TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2834
January 20, 2021, 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/CityOfTulsa3/tmpac_january_20th_2021

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: 210-950-701

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:
Call to Order:
REPORTS:

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

1. Minutes of December 16, 2020 Meeting No. 2832

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. Z-6538-SP-2b Aaron Shupp (CD 7) Location: South of the southeast corner of East 91st Street South and South Mingo Avenue requesting a Corridor Minor Amendment to add personal improvement service to permitted uses
3. **Z-6051-SP-2d Crown Neon Signs** (CD 7) Location: Northeast corner of South Mingo Road and East 82nd Place South requesting a **Corridor Minor amendment** to increase the allowable sign height from 12 feet to 20 feet

4. **PUD-440-4 J. Kory Myers** (CD 8) Location: Northwest corner of East 102nd Place South and South Braden Avenue requesting a **PUD Minor Amendment** to modify the rear yard setback

**PUBLIC HEARINGS**

5. **Jamestown Phase I** (CD 6) Preliminary Plat, Location: West of the northwest corner of East 41st Street South and South 161st East Avenue (Staff requests a continuance to February 3, 2021)

6. **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) (Continued from December 16, 2020)

7. **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) (Continued from December 16, 2020)

8. **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 (Continued from December 16, 2020)

9. **CPA-91 Ricky Powell** (CD 4) Location: North of the northwest corner of East 15th Street South and South Evanston Avenue requesting to amend the Land Use Map designation from “Existing Neighborhood” to “Main Street”. (Related to Z-7576) (Continued from December 2, 2020 and moved from January 6, 2021 Cancelled Meeting)

10. **Z-7576 Ricky Powell** (CD 4) Location: North of the northwest corner of East 15th Street South and South Evanston Avenue requesting rezoning from **RS-3 to OL** (Related to CPA-91) (Continued from October 21, 2020, December 2, 2020 and moved from January 6, 2021 Cancelled Meeting)

11. **Z-7590 Paul Nosak** (CD 1) Location: West of the northwest corner of East Ute Street and North Lewis Avenue requesting rezoning from **RS-3 to IL** (Moved from January 6, 2021 Cancelled Meeting)
12. **Z-7591 Dave Anderson** (CD 3) Location: Northeast corner of East Newton Place and North Garnett Road requesting rezoning from RS-3 to CG (Moved from January 6, 2021 Cancelled Meeting)

13. **Z-7592 Riverton Properties** (CD 6) Location: North and east of the northeast corner of East 11th Street South and South 193rd East Avenue requesting rezoning from AG to IH with optional development plan (Moved from January 6, 2021 Cancelled Meeting)

14. **Z-7593 C. Brody Glenn** (CD 7) Location: West of the southwest corner of East 71st Street South and South 101st East Avenue requesting rezoning from OM/CS/PUD-498 to OMH/PUD-498-D (Related to PUD-498-D)

15. **PUD-498-D C. Brody Glenn** (CD 7) Location: West of the southwest corner of East 71st Street South and South 101st East Avenue requesting a PUD Major Amendment to increase allowable floor area to 130,000 square feet to permit a self storage facility (Related to PUD-498-D)

16. **PUD-592-D Lou Reynolds** (CD 9) Location: Northeast corner of East 41st South and South Harvard Avenue requesting a PUD Major Amendment to add Religious Assembly as a permitted use

17. **Yellowstone Estates** (County) Minor Subdivision Plat and Modification of Subdivision & Development Regulations to permit a flag lot, Location: South of the southeast corner of East 161st Street South and South Lewis Avenue

18. **ZCA-20** Consider an amendment to Chapter 40, Section 40.225-E of the City of Tulsa Zoning Code, Title 42 Tulsa Revised Ordinances, to remove the prohibition of drive-through windows and drive-through lanes for Medical Marijuana Dispensaries.

**OTHER BUSINESS**

19. **2021 Election of Officers** Current Officers:
   - Michael Covey, Chairman
   - Joshua Walker, 1st Vice Chairman
   - Ted Reeds, 2nd Vice Chairman
   - Joshua Ritchey, Secretary

20. **Commissioners' Comments**

**ADJOURN**

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

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

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

**Case Number:** Z-6538-SP-2b  
**Minor Amendment**

**Hearing Date:** January 20, 2021

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### Location Map

(Shown with City Council Districts)

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### Zoning

**Existing Zoning:** CO/Z-6538-SP-2  
**Proposed Zoning:** No Change

### Comprehensive Plan

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

### Owner and Applicant Information

**Applicant:** Aaron Schupp  
**Property Owner:** Steward Schell Properties, LLC

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### Applicant Proposal

**Concept Summary:** Corridor Minor amendment to add Personal Improvement service to permitted uses.

**Gross Land Area:** 2.61 acres  
**Location:** S of the SE/c E 91st St S & S Mingo Rd  
9233 S Mingo Rd  
Lot 1, Block 1 Mingo Medical Center

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### Staff Recommendation

**Staff recommends approval**

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### Staff Data

**TRS:** 8419

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### City Council District

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

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### County Commission District

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

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### Case Report Prepared by

Jay Hoyt
SECTION I: Z-6538-SP-2b Minor Amendment

Amendment Request: Modify the Corridor Plan to add Personal Improvement Service to the permitted uses.

The current Corridor Development standards for this site restrict the uses to Medical and General Offices. The applicant is proposing to add the Personal Improvement Service use in order to allow a health club/gym to be constructed on the site.

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

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

Staff has reviewed the request and determined:

1) The requested amendment does not represent a significant departure from the approved development standards in Z-6538-SP-2.

2) All remaining development standards defined in Z-6538-SP-2 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 request to add Personal Improvement Service to the permitted uses.
| **Case Report Prepared by:** | **Case Number:** Z-6051-SP-2d  
**Minor Amendment** |
<table>
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<tbody>
<tr>
<td>Jay Hoyt</td>
<td><strong>Hearing Date:</strong> January 20, 2021</td>
</tr>
</tbody>
</table>

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<thead>
<tr>
<th><strong>Owner and Applicant Information:</strong></th>
<th><strong>Location Map:</strong> (shown with City Council Districts)</th>
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</thead>
</table>
| Applicant: Crown Neon Signs         | |}
| Property Owner: 8200 S Mingo, LLC   | |

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<tr>
<th><strong>Applicant Proposal:</strong></th>
<th><strong>Zoning:</strong></th>
</tr>
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</table>
| Concept summary: Corridor minor amendment to increase the allowable sign height from 12 ft to 20 ft. | **Existing Zoning:** CO/Z-6051-SP-2  
**Proposed Zoning:** No Change |

<table>
<thead>
<tr>
<th><strong>Comprehensive Plan:</strong></th>
<th><strong>Gross Land Area:</strong> 2.33 acres</th>
</tr>
</thead>
</table>
| Land Use Map: Mixed-Use Corridor  
Growth and Stability Map: Growth | **Location:** NE/c S Mingo Rd and E 82nd Pl S  
8175 S Mingo Rd  
Development Area B |

| **Staff Recommendation:** | **City Council District:** 7  
**Councilor Name:** Lori Decter Wright |
|---------------------------|-----------------------------------|
| Staff recommends approval | **County Commission District:** 3  
**Commissioner Name:** Ron Peters |

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<thead>
<tr>
<th><strong>Staff Data:</strong></th>
<th><strong>TRS:</strong> 8418</th>
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3.1
SECTION I: Z-6051-SP-2d Minor Amendment

Amendment Request: Modify the Corridor Plan to increase allowable ground sign height from 12 feet to 20 feet.

Currently, signs for Development Area B are limited, by the development standards of the corridor, to a ground sign that is a maximum of 12 feet in height. The applicant is proposing to increase this allowance to 20 feet. The applicant does not propose to increase the allowable display area of the sign. Commercial zoning allows a sign height of 25 feet. The proposed increase to 20 feet is 5 feet shorter than what could otherwise be allowed.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 25.0400.3.b(5) of the Corridor District Provisions of the City of Tulsa Zoning Code.

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

Staff has reviewed the request and determined:

1) The requested amendment does not represent a significant departure from the approved development standards in Z-6051-SP-2.

2) All remaining development standards defined in Z-6051-SP-2 and subsequent amendments shall remain in effect.

Exhibits included with staff report:
INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)

With considerations listed above, staff recommends approval of the minor amendment request to increase allowable ground sign height from 12 feet to 20 feet for Development Area B.
Note: Graphic overlays may not precisely align with physical features on the ground.
**Case Report Prepared by:**
Jay Hoyt

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

**Zoning:**
Existing Zoning: RS-2/PUD-440  
Proposed Zoning: No Change

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

**Staff Data:**
TRS: 8327

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**Case Number:** PUD-440-4  
**Minor Amendment**

**Hearing Date:** January 20, 2021

**Owner and Applicant Information:**
Applicant: J. Kory Myers  
Property Owner: Elliot & Kara Blosch

**Applicant Proposal:**
Concept summary: PUD minor amendment to modify to rear yard setback requirements.

Gross Land Area: 0.42 Acres  
Location: NWC of E 102\(^{nd}\) Pl S and S Braden Ave  
5101 E 102\(^{nd}\) Pl S  
Lot 11, Block 1 Wexford Addition

**Staff Recommendation:**
Staff recommends approval.

**City Council District:** 8  
**Councilor Name:** Phil Lakin

**County Commission District:** 3  
**Commissioner Name:** Ron Peters
SECTION I: PUD-440-4 Minor Amendment

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

The applicant is proposing to reduce the rear yard setback from 25 ft to 12 ft in order to permit the construction of a covered patio as illustrated on the site plan provided by the applicant, included with this report. There is currently a 12 ft easement along the rear yard that construction would not be permitted within. If approved all portions of the covered patio, including foundation and structure will need to remain outside of the existing 12 ft easement.

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

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

Staff has reviewed the request and determined:

1) PUD-440-4 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-440.

2) All remaining development standards defined in PUD-440 and subsequent amendments shall remain in effect.

Exhibits included with staff report:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Site Plan

With considerations listed above, staff recommends approval of the minor amendment to revise the rear yard setback from 25 ft to 12 ft.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
Subject Tract

PUD-440-4

Aerial Photo Date: February 2018

Note: Graphic overlays may not precisely align with physical features on the ground.
LOT DESCRIPTION:
5101 EAST 102ND PLACE

SUBDIVISION: WEXFORD
LEGAL: CT 11, BLK 1
SECTION: 27 TOWNSHIP: 18 RANGE: 13
ZONING: R2 (50% ADU)
LOT 92/21 18.995 SF

PROJECT DESCRIPTION:
NEW WOOD FRAME PATIO COVERING WITH FIREPLACE AND 3/12 PITCHED ROOF ATTACHED TO EXISTING 2-STORY WOOD FRAME BRICK HOUSE.

PROJECT AREA: 600 SF
Sawyer, Kim

From: Foster, Nathan
Sent: Tuesday, January 12, 2021 1:26 PM
To: Sawyer, Kim
Subject: Jamestown Phase I - Continuance to February 3

Kim,

Staff is requesting a continuance on the Jamestown Phase I preliminary plat to February 3, 2021 due to an error on the required notices.

Nathan Foster
Senior Planner

Tulsa Planning Office
918.579.9481
nfoster@incog.org
## Tulsa Metropolitan Area Planning Commission

### Case Report Prepared by:
Dwayne Wilkerson
Amended 1.20.2021 prior to TMAPC meeting

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

### 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 Data:
- **TRS:** 8333
- **CZM:** 57, 56, 62, 61

### Case Number: Z-7588
Related to PUD-526-A (Abandonment of PUD 526)

### Hearing Date: January 20, 2021
December 16, 2020: Neighborhood continuance request

### Owner and Applicant Information:
- **Applicant:** Tanner Consulting, LLC - Erik Enyart
- **Property Owner:** Gold Team Realty Group LLC

### 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

### Staff Recommendation:
Staff recommends approval of Z-7588 with the optional development plan but only if PUD 526 is abandoned.

### City Council District: 8
**Councilor Name:** Phil Lakin Jr.

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

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REVISED 1/20/2021
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,

Street connections to 119th Street South will be reviewed during the plat process. East 119th Street is a single lane concrete street. Significant changes to the street pattern illustrated in the development concept provided in the development plan application are anticipated. During the plat process it is possible that gates will not be permitted across private streets. Public access may be required across this property from East 119th Street South to East 121st Street South,

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,

REVISED 1/20/2021
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

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 in the City of Tulsa Zoning Code 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 the City of Tulsa Zoning Code for RS-4, provided that side yards separated from a street by a reserve area shall meet the setbacks of a corner lot.

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 the City of Tulsa Zoning Code 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

REVISION 1/20/2021
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.

Signs:
Ground signage is 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.

Building Type Regulations for Household Living
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 Office 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 City of Tulsa Zoning Code 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 is in the west 310 feet of the Commercial Tract shall be monument style signage 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.

Building Type Regulations for Household Living
Residential use category
   Household Living subcategory
      One household on a single lot (only as allowed by the following specific building type
      a. Mixed-use building
      b. Vertical mixed-use building
Two households on a single lot | only as allowed by the following specific building types
   a. Mixed-use building
   b. Vertical mixed-use building

Three or more households on a single lot | only as allowed by the following specific building types.
   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 Center 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 and are in 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 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:**

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<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
<tbody>
<tr>
<td>South Yale Ave</td>
<td>Secondary Arterial with Multi modal corridor</td>
<td>100 feet</td>
<td>2</td>
</tr>
<tr>
<td>East 121st Street South</td>
<td>Primary Arterial with Multi Modal Corridor</td>
<td>120 feet</td>
<td>2</td>
</tr>
<tr>
<td>East 119th Street South</td>
<td>None</td>
<td>50 feet</td>
<td>1</td>
</tr>
</tbody>
</table>

**Utilities:**

The subject tract has municipal water and sewer available.

**Surrounding Properties:**

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

1/20/2021 1:00 PM
Z-7588
with Optional Development Plan

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 201
Z-7588
with Optional Development Plan

Growth and Stability

Area of Growth
Area of Stability

Subject Tract

(OL)
(RS-4)
(CG)
Exhibit "B.2"
Wind River Plaza - Zoning
Residential Tract Exhibit

Location Map

LEGEND
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

09/10/2020 TBUSH 17116EX
Exhibit "C.2"
Wind River Plaza - Zoning
Commercial Tract Exhibit

Location Map

LEGEND
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

09/10/2020 TBUSH 17116EX

5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929
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
Hello,
My name is Christie Tull. My husband, Ryan Tull and I live at 4618 E. 118th Street. I received information on the proposed zoning change on the land south of our property. We cannot attend the meeting in person or virtually due to schedule conflicts.

We wanted to voice our opinion on this zoning change. We are very concerned about this proposal. We are in a residential neighborhood and the addition of commercial and/or office space will take away from the beauty of this area. We believe the addition of commercial and office space will create more traffic on our already busy 2-lane cross streets (Yale and 121st). The proposed drawing indicates there would be 1/2 of the property as commercial office space and then a portion as residential, with tiny lots. We cannot see how any of these lots would be purchased if a parking lot is in its' backyard. This would create an eyesore to this area. Creating an office park in the middle of highly priced homes will decrease the property value of every neighborhood that surrounds this block. The proposal is vague and does not give specifics of the investor's plans. The only proposal that makes sense is residential property with similar homes to match the aesthetic of the neighborhood. We are highly concerned of our property value decreasing if this proposal is approved.

Please note our objection to this zoning change.

Thank you,
Christie and Ryan Tull
I strongly object to the proposed zoning change from CR/RS-1 to RS-4/CG/OL (NW corner of 121 and Yale). I believe the proposed change will cause the value and future sale of nearby homes to decrease. Again I object to the proposed change. Thank you.
Karen Shelton
12003 S Urbana Ave
Tulsa OK 74137
**Tulsa Metropolitan Area Planning Commission**

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

**Hearing Date:** January 20, 2021  
December 16, 2020: Neighborhood continuance request

<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
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<tbody>
<tr>
<td>Dwayne Wilkerson</td>
<td>Applicant: Tanner Consulting, LLC- Erik Enyart</td>
</tr>
<tr>
<td></td>
<td>Property Owner: Gold Team Realty Group LLC</td>
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</table>

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

**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

** 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

**Staff Recommendation:**

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

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<thead>
<tr>
<th>Staff Data:</th>
<th>City Council District: 8</th>
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<tr>
<td>TRS: 8333</td>
<td>Councilor Name: Phil Lakin Jr.</td>
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<tr>
<td>CZM: 57, 56, 62, 61</td>
<td>County Commission District: 3</td>
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<td></td>
<td>Commissioner Name: Ron Peters</td>
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</table>

**REVISED 1/13/2021**
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: None included

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:
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:

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<th>Exist. Access</th>
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<th>MSHP R/W</th>
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<tr>
<td>East 121st Street South</td>
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<td>120 feet</td>
<td>2</td>
</tr>
<tr>
<td>East 119th Street South</td>
<td>None</td>
<td>50 feet</td>
<td>1</td>
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Utilities:
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Surrounding Properties:

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<td>Single Family Residential and undeveloped commercial</td>
</tr>
<tr>
<td>South</td>
<td>CS / RS-2</td>
<td>Park and Open Space</td>
<td>Stability</td>
<td>Open Space</td>
</tr>
<tr>
<td>West</td>
<td>RS-1 / PUD 804</td>
<td>New Neighborhood</td>
<td>Growth</td>
<td>Single Family</td>
</tr>
</tbody>
</table>

SECTION IV: Relevant Zoning History

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

Subject Property:

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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.

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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.
Land Use Plan Categories

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

SUBJECT TRACT
LAND USE PLAN
NEIGHBORHOOD CENTER
Case Number: CO-10
Major Amendment

Hearing Date: January 20, 2021
December 16, 2020: Neighborhood request for continuance

Case Report Prepared by:
Dwayne Wilkerson
Amended 01.20.2021 before Planning Commission meeting

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: Refer to applicant submittal dated 1.20.2021

The Applicant requests 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
- Applicant submittal dated 1.20.2021

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
Staff recommends Approval of a Major Amendment 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.
Refer to applicant submittal dated 1.20.21

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
Lot and Building Regulations

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<td>Maximum Building Coverage</td>
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<tr>
<td>Minimum lot area</td>
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<td>Maximum Building Height</td>
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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

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<th>Requirement</th>
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<tr>
<td>From north boundary</td>
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<tr>
<td>From south boundary</td>
<td>20 feet</td>
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<tr>
<td>From west boundary</td>
<td>20 feet</td>
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<td>Internal lot lines</td>
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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

REVISED 1/20/2021
of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

**Transportation Vision:**

**Major Street and Highway Plan:** Multi Modal Corridor

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are 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:

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

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

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

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 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.

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± acre tract of land from RS-2 to RM-1/RD/RS-3, as well as a request to rezone a 348.09± 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± 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± 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.

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

Aerial Photo Date: February 2018

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
Land Use Plan Categories

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

CO-10
18-13 07

SUBJECT TRACT LAND USE PLAN REGIONAL CENTER
Corridor Site Plan

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

LEGEND
- EXISTING LANDSCAPE
- PROPOSED LANDSCAPE
- PROPOSED S1 SCREEN

EXISTING TREES
PROPOSED TREES
MAJOR AMENDMENT TO CORRIDOR DEVELOPMENT PLAN
Z-5498-SP-2
CO-10

I. DEVELOPMENT CONCEPT

The Applicant requests a Major Amendment to Corridor Plan Z-5498-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 is attached hereto as Exhibit “A”.

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 (“VSUSA”), provides a variety of resources and housing to veterans, focusing on those aged 55 and older. VSUSA 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 long-term housing tailored to veterans and seniors (55+). Services provided to the project’s residents and the community will include meal services; social and recreational activities; education, occupational and vocational skills training; counseling and therapy; individualized nutrition and life safety skills training; special assistance and care for dementia, Alzheimer’s and similar conditions, as well as for military injuries and post-traumatic stress; and adult day care. The adult day care facility will be open to both residents of the project and the public and will provide additional services such as nursing care, daily activities, and transportation to local appointments.

A Conceptual Site Plan showing the location of the buildings and other improvements, landscaping, vehicle access and parking, is attached hereto as Exhibit “B”.

Except as provided below, all other Development Standards will remain the same and subject to all applicable ordinances, building and occupancy codes and regulations of the City of Tulsa, Oklahoma.
II. DEVELOPMENT STANDARDS

The Permitted Uses in Corridor Development Plan Z-5498-SP are hereby deleted in their entirety and replaced with the following:

PERMITTED USES:

CATEGORIES

SUBCATEGORIES

All Specific Uses listed in the Zoning Code for each of the SUBCATEGORIES listed below only and customary accessory uses of the allowed principal uses are allowed in this Corridor District.

RESIDENTIAL

HOUSEHOLD LIVING

Three or more households on a single lot

RESIDENTIAL BUILDING TYPES

Apartment/Condo
Mixed-Use Building
Vertical Mixed-Use Building

Permitted household living uses are limited as follows:
Lessees shall be age 55 or older, with preference given to U.S. military veterans
Lease terms shall be a minimum of six (6) months
Lessee household income shall be between 40% and 80% of the area median income (AMI) (or equivalent income index)
Dwelling Units shall consist of one-bedroom and studio apartments

PUBLIC, CIVIC AND INSTITUTIONAL

DAY CARE (limited to Adult Day Care, as defined in the Oklahoma Adult Day Care Act, and customarily accessory uses thereto, including, but not limited to shuttle service)

WIRELESS COMMUNICATION FACILITY (building mounted only)

COMMERCIAL

COMMERCIAL SERVICE

Personal Improvement Service (limited to barbers, hair and nail salons, and spa services, excluding massage parlors)
Lodging
Hotel/Motel, including, but not limited to, swimming facilities and aquatic activities, fitness centers, banquet halls and event spaces, bar and restaurant, and catering services.

Office
Business and Professional Office
Medical, Dental, and Health Practitioner Office (excluding psychiatrist office and treatment facilities and medical marijuana dispensaries)

Restaurant and Bar

Retail Sales
Convenience Goods (limited to sundries, products for personal grooming and day-to-day maintenance of personal health, and gift shop, but excluding medical marijuana dispensaries and liquor sales for off-premises consumption)

Studio, Artist or Instructional Service (limited to educational, individualized nutrition, life safety and similar skills training and special resilience and wellness programs, including therapy, yoga, meditation, acupuncture, life skills classes and similar instruction)

Trade School (limited to occupational and vocational skills training)

24-hour On-Site Management:
The project shall have daily, 24-hour on-site management.
**Case Report Prepared by:**
Jani Wertin

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

**Comprehensive Plan:**
- **Land Use Map**
  - Existing: *Existing Neighborhood*
  - Proposed: *Main Street*
- **Stability and Growth Map**
  - Existing: *Area of Growth*
- **Zoning**
  - Existing Zoning: RS-3
  - Proposed Zoning: OL

<table>
<thead>
<tr>
<th>Case Number: CPA-91</th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Comprehensive Plan Amendment (Related to Z-7576)</td>
<td>Applicant: Ricky Powell</td>
</tr>
<tr>
<td><strong>Hearing Date:</strong> January 20, 2021</td>
<td>Property Owner: Peace of Mind Investments</td>
</tr>
<tr>
<td>(Continued from December 2, 2020 and moved from January 6, 2021 cancelled meeting)</td>
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</tr>
</tbody>
</table>

**Applicant Proposal:**
Land Use Map change from *Existing Neighborhood* to *Main Street*

- Tract Size: 0.16 + acres
- Location: North of Northwest corner of East 15th Street South & South Evanston Avenue

**Staff Recommendation:**
Staff recommends approval of the proposed *Main Street* land use designation.

<table>
<thead>
<tr>
<th>City Council District: 4</th>
<th>County Commission District: 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Councilor Name: Kara Joy McKee</td>
<td>Commissioner Name: Karen Keith</td>
</tr>
</tbody>
</table>
Property Information and Land use Request

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

Background

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

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

Existing Land Use and Growth Designations

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

"The Existing Neighborhood category is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities."
When the Tulsa Comprehensive Plan was developed and adopted in 2010, the subject tract was designated as an Area of Growth:

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

Proposed Land Use Designation (Tulsa Comprehensive Plan)

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

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

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

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

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

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

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

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

Staff Summary & Recommendation

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

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

Given the existing fabric and mix of uses in the area, staff recommends approval of the Main Street land use designation as requested by the applicant.
Land Use Plan Categories

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

CPA-91
19-13 08
SUBJECT TRACT

CPA-91
19-13 08

9.7
Case Report Prepared by:  
Dwayne Wilkerson

Location Map:  
(shown with City Council Districts)

Zoning:  
Existing Zoning:  RS-3  
Proposed Zoning:  OL

Comprehensive Plan:  
Existing Land Use Map:  Existing Neighborhood  
Proposed Land Use Map:  Main Street  
Stability and Growth Map:  Area of Growth

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

Hearing Date:  January 20, 2021  
October 21, 2021: Applicant continuance  
December 2, 2020: Neighborhood continuance  
January 6, 2021: Cancelled meeting

Owner and Applicant Information:  
Applicant:  Ricky Powell  
Property Owner:  Peace of Mind Investments

Applicant Proposal:  
Present Use:  Residential  
Proposed Use:  Vertical Mixed-use in an existing building  
Concept summary:  Rezoning request to support repurposing an existing vertical mixed-use building.

Tract Size:  0.61 ± acres  
Location:  North of Northwest corner of East 15th Street South & South Evanston Avenue

Staff Data:  
TRS:  9308  
CZM:  37

Staff Recommendation:  
Staff recommends approval for OL zoning as requested by applicant but only with concurrent approval of land use map amendment.

City Council District:  4  
Councilor Name:  Kara Joy McKee

County Commission District:  2  
Commissioner Name:  Karen Keith
SECTION I: Z-7576

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

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

DETAILED STAFF RECOMMENDATION:

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

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

The optional development plan provisions outlined in Section II are consistent with the development plan provisions defined in the Tulsa Zoning Code therefore,

Staff recommends approval of Z-7576 to rezone property from RS-3 to OL but only with concurrent approval of land use map amendment to Main Street. Staff supports the applicant’s efforts to work with the neighborhood and supports OL zoning with the provisions of the optional development plan outlined in section below.

SECTION II: OPTIONAL DEVELOPMENT PLAN

The optional development plan standards 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:

1. Permitted Uses: (Note: Uses that may requires more than 8 parking spaces require a major amendment to the development plan).
   a. Residential
      i. Single household
   b. Office
      i. Business or professional office
      ii. Medical, Dental or Health Practitioner
         1. Medical marijuana grow facilities, dispensaries or processing facilities shall be prohibited from use.
2. Hours of Operation: Office uses may not be open to the public except at the following times.
   a. Monday through Friday 7:30 am – 6:00 pm
   b. Saturday 7:30 am – 1:00 pm
3. Signage
   a. One monument sign shall be permitted at street side near Evanston not to exceed 16 square feet and not to exceed 5 feet in vertical height and shall comply with any additional city ordinance or code relating to signage.
   b. Wall and/or projecting signage attached to any building shall prohibited.
   c. No banners or temporary signage related to the property’s business shall be permitted.
4. Lighting
   a. Pole lights are prohibited.
   b. All lighting shall be pointed down or directly at the building. The light emitting element shall be shielded from view from any abutting property or street right-of-way.
5. Trash Disposal
   a. Dumpsters shall not be permitted. Residential style trash bins provided by city of Tulsa if applicable or comparable when not applicable shall be used for storage of refuse.
6. Vehicular Parking
   a. Off street vehicular parking cannot exceed 8 spaces

Building Type Regulations for Household Living
a. Residential use category
   i. Household Living subcategory
      1. Single household on a single lot | specific building type limited as follows.
         • Detached House
         • Mixed-use building
         • Vertical mixed-use building

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

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

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

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

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

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

Environmental Considerations:

Streets:
Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

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

SECTION IV: Relevant Zoning History

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

Subject Property:

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

Surrounding Property:

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

**BOA-22628 May 2019:** The Board of Adjustment approved the applicant's Verification of Spacing to permit a medical marijuana dispensary, on property located 2811 East 15th Street South & 1442 South Delaware Place East.
Z-7306 July 2015: All concurred in approval of a request for rezoning a .16± acre tract of land from RS-3 to OL for a medical office and parking, on property located north of the northwest corner of South Delaware Place and East 15th Street.

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

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

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

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

BOA-02862 August 1956: The Board of Adjustment granted a permission to extend a non-conforming use (being used for paint and body shop), on property located at Lots 27 & 28, Block 7, Rosemont Heights.
To Renaissance neighbors:

My name is Ricky Powell and I have a pending proposal to amend the city of Tulsa comprehensive plan and rezone 2 lots that are currently zoned residential. The proposed rezone is from residential to office light.

I currently own 4 lots located and described as the residential home at 1428 s Evanston and the building located at 1432 s Evanston. The home sits on two 25 ft lots and the building sits on two 25 ft lots and is owned by a separate entity than building at 1432 s Evanston. I have been taxed on all 4 lots as commercial property and the previous property owners have also paid commercial taxes due to all 4 lots previously being used for commercial purposes many years ago. It’s my understanding that a previous owner lived in the home, had an office in the rear of the home that has since been demolished and used the red brick structure as an electrical fixture showroom. The structure behind the home and the red brick building were both used for commercial purposes by Atlas Electric. I have photos to show the previous owners use if anyone would like to view the old photos.

My proposal is to rezone only the south 2 lots that the red brick building currently sits on to office light and leave the 2 north lots where the residential home is located as residential. I have also asked the county to quit taxing me as commercial use on the residential home and hope that to be corrected in 2021. I have not asked to rezone the home at 1428 s Evanston Ave and have no interest in doing so at any point in the future. I believe the highest and best value of the 2 lots 1428 s Evanston Ave to be residential.

If approved my plans are to make improvements to the existing building to include a hard surface parking area, glass overhead doors, metal awnings, landscaping as well as interior improvements. After improvements I would operate my business Skyline Realty LLC in that location. I anticipate improvement costs of approximately $100,000. I assure all neighbors I am interested in creating and maintaining an attractive office space. An attractive office space benefits me in several ways. It sends a message about our company to any potential customers. Also, I still own the residential structure to the north and as a real estate investor I am only interested in seeing my investment increase in value in that location. My business traffic currently is less than most residential structures as I and most of our agents work from home much more than in the actual office setting. I understand that if this proposal is approved regardless of my use and building maintenance there could be concern over future property owners and their use and maintenance procedures. My personal opinion is that most if not all of those concerns could be addressed with development standards.

Please feel free to contact me at ricky@skylinerealtyok.com or 918-606-8006 to discuss the proposal or with any additional concerns,

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

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

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

Z-7576
19-13 08
TULSA METROPOLITAN AREA PLANNING COMMISSION

Dear Sirs:

Regarding item #7 on the December 2, 2020 agenda: Z-7576 Ricky Powell (CD 4) Location: North of the Northwest corner of East 15th Street South and South Evanston Avenue requesting rezoning from RS-3 to OL (Continued from October 21, 2020) (Related to CPA-91)

The Board of the Renaissance Neighborhood Association in which this property is located is opposed to this zoning change.

P. Casey Morgan
President
Renaissance Neighborhood Association

RNA Website

Click here to opt out of future mailings.
Regarding item #7 on the December 2, 2020 agenda: Z-7576 Ricky Powell (CD 4) Location: North of the Northwest corner of East 15th Street South and South Evanston Avenue requesting rezoning from RS-3 to OL (Continued from October 21, 2020) (Related to CPA-91)

I am writing you today as a concerned resident of Renaissance Neighborhood, multi-property owner on Evanston Ave. (12th/Evanston), and Renaissance Neighborhood Association member. I am in strong opposition to the proposed rezoning of the home on 14th and S Evanston Ave (Case numbers CPA-91 & Z-7576).

My concerns have been listed below;

1. The house is not on the corner of 15th/ Evanston, it is several houses in towards 14th. This creates a seriously dangerous precedent that will be hard to advocate against going forward. Speaking with several homeowners on the other side of 15th (Florence Park), this causes concern in adjacent neighborhoods as well, as this sets a dangerous precedent of allowing businesses to begin encroaching on residential areas.

2. The roads have already been deemed too small for parking on both sides of the road. Currently parking is only allowed on the west side of the street. The increased traffic/street parking could result in a highly congested area on Evanston if this becomes anything other than Residential- single family.

3. The ambiguity of what kind of business is supposedly moving in has issues in and of itself. Once it is zoned OL, the property could change hands, and the neighborhood would have no way to negate whatever moves in, or have any say in the matter.

4. Tulsa Zoning rules requires an all-weather surface for driveways and this property has a large gravel lot which isn’t approved. In addition, there is several large unmediated patches of grass throughout the gravel areas (currently in non-conforming status). These serious concerns should be remedied/ looked into further before this conversation of zoning change begins.
Dear INCOG Staff,

I am writing to voice my support for items #6&7, changing the zoning type at the lot near 15th and Evanston from RS-3 to OL. I live a couple blocks North on College between 12th and 13th and am excited to see more mixed-use buildings in the neighborhood. Please see below for my reasons for supporting the change.

1. Mixed-use buildings support activity throughout all times of the day by having people using office/commercial/retail during the day and people living in their homes in the evening. This type of use increases safety by having more eyes on the street.
2. The project uses the existing building to expand current uses, which is great to preserve the character of the neighborhood. Based on photos, it looks like the top floor is housing and the bottom floor is a garage. Office/commercial space is a much better use than parking on the lower floor, particularly considering the large parking lot already in front of the building on the property. There is no part of Tulsa that can claim to have not enough parking.
3. I would like to see more mixed-use buildings in the neighborhood to promote walkability. Crossing the main arterials nearby is scary and dangerous (15th, Delaware, Harvard, Lewis). Having more mixed-use buildings would allow for small shops, cafes, and other great commercial spaces in close walking distance. Note that 11th and Lewis are the safest arterials, which is due in no small part to their commercial spaces.
4. Based on the above, mixed-use buildings make neighborhoods more desirable, which increases home values and enriches neighborhoods.

Thank you all for your work, and stay safe and well!

Best regards,
Reagan

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Reagan Haas
reaganmhaas@gmail.com
(918) 360-3077
Dear INCOG Staff,

I am writing to voice my support for items #6&7, changing the zoning type at the lot near 15th and Evanston from RS-3 to OL. I live a couple blocks North on College between 12th and 13th and am excited to see more mixed-use buildings in the neighborhood. Please see below for my reasons for supporting the change:

1. Mixed-use buildings support activity throughout all times of the day by having people using office/commercial/retail during the day and people living in their homes in the evening. This type of use increases safety by having more eyes on the street.
2. The project uses the existing building to expand current uses, which is great to preserve the character of the neighborhood. Based on photos, it looks like the top floor is housing and the bottom floor is a garage. Office/commercial space is a much better use than parking on the lower floor, particularly considering the large parking lot already in front of the building on the property.
3. I would like to see more mixed-use buildings in the neighborhood to promote walkability. Crossing the main arterials nearby is scary and dangerous (15th, Delaware, Lewis). Having more mixed-use buildings would allow for small shops, cafes, and other great commercial spaces in close walking distance.
4. Based on the above, mixed-use buildings make neighborhoods more desirable, which increases home values and enriches neighborhoods.

Thank you all for your work, and stay safe and well!

Best regards,
Wyatt
To All Concerned:

Regarding item #7 on the December 2, 2020 agenda: Z-7576 Ricky Powell (CD 4) Location: North of the Northwest corner of East 15th Street South and South Evanston Avenue requesting rezoning from RS-3 to OL (Continued from October 21, 2020) (Related to CPA-91)

I am writing to you today as a concerned resident of Renaissance neighborhood and property owner on Evanston Avenue. I am in strong opposition to the proposed rezoning of the home at 14th and S Evanston Ave (Case numbers CPA-91 & Z-7576).

My concerns are listed below:

1. The house in question is not on the corner of 15th and Evanston; it is several houses north of 15th, towards 14th. Rezoning a property that is situated mid-block will create a seriously dangerous precedent of allowing businesses to encroach on residential areas. This precedent, once set, will be hard to advocate against going forward.

2. Our neighborhood streets have already been deemed too narrow for parking on both sides. Currently, parking is allowed only on the west side of the street. If rezoning is approved, the increased traffic and street parking will likely result in a highly congested area on Evanston.

3. The ambiguity regarding the business type that is planned for this location creates additional concerns. Once the property is zoned OL, it could change hands, and the neighborhood would have no recourse to negate any business that moves in or have any say in the matter.

4. Tulsa zoning rules require an all-weather surface for driveways, and the property in question has a large unapproved gravel lot. In addition, several large unmediated patches of grass exist throughout the gravel areas (currently in non-conforming status). These serious concerns should be remedied before continuing the zoning change discussion.

Thank you for your consideration.

Yours respectfully,

Karen Myers
To whom it may concern,

I am writing you today as a concerned resident of the Renaissance Park neighborhood. I am in strong opposition to the proposed rezoning of the home on 14th and S Evanston Ave (Case numbers CPA-91 & Z-7576).

I fear this rezoning effort creates a seriously dangerous precedent that will be hard to advocate against on other properties in the neighborhood. We are an established neighborhood which has existed since the early 1920s. Many of the residents here have lived here for over 40+ years. It is my hope to keep this a purely residential neighborhood for the next 40+ years as well.

The roads have already been deemed too small for parking on both sides of the road. Currently parking is only allowed on the west side of the street. The increased traffic/street parking could result in a highly congested area on Evanston if this becomes anything other than Residential- single family.

The ambiguity of what kind of business is supposedly moving in has issues in and of itself. Once it is zoned OL, the property could change hands, and the neighborhood would have no way to negate whatever moves in, or have any say in the matter.

Tulsa zoning requires an all weather surface for driveways, and this property has gravel which isn’t approved. That needs to be remedied ultimately before this conversation.

I appreciate your consideration of my points outlined above. Please feel free to give me a call if you have any questions or would like to discuss this further.

Sincerely,

Thomas Martin
918-978-3708
Dear Zoning Board,
As a resident of the Renaissance Neighborhood (Daven & Paul Tackett residents for 24 years at 1132 S Gary Pl & block captains for Alert Neighbors) I request for a refusal/denial to any residential home in our neighborhood to be rezoned to commercial use of any kind.

Maintaining our beautiful, historic neighborhood and protecting it from businesses encroaching into our residential areas was one of its goals and functions and I stand by that.

If you go to rtnatulsa.org and go to About Us, then a few paragraphs under A Little History Lesson, it reports that the RNA saved the Max Campbell Building from destruction, kept an auto repair shop from expanding into the neighborhood, and convinced a fire station to build on 15th rather than encroaching into our neighborhood. We are working hard to keep the intercity from being devoid of homes for families.

I hope you will help stop this zone change from Single Family Residential to Commercial (Office Light, which is still a type of commercial designation). This is not on a corner, but 3 houses into our neighborhood. It will be disruptive, increase traffic, and lower our property values. It also sets a dangerous precedent for businesses to buy property midblock in quiet neighborhoods and change the zoning from residential to commercial. These businesses aren't members of our neighborhood. They do not live here, their children do not play with our children, they are businesses.

Case Number Z-7576. Thank you.

Sent from my iPhone
There has been lots of talk on our neighborhood facebook group about rezoning this address to commercial. I am IN FAVOR of this. I think it will be very beneficial to our neighborhood. The ones against it don't have all the information. Some of the post people are posting are full of misinformation and the people that the gentleman has talked to, that represent our neighborhood, are not telling the residents the whole story.
From: Gloria Crotty <yo.glocro@gmail.com>
Date: November 30, 2020 at 5:50:38 PM CST
To: yo.glocro <yo.glocro@gmail.com>
Re Proposed Zone Change

Dear Sirs/Madams:

Regarding item #7 on the December 2, 2020 agenda: Z-7576 Ricky Powell (CD 4) Location: North of the Northwest corner of East 15th Street South and South Evanston Avenue requesting rezoning from RS-3 to OL (Continued from October 21, 2020) (Related to CPA-91)

I am writing you today as a concerned resident of Renaissance Neighborhood, property owner on Evanston Ave. (1424 S Evanston), and Renaissance Neighborhood Association member. I am in strong opposition to the proposed rezoning of the home on 14th and S Evanston Ave (Case numbers CPA-91 & Z-7576).

My concerns have been listed below:

I own the house next door to the property you are asking to change from residential to commercial zone. RIGHT NEXT DOOR. When I bought this property in 2013 I sunk all my savings in it, so I would have a safe place to live during retirement. It would destroy my property value and destroy the quiet and safety of the neighborhood if you change the zone to OL. This property is NOT next to 15th street, it’s 3 houses north on Evanston Ave. I sincerely and urgently ask you not to approve this zone change.

1. The house is not on the corner of 15th/ Evanston, it is several houses in towards 14th. This creates a seriously dangerous precedent that will be hard to advocate against going forward. Speaking with several homeowners on the other side of 15th (Florence Park), this causes concern in adjacent neighborhoods as well, as this sets a dangerous precedent of allowing businesses to begin encroaching on residential areas.

2. The roads have already been deemed too small for parking on both sides of the road. Currently parking is only allowed on the west side of the street. The increased traffic/street parking could result in a highly congested area on Evanston if this becomes anything other than Residential- single family.

3. The ambiguity of what kind of business is supposedly moving in has issues in and of itself. Once it is zoned OL, the property could change hands, and the neighborhood would have no way to negate whatever moves in, or have any say in the matter.

4. Tulsa Zoning rules requires an all-weather surface for driveways and this property has a large gravel lot which isn’t approved. In addition, there is several large unmediated patches of grass throughout the gravel areas (currently in non-conforming status). These serious concerns should be remedied/ looked into further before this conversation of zoning change begins.
Dear Sirs and Madams:  
I am resubmitting my email to you about the Dec, 2nd meeting. My understanding is that this item was continued to Jan 6th, so there would be time for "Developer to neighborhood discussions." To my knowledge, no one has been contacted for any discussions. I am right next door to the property up for rezoning and I have not been contacted for any discussion.  
Altho I believe rezoning residential to commercial in the middle of a block is harmful to all property owners, I certainly stand to be the most impacted and harmed by this change. I am enclosing a picture of our houses. We are only 12 feet apart and not only would it destroy my property value and cause me to lose all my equity, but the noise and traffic would destroy my peace. I am in the yellow house. My bedroom is in the back of the house where our two houses are the closest. Please deny this zoning change. If the Developer is planning to make 2 apartments and 2 offices, he could just make 4 apartments and still have his income stream, without damaging the neighborhood by changing the zoning to Commercial. I don't have any options like he does. I am disabled, living on Social Security and cannot move to avoid living next to a commercial property. I would appreciate your vote to deny this zone change.
Thank you, Gloria Crotty
Dear Sirs/Madams:

Regarding item #7 on the December 2, 2020 agenda: Z-7576 Ricky Powell (CD 4)
Location: North of the Northwest corner of East 15th Street South and South Evanston Avenue requesting rezoning from RS-3 to OL (Continued from October 21, 2020) (Related to CPA-91)

I am writing you today as a concerned resident of Renaissance Neighborhood, property owner on Evanston Ave. (1424 S Evanston), and Renaissance Neighborhood Association member. I am in strong opposition to the proposed rezoning of the home on 14th and S Evanston Ave (Case numbers CPA-91 & Z-7576).

My concerns have been listed below:

1. The house is not on the corner of 15th/ Evanston, it is several houses in towards 14th. This creates a seriously dangerous precedent that will be hard to advocate against going forward. Speaking with several homeowners on the other side of 15th (Florence...
Park), this causes concern in adjacent neighborhoods as well, as this sets a dangerous precedent of allowing businesses to begin encroaching on residential areas.

2. The roads have already been deemed too small for parking on both sides of the road. Currently parking is only allowed on the west side of the street. The increased traffic/street parking could result in a highly congested area on Evanston if this becomes anything other than Residential- single family.

3. The ambiguity of what kind of business is supposedly moving in has issues in and of itself. Once it is zoned OL, the property could change hands, and the neighborhood would have no way to negate whatever moves in, or have any say in the matter.

4. Tulsa Zoning rules requires an all-weather surface for driveways and this property has a large gravel lot which isn’t approved. In addition, there is several large unmediated patches of grass throughout the gravel areas (currently in non-conforming status). These serious concerns should be remedied/looked into further before this conversation of zoning change begins.
**Tulsa Metropolitan Area Planning Commission**

**Case Report Prepared by:**
Dwayne Wilkerson

**Case Number:** Z-7590

**Hearing Date:** January 20, 2021
(Moved from January 6, 2021 cancelled meeting)

**Owner and Applicant Information:**

**Applicant:** Paul Nosak

**Property Owner:** Brosis Enterprises LLC

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

**Applicant Proposal:**

**Present Use:** Residential/Vacant

**Proposed Use:** RV Park

**Concept summary:** Rezoning to encourage redevelopment consistent with Employment land use designation.

**Tract Size:** 0.77 ± acres

**Location:** West of the Northwest corner of East Ute Street & North Lewis Avenue

**Zoning:**

**Existing Zoning:** RS-3

**Proposed Zoning:** IL

**Comprehensive Plan:**

**Land Use Map:** Employment

**Stability and Growth Map:** Area of Growth

**Staff Data:**

**TRS:** 0330

**CZM:** 29

**Staff Recommendation:**

Staff recommends approval.

**City Council District:** 1

**Councilor Name:** Vanessa Hall-Harper

**County Commission District:** 1

**Commissioner Name:** Stan Sallee

---

REVISED 1/13/2021
SECTION I: Z-7590

DEVELOPMENT CONCEPT: Rezone to allow uses consistent with the employment land use designation and allow uses that are consistent with the expected development in the area.

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:
  - RV Park preliminary plan sheets

DETAILED STAFF RECOMMENDATION:

Z-7590 requesting IL zoning allows uses and building types that are consistent with the Employment land use designation.

Uses allowed in an IL district are consistent with the expected development pattern of the surrounding properties.

The Area of Growth anticipates redevelopment opportunities and IL zoning supports uses that are included in that concept therefore,

Staff recommends Approval of Z-7590 to rezone property from RS-3 to IL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Uses and development standards identified in the IL zoning district is consistent with the Employment land use designation.

Land Use Vision:

Land Use Plan map designation: Employment

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

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

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

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

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is vacant and abuts highway 75 and a railroad on the west and north edge of the site. Industrial uses area also abutting the site on the north and east. South across Ute Street property is being used for single family residential homes. There are no known site conditions that would affect site redevelopment.

Environmental Considerations: None that would affect site development.

Streets:

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<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tr>
<td>East Ute Street</td>
<td>None</td>
<td>50 feet</td>
<td>2 (street ends at west property line)</td>
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Utilities:

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

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<tbody>
<tr>
<td>North</td>
<td>CH and RS-3 across highway 75 and railroad</td>
<td>Existing neighborhood across highway 75</td>
<td>Stability across highway 75</td>
<td>Single Family Residential</td>
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<td>East</td>
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<td>Growth</td>
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<td>South</td>
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<td>West</td>
<td>CH across highway 75 and railroad</td>
<td>Park and open space across highway 75</td>
<td>Stability</td>
<td>City Park</td>
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</table>

SECTION III: Relevant Zoning History

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

Subject Property:

No Relevant History.

Surrounding Property:

Z-7104 October 2008: All concurred in approval of a request for rezoning a 1.07+ acre tract of land from RS-3 to IL for industrial uses, on property located south and east of Highway 75 South and East Ute Street.

Z-7103 October 2008: All concurred in approval of a request for rezoning a .32+ acre tract of land from RS-3 to IL for industrial uses, on property located west of northwest corner of East Ute Street and North Lewis Avenue.

BOA-14165 August 1986: The Board of Adjustment approved a Variance to allow 2 dwelling units (temporary) on one lot of record, subject to a time limit of 3 years, finding a hardship demonstrated by the size and narrow shape of the lot and the destruction of the main structure by fire, and finding that the smaller structure will be a temporary dwelling unit, on property located at 2140 East Ute.

BOA-13790 October 1985: The Board of Adjustment approved a Special Exception to locate a mobile home in an IL zoned district, subject to a removal bond, subject to Building Permit and Health Department approval, subject to a time limitation of 1 year, on property located at west of northwest corner of Ute Street and Lewis Avenue.

BOA-12549 April 1983: The Board of Adjustment denied a Special Exception to locate a mobile home in an RS-3 District and a Variance to locate two dwelling on one lot of record, on property located at 2104 East Ute Street.

BOA-02274 October 1951: The Board of Adjustment granted permission to erect three duplexes on each of two lots, on property located at Lots 6 & 13, Block 4, Conservation Acres Addition.

1/6/2021 1:00 PM
Note: Graphic overlays may not precisely align with physical features on the ground.
Subject Tract Z-7590
20-13 30

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

Aerial Photo Date: February 2018
Land Use Plan Categories
- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Town Center

Employment

New Neighborhood

Existing Neighborhood

Park and Open Space

Arkansas River Corridor

SUBJECT TRACT
LAND USE PLAN
EMPLOYMENT

Z-7590
20-13 30
UTE STREET RV PARK
TRACTS OF LAND IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA BEING A PART OF SECTION THIRTY (30), TOWNSHIP TWENTY (20) NORTH, RANGE NINETEEN (19) EAST OF THE INDIAN BASE AND MERIDIAN.
TYPICAL RV SPACE USAGE

T1 - TABLE FOR SPACE 1

T2 - TABLE FOR SPACE 2

RV SITE SUMMARY

<table>
<thead>
<tr>
<th>UNITS</th>
<th>15x30</th>
<th>3 EACH</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>15x40</td>
<td>55 EACH</td>
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<tr>
<td></td>
<td>15x45</td>
<td>43 EACH</td>
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<tr>
<td></td>
<td>15x50</td>
<td>40 EACH</td>
</tr>
<tr>
<td>TOTAL UNITS</td>
<td></td>
<td>141 EACH</td>
</tr>
</tbody>
</table>

PARKING

ONE EACH SPACE PLUS 0.5 EACH SPACE

TOTAL PARKING - 211 EACH

RECREATIONAL VEHICLE PARKS SHALL HAVE A PERMANENT SERVICE BUILDING(S) FOR LA UNARY, TOILET AND SHOWER FACILITIES SUCH SERVICE BUILDINGS SHALL BE LOCATED NO CLOSER THAN 15 FT AND NO FURTHER THAN 300 FT FROM ANY RECREATIONAL VEHICLE SPACE. PERMANENT SERVICE FACILITIES SHALL HAVE ADEQUATE SUPPLIES OF BOTH HOT AND COLD WATER, SHALL BE ADEQUATELY LIGHTED AT ALL TIMES, SHALL BE CONSTRUCTED OF MOISTURE RESISTANT MATERIALS TO PERMIT FREQUENT CLEANING AND WASHING AND SHALL BE HEATED IN THE WINTER.

TOILET FACILITIES

SEPARATE TOILET FACILITIES SHALL BE PROVIDED FOR MALES AND FEMALES. ONE FLUSH TYPE WATER CLOSET, ONE LAUNATORY AND ONE SHOWER SHALL BE PROVIDED FOR EACH 20 SPACES IN ALL, THREE UNITS PER 20 SPACES, PER PERMIT. ADEQUATE SPACE AND STORAGE SHALL BE PROVIDED FOR THE STORAGE AND REPLENISHMENT OF TOILET SUPPLIES AND REAGENTS.

LAUNDRY FACILITIES

LAUNDRY FACILITIES SHALL CONSIST OF ONE DUAL COMPARTMENT LAUNDRY, ONE AUTOMATIC WASHER AND ONE AUTOMATIC DRYER FOR EACH TWENTY SPACES OR FRACTION THEREOF.

UTILITY CONNECTION

EACH RV FACILITY IS REQUIRED TO HAVE WATER AND SEWER CONNECTIONS.

FIRE HYDRANTS

WHERE EXISTING HYDRANTS ARE CLOSER THAN 150 FT FROM THE MOST DISTANT RV SPACE, ADDITIONAL HYDRANTS SHALL BE INSTALLED.

STREET LIGHTING

STREET LAMPS SHALL BE POSITIONED NO LESS THAN 200 FT THROUGHOUT THE PARK. LAMPS SHALL BE 20 FEET ABOVE THE GROUND AND SHALL CONTAIN BULBS OF AT LEAST 100 WATT, ALL LAMPS SHALL BE SHIELDED SO AS TO AVOID GLARE ON ADJACENT PROPERTIES.

GARAGE CANS

GARAGE CANS SHALL BE NO FURTHER THAN 150 FT FROM ANY RECREATIONAL VEHICLE SPACE.

CONTINUED BELOW...
## Case Report

<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Dave Anderson</td>
</tr>
<tr>
<td></td>
<td>Property Owner: Cramer Family LLC</td>
</tr>
</tbody>
</table>

### Location Map:

Location Map:

(Shown with City Council Districts)

![Location Map Image](image)

### Zoning:

**Existing Zoning:** RS-3  
**Proposed Zoning:** CG

### Comprehensive Plan:

**Land Use Map:** Employment  
**Stability and Growth Map:** Area of Growth

### Applicant Proposal:

**Present Use:** Vacant  
**Proposed Use:** Commercial Warehouse  
**Concept Summary:**  
**Tract Size:** 0.86 ± acres  
**Location:** Northeast corner of East Newton Place & North Garnett Road

### Staff Recommendation:

Staff recommends approval of the rezoning from RS-3 to CG.

### City Council District:

**City Council District:** 3  
**Councilor Name:** Crista Patrick

### County Commission District:

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

**Case Number:** Z-7591  
**Hearing Date:** January 20, 2021  
(Moved from January 6, 2021 cancelled meeting)

### Staff Data:

**TRS:** 0432  
**CZM:** 31

---

**REVISED 1/13/2021**
SECTION I: Z-7591

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

DETAILED STAFF RECOMMENDATION:

The applicant is requesting to rezone an approximately 0.86 acre tract at the northeast corner of North Garnett Road and East Newton Place. The request is to rezone the tract from RS-3, a single-family residential designation, to CG, a general commercial designation.

The CG district is primarily intended to accommodate the establishment of commercial uses, while providing protection to adjacent residential areas and accommodate a grouping of compatible commercial and light industrial uses while limiting the more impactful uses found in higher intensity commercial and industrial districts. New commercial buildings constructed in the CG district are required to be setback 10 feet from adjacent residually zoned districts. An additional 2 feet of setback is required for each foot of building height exceeding 15’ to ensure an appropriate transition from residential to commercial. Commercial uses established adjacent to residually zoned districts will be required to install appropriate screening per the requirements of the zoning code. Typical screening requirements are defined as F1 screening comprised of opaque, 6 foot tall fences with one tree required for every 25 feet of fence; or, the installation of a full masonry wall with a minimum height of 6’.

In the immediate vicinity of the subject tract, there is a range of established light industrial uses to the north and west. Existing residential property is adjacent to the east boundary of the subject tract.

Relationship to the Comprehensive Plan:

The City’s Comprehensive Plan designates this area as Employment and an Area of Growth. Employment areas can contain a variety of uses including offices, warehouses, light manufacturing, and tech uses. Employment areas require access to arterial streets or interstates to ensure appropriate access for commercial uses.

Areas of Growth are parts of the City where general agreement exists that development or redevelopment is beneficial with a goal of increasing economic activity.

Staff has found the request for CG to be consistent with the goals and recommendations of the Comprehensive Plan.

Staff recommends APPROVAL of Z-7591 as outlined in Section I above.
SECTION II: Supporting Documentation

Land Use Vision:

Land Use Plan map designation: Employment

Areas of Stability and Growth designation: Area of Growth

Small Area Plan: East Tulsa Phase II Planning Area

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: In the immediate vicinity of the subject tract, there is a range of established light industrial uses to the north and west. Existing residential property is adjacent to the east boundary of the subject tract.

Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Garnett Road</td>
<td>Secondary Arterial</td>
<td>100'</td>
<td>2</td>
</tr>
<tr>
<td>East Newton Place</td>
<td>Non-classified</td>
<td>50'</td>
<td>2</td>
</tr>
</tbody>
</table>

Utilities:

The subject tract has access to municipal water and sewer.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>IL</td>
<td>Employment</td>
<td>Growth</td>
<td>Vacant</td>
</tr>
<tr>
<td>West</td>
<td>IL</td>
<td>Employment</td>
<td>Growth</td>
<td>Light Industrial</td>
</tr>
<tr>
<td>South</td>
<td>RS-3/OL</td>
<td>Employment</td>
<td>Growth</td>
<td>Vacant</td>
</tr>
<tr>
<td>East</td>
<td>RS-3</td>
<td>Employment</td>
<td>Growth</td>
<td>Detached House</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11811 dated June 26, 1970 established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

Z-7383 May 2017: All concurred in approval of a request for rezoning a 20+ acre tract of land from RS-3 to IL for industrial, on property located south of the southeast corner of North Garnett Road and East Pine Street.
Z-6808 March 2001: All concurred in approval of a request for rezoning a 7.33± acre tract of land from RS-3 to IL for light industrial manufacturing, on property located at the northeast corner of East Independence Street and North Garnett Road.

Z-6687 June 1999: All concurred in approval of a request for rezoning a 4.5± acre tract of land from RS-3 to IL for a machine shop, on property located at the southwest corner of East Pine Street and North Garnett Road.

Z-6651 August 1998: All concurred in approval of a request for rezoning a 4.5± acre tract of land from RS-3 to IL on property located south of the southwest corner of East Pine Street and North Garnett Road.

Z-6392 April 1993: All concurred in approval of a request for rezoning a .8± acre tract of land from RS-3/IL to OL for office use, on property located at the southeast corner of Newton Place and Garnett Road.

Z-6325 August 1991: All concurred in approval of a request for rezoning a .27± acre tract of land from RS-3 to OL for office uses, on property located 1303 N. Garnett Road.

Z-6392 February 1989: All concurred in approval of a request for rezoning a 10± acre tract of land from RS-3 to IL for industrial uses, on property located south of the southeast corner of North Garnett Road and East Newton Place.

BOA-13716 September 1985: The Board of Adjustment denied a Use Variance to permit storage of construction equipment in an RS-3 zoned district, finding that the granting of the request would be detrimental to the neighborhood and would not be in harmony with the Code and the Comprehensive Plan, on property located east of the southeast corner of Garnett and Newton Place.

BOA-13467 February 1985: The Board of Adjustment approved a Special Exception for a home occupation to allow office machine repair in an RS-3 zoned district, subject to the rules and regulations of home occupations, and subject to the hours of operation being from 9:00am until 5:00pm, on property located at 11316 East Newton Place.

Z-5744 October 1982: All concurred in approval of a request for rezoning a 4.16± acre tract of land from RS-3 to IL for an office and warehouse, on property located 1310 North Garnett Road.

1/6/2021 1:00 PM
Note: Graphic overlays may not precisely align with physical features on the ground.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
Land Use Plan Categories:
- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Town Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

SUBJECT TRACT
LAND USE PLAN
EMPLOYMENT

Z-7591
20-14 32
### Case Number: Z-7592

**Hearing Date:** January 20, 2021  
(Moved from January 6, 2021 cancelled meeting)

### Case Report Prepared by:

Dwayne Wilkerson  
Amended 1.20.2021 prior to planning commission meeting.

### Location Map:

*(shown with City Council Districts)*

![Location Map](image)

### Zoning:

*Existing Zoning:* AG  
*Proposed Zoning:* IH with an optional development plan

### Comprehensive Plan:

*Land Use Map:* Employment  
*Stability and Growth Map:* Area of Growth

### Staff Data:

TRS: 9506  
CZM: 40, 50

### Applicant Proposal:

*Present Use:* Medical Marijuana Grower Operation  
*Proposed Use:* Medical Marijuana Grower Operation

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

**Tract Size:** 1 ± acres  
**Location:** This site is in Wagoner County but in the City Limits of Tulsa and located North and East of the Northeast corner of East 11th Street South & South 193rd East Avenue on 6th street.

### Staff Recommendation:

Staff recommends approval of IH zoning but only with optional development plan outlined in Section II below.

### Owner and Applicant Information:

*Applicant:* Riverton Properties  
*Property Owner:* Riverton Properties

### Applicant Proposal:

*Applicant:* Riverton Properties  
*Property Owner:* Riverton Properties

### Staff Data:

TRS: 9506  
CZM: 40, 50

### City Council District:

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

### Wagoner County Commission District:

Wagoner County Commission District: 1  
*Commissioner Name:* James Hanning
SECTION I: Z-7592

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

In connection with the rezoning to the Industrial-Heavy District (IH District), the Applicant respectfully requests that pursuant to Section 70.040-8.2 of the Tulsa Zoning Code, the development of the Property be approved with the additional development limitations as follows:

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

DETAILED STAFF RECOMMENDATION:

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

The request for IH zoning along with normal supplemental regulations and limited uses identified in the optional development plan is consistent with the anticipated land use. Staff does not support IH zoning without the provisions of a development plan and,

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

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

Staff recommends Approval of Z-7592 to rezone property from AG to IH but only with the optional development plan outlined in Section II below.

SECTION II OPTIONAL DEVELOPMENT PLAN

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

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

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

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

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

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

F) RECYCLING
   Consumer Material Drop-off Station
   Consumer Material Processing

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

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

PERMITTED RESIDENTIAL BUILDING TYPES
   Household Living
   Single household
      * Manufactured housing unit
      * Mixed-use building
      * Vertical mixed-use building

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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

Land Use Vision:

Land Use Plan map designation: Employment

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

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

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

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

**Transportation Vision:**

**Major Street and Highway Plan:** None

**Trail System Master Plan Considerations:** None

**Small Area Plan:** None

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

**Historic Preservation Overlay:** None

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

**Staff Summary:** The property is occupied by a single underutilized building.

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

**Streets:**

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

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

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>AG</td>
<td>Employment</td>
<td>Growth</td>
<td>Contractor supply pipe yard and outdoor storage</td>
</tr>
<tr>
<td>East</td>
<td>AG</td>
<td>Employment</td>
<td>Growth</td>
<td>Unknown (single story metal building)</td>
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<td>South</td>
<td>IH with optional development plan</td>
<td>Employment</td>
<td>Growth</td>
<td>industrial</td>
</tr>
<tr>
<td>West</td>
<td>AG</td>
<td>Employment</td>
<td>Growth</td>
<td>industrial</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

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

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

Wagoner County was subsequently contacted to see if there were any records for this property prior to its annexation into the City of Tulsa. Staff was directed to the plats of the property: Port Area Industrial Park Plat (approved 1980) and Port Area Industrial Park Replat (approved 1984). Both plats list a restriction and/or limitation that states "All lots in the tract shall be known, described, and used as general commercial and industrial lots. Seeing as zoning was not established in Wagoner County until July of 1981, it would appear that the covenant or deed restriction listed on the plat to restrict the land to commercial general and industrial uses was not only used to regulate development, but continued to run with the land even though it may not have been enforceable due to the introduction of the new code. Additionally, as Wagoner County's original mylar zoning map shows the subject property and the surrounding subdivision as having AG zoning and the ordinance that annexed this land into the City of Tulsa's corporate limits indicated that all properties included in this ordinance were zoned AG and remained AG upon their annexation, it would appear that the land was never been re-zoned and is therefore non-conforming.

Surrounding Property:

Z-7567 August 2020: All concurred in approval of a request for rezoning a 1.08± acre tract of land from AG to IH for industrial uses as permitted in an optional development plan, on property abutting the south boundary of Z-7592.

1/20/2021 1:00 PM
Subject Tract

Z-7592
with Optional Development Plan

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

Aerial Photo Date: February 2011

19-15 06
Z-7592
with Optional Development Plan
Land Use Plan Categories

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

Z-7592 with Optional Development Plan
Feet
0 300 600
19-15 06
Z-7592 with Optional Development Plan

Growth and Stability
- Area of Growth
- Area of Stability

SUBJECT TRACT

E 11th ST S
### Case Report Prepared by:
Jay Hoyt

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

### Zoning:
- **Existing Zoning:** OM/CS/PUD-498
- **Proposed Zoning:** OMH/PUD-498-D

### Comprehensive Plan:
- **Land Use Map:** Regional Center
- **Stability and Growth Map:** Area of Growth

### Applicant Proposal:
- **Present Use:** Vacant Retail
- **Proposed Use:** Mini Storage

**Concept summary:** Rezone from OM/CS to OMH in conjunction with PUD-498-D to permit a self-storage facility.

- **Tract Size:** 3.09 ± acres
- **Location:** West of the Southwest corner of East 71st Street South & South 101st East Avenue

### Staff Recommendation:
Staff recommends approval.

### Case Number:
Z-7593
*(related to case PUD-498-D)*

### Hearing Date:
January 20, 2021

### Owner and Applicant Information:
- **Applicant:** C Brody Glenn
- **Property Owner:** High Ridge LLC

### Staff Data:
- **TRS:** 8407
- **CZM:** 54

### City Council District:
7

### Commissioner Name:
Ron Peters

### Councilor Name:
Lori Deeter Wright
SECTION I: Z-7593

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from OM/CS to OMH in conjunction with Major Amendment Application PUD-498-D in order to permit the development of a self-storage facility.

The applicant, as part of their major amendment application, has requested an increase of the allowable floor area from 45,000 sf to 130,000 sf. The current underlying zoning of OM/CS has a Floor Area Ratio of 0.5, which, given the size of the subject lot, would not allow the requested floor area increase. The proposed OMH zone has a Floor Area Ratio of 2.0, which would allow for the requested floor area increase.

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

DETAILED STAFF RECOMMENDATION:

Requested OMH zoning is consistent with the Regional Center vision of the Tulsa Comprehensive Plan and,

OMH zoning is consistent with the expected development of surrounding properties and,

Uses allowed by OMH zoning and PUD-498-D are non-injurious to proximate properties therefore,

Staff recommends Approval of Z-7593 to rezone property from OM/CS to OMH.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject area is located with the Regional Center designation of the City of Tulsa Comprehensive Land Use Plan.

Land Use Vision:

Land Use Plan map designation: Regional Center

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

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: E 71st St S is classified as a Primary Arterial

Trail System Master Plan Considerations: None. The site is located approximately 1,100 Feet west of the Mingo Trail.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site currently contains a vacant retail building and associated parking areas.

Environmental Considerations: None

Streets:

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Utilities:

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

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<th>Location</th>
<th>Existing Zoning</th>
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</tbody>
</table>

SECTION III: Relevant Zoning History

Ordinance number 17952 dated June 21, 1993 established the current zoning for the subject property.

Subject Property:

**Z-6402/PUD-498 June 1993:** All concurred in approval of a request to rezone a 11.4± acre tract of land from CO to CS and approval of a proposed Planned Unit Development for commercial development, on property located east of the southeast corner of Mingo Road and 71st Street South. This includes the subject property and surrounding property. (Ordinance No. 17952)

Ordinance number 11830 dated June 26, 1970 established zoning for the subject property.

Surrounding Property:

**PUD-498-B/Z-6714-SP-1a February 2001:** All concurred in approval of a proposed Major Amendment to PUD and Minor Amendment to CO on a 1.24± acre tract of land to increase the maximum building floor area from 27,500 SF to 34,000 SF, on property located southwest corner of East 73rd Street South and South 101st East Avenue.

**Z-6714/PUD-498-A/Z-6714-SP-1 October 1999:** All concurred in approval of a request to rezone a 1.24± acre tract of land from OM/PUD-498 to CO, approval of a Major Amendment to PUD, and approval of a proposed Corridor Development Plan for hotel uses, on property located southwest corner of East 73rd Street South and South 101st East Avenue.

**Z-6469/PUD-521 January 1995:** All concurred in approval of a request to rezone a 8.1± acre tract of land from CO/OL to CS/RM-2 and approval of a proposed Planned Unit Development for a shopping and restaurant development, on property located west and south of the southwest corner of East 71st Street South and Mingo Valley Expressway.

**Z-6357/PUD-489 May 1992:** All concurred in approval of a request to rezone a 34± acre tract of land from CO/CS to CS and approval of a proposed Planned Unit Development for shopping center, on property located northeast corner of East 71st Street South and Mingo Road.

**Z-6345/PUD-481 February 1992:** All concurred in approval of a request to rezone a 2.5± acre tract of land from CO/CS to CS to extend CS zoning and approval of a proposed Planned Unit Development on a 35± acre tract of land for a shopping center, on property located northwest corner of 71st Street and Mingo Valley Expressway.
BOA-15112 April 1989: The Board of Adjustment approved a **Special Exception** to permit a temporary off-site concrete facility (concrete batch plant) in a CS zoned district for a period of nine-months only, per map submitted, on property located east of the southeast corner of 71st Street and South Mingo Road.

Z-4657 August 1974: All concurred in **approval** of a request for **rezoning** a 80+ acre tract of land from AG to CS/RM-2 for commercial or multi-family, on property located east of the southeast corner of 71st Street and Mingo Road.

1/20/2021 1:00 PM
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
Note: Graphic overlays may not precisely align with physical features on the ground.
Z-7593
18-14 07

SUBJECT TRACT
LAND USE PLAN
REGIONAL CENTER

Land Use Plan Categories

- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Town Center

- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor
Case Report Prepared by: Jay Hoyt

Owner and Applicant Information:
Applicant: C Brody Glenn
Property Owner: HIGH RIDGE LLC

Location Map: (shown with City Council Districts)

Applicant Proposal:
Present Use: Vacant Retail
Proposed Use: Mini Storage

Concept summary: Major Amendment to increase allowable floor area to 130,000 sf to permit a self-storage facility.
Tract Size: 3.09 ± acres
Location: 10010 E 71 ST S

Zoning:
Existing Zoning: PUD-498,OM,CS
Proposed Zoning: OMH/PUD-498-D

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

Staff Data:
TRS: 8407
CZM: 54

Staff Recommendation:
Staff recommends approval.

City Council District: 7
Councilor Name: Lori Decter Wright

County Commission District: 3
Commissioner Name: Ron Peters
SECTION I: PUD-498-D

DEVELOPMENT CONCEPT: The applicant is proposing a major amendment to increase the allowable floor area from 45,000 sf to 130,000 sf to permit the development of a self-storage facility.

The applicant, has also requested to rezone the subject area from OM/CS to OMH (re zoning case Z-7593). The current underlying zoning of OM/CS has a Floor Area Ratio of 0.5, which, given the size of the subject lot, would not allow for the requested floor area increase, which is why the applicant is requesting to rezone the underlying zoning to OMH which has a higher Floor Area Ratio allowance of 2.0. If approved, the proposed OMH zone, would allow for the requested floor area increase.

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

DETAILED STAFF RECOMMENDATION:

PUD-498-D is consistent with the Regional Center vision of the Tulsa Comprehensive Plan and,

PUD-498-D is consistent with the expected development of surrounding properties and,

All remaining development standards defined in PUD-498 and subsequent amendments shall remain in effect, therefore,

Staff recommends Approval of PUD-498-D to increase allowable floor area to 130,000 sf.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject area is located with the Regional Center designation of the City of Tulsa Comprehensive Land Use Plan.

Land Use Vision:

Land Use Plan map designation: Regional Center

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

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: E 71st St S is classified as a Primary Arterial

Trail System Master Plan Considerations: None. The site is located approximately 1,100 Feet west of the Mingo Trail.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site currently contains a vacant retail building and associated parking areas.

Environmental Considerations: None

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Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

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SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 17952 dated June 21, 1993 established the current zoning for the subject property.

Subject Property:

**Z-6402/PUD-498 June 1993:** All concurred in approval of a request to rezone a 11.4± acre tract of land from CO to CS and approval of a proposed Planned Unit Development for commercial development, on property located east of the southeast corner of Mingo Road and 71st Street South. This includes the subject property and surrounding property. (Ordinance No. 17952)

Ordinance number 11830 dated June 26, 1970 established zoning for the subject property.

Surrounding Property:

**PUD-498-B/Z-6714-SP-1a February 2001:** All concurred in approval of a proposed Major Amendment to PUD and Minor Amendment to CO on a 1.24± acre tract of land to increase the maximum building floor area from 27,500 SF to 34,000 SF, on property located southwest corner of East 73rd Street South and South 101st East Avenue.

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**Z-6469/PUD-521 January 1995:** All concurred in approval of a request to rezone a 8.1± acre tract of land from CO/OL to CS/RM-2 and approval of a proposed Planned Unit Development for a shopping and restaurant development, on property located west and south of the southwest corner of East 71st Street South and Mingo Valley Expressway.

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SUBJECT TRACT
LAND USE PLAN
REGIONAL CENTER

Land Use Plan Categories

- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Town Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor
Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Lou Reynolds
Property Owner: Trader Vic's Investments LP

Applicant Proposal:
Present Use: Funeral Home
Proposed Use: Church/Religious Assembly
Concept summary: Add Religious Assembly as a permitted use.
Tract Size: 1.96 ± acres
Location: Northeast corner of East 41st Street South & South Harvard Avenue Development Area B LT 2, BLK 1, Forty-First Place

Staff Recommendation:
Staff recommends approval.

City Council District: 9
Councilor Name: Jayme Fowler
County Commission District: 3
Commissioner Name: Ron Peters

Case Number: PUD-592-D
Hearing Date: January 20, 2021

Zoning:
Existing Zoning: OL/PUD-592-C
Proposed Zoning: PUD-592-D

Comprehensive Plan:
Land Use Map: Mixed-Use Corridor
Stability and Growth Map: Area of Growth

Staff Data:
TRS: 9321
CZM: 47
SECTION I: PUD-592-D

DEVELOPMENT CONCEPT: The applicant is proposing to add Religious Assembly to the allowable uses as well as accessory uses customarily associated with the principal allowed uses. This would permit a church to be located on the subject lot.

Currently, the site contains a funeral home and associated parking/ drives. The applicant is proposing to add Religious Assembly to permit a church to be located in the subject lot, which would be compatible with the Mixed-Use Corridor land use designation.

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
Plat illustrating boundary of Development Area B
Applicant Exhibits:
Major amendment text (PUD-592-D)

DETAILED STAFF RECOMMENDATION:

PUD-592-D is consistent with the Mixed-Use Corridor vision of the Tulsa Comprehensive Plan and,
PUD-592-D is consistent with the expected development of surrounding properties and,
All remaining development standards defined in PUD-592 and subsequent amendments shall remain in effect, therefore,

Staff recommends Approval of PUD-592-D to revise the allowable uses to permit Religious Assembly as well as uses customarily associated with principal allowed uses.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject lot is located within a land use designation of Mixed-Use Corridor. The proposed addition of uses is compatible with the Mixed-Use Corridor designation.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

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

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

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: E 41st St S is designated as a Secondary Arterial.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site currently contains a funeral home and associated parking and drives.

Environmental Considerations: None

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Utilities:

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

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### SECTION III: Relevant Zoning History

**ZONING ORDINANCE:** Ordinance number 20602 dated June 12, 2003 established the current zoning for the subject property.

#### Subject Property:

**PUD-592-C May 2003:** All concurred in approval of a proposed Major Amendment to PUD on a 3.08± acre tract of land for a one-story bank with drive-in facilities, on property located east of the northeast corner of East 41st Street and South Harvard Avenue.

**BOA-19128 July 2001:** The Board of Adjustment approved a Variance to permit linear parking for funeral home, as depicted on the site plan submitted, finding it to be the standard for the industry, on property located at east of the northeast corner of East 41st Street and South Harvard.

**Z-6818/PUD-592-B June 2001:** All concurred in approval of a request to rezone a 5.73± acre tract of land from CH/RS-3 to OL and approval of a proposed Major Amendment to PUD to permit a funeral home, on property located north and east of the northeast corner of East 41st Street and South Harvard Avenue. (Ordinance No. 20152 & 20153):

**Z-6804/PUD-592-A Withdrawn March 2001:** The applicant submitted a request to rezone a 2.09± acre tract of land from RS-3 to OM and a Major Amendment to PUD to change the use from church to funeral home on property located north and east of the northeast corner of East 41st Street and South Harvard. The request was ultimately withdrawn by the applicant on March 21st, 2001.

**BOA-18181 September 1998:** The Board of Adjustment approved a Variance of the required parking for offices and church use from 306 to 210 parking spaces per PUD-592 and site plan, on property located at 3939 South Harvard.

**PUD-592 August 1998:** All concurred in approval of a proposed Planned Unit Development on a 5.73± acre tract of land for office and a church, on property located at the northeast corner of 41st Street South and South Harvard Avenue: (Ordinance No. 19351)
BOA-06891 February 1971: The Board of Adjustment approved an Exception to permit using property for church purposes (an extension of an existing church use), on property located at 3339 East 41st Street.

BOA-02507 February 1954: The Board of Adjustment granted American Lutheran Church permission to erect a church on property located at SW, SW, SW of Section 21-19-13.

Ordinance number 11823 dated June 26, 1970 established zoning for the subject property.

Surrounding Property:

PUD-761-B December 2012: All concurred in approval of a proposed Major Amendment to PUD on a 4.5± acre tract of land for a specialty grocery store and retail development, on property located at the southeast corner of East 41st Street South and South Harvard Avenue.

PUD-761-A August 2010: All concurred in approval of a proposed Major Amendment to PUD on a 6.87± acre tract of land to add Dry Cleaner Use, Use Unit 15, on property located at the southeast corner of East 41st Street South and South Harvard Avenue.

Z-7106/PUD-761 November 2008: All concurred in approval of a request to rezone a 6.87± acre tract of land from RM-2/OL/CS/RS-1 to RS-1/OL/CS and approval of a proposed Planned Unit Development for mixed use development, on property located at the southeast corner of East 41st Street South and South Harvard Avenue.

PUD-642 January 2001: All concurred in approval of a proposed Planned Unit Development on a 1.89± acre tract of land for an office park, subject to a six-foot fence and supplemental standards with additional changes, subject to the building height, no more than one-and-a-half-story as presented by the applicant, on property located 4137 South Harvard.

BOA-17925 February 1998: The Board of Adjustment denied a Variance to allow required parking on a lot other than lot containing the principal use, on property located at 3939 South Harvard.

BOA-08148 December 1973: The Board of Adjustment approved an Exception to establish off-street parking for church use in an RS-3 District per the customary Board requirements pertaining to lighting, screening, paving, etc., on property located at 3353 East 41st Street.

Z-4084 February 1972: All concurred in approval of a request for rezoning a 3.79± acre tract of land from RS-1 to OL for office, on property located south of the southeast corner of 41st Street and Harvard Avenue.

BOA-04189 September 1963: The Board of Adjustment granted permission to place gasoline pumps in a U-3-A district, on property located at part of the SW1/4, SW1/4, Section 21-19-13.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
APPLICATION NO.: PUD-592-D

MAJOR AMENDMENT

The Applicant requests a Major Amendment to PUD 592-C to add Religious Assembly as a permitted principal use in Development Area “B”, for property located at 3333 E. 41st Street (the “Property”). The Property is located just east of the northeast corner of East 41st Street and South Harvard Ave. Prior to the establishment of PUD-592, since the late 1960’s, the existing building on the Property was a church. The PUD was originally approved in 1999, as amended by PUD 592-B in 2001, to convert the church building and permit its use a funeral home. In 2007, PUD 592-C was approved to allow for the construction of a bank in Development Area “C”. The funeral home has closed and the building has remained vacant for several years. The Applicant desires to use the existing building as a church again. Except for the addition of the Permitted Use, which is shown in underlined text below, all other Development Standards of PUD-592-C will remain the same.

DEVELOPMENT AREA B (LOT 2, BLOCK 1)

Permitted Uses:

Religious Assembly, funeral home, offices and off-street parking for a florist shop not exceeding a floor area of 5,280 square feet and to be located adjoining the west boundary of Development Area B and customarily accessory uses to the allowed principal uses.
### Case Report Prepared by:
Nathan Foster

### Owner and Applicant Information:
**Applicant:** Select Design, Ryan McCarty  
**Owner:** Roller Enterprises, LLC

### Location Map:
*Note: Map shown with County Commission Districts*

### Applicant Proposal:
Minor Subdivision Plat & Modification of the Subdivision & Development Regulations to permit a flag lot  
5 lots, 1 block, 36.65 acres

**Location:** South of the southeast corner of East 161st Street South and South Lewis Avenue

### Zoning:
AG-R (Agriculture – Residential)

### Staff Recommendation:
Staff recommends **approval** of the minor subdivision plat and modification.

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

**EXHIBITS:** Site Map, Aerial, Minor Subdivision Plat
MINOR SUBDIVISION PLAT

Yellowstone Estates – (Tulsa County)
South of the southeast corner of East 161st Street South and South Lewis Avenue

This plat consists of 5 lots, 1 block on 36.65 ± acres.

The Technical Advisory Committee (TAC) met on January 7, 2021 and provided the following comments:

1. Zoning: The subject tract is zoned AG-R. Lots conform to the requirements of the AG-R district. Approved as submitted.

2. Addressing: Final address assignments by INCOG must be shown on the face of the final plat.

3. County Engineering: Approved as submitted.

4. Sewer/Water: Lots will be served by on-site sewage disposal approved by Oklahoma Department of Environmental Quality. Water service to be provided by Creek County Rural Water District No. 2.

5. Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others: Updated release letters required prior to final plat execution. Oil & Gas certificate was submitted.

Modification of Subdivision Regulations:

1. Modification to allow the use of a flag lot in order to establish Lot 5.

Staff recommends APPROVAL of the minor subdivision plat and the modification to the Subdivision & Development Regulations finding the flag lot to be an existing tract previously approved by TMAPC as a flag lot. Approval is subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 2018
PRIVATE SUBDIVISION

Yellowstone Estates

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A REPLAT OF LOT 1, BLOCK 1, COYOTE CROSSING AND BEING A PART OF THE WEST HALF (W/2) OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE NORMAL BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

Subdivision Statistics

SUBDIVISION CONTAINS FIVE (5) LOTS IN ONE (1) BLOCK
GROSS SUBDIVISION AREA 1,650.00 SQ. FT. / 150.00 ACRES

Basis of Bearings

EAST 131 DEGREES NORTH

Monumentation

ALL CORNER MARKINGS HEREIN VISIBLE ON SURVEY WITH A "YELLOW" ARC SHEET STAMPED "TRUE"

Benchmark

BENCHMARK LOCATED ON WALL AT 3 18" NORTHERN END OF SECTION CORNER. ELEVATION 1' 4" ABOVE MEASURE.

Addresses

ADDRESS SHOWN ON PARCEL. ADDRESS AND SUBJECT TO CHANGE AND SHOULD NEVER BE READ IN PLACE OF THE LEGAL DESCRIPTION.

Floodplain Data

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PLANNED/FLOODPLAIN DATA FOR TULSA COUNTY, OKLAHOMA AND INFORMED THE DEVELOPER THAT SUBDIVISION PROPERTY TO BE WITHIN UNDESIGNED ZONE "X" AND DETERMINED TO BE SUITABLE FOR MANUAL CLASSIFICATION.

Legend

IRON - INSET
LNE - LIMIT NO ACCESS
PQR - PONTIAGE
UIE - UTILITY SEWER
STR - STREET

Floodplain Data

DATES EXTEND TO DELAYED PLAN DATE.

Driveway Summary Table

<table>
<thead>
<tr>
<th>DRIVEWAY LOCATION</th>
<th>MINIMUM PIPE SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>12&quot; RCP OR 2&quot; HDPE</td>
</tr>
<tr>
<td>2</td>
<td>12&quot; RCP OR 2&quot; HDPE</td>
</tr>
<tr>
<td>3</td>
<td>12&quot; RCP OR 2&quot; HDPE</td>
</tr>
<tr>
<td>4</td>
<td>12&quot; RCP OR 2&quot; HDPE</td>
</tr>
</tbody>
</table>

NOTE: MINIMUM PIPE SLOPE = 0.75%
YELLOWSTONE ESTATES

SECTION I. PURPOSE

The purpose of the Yellowstone Estates Subdivision Rules and Regulations is to establish a Uniform Subdivision Plan in accordance with the Uniform Easement Law of the State of Oklahoma, as amended, to provide for the establishment and maintenance of a uniform system of public utilities, streets, and other public improvements within the Subdivision, and to provide for the subdivision of the land and the establishment of easements to provide for the public health, safety, morals, and general welfare of the owners and inhabitants of the Subdivision.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. Applicability

The Uniform Subdivision Plan shall be applicable to all persons, including owners, lessees, and tenants, and shall govern all subdivision activities within the Subdivision.

B. Enforcement

The Uniform Subdivision Plan shall be enforced by the Uniform Subdivision Board of Commissioners of the County of Tulsa, State of Oklahoma, and by the County of Tulsa, State of Oklahoma. Any person found to be in violation of the Uniform Subdivision Plan shall be subject to a fine of not more than $1,000.00 and costs of prosecution.

C. Amendment

The Uniform Subdivision Plan may be amended by the Uniform Subdivision Board of Commissioners of the County of Tulsa, State of Oklahoma, upon a finding of necessity and after a public hearing.

D. Severability

If any provision of the Uniform Subdivision Plan is declared invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the remaining provisions of the Uniform Subdivision Plan.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

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SECTION IV. USE AND OCCUPANCY

A. Use and Occupancy

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C. Severability

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Item
Consider ZCA-20, an amendment to Chapter 40, Section 40.225-E of the City of Tulsa Zoning Code, Title 42 Tulsa Revised Ordinances, to remove the prohibition of drive-through windows and drive-through lanes for Medical Marijuana Dispensaries.

Background
On June 26, 2018 Oklahoma voters passed State Question 788 which established law by which medical marijuana use is permitted in Oklahoma. As a follow up to approval of State Question 788, the Oklahoma State Department of Health developed rules to further govern medical marijuana. A working group, which comprised representatives from the Mayor’s office, City Council, Tulsa Police Department, City Legal and INCOG, researched regulations from other jurisdictions and proposed a series of amendments to the Zoning Code. After public hearings and the incorporation of changes requested by the TMAPC and City Council, amendments to the Zoning Code establishing regulations for medical marijuana uses were adopted with emergency by the City Council on November 28, 2018 and became effective on December 9, 2018. Among those regulations was the prohibition of drive-through windows and drive-through lanes for all medical marijuana uses.

In early 2020 the United States began to identify its first cases of COVID-19, and Tulsa’s first positive case was reported in March 2020. Many businesses have limited in-person services and offered curbside or drive-through options in response to COVID-19 concerns. Because of the nature of medical marijuana dispensaries as cash-only businesses distributing prescribed medication, some owners of dispensaries in Tulsa have expressed concern about the safety of their staff when conducting business curbside. On November 18, 2020 the Tulsa City Council voted to initiate a zoning code amendment to permit drive-through windows and drive-through lanes for Medical Marijuana Dispensaries. The attached draft amendment reflects this requested change.

The amendment proposed to Chapter 40, Section 40.225-E of the City of Tulsa Zoning Code, Title 42 Tulsa Revised Ordinances, is shown in strike-through/underline in Attachment I.

Staff Recommendation
Approval of the proposed amendment to the City of Tulsa Zoning Code removing the prohibition of drive-through windows and drive-through lanes for Medical Marijuana Dispensaries

Attachment
• Proposed change to Section 40.225-E
Attachment I: ZCA-20 Proposed Changes

Chapter 40 Supplemental Use and Building Regulations

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Section 40.225 Medical Marijuana Uses

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40.225-E Drive-through windows and drive-through lanes are prohibited for medical marijuana grower operations, processing facilities, dispensaries and research facilities.