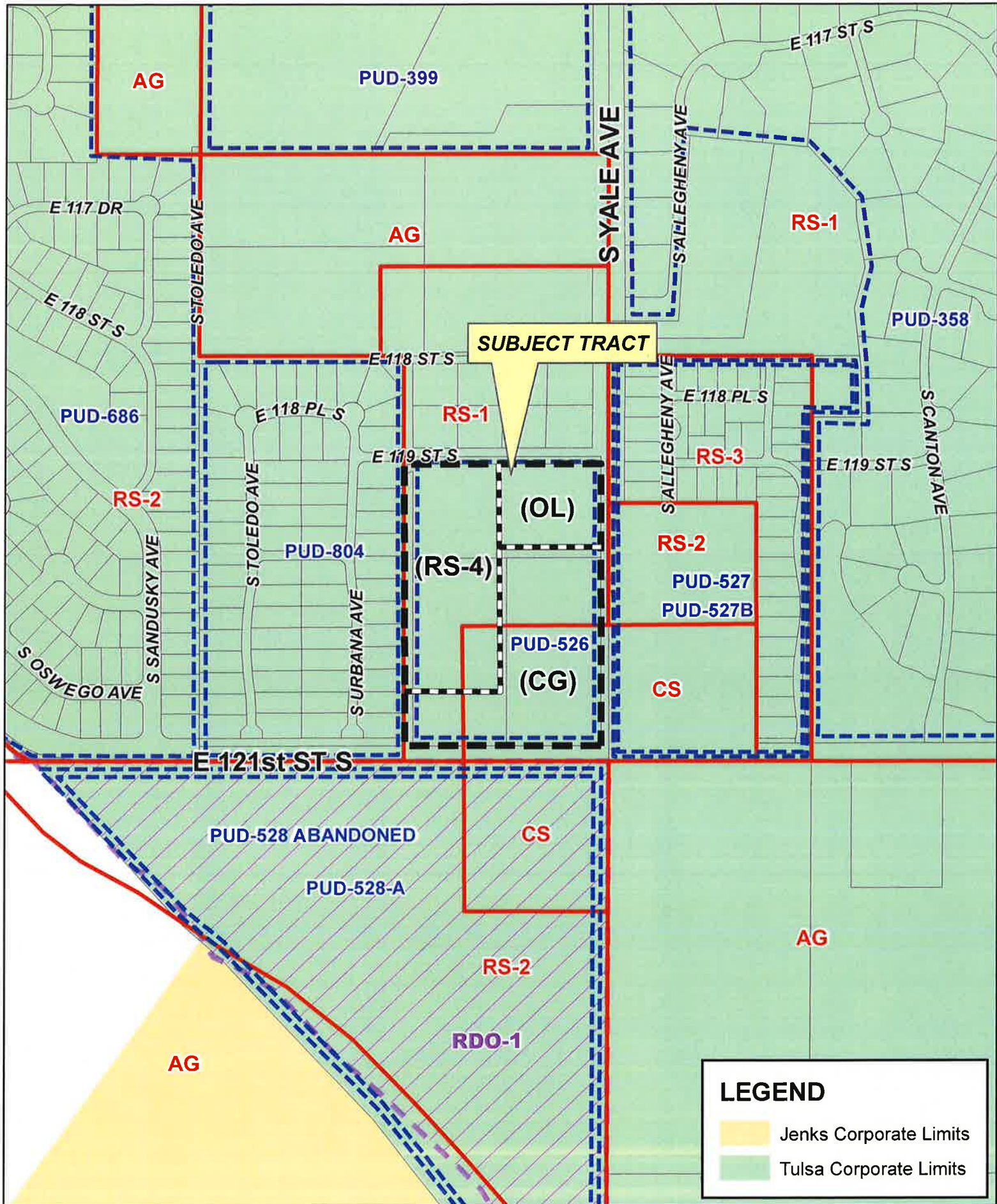
Z-6274 December 1989: All concurred in **denial** of a request for *rezoning* a 13.5± acre tract of land from AG to CS/RM-0 for a shopping center and multifamily, on property located southwest corner of East 121st Street and South Yale Avenue.

Z-6273 December 1989: All concurred in **denial** of a request for *rezoning* a 12± acre tract of land from RS-1 to CS/RM-0 for commercial and multifamily on property located northeast corner of East 121st Street and South Yale Avenue.

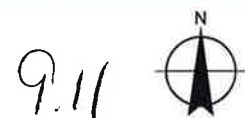
Z-5937/PUD-358 May 1984: All concurred in **approval** of a request to rezone a 54± acre tract of land from AG to RS-3 and **approval** of a proposed *Planned Unit Development* for single-family dwellings, on property located north and east of the northeast corner of East 121st Street and South Yale Avenue.

BOA-08396 October 1974: The Board of Adjustment **approved** an *Exception* to operate a horticulture nursery and erect three accessory greenhouse structures, per plot plan, as presented with no retail permitted, in an RS-1 district, on property located at 120th Street and Yale Avenue.

Z-6848 February 2002: All concurred in **approval** of a request for *rezoning* a 20± acre tract of land from RS-1 to AG for a barn, on property located north of the northwest corner of East 121st Street South and South Yale Avenue.



Z-7588
with Optional
Development Plan





Feet
0 200 400



Subject
Tract

18-13 33

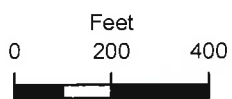
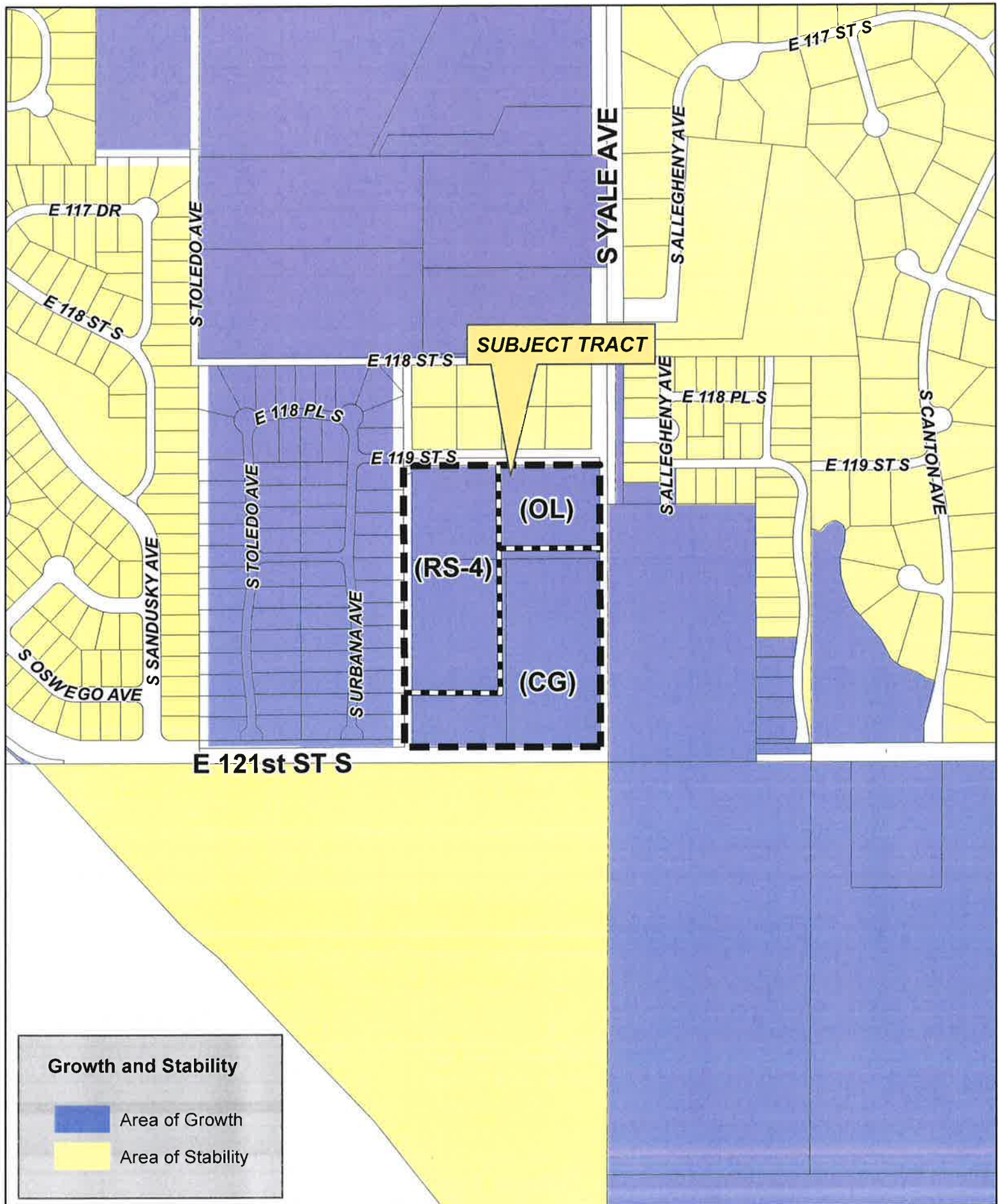
Z-7588
with Optional
Development Plan

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

Aerial Photo Date: February 2018



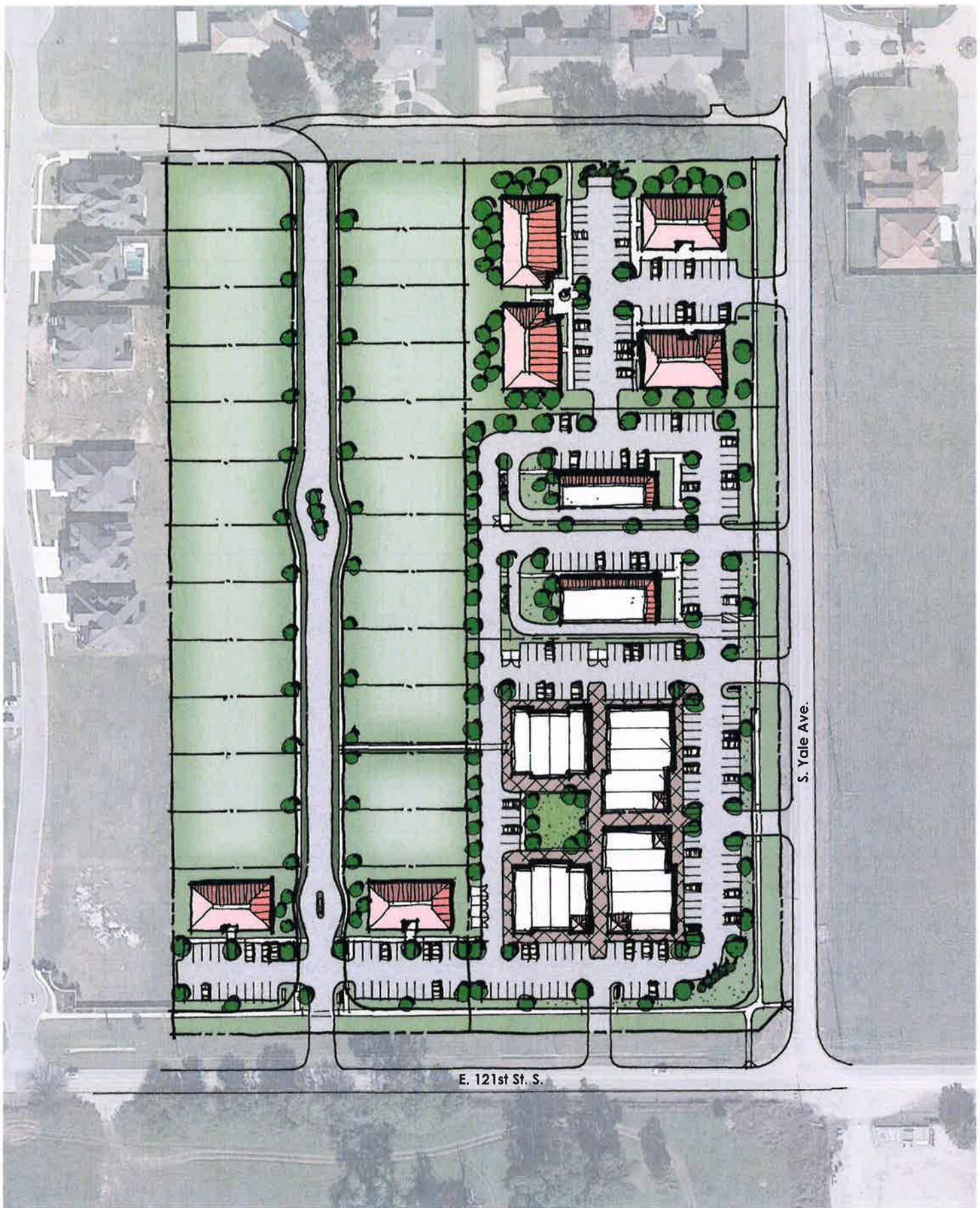
9.12



18-13 33

Z-7588
with Optional
Development Plan

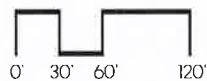




Wind River Plaza

Conceptual Masterplan
10/08/2020

Project # 17116



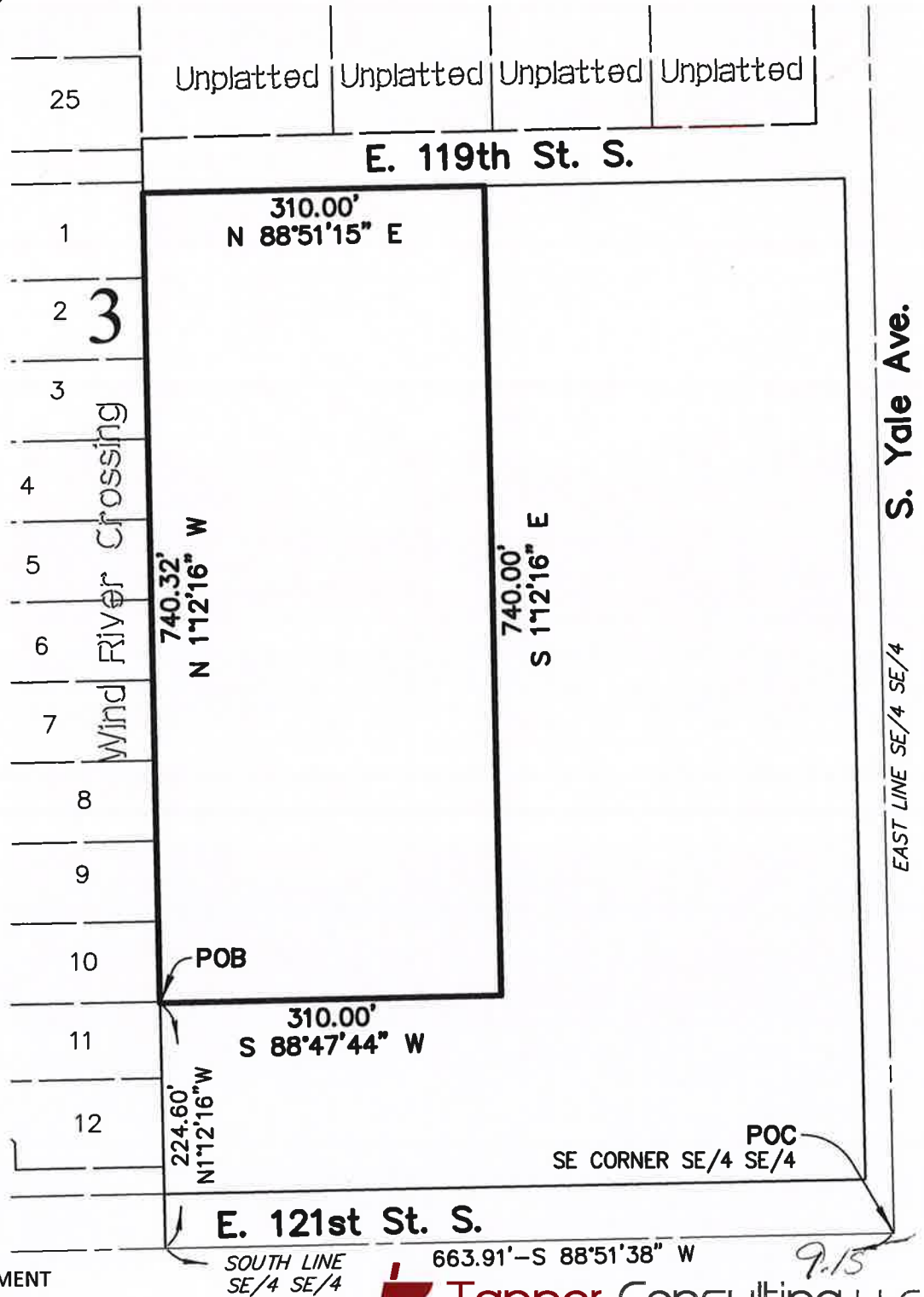
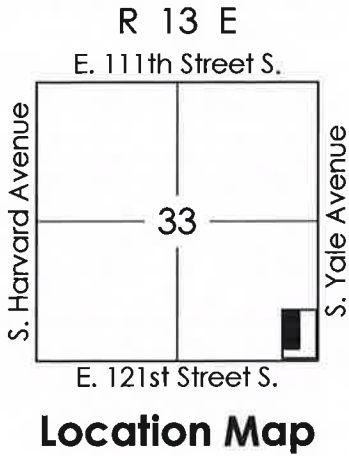
Tanner Consulting LLC
LANDSCAPE ARCHITECTURE | LAND PLANNING
CIVIL ENGINEERING | LAND SURVEYING

9.14

Exhibit "B.2"

Wind River Plaza - Zoning

Residential Tract Exhibit



LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

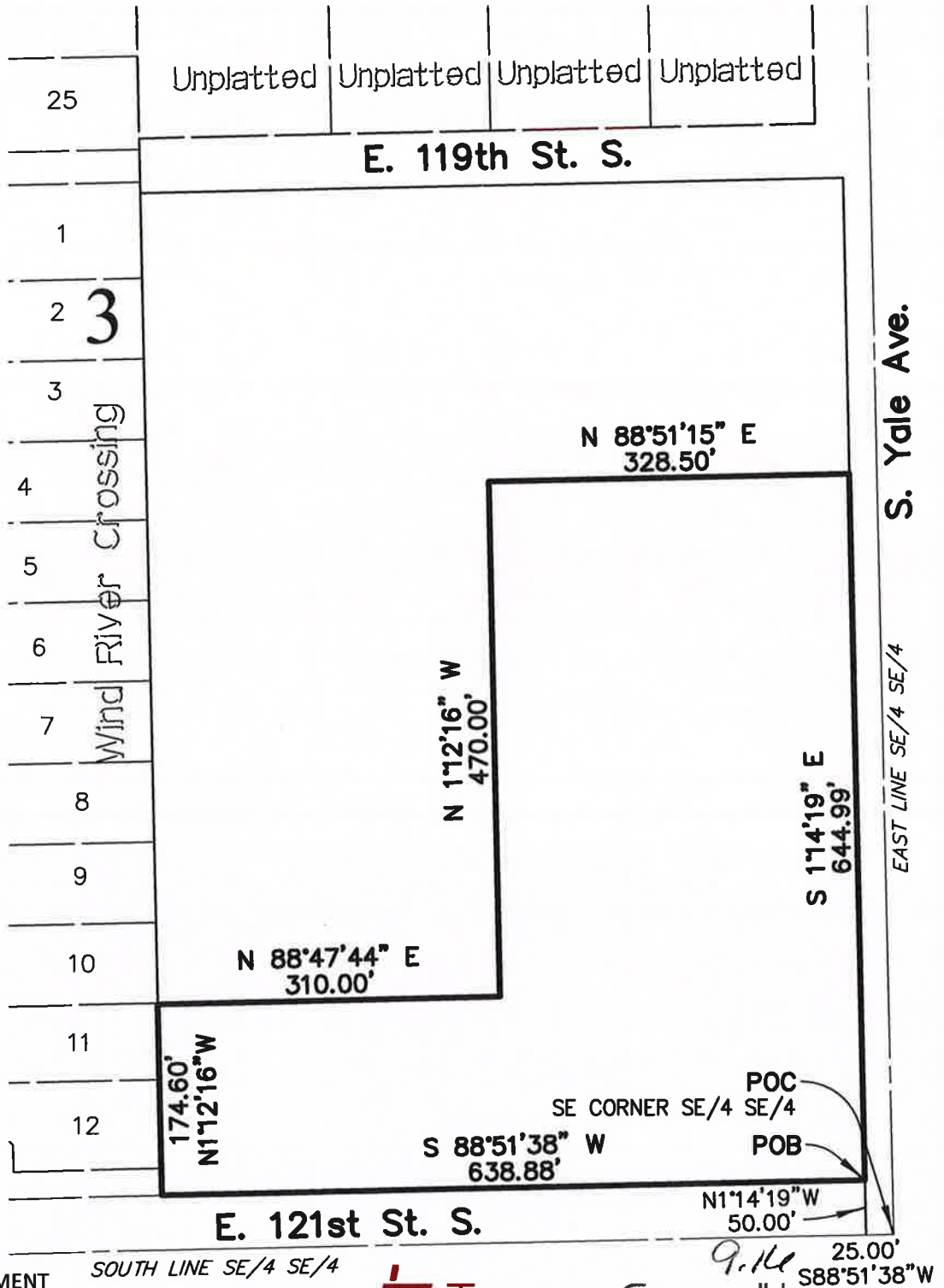
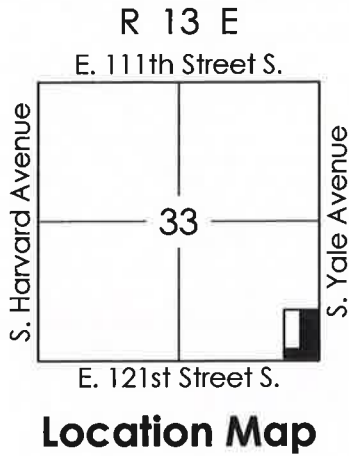
09/10/2020 TBUSH 17116EX

Tanner Consulting LLC
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929

Exhibit "C.2"

Wind River Plaza - Zoning

Commercial Tract Exhibit



LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

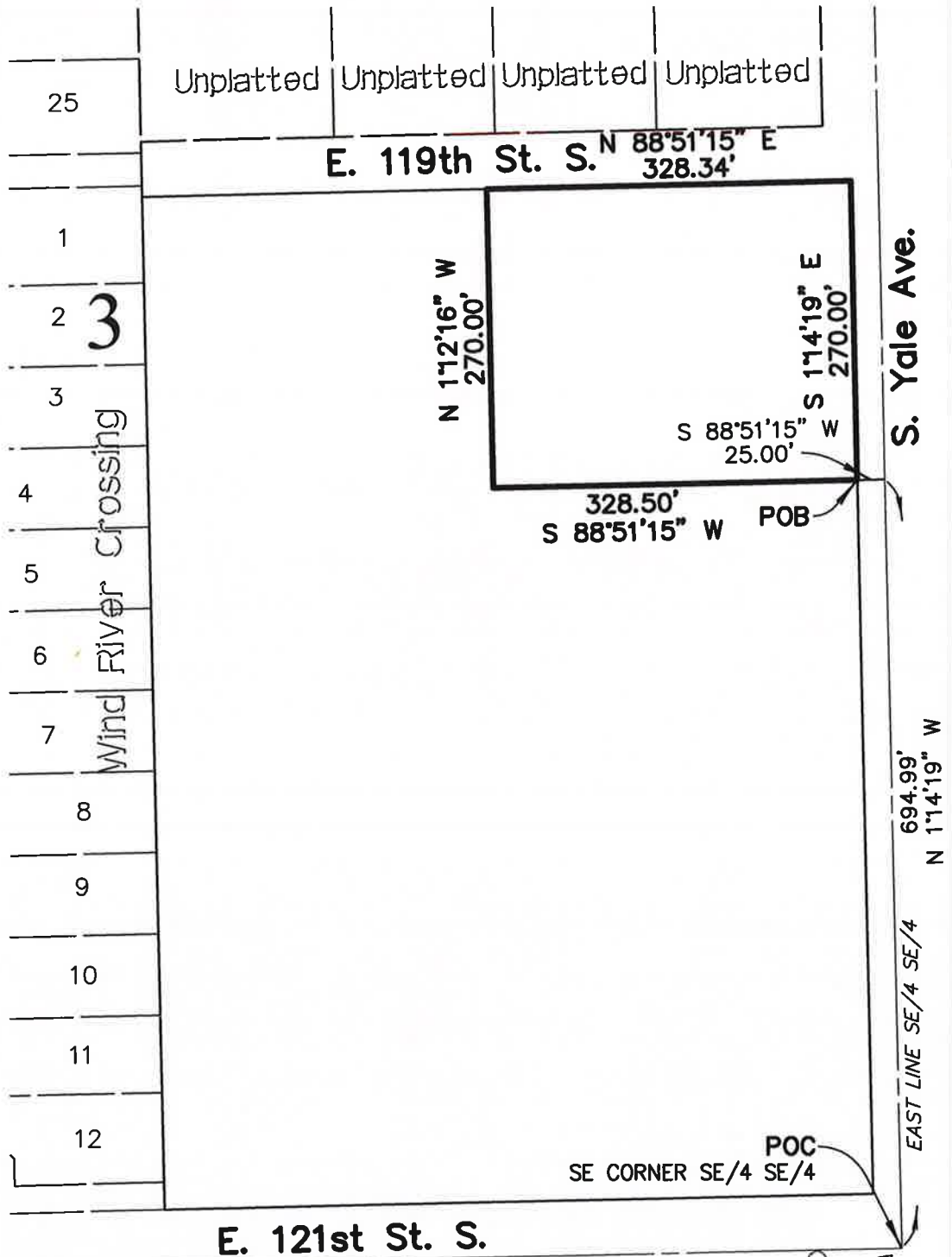
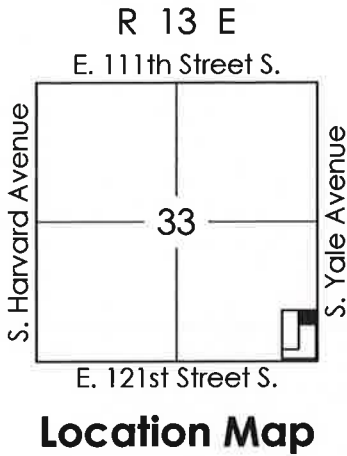
09/10/2020 TBUSH 17116EX

Tanner Consulting LLC
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929

Exhibit "D.2"

Wind River Plaza - Zoning

Office Tract Exhibit



LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

Sawyer, Kim

From: Hunter's Hills <huntershillstulsa@gmail.com>
Sent: Thursday, December 10, 2020 12:25 PM
To: esubmit
Subject: attn: W. Wilkerson/zoning issues

Mr. Wilkerson

I represent Hunters Hills Property Owners Assoc. of 65 homes at 118 and Yale. We are very concerned about the proposed development at 121 and Yale. We are asking for the vote to be delayed as we have been told that the developer is attempting to contact all HOA boards to have a discussion prior to development. No one has been contacted and that vote is coming up Dec 16.

We would appreciate consideration in this matter.

We have also spoken with residents in Wind River, Villas of Tuscany, and Hampton Oaks and they are of course also concerned. I have contacted INCOG to ask if a traffic study has been done in these areas as traffic impact would be of great concern to us.

We look forward to hearing from your office prior to the Dec 16 meeting with a positive response to us.

Z-7588 Wind River Plaza (Tanner Project # 17116

Sincerely
Pamela Harris
President

918 606 3608

My personal email is: Shirazccv@gmail.com

Hunter's Hills Property Owners Association



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-526-A Abandonment
Related to Z-7588

Hearing Date: December 16, 2020

Case Report Prepared by:

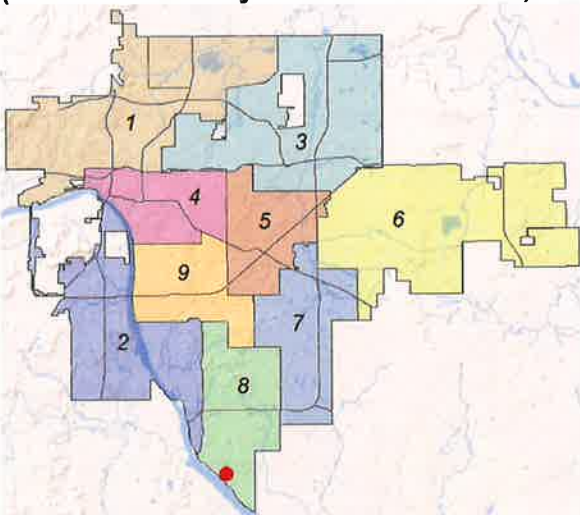
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Erik Enyart

Property Owner: Gold Team Realty Group LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Commercial, Office, & Single-family Residential

Concept summary: Abandon PUD 526 and rezone the property with a development plan for private streets.

Tract Size: 13.34 ± acres

Location: Northwest corner of East 121st Street
South & South Yale Avenue

Zoning:

Existing Zoning: CS/RS-1/PUD-526

Proposed Zoning: RS-4/CG/OL/PUD-526-A
with optional development plan

Comprehensive Plan:

Land Use Map: Neighborhood Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval of the abandonment of PUD 526 but only if Z-7588 with the optional development plan is approved.

Staff Data:

TRS: 8333

CZM: 57, 56, 62, 61

City Council District: 8

Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Ron Peters

SECTION I: PUD-526-A

APPLICANTS DEVELOPMENT CONCEPT:

Development plans are required with some property owner-initiated rezoning's and are optional with other property owner-initiated rezoning's. The purpose is to depict a property owner's generalization plan for the type, amount and character of development proposed on the subject property. By providing certainty about development proposals, development plans provide review and decision-making bodies with additional information on which to base a rezoning decision.

Staff Notes:

The rezoning request is established with three different zoning categories and three development areas.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

The abandonment of PUD 526 is an appropriate re-zoning concept only if the optional development plan outlined in the related staff report Z-7588 is approved with the development plan standards in the Tulsa Zoning Code and,

PUD 526 was developed in 1995, and the PUD standards are outdated regarding landscape standards, sign standards, permitted uses, and screening standards and,

When the PUD is abandoned the Lot and building regulations identified in each of the development areas defined in Z-7588 are consistent with the expected future development and area surrounding the property,

When PUD 526 is abandoned the requested RS-4, CG and OL zoning with the limitations provided by the optional development plan outlined in Z-7588 is consistent with the Neighborhood Center land use designation of the Comprehensive Plan therefore,

Staff recommends Approval of PUD 526-A which will abandon all of PUD 526.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: All three of the zoning categories with the provisions of the optional development plan are consistent with the Neighborhood Land Use Designation.

Land Use Vision:

10.2

Land Use Plan map designation: Neighborhood Center

Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive 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: South Yale Avenue and East 121st Street south are both considered a Multi Modal Corridor.

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

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

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: Undeveloped with little topographic change and almost no tree cover.
Property is surrounded by single family residential*

Environmental Considerations: None that would affect site development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Yale Ave	Secondary Arterial with Multi modal corridor	100 feet	2
East 121 st Street South	Primary Arterial with Multi Modal Corridor	120 feet	2
East 119 th Street South	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-1	Existing Neighborhood	Growth	Single Family Residential
East	RS-3 / RS-2 / CS / PUD 527 and 527-B	Neighborhood Center	Growth	Single Family Residential and undeveloped commercial
South	CS / RS-2	Park and Open Space	Stability	Open Space
West	RS-1 / PUD 804	New Neighborhood	Growth	Single Family

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 18391 dated February 2, 1995 established the current zoning for the subject property.

Subject Property:

Z-6452/PUD-526 January 1995: All concurred in **approval** of a request to rezone a 13+ acre tract of land from RS-1 to CS/PUD and **approval** of a proposed *Planned Unit Development* for

10.4

commercial and single-family residential, on property located on the northwest corner of East 121st Street South and South Yale Avenue. (Ordinance No. 18391)

Ordinance number 11832 dated June 26, 1970 established zoning for the subject property.

Surrounding Property:

SA-1 September 2016: The Board of Adjustment **approved** a request for a Special Area Overlay on multiple properties along the Arkansas River extending from W. 11th St. S. to E. 121st St. S., to establish the River Design Overlay as a supplemental zoning, RDO-1, RDO-2, or RDO-3, to establish regulations governing form function, design and use for properties located within the boundaries of the River Design Overlay District. The regulations are generally intended to maintain and promote the Arkansas River corridor as a valuable asset to the city and region in terms of economic development and quality of life. The subject property has a River Design Overlay designation of RDO-1 which is primarily intended to apply to park, recreation, and open space adjacent to the river, helping to promote development that is compatible with public parks and green space, as well as complements park uses.

BOA-21452 July 2015: The Board of Adjustment **approved** a *Special* Exception to permit a public park (Use Unit 5) to be located in an RS-2/CS/AG zoned district (Cousins Park), on property located at 4514 East 121st Street South. This approval is subject

Z-7244/PUD-804 December 2013: All concurred in **approval** of a request to rezone a 20± acre tract of land from RS-1 to RS-2/PUD and **approval** of a proposed *Planned Unit Development* for residential single-family, on property located west of the northwest corner of 121st Street and South Yale Avenue.

PUD-528-A Abandonment August 2012: All concurred in **approval** of a proposed *Major Amendment* to abandon PUD-528 to allow a public park use on a 43.45± acre tract of land, on property located southwest corner of South Yale Avenue and East 121st Street.

PUD-686 July 2003: All concurred in **approval** of a proposed *Planned Unit Development* on a 260± acre tract of land for single family development, on property located east of South Delaware and north of East 121st Street.

PUD-527-B August 2001: All concurred in **approval** of a proposed *Major Amendment* to PUD to abandon PUD-527-A and revert back to the standards of the original PUD-527 approved in February 1995, on a 9± acre tract of land, on property located northeast corner of East 121st Street and South Yale Avenue.

Z-6800/PUD-527-A March 2001: All concurred in **approval** of a request to rezone a 9± acre tract of land from RS-1 to RS-2 and **approval** of a proposed *Major Amendment* to PUD to increase the number of single-family dwellings and reconfiguration of development areas of original PUD on property located northeast corner of East 121st Street and South Yale Avenue.

Z-6454/PUD-528 January 1995: All concurred in **approval** of a request to rezone a 43.45± acre tract of land from AG to CS/RS-2 per staff recommendation and **approval** of a proposed *Planned Unit Development* for commercial/residential, on property located southwest corner of South Yale Avenue and East 121st Street. The original request included rezoning from AG to RS-3/RM-0/CS (29.95 acres/8.50 acres/5.00 acres), but staff recommended CS and RS-2 instead.

10.5

Z-6453/PUD-527 January 1995: All concurred in **approval** of a request to rezone a 20± acre tract of land from RS-1 to CS/PUD and **approval** of a proposed *Planned Unit Development* for commercial development with the balance of the property to remain RS-1 for single-family development, on property located on the northeast corner of East 121st Street South and South Yale Avenue.

Z-6274 December 1989: All concurred in **denial** of a request for *rezoning* a 13.5± acre tract of land from AG to CS/RM-0 for a shopping center and multifamily, on property located southwest corner of East 121st Street and South Yale Avenue.

Z-6273 December 1989: All concurred in **denial** of a request for *rezoning* a 12± acre tract of land from RS-1 to CS/RM-0 for commercial and multifamily on property located northeast corner of East 121st Street and South Yale Avenue.

Z-5937/PUD-358 May 1984: All concurred in **approval** of a request to rezone a 54± acre tract of land from AG to RS-3 and **approval** of a proposed *Planned Unit Development* for single-family dwellings, on property located north and east of the northeast corner of East 121st Street and South Yale Avenue.

BOA-08396 October 1974: The Board of Adjustment **approved** an *Exception* to operate a horticulture nursery and erect three accessory greenhouse structures, per plot plan, as presented with no retail permitted, in an RS-1 district, on property located at 120th Street and Yale Avenue.

Z-6848 February 2002: All concurred in **approval** of a request for *rezoning* a 20± acre tract of land from RS-1 to AG for a barn, on property located north of the northwest corner of East 121st Street South and South Yale Avenue.

12/16/2020 1:00 PM

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Feet
0 200 400



Subject
Tract

PUD-526-A ABANDONMENT

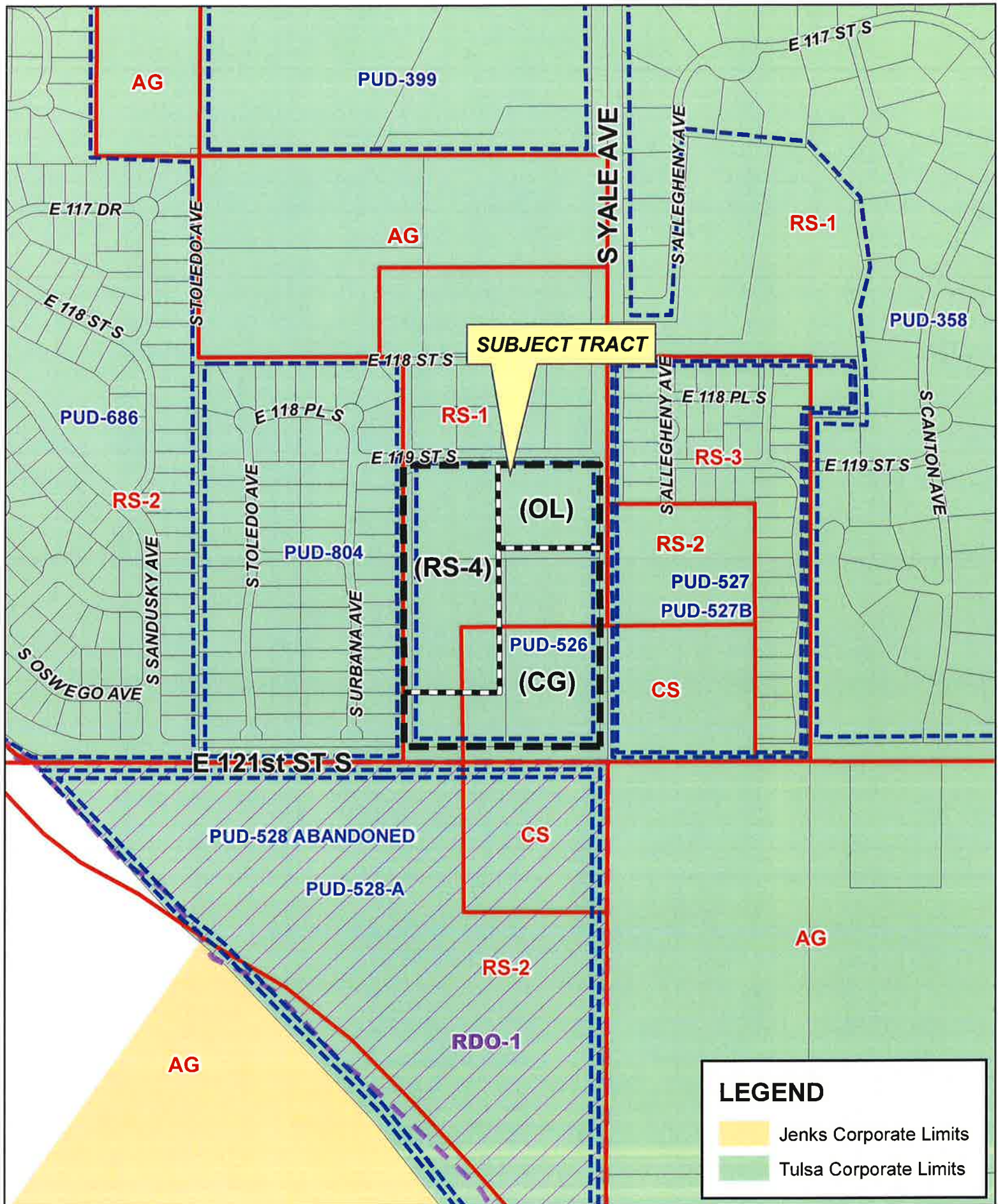
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Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: February 2018

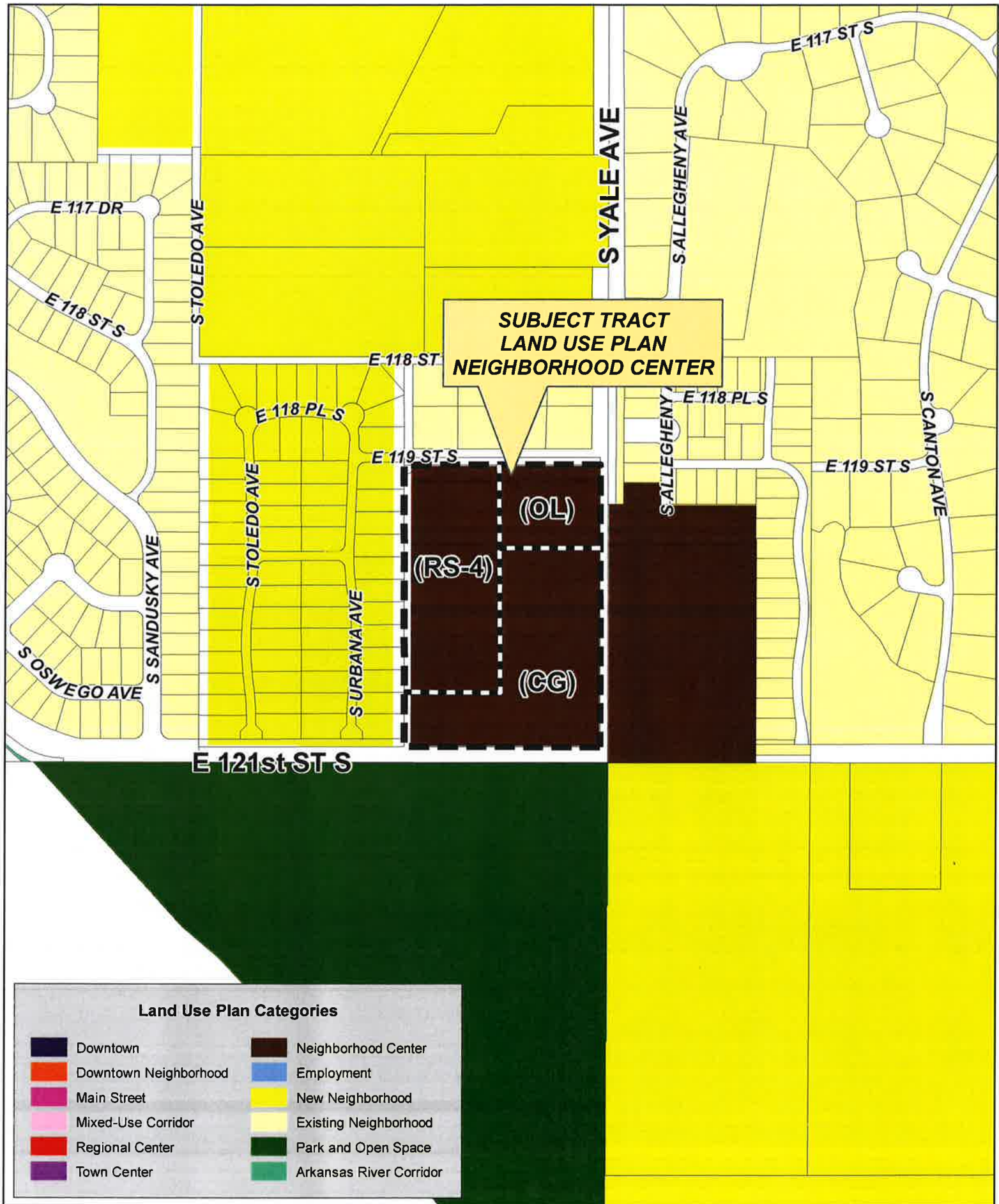


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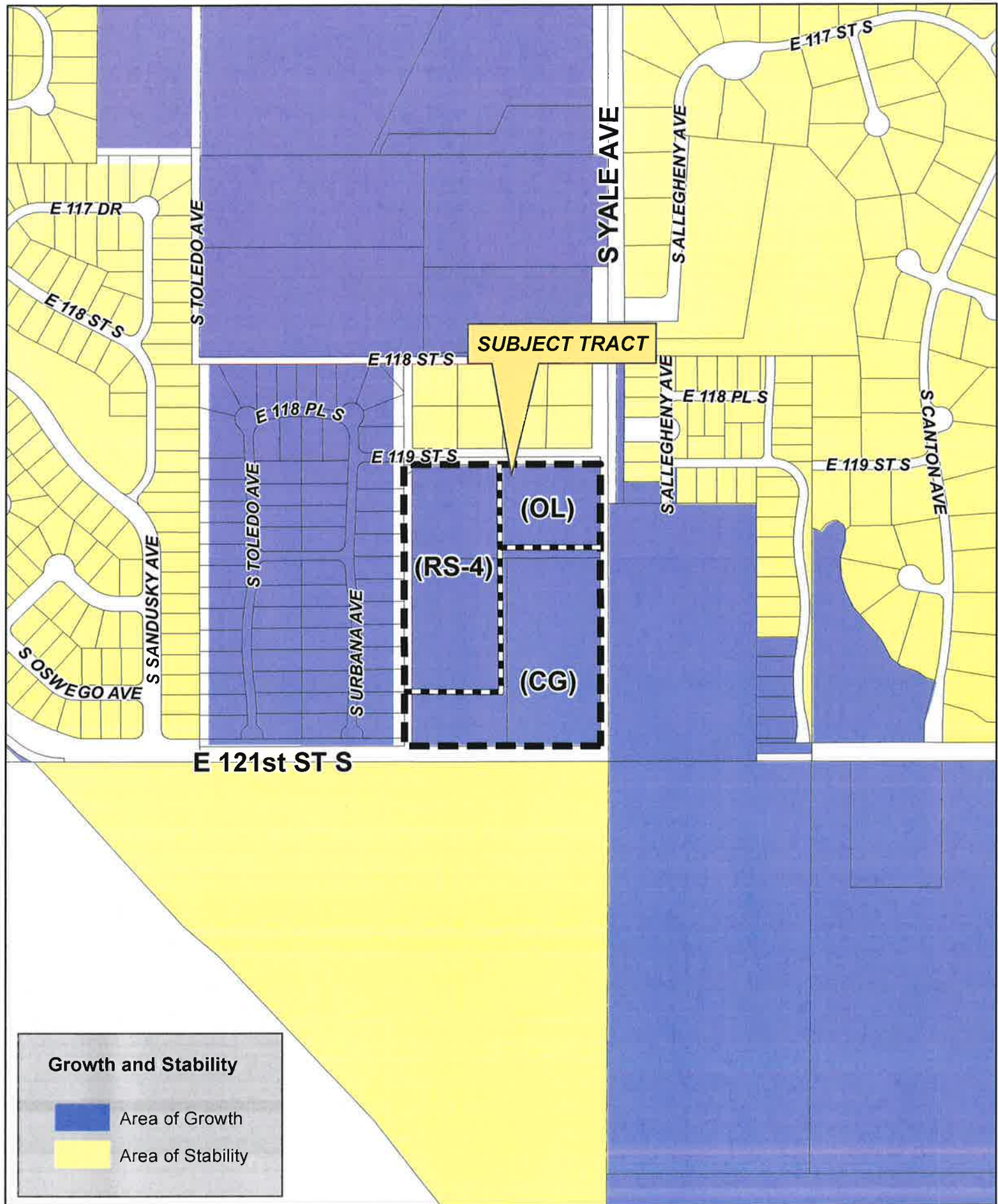


**PUD-526-A
ABANDONMENT**

18-13 33



PUD-526-A **ABANDONMENT**



**PUD-526-A
ABANDONMENT**

18-13 33

10.10



Tulsa Metropolitan Area
Planning Commission

Case Number: CO-10

Hearing Date: December 16, 2020

Case Report Prepared by:

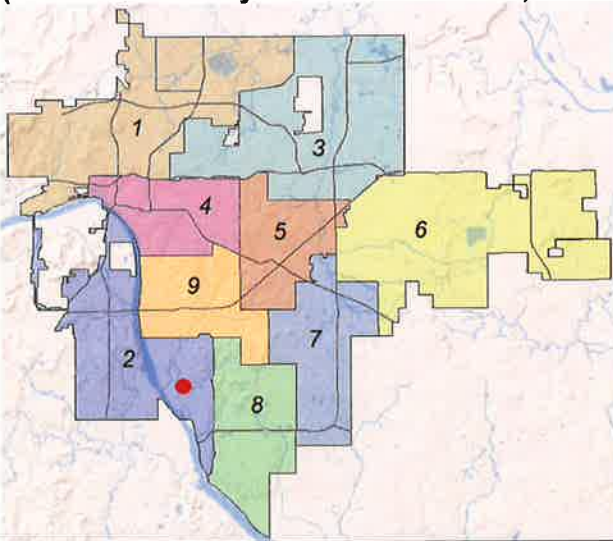
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: Tulsa Lewis Hotel Venture LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Hotel

Proposed Use: Veterans and Senior Housing and Services (multi family)

Tract Size: 5.16 ± acres

Location: North of the Northwest corner of East 81st Street South & South Lewis Avenue

Zoning:

Existing Zoning: CO / Z-5498-SP-2

Proposed Zoning: CO-10

Comprehensive Plan:

Land Use Map: Regional Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8307

CZM: 52

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: CO-10

APPLICANTS DEVELOPMENT CONCEPT:

The Applicant request a Major Amendment to a Corridor Plan Z-7498-SP-2 to add permitted uses to the Corridor Development Plan for property located at 7902 S. Lewis Ave. (the "Property"). The Property is comprised of approximately five (5) acres of land and lies north of the northwest corner of East 81st Street and South Lewis Avenue. Today, the Property is surrounded by development on all sides; to the east by Oral Roberts University ("ORU"), to the north by Victory Christian Center and to the west by a Wal-Mart Super Center. The Legal Description of the property was attached to the application.

The Corridor District zoning and the Corridor Development Plan for the Property were originally established in 1981 for the development of a hotel in conjunction with the then planned expansion of the ORU campus and the development of the City of Faith medical complex (now the CityPlex office towers). These plans were abandoned, and the Property was sold by ORU in 1995. Currently, the only permitted use of the Property in the Corridor Development Plan is Hotel use, with daycare services to hotel employees.

The Applicant Veterans Services USA, desires to amend the Permitted Uses in the Corridor Development Plan to be consistent with the development pattern in the South Lewis Corridor and to repurpose the existing Crown Plaza Hotel for veterans and senior housing, education and training programs, healthcare and mental health services and adult day care.

A conceptual site plan is attached.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - Concept Site plan exhibit

DETAILED STAFF RECOMMENDATION:

Uses and development standards outlined in CO-10 are consistent with the regional center land use designation in the Tulsa Comprehensive Plan; and

The corridor development plan is a unified treatment of the development possibilities of the project site; and

Provisions have been made for property access, circulation, and functional relationships of uses; and

Permitted Uses, building types and supplemental standards outlined in CO-10 are consistent with the provisions of the Corridor chapter of the Tulsa Zoning Code and,

Anticipated development as allowed in CO-10 is consistent with the existing development pattern in this area of Tulsa; and

11.2

Staff recommends Approval of CO-10 to rezone property from AG to CO-10 as outlined in Section II below.

SECTION II: CO-10 DEVELOPMENT STANDARDS:

CO-10 Replaces all previous zoning and site plan approvals on this site.

CO-10 will conform to the provisions of the Tulsa Zoning Code for development in a CO district and its supplemental regulations as identified in Section 25 in the Tulsa Zoning Code.

All use categories, subcategories or specific uses and residential building types that are not listed below are prohibited.

Permitted Use Categories, Subcategories. All Specific uses listed in the zoning code for each of the subcategories listed below and customarily accessory uses to the allowed principal uses are allowed in this Corridor District.

Residential (use category)

Household living (sub-categories as follows)

Three or more households on a single lot only if allowed in the building types identified below

Group Living

Public, Civic and Institutional Use Categories and all subcategories

College or University

Day Care

Governmental Service

Hospital

Postal Services

Religious Assembly

Safety Service

School

Wireless Communication Facility (Building mounted only)

Commercial (Use category and all subcategories)

Animal Service

Assembly and Entertainment

Commercial Service

Financial Services

Lodging

Office

Restaurants and Bars

Retail Sales

Studio, Artist, or Instructional Service

Trade School

Agricultural

Community Garden

Farm, (Market or Community-Supported)

Building Types for household living

Residential Use Category

Single household subcategory

Townhouse specific use

3-unit townhouse

11.3

- Mixed use building
- Vertical mixed-use building
- Three or more households on a single lot
- Cottage house development
- Multi-unit house
- Apartment / Condo
- Mixed-use building
- Vertical mixed-use building

Lot and Building Regulations

Maximum Building Coverage	75%
Minimum lot area	22,000 square feet
Maximum Building Height	120 feet
Open space per dwelling unit is not required while repurposing the existing building as identified on the concept plan provided.	
Open space for any new multi family construction will require 200 square feet per dwelling unit.	
Minimum Building Setbacks	
Street Setback	20 feet from planned right of way
From north boundary	20 feet
From west boundary	20 feet
Internal lot lines	0 feet

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

***Staff Summary:** The existing use and proposed uses along with the scale of allowed uses is consistent with the comprehensive plan.*

Land Use Vision:

***Land Use Plan map designation:** Regional Center*

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

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

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

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

11.4

choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

Transportation Vision:

Major Street and Highway Plan: Multi Modal Corridor

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

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

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is currently developed as a multi-story hotel.*

Street View from northeast corner looking southwest



Environmental Considerations: None that would affect site redevelopment

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Lewis Ave	Secondary Arterial with multi modal corridor designation	100 feet	5 lanes 2 lanes each direction with center turn lanes
Un-named private drive on north boundary of site	None	None	3 lanes, one west bound lane and two northbound lanes at signalized intersection

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	OM	Regional Center	Growth	Church
East	RS-3 with board action for university use	Regional Center	Growth	ORU Campus
South	CS / PUD 495	Regional Center	Growth	Walmart / Murphy Gas
West	OM / PUD 495	Regional Center	Growth	Walmart

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 17848 dated January 14, 1993 established the current zoning for the subject property.

Subject Property:

Z-6376/PUD-495/Z-5498-SP-2 December 1992: All concurred in **approval** of a request to *rezone* the east 780' of the south 656.33' of Z-6376 for CS zoning and the remainder for OM zoning, **approval** of new *Planned Unit Development*, PUD-495, with a reduction of the minimum building setback for the loading dock to 110' and that a wall screening the loading area be erected parallel to 81st Street, and **approval** of Z-5498-SP-2, an amendment to previously approved *Corridor Site Plan and Detail Site plan Z-5498-SP-1*, on property located north of the northwest corner of South Lewis Avenue and East 81st Street (a 4.97-± acre tract of land).

The purpose of the proposed amendment to the previously approved Corridor Site Plan and Detailed Site Plan is to delete the west 217.80 feet of Lot one, Block one, The Directory (Tract I-Exhibit A), and to add a slightly larger parcel on the north side of Lot One, Block One, The Directory (Tract II-Exhibit A), to the Corridor Site Plan and Detailed Site Plan. Off-Street parking

11.6

will be provided within Tract II to replace existing off-street parking with Tract I which presently serves the Grandview Hotel. (Ordinance No. 17848)

The Directory (783) June 1981: All concurred in **final approval** and release of The Directory, subject to the following restrictions and covenants to ensure the orderly development of The Directory in accordance with the approved Corridor Site Plan:

- A. 1. All property within The Directory shall be used only for hotel and customarily related accessory and recreational uses and for off-street parking of automobiles.
2. The maximum aggregate floor area of all buildings constructed within The Directory shall not exceed 165,700 square feet.
3. That the maximum height of any building within The Directory shall be 120 feet.
4. A minimum of one off-street parking space shall be provided for each hotel sleeping room and a minimum of one additional off-street parking space shall be provided for each 225 square feet of accessory facilities such as restaurants, meeting and assembly rooms.
5. No more than one ground sign shall be permitted which shall not exceed 25 feet in height and 12 feet in width. Internal directional signs shall not exceed eight feet in height. The design of all such signs shall be subject to the approval of the Tulsa metropolitan area planning commission prior to other installation.
6. All exterior lighting shall be directed downward and away from any residence located within The Directory until the time when any such residence is removed from the directory. Such residence shall be screened by a 6 foot solid surface fence from any abutting recreational areas and/or uses.
- B. No building or parts thereof, except open porches and terraces shall be constructed and maintained in the addition nearer to the front lot line than the building line established on the recorded plat of said addition. No building nor any projection thereof shall be erected or maintained nearer to any lot line than permitted by zoning district requirements. (Plat #4166)

Z-5498-SP May 1981: The Planning Commission voted 7-0-0 April 1981 to recommend **approval** of a *Corridor Development Plan* on a 30± acre tract of land for a hotel to the Board of City Commissioners (who approved the plan May 1981), on property located north and west of 81st Street and South Lewis Avenue, subject to the conditions including the condition that lighting for the parking and recreation area be directed in a downward manner to prevent spillover on adjacent properties. These conditions include:

- 1) That the applicant's Site Plan be approved as submitted (any changes to the Site Plan will require the approval of the TMAPC).
- 2) That the remaining acres of Z-5498 is subject to the approval of a site plan to determine the development use and intensity.

11.7

- 3) That the hotel and related accessory uses be approved for the site. The existing residence will remain on the property for an indefinite period and at the termination of the residential use the property will then convert to off-street parking.
- 4) That the maximum floor area for Phase I be 165,700 square feet.
- 5) That the maximum height be 120 feet.
- 6) That the minimum parking spaces be 1 per hotel sleeping room and 1 per 225 square feet of accessory use located within the hotel.
- 7) That two ground signs be permitted, one on each arterial street front-age not to exceed 25 feet in height and 12 feet in width. Internal direction signs shall not exceed 8 feet in height. All signs shall be subject to TMAPC approval prior to the installation.
- 8) That a subdivision plat be approved by TMAPC, incorporating within the restrictive covenants the Site Plan conditions of approval, making the City of Tulsa beneficiary to said covenants, and filed of record in the County Clerk's Office.
- 9) That lighting for the parking and recreation areas be directed in a downward manner to prevent spillover on adjacent properties. (Ordinance No. 15012)

Z-4236/PUD-127 & Z-4245/PUD-128 : All concurred in **approval** of a request to *rezone* and a new *Planned Unit Development* 67.99- \pm acre tract of land from RS-2 to RM-1/RD/RS-3, as well as a request to *rezone* a 348.09- \pm acre tract of land from AG to RS-2/RM-2/RM-1/CS/OM, and a new *Planned Unit Development* on a 275.48- \pm acre tract of land from RS-2 to RM-1/RD/RS-3 for a large scale development, on properties located west of the northwest corner of 71st Street and Lewis Avenue, and south of the southwest corner of 71st Street and Lewis Avenue. This includes the subject property and a large portion of the surround area to the north and west. (Ordinance No. 12614)

Ordinance number 11828 dated June 26, 1970 established zoning for the subject property.

Surrounding Property:

PUD-495-A August 1994: All concurred in **approval** of a proposed *Major Amendment* to PUD on a 1 \pm acre tract of land for a drive-in restaurant, on property located at the northwest corner of East 81st Street South and South Lewis Avenue.

BOA-07769 February 1973: The Board of Adjustment **approved** an *Exception* for permission to operate the 40 acre tract of Mabee Center as a Community Service, Cultural, and Recreational facility under Use Unit 5 in an RS-3 District and **approved** a *Variance* to vary the constant light requirements to permit a sign for the John Mabee Center in accord with plans and specifications submitted, subject to the condition that 90% of the lighted portion of the sign not be changed more than once every 24 hours and that the remaining 10%, which represents six squares be changed as needed to portray the scores of basketball games, in an RS-3 District, on property located at 81st and Lewis Avenue.

11.8

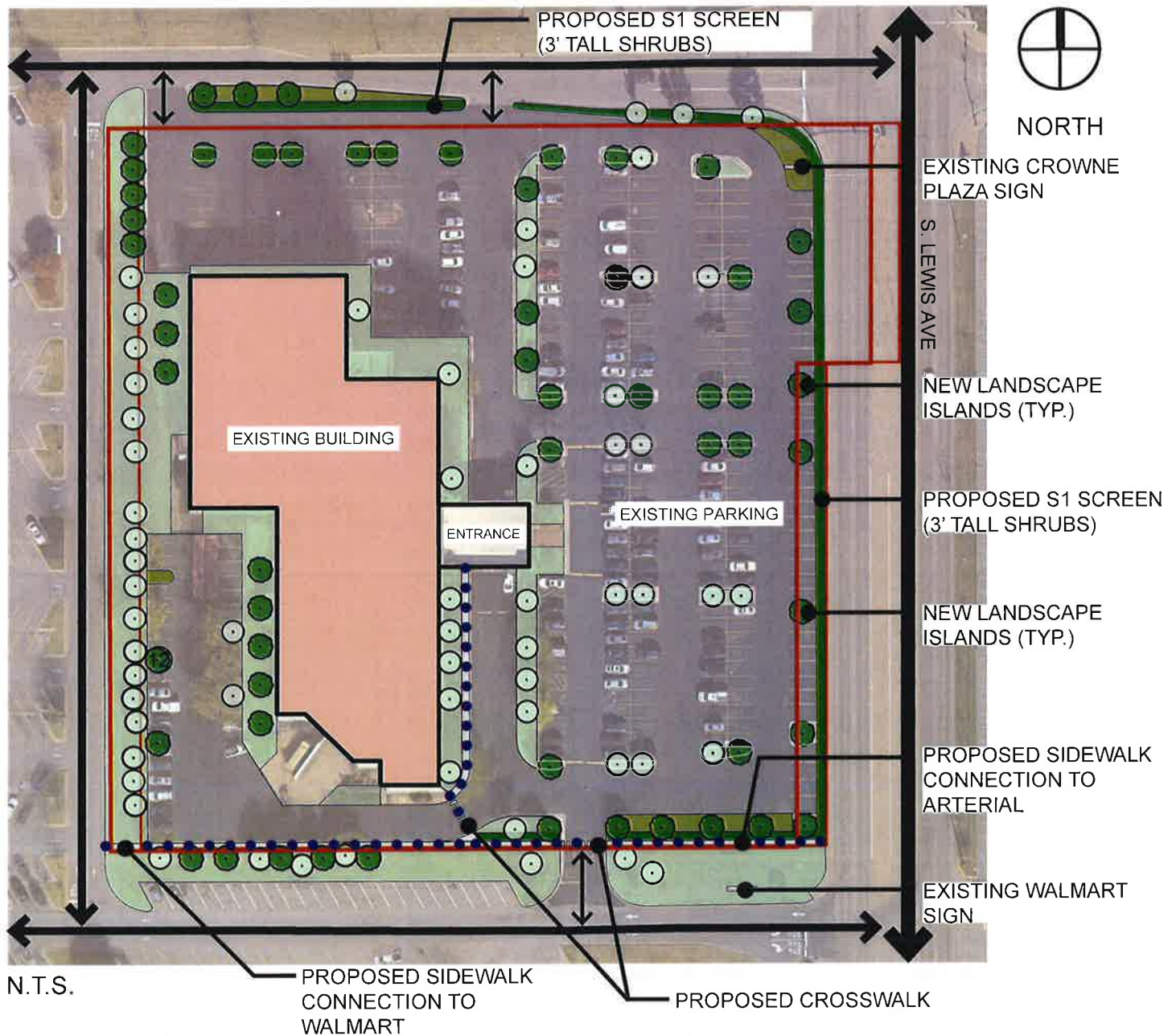
BOA-07819 March 1973: The Board of Adjustment **approved** an *Exception* to operate and conduct a construction facility for the improvement of South Lewis Avenue as a public work for a period of six months, subject to a legal description being provided of the portion of tract being used for the facility in an AG District, on property located at 7700 South Lewis Avenue.

BOA-03760 February 1962: The Board of Adjustment **granted** permission to use the property for school uses, on property located Pt. SW, of Section 8-18-13.

12/16/2020 1:00 PM

Corridor Site Plan

Z-5498-SP-2



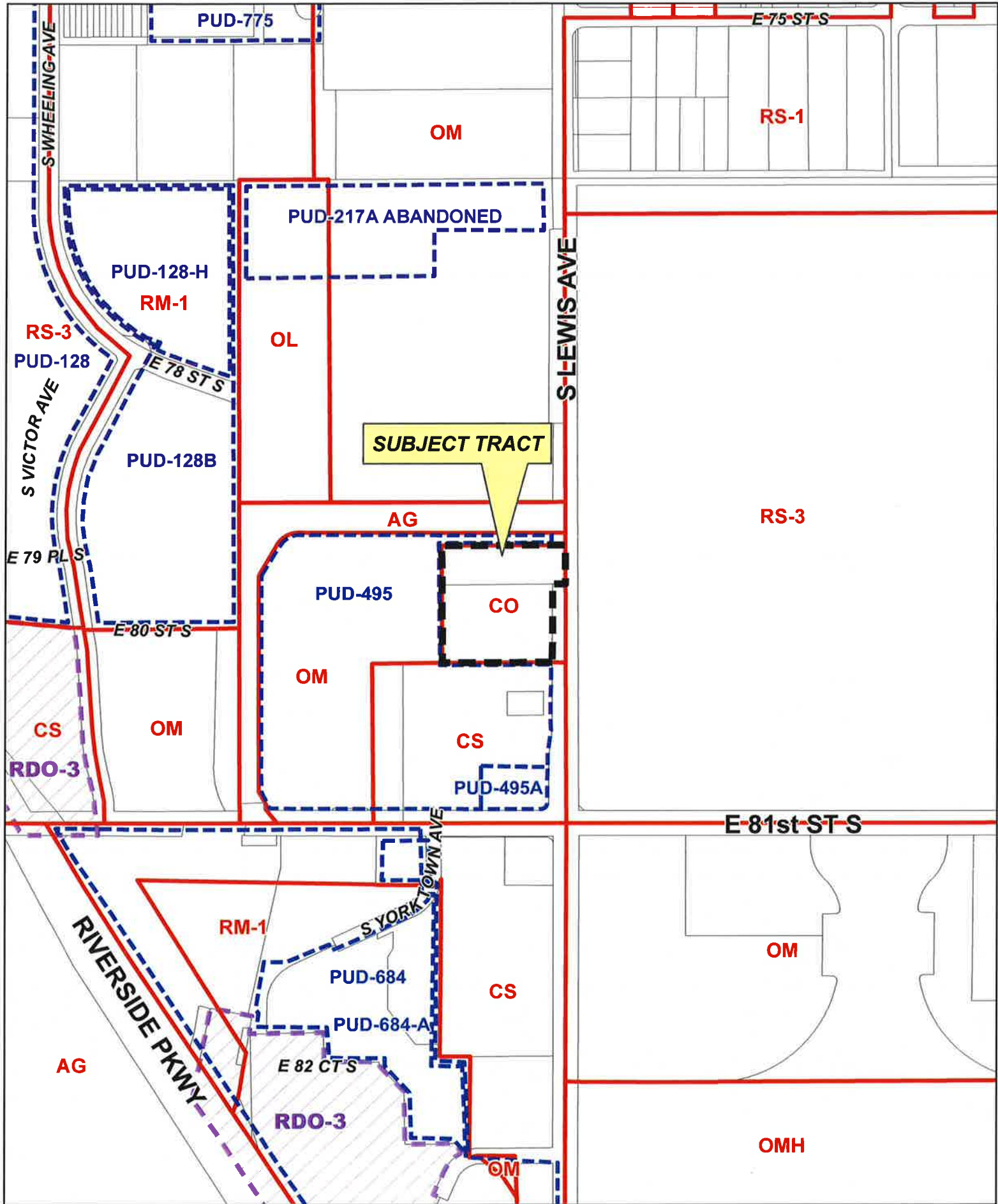
LANDSCAPE

- EXISTING TREES: 61
- EXISTING AND PROPOSED TREES: 120

LEGEND

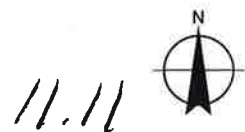
	EXISTING LANDSCAPE		EXISTING TREES
	PROPOSED LANDSCAPE		PROPOSED TREES
	PROPOSED S1 SCREEN		

11.10



CO-10

18-13 07





0 Feet
250
500



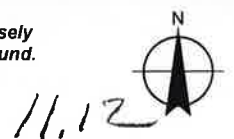
Subject
Tract

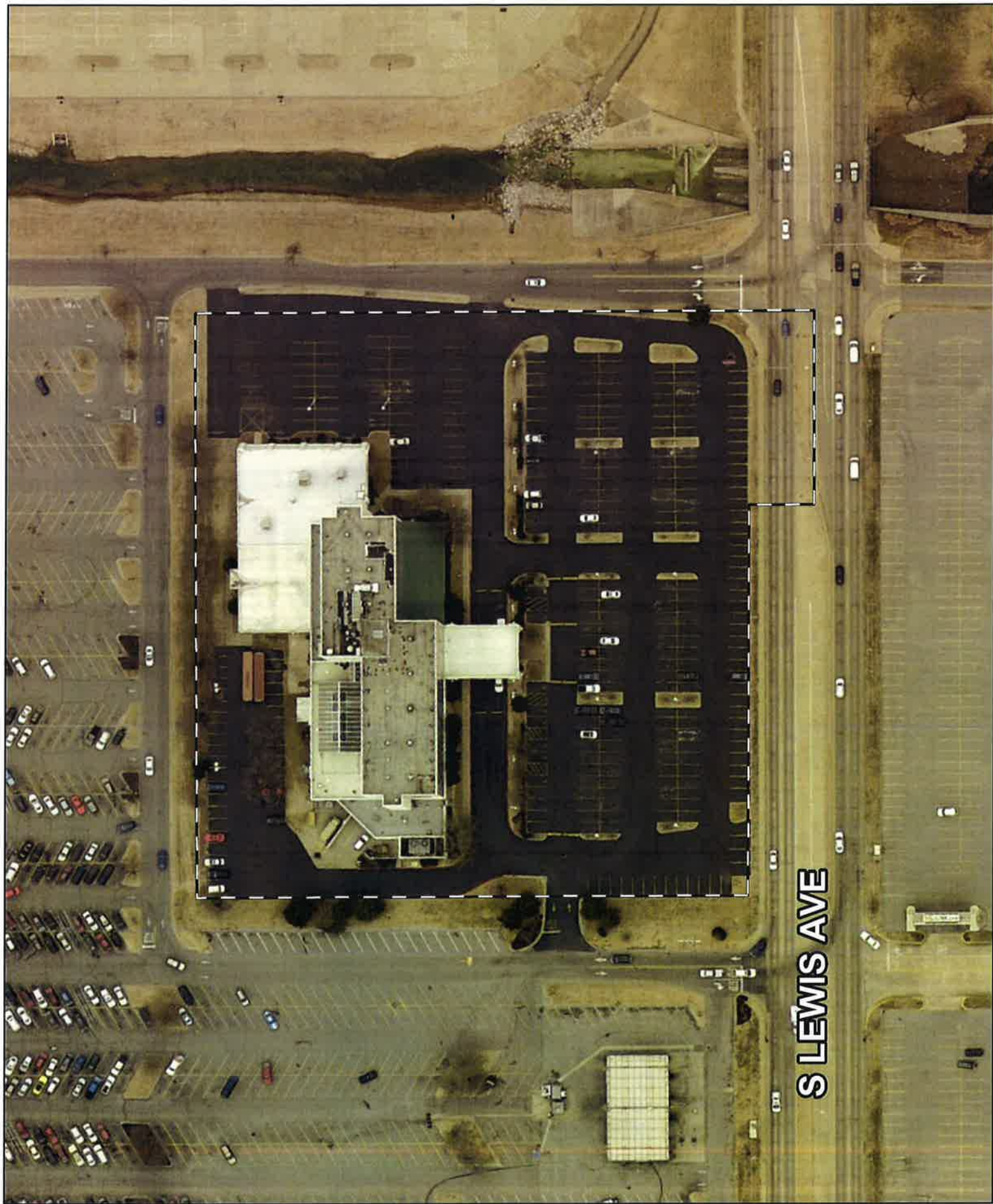
CO-10

18-13 07

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

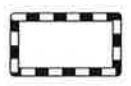
Aerial Photo Date: February 2018





S LEWIS AVE

0 Feet 100
50



**Subject
Tract**

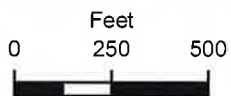
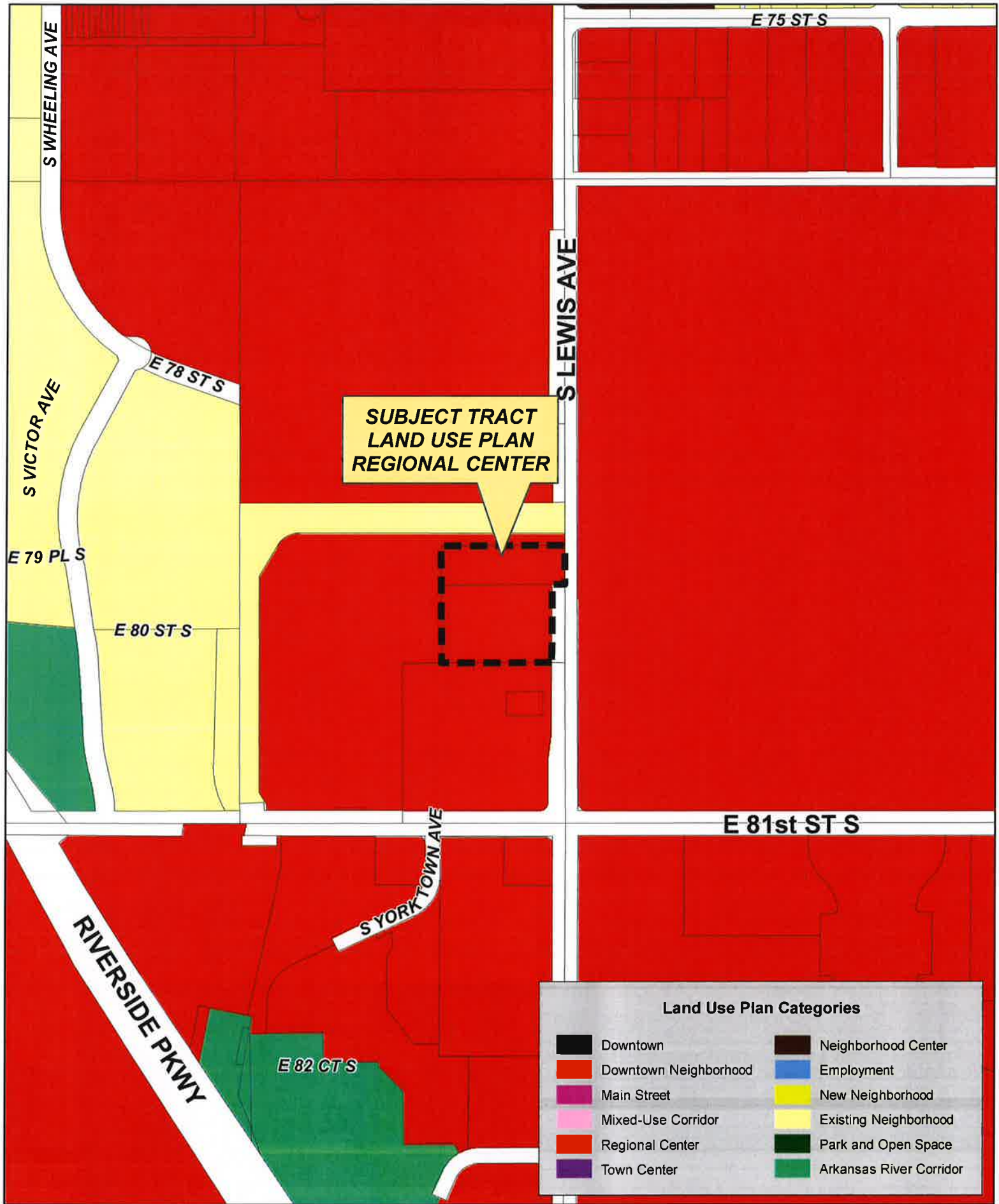
CO-10
18-13 07

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

Aerial Photo Date: February 2018

11.13

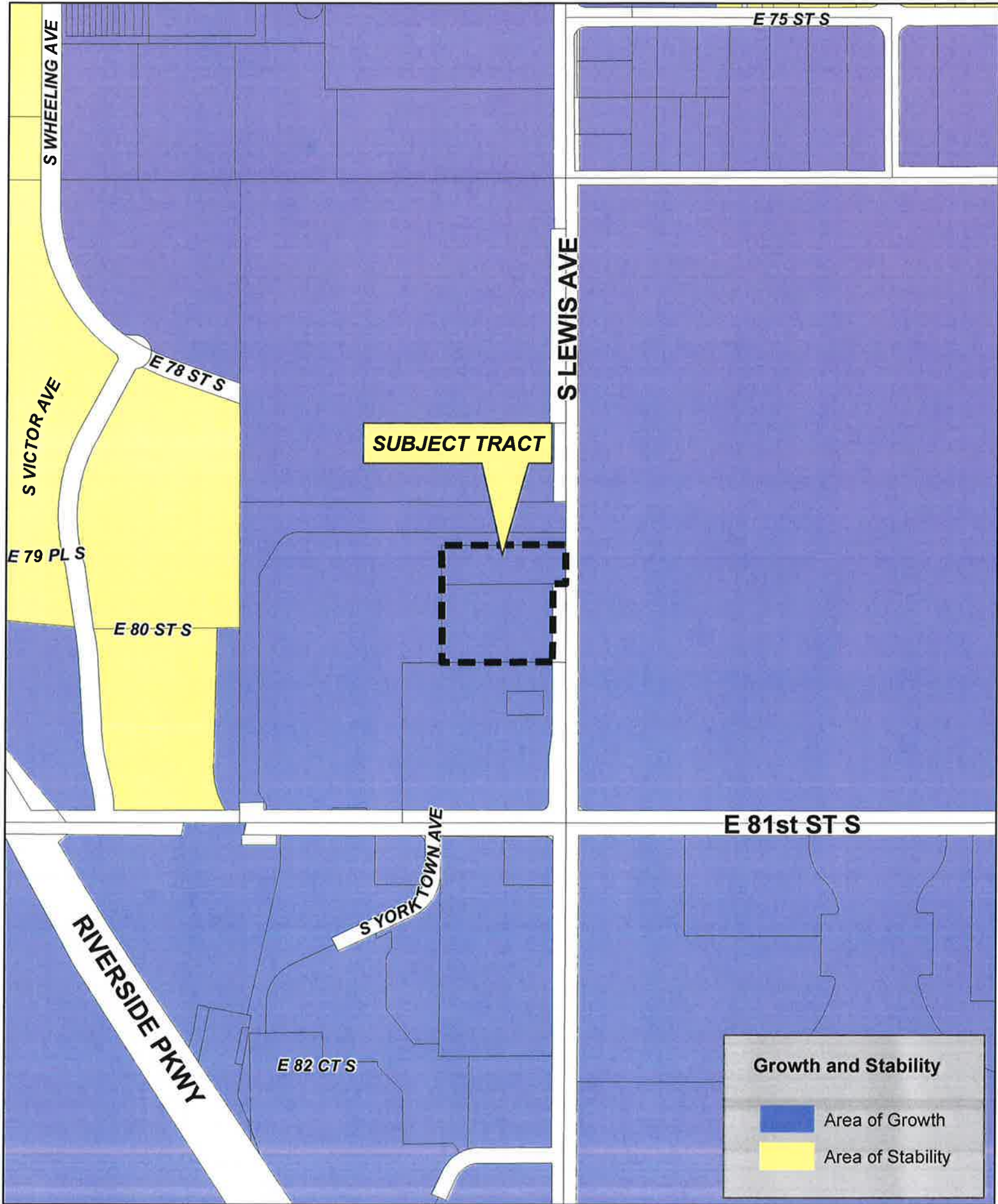




CO-10

18-13 07





CO-10

18-13 07





Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-509

Hearing Date: December 16, 2020

Case Report Prepared by:

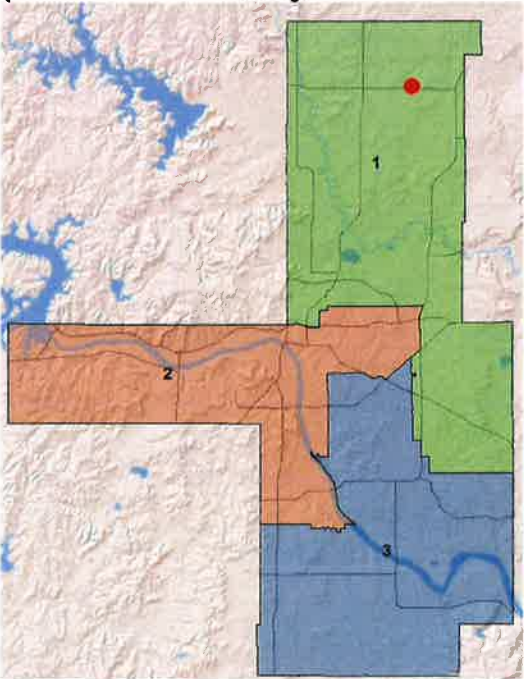
Jay Hoyt

Owner and Applicant Information:

Applicant: SMALYGO Properties, Inc

Property Owner: Smalygo Properties, Inc

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Vacant/Residential

Proposed Use: Commercial

Concept summary: Rezone from AG to CG to permit commercial development.

Tract Size: 12.56 ± acres

Location: Northwest corner of East 146th Street
North & North 97th East Avenue

Zoning:

Existing Zoning: AG

Proposed Zoning: CG

Comprehensive Plan:

Land Use Map: Residential/Commercial

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 2324

CZM: 7

County Commission District: 1

Commissioner Name: Stan Sallee

12.1

SECTION I: CZ-509

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from AG to CG to permit commercial development on the subject lots. Per the applicant, there are currently no specific plans for the future uses of the commercial development. The subject lots are located within the Commercial and Residential land use designations of the Tulsa County Comprehensive Land Use Plan and the City of Collinsville Comprehensive Plan. The City of Collinsville Comprehensive Plan was adopted as part of the Tulsa County Comprehensive Land Use Plan on September 9, 2019.

While portions of the subject area lie within the Residential land use designation, the proposal would be compatible with the general future land use of the area, which calls for commercial uses at all four corners of the intersection of E 146th St N and N 97th E Ave. Additionally, the City of Collinsville has reviewed the proposed request and has indicated that they do not have any objections to the proposed rezoning request.

EXHIBITS:

- INCOG Case map
- INCOG Aerial
- Tulsa County Comprehensive Plan Land Use Map
- Email from City of Collinsville
- Applicant Exhibits:
- Tract Exhibits

DETAILED STAFF RECOMMENDATION:

CZ-509 is non-injurious to surrounding proximate properties;

CZ-509 is compatible with the Commercial land use designation of the Tulsa County Comprehensive Land Use Plan and is not objectionable to also incorporate those portions located within the Residential land use designation;

CZ-509 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends **Approval** of CZ-509 to rezone property from AG to CG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

***Staff Summary:** The site is located within the fenceline of the City of Collinsville. The City of Collinsville 2030 Comprehensive Plan was adopted as part of the Tulsa County Comprehensive Plan on September 9, 2019. The planning process for the update of the 2030 Plan was developed by the City Planning Staff and Planning Commission and formalized by the City Commission. Citizen participation in the planning process was sought in a variety of ways. General coverage was given in the local Collinsville News regarding the initiation and progress of the study. The Steering Committee was appointed by the City Commission and included elected and appointed officials and citizen representatives of the business and lay community. The committee hosted public forums and conducted an on-line public survey to solicit input on planning and land use related matters pertaining to the update.*

122

The Land Use Master Plan designates this area as Residential and Commercial. See the attached Land Use Map. Residential land use includes single-family homes, duplexes, townhouses, apartment units, and manufactured homes. Commercial land use includes the retail and service commercial establishments and service areas located within the planning area.

Land Use Vision:

Land Use Plan map designation: Residential / Commercial

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: E 146th St North is designated as a Primary Arterial. N 97th E Ave is designated as a Secondary Arterial

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site currently contains two single family residences and vacant land.*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
E 146 th St North	Primary Arterial	120 Feet	2
N 97 th E Ave	Secondary Arterial	100 Feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	Residential	N/A	Vacant
South	AG	Residential / Commercial	N/A	Vacant
East	AG	Residential / Commercial	N/A	Vacant
West	AG	Public and Quasi Public	N/A	Vacant

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:

BOA-08992 April 1976: The Board of Adjustment **approved** a *Special Exception* to use property for headquarters facilities for the Verdigris Valley Electric Cooperative, per plot plan and rendering submitted, in an AG district, on property located at north and west of 146th Street North and Mingo Road.

12/16/2020 1:00 PM

12.4

REVISED 12/9/2020



22-13 24

12.5



Feet

0 200 400

A horizontal number line with three major tick marks labeled 0, 200, and 400. The word "Feet" is centered above the line. The segment between 0 and 200 is shaded black, and the segment between 200 and 400 is also shaded black. There is a small white rectangular box centered under the 200 tick mark.



E 146th ST N

20

W BROADWAY ST

N MINGO RD

N 97th E AVE

N 100 E AVE

0 Feet
200
400



Subject
Tract

CZ-509

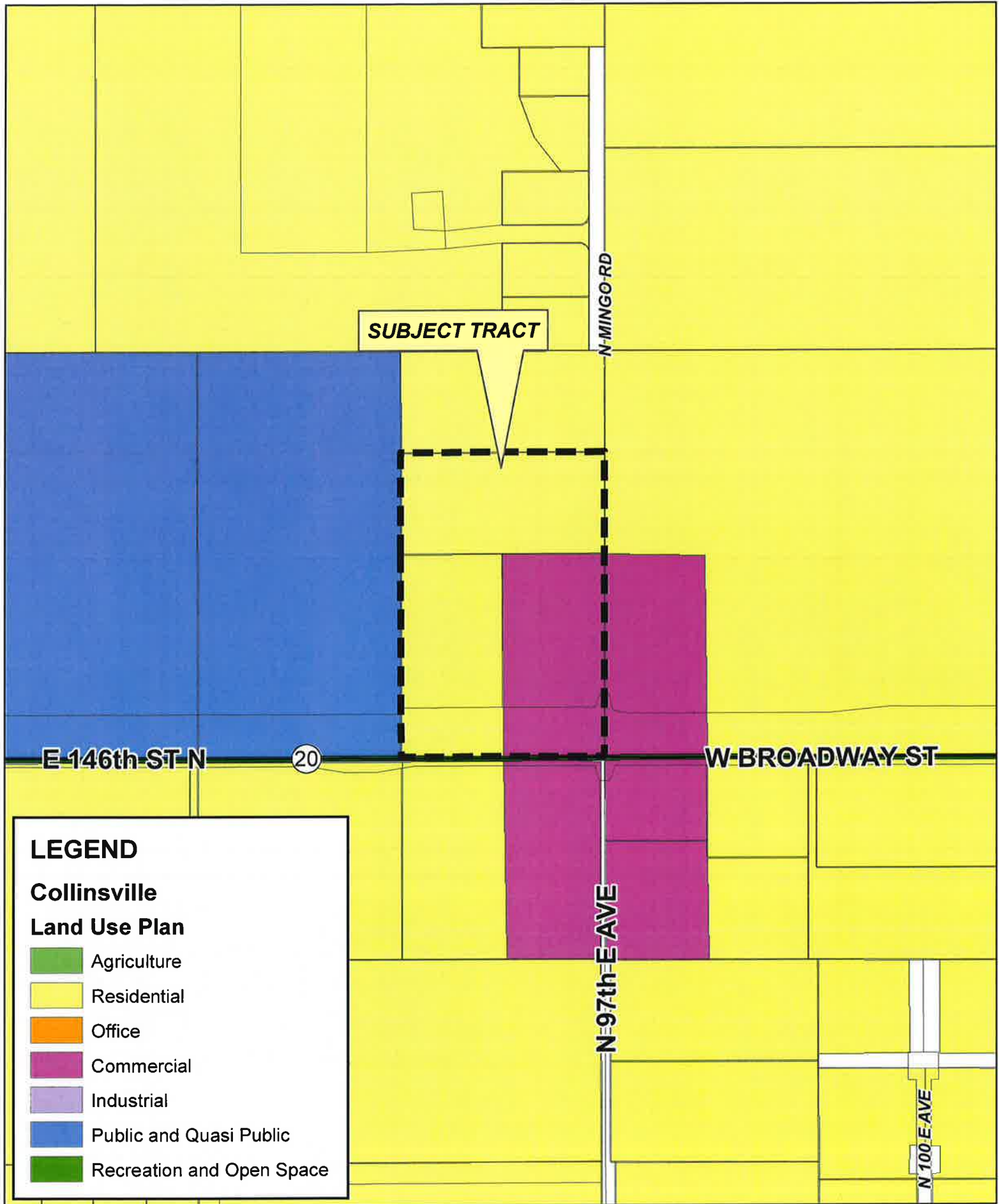
22-13 24

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

Aerial Photo Date: February 2018



126



0 Feet
200
400

CZ-509

22-13 24

12.7



Hoyt, Jay

From: Clinton Johnson <cjohnson@cityofcollinsville.com>
Sent: Monday, December 07, 2020 9:55 AM
To: Hoyt, Jay
Subject: RE: Upcoming County Zoning Case near Collinsville

Jay,

Thank you for following up. I reviewed the request and discussed it with the city administration. We do not have any objections to the request for zoning change. We hope that the applicant will consider annexing into our municipal jurisdiction, but obviously that is their decision. Are the Planning Commission meetings conducted in person or remotely?

Thanks,

Clinton Johnson, CFM
City Planner
City of Collinsville
118 N. 11th Street
Collinsville, OK
(918)371-1012 ext. 2016
Cell (918)638-0377



From: Hoyt, Jay <JHoyt@incog.org>
Sent: Monday, December 7, 2020 9:48 AM
To: Clinton Johnson <cjohnson@cityofcollinsville.com>
Subject: RE: Upcoming County Zoning Case near Collinsville

Clint,

I was just following up to see if you have any thoughts or concerns about this upcoming County Zoning case. I am writing the staff report this week and wanted to see if you had any input to the consideration. I've attached a Land Use Plan map that we've created for the case, for your reference.

Thank you,

Jay Hoyt

From: Hoyt, Jay
Sent: Tuesday, December 01, 2020 8:40 AM
To: cjohnson@cityofcollinsville.com
Subject: Upcoming County Zoning Case near Collinsville

Clinton,

We have a Tulsa County zoning case coming up on the 12/16 TMAPC agenda. It is located in unincorporated Tulsa County and within the Comprehensive Plan area of Collinsville. I've attached the original application and case maps. They are proposing to rezone from AG to CG. It looks like one of the three lots, the southeast lot, is located in a Commercial designation and the other two lots are located in a Residential designation. They haven't specified a specific use intended.

Please let me know if you have any concerns about their proposal.

Thank you,



Jay Hoyt
Planner

Tulsa Planning Office
918.579.9476
jhoyt@incog.org

Click [here](#) to report this email as spam.

Exhibit "A.1"
Gilmartin Tract
Tract B

PAGE 1 OF 1

Description

THE FOLLOWING DESCRIPTION IS TAKEN FROM THE QUITCLAIM DEED, RECORDED FEBRUARY 7, 1996 IN BOOK 5871 AT PAGE 1241, DOCUMENT # 96012606, AT THE TULSA COUNTY CLERK'S OFFICE:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (S/2 NE/4 SE/4 SE/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-TWO (22) 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

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (E/2 SE/4 SE/4 SE/4) OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

AND

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (W/2 SE/4 SE/4 SE/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

SAID TRACT CONTAINING 349,474 SQUARE FEET OR 12.546 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (1) BRASS CAP FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 24;
- (2) 3/8" IRON PIN WITH YELLOW PLASTIC CAP FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 24;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°13'17" WEST.

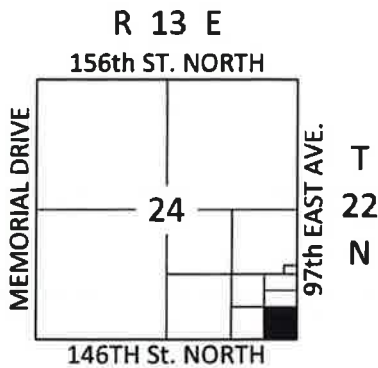
Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/19



 **Tanner Consulting LLC**
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929



Location Map

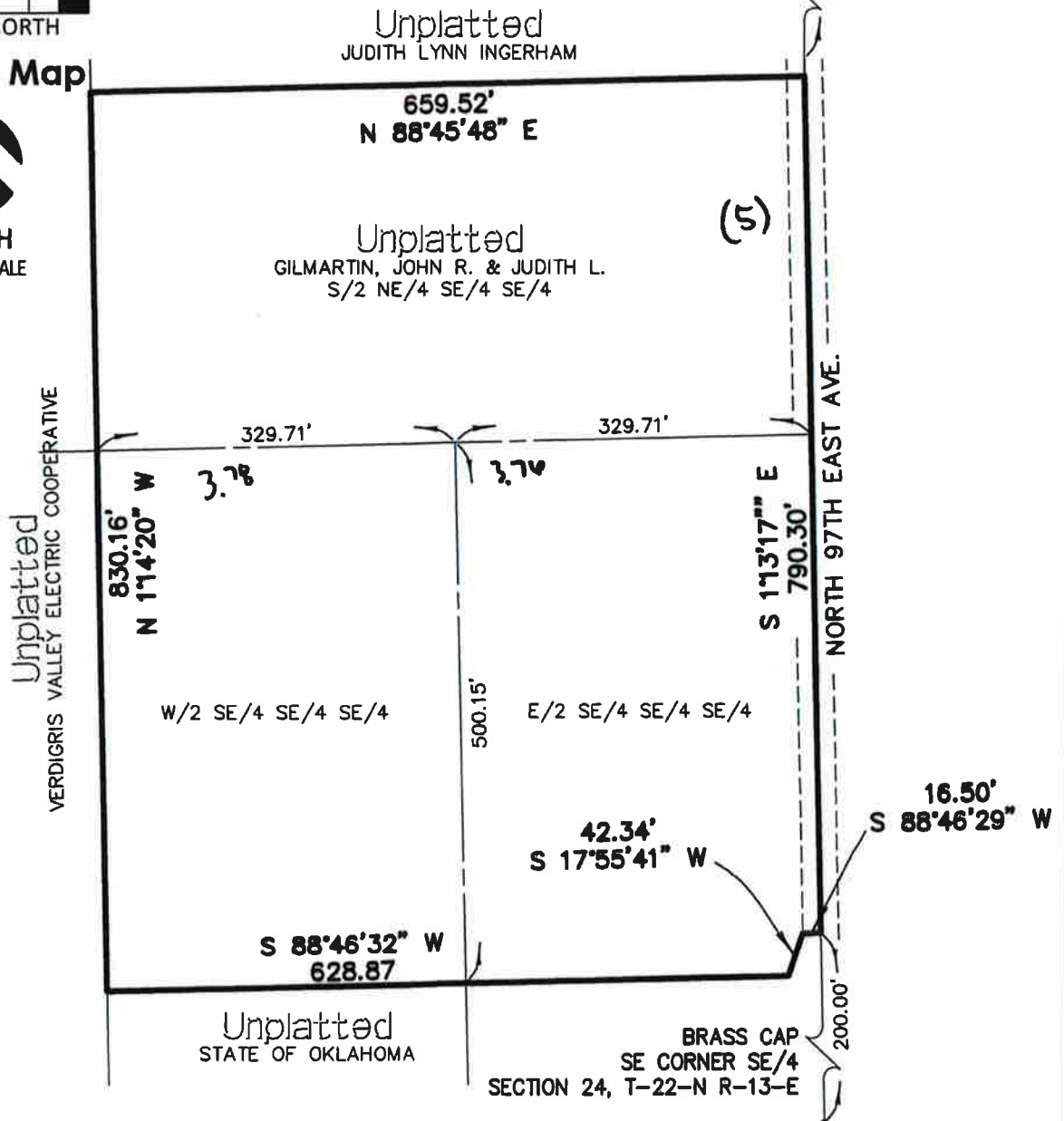


Exhibit "A.2"

Gilmarin Tract

Tract B

1/2" IPFYC
NE CORNER SE/4 SE/4
SECTION 24, T-22-N R-13-E



THE ILLUSTRATION SHOWN HEREON IS INTENDED TO DEPICT THE LAND DESCRIPTION TO WHICH IT IS ATTACHED AND DOES NOT REPRESENT A LAND OR BOUNDARY SURVEY PLAT AS DEFINED BY THE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

LEGEND

IPFYC IRON PIN FOUND, WITH YELLOW CAP

09/20/2018 AWEBB 18133EX_TRACTB

Tanner Consulting LLC
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929

12.11



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-510

Hearing Date: December 16, 2020

Case Report Prepared by:

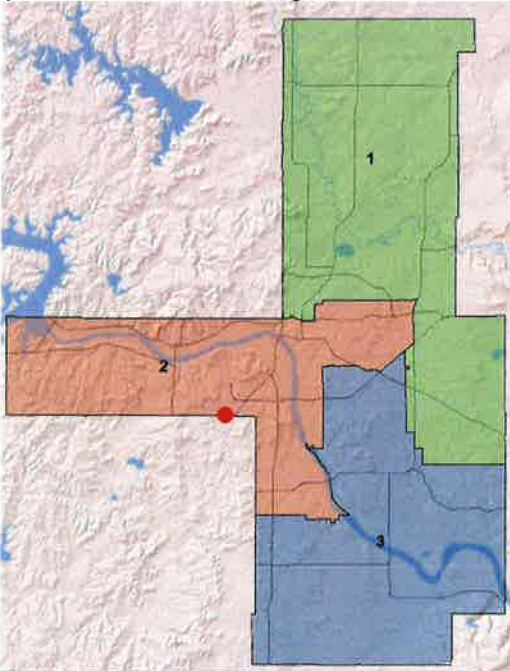
Jay Hoyt

Owner and Applicant Information:

Applicant: Ray Green

Property Owner: Roy Green Sr. & Roy Green Jr.

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Residential

Proposed Use: Residential

Concept summary: Rezone from CS to RS to permit residential construction.

Tract Size: 0.45 ± acres

Location: Southwest corner of West 60th Street
South and South 62nd West Avenue

Zoning:

Existing Zoning: CS

Proposed Zoning: RS

Comprehensive Plan:

Land Use Map: Rural Residential / Agriculture

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9232

CZM: 45

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: CZ-510

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from CS to RS for a single family residence. The subject area and the surrounding neighborhood are currently used for single family uses. The Tulsa County Comprehensive Land Use Plan designates the subject area and the surrounding neighborhood as Rural Residential / Agricultural, which primarily consists of agricultural and single family uses. The proposed RS zoning would be compatible with this land use designation and would help to remove a portion of the existing commercial zoning from the area designated as Rural Residential / Agricultural.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

CZ-510 is non-injurious to surrounding proximate properties;

CZ-510 is compatible with the Rural Residential / Agricultural Land Use designation of the Tulsa County Comprehensive Land Use Plan;

CZ-510 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends **Approval** of CZ-510 to rezone property from CS to RS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the plan area of the Tulsa County Comprehensive Plan. The Land Use Plan has designated the subject area and the surrounding area as Rural Residential / Agricultural. This area is within the Unincorporated Tulsa County Land Use Designations established as part of the Tulsa County Comprehensive Plan.

Rural Residential / Agricultural is described as land that is sparsely occupied and used primarily for farmland, agricultural uses, and single-family homes on large lots. Residential lots generally range from one-half acre or greater and may use on-site services where public utilities are not available.

Land Use Vision:

Land Use Plan map designation: Rural Residential / Agriculture

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: W 60th St S does not have a designation.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site currently contains a single family residence.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
W 60 th St South	N/A	N/A	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS	Rural Residential / Agriculture	N/A	Single Family
South	RS	Rural Residential / Agriculture	N/A	Single Family
East	RS	Rural Residential / Agriculture	N/A	Vacant
West	CS	Rural Residential / Agriculture	N/A	Single Family

SECTION III: Relevant Zoning History

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

Subject Property:

CBOA-02847 September 2020: The County Board of Adjustment failed to motion to **deny** the request for a *Use Variance* to allow a manufactured home in a CS District, on property located at 6204 West 60th Street South.

Surrounding Property:

CBOA-02439 September 2012: The request for a *Use Variance* to allow a mobile home in a CS District for a ten year period, on property located at 6006 South 63rd Avenue West, was **withdrawn** by the applicant September 12th, 2012 before it was to be heard by the County Board of Adjustment.

CBOA-01879 July 2001: The Board of Adjustment **approved** a *Use Variance* to allow a manufactured home in a CS zoned district, with conditions to remove the old manufactured home, to have skirting, tie-downs, DEQ approval for a sewage system, and all permits, on property located at the northeast corner of West 60th Street and South 63rd West Avenue.

CBOA-01286 September 1994: The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in an RS zoned district, per plan submitted, subject to a building permit and Health Department approval, and subject to the mobile unit being skirted and tied down, on property located at 6015 South 65th West Avenue.

CBOA-00955 July 1990: The Board of Adjustment **approved** a *Special Exception* to allow a mobile home as a dwelling in a CS district for a period of 2 years only, finding that there are other mobile homes in the area and that a commercial use could operate at this location by right, on property located at the southwest corner of West 60th Street South and South 63rd West Avenue.

CBOA-00880 April 1989: The Board of Adjustment **approved** a *Use Variance* to allow for a mobile home to locate in a CS zoned district for a period of one year only, subject to a Building Permit and subject to all debris and graffiti being removed within a 30-day period from this date, on property located at the southwest corner of West 60th Street and South 63rd West Avenue.

CBOA-00760 August 1987: The Board of Adjustment **approved** a *Use Variance* to allow for a mobile home in a CS zoned district, subject to the applicant acquiring Health Department approval and a Building Permit, finding that there are mixed zoning classifications in the area, with many mobile homes already in place, on property located at east of the northeast corner of 63rd West Avenue and 60th Street South.

CBOA-00348 April 1983: The Board of Adjustment **approved** a *Variance* to allow a mobile home in a CS District for a three (3) year period, subject to obtaining a Building Permit and approval of the Tulsa City-County Health Department, to allow one dwelling unit and an existing accessory building, on property located at the southwest corner of West 60th Street South and South 63rd West Avenue.

CBOA-00091 July 1981: The Board of Adjustment **approved** an *Exception* to permit a mobile home in an RS District, subject to Tulsa City-County Health Department approval, on property located at West 58th Place and 52nd West Avenue.

CBOA-00043 March 1981: The Board of Adjustment **approved** an *Exception* to locate a mobile home in an RS District and to continue any consideration for a bond requirement to April 21, 1981, at which time a time-limit for the mobile home will also be considered, on property located at 6021 South 64th West Avenue. The Board of Adjustment **approved** a *Variance* of the one-year time limitation, requiring no time limit, and subject to all the regulations set out but the Tulsa City-County Health Department at the April 21, 1981 meeting.

CBOA-00004 October 1980: The County Board of Adjustment **approved** a *Variance* to permit a mobile home in a CS District and to tie the approval to the applicant's use of the property,

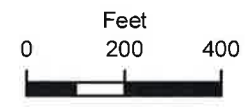
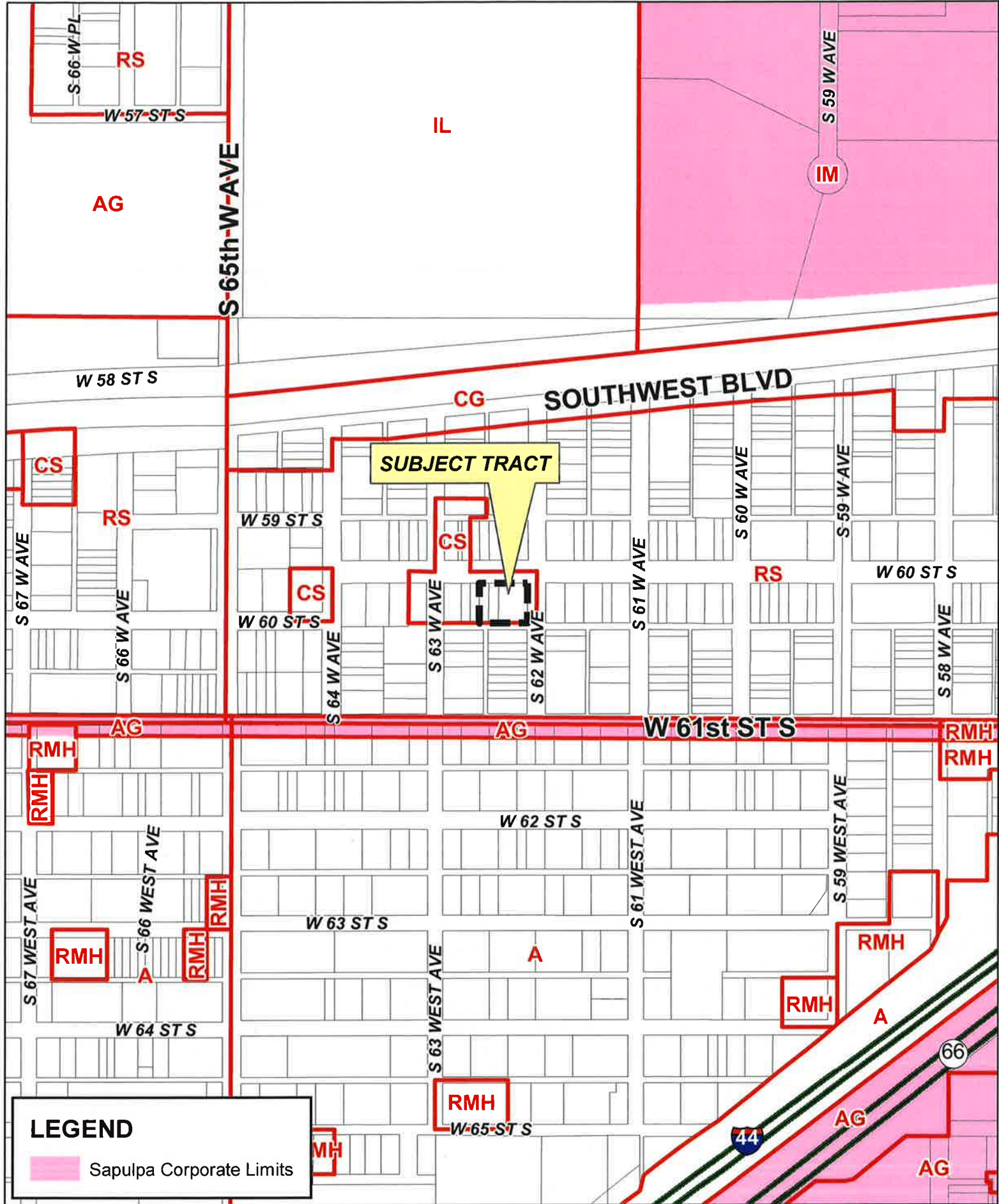
13.4

whether it be leased or purchased, on property located at the northeast corner of 60th Street and 63rd West Avenue.

Z-4894 January 1977: All concurred in **approval** of a request for *rezoning* a 1.07± acre tract of land from RS-3 to CS/P for a shopping center, service station, and parking on property located at the northeast corner, southeast corner, and southwest corner of South 63rd West Avenue and West 60th Street.

BOA-09251 October 1976: The Board of Adjustment **approved** an *Exception* to locate a double width mobile home on a permanent foundation, and a *Variance* to locate a double width mobile home across a lot line, for one year, bond required, in an RS-3 District, on property located northeast of 61st Street and 62nd West Avenue.

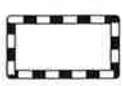
12/16/2020 1:00 PM



CZ-510

19-12 32





13.7





0 50 100
Feet



Subject
Tract

CZ-510

19-12 32

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

Aerial Photo Date: February 2018

13.8



