INTRODUCTION AND NOTICE TO THE PUBLIC

At this meeting the TMAPC, in accordance with and pursuant to applicable TMAPC Policies and Procedures, will review, consider, discuss, and may take action on, approve, recommend for approval, amend or modify, recommend for approval with modifications, deny, reject, recommend for denial, or defer action on any item listed on the agenda.
Call to Order:

REPORTS:

Chairman’s Report:

Work session Report: A work session is planned for August 18th, 2021 at 10:00am in the 10th floor north conference room. We will discuss planitulsa update, Route 66 BRT study and proposed zoning code amendments.

Director’s Report:

Review and possible approval, approval with modifications, denial, or deferral of the following:

1. Minutes of July 7, 2021 Meeting No. 2845

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.

Review and possible approval, approval with modifications, denial, or deferral of the following:

2. PUD-828-3 Simmons Homes (CD 8) Location: North and west of the northwest corner of East 125th Street South and South Sheridan Road requesting a PUD Minor Amendment to amend the allowable open space (Withdrawn by applicant)

3. Z-7347-a TEP, Tim Terral (CD 6) Location: West of the northwest corner of East 21st Street South and South 145th East Avenue requesting a ODP Minor Amendment to remove requirement for 150 foot of street frontage

4. Kirkdale Commercial Center – Block One (CD 8) Change of Access, Location: Southeast corner of East 71st Street South and South Sheridan Road

PUBLIC HEARING-COMPREHENSIVE PLAN AMENDMENTS

Review and possible adoption, adoption with modifications, denial, or deferral of the following:

5. CPA-94 Springhill Land Company c/o AAB Engineering, Alan Betchan (CD 2) Location: Southwest corner and Southeast corner of West 61st
Street South and Highway 75 requesting to amend the Land Use Map designation from Mixed-Use Corridor and Town Center to New Neighborhood on approximately 144.88 acres and Neighborhood Center on approximately 1.26 acres (Related to Z-7609, Z-7610 and PUD-648-E) (continued from July 7, 2021)

PUBLIC HEARING-REZONING

Review and possible recommendation of approval, approval with modifications, denial, or deferral of the following:

6. **Z-7613 Johnathon Beizley** (CD 4) Location: Southeast corner of East 8th Street and South Quincy Avenue requesting rezoning from RS-4 to RM-2 (Applicant requests a continuance to August 18, 2021)

7. **Z-7609 Springhill Land Company c/o AAB Engineering, Alan Betchan** (CD 2) Location: Southwest corner of West 61st Street South and Highway 75 requesting rezoning from CO and AG to RS-1 and CG (Related to Z-7610, PUD-648-E and CPA-94) (Continued from June 2, 2021 and July 7, 2021)

8. **Z-7610 Springhill Land Company c/o AAB Engineering, Alan Betchan** (CD 2) Location: Southeast corner of West 61st Street South and Highway 75 requesting rezoning from AG to RS-3 (Related to Z-7609, PUD-648-E and CPA-94) (Continued from June 2, 2021 and July 7, 2021)

9. **PUD-648-E Springhill Land Company c/o AAB Engineering, Alan Betchan** (CD 2) Location: South of the southeast corner of West 61st Street South and Highway 75 requesting a PUD Major Amendment to abandon PUD-648-E (Related to Z-7609, Z-7610 and CPA-94) (Continued from June 2, 2021 and July 7, 2021)

10. **CO-13 Hall Estill, Stuart Van De Wiele** (CD 2) Location: South of the southwest corner of West 45th Street South and South Elwood Avenue requesting rezoning IM to CO

11. **CZ-516 Mark DeMoss** (County) Location: West of the southwest corner of West 26th Street South and South Delaware Avenue rezoning from AG and IM to AG to permit agricultural uses

PUBLIC HEARING-PLATS

Review and possible approval, approval with modifications, denial, or deferral of the following:

12. **The Flats** (County) Minor Subdivision Plat, Location: Southeast corner of East 136th Street North and North Sheridan Road
OTHER BUSINESS

13. Commissioners' Comments

ADJOURN

CD = Council District

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

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

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

The applicant for PUD-828-2 (originally on the 7/7 agenda and continued to 8/4) and PUD-828-3 (scheduled for the 7/21 agenda) has requested that the cases be withdrawn.

Thank you,

Jay Hoyt

Darrell, the planning commission voted to continue your minor amendment application PUD-828-2 until the August 4th meeting. They wanted to give you time to work out some alternative, if possible. They suggested that you could possibly get an agreement from another property owner to allocate some of their open space to your site. If you could get an agreement to transfer the 172 sf of open space from another lot that has adequate leftover open space to allocate to your site, you could still go forward with the amendment, as long as the agreement could be in place.

You would need to do something similar for your other upcoming minor amendment PUD-828-3 since it has the same issue.

Thank you,
Thank you for the information.

On Wed, Jul 7, 2021 at 10:30 AM Hoyt, Jay <JHoyt@incog.org> wrote:

Darrell,

The minor amendments PUD-828-2, scheduled for today’s Planning Commission meeting and amendment PUD-828-3 scheduled for the 7/21 Planning Commission meeting will not be able to be approved. The zoning code requires that the open space within a PUD cannot be less than that required in the underlying zoning. It can be redistributed from common open space within a PUD, but opens space on the lot and the allocation from common open space must equal the zoning requirement. PUD-828-1 allocated the common open space to all lots in the PUD, which reduced the on lot open space requirement to 3,572 sf, but overall the open space per lot still totals 4,000 sf, which is what the underlying zoning requires.

I will have to recommend denial of the amendment request due to the zoning code not allowing there to be less than 4,000 sf of open space per lot (on lot plus allocations). Since the case cannot be approved, will you be withdrawing your requested amendments? Please let me know so that I can inform the TMAPC secretary of the withdrawal of the cases.

To have the requirement reduced, you would need to seek a variance from the City of Tulsa Board of Adjustment, which would be a separate hearing and voting body than the Planning Commission.

Thank you,
Ok, thank you. I have attached the application to this response.

On Tue, Jun 15, 2021 at 3:00 PM Hoyt, Jay <JHoyt@incog.org> wrote:

Darrell,

You can send the application to me. I will be the one to process it here. For the payment, you'll need to give me the contact info for the person paying and I'll give it to our admin, who will then contact that person directly for payment.

Thank you,

Jay Hoyt
Thank you for the clarification. We will pay by card over the phone. Who is the contact for that please? And so I send the corrected application to you or someone else?

Darrell

On Tue, Jun 15, 2021 at 2:49 PM Hoyt, Jay <JHoyt@incog.org> wrote:

Darrell,

That is correct. The $45 notification fee will only increase if there are more than 15 property owners within 300 ft of the property lines. I did a quick check in our system and the number does not exceed 15, so that fee will be $45.

You can submit either in person or via email. If submitting by email, be sure to state how the fee will be paid, either via check in person or by mail or by card, either in person or over the phone.

The application looks fine, but instead of referring to “green space” you may want to refer to it as “open space” which is how the zoning code refers to that requirement.

Thank you,

Jay Hoyt
Jay,

Thank you again for the information and the quick response. We are moving forward with this and as such, I have a few questions in regards to filling out the application. I will try to get them all in this email so I do not take up too much of your time.

1. The $45 is a base fee and will only increase if the number of home owners exceeds 15 correct?

2. Do we need to submit this in person or can it be submitted via email? I am attaching a copy if you could please review it to make sure it is correctly filled out with all the pertinent information.

Thank you for your help,

Darrell Hicks, Drafter
Simmons Homes

On Tue, Jun 15, 2021 at 11:16 AM Hoyt, Jay <JHoyt@incog.org> wrote:

Darrell,

A minor amendment to the PUD would be needed requesting the change. I’ve attached a copy of the application form. Residential amendments are $250, plus notification fees of $45 or slightly higher if the number of property owners within 300 ft of the subject lot exceeds 15. The application will need to be submitted at least 21 days before the Planning Commission meeting date you wish the amendment to be heard on. The commission meets the first and third Wednesday of every month.

Please let me know if you have any questions.
From: Darrell Hicks <darrell.hicks@simmonshomes.com>
Sent: Tuesday, June 15, 2021 9:33 AM
To: Miller, Susan <SMiller@incog.org>
Subject: Amendment to PUD 828

Mrs. Miller,

I am contacting you for guidance and information in regards to obtaining an amendment for a lot in the subdivision The Enclave at Addison Creek. We have a customer who has signed a contract for a home on a lot and it has been brought to our attention by Jeff Taylor with Planning/Zoning that the house exceeds the allowable green space by 122 sq. ft.

My initial question for you is who do I need to contact to get the process and a possible timeline in regards to applying for an amendment to allow an exemption for this house to move forward in the permitting process?

Thank you for your time,

Darrell Hicks, Drafter
**Case Report Prepared by:**
Jay Hoyt

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

<table>
<thead>
<tr>
<th><strong>Zoning:</strong></th>
<th><strong>Comprehensive Plan:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Zoning: CG with optional development plan</td>
<td>Land Use Map: Regional Center</td>
</tr>
<tr>
<td>Proposed Zoning: No Change</td>
<td>Growth and Stability Map: Growth</td>
</tr>
</tbody>
</table>

**Owner and Applicant Information:**
Applicant: Tim Terral, TEP
Property Owner: East 21st St Storage, LLC c/o Tobin Investment Company, LLC

**Applicant Proposal:**
Concept summary: Modify the Optional Development Plan standards to remove requirement for 150 ft of street frontage on E 21st St S.

Gross Land Area: 6.6 acres
Location: West of the NW/c of E 21st St S and S 145th E Ave
Development Area B

**Staff Data:**
TRS: 9409

**Staff Recommendation:**
Staff recommends approval.

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

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

**Case Number:** Z-7347a
**Minor Amendment**

**Hearing Date:** July 21, 2021
SECTION I:  Z-7347a Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the Optional Development Plan standards remove the requirement for 150 ft of street frontage on E 21st St S.

The current Optional Development Plan Standards require Development Area B to have 150 ft of street frontage on E 21st St S. The applicant is proposing to remove this requirement. They would like to split the lot contained within Development Area B into three lots, as shown on the applicant’s Exhibit A, with two lots fronting E 21st St S and the remainder with frontage on S 140th E Ave. If approved, the lots would be required to have the minimum street frontage of the CG zone, which is 50 ft. After the proposed split, the lot with frontage on S 140th E Ave would have 60 ft of frontage on S 140th E Ave.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 70.040l.1.a of the City of Tulsa Zoning Code.

"The planning commission is authorized to approve amendments to approved development plans as minor amendments if the planning commission determines that 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 the Optional Development Plan.

2) All remaining development standards defined in Z-7347 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Exhibit A

With considerations listed above, staff recommends approval of the minor amendment request to the remove the requirement for 150 ft of street frontage on E 21st St S.
Exhibit "A"
Minor Amendment to Optional Development Plan (Z-7347)

Site Plan
Part of Lot 1, Block 1, Eastland Plaza, City of Tulsa, Tulsa County, State of Oklahoma
<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: Wallace Design</td>
</tr>
<tr>
<td></td>
<td>Owner: NNMCG, LLC</td>
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</tbody>
</table>

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

<table>
<thead>
<tr>
<th><strong>Applicant Proposal:</strong></th>
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</thead>
<tbody>
<tr>
<td>Change of Access</td>
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</tbody>
</table>

*Location: Southeast corner of East 71st Street South and South Sheridan Road*

*Summary: Reduce access points on East 71st Street South and South Sheridan Road from two to one.*

<table>
<thead>
<tr>
<th><strong>Zoning:</strong></th>
<th><strong>Staff Recommendation:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>CS</td>
<td>Staff recommends approval of the change of access</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>City Council District:</strong></th>
<th><strong>County Commission District:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>3</td>
</tr>
</tbody>
</table>

*Councilor Name: Phil Lakin  
Commissioner Name: Ron Peters*
CHANGE OF AND CONSENT TO
AREAS OF ACCESS AS SHOWN ON RECORDED PLAT

WHEREAS, ___ N _N _M_C_G __ ._L_L_C _____________ _ are the owners of
Kirkdale Commercial Center - Block One, in the city and/or county of
Tulsa, Oklahoma, according to the recorded plat thereof; and

WHEREAS, said owners desire to change the access points from East 71st Street South and
South Sheridan Road to the above described property and,

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

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

NOW THEREFORE, the undersigned owners of the above named property in the City (and/or)
County of Tulsa, Oklahoma according to the recorded plat thereof, does hereby change the
access point(s) from its (their) present location as shown on the above named plat as recorded
in the office of the County Clerk of Tulsa County, Oklahoma, as plat number 2955 to the
location(s) as shown on the attached Exhibit A, which is incorporated herein by reference and
made a part hereof for all purposes.

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

IN WITNESS WHEREOF, the parties have hereunto set their hands and affixed their seals this
______ day of _________________, 20____.

NNMCG, LLC
Owner

BY: ____________________________
    Craig Groth, Member

APPROVED:

____________________________
City/County Engineer

____________________________
TMAPC
STATE OF (__________)
COUNTY OF (__________)

INDIVIDUAL ACKNOWLEDGEMENT

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

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

My Commission Expires: ______________________

Notary Public

STATE OF OK
COUNTY OF TULSA

CORPORATE ACKNOWLEDGEMENT

Before me, the undersigned, a Notary Public in and for said County and State, on this /
day of (July, 2021), personally appeared (Craig Griggs), to me known to be the identical person(s) who subscribed
the name of the maker thereof to the foregoing instrument as its
and acknowledged to me that (__________) executed the same as (______) free
and voluntary act and deed of such corporation, for the purposes therein set forth.

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

My Commission Expires: 3.25.25

Katie R. Duffey
Notary Public

4.3
EXHIBIT "A"
CHANGE OF PLATTED ACCESS
BLOCK 1, KIRKDALE COMMERCIAL CENTER

PROPOSED

EXISTING PER PLAT 9/28/85

S. SHERIDAN RD.

E. 71st ST. S.

POSSIbLE WIDENERY

wallace design collective
123 north luther king jr boulevard
tulsa, oklahoma 74103
918.564.5858 · 800.364.5858

OKLAHOMA CA F 1460
BP DATE 6/30/23
**Case Report Prepared by:**
Jani Wertin

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

**Comprehensive Plan:**

**Land Use Map**
Existing: Mixed-use Corridor & Town Center
Proposed: New Neighborhood (144.88 ± acres) & Neighborhood Center (1.26 ± acres)

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

**Zoning**
Existing Zoning: AG, CO, PUD-648
Proposed Zoning: RS-1 & RS-3

**Case Number:** CPA-94
**Comprehensive Plan Amendment**
(Related to Z-7609, Z-7610, & PUD-648-E)

**Hearing Date:** July 21, 2021 (Continued from July 7, 2021)

**Owner and Applicant Information:**
Applicant: Spring Hill Land Company c/o AAB Engineering, LLC- Alan Betchan
Property Owner: Multiple Owners

**Applicant Proposal:**
Land Use Map change from *Mixed-Use Corridor* and *Town Center* to *New Neighborhood* on approximately 144.88 acres and *Neighborhood Center* on approximately 1.26 acres.

Tract Size: 146.14 ± acres
Location: Southwest & Southeast corner of East 61st Street South & Highway 75

**Staff Recommendation:**
Staff recommends approval of New Neighborhood and Neighborhood Center designations.

**City Council District:** 2
**Councilor Name:** Jeannie Cue

**County Commission District:** 2
**Commissioner Name:** Karen Keith
Property Information and Land use Request

The subject property consists of multiple unplatted parcels running south along the east and west side of Highway 75 from West 61st Street South, totaling 146.14± acres. The applicant has submitted the following Comprehensive Plan amendment request to amend the land use designation of the subject property from Mixed-Use Corridor and Town Center to New Neighborhood and Neighborhood Center. This request is accompanied by two concurrent rezoning requests (Z-7609 & Z-7610) and a PUD Major Amendment (PUD-648-E). These requests propose a zoning change on the subject tract falling on the west side of Highway 75 from CO/AG to RS-1/CG (Z-7609), a zoning change on the subject tract falling on the east side of Highway 75 from CO/AG to RS-3, and a Major Amendment to Abandon the northern portion of PUD-648 (southern tip of subject tract located on the east side of Highway 75) in order to permit new residential subdivisions.

Background

While the land use and stability and growth designations for the subject property and abutting parcels were initially made in 2010 with the adoption of the Tulsa Comprehensive Plan, these designations were subsequently updated with the adoption of the West Highlands/Tulsa Hills Small Area Plan to reflect the expanded Mixed-Use Corridor land use designation along West 61st Street South and South Elwood Avenue. In addition to this change in land use, the West Highlands/Tulsa Hills Small Area Plan makes specific land use recommendations regarding the preservation of existing neighborhoods and the natural environment through the use of buffers, both ecological (dense tree of native planting) and built (higher density/taller structures), encourage commercial uses in this corridor to further develop the industries in this area, and strengthen/support the vicinity’s regional outdoor amenities such as Turkey Mountain and Page Belcher Golf Course, to include coordinating with the future Turkey Mountain Master Plan.

Existing Land Use and Growth Designations

A Mixed-Use Corridor and Town Center 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:

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

"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."

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.

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."

Proposed Land Use Designation (Tulsa Comprehensive Plan)

The applicant is proposing both a New Neighborhood and Neighborhood Center land use designation for the subject property:

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

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

The applicant plans to maintain the *Area of Growth* designation on the subject property.

**Zoning and Surrounding Uses**

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>N; across E. 61st Street</td>
<td>CS/OL/CO/AG</td>
<td>Mixed-Use Corridor/ Existing Neighborhood/ Parks and Open Space</td>
<td>Growth/Stability</td>
<td>Multi-family/Vacant</td>
</tr>
<tr>
<td>S</td>
<td>AG/CO/PUD-648/ PUD-648-A/ PUD-648-D</td>
<td>Mixed-Use Corridor/Town Center</td>
<td>Growth</td>
<td>Large Lot Residential/ Medical Park/Hospital</td>
</tr>
<tr>
<td>E</td>
<td>AG/CO without a development plan/RS-3</td>
<td>Mixed-Use Corridor/ New Neighborhood/ Existing Neighborhood/Non (HWY 75)</td>
<td>Growth/Stability</td>
<td>Vacant/Single-family Subdivision</td>
</tr>
<tr>
<td>W</td>
<td>CS/RM-1/RS-3/PUD-159/PUD-159A/AG</td>
<td>Existing Neighborhood/ Park and Open Space/Town Center/None (HWY 75)</td>
<td>Stability/ None (HWY 75)</td>
<td>Single-family residential neighborhood and page belcher golf course/ HWY 75</td>
</tr>
</tbody>
</table>

**Applicant’s Justification**

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

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

The applicant provided the following answers to the above questions below:

"West of Highway 75, the proposed Comprehensive Plan Amendment changes the subject property to "New Neighborhood". The Mixed-Use Corridor designation is reasonable adjacent to Highway 75. However, the nature of current land use west of Union Avenue is less dense with a more open feeling. Residents in the area have previously opposed multi-family and other higher density developments. The proposed change to "New Neighborhood" allows for a residential use that is more compatible with Page Belcher Golf Course and the generally less dense surroundings while still taking advantage of the Highway 75 frontage. Thus, the proposed change enhances the overall area."
East of Highway 75, this Application would change the subject tract to "New Neighborhood" with a small corner of "Neighborhood Center" adjacent to Highway 75 and 61st Street. One acre of Neighborhood Center adjacent to the highway allows for Uses beneficial to the area while the larger New Neighborhood area, 75.67 acres, allows for single-family residential use which fits into surroundings more appropriately. In other words, past commercial development concepts have been opposed while use of the Turkey Mountain recreational area by Tulsa area citizens continues to grow. The increase in use and size of the recreation area is less compatible with Mixed Use Corridor. Thus, the proposed change enhances the area by allowing a residential land use that is more in harmony with the neighborhood desires and the Turkey Mountain area."

**Staff Summary & Recommendation**

The subject property consists of multiple unplatted parcels running south along the east and west side of Highway 75 from West 61st Street South, totaling 146.14± acres. The applicant has submitted the following Comprehensive Plan amendment request to amend the land use designation of the subject property from Mixed-Use Corridor and Town Center to New Neighborhood and Neighborhood Center.

The applicant's justification states that while a Mixed-Use Corridor land use designation is reasonable adjacent to Highway 75, the character of the existing neighborhood west of Union Avenue is "less dense with a more open feeling" and that a New Neighborhood land use designation would be "more compatible with Page Belcher Golf Course and the generally less dense surroundings while still taking advantage of the Highway 75 frontage" and would enhance the overall area. On the east side of Highway 75, the applicant states that the one-acre tract adjacent to the highway that is being proposed as Neighborhood Center would allow for "uses beneficial to the area," while the larger New Neighborhood area would allow for a "single-family residential use which fits into surroundings more appropriately" considering the proximity of the site to the Turkey Mountain recreational area and the importance of this area to the community.

The West Highlands/Tulsa Hills Small Area Plan makes specific land use recommendations to foster a Mixed-Use Corridor for economic development and buffering purposes. However, with the recent shift in retail and office trends, there is ample vacant retail and office space in the city and an increased population in the area could help sustain the existing retail in the Tulsa Hills area. In addition to this shift, there has also been increasing concern regarding the preservation and expansion of the Turkey Mountain recreational area. Given these shifts and the limited intensity of single family residential, the New Neighborhood and Neighborhood Center designations are appropriate.

Staff recommends **approval** of the New Neighborhood land use designation on 144.88 ± acres and Neighborhood Center land use designation on 1.26 ± acres as requested by the applicant.
Note: Graphic overlays may not precisely align with physical features on the ground.
From: Hoyt, Jay  
Sent: Tuesday, July 13, 2021 2:22 PM  
To: Sawyer, Kim  
Cc: Wertin, Jani  
Subject: FW: 8th & Quincy Townhouses (Z-7613)

Kim,

The applicant for Z-7613 has requested a continuance to the 8/18 TMAPC meeting so that they can meet with the property owners association in the area. See email below.

Thank you,

Jay Hoyt

From: Jonathan Belzley <jonathan@newleafdev.com>  
Sent: Tuesday, July 13, 2021 2:19 PM  
To: Hoyt, Jay <JHoyt@incog.org>  
Cc: Wilkerson, Dwayne <DWilkerson@incog.org>; Bruce Bolzle <bruce@newleafdev.com>  
Subject: Re: 8th & Quincy Townhouses

Hi Jay,

We would like to continue. We had notified the president of the Pearl District Association of our intent to present our project this evening, but we were notified this morning that the meeting has been cancelled. The next PDA meeting will be on the 10th of August, so Wednesday the 18th would be great. Let me know if we need to do anything else beyond this email to ask for this continuance.

Thanks,

P.s. I don’t know why I thought the hearing was this Thursday...

Jonathan Belzley  
jonathan@newleafdev.com  
(918) 899-0198 – Cell  
(918) 728-3444 – Desk

New Leaf Development, LLC - 1506 East 6th Street - Tulsa, Oklahoma 74120

On Jul 13, 2021, at 12:09 PM, Wilkerson, Dwayne <DWilkerson@incog.org> wrote:
Hi Jonathan.

Jay may be able to help I am out of the office for a few days.

Dwayne

Sent from my iPhone

<jonathan@newleafdev.com> wrote:

Hi Dwayne,

I'll try calling you. Can you make sure and connect with me on this? Our hearing is Thursday. Our community outreach was supposed to be this evening, but the Pearl District Association meeting was cancelled. Looking for consult.

Thanks,

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<New Leaf_signature copy.jpg>
**Case Number:** Z-7609  
(Related to CPA-94, Z-7610 & PUD-648-E)

**Hearing Date:** July 21, 2021  
(Continued from July 7, 2021 & June 2, 2021)

### Case Report Prepared by:
Dwayne Wilkerson

### Owner and Applicant Information:
**Applicant:** Spring Hill Land Company c/o AAB Engineering- Alan Betchan

**Property Owner:** Multiple Owners

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

### Zoning:
**Existing Zoning:** CO & AG

**Proposed Zoning:** RS-1 (69.21 acres) & CG (7.5 acres)

### Comprehensive Plan:
**Existing Land Use Map:** Mixed-Use Corridor

**Proposed Land Use Map:** Mixed-Use Corridor & New Neighborhood

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

### Applicant Proposal:
**Present Use:** Vacant

**Proposed Use:** Residential Subdivision

**Concept summary:** Rezone from CO & AG to RS-1 (69.21 acres) & CG (7.5 acres) to permit a residential subdivision.

**Tract Size:** 79.58 ± acres

**Location:** Southwest corner of West 61st Street South & Highway 75

### Staff Recommendation:
Staff recommends approval of Z-7609 to rezone property from CO & AG to CG on the northern 7.5 acres and RS-1 on the remaining 69.21 acres.

**City Council District:** 2

**Councilor Name:** Jeannie Cue

**County Commission District:** 2

**Commissioner Name:** Karen Keith

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**Staff Data:**

- **TRS:** 8202
- **CZM:** 51

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**REVISED 7/14/2021**
SECTION I: Z-7609

DEVELOPMENT CONCEPT:
The subject property consists of multiple unplatted parcels running south along the west side of Highway 75 from West 61st Street South and contains 79.58± acres. The applicant is requesting a zoning change from CO and AG to RS-1 and CG for a new residential subdivision and commercial development along West 61st Street South.

This zoning request is one of two for this project, the other zoning request consisting of multiple unplatted parcels running south along the east side of Highway 75 from West 61st Street South and contains 79.67± acres and requesting a zoning change from CO and AG to RS-3 for a new residential subdivision (Z-7610).

Other related cases relevant to this request include the PUD Major Amendment to Abandon the portion of PUD-648 located at the southern tip of the subject property (PUD-648-E) and the Comprehensive Plan Amendment (CPA-94) request that includes all of the area in the rezoning requests (minus the CG zoning request). The proposal is to amend these areas from Mixed-Use Corridor and Town Center to New Neighborhood and Neighborhood Center.

EXHIBITS:
- INCOG Case map
- INCOG Aerial
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:

DETAILED STAFF RECOMMENDATION:

Z-7609 is requesting CG on the northern 7.5 acres and RS-1 on the remaining 69.21 acres of the subject tract for a commercial development and new residential subdivision and,

Lot and building regulations in a CG and RS-1 district are consistent with the surrounding properties and consistent with the anticipated future development pattern of the surrounding property that has not been developed and,

RS-1 zoning is not consistent with the current Mixed-Use Corridor land use designation, but is consistent with the New Neighborhood land use designation requested in the concurrent Comprehensive Plan Amendment request, CPA-94 and,

Given recent shifts in retail and office trends, there is ample vacant retail and office space in the city and an increased population in the area could help sustain the existing retail in the Tulsa Hills area, therefore,

Staff recommends approval of Z-7609 to rezone property from CO & AG to CG on the northern 7.5 acres and RS-1 on the remaining 69.21 acres.
SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: While the land use and stability and growth designations for the subject property and abutting parcels were initially made in 2010 with the adoption of the Tulsa Comprehensive Plan, these designations were subsequently updated with the adoption of the West Highlands/Tulsa Hills Small Area Plan to reflect the expanded Mixed-Use Corridor land use. In addition to this change in land use, the small area plan makes specific land use recommendations regarding the preservation of existing neighborhoods and the natural environment through the use of buffers, both ecological (dense tree of native planting) and built (higher density/taller structures), encourage commercial uses in this corridor to further develop the industries in this area, and strengthen/support the vicinity’s regional outdoor amenities such as Turkey Mountain and Page Belcher Golf Course, to include coordinating with the future Turkey Mountain Master Plan. The zoning application does not have a development plan that provides protection for any of the natural aesthetic of the site that is mentioned throughout the small area plan. The current land use designation recognized this area as a Mixed-Use Corridor and anticipated development that exceeds building density beyond what is proposed in the RS-1 residential development area; however, the Mixed-Use Corridor did anticipate the commercial development as proposed in the CG district. While the small area plan makes specific land use recommendations to foster a Mixed-use Corridor for economic development and buffering purposes, since the small area plan was established in 2014, there has been an ongoing shift in land use patterns across the city away from office and commercial spaces, which has only been exacerbated by the recent pandemic. In addition to this shift, there has also been increasing concern regarding the preservation and expansion of the Turkey Mountain recreational area.

Current Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor and Town Center

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

Proposed Land Use Vision:

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

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: Union is 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 multimodal street cross sections and priority elements during roadway planning and design.

Trail System Master Plan Considerations:
The GO Plan recommends a Bike Corridor (Bike lanes when possible, otherwise shared lane markings) that West 61st Street South spanning from South 33rd West Avenue to South Elwood Avenue and South Union Avenue from West 51st Street South to West 91st Street South.

Small Area Plan: West Highlands/Tulsa Hills Small Area Plan (Adopted 2014)
The recommendations of the small area plan include many references to supporting residential single family uses within a rural context and a rural residential zoning use. Revisions to the Tulsa Zoning Code have implemented those concepts within the AG-R zoning that was added to the code in 2019.

Special District Considerations: None except those design considerations recommended in the West Highlands/Tulsa Hills Small Area Plan.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Undeveloped with significant terrain considerations and heavy vegetation.

Environmental Considerations: None that would affect site development.
Streets:

<table>
<thead>
<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>West 61st Street South</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
<td>6 lanes at intersection transitioning to 2 lanes on east edge of site</td>
</tr>
<tr>
<td>South Union Avenue</td>
<td>Secondary Arterial with multi modal corridor designation</td>
<td>100 feet</td>
<td>6 lanes at intersection transitioning to 2 lanes on south edge of site</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>
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</thead>
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<td>CS</td>
<td>Existing Neighborhood</td>
<td>Growth</td>
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<td>AG</td>
<td>Mixed-Use Corridor</td>
<td>Growth</td>
<td>Large Lot Residential</td>
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<td>E</td>
<td>AG and CO</td>
<td>Mixed-Use Corridor</td>
<td>Growth</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>W</td>
<td>CS and (RM-1, RS-3 / PUD 159) and (RM-1, RS-3 / PUD 159A)</td>
<td>Existing Neighborhood/ Park and Open Space/ Town Center</td>
<td>Stability with growth on the north and south ends of the application area</td>
<td>Single family residential neighborhood and page belcher golf course</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 15996 dated April 3, 1984 and Ordinance number 11827 dated June 26, 1970 established zoning for the subject property.

Subject Property:

**Z-5914-SP-1 May 2014:** All concurred in denial of a request for a Corridor Development Plan on a 39+ acre tract of land for Use Unit 8, Multifamily Dwellings and Similar Uses, on property located north of the northeast corner of South Union Avenue and West 71st Street. This property makes up the southern boundary of the subject property.

**Z-5914 March 1984:** All concurred in approval of a request for rezoning a 39+ acre tract of land from AG to CO for multiple uses, on property located on the east side of South Union Avenue, ¼ mile North of East 71st Street. This property makes up the southern boundary of the subject property (Ordinance No. 15996, April 3, 1984).
Surrounding Property:

**BOA-22772 November 2019:** The Board of Adjustment accepted the applicant’s Verification of Spacing to permit a medical marijuana dispensary subject to the action of the Board being void should another medical marijuana dispensary be established prior to the establishment of this medical marijuana dispensary, on property located at 6130 South Union Avenue West.

**PUD-159-A May 1986:** All concurred in approval of a proposed Major Amendment to PUD on a 7.9± acre tract of land to decrease units from 65 to 59, with a 166 bed nursing home, increasing the square footage to 50,500, or allow 144 units of apartments as an alternative to a 166 bed nursing home and 59 units of apartments, on property located north of the northwest corner of West 71st Street and South Union Avenue.

**PUD-159 June 1974:** All concurred in approval of a proposed Planned Unit Development on a 597.20± acre tract of land for a golf course, commercial, and mixed residential development (Single-family detached, Single-family attached, & apartment style), on property located between 61st and 71st Streets and Union and 33rd West Avenue, and the Southwest corner of 71st Street and Union Avenue.

**PUD-375 September 1984:** All concurred in approval of a proposed Planned Unit Development on a 112.7± acre tract of land for a residential community with varied housing types and garden office, shopping, and open space amenities, on property located at the northwest corner of 71st and Union.

**Z-4608 February 1974:** All concurred in approval of a request for rezoning a 768± acre tract of land from AG to CS/RM-1/RS-3 on property located between Union Avenue and 33rd West Avenue, from West 61st Street to South of West 71st Street.

**Z-4558 February 1974:** All concurred in approval of a request for rezoning a 160± acre tract of land from AG to CS/OL/RM-1/RS-3 for commercial, offices, and homes, on property located at the northwest corner of 61st Street and Union Avenue.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
Growth and Stability

Area of Growth

Area of Stability

Feet

300  600

SUBJECT TRACT

(CG)

(RS-1)

Z-7609

18-12 02
**Tulsa Metropolitan Area Planning Commission**

**Case Report Prepared by:**
Dwayne Wilkerson

**Case Number:** Z-7610  
(Related to CPA-94, PUD-648-E & Z-7609)

**Hearing Date:** July 21, 2021  
(Continued from July 7, 2021 & June 2, 2021)

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

![Location Map](image)

**Zoning:**  
*Existing Zoning:* CO & AG  
*Proposed Zoning:* RS-3

**Comprehensive Plan:**  
*Existing Land Use Map:* Town Center, Mixed-Use Corridor  
*Proposed Land Use Map:* Neighborhood Center, New Neighborhood  
*Stability and Growth Map:* Area of Growth

**Staff Data:**  
TRS: 8202  
CZM: 51

**Owner and Applicant Information:**

**Applicant:** Spring Hill Land Company c/o AAB Engineering, LLC - Alan Betchan  
**Property Owner:** Multiple Owners

**Applicant Proposal:**

**Present Use:** Vacant  
**Proposed Use:** Residential Subdivision  
**Concept summary:** Rezone from CO & PUD-648-A to RS-3 to permit a residential subdivision.  
**Tract Size:** 79.67 ± acres  
**Location:** Southeast corner of West 61st Street South & Highway 75

**Staff Recommendation:**

Staff recommends approval of Z-7610 to rezone property from CO & AG to RS-3.

**City Council District:** 2  
**Councilor Name:** Jeannie Cue

**County Commission District:** 2  
**Commissioner Name:** Karen Keith

REVISED 7/14/2021
SECTION I: Z-7610

DEVELOPMENT CONCEPT: The subject property consists of multiple unplatted parcels running south along the east side of Highway 75 from West 61st Street South and contains 79.67± acres. The applicant is requesting a zoning change from CO & AG to RS-3 for a new residential subdivision.

This zoning request is one of two for this project, the other zoning request consisting of multiple unplatted parcels running south along the south along the west side of Highway 75 from West 61st Street South and contains 79.58± acres and requesting a zoning change from CO & AG to RS-1 & CG for a new residential subdivision (Z-7609).

Other related cases relevant to this request include the PUD Major Amendment to Abandon the portion of PUD-648 located at the southern tip of the subject property (PUD-648-E) and the Comprehensive Plan Amendment (CPA-94) request that includes all of the area in the rezoning requests (minus the CG zoning request). The proposal is to amend these areas from Mixed-Use Corridor and Town Center to New Neighborhood and Neighborhood Center.

EXHIBITS:
- INCOG Case map
- INCOG Aerial
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:

DETAILED STAFF RECOMMENDATION:

Z-7610 is requesting RS-3 for a new residential subdivision,

Lot and building regulations in a RS-3 district are consistent with the surrounding properties and consistent with the anticipated future development pattern of the surrounding property that has not been developed and,

RS-3 zoning is not consistent with the current Mixed-Use Corridor and Town Center land use designation, but is consistent with the New Neighborhood and Neighborhood Center land use designations requested in the concurrent Comprehensive Plan Amendment request, CPA-94 and,

Given recent shifts in retail and office trends, there is ample vacant retail and office space in the city and an increased population in the area could help sustain the existing retail in the Tulsa Hills area, therefore,

Staff recommends approval of Z-7610 to rezone property from CO & AG to RS-3.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: While the land use and stability and growth designations for the subject property and abutting parcels were initially made in 2010 with the adoption of the Tulsa Comprehensive Plan, these designations were subsequently updated with the adoption of the West Highlands/Tulsa Hills Small Area Plan to reflect the expanded Mixed-Use Corridor land use. In addition to this change in land use, the small area plan makes specific land use recommendations regarding the preservation of existing neighborhoods and the natural environment through the use of buffers, both ecological (dense tree of
native planting) and built (higher density/taller structures), encourage commercial uses in this corridor to further develop the industries in this area, and strengthen/support the vicinity's regional outdoor amenities such as Turkey Mountain and Page Belcher Golf Course, to include coordinating with the future Turkey Mountain Master Plan. The zoning application does not have a development plan that provides protection for any of the natural aesthetic of the site that is mentioned throughout the small area plan. The current land use designation recognized this area as a Mixed-Use Corridor and anticipated development that exceeds building density beyond what is proposed in the RS-1 residential development area; however, the Mixed-Use Corridor did anticipate the commercial development as proposed in the CG district. While the small area plan makes specific land use recommendations to foster a Mixed-use Corridor for economic development and buffering purposes, since the small area plan was established in 2014, there has been an ongoing shift in land use patterns across the city away from office and commercial spaces, which has only been exacerbated by the recent pandemic. In addition to this shift, there has also been increasing concern regarding the preservation and expansion of the Turkey Mountain recreational area.

**Land Use Vision:**

**Land Use Plan map designation:** Town Center, Mixed-Use Corridor

**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.

**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

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.
Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: The GO Plan recommends a Bike Corridor (bike lanes when possible, otherwise shared lane markings) that West 61st Street South spanning from South 33rd West Avenue to South Elwood Avenue and South Union Avenue from West 51st Street South to West 91st Street South.

Small Area Plan: West Highlands/Tulsa Hills Small Area Plan (Adopted 2014)
The recommendations of the small area plan include many references to supporting residential single family uses within a rural context and a rural residential zoning use. Revisions to the Tulsa Zoning Code have implemented those concepts within the AG-R zoning that was added to the code in 2019.

Special District Considerations: None except those design considerations recommended in the West Highlands/Tulsa Hills Small Area Plan.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Undeveloped with significant terrain considerations and heavy vegetation.

Environmental Considerations: None that would affect site development.

Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tr>
<td>W. 61st St. S.</td>
<td>Secondary Arterial</td>
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<td>S. Olympia Ave.</td>
<td>Residential Collector</td>
<td>60 feet</td>
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Utilities:
The subject tract currently 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>
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</thead>
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<tr>
<td>N</td>
<td>CS/OL/CO/AG</td>
<td>Mixed-Use Corridor/ Existing Neighborhood/ Parks and Open Space</td>
<td>Growth/ Stability</td>
<td>Vacant</td>
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<td>S</td>
<td>CO/PUD-648/ PUD-648-A/ PUD-648-D</td>
<td>Town Center</td>
<td>Growth</td>
<td>Medical Park/ Hospital</td>
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<td>E</td>
<td>AG/RS-3</td>
<td>Mixed-Use Corridor/ New Neighborhood/ Existing Neighborhood</td>
<td>Growth/ Stability</td>
<td>Vacant/Single-family Subdivision</td>
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<tr>
<td>W</td>
<td>AG</td>
<td>None</td>
<td>None</td>
<td>HWY 75</td>
</tr>
</tbody>
</table>
SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 21563 dated May 24, 2001 and Ordinance number 11827 dated June 26, 1970 established zoning for the subject property.

Subject Property:

PUD-648-D/Z-6001-SP-4 October 2011: All concurred in approval of a proposed Major Amendment to PUD and Corridor Development Plan on a 55.63+ acre tract of land to add Outdoor Advertising as a permitted use within Development Areas B & D of PUD-648-B, on property located on the northeast corner of Highway 75 and West 71st Street.

BOA-21927 August 2011: The Board of Adjustment accepted the request for a Verification of Spacing for an outdoor advertising sign of 1,200 ft from another outdoor advertising sign on the same side of the highway and a Verification of Spacing for a digital outdoor advertising sign of 1,200 ft from any other digital outdoor advertising sign facing the same traveled way, on property located at north of the northeast corner of Highway 75 and West 71st Street.

PUD-648-A/Z-6001-SP-2 June 2007: All concurred in approval of a proposed Major Amendment to PUD and Corridor Development Plan on a 55.63+ acre tract of land for a development with six development areas for office, restaurant, hotel, and hospital uses, on property located on the northeast corner of West 71st Street South and Highway 75 South (Ordinance No. 21563, May 24, 2001).

PUD-648/Z-6001-SP-1 May 2001: All concurred in approval of a proposed Planned Unit Development and Corridor Development Plan on a 55.63+ acre tract of land for a hospital and office uses, on property located at the northeast corner of West 71st Street South and U.S. Highway 75 (Ordinance No. 20134, June 28, 2007).

Surrounding Property:

Z-7296-SP-1 Withdrawn July 2015: Applicant withdrew their request on July 20th, 2015 for a Corridor Development Plan on a 61.35+ acre tract of land for a retail outlet mall, on property located at the northeast corner of Highway 75 and West 61st Street.

Z-7296 Withdrawn July 2015: Applicant withdrew their request on July 20th, 2015 to rezone a 61.35+ acre tract of land from OL/CS/CO to CO for retail outlet mall, on property located at the northeast corner of Highway 75 and West 61st Street.

PUD-648-C August 2011: All concurred in approval of a proposed Major Amendment to Abandon a .51+ acre portion of PUD-648 and add it to the east, on property located east of the northeast corner of Highway 75 and West 71st Street.

PUD-648-B/Z-6001-SP-3 August 2009: All concurred in approval of a proposed Major Amendment to PUD and Corridor Development Plan on a 7.16+ to establish permitted uses within development areas, establish bulk and area requirements for former Reserve Areas and to include them within Phase I development, reallocate floor area from Development Area E to Development Areas A and D, and to add Use Unit #13, Convenience Goods and Services, to the permitted uses of Tract 2C, Block 1, Olympia Medical Park II and Development Area E (see Exhibit B), on property located on the northeast corner of Highway 75 South and West 71st Street South.
**Z-7089-SP-1 July 2008:** All concurred in **approval** of a request for a *Corridor Development Plan* on a 50.46± acre tract of land for mixed use, on property located on the northeast corner of West 61st Street South and Highway 75 South.

**Z-4594 March 1974:** All concurred in **approval** of a request for **rezoning** a 52± acre tract of land from AG to CG for a shopping center, on property located north and east of 61st Street and Okmulgee Beeline Expressway.
Growth and Stability

Area of Growth
Area of Stability

PUD-648-E ABANDONMENT

Z-7610/ PUD-648-E ABANDONMENT

RS-3  Zoning
18-12 02
West 75 Complex

CONCEPTUAL SITE PLAN

LEGEND

COMMERCIAL AREA
RESIDENTIAL AREA
ST. MAAC

AAB Engineering, LLC

8.13
**Case Report Prepared by:**
Dwayne Wilkerson

**Owner and Applicant Information:**
**Applicant:** Spring Hill Land Company c/o AAB Engineering, LLC - Alan Betchan
**Property Owner:** Multiple Owners

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

**Zoning:**
**Existing Zoning:** CO/PUD-648-A
**Proposed Zoning:** RS-3

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

**Staff Data:**
**TRS:** 8202
**CZM:** 51

**Case Number:** PUD-648-E Abandonment
(Related to CPA-94, Z-7609 & Z-7610)

**Hearing Date:** July 21, 2021 (Continued from July 7, 2021 & June 2, 2021)

**Applicant Proposal:**
**Present Use:** Vacant
**Proposed Use:** Residential Subdivision

**Concept summary:** Abandon a portion of PUD-648-A in conjunction with rezoning to RS-3 (Z-7610) to permit a residential subdivision.

**Tract Size:** 9.36 ± acres

**Location:** South of the Southeast corner of West 61st Street South & Highway 75

**Staff Recommendation:**
Staff recommends **approval** of PUD-648-E to Abandon a portion of PUD-648-A.

**City Council District:** 2
**Councilor Name:** Jeannie Cue

**County Commission District:** 2
**Commissioner Name:** Karen Keith
SECTION I: PUD-648-E

DEVELOPMENT CONCEPT: Located south of the southeast corner of West 61st Street South & Highway 75 at the southern tip of Z-7610, the applicant is requesting a Major Amendment to Abandon this 9.36 ± acre portion of PUD-648 for a new residential subdivision. This request accompanies Z-7610 whose rezoning request contains the subject property and surrounding property along the east side of Highway 75 going north toward West 61st Street South, a total 79.67±acres, and proposes a zoning change from CO & AG to RS-3 for a new residential subdivision.

This zoning request is one of two for this project, the other zoning request consisting of multiple unplatted parcels running south along the south along the west side of Highway 75 from West 61st Street South and contains 79.58±acres and requesting a zoning change from CO & AG to RS-1 & CG for a new residential subdivision (Z-7609).

Other related cases relevant to this request include the PUD Major Amendment to Abandon the portion of PUD-648 located at the southern tip of the subject property (PUD-648-E) and the Comprehensive Plan Amendment (CPA-94) request that includes all of the area in the rezoning requests (minus the CG zoning request). The proposal is to amend these areas from Mixed-Use Corridor and Town Center to New Neighborhood and Neighborhood Center.

EXHIBITS:
- INCOG Case map
- INCOG Aerial
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:

DETAILED STAFF RECOMMENDATION:

PUD-648-E is requesting a Major Amendment to abandon a portion of PUD-648 for a new residential subdivision,

The abandonment requested as well as RS-3 rezoning requested in related case Z-7610 are consistent with the anticipated future development of the surrounding property therefore,

The abandonment and rezoning request is not consistent with the current Town Center land use designation, but is consistent with the New Neighborhood land use designation requested in the concurrent Comprehensive Plan Amendment request, CPA-94,

Given recent shifts in retail and office trends, there is ample vacant retail and office space in the city and an increased population in the area could help sustain the existing retail in the Tulsa Hills area, therefore,

Staff recommends approval of PUD-648-E to Abandon a portion of PUD-648.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: While the land use and stability and growth designations for the subject property and abutting parcels were initially made in 2010 with the adoption of the Tulsa Comprehensive Plan, these designations were subsequently updated with the adoption of the West Highlands/Tulsa Hills Small
Area Plan to reflect the expanded Mixed-Use Corridor land use. In addition to this change in land use, the small area plan makes specific land use recommendations regarding the preservation of existing neighborhoods and the natural environment through the use of buffers, both ecological (dense tree of native planting) and built (higher density/taller structures), encourage commercial uses in this corridor to further develop the industries in this area, and strengthen/support the vicinity's regional outdoor amenities such as Turkey Mountain and Page Belcher Golf Course, to include coordinating with the future Turkey Mountain Master Plan. The zoning application does not have a development plan that provides protection for any of the natural aesthetic of the site that is mentioned throughout the small area plan. The current land use designation recognized this area as a Mixed-Use Corridor and anticipated development that exceeds building density beyond what is proposed in the RS-1 residential development area; however, the Mixed-Use Corridor did anticipate the commercial development as proposed in the CG district. While the small area plan makes specific land use recommendations to foster a Mixed-use Corridor for economic development and buffering purposes, since the small area plan was established in 2014, there has been an ongoing shift in land use patterns across the city away from office and commercial spaces, which has only been exacerbated by the recent pandemic. In addition to this shift, there has also been increasing concern regarding the preservation and expansion of the Turkey Mountain recreational area.

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.

Transportation Vision:

**Major Street and Highway Plan:** S. Olympia Ave is designated as a Residential Collector

**Trail System Master Plan Considerations:** None
Small Area Plan: West Highlands/Tulsa Hills Small Area Plan (Adopted 2014)
The recommendations of the small area plan include many references to supporting residential single family uses within a rural context and a rural residential zoning use. Revisions to the Tulsa Zoning Code have implemented those concepts within the AG-R zoning that was added to the code in 2019.

Special District Considerations: None except those design considerations recommended in the West Highlands/Tulsa Hills Small Area Plan.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Undeveloped with significant terrain considerations and heavy vegetation.

Environmental Considerations: None that would affect site development.

Streets:

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<th>MSHP R/W</th>
<th>Existing # Lanes</th>
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Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

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<th>Location</th>
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<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
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<tr>
<td>W</td>
<td>AG</td>
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SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 21563 dated May 24, 2001 and Ordinance number 11827 dated June 26, 1970 established zoning for the subject property.
Subject Property:

**PUD-648-D/Z-6001-SP-4 October 2011:** All concurred in approval of a proposed Major Amendment to PUD and Corridor Development Plan on a 55.63± acre tract of land to add Outdoor Advertising as a permitted use within Development Areas B & D of PUD-648-B, on property located on the northeast corner of Highway 75 and West 71st Street.

**BOA-21927 August 2011:** The Board of Adjustment accepted the request for a Verification of Spacing for an outdoor advertising sign of 1,200 ft from another outdoor advertising sign on the same side of the highway and a Verification of Spacing for a digital outdoor advertising sign of 1,200 ft from any other digital outdoor advertising sign facing the same traveled way, on property located at north of the northeast corner of Highway 75 and West 71st Street.

**PUD-648-A/Z-6001-SP-2 June 2007:** All concurred in approval of a proposed Major Amendment to PUD and Corridor Development Plan on a 55.63± acre tract of land for a development with six development areas for office, restaurant, hotel, and hospital uses, on property located on the northeast corner of West 71st Street South and Highway 75 South (Ordinance No. 21563, May 24, 2001).

**PUD-648/Z-6001-SP-1 May 2001:** All concurred in approval of a proposed Planned Unit Development and Corridor Development Plan on a 55.63± acre tract of land for a hospital and office uses, on property located at the northeast corner of West 71st Street South and U.S. Highway 75 (Ordinance No. 20134, June 28, 2007).

Surrounding Property:

**PUD-648-C August 2011:** All concurred in approval of a proposed Major Amendment to Abandon a .51± acre portion of PUD-648 and add it to the east, on property located east of the northeast corner of Highway 75 and West 71st Street.

**PUD-648-B/Z-6001-SP-3 August 2009:** All concurred in approval of a proposed Major Amendment to PUD and Corridor Development Plan on a 7.16± to establish permitted uses within development areas, establish bulk and area requirements for former Reserve Areas and to include them within Phase I development, redistribute floor area from Development Area E to Development Areas A and D, and to add Use Unit #13, Convenience Goods and Services, to the permitted uses of Tract 2C, Block 1, Olympia Medical Park II and Development Area E (see Exhibit B), acre tract of land for on property located on the northeast corner of Highway 75 South and West 71st Street South.
Case Report Prepared by: Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Stuart VanDeWiele
Property Owner: The Logan A. Boggs Living Trust

Applicant Proposal:
Present Use: Manufactured Housing Subdivision
Proposed Use: Manufactured Housing Subdivision

Concept summary: Corridor Development Plan to provide development standards and bring into conformance with current regulations an existing mobile home park.

Tract Size: 38.56 ± acres
Location: South of the Southwest corner of West 45th Street South & South Elwood Avenue

Zoning:
Existing Zoning: IM
Proposed Zoning: CO

Comprehensive Plan:
Land Use Map: Employment
Stability and Growth Map: Area of Growth

Staff Recommendation:
Staff recommends approval of CO-13 to rezone property from IM to CO as outlined in Section II of this staff report

City Council District: 2
Councilor Name: Jeannie Cue
County Commission District: 2
Commissioner Name: Karen Keith
SECTION I: CO-13

DEVELOPMENT CONCEPT: The property located at 4802 South Elwood Avenue (the “Subject Property”) was developed as a mobile home / manufactured home / RV park in the early 1970’s (between 1970 and 1975). The Subject Property has historically provided housing opportunities for short-term and long-term employees of the industrial employers (i.e. refineries) in the area. That use continues to this day.

The Subject Property has been zoned IM (Industrial Medium) since its original zoning designation in 1970. Despite the zoning designation and the provisions of the zoning code, the Subject Property has been used in the same manner for nearly fifty (50) years. This application is simply to bring the underlying zoning into conformity with the historical use of the Subject Property in order to facilitate a pending sale of the Subject Property.

The Subject Property is a 38.6 acre +/- parcel of land located on the west side of Elwood Avenue between West 45th Street and Cherry Creek. The Subject Property is bounded on the north by IM zoned industrial entities, Elwood Avenue on the east, and Cherry Creek to the west and south. The Subject Property is bisected by the Tulsa-Sapulpa Union Railway right-of-way that runs generally north and south through the Subject Property.

The area surrounding the Subject Property is completely or nearly completely developed by moderate industrial users, a large car dealership, and established neighborhoods to the west (on the west side of Cherry Creek).

The Subject Property rezoning application is a proposed Corridor zoning district consisting of residential uses (limited to mobile home / manufactured home / RV park) and Industrial Medium uses (to preserve future industrial use in the area). These proposed land uses are consistent with existing and planned development patterns within the project area, and, most importantly, are consistent with the historical use of the Subject Property during almost the entirety of the history of the zoning code. The Corridor Development Plan will consist of a single development area (Development Area A) which is served by Elwood Avenue and interior private driveways. The Subject Property will continue to have its entrance on Elwood Avenue.

EXHIBITS:

INCOG Case map
INCOG Aerial
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
  Exhibit A (Legal Description)
  Exhibit B (Nature of Proposal)
  Exhibit C (Development Plan)

DETAILED STAFF RECOMMENDATION:

Industrial uses as outlined in CO-13 are consistent with the Employment land use designation in the Tulsa Comprehensive Plan, while the housing uses may not be directly consistent with the Employment designation, they are in support of Employment uses as they have been since originally constructed in the early 1970s; 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-13 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-13 are consistent with the existing development pattern in this area of Tulsa; therefore

Staff recommends Approval to rezone property from IM to CO as outlined in Section II below.

SECTION II: CO-13 DEVELOPMENT STANDARDS

Development Area A – Development Standards

Gross Land Area: +/- 38.6 acres

A. Permitted Use Categories, Subcategories, and Specific Uses Residential - Limited to subcategories, specific uses, and building types below.

• Household Living – [Single, Two, Three or more households on single lot] Residential uses may be permitted only in the following building types.
  ▪ Detached House
  ▪ Manufactured Housing Unit
  ▪ Manufactured Housing Subdivision
  ▪ Mobile Home Park

Commercial - Limited to subcategories, specific uses, and building types below.

• Lodging – RV Park

Industrial Medium – Limited to subcategories, specific uses, and building types below.

• All “Specific Uses” allowed by right in the IM district

To the extent that any portion of the Subject Property is redeveloped in the future for (I) Industrial Medium use or (II) any building type that is not (a) a manufactured home, (b) a detached house, (c) a mobile home, (d) a recreational vehicle, or (e) buildings that are customary accessory uses to the Residential Uses or Commercial Uses authorized herein, the minimum lot size for such (I) Industrial Medium use or (II) other building type shall have a minimum lot size of 38.6 acres.
A. Lot & Building Regulations (Manufactured House, Mobile Home, RV Use)

<table>
<thead>
<tr>
<th>Minimum Separation Between Units</th>
<th>15 feet</th>
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<tbody>
<tr>
<td>Minimum Building Setbacks</td>
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<tr>
<td>From the north boundary</td>
<td>10 feet</td>
</tr>
<tr>
<td>From the east boundary (abutting Elwood Ave.)</td>
<td>20 feet</td>
</tr>
<tr>
<td>From the east boundary (other)</td>
<td>10 feet</td>
</tr>
<tr>
<td>From the south boundary</td>
<td>10 feet</td>
</tr>
<tr>
<td>From the west boundary</td>
<td>10 feet</td>
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<tr>
<td>Maximum Building Height</td>
<td>35 feet</td>
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</table>

B. Lot & Building Regulations (Industrial Uses)

<table>
<thead>
<tr>
<th>Maximum Building Coverage</th>
<th>100% of net lot area</th>
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<tbody>
<tr>
<td>Minimum Building Setbacks</td>
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<tr>
<td>From the north boundary</td>
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<tr>
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<td>20 feet</td>
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<tr>
<td>From the east boundary (other)</td>
<td>10 feet</td>
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<tr>
<td>From the south boundary</td>
<td>10 feet</td>
</tr>
<tr>
<td>From the west boundary</td>
<td>10 feet</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>Unlimited</td>
</tr>
</tbody>
</table>

C. Building Regulations (Manufactured House, Mobile Home, RV Use)

- All mobile homes and manufactured housing units must be completely skirted.
- All mobile homes and manufactured housing units must be attached to the ground.
- All mobile homes and manufactured housing units manufactured after June 15, 1976 must be certified and display applicable federal certifications.
- Accessory buildings must be set back at least 10 feet from mobile homes and manufactured housing units.

D. Maximum Dwelling Units

The Subject Property currently contains two hundred seventy eight (278) individual pad sites for mobile homes, manufactured homes, and recreational vehicles. The Subject Property shall not contain more than two hundred seventy eight (278) dwelling units (including mobile homes, manufactured homes, and recreational vehicles).

E. Minimum Off-Street Parking Spaces Requirements

There shall be a minimum of one (1) parking space for each mobile home, manufactured home,
and recreational vehicle location within the Subject Property.

F. Landscape & Screening Requirements

All required landscaping shall be installed and irrigated in accordance with the provisions of the Landscape Chapter 65 of the Tulsa Zoning Code.

G. Access

The Subject Property shall have a minimum of one access point to Elwood Avenue.

The Subject Property will have access to Elwood Avenue and will be served by interior private driveways. The Subject Property will connect vehicular traffic to Elwood Avenue through the main entrance.

H. Signage

All signage on the Subject Property shall comply with Corridor District signage standards required in the City of Tulsa Zoning Code Chapter 60.090-C.

I. Lighting

All outdoor lighting (other than customary lighting on a residential building) in the Subject Property shall comply with City of Tulsa Chapter 67 Outdoor Lighting regulations.

SECTION III: SUPPORTING DOCUMENTATION

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: As the subject area is located in southwest Tulsa, it falls within the bounds of the Southwest Tulsa Neighborhood Plan adopted in May of 2009. This small area plan was created to assist and progress the revitalization of this area, presenting a vision, needs, and goals for the area. As the small area plan lacks any specific land-use recommendations, the 2010 Tulsa Comprehensive Plan solely provides guidance regarding land use for this area. While the current Employment land use and Area of Growth designation of the subject property may not be directly consistent with the Employment designation, they are in support of Employment uses as they have been since originally constructed in the early 1970s. Additionally, the Industrial uses that could come to the site in the future are directly in support of the Employment land use and Area of Growth 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: S. Elwood Ave is designated as a Secondary Arterial.

Trail System Master Plan Considerations: Cherry Creek Trail exists adjacent to the subject property along the edge of Cherry Creek. Cherry Creek Trail is designated as a Multi-Use trail.

Small Area Plan: Southwest Tulsa Neighborhood Plan (Adopted in May of 2009)

This small area plan was created to assist and progress the revitalization of this area, presenting a vision, needs, and goals for the area. With these goals, the small area plan attempts to improve existing housing stock, revitalize underdeveloped areas, and increase accessibility to amenities, goods, and services through the implementation of sidewalks and business practices to attract retail and grocery stores to the area. It should be noted that while this plan presents a vision, needs, and goals for the southwest Tulsa area, the plan does not make any clear or specific land use recommendations to aid in achieving these goals, nor this particular area in which the subject property is located. Instead, it focuses on presenting proposed capital improvement projects along Route 66, Southwest Boulevard, OSU campus, as well as the Cherry creek and Mooser creek trail system. One of the specific recommendations regarding the Cherry Creek and Mooser Creek this plan makes is to connect these trails to River Parks and Turkey Mountain.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The subject property currently contains a mobile home park and is bisected by a railroad track and associated railroad Right of Way. This development was established in the early 1970's (just after the adoption of the zoning code) and has since been used over the past nearly 50 years as a mobile home / manufactured home / RV park, despite the lack of conformity with the underlying IM zoning.
Environmental Considerations: The property is bounded on the west and south by Cherry Creek with the majority located within the 500 year floodplain. Small portions of the property along Cherry Creek are designated as 100 year floodplain and floodway. The applicant will need to work with City of Tulsa Engineering to mitigate any issues of development within floodplain/floodway areas.

Streets:

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<td>Secondary Arterial</td>
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Utilities:  
The subject tract has municipal water and sewer available.

Surrounding Properties:

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

ZONING ORDINANCE: Ordinance number 11822 dated June 26, 1970 established zoning for the subject property.

Subject Property:  
No Relevant History.

Surrounding Property:

BOA-15268 October 1989: The Board of Adjustment approved a Special Exception to permit a sewage disposal facility in an IM zoned district, per plot plan submitted, subject to jogging trail being installed upon completion of the holding facility, subject to landscaping being installed within one year, subject to the basin being used for flow equalization only, with no long-term storage treatment, subject to the facility being drained as soon as possible after excess rainfall.
dissipates, and subject to the best available methods being implemented to minimize odor, on property located at the east side of South Elwood Avenue, north of East 51st Street South.

**Z-6062/PUD-109-A August 1985:** All concurred in approval of a request to rezone a 9.50+ acre tract of land from RM-1/RS-3/OM to IL/RM-1/PK and approval of a proposed Major Amendment to Abandon a part of PUD-109, on property located north of West 51st Street and East of South Jackson Avenue.

**BOA-08283 June 1974:** The Board of Adjustment approved a Variance to locate a mobile home, for a period of six months, to house a watchman for security purposes on a 24-hour basis in an IM District, on property located at 4600 South Elwood Avenue.

**BOA-07808 March 1973:** The Board of Adjustment approved an Exception to for permission to make use of Use Unit 12, 13, and 14 in an IM District, on property located at 4802 South Elwood Avenue.

**BOA-07371 March 1972:** The Board of Adjustment approved a Special Exception to permit operating a children’s day nursery in an IM District, with the restrictions that the principal customers of this center be from the mobile home park, that the number of children cared for be set by the Health Department, and that the applicant be further advised that the Board has requested that he not accept more than five children from the Welfare Department outside the area, and that the use be restricted to lots 121, 122, and 123 of Cherry Creek Mobile Home, on property located at 4808 South Elwood Avenue.

**PUD-109 August 1970:** All concurred in approval of a proposed Planned Unit Development on a 30.7+ acre tract of land for an apartment complex and small commercial shops, on property located at the northwest corner of 51st Street and Arkansas River.

7/21/2021 1:00 PM
Note: Graphic overlays may not precisely align with physical features on the ground.
Land Use Plan Categories

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

Subject Tract
Land Use Plan Employment

CO-13
19-12 26
Growth and Stability

Area of Growth

Area of Stability

CO-13

19-12-26
### Case Report

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<td>Property Owner: Mark &amp; Annabelle Demoss</td>
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<th>Comprehensive Plan:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use Map: Rural Residential/Agricultural</td>
<td></td>
</tr>
<tr>
<td>Stability and Growth Map: N/A</td>
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</table>

<table>
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<tr>
<th>Staff Data:</th>
<th>County Commission District: 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>TRS: 9218</td>
<td>Commissioner Name: Karen Keith</td>
</tr>
<tr>
<td>CZM: 35, 76</td>
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</tbody>
</table>

### Applicant Proposal:

- **Present Use:** Agricultural
- **Proposed Use:** Agricultural
- **Concept summary:** Rezone from IM/AG to AG to permit agricultural uses
- **Tract Size:** 24.09 ± acres
- **Location:** West of the Southwest corner of West 26th Street & South 65th West Avenue

---

**Case Number:** CZ-516

**Hearing Date:** July 21, 2021

---

**Location Map:**

![Location Map](image)

**County Commission District:** 2

**Commissioner Name:** Karen Keith
SECTION I: CZ-516

DEVELOPMENT CONCEPT: The applicant is requesting to rezone from IM/AG to AG to permit agricultural uses on the subject lot. The subject site is currently vacant and is located within the Rural Residential/Agricultural land use designation of the Tulsa County Comprehensive Plan which calls for land that is sparsely occupied and used primarily for farmland, agricultural uses, and single-family homes on large lots. The proposed rezoning to AG zoning would be compatible with this land use designation.

EXHIBITS:
INCOG Case map
INCOG Aerial
Tulsa Comprehensive Plan Land Use Map

DETAILED STAFF RECOMMENDATION:

CZ-516 is non-injurious to surrounding proximate properties;

CZ-516 is compatible with the Residential/Agricultural Land Use designation of the Tulsa County Comprehensive Plan;

CZ-516 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-516 to rezone property from IM/AG to AG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the Rural Residential/Agricultural land use designation of the Tulsa County Comprehensive Plan as identified in the Unincorporated Tulsa County Land Use Designations portion of the Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Rural Residential/Agricultural

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

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: W 26th St S is designated as a Residential Collector

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 vacant, sparsely forested land.

Environmental Considerations: None

Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tbody>
<tr>
<td>W 26th St S</td>
<td>Residential Collector</td>
<td>60 Feet</td>
<td>2</td>
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</table>

Utilities:

The subject tract does not have 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>
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<td>North</td>
<td>IM/AG</td>
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<td>N/A</td>
<td>Vacant</td>
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<tr>
<td>South</td>
<td>CG</td>
<td>Commercial (Sand Springs)</td>
<td>N/A</td>
<td>Vacant</td>
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<tr>
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<td>AG</td>
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<td>Vacant</td>
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<tr>
<td>West</td>
<td>AG</td>
<td>Commercial (Sand Springs)</td>
<td>N/A</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

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

Subject Property:

No Relevant History.

Surrounding Property:

BOA-07579 September 1972: The Board of Adjustment approved an Exception to locate a pet cemetery in an IM District, on property located at 7600 West 26th Street.
LEGEND

Sand Springs
Future Land Use
- Commercial
- Industrial/Regional Employment
- Parks/Open Space
- Public/Quasi Public
- Residential
- Transitional

Unincorporated County Plans
Future Land Use
- Rural Residential/Agricultural
- Rural Commercial
- Parks and Open Space
- Public/Semi-Public
- Industrial
- 100 Year Floodplain

W 21 ST S
S 73 AVE
AVERY DR

SUBJECT TRACT

0 Feet
350
700

CZ-516
19-12 18
**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**
**Applicant:** Tanner Consulting  
**Owner:** Smalygo Properties

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

**Applicant Proposal:**
Minor Subdivision Plat  
8 lots, 2 blocks, 15.92 ± acres  
**Location:** Southeast corner of East 136th Street North and North Sheridan Road

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

**Staff Recommendation:**
Staff recommends approval of the minor subdivision plat

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

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

The Flats - (County)
Southeast corner of East 136th Street North and North Sheridan Road

This plat consists of 8 lots, 2 blocks on 15.92 ± acres.

The Technical Advisory Committee (TAC) met on July 1, 2021 and provided the following conditions:

1. **Zoning:** Property is zoned AG-R. County Resolution CMF#20211006 was approved by the Board of County Commissioners on May 17, 2021. Proposed lots conform to the requirements of the AG-R district in the Tulsa County Zoning code.

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

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

4. **Sewer/Water:** On-site sewage disposal requires approval by Oklahoma Department of Environmental Quality. Water service to be provided by Washington County Rural Water District #3. Any improvements to existing water lines must be approved through the RWD.

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

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All release letters have been received. Oil & Gas certificate was submitted.

Plat was released by the Tulsa County Engineer on July 8, 2021. Staff recommends APPROVAL of the minor subdivision plat 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: 2020/2021
Draft Final Plat

The Flats

OWNER:
Smalley Properties, Inc.
123 North 7th Street
Coffeyville, Oklahoma 74021
Phone: (918) 373-1559

SURVEYOR/ENGINEER:
Tanner Consulting, LLC.
5323 South Lewis Avenue
Tulsa, Oklahoma 74133
Phone: (918) 745-9929

STARTING POINT:

TOWN: ELEVENTH
RANGE: AGED
SECTION: 1

301.00' EAST FROM THE NORTH WEST CORNER OF THE COUNTY OF TULSA, STATE OF OKLAHOMA

NOTE:
The Plat and the Surveyor/Engineer's certificate of approval may be subject to amendment and should never be used in place of the legal description.