TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2847

August 4, 2021, 1:00 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

The meeting will be held in the Tulsa City Council Chamber at the above address.

Applicants and members of the public may attend the meeting in the Tulsa City Council Chamber or by videoconferencing and teleconferencing via Zoom Meeting by joining from a computer, tablet or smartphone using the following link:

https://us02web.zoom.us/j/87203522252

Meeting ID: 87203522252

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

United States: +1(312)626-6799

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 21, 2021 Meeting No. 2846

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-828-2 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and west of the northwest corner of East 125th Street South and South Sheridan Road requesting a PUD Minor Amendment (Withdrawn by applicant)

3. PUD-298-18 Brad Rowell (CD 7) Location: Southwest corner of East 87th Place South and South 87th East Avenue requesting a PUD Minor Amendment to increase allowable driveway width in the right-of-way

4. Ford Motor Company Tulsa Glass Plant (CD 6) Change of Access, Location: North of the northeast corner of East 61st Street South and South 129th East Avenue

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 and Neighborhood Center** (Related to Z-7609, Z-7610 and PUD-648-E) (continued from July 7, 2021 and July 21, 2021)

**PUBLIC HEARING-REZONING**

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

6. **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, July 7, 2021 and July 21, 2021)

7. **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 **CO and AG to RS-3** (Related to Z-7609, PUD-648-E and CPA-94) (Continued from June 2, 2021, July 7, 2021 and July 21, 2021)


9. **Z-7604 Charles Onyechi** (CD 1) Location: East of the southeast corner of Mohawk Boulevard and North Columbia Avenue requesting rezoning from **CS to IL with optional development plan** (Continued from May 19, 2021, June 2, 2021 and July 7, 2021)

**PUBLIC HEARING-PLATS**

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

10. **FoodHome** (CD 1) Preliminary Plat, Location: Northwest corner of East Apache Street and North New Haven

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

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

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

From: Darrell Hicks <darrell.hicks@simmonshomes.com>
Sent: Thursday, July 08, 2021 4:09 PM
To: Hoyt, Jay <JHoyt@incog.org>
Subject: Re: Amendment to PUD 828

Jay - Thank you for all your help and input in this matter. We have decided to move forward in a different direction with these properties. Please remove our applications from all future meeting agendas for both properties.

Thank you,
Darrell

On Wed, Jul 7, 2021 at 2:40 PM Hoyt, Jay <JHoyt@incog.org> wrote:

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
To: Hoyt, Jay <JHoyt@incog.org>  
Subject: Re: Amendment to PUD 828

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.
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
<table>
<thead>
<tr>
<th>Case Number</th>
<th>PUD-298-18 Minor Amendment</th>
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</thead>
<tbody>
<tr>
<td>Hearing Date</td>
<td>August 4, 2021</td>
</tr>
</tbody>
</table>

**Case Report Prepared by:**
Jay Hoyt

**Owner and Applicant Information:**
Applicant: Bradley Rowell
Property Owner: Same

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

**Applicant Proposal:**
Concept summary: PUD minor amendment to modify to increase allowable driveway width in the Right-Of-Way.
Gross Land Area: 0.18 Acres
Location: SWC of E 87th Pl S and S 87th E Ave
8616 E 87th Pl S
Lot 13, Block 1 Shadow Ridge

**Zoning:**
Existing Zoning: RS-3/PUD-298
Proposed Zoning: No Change

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

**Staff Recommendation:**
Staff recommends approval.

**Staff Data:**
TRS: 8313

**City Council District:**
7
Councilor Name: Lori Deeter Wright

**County Commission District:**
3
Commissioner Name: Ron Peters
**SECTION I: PUD-298-18 Minor Amendment**

Amendment Request: Revise the PUD Development Standards to increase the allowable driveway width in the Right-Of-Way.

The applicant is proposing to increase the allowable driveway width in the Right-Of-Way for the subject lot from 27 ft to 30 ft to permit the addition of a driveway to access an existing accessory building. Driveway width in the Right-Of-Way for lots in RS zoning districts is limited to 27 ft for lots with 75+ ft of lot width, with 30 ft being allowed in the street setback, outside of the Right-Of-Way. Currently, a driveway 18 ft in width exists to access the garage of the home. A new, 12 ft wide drive is proposed to provide access to the accessory building on the lot, which would bring the total driveway width in the Right-Of-Way to 30 ft.

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

"Changes in structure heights, building setbacks, yards, driveway coverage measured by width, square footage or percentage of the yard, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved PUD standards and the character of the development are not substantially altered."

Staff has reviewed the request and determined:

1) PUD-298-18 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-298.

2) All remaining development standards defined in PUD-298 and subsequent amendments shall remain in effect.

Exhibits included with staff report:
- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)
- Applicant Site Plan

With considerations listed above, staff recommends **approval** of the minor amendment to increase the allowable driveway width in the Right-Of-Way from 27 ft to 30 ft.
Note: Graphic overlays may not precisely align with physical features on the ground.
PROFESSIONAL LAND SURVEYOR'S INSPECTION PLAT
FOR MORTGAGE LOAN PURPOSE

AMERICAN EAGLE LAND SURVEYING, LLC
2023 West 111th Street Jenks, OK 74037
OFFICE (918)640-4162 FAX (918)894-5248
durrellbible@gmail.com

Order No. 1505027
Client: Elite Title Services, LLC
Borrower: Bradley Rowell
File Number: 1505-417
Lender: BOKF, NA dba Bank of Oklahoma

Legal Description
Lot Thirteen (13), Block One (1), SHADOW RIDGE,
an Addition to the City of Tulsa, Tulsa County, State of Oklahoma,
according to the Recorded Plat No.4502.

Property address: 9616 East 87th Place, Tulsa, Oklahoma

SURVEYOR'S STATEMENT
I, Darrell Bible, Professional Land Surveyor, do hereby certify that the above plat is true and correct to the best of my knowledge and belief.
<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: Khoury Engineering, LLC</td>
</tr>
<tr>
<td></td>
<td>Owner: 5555 Property Developers</td>
</tr>
</tbody>
</table>

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

EXHIBITS: Change of Access Exhibits

<table>
<thead>
<tr>
<th><strong>Zoning:</strong> IL (Industrial – Light)</th>
<th><strong>Applicant Proposal:</strong></th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Change of Access</td>
</tr>
<tr>
<td></td>
<td>Location: North of the northeast corner of East 61st Street South and South 129th East Avenue</td>
</tr>
<tr>
<td></td>
<td>Summary: Adjusting locations of access points along South 129th East Avenue</td>
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</tbody>
</table>

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

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<tr>
<th><strong>City Council District:</strong> 6</th>
<th><strong>County Commission District:</strong> 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Councilor Name: Connie Dodson</td>
<td>Commissioner Name: Stan Sallee</td>
</tr>
</tbody>
</table>

**Case:** Ford Motor Company Glass Plant

**Hearing Date:** August 4, 2021
CHANGE OF AND CONSENT TO
AREAS OF ACCESS AS SHOWN ON RECORDED PLAT

WHEREAS, 5555 PROPERTY DEVELOPERS, LLC are the owners of LOT 1, BLOCK 1, FORD MOTOR COMPANY TULSA GLASS PLANT, an Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof; and

WHEREAS, said owners desire to change the access points from South 129th East Avenue 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, Oklahoma.

NOW THEREFORE, the undersigned owners of the above-named property in the City 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 3373 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 23rd day of June, 2021.

[Signatures]

Owner

APPROVED:

[Signatures]

City Engineer

TMAPC

4.2
STATE OF OKLAHOMA__) SS
COUNTY OF TULSA______)

CORPORATE ACKNOWLEDGEMENT

Before me, the undersigned, a Notary Public in and for said County and State, on this 23rd day of June, 2021, personally appeared David K. Johanson, to me known to be the identical person(s) who subscribed the name of the maker thereof to the foregoing instrument as its managing member and acknowledged to me that he executed the same as his free and voluntary act and deed of such corporation, for the purposes therein set forth.

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

My Commission Expires: 7/13/2024

VICTORIA HUGHES
Notary Public, State of Oklahoma
Commission # 20008382
My Commission Expires 07-13-2024

Notary Public
EXHIBIT 'A'

REVISED CHANGE OF ACCESS EXHIBIT FOR
LOT 1, BLOCK 1
FORD MOTOR COMPANY TULSA GLASS PLANT
SECTION 33, T-19-N, R-14-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

Scale: 1"=400'
Date: June 28, 2021

APPROVED BY:
Traffic Engineer
DATE: 6-28-21

LEGEND
ACC. = LIMITS OF ACCESS
L.N.A. = LIMITS OF NO ACCESS
NWC = NORTHWEST CORNER

Khoury Engineering, Inc.
Civil Engineering/Land Development
1435 East 41st Street
Tulsa, OK 74105
Tel 918.712.0768
Fax 918.712.1069
CA #3751, Renewal 06-30-23
**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

**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

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

**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

**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>
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<tr>
<td>E</td>
<td>AG/CO without a development plan/RS-3</td>
<td>Mixed-Use Corridor/ New Neighborhood/ Existing Neighborhood/None (HWY 75)</td>
<td>Growth/Stability</td>
<td>Vacant/Single-family Subdivision</td>
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<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.

On the east side of Highway 75 significant land contributions have been accepted by the City of Tulsa for expansion of the Turkey Mountain Urban Wilderness area. The comprehensive plan has not been modified to recognize the potential expansion area contemplated in the Turkey Mountain Master Plan that was recently completed. That plan is not part of the current Tulsa Comprehensive plan.

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

**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

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

**Case Number:** Z-7609
(Related to CPA-94)

**Hearing Date:** August 4, 2021
(Continued from July 21, 2021, July 7, 2021 & June 2, 2021)

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

**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
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 Comprehensive Plan Amendment (CPA-94) that includes all of the area in the rezoning requests (excluding the 7.5-acre 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:
  - Topographic Illustration

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:** The land use maps along with the stability and growth designations for the subject property and abutting parcels were initially made in 2010 with the adoption of the Tulsa Comprehensive Plan. Those 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 near 61st Street.

**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:** South Union Avenue 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 multi-modal 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:** The subject tract is undeveloped with significant terrain considerations and heavy vegetation. Significant pipelines bisect the site that may have an impact on site development.

**Environmental Considerations:** The terrain of the site encourages larger lots and may affect street patterns in the area. There are no other known site development considerations.
The subject property abuts Highway 75. The normal highway pollutants that affect storm water quality, air quality, noise and light pollution may be mitigated by preserving mature vegetation abutting the highway.

Streets:

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<th>Exist. Access</th>
<th>MSHP Design</th>
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<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>
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<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>
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Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

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<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
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<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>
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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.
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(related to CPA-94, PUD-648-E & Z-7609)

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<th><strong>Owner and Applicant Information:</strong></th>
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<th><strong>Zoning:</strong></th>
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<th><strong>Comprehensive Plan:</strong></th>
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<tr>
<th><strong>Councilor Name:</strong> Jeannie Cue</th>
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<th><strong>County Commission District:</strong> 2</th>
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<tr>
<th><strong>Commissioner Name:</strong> Karen Keith</th>
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<tr>
<th><strong>Staff Recommendation:</strong></th>
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</thead>
</table>

| **Staff Data:** |
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/PUD & AG to RS-3 for a new residential subdivision.

This zoning request is part of a redevelopment plan for a project that includes property on the west side of highway 75 and includes multiple unplatted parcels between South Union and Highway 75 south of West 61st Street South. That rezoning request includes 79.58± acres and is simultaneously requesting a zoning change from CO & AG to RS-1 for a new residential subdivision CG for a commercial development near East 61st Street South.

Other related cases relevant to this request include the PUD Major Amendment to Abandon the portion of PUD-648-A 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 (excluding the 7.5 acre 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: Concept Site Plan with topography

DETAILED STAFF RECOMMENDATION:

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

Surrounding properties in the area have not been developed except where the residential development east of this site was developed decades ago. Those existing lots are larger than the minimum lot area allowed in an RS-3 district. The residential development will abut a commercial corridor on the south tip of the subject property. Anticipated future development opportunities east of this site have recently changed with land acquisition expansion of the Turkey Mountain Urban Wilderness area east of this site. Residential development on this site is compatible with the anticipated future expansion of the wilderness area 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-3 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: The major street and highway plan does not anticipate an extension of the collector street from Olympia Avenue however during the plat process staff will recommend a street extension from the north end of Olympia to East 61st Street. The major street and highway plan anticipates the collector street turning east and tying ultimately to South Elwood.

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. The small lots anticipated in this designation will not offer opportunities to preserve existing vegetation and natural character mentioned in the small area plan.

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: The terrain of the site encourages larger lots and may affect street patterns in the area.

The subject property abuts Highway 75. The normal highway pollutants that affect storm water quality, air quality, noise and light pollution may be mitigated by preserving mature vegetation abutting the highway.

Streets:

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<th>MSHP R/W</th>
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<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:

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<th>Existing Land Use</th>
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REVISED 7/29/2021
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<td>Town Center</td>
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<td>Medical Park/ Hospital</td>
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<td>East AG/RS-3</td>
<td>Mixed-Use Corridor/ New Neighborhood/ Existing Neighborhood</td>
<td>Growth/ Stability</td>
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<td>W AG</td>
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<td>None</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 and 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.

7.5
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), acre tract of land for 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.
Aerial Photo Date: February 2018

Note: Graphic overlays may not precisely align with physical features on the ground.
SUBJECT TRACT
LAND USE PLAN
MIXED-USE CORRIDOR &
TOWN CENTER

PUD-648-E
ABANDONMENT

Land Use Plan Categories
- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Town Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor
Case Number: PUD-648-E Abandonment  
(Related to CPA-94, Z-7610)

Hearing Date: August 4th, 2021 (Continued from July 21, 2021, 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, LLC- Alan Betchan  
Property Owner: Multiple Owners

Location Map:  
(shown with City Council Districts)

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

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 Recommendation:  
Staff recommends approval of PUD-648-E to Abandon a portion of PUD-648-A defined as development areas B and C along with reserve areas as defined on the attached exhibit.

City Council District: 2  
Councilor Name: Jeannie Cue  
County Commission District: 2  
Commissioner Name: Karen Keith

Staff Data:  
TRS: 8202  
CZM: 51
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-A 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 several requests and includes zoning request consisting of multiple unplatted parcels running 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
- Exhibit from PUD 648-A illustrating abandonment area.

DETAILED STAFF RECOMMENDATION:

PUD-648-E is requesting a Major Amendment to abandon a portion of PUD-648-A for a new residential subdivision. The abandonment of the portion of PUD-648-A is limited to development areas B and C along with a portion of street reserve area and anticipated reserve area illustrated in the exhibit attached. Abandonment of that portion of the PUD does not affect the remainder of PUD-648-A and,

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-A.

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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<tr>
<td>S. Olympia Ave.</td>
<td>Residential Collector</td>
<td>60 feet</td>
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Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

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<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
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<td>Vacant (Part of rezoning related to this Abandonment)</td>
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<td>South</td>
<td>CO/PUD-648/ PUD-648-A/ PUD-648-D</td>
<td>Town Center</td>
<td>Growth</td>
<td>Medical Park/ Hospital</td>
</tr>
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<td>East</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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<td>West</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± acre tract of land for on property located on the northeast corner of Highway 75 South and West 71st Street South.
SUBJECT TRACT
LAND USE PLAN
MIXED-USE CORRIDOR &
TOWN CENTER

PUD-648-E
ABANDONMENT

Land Use Plan Categories

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

Z-7610/
PUD-648-E
ABANDONMENT
### Case Report Prepared by:
Dwayne Wilkerson

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

### Zoning:

**Existing Zoning:** CS  
**Proposed Zoning:**  
Request: IL with optional development plan

### Comprehensive Plan:

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

### Staff Data:

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### Case Number: Z-7604

### Hearing Date: August 4, 2021

- July 7th applicant continuance request to August 4th for additional time to prepare development plan  
- June 2nd applicant continuance request to July 7th for optional development plan preparation.  
- Original hearing date May 19th staff request continuance to June 2nd

### Owner and Applicant Information:

**Applicant:** Charles Onyechi  
**Property Owner:** Same

### Applicant Proposal:

**Present Use:** Commercial Shopping  
**Proposed Use:** Industrial Light  
**Concept summary:** Rezone existing site to support horticulture nursery use.  
**Tract Size:** 0.13 ± acres  
**Location:** East of the Southeast corner of Mohawk Boulevard & North Columbia Avenue

### Staff Recommendation:

Staff recommends approval of IL zoning but only with the development plan outlined in section II of this staff report.

The applicant anticipated uses on this site will require City of Tulsa Board of Adjustment approval for a special exception for a horticulture nursery and low impact manufacturing.

### City Council District: 1  
**Councilor Name:** Vanessa Hall-Harper  
**County Commission District:** 1  
**Commissioner Name:** Stan Sallee

### June 2nd applicant continuance request to July 7th for optional development plan preparation.
SECTION I: Z-7604
APPLICANTS DEVELOPMENT CONCEPT:

- Repurpose the existing building.
- Industrial uses will be prohibited except those allowed by the City of Tulsa Board of Adjustment for light manufacturing facilities necessary for production of medical marijuana edibles using medical marijuana components processed elsewhere and a horticulture nursery.
- The repurposed building and site will conform to the provisions of the CG zoning district.
- Rezoning this site will require conformance with the Subdivision and Development Regulations if zoning is approved.
- The Subject Property was purchased and developed by the previous landlord and used as a mechanic workshop (service garage) from 2016 until recently.
- In 2020, the Applicant, Cinosweatz LLC, purchased the Subject Property. In recent years, the trend in many cities around the country, including Tulsa, has been to repurpose otherwise vacant buildings to retail, commercial, and industrial spaces to accommodate new uses that were otherwise not conceived of at the time many of these buildings were originally developed. In keeping with this trend, the Applicant is seeking to expand the uses allowed on the Subject Property while maintaining the look and feel of a commercial style building/development. a detailed sight pan is attached as Exhibit.
- The Development Plan area measures 5,576 sq. feet (0.13 acres) with address as 2726 E Mohawk BV N, Tulsa. The intent of this Application is to expand the uses allowed in this structure to give the Applicant more flexibility using this building for growing and manufacturing marijuana plants for uses in the community and sale in dispensaries across the city. No exterior changes to the structure are planned other than painting and signage.

**Current Use:**
- The Development Plan area is a mechanic area and is a vacant garage due to the decline in demand for mechanic and service garages in the neighborhood, the current restrictions on use on the subject property under the current restrictions on use on the subject property under the current CS zoning. The development plan area has been vacant for more than 10 years.

**Basis of Application:**
- As discussed above, the demand for the shopping center district, the Zoning type (CS) has changed drastically in the last decade. Around the City of Tulsa and nationwide, strip center developments are facing decreased demand. In addition to this change in tenant demand, e-commerce has forced many former brick and mortar retail operations out of business. As such, there are fewer potential tenants. The combined effect of these two shifts, has forced property owners to think differently about development of strip center malls.
- Much like another business owner's successful conversion of the storage buildings next to the properties owned by the Applicant, the Applicant would like to repurpose the Subject Property into a development that is more directed at attracting a different type of
use than the original zoning and platting of the Barrett and Evans Subdivision. The Applicant believes that the proposed rezoning and Optional Development Plan will operate to allow a more diversified mixed use that would potentially drive much higher occupancy at the Subject Property and give the Applicant additional rent roll income with which to make further improvements. In addition, the Applicant and is a resident in this part of town and would like to see more growth in the area, adding more jobs to the community, thereby improving the lifestyle of members of the community.

- Further, the Applicant believes the proposed rezoning will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

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

DETAILED STAFF RECOMMENDATION:

The IL district is primarily intended to accommodate established commercial uses, while providing protection to adjacent residential area accommodate the grouping of compatible commercial and light industrial uses. The applicant requested IL zoning with the application associated with Z-7604 but setback limitations in an IL district on a very small site may create an unusable site. Future building permit applications may require board of adjustment variances to remove the 75-foot setback requirements from abutting residential districts. Many uses allowed in an IL district are not compatible with the expected land use development in the area however staff supports IL zoning with optional development plan allowing certain uses and supplemental regulations that are consistent with a Mixed-Use Land Use designation in the Tulsa Comprehensive Plan and,

IL zoning with use limitations identified in the development plan along with supplemental regulations in the zoning code are consistent with expected future development patterns in the area and,

The zoning code does not allow a development plan to reduce setback standards however the uses identified in the development plan outlined in Section II below are consistent with the provisions of the Tulsa Zoning code therefore,

Staff recommends Approval of Z-7604 to rezone property from CS to IL with the optional development plan standards outlined in Section II.

SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS

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

PUBLIC, CIVIC AND INSTITUTIONAL
- Safety Service
- Utilities and Public Service Facility
  - Minor
- Wireless Communication Facility
  - Freestanding tower
  - Building or tower-mounted antenna

COMMERCIAL
- Animal service
  - Boarding or shelter
  - Grooming
  - Veterinary
- Broadcast or Recording Studio
- Commercial Service
  - Building service
  - Business support service
  - Consumer maintenance/repair service
  - Personal improvement service
  - Research service
- Financial Services including personal credit establishment
- Lodging
  - Campgrounds and RV parks
  - Hotel/motel
- Office
  - Business or professional office
  - Medical, dental or health practitioner office
  - Plasma center
- Restaurants and Bars
  - Restaurant
- Retail Sales
  - Building supplies and equipment
  - Consumer shopping goods
  - Convenience goods
  - Grocery Store
  - Small Box Discount Store
  - Medical Marijuana Dispensary
- Self-service Storage Facility
- Studio, Artist, or Instructional Service
- Trade School
- Vehicle Service (sales not allowed)
  - Commercial vehicle repair / maintenance
  - Fueling station
  - Personal vehicle repair / maintenance
  - Vehicle part and supply sales
  - Vehicle body and paint finishing shop

WHOLESALE, DISTRIBUTION, & STORAGE
- Wholesale Sales and Distribution

INDUSTRIAL
- Low-impact Manufacturing & Industry but limited to production of medical marijuana edibles using medical marijuana components processed elsewhere.
AGRICULTURAL
Community Garden
Farm, Market- or Community-supported Horticulture Nursery

OTHER
Drive-in or Drive-through Facility (as component of an allowed principal use)

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: IL zoning can be expected in some mixed-use corridor land use designation areas in certain circumstances. This site is very small and abuts residential properties on the southeast corner of the site which may create setback limitations identified in our code which could require Board of Adjustment approval of a variance from setback standards for industrial uses.

Land Use Vision:

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

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

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

Transportation Vision:

Major Street and Highway Plan: None except the residential collector designation.
Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: An existing building will remain on site and that building is expected be converted to a agriculture grow operation.

Environmental Considerations: None that affect site re-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>Mohawk Blvd</td>
<td>Residential Collector</td>
<td>60 feet</td>
<td>2</td>
</tr>
</tbody>
</table>

Utilities:

The subject tract has municipal water and sewer available.
SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11802 dated June 26, 1970 established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

**BOA-23058 January 2021:** The Board of Adjustment approved a Special Exception to permit Moderate-Impact Medical Marijuana processing in the IL District, subject to a conceptual plan presented at the Board meeting. The site is located at 2623 East 36th Street North.

**Z-7307 August 2015:** All concurred in approval of a request for rezoning a 11.21+ acre tract of land from RMH to AG for agricultural use, on property located north of East Mohawk Boulevard between North Birmingham Avenue and North Columbia Avenue.

**BOA-20847 February 2009:** The Board of Adjustment approved a Special Exception to permit a manufactured home in the RS-3 district and a Special Exception to permit the manufactured home in the RS-3 district for a period of thirty years, subject to the home being set on a permanent foundation, according to manufacturing specifications with tie downs and tying into all existing utilities, there will be a rock or brick wainscot covering the concrete block around the perimeter, a porch will be constructed on the front utilizing a pitched roof and this porch shall be as noted on the plan received today, there shall be a concrete or asphalt driveway from Mohawk Boulevard to the manufactured home with parking for at least two automobiles either stacked or singularly, before this home is set the concrete fence shall be removed or brought back to no more than 4 ft in height, and all debris and clutter particularly along Mohawk Boulevard including the remains of ranch and rail fencing shall be removed, on property located at 2711 East Mohawk Boulevard.

**BOA-17617 January 1997:** The Board of Adjustment approved a Special Exception to permit an existing nursing home in accordance with as-built survey and in accordance with non-conforming status of initial construction and previous Board permitting expansions as it pertains to setbacks and landscaping, and a Special Exception to modify screening requirements, per plan submitted, on property located at the northeast corner of 36th Street North and Columbia.

**BOA-15083 March 1989:** The Board of Adjustment approved a Special Exception to allow or the expansion of an existing nursing home in an RS-3 District and to approve a Variance of the
lot frontage from 50' to 37' to allow for a lot split, per plot plan submitted, finding that the 37' of land fronting Columbia Avenue was purchased by the owner to allow the existing building to be located within his ownership and maintain a reasonable setback, on property located at the northeast corner of 36th Street North and North Columbia Avenue.

**BOA-13177 June 1984:** The Board of Adjustment approved a Special Exception to permit Use Unit 17 in a CS district under the provisions of Section 1680, a Variance of the required screening from an abutting R district, and a Variance to permit open air storage or display within 300' of an adjoining R district, subject to it being restricted to auto sales only, and subject to any lighting that is erected being directed inward onto the property, on property located at east of the southeast corner of Columbia Avenue and Mohawk Boulevard.

**BOA-12089 July 1982:** The Board of Adjustment approved a Variance to waive the screening requirement so long as the ownership remains with this applicant, a Variance of the parking requirements and that the applicant will asphalt two (2) parking spaces, and a Variance of the frontage requirements from 50' to 20', on property located at 3839 North Columbia Avenue.

**Z-4804 November 1977:** All concurred in approval of a request for rezoning a 4± acre tract of land from RD to CG for a garage, on property located north of Mohawk Boulevard on North Columbia Avenue.

**Z-4670 January 1975:** All concurred in approval of a request for rezoning a .5± acre tract of land from RS-3 to CS for a plumbing shop, on property located north of the northeast corner of 36th Street North and Columbia Avenue.

**BOA-06562 February 1970:** The Board of Adjustment approved CDP No. 79, under the provisions of Section 18, on property located at the northwest corner of Columbia Avenue and Mohawk Boulevard, subject to the following conditions:

1. That a shrubbery screen along the North and East Boundaries of the project be a condition of approval.
2. That the CDP text and plot plan be conditions of approval.
3. That no commercial uses be permitted within the project excepting the customary management office recreational facilities, laundry, and vending services, to be located in the recreation and service area so designated on the plot plan.
4. That a subdivision plat be approved and filed of record in the County Clerk’s office before any building permits are issued.
5. That a free-standing sign be permitted along Mohawk Boulevard to identify the park, a maximum of 15 feet in height and 48 square feet in area (6x8) and no flashing lights.

CDP No. 79 has since been expired, pursuant to Section 204 of the 1970 zoning code.

**BOA-05195 September 1966:** The Board of Adjustment granted permission to erect an accessory building to be used as a laundry building for Black’s Nursing Home in a U-2-B district, on property located on the west 106 feet of the east half of Lot 8, Barrett-Evans Subdivision.

**BOA-02873 September 1956:** The Board of Adjustment granted permission to operate a nursing home, on property located on the west 106 feet of the east half of Lot 8, Barrett-Evans Subdivision.
Z-7604
with Optional Development Plan

Subject Tract

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 2018
Subject Tract Z-7604 with Optional Development Plan

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

Aerial Photo Date: February 2011
SUBJECT TRACT
LAND USE PLAN
MIXED-USE CORRIDOR

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

Z-7604
with Optional Development Plan

20-13 17

9.12
| **Tulsa Metropolitan Area Planning Commission** | **Case Report Prepared by:** Nathan Foster |
| **Case:** FoodHome |  |
| **Hearing Date:** August 4, 2021 |  |
| **Owner and Applicant Information:** |  |
| Applicant: Wallace Design |  |
| Owner: Food on the Move |  |
| **Location Map:** (shown with City Council Districts) |  |
| **Applicant Proposal:** Preliminary Subdivision Plat |  |
| 1 lot, 1 block, 5.01 ± acres |  |
| Location: Northwest corner of East Apache Street and North New Haven |  |
| **Zoning:** CG (Commercial – General) |  |
| **Staff Recommendation:** Staff recommends approval of the preliminary plat |  |
| **City Council District: 1** |  |
| **Councilor Name:** Vanessa Hall-Harper |  |
| **County Commission District: 1** |  |
| **Commissioner Name:** Stan Sallee |  |
| **EXHIBITS:** Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat Submittal |  |
PRELIMINARY SUBDIVISION PLAT

**FoodHome** - (CD 1)
Northwest corner of East Apache Street and North New Haven

This plat consists of 1 lot, 1 block on 5.01 ± acres.

The Technical Advisory Committee (TAC) met on April 15, 2021, and provided the following conditions:

1. **Zoning:** The property is zoned CG. The proposed lot conforms to the requirements of the CG district.

2. **Transportation & Traffic:** ADA compliant sidewalks and ramps are required to be installed/improved by the developer along East Apache Street and North New Haven. Driveways must accommodate ADA sidewalk access. Additional 5 feet of right-of-way required per the Major Street and Highway Plan along North New Haven.

3. **Sewer:** Proposed sanitary sewer extensions will require approval of an IDP. IDP approval is required prior to approval of the final plat. Easements and dedications must be clearly dimensioned and labeled on the face of the plat.

4. **Water:** Proposed water main extensions will require approval of an IDP. IDP approval is required prior to approval of the final plat. Easements and dedications must be clearly dimensioned and labeled on the face of the plat.

5. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Remove contours from final plat. Provide addresses for individual lots. Under the Owner heading include a contact name. Under the Benchmark heading provide the northing/easting coordinates that are associated with the elevation provided. Show coordinate system used under the Basis of Bearing heading. Provide a bearing angle shown on the face of the plat.

6. **Stormwater, Drainage, & Floodplain:** Stormwater detention and drainage improvements are required to obtain IDP approval prior to final plat approval. Easements must be clearly dimensioned and labeled on the face of the plat.

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

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the regulations. Final plat approval is contingent on a final release from the City of Tulsa including Development Services, City Legal, and City Engineering.
FOODHOME

Subject Tract

20-13 21

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

Aerial Photo Date: 2020/2021

10.4
Land Use Plan Categories

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

FOODHOME

20-13 21

10-4
PRELIMINARY PLAT

FOODHOME

A TRACT OF LAND LOCATED WITHIN THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-ONE (21), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BANE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

LEGAL DESCRIPTION:
A TRACT OF LAND THAT IS PART OF THE WEST HALF (W/2) OF THE SOUTHWEST QUARTER (SW/4) OF THE BOUNDARY QUARTER STATIONED AND SURVEYED BY FREDERICK W. TATE, SURVEYOR, TWENTY (20) NORTH, RANGE (R) TWELVE (12) EAST, CITY OF TULSA, TULSA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE PUBLIC HIGHWAY LINE OF TULSA, OKLAHOMA, NORTH 35 DEGREES 15' EAST, 2704.17 FEET AND WELDED TO THE EAST LINE OF THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-ONE (21), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BANE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA (S/2 SW/4 Sec. 21, Twp. 20 N., Rge. 13 E.), thence S. 81 DEGREES 11' 11' E., 317.00 FEET TO A POINT ON THE WESTERLY FRONTAGE LINE OF THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-ONE (21), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BANE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA (S/2 SW/4 Sec. 21, Twp. 20 N., Rge. 13 E.); thence S. 81 DEGREES 11' 11' W., 125.00 FEET TO A POINT ON THE SOUTHERLY FRONTAGE LINE OF THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-ONE (21), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BANE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA (S/2 SW/4 Sec. 21, Twp. 20 N., Rge. 13 E.); thence N. 35 DEGREES 15' W., 2704.17 FEET TO THE BEGINNING.

OWNERS:
Food On The Move, Inc.
P.O. Box 1928
Tulsa, Oklahoma, 74101-1826

ENGINEER:
Wallace Design Collective, PC
133 North Martin Luther King Jr. Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 594-5856
Fax: (918) 594-5569

SURVEYOR:
Bennett Surveying, Inc.
210 Chouteau Avenue
Chouteau, Oklahoma 74337
Phone: (918) 567-3484
Fax: (918) 567-3484

LEGAL ADDRESS:
Tulsa, Oklahoma, 74103

FOOD ON THE MOVE, INC.
123 North Martin Luther King Jr. Blvd.
Tulsa, Oklahoma, 74101-1826

BENNETT SURVEYING, INC.
210 Chouteau Avenue
Chouteau, Oklahoma 74337

LEGAL ADDRESS:
Tulsa, Oklahoma, 74103
CONCEPTUAL IMPROVEMENTS PLAN
FOODHOME

A TRACT OF LAND LOCATED WITHIN THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-ONE (21), TOWNSHIP TWENTY-ONE (21), RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

LEADER
- -

NEW OWNERSHIP STATUTORY USE:
- -

NOTES:
- -

4. THIS PLAN MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSEE OF PROFESSIONAL ENGINEERS AND SURVEYORS.

TOPO LEGEND
- -

CONCEPTUAL IMPROVEMENTS PLAN
FOODHOME

A TRACT OF LAND LOCATED WITHIN THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-ONE (21), TOWNSHIP TWENTY-ONE (21), RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

LEADER
- -

NEW OWNERSHIP STATUTORY USE:
- -

NOTES:
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TOPO LEGEND
- -