

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2839

April 7, 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 and by videoconferencing and teleconferencing via **GoToMeeting**, an online meeting and web conferencing tool.

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

https://www.gotomeet.me/CityOfTulsa3/tmapc_april_7th_2021

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

United States: +1 (872) 240-3212

Participants must then enter the following **Access Code: 202-944-757**

The following Commissioners plan to attend remotely via GoToMeeting, provided that they may still be permitted to appear and attend at the meeting site, the Tulsa City Council Chambers, Second Floor of City Hall, at One Technology Center, 175 East Second Street, Tulsa Oklahoma: Chair Covey, Commissioner Adams, Commissioner Blair, Commissioner Craddock, Commissioner Kimbrel, Commissioner McArtor, Commissioner Reeds, Commissioner Shivel, Commissioner Van Cleave, Commissioner Walker, Commissioner Whitlock

If you wish to present or share any documents, written comments, or exhibits during the hearing, please submit them by 9:00 am the day of the hearing. Remember to reference the case number and include your name and address.

Email: esubmit@incog.org

Mail: INCOG
2 W 2nd Street
Tulsa, OK 74103

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Work session Report:

Director's Report:

1. Minutes of March 17, 2021 Meeting No. 2838

CONSENT AGENDA

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

2. **PUD-839-1 Tyler Meek** (County) Location: South of the southeast corner of West 111th Street South and South 33rd West Avenue requesting a **PUD Minor Amendment** to permit an accessory building in the side yard

PUBLIC HEARINGS

3. **CO-12 Lou Reynolds** (CD 7) Location: West of the southwest corner of East 41st Street South and South Garnett Road requesting **Major Amendment** to a Corridor Development Plan (Continued from March 17, 2021)
4. **Z-7594 Todd Robinson** (CD 4) Location: North of the northwest corner of South Cincinnati Avenue and East 18th Street South requesting rezoning from **OL to RM-2** (Moved from February 17, 2021 and continued from March 17, 2021)
5. **The Estates at the River V** (CD 8) Preliminary Plat, Location: South of the southwest corner of East 121st Street South and South Hudson Avenue (Continued from March 17, 2021)
6. **CZ-511 Greg Hollinger** (County) Location: South of the southwest corner of East 161st Street South and South Lewis Avenue requesting rezoning from **RE to AG** (Related to PUD-852-A)

7. **PUD-852-A Greg Hollinger** (County) Location: South of the southwest corner of East 161st Street South and South Lewis Avenue requesting a **PUD Major Amendment** to abandon PUD-852 (Related to CZ-511)
8. **CZ-512 Tanner Consulting, LLC-Erik Enyart** (County) Location: Southeast corner of East 136th Street North and North Sheridan Road requesting rezoning from **AG to AG-R**
9. **Z-7602 John Moody** (CD 6) Location: Southeast corner of East Skelly Drive and South 123rd East Avenue requesting rezoning from **CO to IL with optional development plan**

OTHER BUSINESS

10. Commissioners' Comments

ADJOURN

CD = Council District

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

Visit our website at tulsaplanning.org

email address: esubmit@incog.org

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



Case Number: PUD-839-1
Minor Amendment

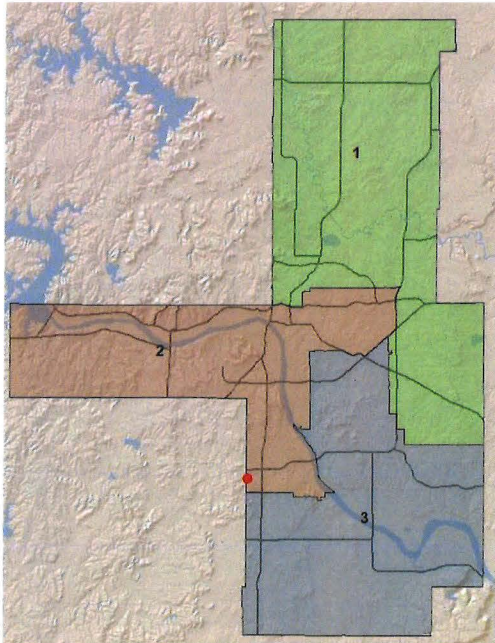
Hearing Date: April 7, 2021

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Tyler Meek

Property Owner: Same

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to permit an accessory building in the side yard.

Gross Land Area: 0.55 Acres

Location: South of the southeast corner of
W111th St S & S 33rd W Ave

Lot 2, Block 1 Meadow Creek

3253 W 113th St S

Zoning:
Existing Zoning: RE/PUD-839
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Low Intensity Development
Growth and Stability Map: N/A

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 8234

County Commission District: 2
Commissioner Name: Karen Keith

SECTION I: PUD-839-1 Minor Amendment

Amendment Request: The applicant is proposing to amend the PUD to allow the construction of an accessory building in the side yard of an existing residence.

The Tulsa County Zoning code allows accessory buildings to be located in the rear yard of a residential lot, but does not allow them in the front or side yards. The applicant is proposing to build an accessory building that will encroach into the side yard. See applicant site plan, included with this report. This amendment, if approved, would serve to remove the restriction on accessory buildings in side yards of the subject lot. The accessory building will still comply with the remaining requirements of the PUD and Zoning Code including required building setbacks for accessory structures. Accessory buildings shall not be constructed closer than 3 feet to the side lot line.

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 1170.7 of the Tulsa County Zoning Code.*

"Minor changes in the PUD may be authorized by the Planning Commission, which may direct the processing of an amended subdivision plat, incorporating such changes, so long as a substantial compliance is maintained with the outline development plan and the purposes and standards of the PUD provisions hereof. Changes which would represent a significant departure from the outline development plan shall require compliance with the notice and procedural requirements of an original Planned Unit Development."

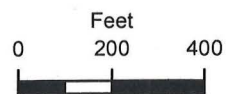
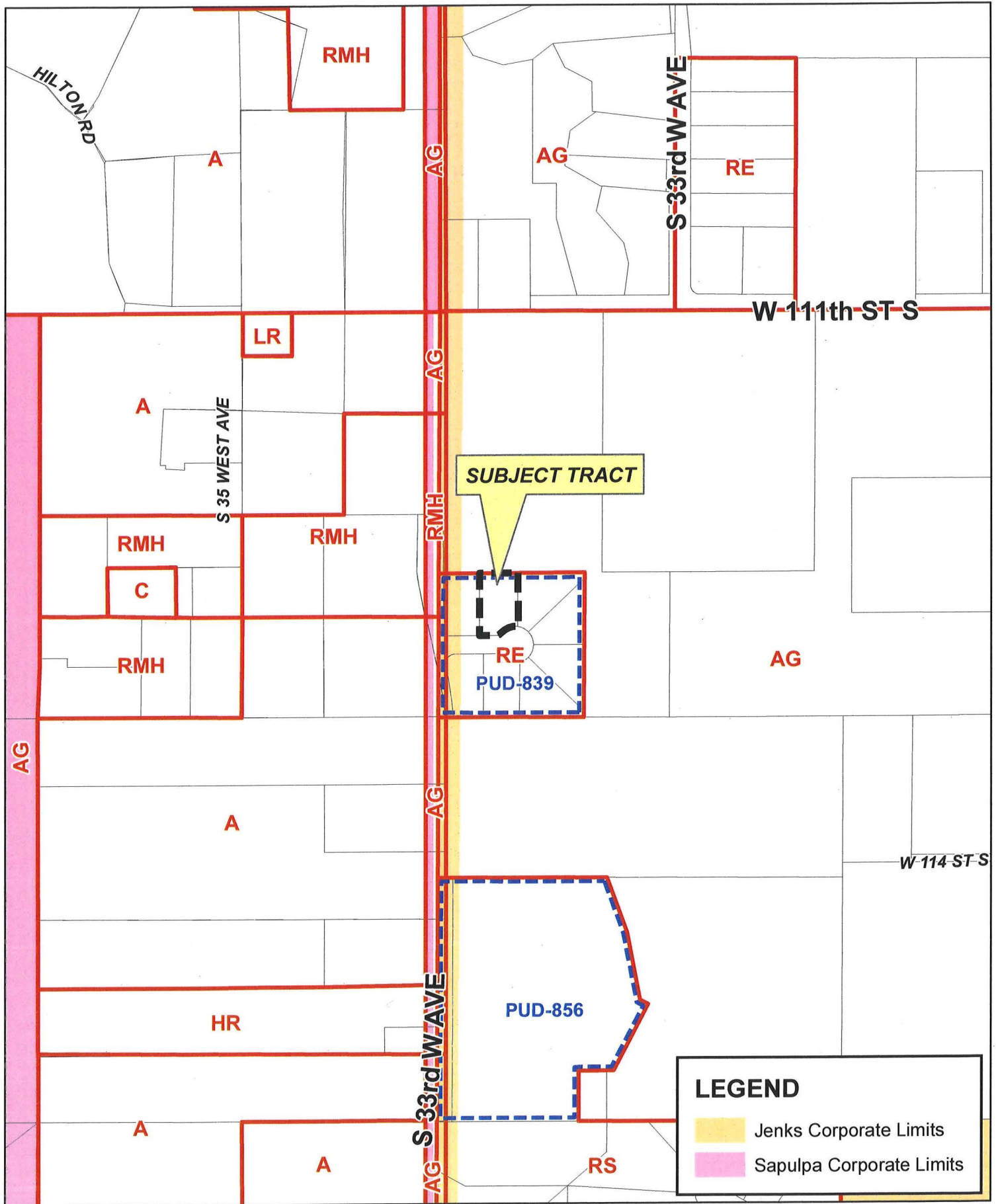
Staff has reviewed the request and determined:

- 1) PUD-839-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-839.
- 2) All remaining development standards defined in PUD-839 shall remain in effect.

Exhibits included with staff report:

INCOG zoning case map
INCOG aerial photo
Applicant Site Plan

With considerations listed above, staff recommends **approval** of the minor amendment to allow an accessory building in the side yard.



PUD-839-1

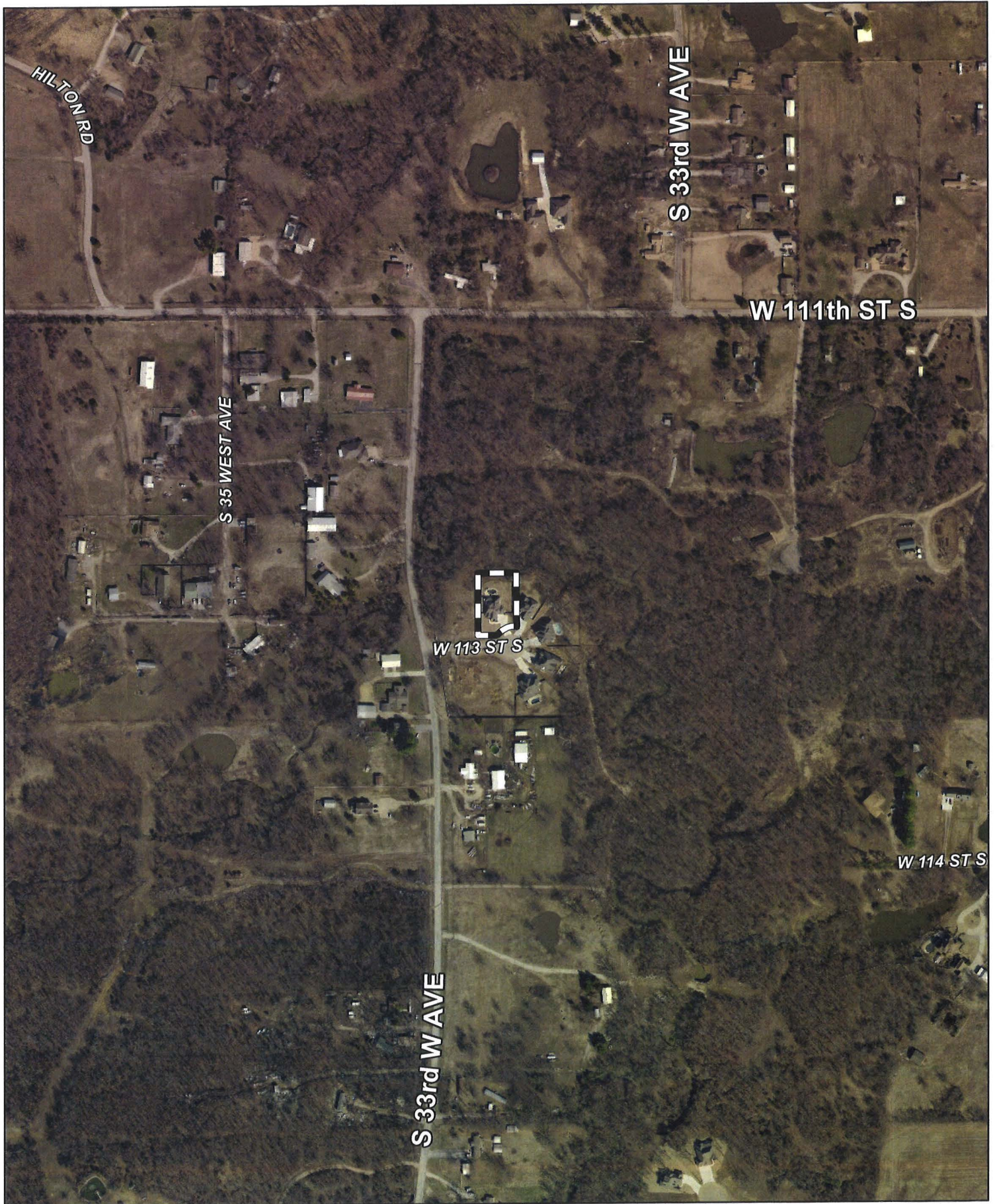
18-12 34

LEGEND

-  Jenks Corporate Limits
-  Sapulpa Corporate Limits



2.3



0 Feet 200 400



Subject Tract

PUD-839-1

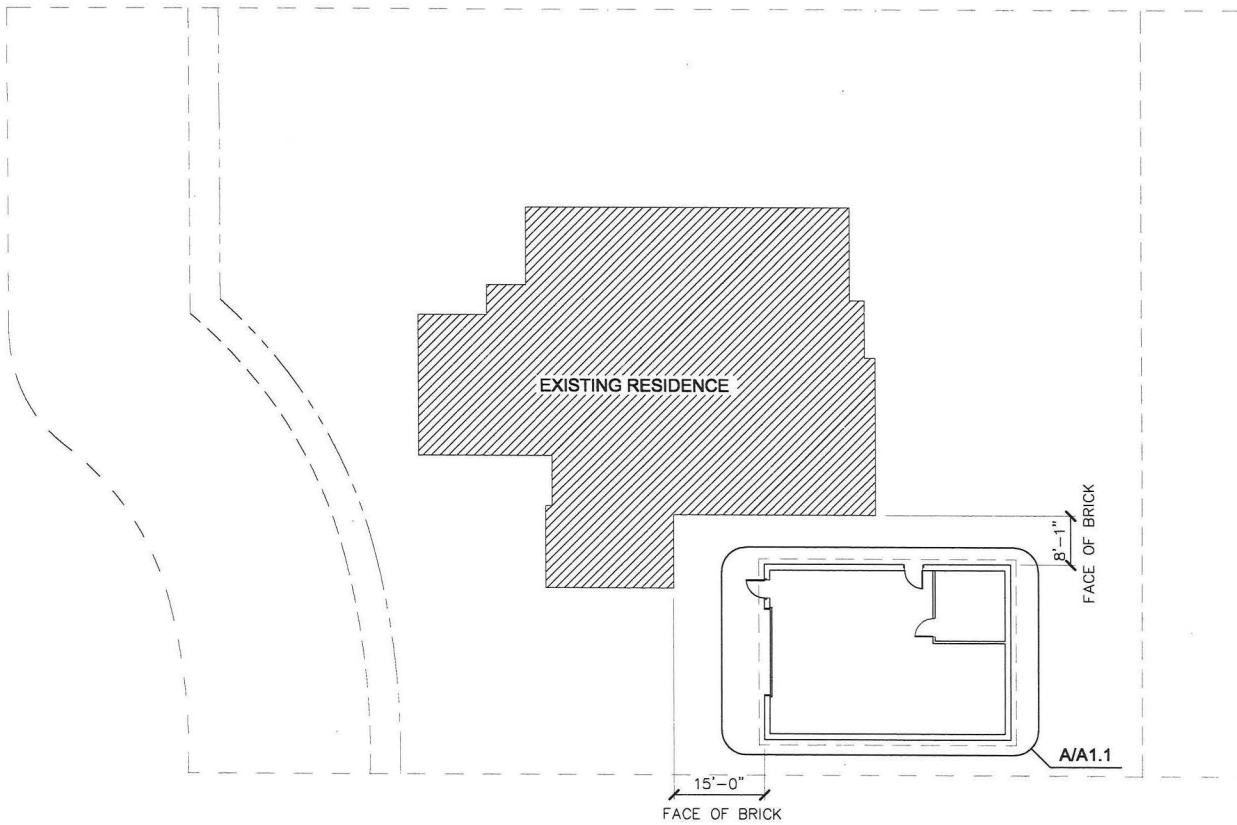
18-12 34

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

Aerial Photo Date: February 2018



2.4



A OVERALL SITE PLAN

1" = 20'-0"



A1.0	TYLER & NATALIE MEEK SHOP ADDITION 3253 WEST 113th. Street Jenks, Oklahoma
	01/30/2021 CONSTRUCTION DWG. SET

2.5



Tulsa Metropolitan Area
Planning Commission

Case Number: CO-12 Major Amendment

Hearing Date: April 7, 2021

Neighborhood continuance from March 17 to April 7th.

Case Report Prepared by:

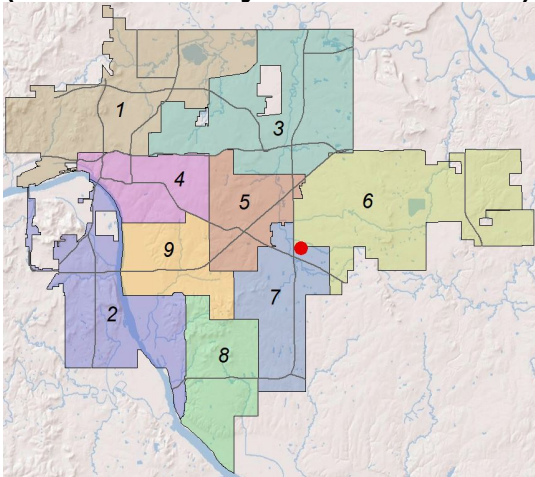
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: Ruffin Hotel Of Tulsa LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Hotel

Proposed Use: Mixed-use building

Concept summary: Add a variety of uses to originally approved corridor site plan. The original plan only allowed a hotel use.

Tract Size: 7.11 ± acres

Location: West of the Southwest corner of East 41st Street South & South Garnett Road

Zoning:

Existing Zoning: CO

Proposed Zoning: CO-12

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval with the modified provisions of Section II in the following report.

Staff report modified 4.7.2021 with amended Exhibit B and text highlighted in red.

Staff Data:

TRS: 9430
CZM: 49

City Council District: 7

Councilor Name: Lori Decter Wright

County Commission District: 1

Commissioner Name: Stan Sallee

SECTION I: CO-12

APPLICANTS DEVELOPMENT CONCEPT:

The Applicant requests a Major Amendment to a Corridor Plan Z-5444 SP-1 to add permitted uses to the Corridor Development Plan for property located at 10918 East 41st Street South (the “Property”). The Property is comprised of approximately 232,530 SF of improvements on 7.10 acres of land and lies west of the southwest corner of East 41st Street and South Garnett Road. Today, the Property is surrounded by development on all sides: to the east by Quik Trip Kitchens and Applebee’s Grill and Bar, to the south by the Huntington Hollow Apartments, to the west by the Shady brook Apartments and Yale Cleaners, and to the north by the Crossbow Shopping 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 1982 for the development of an 11-story Hyatt Hotel (today, Wyndham Hotel). Currently, the only permitted use of the Property in the Corridor Development Plan is Hotel Complex and related uses.

The Applicant, Exact Capital Group, desires to amend the Permitted Uses in the Corridor Development Plan to be consistent with the development pattern in the East 41st Street Corridor and to repurpose the existing Wyndham Hotel for senior housing.

The Corridor Site Plan for the Rosewood Park Seniors Housing Project is attached hereto as Exhibit “B”.

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:
 - Exhibit A (Legal description)
 - Exhibit B (Concept site plan)

DETAILED STAFF RECOMMENDATION:

Uses and development standards as outlined in CO-12 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-12 are consistent with the provisions of the Corridor chapter of the Tulsa Zoning Code.

Anticipated uses, lot and building regulations along with normal supplemental regulations in the Tulsa Zoning Code as provided CO-12 are consistent with the existing development pattern in this area of Tulsa; and

Staff recommends Approval of the development plan for CO-12 as outlined in Section II below.

SECTION II CO-12 DEVELOPMENT STANDARDS:

CO-12 replaces all previous zoning and site plan approvals on this site.

CO-12 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 or building types that are not listed below are prohibited.

Permitted Use Categories, Subcategories.

~~All specific uses listed in the zoning code for each of the subcategories listed below and customarily accessory uses to the allowed principal uses are allowed in this Corridor District.~~

RESIDENTIAL (Use Category, subcategories **and customarily accessory uses allowed only** as follows)

Household Living

Single household: Limited to townhouse as provided in the **building types** section of the following development plan.

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

Group Living

Elderly/Retirement Center

PUBLIC, CIVIC AND INSTITUTIONAL (Use Category and subcategories **and customarily accessory uses allowed only** as follows)

College or University

Day Care

Governmental Service

Hospital

Library or Cultural Exhibit

Postal Services

Religious Assembly

Safety Service

School

Wireless Communication Facility (building mounted only)

COMMERCIAL (Use Category and subcategories **and customarily accessory uses allowed only** as follows)

Animal Service

Assembly and Entertainment

Commercial Service

Financial Services

Lodging

Office

Restaurants and Bars

Retail Sales

Studio, Artist, or Instructional Service

Trade School

AGRICULTURAL (Use Category and all subcategories **and customarily accessory uses allowed only as follows**)

- Community Garden
- Farm, (Market- or Community-supported)

Building Types for Household Living

- Single household
 - Townhouse
 - 3+ unit townhouse
- Mixed use building
- Vertical mixed-use building

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

Lot and Building Regulations

Maximum Building Coverage	75%
Minimum Lot Area	300,000 square feet
Maximum Building Height	140 feet
Maximum Floor Area	235,000 square feet
Minimum Building Setbacks	
Street Setback (41 st Street)	25 feet from the north lot line of the subject property.
From west boundary	20 feet
From south boundary	20 feet
From east boundary	20 feet
Internal lot lines	0 feet

Open space per dwelling unit is ~~not~~ required while repurposing the existing building as identified on **Concept Plan B. the concept plan provided.**

200 square feet of open space is required for any **dwelling unit. multi-family construction will require 200 square feet per dwelling unit.**

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

***Staff Summary:** The proposal for repurposing the existing hotel as outlined in Section II is consistent with the Town Center Land Use designation. Additional uses and standards identified that might be added to the site that are also included in the development plan are consistent with the Town Center Land Use designation.*

Land Use Vision:

Land Use Plan map designation: Town Center

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot

single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: 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 fully developed with the hotel that was anticipated in the previous corridor site plan.

Applicant's image:



Environmental Considerations: None that affect site development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 41 st Street South	Secondary Arterial with Multi Modal Corridor designation	100 feet	5 (two lanes each direction plus a center turn lane)

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CS	Town Center	Growth	Shopping Center
East	CS	Town Center	Growth	Restaurant and QuikTrip Kitchens
South	RM-2	Existing Neighborhood	Growth	Multi-family
West	CS	Town Center	Growth	Multi family and cleaners

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 14889 dated November 5, 1980 established the current zoning for the subject property.

Subject Property:

BOA-12943 December 1983: The Board of Adjustment **approved** a *Variance* to permit a satellite dish as an accessory use in a CO zoned district under the provisions of Section 1670, and a *Variance* of the 60' height limitation to permit a satellite dish in a CO zoned district under the provisions of Section 1670, as presented by the applicant that it will be on the roof of the Marriott Hotel, that it will have wind resistance up to 100 miles an hour, on property located at the southeast corner of South 109th East Avenue and East 41st Street.

Z-5444-SP-1 April 1982: All concurred in **approval** of a request for a *Corridor Development Plan* on a 7.12[±] acre tract of land for a hotel and related uses, on property located west of the southwest corner of 41st Street South and Garnett Road.

Z-5444 October 1980: All concurred in **approval** of a request for *rezoning* a 27[±] acre tract of land from CS to CO, on property located on the southwest corner of 41st Street and Garnett Road. (Ordinance No. 14889)

Ordinance number 11825 dated June 26, 1970 established zoning for the subject property.

Surrounding Property:

PUD-801 November 2013: All concurred in **approval** of a proposed *Planned Unit Development* on a 9.1[±] acre tract of land for the redevelopment of Crossbow Shopping Center on property located northwest corner of South Garnett Road and East 41st Street.

BOA-20499 May 2007: The Board of Adjustment **approved** a *Special Exception* to permit Other Trades and Services in a CS district, subject to: the proposed building to contain administrative offices; training space with an interior store mock-up of convenience store for training purposes; permitting also, business machine repair; computer repair; data processing machine repair; electrical repair; and electronic components repair; no outside storage of materials or equipment; all driving and parking surfaces be concrete or asphalt; all repairs to the services mentioned to be made inside the facility; no drive-through services with this approval; maintain screening to all of the apartments on the south and to the R district on the southwest corner; Kennebunkport formula to be used for any lighting, and landscaping according to the zoning code, on property located at -4200 block of South Garnett Road

BOA-20402 January 2007: The Board of Adjustment **approved** a *Special Exception* to permit a car wash in a CS district, adjoining a convenience store, on property located at 11120 East 41st Street.

BOA-20379 November 2006: The Board of Adjustment **approved** a *Special Exception* to permit a car wash facility in a CS District, per conceptual plan, subject to a curb cut to the east and lighting away from the hotel, on property located north of the intersection of 41st Street and 109th East Avenue.

BOA-19301 February 2002: The Board of Adjustment **approved** a *Special Exception* to permit a drive-in restaurant in a CS district, per plan, providing it meets the landscape requirements, on property located at East 41st Street South and east of US-169.

Z-6582 February 1997: All concurred in **approval** of a request for *rezoning* a 10.9[±] acre tract of land from CO to CS for retail, on property located at the southwest corner of East 41st Street and South Garnett Road.

Z-5444-SP-4 November 1995 All concurred in **approval** of a request for a *Corridor Development Plan* on a 10[±] acre tract of land to allow access for apartment complex from Garnett Road, increase the maximum height from 34' to 45', increase the setback from the north and south boundaries from

25' to 45', and increase the west boundary from 25' to 75', on property located south of the southwest corner of East 41st Street and South Garnett Road.

Z-5444-SP-3 November 1994: All concurred in **approval** of a request for a *Corridor Development Plan* on a 10[±] acre tract of land for a 200 unit apartment complex, on property located south of the southwest corner of 41st Street and Garnett Road.

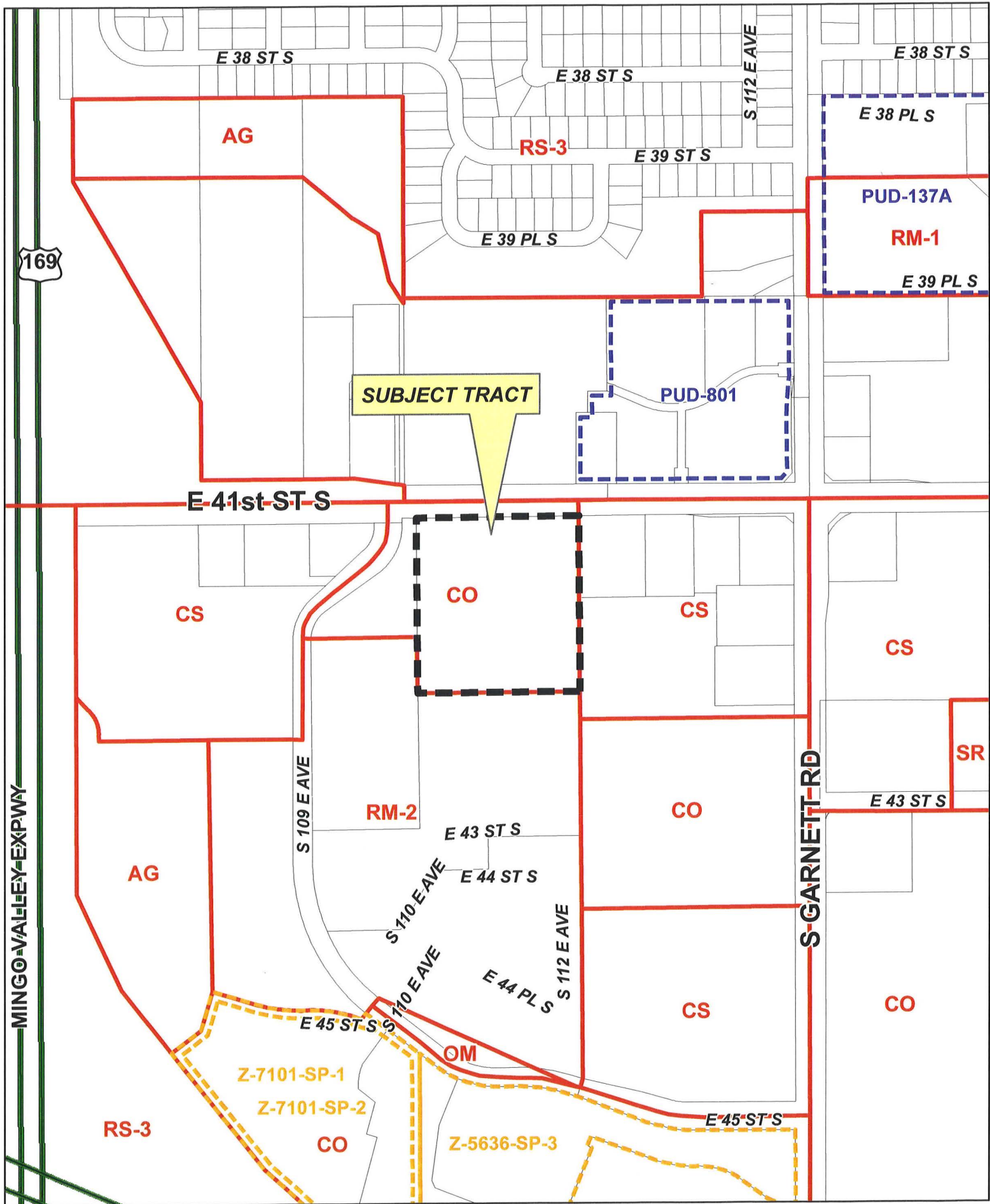
Z-5444-SP-2 October 1994: All concurred in **approval** of a request for a *Corridor Development Plan* on a 1.61[±] acre tract of land for a dry cleaners, on property located southeast corner of East 41st Street and South 109th East Avenue.

Z-5413 July 1980: All concurred in **approval** of a request for *rezoning* a 4.77[±] acre tract of land from AG to CS/FD for commercial, on property located north and west of 41st Street and South Garnett Road.

Z-5048 December 1978: All concurred in **approval** of a request for *rezoning* a 137.9[±] acre tract of land from RM-3/OM/CS to AG/RM-2/OM/CS on property located south and west of the southwest corner of 41st Street and Garnett Road. (Ordinance No. 14034, February 2, 1978).

BOA-06988 April 1971: The Board of Adjustment **approved** an *Exception* to permit using the site for church and other related uses subject to the condition that the church sanctuary and related building be built on the south 5 acres of the tract per plot, on property located at 11100 East 41st Street.

3/17/2021 1:00 PM

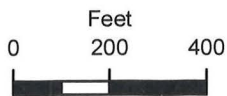


SUBJECT TRACT

CO-12

19-14 30

3.9





0 Feet 200 400



Subject Tract

CO-12

19-14 30

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

Aerial Photo Date: February 2018



E 41st ST S



0 50 100
Feet



Subject
Tract

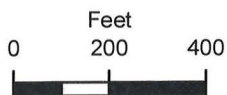
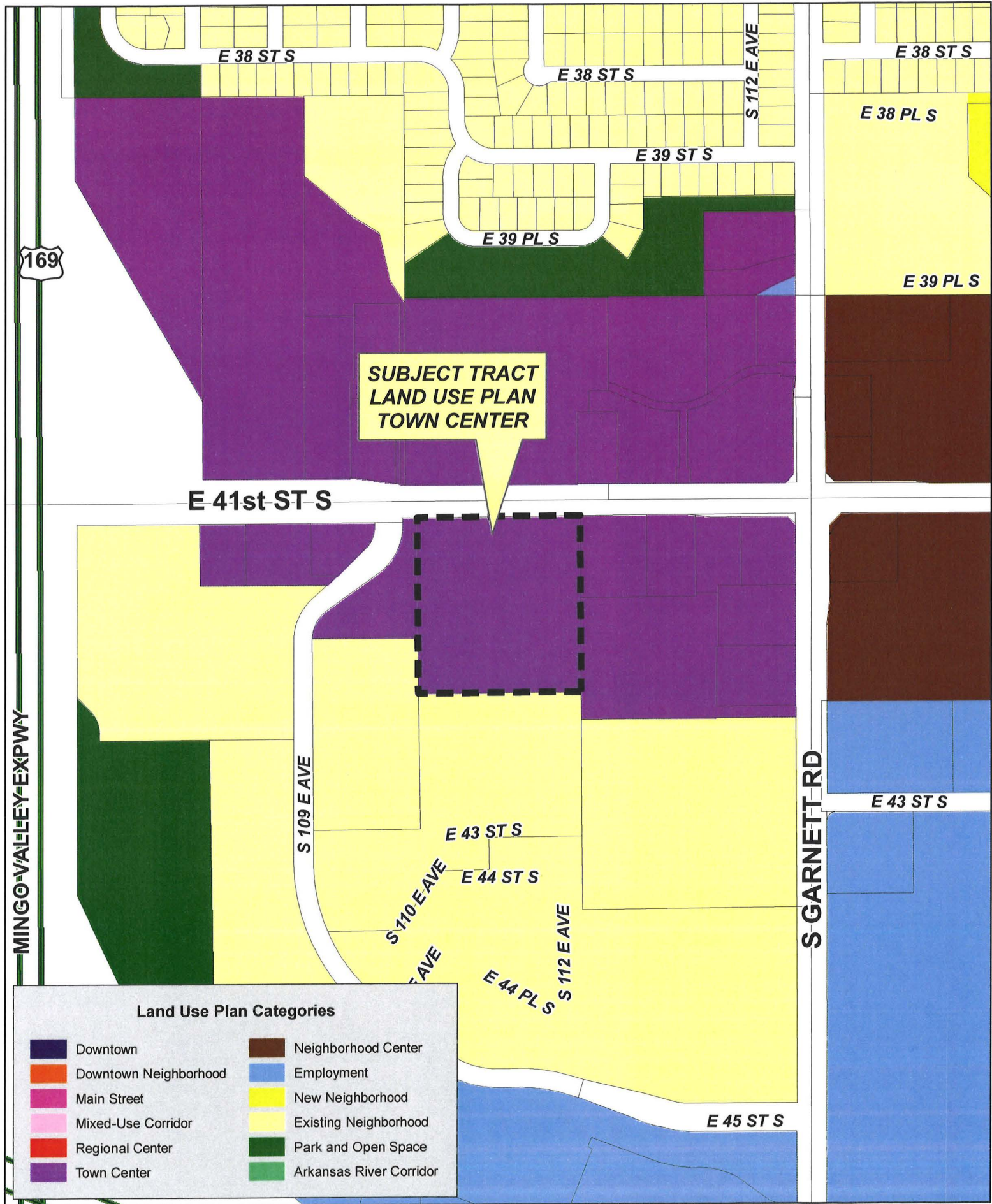
CO-12

19-14 30

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

Aerial Photo Date: February 2018

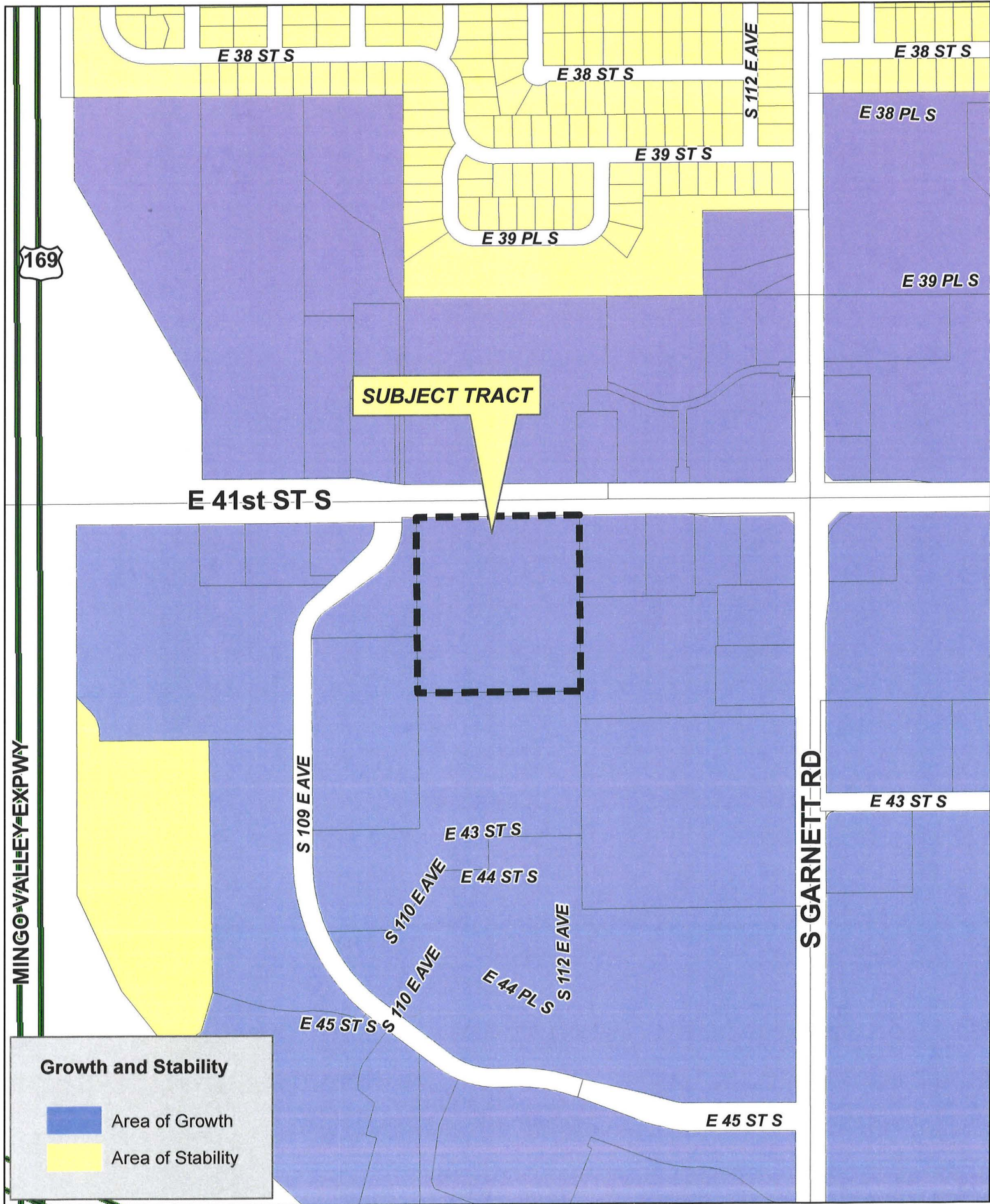




CO-12

19-14 30





169

MINGO VALLEY EXPWY

E 38 ST S

E 38 ST S

S 112 E AVE

E 38 ST S

E 38 PL S

E 39 ST S

E 39 PL S

E 39 PL S

SUBJECT TRACT

E 41st ST S

S 109 E AVE

E 43 ST S

E 44 ST S

S 110 E AVE

S 111 E AVE

E 44 PL S

S 112 E AVE

S GARNETT RD

E 43 ST S

E 45 ST S

EXHIBIT "A"

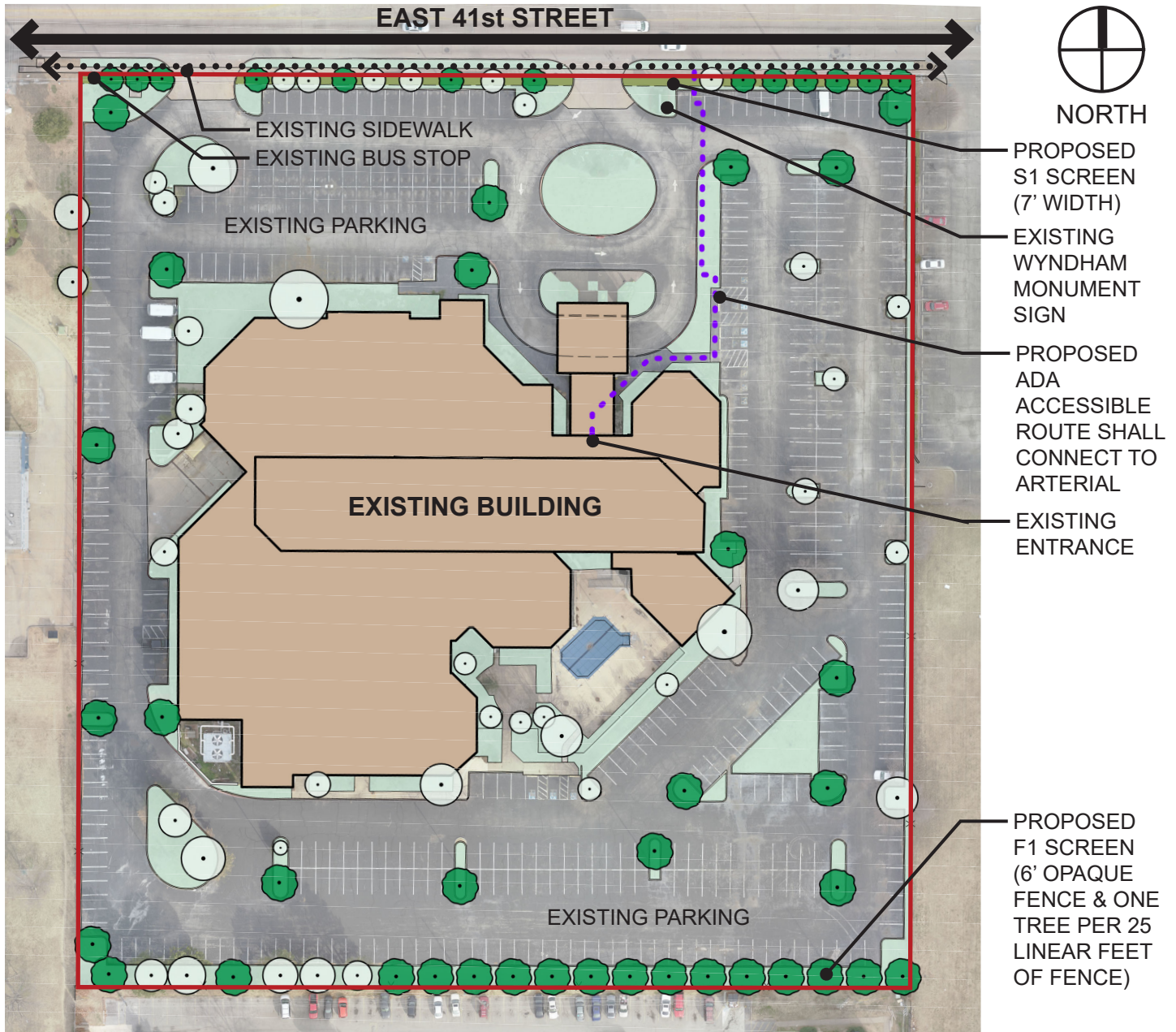
LEGAL DESCRIPTION

Lot 1, Block 1, ATRIA ONE, an Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the Recorded Plat No. 4237.

Rosewood Park Seniors Housing Project Corridor Site Plan

Exhibit B.

4.6.2021



N.T.S.

LANDSCAPE

- EXISTING TREES= 42
- PROPOSED TREES= 48

OPEN SPACE PER DWELLING UNIT

200SF PER DWELING UNIT REQUIRED

170 DWELLING UNITS PROPOSED: $170 \times 200\text{SF} = 34,000\text{SF}$ OPEN SPACE REQUIRED BY CODE
EXISTING OPEN SPACE: 67,294SF

LEGEND

- EXISTING LANDSCAPE
- EXISTING TREES
- PROPOSED LANDSCAPE
- PROPOSED TREES
- ADA ACCESSIBLE ROUTE



Robert J. Getchell
Direct Line: (918) 595-4822
rgetchell@gablelaw.com

1100 ONEOK Plaza
100 West Fifth Street
Tulsa, Oklahoma 74103-4217
Telephone (918) 595-4800
Fax (918) 595-4990
www.gablelaw.com

10 March 2021

Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
ATTN: Dwayne Wilkerson
2 West 2nd Street - Suite 800
Tulsa, Oklahoma

Via Email:
DWilkerson@INCOG.org
ESubmit@INCOG.org
and Hand Delivery

Re: Application No. CO-12 - TMAPC Agenda for 17 March 2021

Members of the Planning Commission:

We serve as counsel to **H W Allen Co LLC**, the owner of a shopping center directly across the street from the property that is the subject of the referenced corridor zoning site plan amendment application. Our client has just received notice of the matter's setting on the agenda for next week's TMAPC meeting and has some significant concerns about the nature and scope of the application for which you are requested (in the referenced case) to approve some substantial changes in the permitted uses prescribed by the existing approved Corridor Site Plan.

Our client has had a brief conversation with the applicant and its counsel, but the application's nature and scope are such that further study and evaluation of the application and all related available information is well warranted. Unfortunately, our client's principal officer is unavoidably out of town until the date of the hearing, which limits the amount of time and attention our client can give to this important matter. This is not to say, necessarily, that our client will oppose the application, only that it reasonably needs more time to study and evaluate it than merely one week before the hearing.

I have conferred with the applicant's counsel, Lou Reynolds, and he is aware that I am making this request and expressed no opposition to it.

Accordingly, we request a continuance of the hearing on Case No. CO-12 to at least the next TMAPC meeting or the one after that—depending upon the TMAPC's



agenda load for those meetings—to allow our client reasonably sufficient time to study and evaluate the application and continue its dialogue with the applicant in the hope and expectation that some agreement can be reached that is mutually suitable and beneficial to all parties.

Yours very truly,

Stephen A. Schuller
For the Firm

SAS:me

cc: R. Louis Reynolds, Esq.
Mr. Phil Allen

Wilkerson, Dwayne

From: Wilkerson, Dwayne
Sent: Thursday, March 11, 2021 9:44 AM
To: Sawyer, Kim
Subject: RE: Case No. CO-12: Request for continuance

Mr. Schuller represents property owners across 41st so it is a continuance request from the neighborhood.

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



From: Sawyer, Kim <ksawyer@incog.org>
Sent: Thursday, March 11, 2021 9:36 AM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Subject: RE: Case No. CO-12: Request for continuance

Dwayne who is Schuller to the case? Who do I put is requesting the continuance?

From: Wilkerson, Dwayne <DWilkerson@incog.org>
Sent: Wednesday, March 10, 2021 5:00 PM
To: Sawyer, Kim <ksawyer@incog.org>
Cc: Miller, Susan <SMiller@incog.org>; R. Louis Reynolds <LReynolds@ellerdetrich.com>; Stephen A. Schuller <sschuller@gablelaw.com>
Subject: FW: Case No. CO-12: Request for continuance

Mr. Schuller,

Thank you for your letter requesting a continuance. Staff supports a continuance request to the next available planning commission meeting scheduled April 7th.

Kim,
Please forward this to the Planning Commission for their consideration at the March 17th meeting.

Respectfully,



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

From: Stephen A. Schuller <sschuller@gablelaw.com>
Sent: Wednesday, March 10, 2021 3:30 PM
To: Wilkerson, Dwayne <DWilkerson@incog.org>; esubmit <esubmit@incog.org>
Cc: Lou Reynolds <rlreynolds@ellerdetrich.com>; Lou Reynolds <lreynolds@ellerdetrich.com>
Subject: Case No. CO-12: Request for continuance

Please see attached letter.



Stephen A. Schuller | Shareholder | GableGotwals

(w) 918-595-4864 | (f) 918-595-4990 | sschuller@gablelaw.com
1100 ONEOK Plaza | 100 West 5th Street
Tulsa, OK 74103-4217 | USA | [Bio](#) | www.gablelaw.com

This message and any attachments are for the addressee only and may contain privileged or confidential information. If you have received this in error, please notify me immediately and permanently delete the message and any prints or other copies.



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7594

Hearing Date: April 7, 2021

Moved from February 17 to March 17th.

Applicant continuance from March 17th to April 7th

Case Report Prepared by:

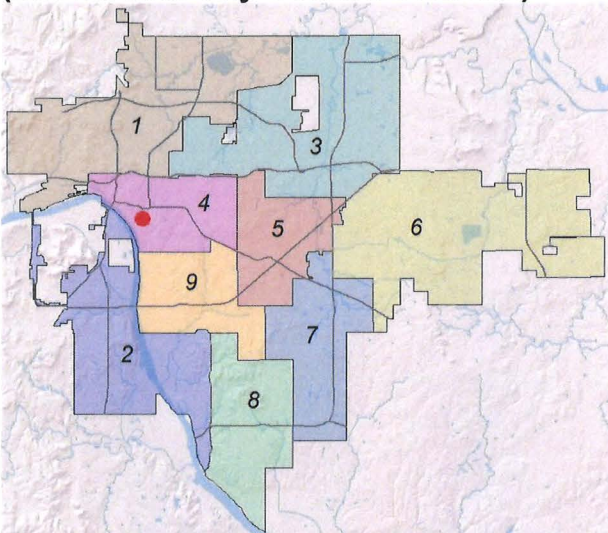
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Todd Robinson

Property Owner: Todd & Allison Robinson

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Residential Multi-family

Concept summary: Rezoning to support multifamily development on the site at a greater density than is currently allowed by OL zoning. Open space requirements are less in the RM-2 district.

Tract Size: 0.17 ± acres

Location: North of the Northwest corner of East 18th Street South & South Cincinnati Avenue

Zoning:

Existing Zoning: OL

Proposed Zoning: RM-2

Comprehensive Plan:

Land Use Map: Neighborhood Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9212

CZM: 36

City Council District: 4

Councilor Name: Kara Joy McKee

County Commission District: 2

Commissioner Name: Karen Keith

4.1

SECTION I: Z-7594

DEVELOPMENT CONCEPT: This site is already zoned OL and allows multifamily development. The street, trail and utility infrastructure can support the additional density anticipated on the lot.

Apartment/Condo Density summary for 0.17-acre lot.

	Minimum land area per du	Minimum open space per dwelling unit	Maximum building height	Minimum street setback	Maximum dwelling units allowed
Existing OL	1100 sf	1200 sf	35 feet	10 feet	3 +/-
Proposed RM-2	1100 sf	200 sf	35 feet	10 feet	5 +/-

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

Z-7572 is in the Neighborhood Center land use designation. RM-2 zoning is consistent with the goals of the plan to create a well-connected, walkable neighborhood with access to goods and services, diverse housing options, and public transportation. RM-2 zoning provides uses and opportunities to accomplish those goals and,

The existing OL zoning allows apartment/condo development however OL zoning requires 1200sf of open space per dwelling unit. RM-2 zoning only requires 200 square feet of open space per dwelling unit. This site abuts the Midland Valley trail system and provides direct access to the park north of the site and direct access to Gathering Place south of this site. Increased opportunities for density on the site are mitigated by a 35 foot tall building height in both the OL and RM-2 zoning district and,

RM-2 zoning allows uses and building types that are consistent with the Neighborhood Center land use designation therefore,

Staff recommends approval of Z-7594 to rezone property from OL to RM-2.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: RM-2 zoning allows uses and building types that 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,

4.2

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:

Trail System Master Plan Considerations:

Midland Valley Trail System abuts this property. Direct connection to the trail should be provided to this site.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is a small undeveloped empty parcel abutting the Midland Valley Trail system. Vehicular access to this site is limited to South Cincinnati Avenue which is a one-way street for southbound traffic.

Environmental Considerations: None that affect site redevelopment opportunities.

Streets and Trails:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Cincinnati Avenue	Residential Collector	60 feet	2 southbound only
Midland Valley Trail	NA	NA	Pedestrian and bicycle access only

4.3

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RM-2	Neighborhood Center	Growth	Single Family home
East	RS-2	Existing Neighborhood	Stability	HP neighborhood
South	CS	Neighborhood Center	Growth	Convenience Store
West	CH	Park and Open Space	Stability	Midland Valley Trail System

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 13912 dated August 4, 1977 established zoning for the subject property.

Subject Property:

Z-5005 August 1977: All concurred in **approval** of a request for *rezoning* a .17± acre tract of land from RM-2 to OL, on property located north of the northwest corner of East 18th Street South and South Cincinnati Avenue (Ordinance No. 13912).

Ordinance number 11814 dated June 26, 1970 established zoning for the subject property.

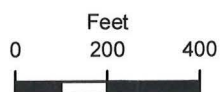
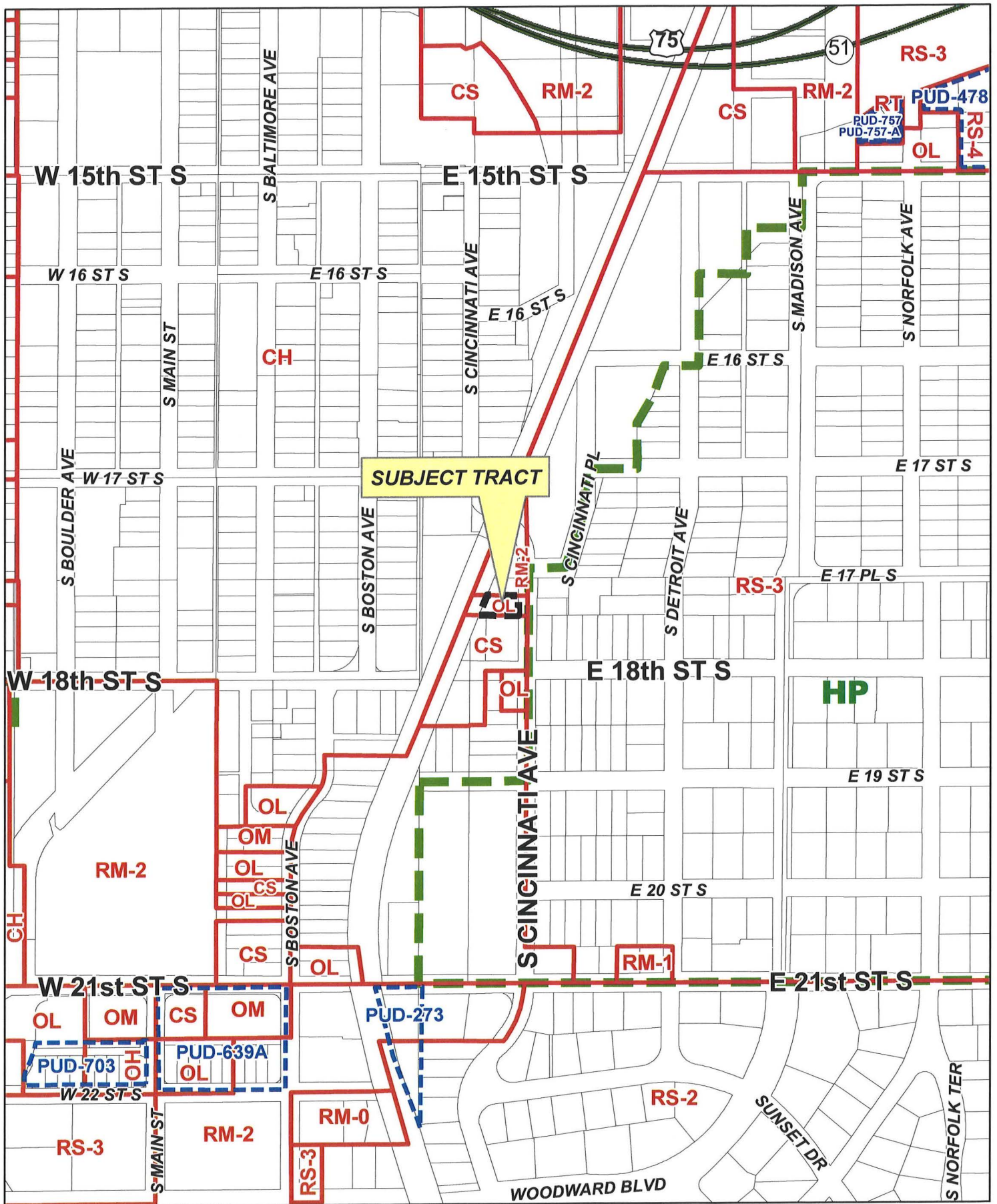
Surrounding Property:

BOA-18909 November 2000: The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 6 in a CH zoned district, the request for *Variance* of the requirement that core living area be a minimum of 20' x 20' was withdrawn, on property located at 1733 South Boston Avenue.

BOA-16983 March 1995: The Board of Adjustment **approved** a *Special Exception* to permit a public park in an RS-3 zoned district, per plan submitted, finding the park improvements to be compatible with the neighborhood, on property located at 404 East 15th Street South.

Z-6378 March 1993: All concurred in **approval** of a request for *rezoning* a large, multi-acre tract of land with various zoning districts to establish an Historic Preservation Overlay and design guidelines for the review and approval of applications for Certificate of Appropriateness, on properties located in the Maple Ridge area between 15th and 21st Streets South and Peoria Avenue and old right-of-way of the Midland Valley Railroad.

Z-5116 June 1978: All concurred in **approval** of a request for *rezoning* a .11± acre tract of land from RM-2 to OL, on property located at the southwest corner of East 18th Street South and South Cincinnati Avenue.



Z-7594

19-12 12





0 Feet
200 400



Subject
Tract

Z-7594

19-12 12

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

Aerial Photo Date: February 2018



4.6



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Feet



Subject
Tract

Z-7594

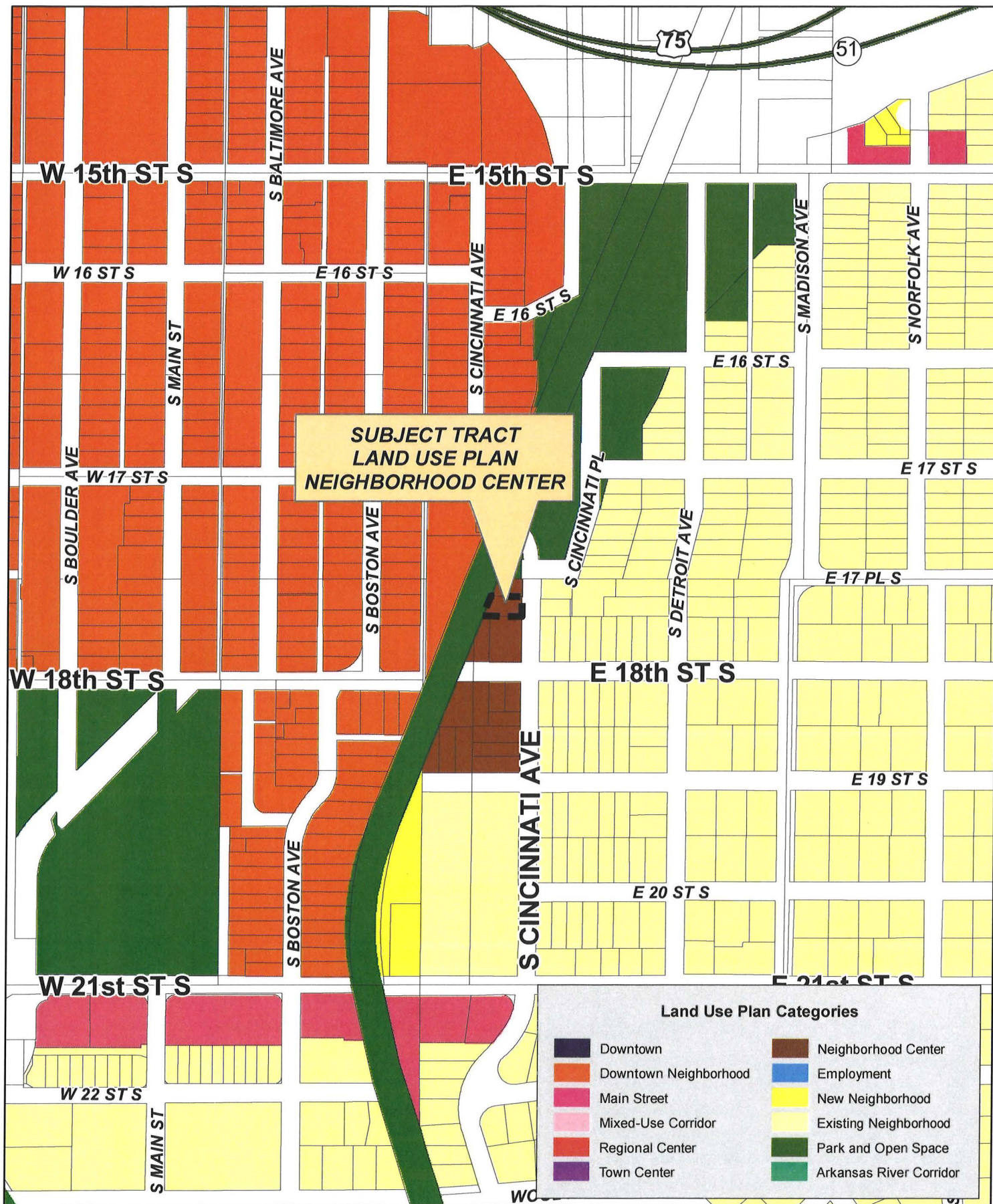
19-12 12

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

Aerial Photo Date: February 2018



4.7



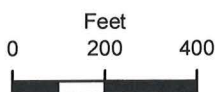
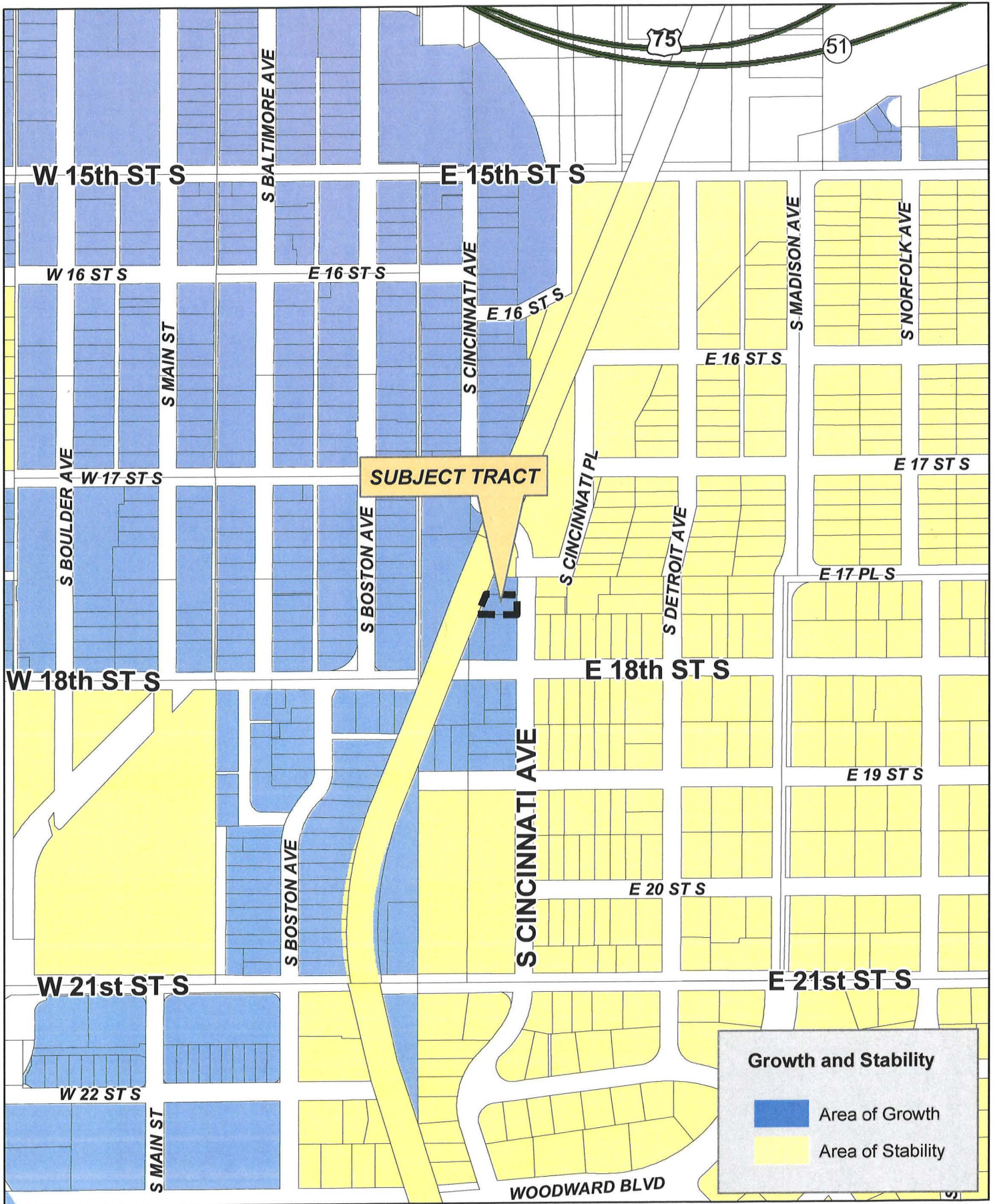
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Z-7594

19-12 12

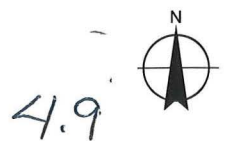


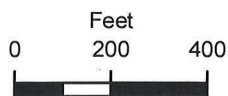
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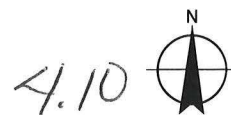
Z-7594

19-12 12





19-12 12





0 200 400
Feet



Subject
Tract

Z-7594

19-12 12

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

Aerial Photo Date: February 2018





Subject
Tract

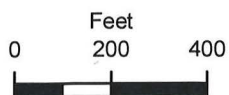
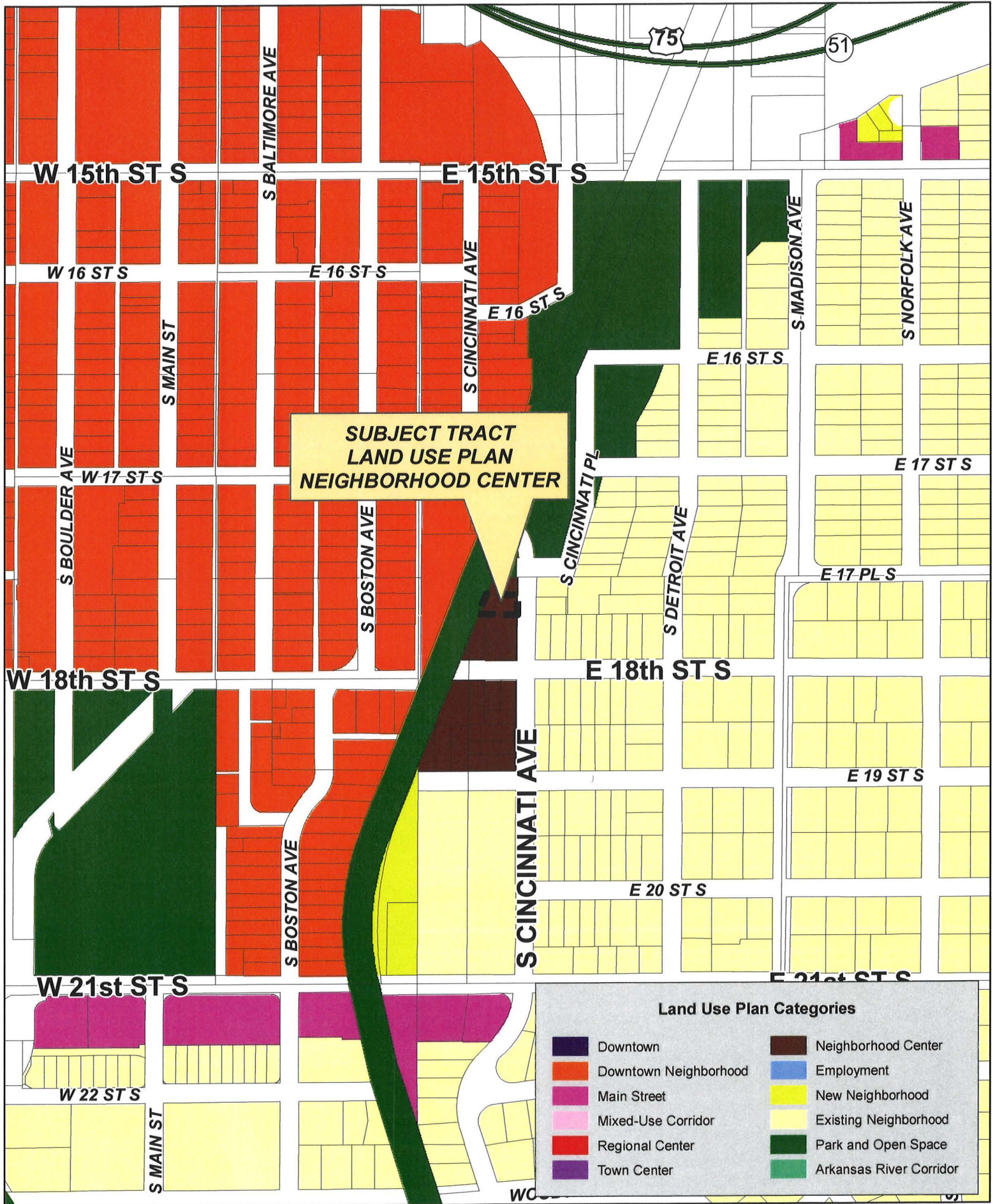
Z-7594

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Aerial Photo Date: February 2018

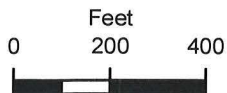
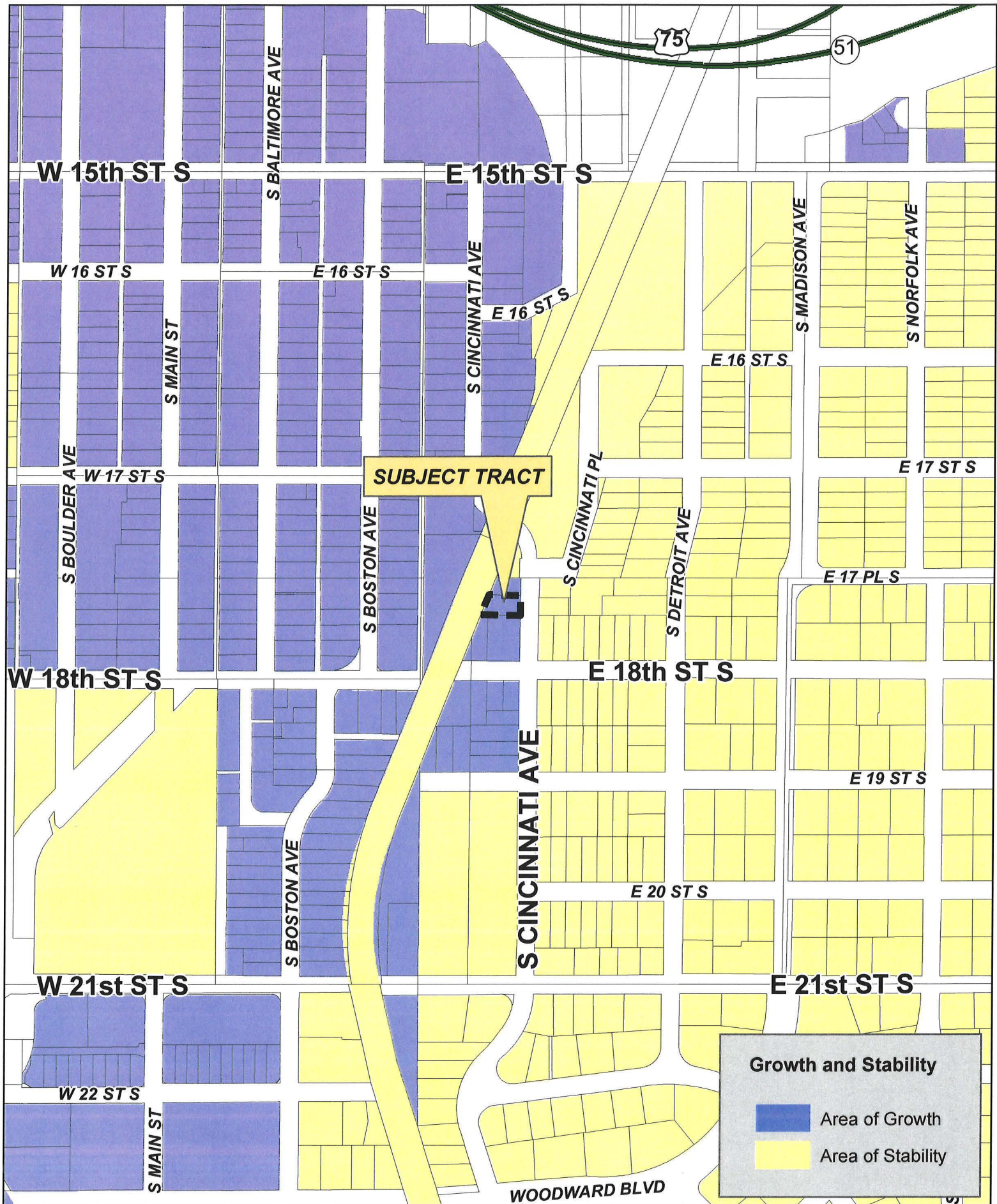




Z-7594

19-12 12





Z-7594

19-12 12





Tulsa Metropolitan Area
Planning Commission

Case: The Estates at the River V

Hearing Date: April 7, 2021
(Continued from March 17, 2021)

Case Report Prepared by:

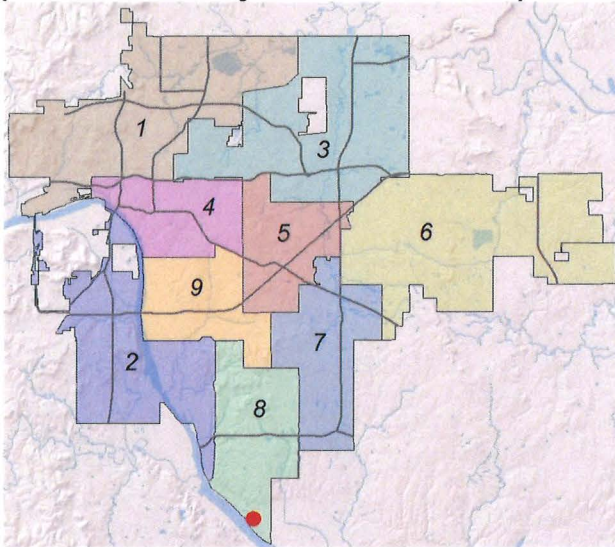
Nathan Foster

Owner and Applicant Information:

Applicant: Tanner Consulting, LLC

Owner: EATR, LLC, Great Plains Land and
Wildlife Conservation

Location Map:
(Shown with City Council districts)



Applicant Proposal:

Preliminary Plat

53 lots, 4 blocks, 35.329 ± acres

Location: South of the southwest corner of
East 121st Street South and South Hudson
Avenue

Zoning: RS-3 / PUD-803

Staff Recommendation:

Staff recommends **approval** of the
preliminary plat subject to the conditions
included in the attached staff
recommendation.

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

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

PRELIMINARY SUBDIVISION PLAT

The Estates at the River V - (CD 8)

South of the southwest corner of East 121st Street South and South Hudson Avenue

53 lots, 4 blocks, 35.29 ± acres

The Technical Advisory Committee (TAC) met on August 20, 2020 and provided the following conditions:

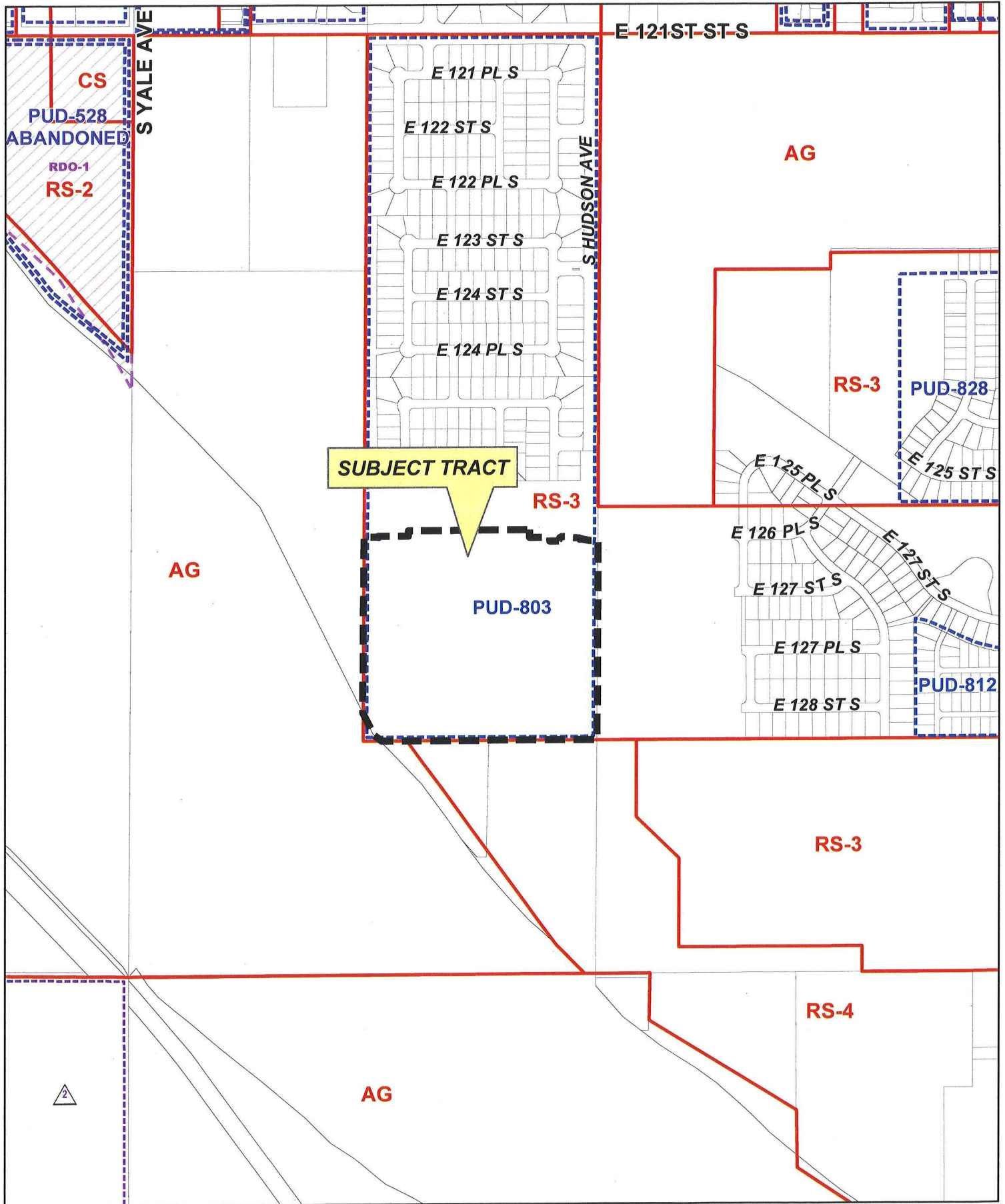
1. **Zoning:** The property is zoned RS-3 with an adopted Planned Unit Development (PUD-803). PUD-803 requires pedestrian and bicycle connections to be provided to the planned multi-use trail area at the southwest area of the subdivision. Planned connections and improvements are required to obtain PUD site and landscape plan approval prior to approval of the final plat. Improvements must be shown on the final set of infrastructure development plans (IDP). The Estates at the River Phase IV is dependant on Phase V to meet all open space requirements of the PUD. Phase IV and V should be combined into phase IV for the purpose of final plat approval and recordation.
2. **Addressing:** Provide lot address graphically on the face of the final plat along with standard address disclaimer. City of Tulsa will assign addresses.
3. **Transportation & Traffic:** Language needs to be updated to ensure all phases of The Estates of the River incorporating private streets are provided access to other private street areas. Subdivision and Development Regulations call for the following when designing new streets not shown on the Major Street and Highway Plan:
 - a. Create an integrated system of streets and nonmotorized transportation facilities that provide for safe and efficient access to lots and movement of people;
 - b. Provide for the efficient movement of through traffic by providing an interconnected network of streets and nonmotorized transportation facilities to avoid isolation of areas and over-reliance on major streets and highways; and
 - c. Be uncomplicated, so that emergency services, public services, and visitors can find their way to intended destinations.

The current street design consisting of a hammerhead on South Granite Avenue and a cul-de-sac at the end of East 127th Street creates two areas of isolation that could be resolved by connecting two dead ends with a through north/south street parallel to other streets in the subdivision. Staff recommends elimination of the cul-de-sac and hammerhead and the incorporation of a through street to meet the intent of the Subdivision and Development Regulations.

4. **Sewer:** Sanitary sewer extensions must be approved through the IDP process prior to final plat approval. Provide recording information for any U/E not being dedicated by the plat.

5. **Water:** Water main extensions must be approved through the IDP process prior to final plat approval.
6. **Engineering Graphics:** Submit a subdivision data control sheet with final plat submittal. Graphically show all pins found or set associated with this plat. Add legend entries for found/set property pins. Platted subdivisions at the time of final plat approval must be shown in the location map. All other property should be labeled unplatted. Label plat location as "Site" or "Project Location".
7. **Stormwater, Drainage, & Floodplain:** Any remaining regulatory floodplain boundaries must be shown on the face of the plat based on contours and base flood elevations. Development in floodplain areas is subject to additional regulations and will be required to comply with all standards.
8. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

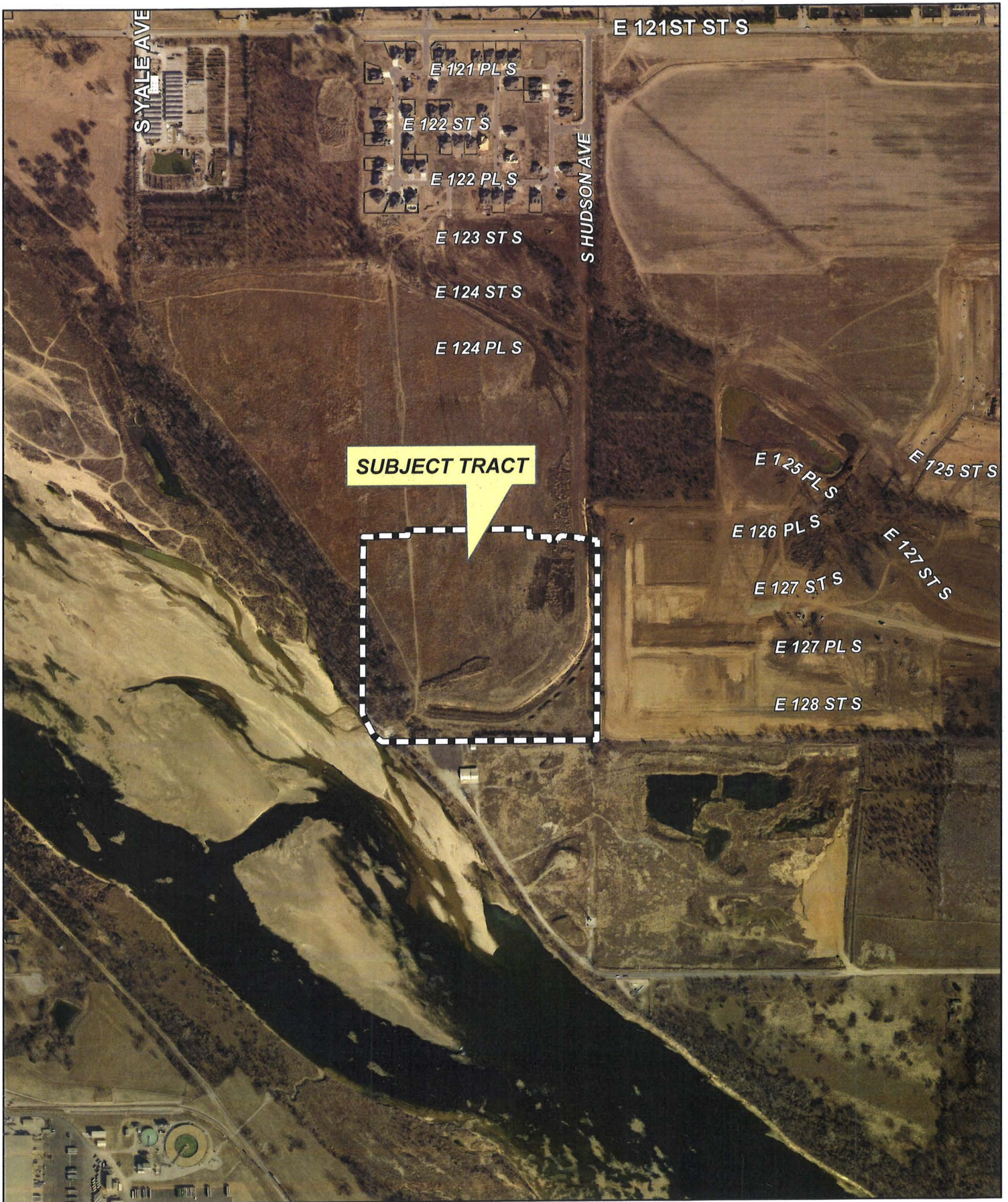
Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations. Final plat release by the City of Tulsa is required prior to final plat approval.



THE ESTATES AT THE RIVER V

17-13 03

5.4



0 Feet 400 800

THE ESTATES AT THE RIVER V

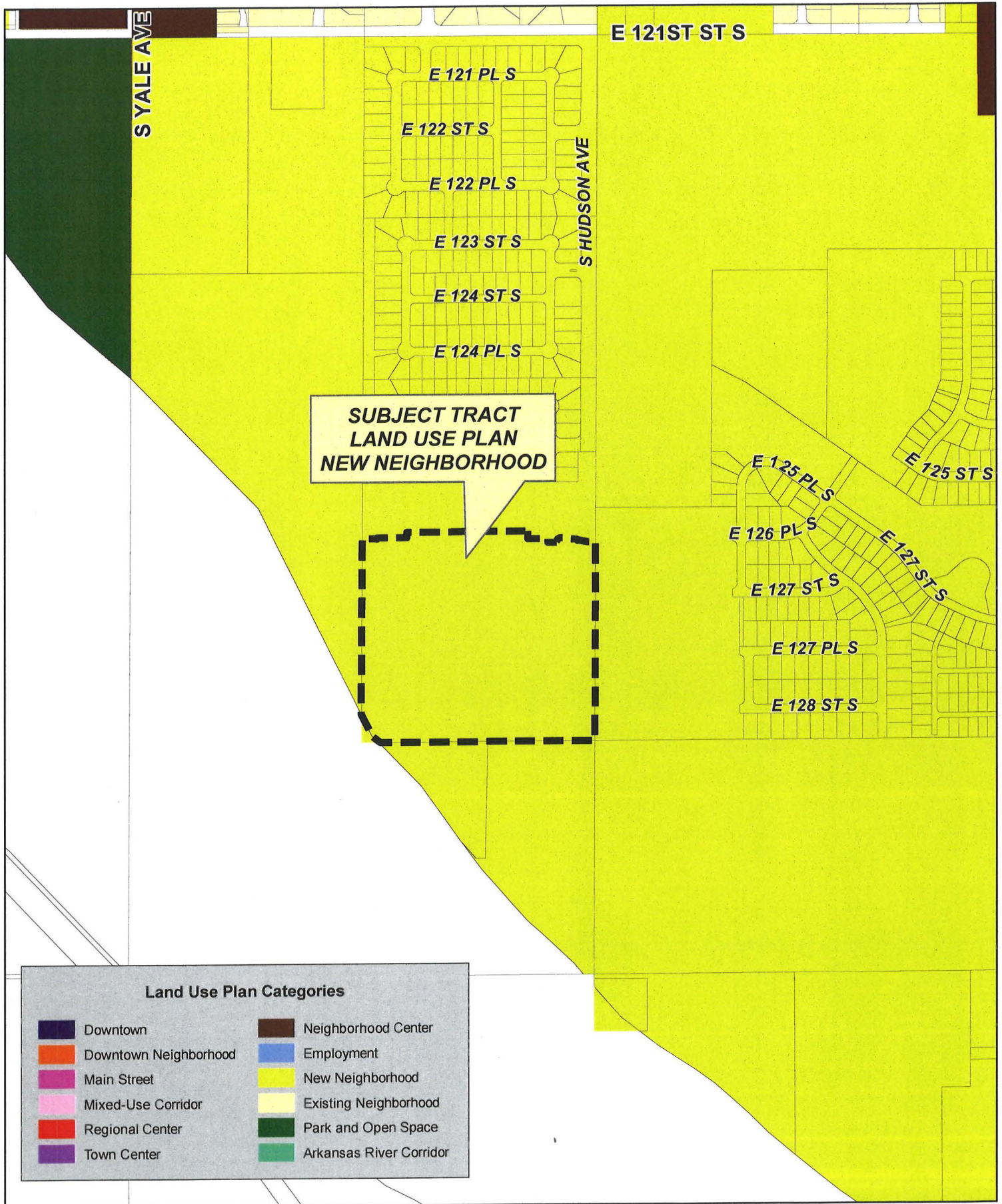
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Aerial Photo Date: February 2018

17-13 03

 Subject Tract



5.5

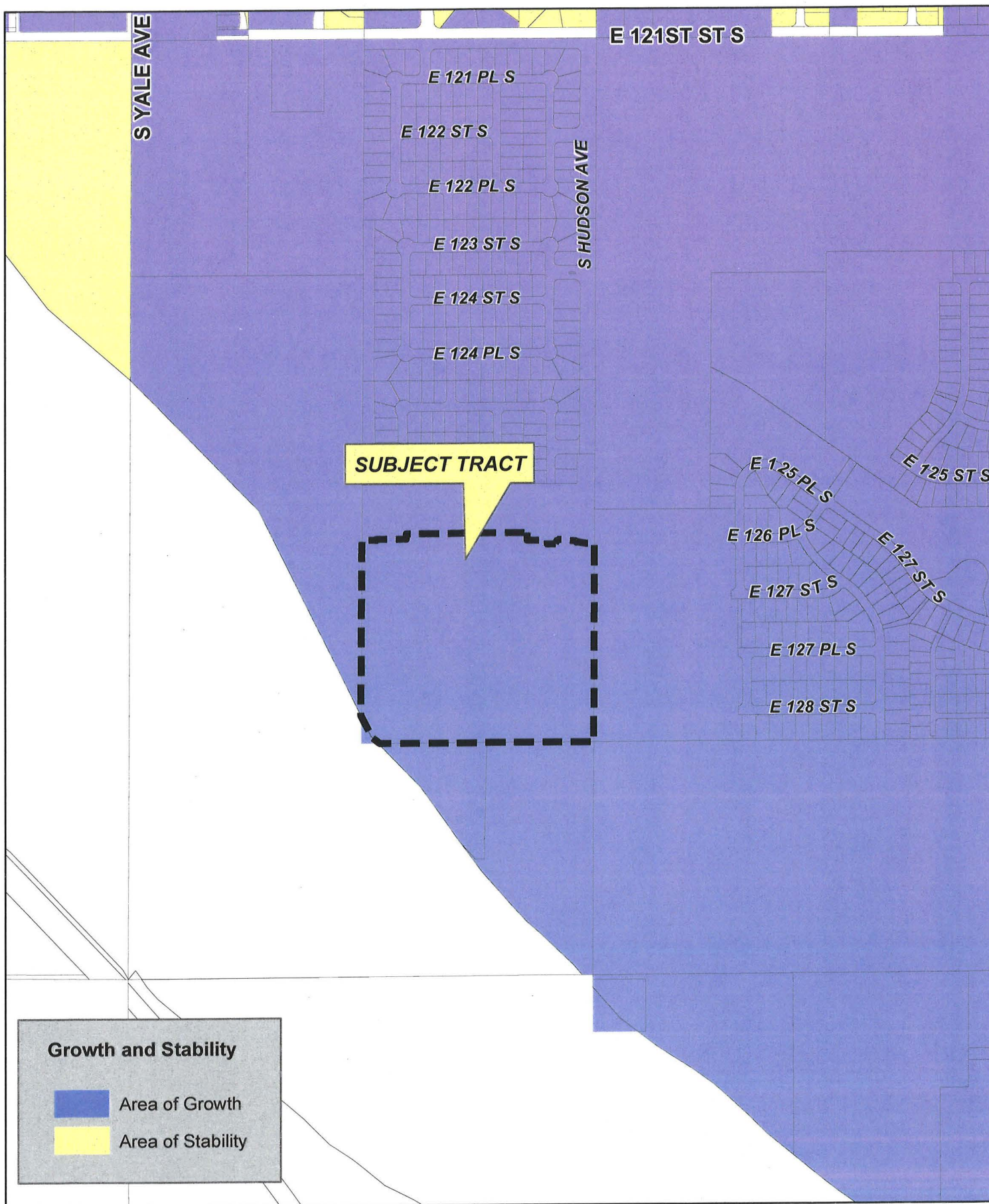


THE ESTATES AT THE RIVER V

17-13 03



5.4





Location Map
Scale: 1"=200'

SUBDIVISION CONTAINS:
FIFTY-THREE (53) LOTS
IN FOUR (4) BLOCKS
WITH THREE (3) RESERVE AREAS
GROSS SUBDIVISION AREA: 35.329 ACRES

Preliminary Plat

THE ESTATES AT THE RIVER V

PART OF GOVERNMENT LOT SIX (6) OF SECTION THREE (3),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
EATR LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
CONTACT: BRIAN GREEN
EMAIL: BIGGREEN47@MSN.COM
17211 South 4170 Road
Claremore, Oklahoma 74017
Phone: (918) 342-0840

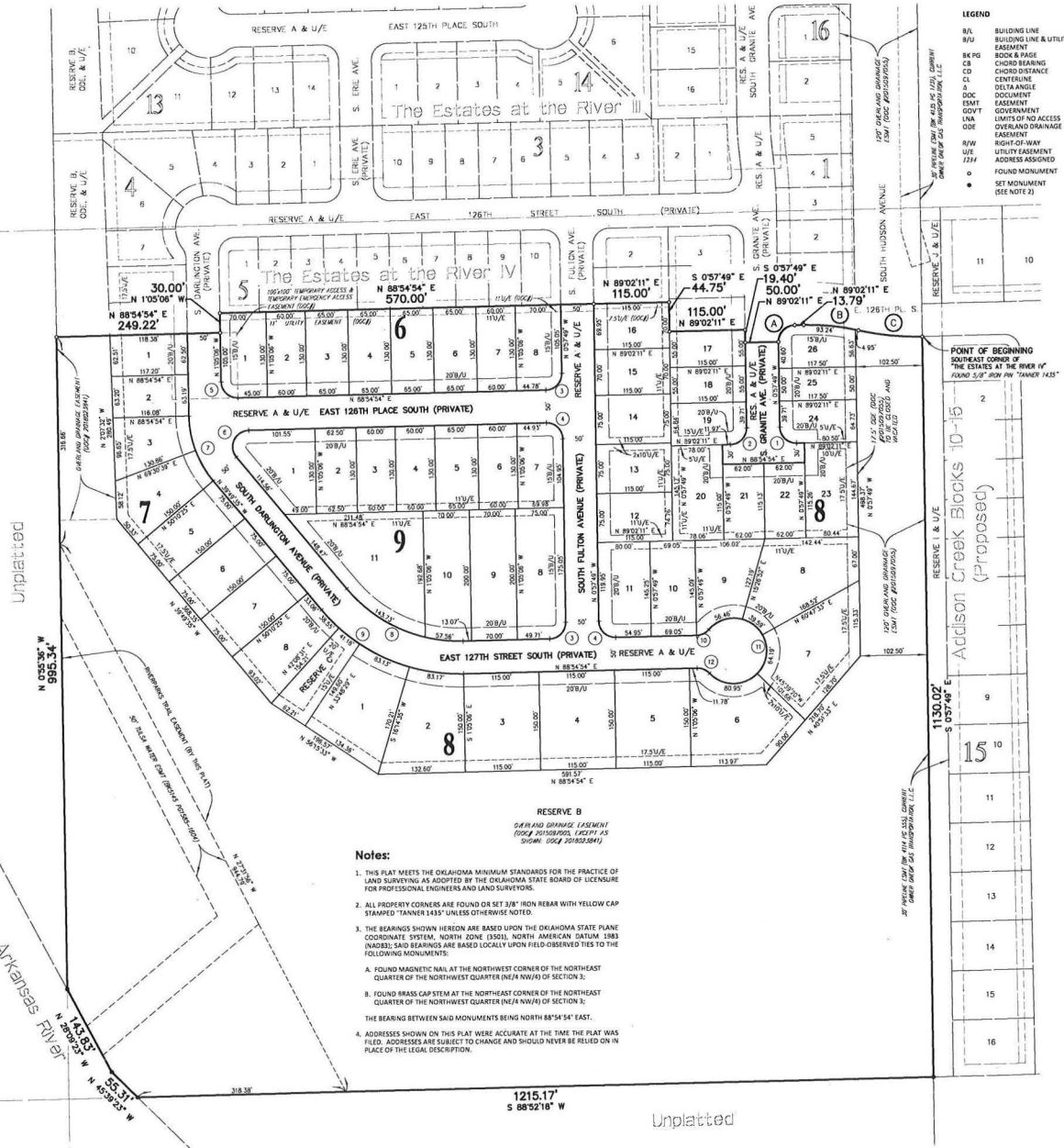
OWNER:
**Great Plains Land and Wildlife
Conservation Corporation**
AN OKLAHOMA NOT FOR PROFIT CORPORATION
CONTACT: KANE SMITH
3530 East 31st Street South
Tulsa, Oklahoma 74135
Phone: (918) 282-3760

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S., NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2021
EMAIL: DAN@TANNERCONSULTING.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



FINAL PLAT ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	
Approval Date:	
TMAPC/INCOG	
CITY ENGINEER	
Council of the City of Tulsa, Oklahoma	
Approval Date:	
CHAIRMAN	
MAYOR	
ATTEST: CITY CLERK	
CITY ATTORNEY	

The approval of this Final Plat will expire one year from the date of City Council approval if not filed in the Office of the County Clerk before that date.



Notes:

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE FOUND OR SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3001), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
A. FOUND MAGNETIC NAIL AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION 3;
B. FOUND BRASS CAP STAMP AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION 3;
THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°54'54" EAST.
4. ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

Curve Table

CURVE	LENGTH(S)	RADIUS(S)	DELTA(S)	CHORD(BEARS)	CHORD(MID)
1	39.27	25.00	90°00'00"	N43°37'49"W	35.36
2	39.27	25.00	90°00'00"	N44°02'11"E	35.36
3	39.27	25.00	90°00'00"	N43°58'27"E	35.32
4	39.32	25.00	90°00'00"	N44°03'18"W	35.38
5	39.27	25.00	90°00'00"	N46°05'08"W	35.36
6	56.17	25.00	128°44'30"	N24°32'39"E	43.08
7	108.18	160.00	38°48'30"	N69°27'21"W	106.14
8	201.29	225.00	51°15'30"	N65°27'21"W	194.65
9	246.02	275.00	51°15'30"	N65°27'21"W	237.69
10	21.03	25.00	48°11'23"	N64°09'13"E	20.42
11	241.19	50.00	276°22'45"	N1°05'08"W	66.67
12	21.03	25.00	48°11'23"	N65°39'24"W	20.42

Boundary Curve Table

CURVE	LENGTH(S)	RADIUS(S)	DELTA(S)	CHORD(BEARS)	CHORD(MID)
A	39.27	25.00	90°00'00"	N44°02'11"E	35.36
B	84.34	320.00	17°48'24"	N84°03'37"W	84.34
C	98.61	400.00	14°07'30"	N84°13'12"W	98.39

5.8



Location Map
Scale: 1"=200'

SUBDIVISION CONTAINS:
FIFTY-THREE (53) LOTS
IN FOUR (4) BLOCKS
WITH THREE (3) RESERVE AREAS
GROSS SUBDIVISION AREA: 35.329 ACRES

Conceptual Utility Plan

PUD-803-7

THE ESTATES AT THE RIVER V

PART OF GOVERNMENT LOT SIX (6) OF SECTION THREE (3),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
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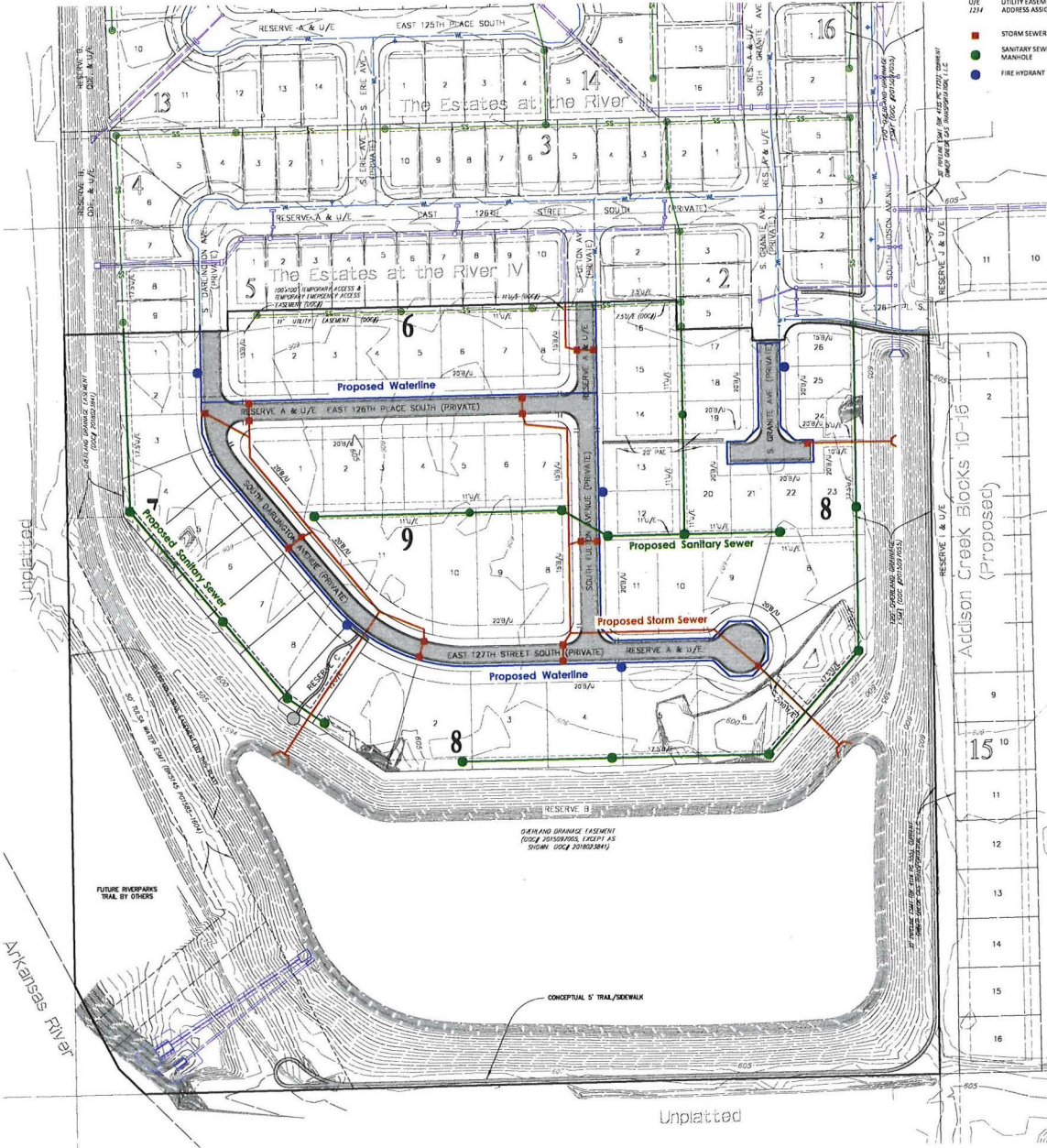


OWNER:
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AN OKLAHOMA LIMITED LIABILITY COMPANY
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5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

LEGEND	
B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY
AD	ADJACENT
BOOK & PAGE	BOOK & PAGE
CD	CHORD BEARING
CL	CENTERLINE
CL	CENTERLINE
DOC	DOCUMENT
DOVT	GOVERNMENT
DOVT	GOVERNMENT
LNA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE
PAE	PEDESTRIAN ACCESS
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
U/E	UTILITY EASEMENT
U/E	ADDRESS ASSIGNED
■	STORM SEWER INLET
●	SANITARY SEWER MANHOLE
●	FIRE HYDRANT



Notes:

1. THIS PLAN MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE FOUND OR SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3502), NORTH AMERICAN DATUM, 1983 (NAD83). SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
A. FOUND MAGNETIC NAVAL AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NEA NW1/4) OF SECTION 3;
B. FOUND BRASS CAPSTAN AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NEA NE1/4) OF SECTION 3;
THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°54'54" EAST.
4. ADDRESSES SHOWN ON THIS PLAN WERE ACCURATE AT THE TIME THE PLAN WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

DATE OF PREPARATION: March 10, 2021

The Estates at the River V
SHEET 1 OF 3

5.11



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-511
(related to case PUD-852-A)

Hearing Date: April 7, 2021

Case Report Prepared by:

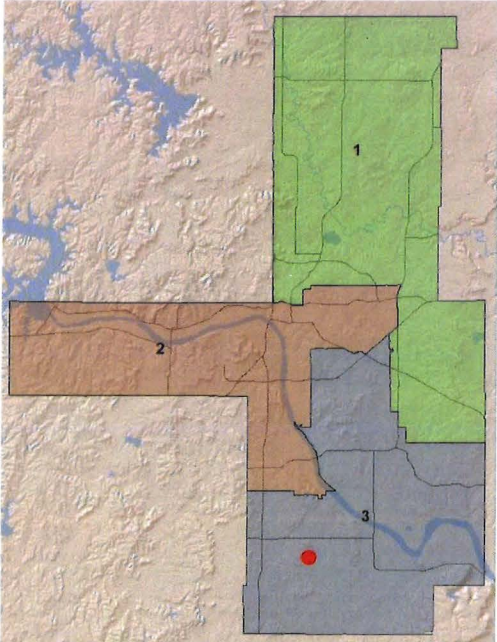
Jay Hoyt

Owner and Applicant Information:

Applicant: Greg Hollinger

Property Owner: Rathburn Investments LLC

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Residential

Concept summary: Rezone from RE to AG for a Single-Family residence.

Tract Size: 10 ± acres

Location: South of the Southwest corner of East 161st Street South & South Lewis Avenue

Zoning:

Existing Zoning: RE / PUD-852

Proposed Zoning: AG

Comprehensive Plan:

Land Use Map: Rural

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 7330

CZM: 66

County Commission District: 3

Commissioner Name: Ron Peters

SECTION I: CZ-511

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from RE to AG in conjunction with the abandonment of PUD-852 to permit a single family residence.

PUD-852 with RE zoning was established to permit a Residential Estate development, which has not been developed at this time. The applicant wishes to take the zoning of the subject lot back to AG, which has been previously. They propose to utilize the lot for a single-family residence.

The subject lot is located within the Rural land use designation of the Tulsa County Comprehensive Plan. The proposed rezoning and PUD abandonment would be compatible with this designation.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Land Use Map

DETAILED STAFF RECOMMENDATION:

CZ-511 is non-injurious to surrounding proximate properties;

CZ-511 is compatible with the Rural land use designation of the Tulsa County Comprehensive Land Use Plan;

CZ-511 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends **Approval** of CZ-511 to rezone property from RE to AG

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject lot is located in an area designated as Rural in the Tulsa County Comprehensive Plan and the City of Glenpool Comprehensive Plan. The City of Glenpool Comprehensive Plan was adopted as part of the Tulsa County Comprehensive Plan July, 2019.

Land Use Vision:

Land Use Plan map designation: Rural

The Rural designation consists of lands that are sparsely developed, with mainly agricultural and very low-density residential as the primary uses. This category provides its residents with the choice of relative seclusion within the countryside and away from a more developed setting. Glenpool has extensive rural lands within its City limits relative to cities that have this mostly beyond their jurisdiction, except in areas that have been annexed for eventual development, or to preserve rural character through the protections afforded by agricultural zoning. Floodplain areas may also retain their rural character over the long term given their unsuitability for any intensive land development.

Areas of Stability and Growth designation: None

6.2

Transportation Vision:

Major Street and Highway Plan: S Lewis Ave is designated as a Secondary Arterial

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site currently contains a single-family residence*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
S Lewis Ave	Secondary Arterial	100 feet	2

Utilities:

The subject tract has municipal water available. A septic system will be required for sewer service.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	AG	Rural	N/A	Single-Family/AG
South	AG	Rural	N/A	Single-Family/AG
East	AG	N/A	N/A	Single-Family
West	AG	Rural	N/A	Single-Family/AG

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Resolution number 247350 dated March 18, 2019 established zoning for the subject property.

Subject Property:

CZ-482/PUD-852 March 2019: All concurred in **approval** of a request to rezone a 10± acre tract of land from AG to RE and **approval** of a proposed *Planned Unit Development* for a Single-family subdivision, on property located south of the southwest corner of East 161st Street South and South Lewis Avenue. (Resolution No. 247350)

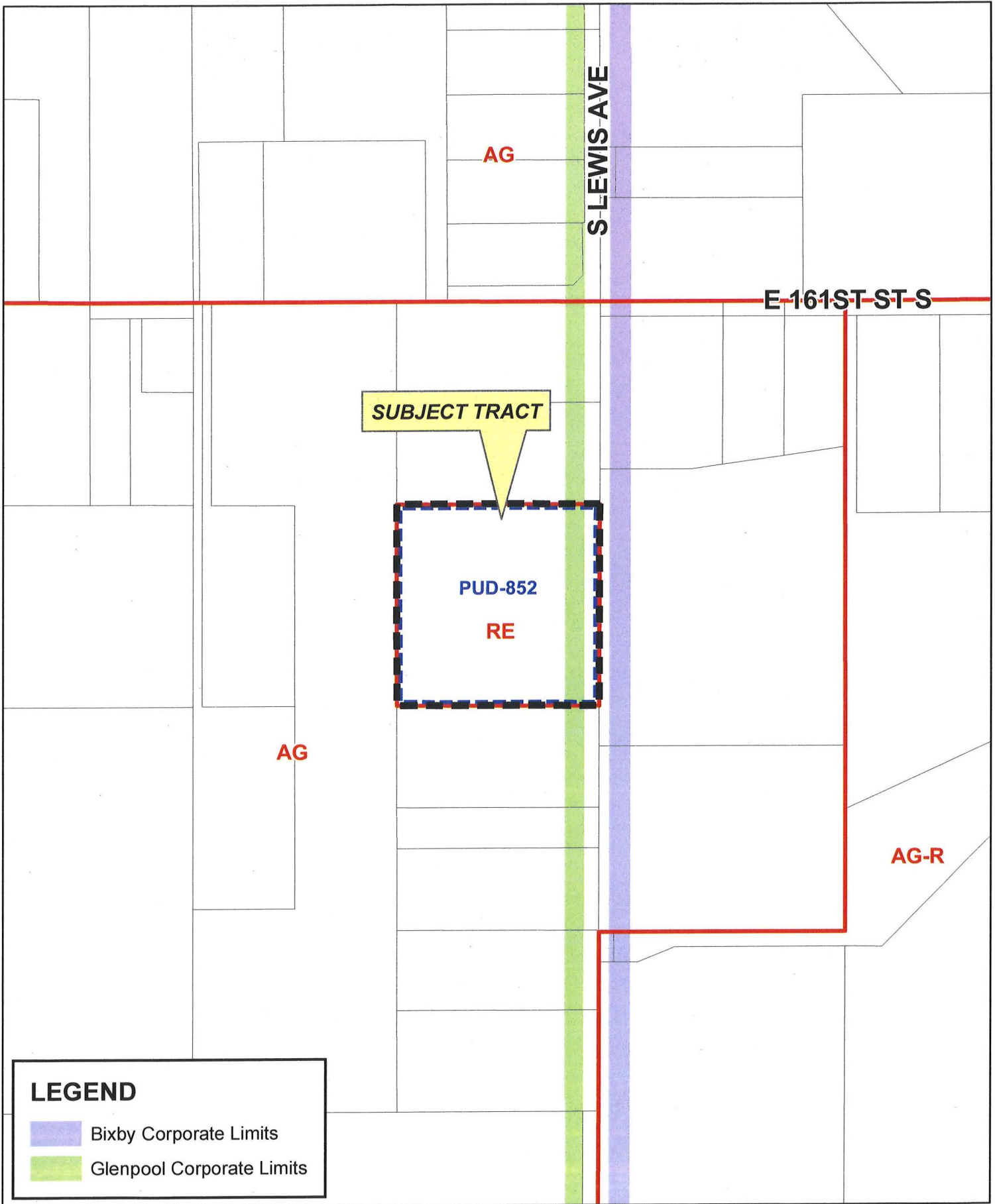
Resolution number 98254 dated September 15, 1980 established zoning for the subject property.

Surrounding Property:

No Relevant History.

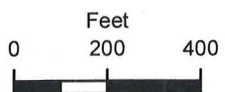
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6.4



LEGEND

-  Bixby Corporate Limits
-  Glenpool Corporate Limits



CZ-511

17-13 30





S LEWIS AVE

E 161ST ST S

0 Feet 200 400



Subject
Tract

CZ-511

17-13 30

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

Aerial Photo Date: February 2018



6.6



S LEWIS AVE

0 Feet 50 100



Subject Tract

CZ-511

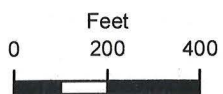
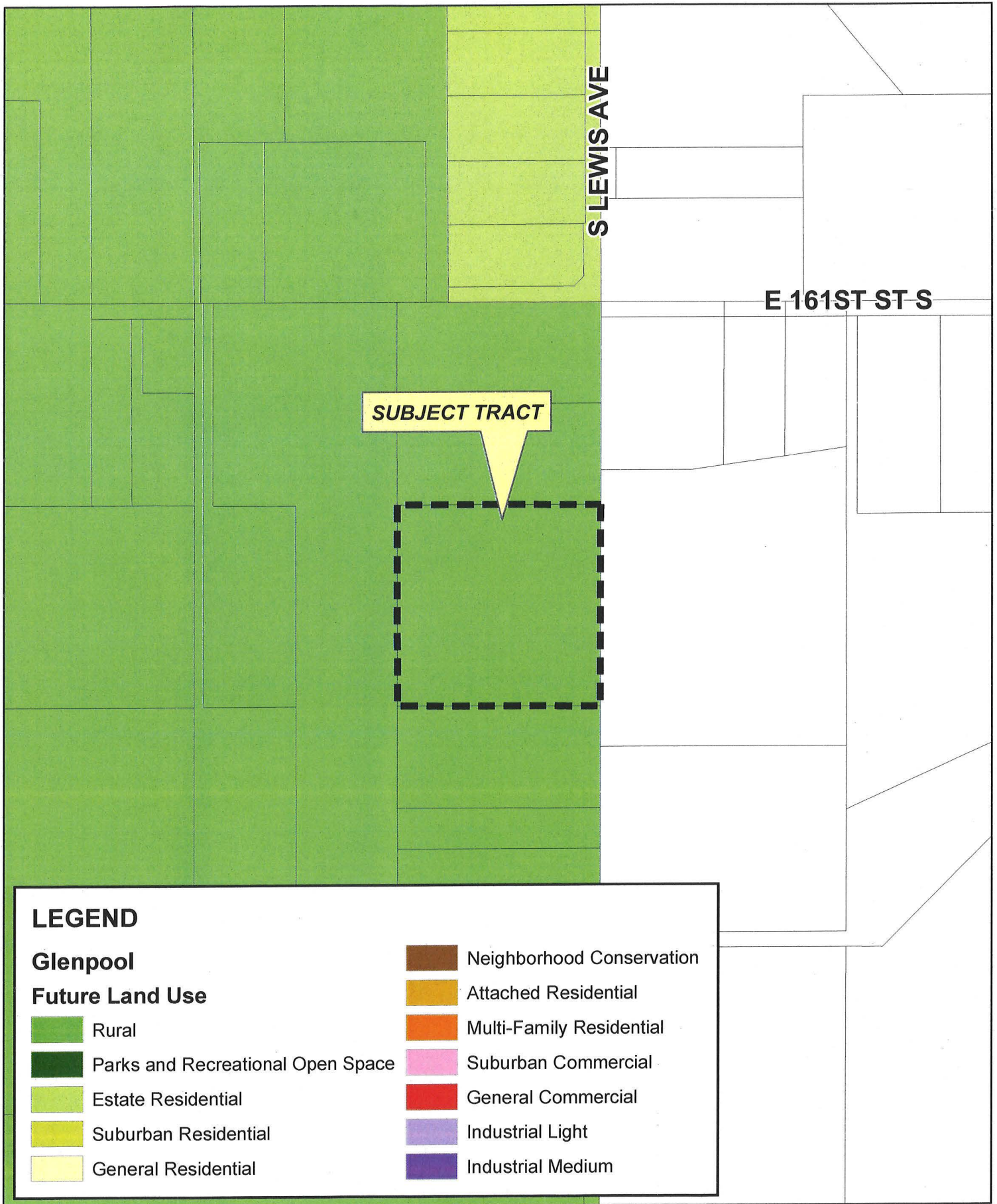
17-13 30

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

Aerial Photo Date: February 2018



6.7





Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-852-A
(related to case CZ-511)

Hearing Date: April 7, 2021

Case Report Prepared by:

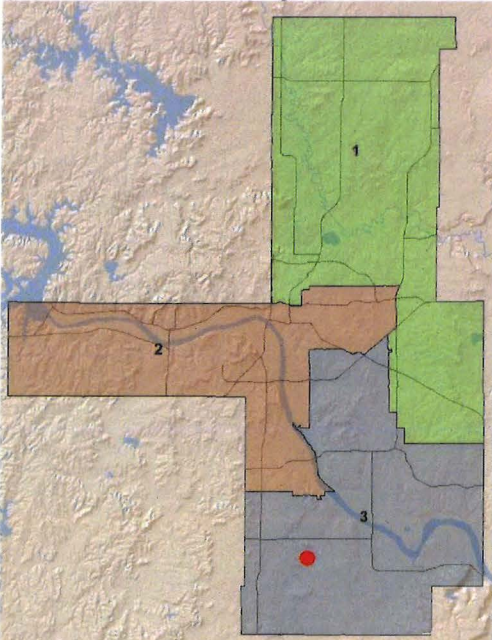
Jay Hoyt

Owner and Applicant Information:

Applicant: Greg Hollinger

Property Owner: RATHBURN INVESTMENTS LLC

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Residential

Concept summary: Abandon PUD-852 in conjunction with a rezoning from RE to AG for a Single-Family residence.

Tract Size: 10 ± acres

Location: South of the Southwest corner of East 161st Street South & South Lewis Avenue

Zoning:

Existing Zoning: PUD-852, RE

Proposed Zoning: AG

Comprehensive Plan:

Land Use Map: Rural

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 7330

CZM: 66

County Commission District: 3

Commissioner Name: Ron Peters

7.1

SECTION I: PUD-852-A

DEVELOPMENT CONCEPT: The applicant is proposing to abandon PUD-852 in conjunction with rezoning case CZ-511, requesting a rezone from RE to AG, to permit a single family residence. The Residential Estate development that was proposed for PUD-852 was never constructed.

The subject lot is located within the Rural land use designation of the Tulsa County Comprehensive Land Use Plan. The proposed PUD abandonment and rezoning would be compatible with that designation.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

PUD-852-A is non-injurious to surrounding proximate properties;

PUD-852-A is compatible with the Rural land use designation of the Tulsa County Comprehensive Land Use Plan;

PUD-852-A is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends **Approval** of PUD-852-A to abandon PUD-852.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject lot is located in an area designated as Rural in the Tulsa County Comprehensive Plan and the City of Glenpool Comprehensive Plan. The City of Glenpool Comprehensive Plan was adopted as part of the Tulsa County Comprehensive Plan July, 2019.

Land Use Vision:

Land Use Plan map designation: Rural

The Rural designation consists of lands that are sparsely developed, with mainly agricultural and very low-density residential as the primary uses. This category provides its residents with the choice of relative seclusion within the countryside and away from a more developed setting. Glenpool has extensive rural lands within its City limits relative to cities that have this mostly beyond their jurisdiction, except in areas that have been annexed for eventual development, or to preserve rural character through the protections afforded by agricultural zoning. Floodplain areas may also retain their rural character over the long term given their unsuitability for any intensive land development.

Areas of Stability and Growth designation: None

Transportation Vision:

Major Street and Highway Plan: S Lewis Ave is designated as a Secondary Arterial

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site currently contains a single-family residence*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
S Lewis Ave	Secondary Arterial	100 feet	2

Utilities:

The subject tract has municipal water available. A septic system will be required for sewer service.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	AG	Rural	N/A	Single-Family/AG
South	AG	Rural	N/A	Single-Family/AG
East	AG	N/A	N/A	Single-Family
West	AG	Rural	N/A	Single-Family/AG

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Resolution number 247350 dated March 18, 2019 established zoning for the subject property.

Subject Property:

CZ-482/PUD-852 March 2019: All concurred in **approval** of a request to rezone a 10± acre tract of land from AG to RE and **approval** of a proposed *Planned Unit Development* for a Single-family subdivision, on property located south of the southwest corner of East 161st Street South and South Lewis Avenue. (Resolution No. 247350)

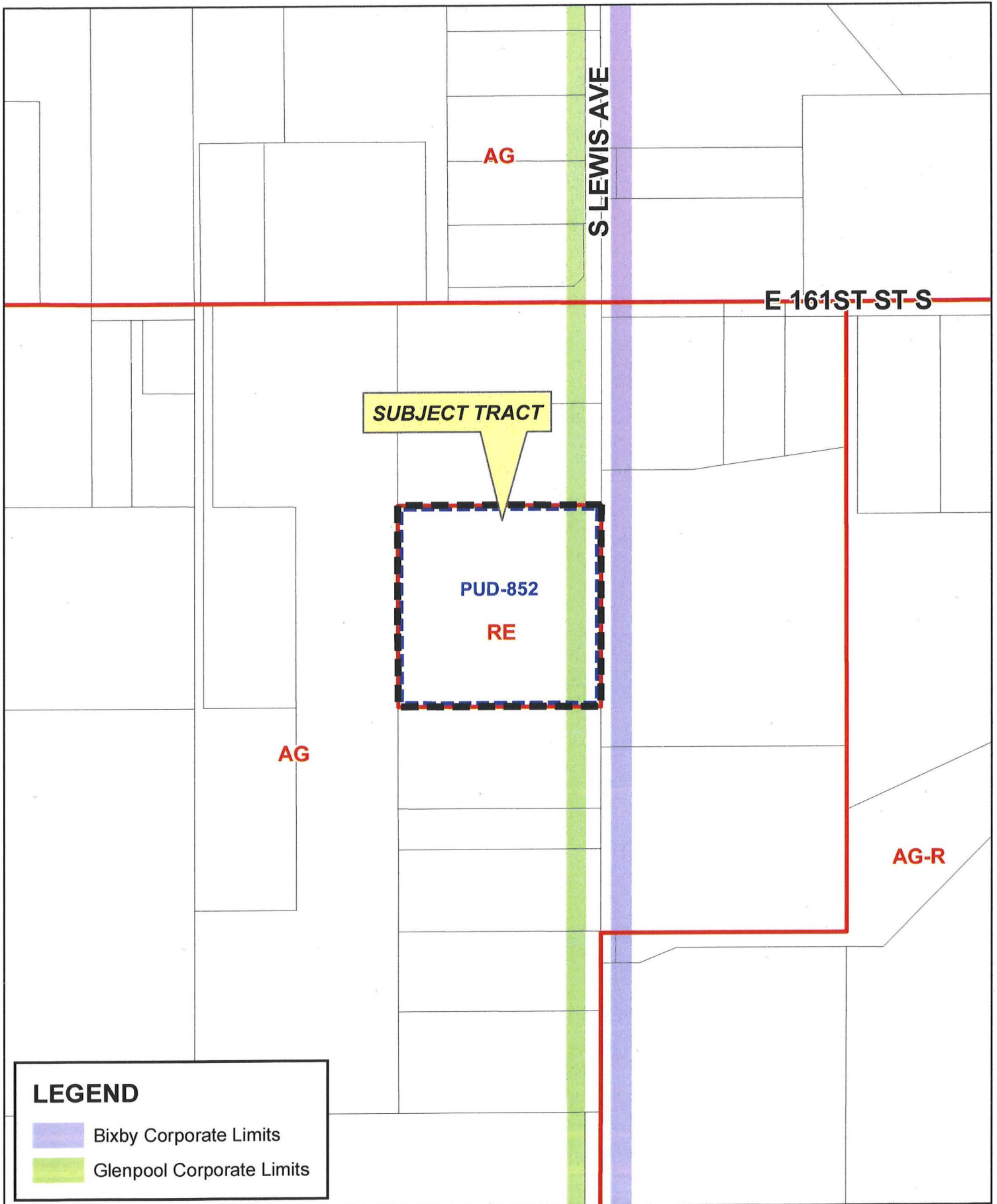
Resolution number 98254 dated September 15, 1980 established zoning for the subject property.

Surrounding Property:

No Relevant History.

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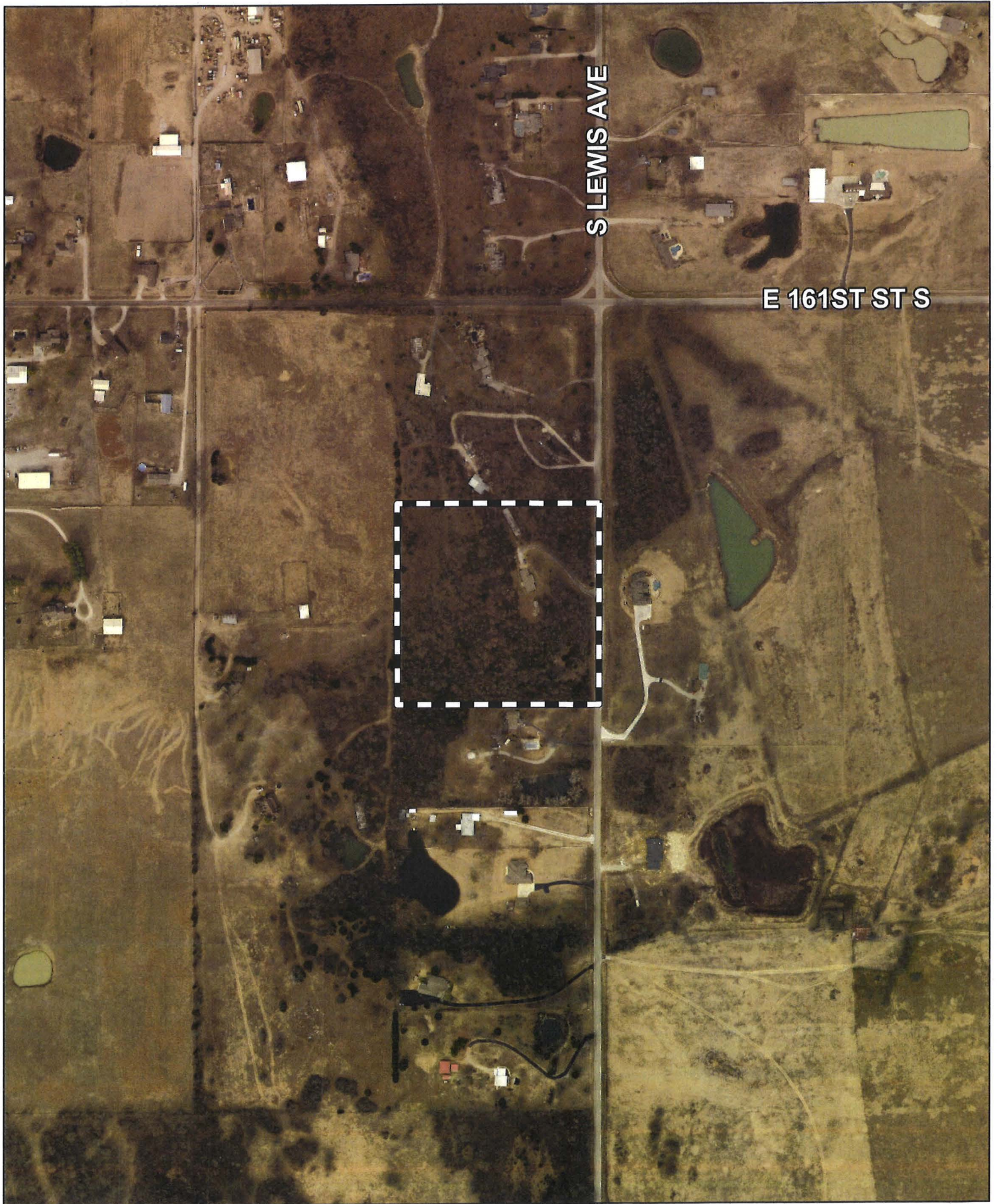
7.4



PUD-852-A
ABANDONMENT

17-13 30





S LEWIS AVE

E 161ST ST S

0 Feet 200 400



Subject
Tract

PUD-852-A ABANDONMENT

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

Aerial Photo Date: February 2018



17-13 30

7.6



S LEWIS AVE

0 50 100
Feet



Subject
Tract

PUD-852-A
ABANDONMENT

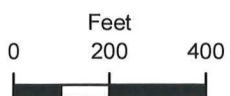
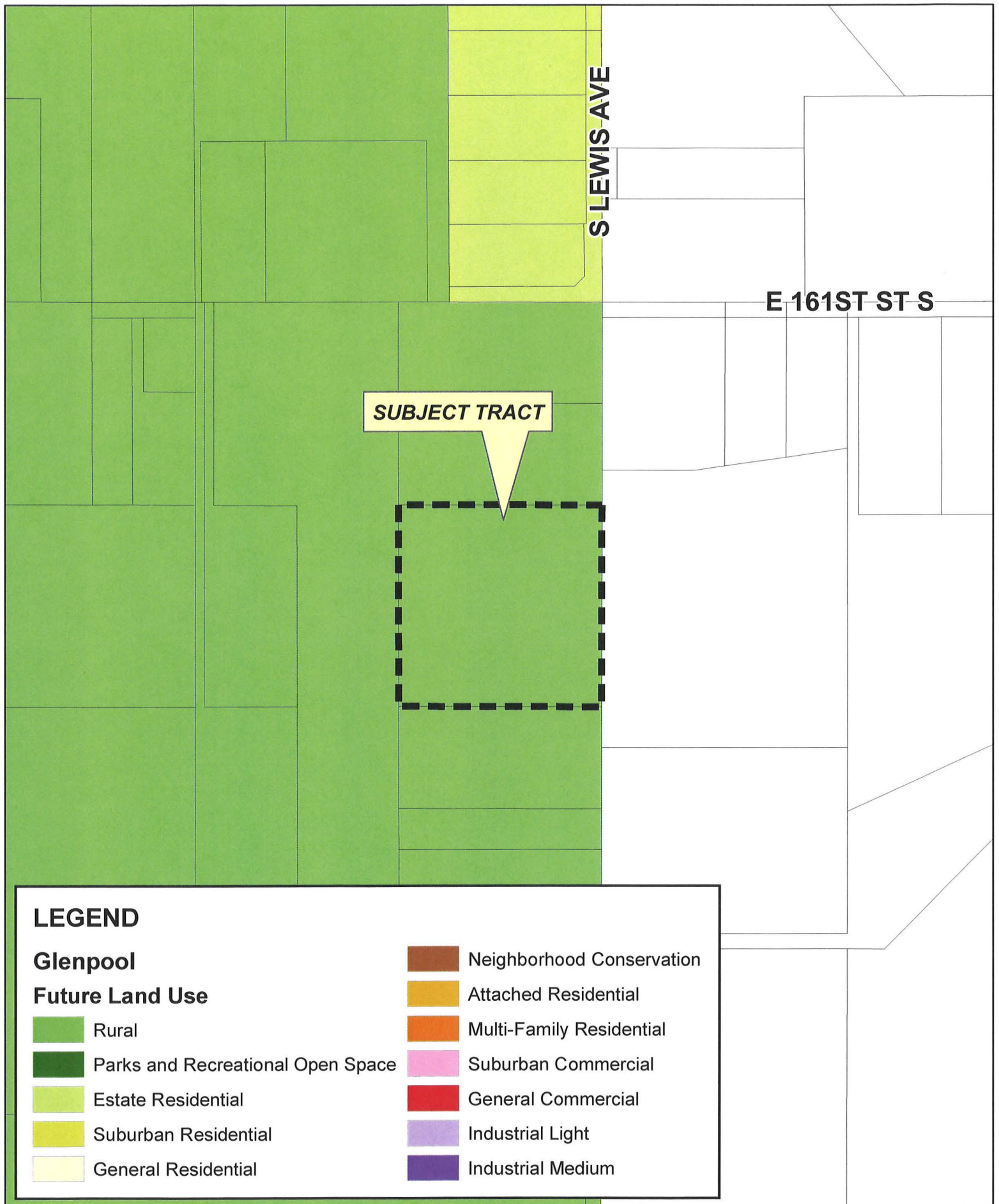
17-13 30

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

Aerial Photo Date: February 2018

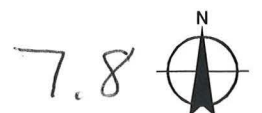


7.7



CZ-511

17-13 30





Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-512

Hearing Date: April 7, 2021

Case Report Prepared by:

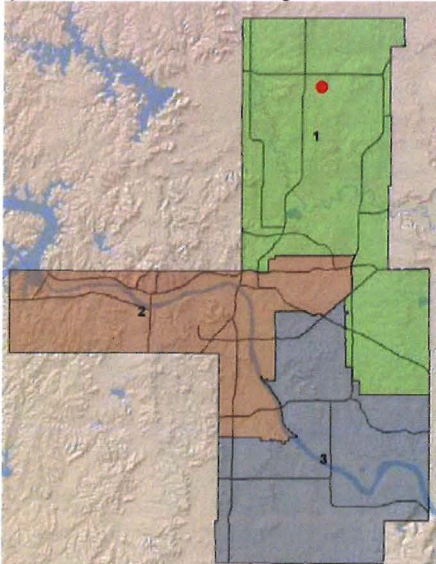
Jay Hoyt

Owner and Applicant Information:

Applicant: Tanner Consulting, LLC- Erik Enyart

Property Owner: Smalygo Properties, Inc.

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Vacant/Agricultural

Proposed Use: Single-family Residential

Concept summary: Rezone from AG to AG-R for single-family residences.

Tract Size: 18.05 ± acres

Location: Southeast corner of East 136th Street North & North Sheridan Road

Zoning:

Existing Zoning: AG

Proposed Zoning: AG-R

Comprehensive Plan:

Land Use Map: Residential

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 2335

CZM: 7

County Commission District: 1

Commissioner Name: Stan Sallee

8.1

SECTION I: CZ-512

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from AG to AG-R to permit multiple single-family residences. AG zoning requires 2.1 Acres per dwelling unit, while AG-R requires 1.1 Acres per dwelling unit. The subject lots are located within the Residential land use designation of the Tulsa County Comprehensive Land Use Plan. The proposed rezoning from AG to AG-R would be compatible with the Residential land use designation.

EXHIBITS:

INCOG Case map
INCOG Aerial
Land Use Map

DETAILED STAFF RECOMMENDATION:

CZ-512 is non-injurious to surrounding proximate properties;

CZ-512 is compatible with the Residential land use designation of the Tulsa County Comprehensive Land Use Plan;

CZ-512 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends **Approval** of CZ-512 to rezone property from AG to AG-R.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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

The Land Use Master Plan designates this area as Residential. See the attached Land Use Map. Residential land use includes single-family homes, duplexes, townhouses, apartment units, and manufactured homes.

Land Use Vision:

Land Use Plan map designation: Residential

Residential Land Uses includes single-family homes, duplexes, townhouses, apartment units and manufactured homes.

Areas of Stability and Growth designation: N/A

8.2

Transportation Vision:

Major Street and Highway Plan: E 136th St N 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 subject lots are currently vacant agricultural land.*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
E 136 th St N	Secondary Arterial	100 feet	2

Utilities:

The subject tract has municipal water available. Sewer will be provided by an aerobic system on the lots.

Surrounding Properties:

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

SECTION III: Relevant Zoning History

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

Subject Property:

No Relevant History.

Surrounding Property:

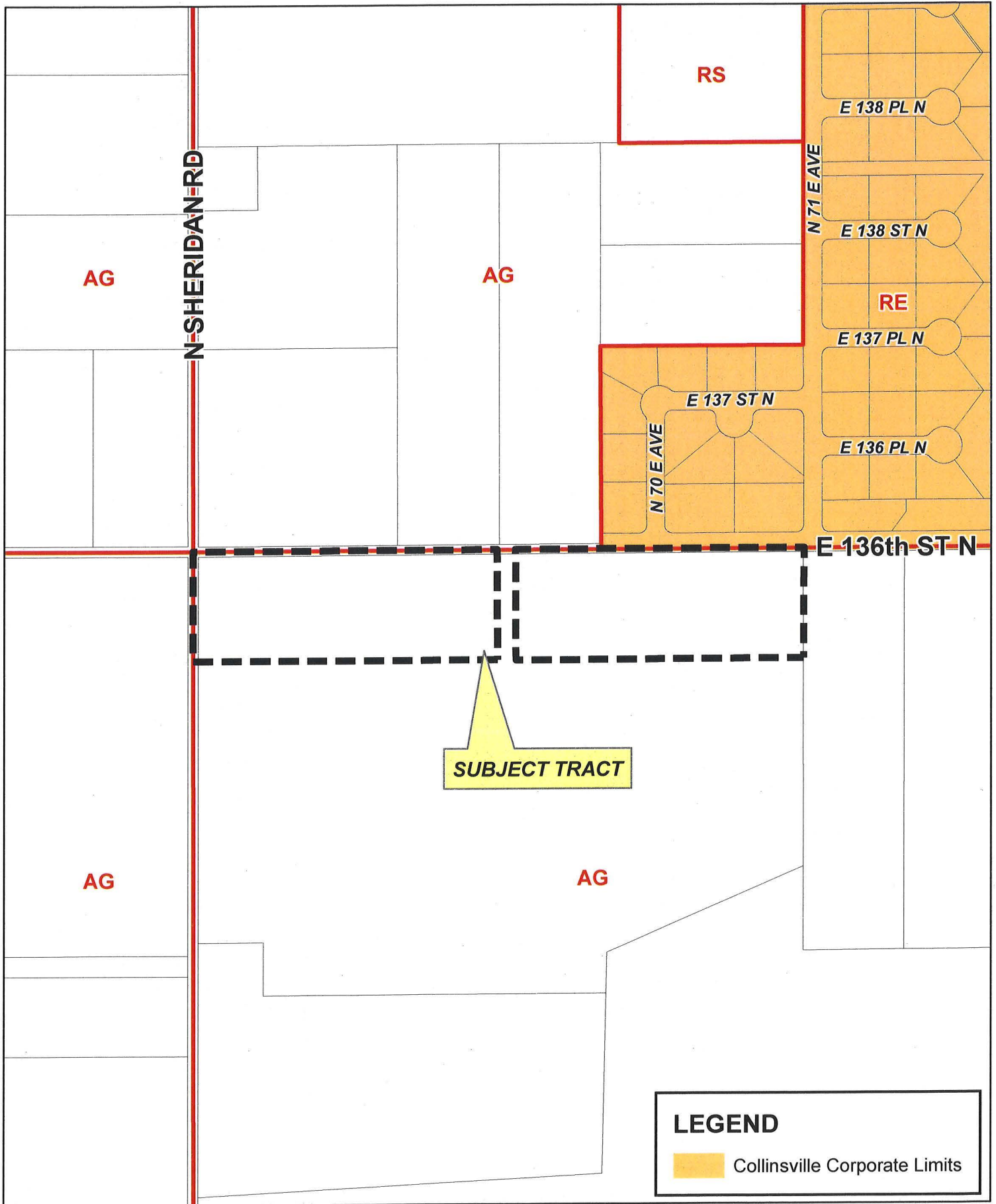
8.3

CZ-449 January 2017: All concurred in **approval** of a request for *rezoning* a 44.5± acre tract of land from AG to RE for a Single-family residential subdivision, on property located east of the northeast corner of East 136th Street North and North Sheridan Road.

4/7/2021 1:00 PM

8.4

REVISED 3/30/2021

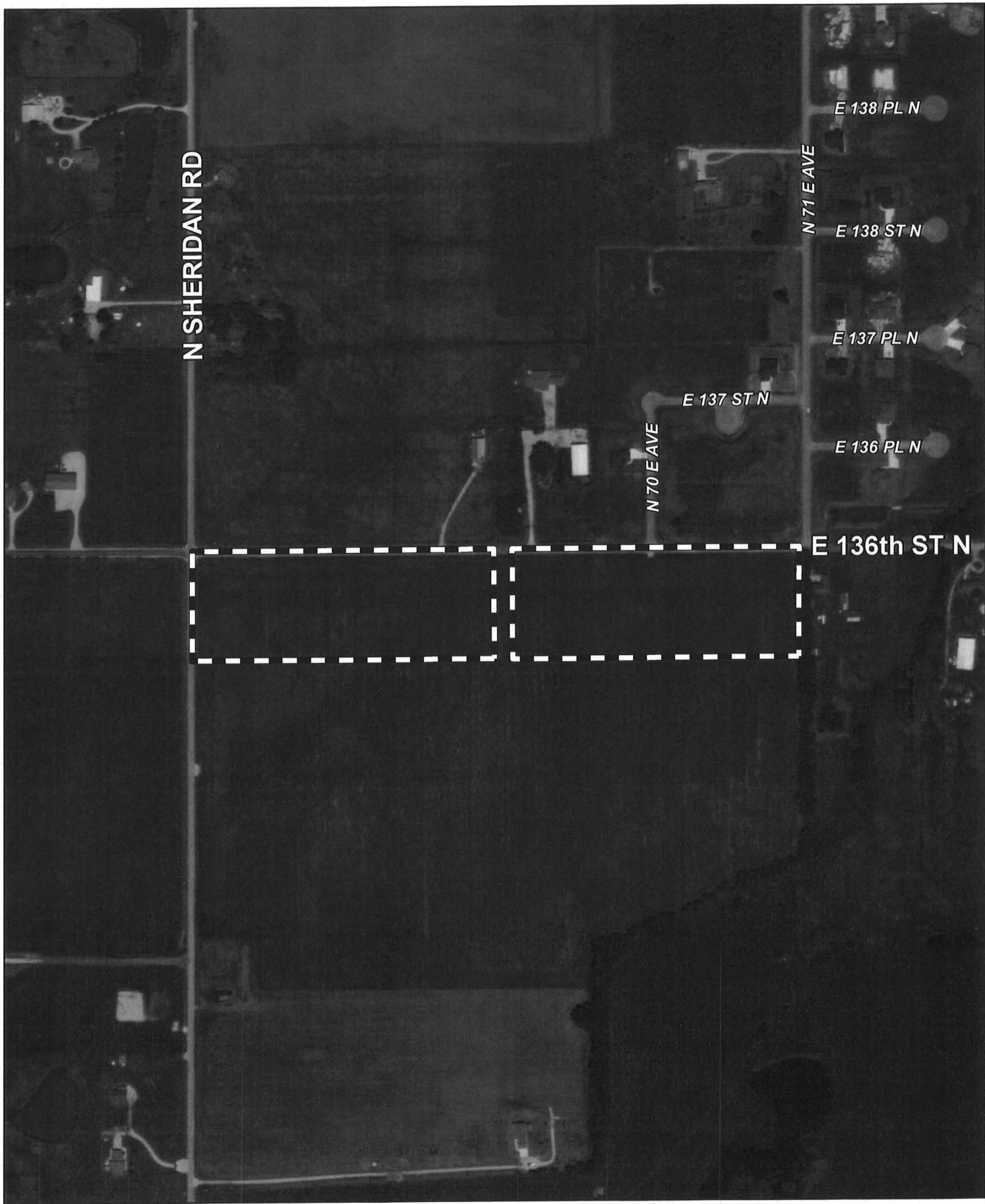


0 Feet 200 400

CZ-512

22-13 35





N SHERIDAN RD

E 138 PL N

N 71 E AVE

E 138 ST N

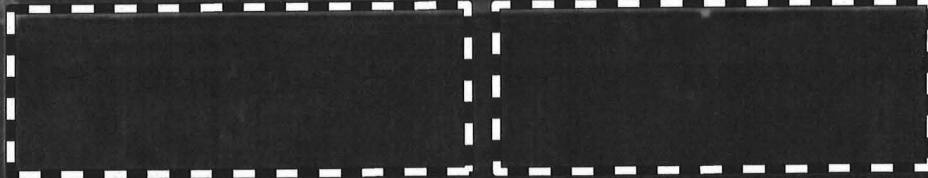
E 137 PL N

E 137 ST N

N 70 E AVE

E 136 PL N

E 136th ST N



0 Feet 200 400



Subject Tract

CZ-512

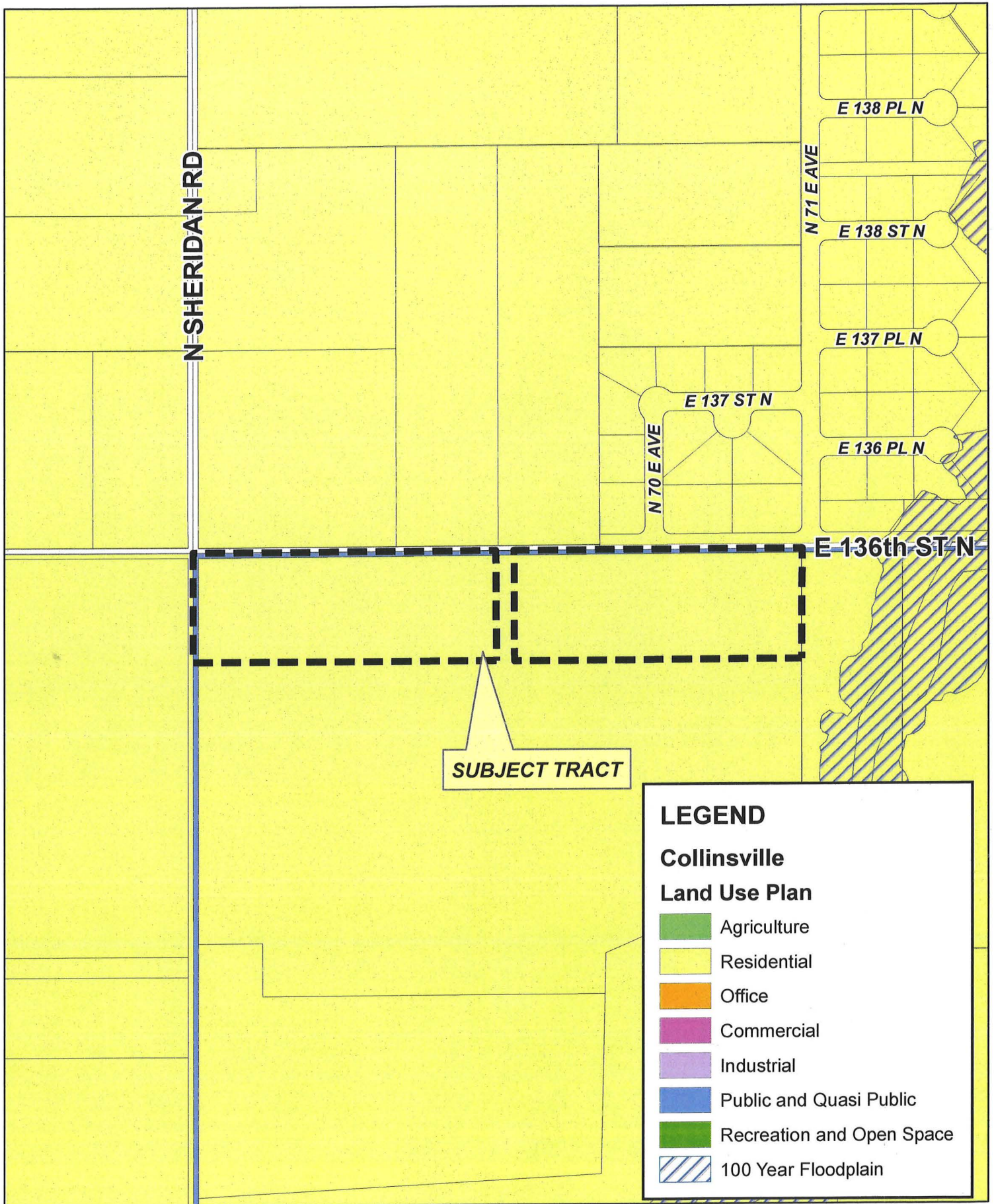
22-13 35

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

Aerial Photo Date: May 2020



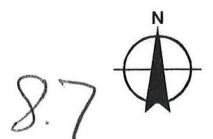
8.6



0 200 400
Feet

CZ-512

22-13 35





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7602

Hearing Date: April 7, 2021

Case Report Prepared by:

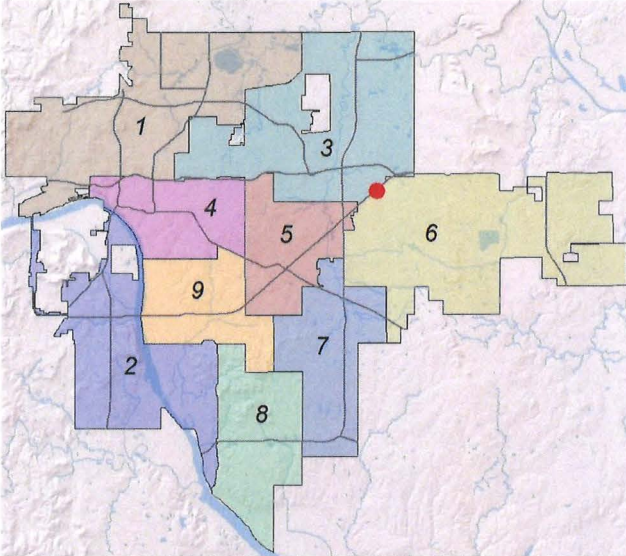
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: John Moody

Property Owner: Seychelles Organics INC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Low-Impact Manufacturing & Industry

Concept summary: Rezoning from CO zoning with site plan approval to IL with the optional development plan provides additional opportunities to repurpose the existing manufacturing facility.

Tract Size: 7.09 ± acres

Location: Southeast corner of East Skelly Drive & South 123rd East Avenue

Zoning:

Existing Zoning: CO

Proposed Zoning: IL with optional development plan

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval but only with optional development plan.

Staff Data:

TRS: 9405
CZM: 39

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: Stan Sallee

9.1

SECTION I: Z-7602

APPLICANTS STATEMENT OF INTENT:

Coates Commercial Properties, LLC is acquiring the former Seychelles Organics bottling and distribution plant located at 123020 E. Skelly Drive, Tulsa, OK, to lease for low impact manufacturing and industry businesses, including offices and warehouses.

The plant is located in an Employment land use designation and has been vacant for several years. The property is now zoned Corridor District (CO). The existing CO zoning has made it difficult to market because CO is not favored by tenants and businesses. The applicant states that in their experience that potential buyers, tenants and brokers-particularly from out of state-representing businesses looking for industrial property in Tulsa generally will not look at properties that are zoned CO. In order to better market the property, the applicant is requesting to rezone the property from CO to IL-Low Impact Manufacturing & Industry District.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

The subject tract and properties north, south, and west are within an Employment land use designation in the City of Tulsa Comprehensive plan. The current IL zoning request provides a site-specific development plan that expands redevelopment opportunities, and the current zoning code provides predictable results for the surrounding property owners providing supplemental regulations that will continue to help integrate this site into the surrounding neighborhood and,

Uses allowed in the proposed in the development plan with normal supplemental regulations are consistent with the Employment land use designation in the City of Tulsa Comprehensive Plan and,

Uses allowed in the proposed development plan and IL zoning district along with normal supplemental regulations additional limitations 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 City of Tulsa Zoning Code therefore,

Staff recommends Approval of Z-7602 to rezone property from CO zoning to IL but only with the optional development plan as defined in section II.

9.2

SECTION II: Development Plan

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in an IL 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 Categories, Subcategories and Specific Uses

- A) Public, Civic, and Institutional
 - Safety Service
 - Utilities and Public Service Facility
 - Minor
 - Wireless Communication Facility
 - Freestanding Tower
 - Building tower mounted antenna
- B) Commercial
 - Broadcast or Recording Studio
 - Research Service
 - Office
 - Business or professional office
 - Medical, dental or health practitioner office
- C) Wholesale, Distribution and Storage
 - Warehouse
 - Wholesale Sales and Distribution
- D) Industrial (all industrial uses must be located inside a building)
 - Low-impact manufacturing and industry.
- E) Agriculture
 - Community Garden
 - Market or Community supported Farm,
 - Horticulture Nursery

Building Height

Maximum building height shall not exceed 40 feet

Landscape standards

Where an F1 screen is required the minimum landscape width shall be 10 feet and the fence shall be a minimum height of 6 feet with a maximum height of 8 feet.

Hours of operation:

Truck Traffic shall be prohibited between the hours of 11:00pm and 7:00am.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Uses allowed in a light manufacturing (IL) zoning district are normally consistent with the Employment land use designation. Where IL districts are adjacent to residentially zoned properties the zoning code provides predictable screening and outdoor use limitations that are contemplated in the comprehensive plan.

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 building on the site was originally constructed for a bottling plant and includes warehousing, office and some light manufacturing.

Street view from west edge of property on East Skelly Drive looking East.



Environmental Considerations: None that affect site development.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Skelly Drive	Residential Collector	60 feet	Two lanes, both lanes are one way east bound traffic
South 123 rd East Avenue	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North across I-44	IL	Employment	Growth	Light industrial uses
East	RS-2 and CS	Existing Neighborhood	Stability	Large lot single family residential
South	RS-2	Employment	Growth	Single Family homes
West	CS	Employment	Growth	Religious Assembly

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 14292 dated October 30, 1978 established the current zoning for the subject property.

9.5

Subject Property:

Z-5110 October 1978: All concurred in **approval** of a request for *rezoning* a 7± acre tract of land from RS-2 to CO, on property located at the southeast corner of the Intersection of the Skelly Bypass and South 123rd East Avenue (Ordinance No. 14292). The site plan was approved in case Z-5110 SP-1 at the City Council September 14th, 1995. Several amendments have been filed with the last public hearing for a site plan amendment in 2015. The following standards have been applied to the current site plan approval.

1. 8' screening fence abutting each adjacent residential lot.
2. Maximum building height of 37'.
3. Warehousing (truck traffic) operations from 7:00 a.m. to 11:00 p.m. only.
4. Security lighting to be directed down into the space to be secured and away from residential areas.
5. Uses restricted to those allowed under Use Units 11 and 23. (Manufacturing and retail sales are not permitted.)
6. Submittal and approval of detail landscape plans by TMAPC prior to issuance of building permits.
7. Submittal and approval of detail sign plans by TMAPC prior to issuance of any sign permits.
8. 10' minimum parking setback from westerly property line.
9. Dedication of an additional 5' of right-of-way on the side East 123rd Street South

BOA-06870 January 1971: The Board of Adjustment **approved** a *Variance* to permit erecting a sign 10' x 44' and 10' high in an RS-2 district, on property located at 12316 East Skelly Drive.

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

Surrounding Property:

BOA-18392 April 1999: The Board of Adjustment **denied** a *Special Exception* to permit auto tune-up as a home occupation in an RS-2 District, a *Variance* of the required all-weather surface to permit gravel parking area, a *Variance* to permit two dwelling units per lot of record on a 2.3 acre tract, a *Special Exception* to permit a double-wide manufactured home in an RS-2 District, and a *Special Exception* of the one year time limit for a mobile home to permanent, on property located at 442 South 127th East Avenue.

BOA-18261 December 1998: The Board of Adjustment **approved** a *Special Exception* to allow Use Unit 15 in a CS zoned district, limiting the approval to the sale of partition flooring materials and the incidental fabricating of plastic materials, on property located at south of the southeast corner of East 4th Place South and Skelly Bypass.

Z-6577 January 1997: All concurred in **approval** of a request for *rezoning* a 1.24± acre tract of land from CS to IL for outdoor advertising sign, on property located west of the southwest corner of East 4th Place and East Skelly Drive.

9.6

Z-6533 May 1996: All concurred in **approval** of a request for *rezoning* a 1.9± acre tract of land from RS-2 to CS for commercial, on property located 412-430 South 127th East Avenue.

Z-6520 January 1996: All concurred in **approval** of a request for *rezoning* a 3± acre tract of land from OM/RS-3 to CS for commercial, on property located at the northwest corner of East 7th Street and South 123rd East Avenue.

Z-6480/PUD-539 August 1995: All concurred in **approval** of a request for *rezoning* a 13.67± acre tract of land from RM-1/RM-3 to CS and **approval** of a proposed *Planned Unit Development* for storage buildings, on property located at the southeast corner of South 123rd East Avenue and East 7th Street South.

Z-5599 September 1981: All concurred in **approval** of a request for *rezoning* a 1.6± acre tract of land from RS-2 to CS for commercial, on property located west of 127th East Avenue and South Skelly Drive.

BOA-07290 January 1972: The Board of Adjustment **approved** a *Variance* to modify the bulk and area requirements to permit a 60,000 sq. ft. building on two acres of land with a restaurant facility in an OM District, on property located at the northwest corner of 7th Street and 123rd West Avenue.

4/7/2021 1:00 PM

9.7



Feet

0 250 500

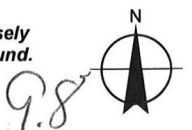
Subject
Tract

19-14 05

Z-7602
with Optional
Development Plan

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

Aerial Photo Date: February 2018





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Feet



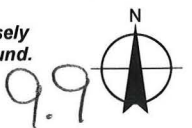
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Tract

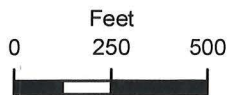
19-14 05

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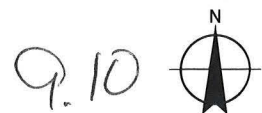
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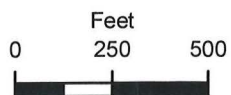
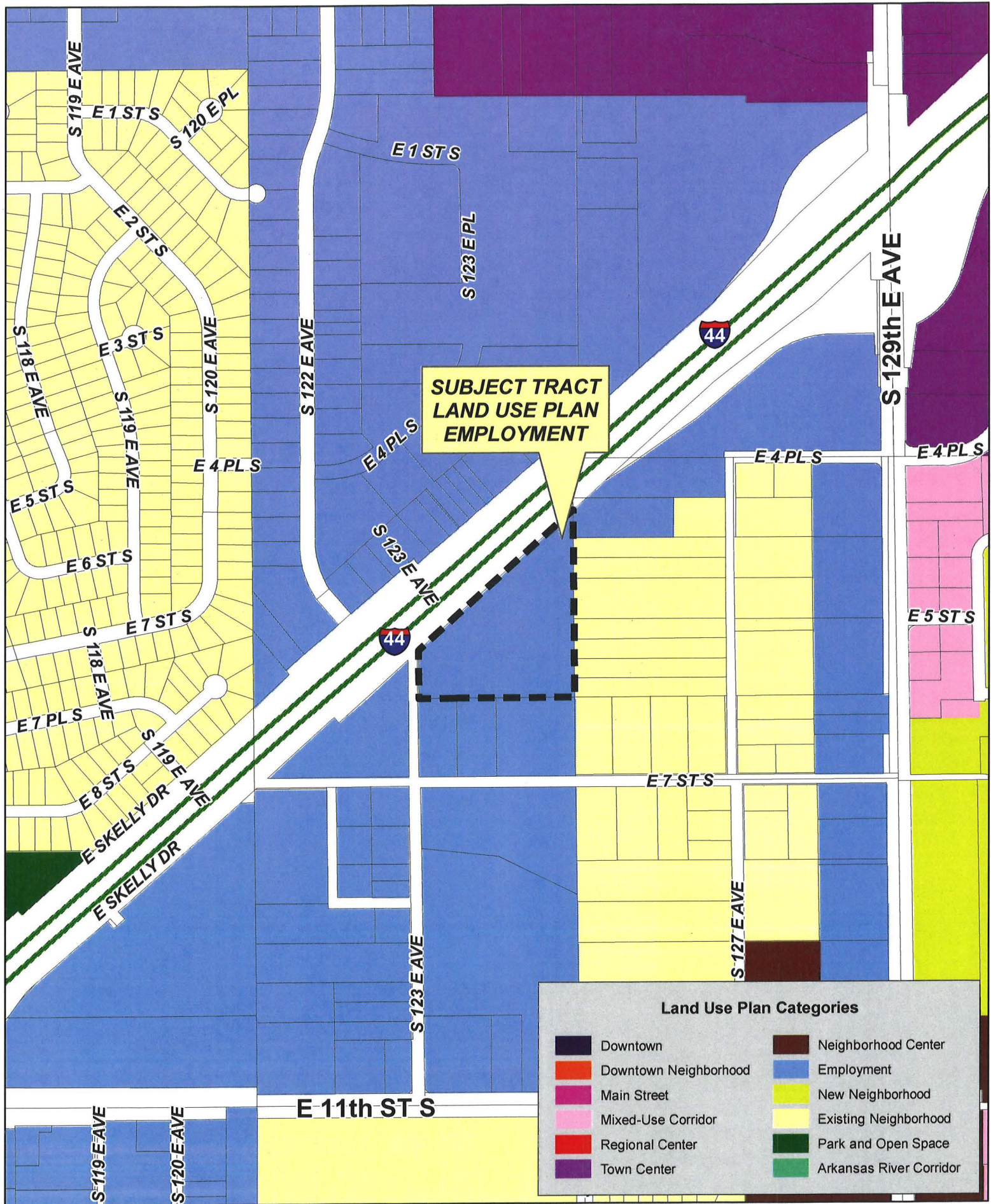




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Z-7602
with Optional
Development Plan

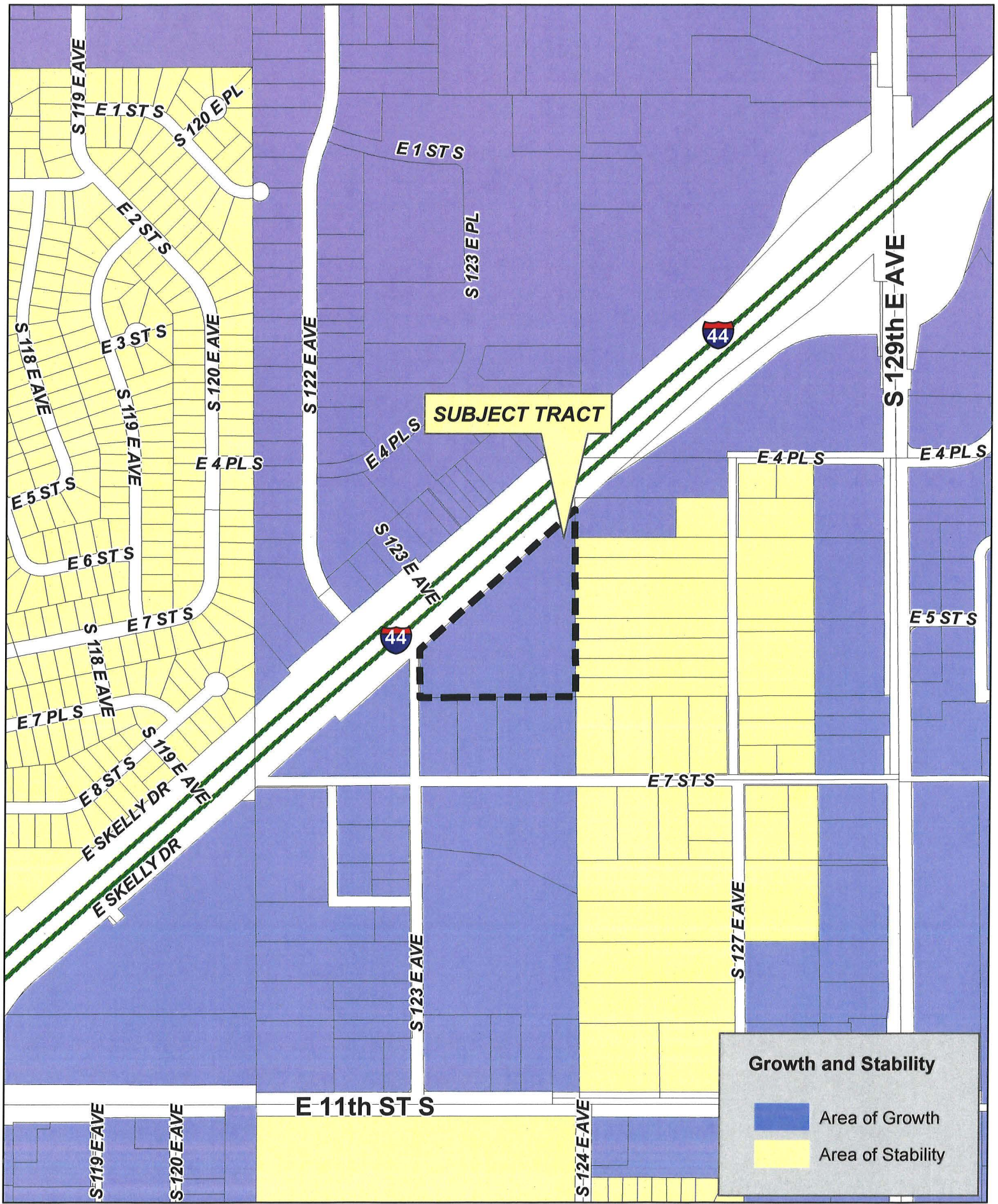





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Z-7602
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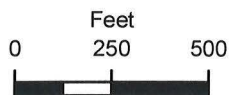




Growth and Stability

 Area of Growth

 Area of Stability



19-14 05

Z-7602
with Optional
Development Plan

