

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2849

September 1, 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/85630661517>

Meeting ID: 856 3066 1517

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:

Director's Report:

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

1. Minutes of August 18, 2021 Meeting No. 2848

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-803-11 Nick Puma** (CD 8) Location: South of the southwest corner of East 121st Street South and South Hudson Avenue requesting a **PUD Minor Amendment** to allow driveway coverage greater than 40% in front setback

PUBLIC HEARING-PLATS

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

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

PUBLIC HEARING-COMPREHENSIVE PLAN AMENDMENTS

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

4. **CPA-95 Greg Norris** (CD 6) Location: Northeast corner of East 11th Street South and South 145th East Avenue requesting to amend the Land Use Map

designation from **New Neighborhood and Mixed Use Corridor** to **Mixed Use Corridor** (related to Z-7614)

PUBLIC HEARING-REZONING

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

5. **Z-7614 Greg Norris** (CD 6) Location: Northeast corner of East 11th Street South and South 145th East Avenue requesting rezoning from **CS/AG to CG with optional development plan** (related to CPA-95)
6. **Z-7613 Johnathon Beizley** (CD 4) Location: Southeast corner of East 8th Street and South Quincy Avenue requesting rezoning from **RS-4 to RM-2** (Continued from July 21, 2021)
7. **Z-7616 Lou Reynolds** (CD 2) Location: West of the southwest corner of South 49th West Avenue and West 21st Street South requesting rezoning from **IL to IM**
8. **CZ-517 Jimmy J. Dresher** (County) Location: Southeast corner of East 161st Street South and South Yale Avenue requesting rezoning from **AG to AG-R**

OTHER BUSINESS

9. Commissioners' Comments

ADJOURN

CD = Council District

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

Visit our website at tulsaplanning.org

email address: esubmit@incog.org

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



Case Number: PUD-803-11
Minor Amendment

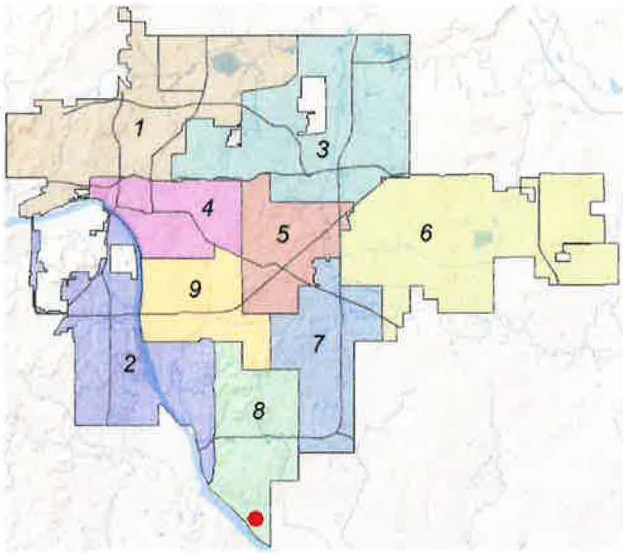
Hearing Date: September 1, 2021

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Nick Puma

Property Owner: Same

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to allow driveway coverage greater than 40% in front setback

Gross Land Area: 0.33 Acres

Location: South of the SWC of E 121st St S and S Hudson Ave

5531 E 125th St S

Lot 4, Block 12 Estates at the River III

Zoning:
Existing Zoning: RS-3/PUD-803
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: New Neighborhood
Growth and Stability Map: Growth

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 7303

City Council District: 8
Councilor Name: Phil Lakin, Jr.
County Commission District: 3
Commissioner Name: Ron Peters

2.1

SECTION I: PUD-803-11 Minor Amendment

Amendment Request: Revise the PUD Development Standards to allow driveway coverage greater than 40% in the front setback.

Currently the development standards limit the Maximum Front Yard Coverage by Parking Area to 40%. The applicant is requesting to increase this allowable coverage to greater than 40% This is due to the unusual shape of the subject lot as shown on the applicant's site plan included with this report. Staff proposes to increase this requirement to a Maximum Front Yard Coverage by Parking Area to 55%.

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."

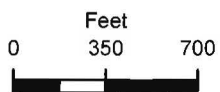
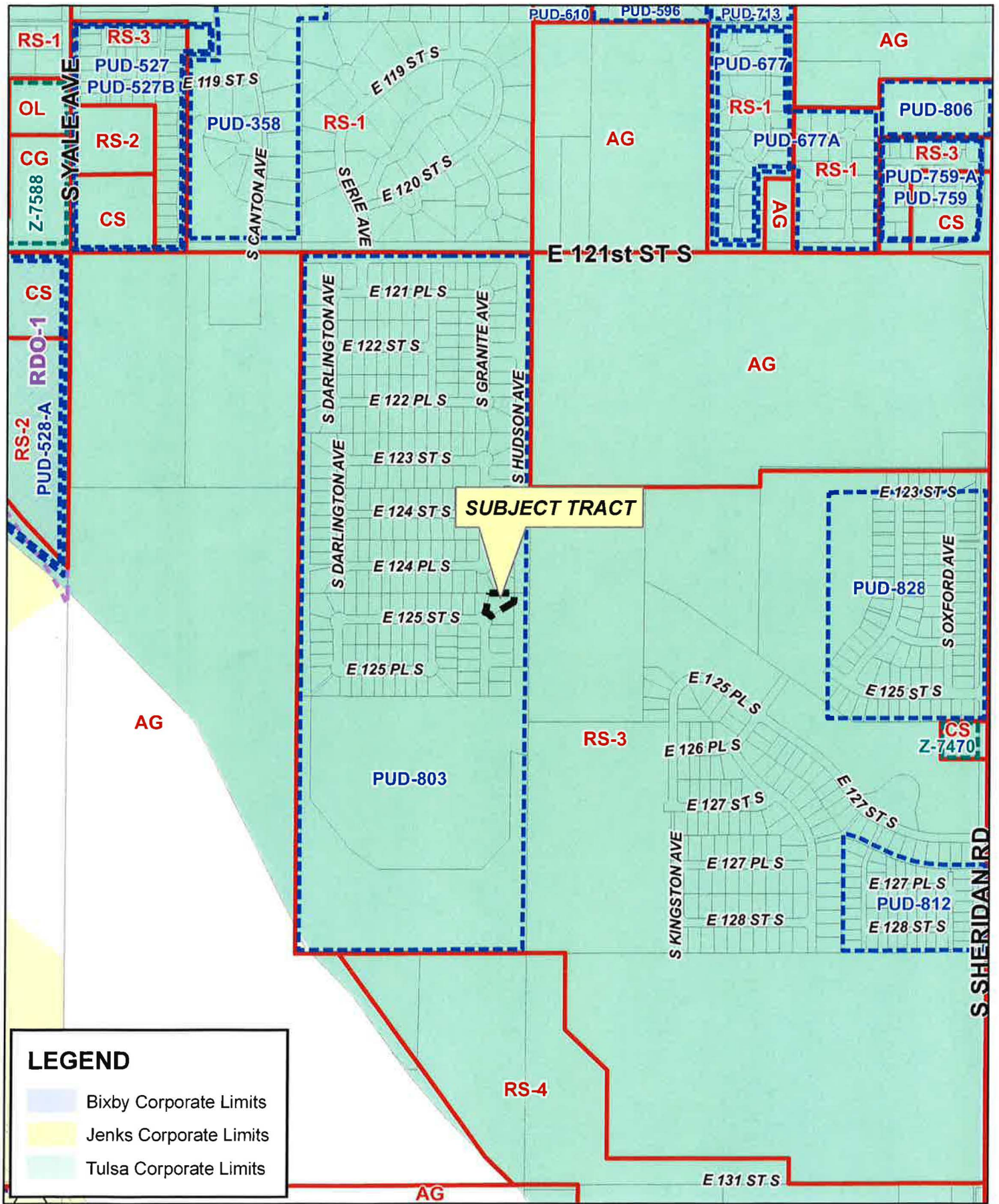
Staff has reviewed the request and determined:

- 1) PUD-803-11 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-803.
- 2) All remaining development standards defined in PUD-803 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 Maximum Front Yard Coverage by Parking Area to 55%.



17-13 03

2.3





0 Feet 350 700



Subject
Tract

PUD-803-11

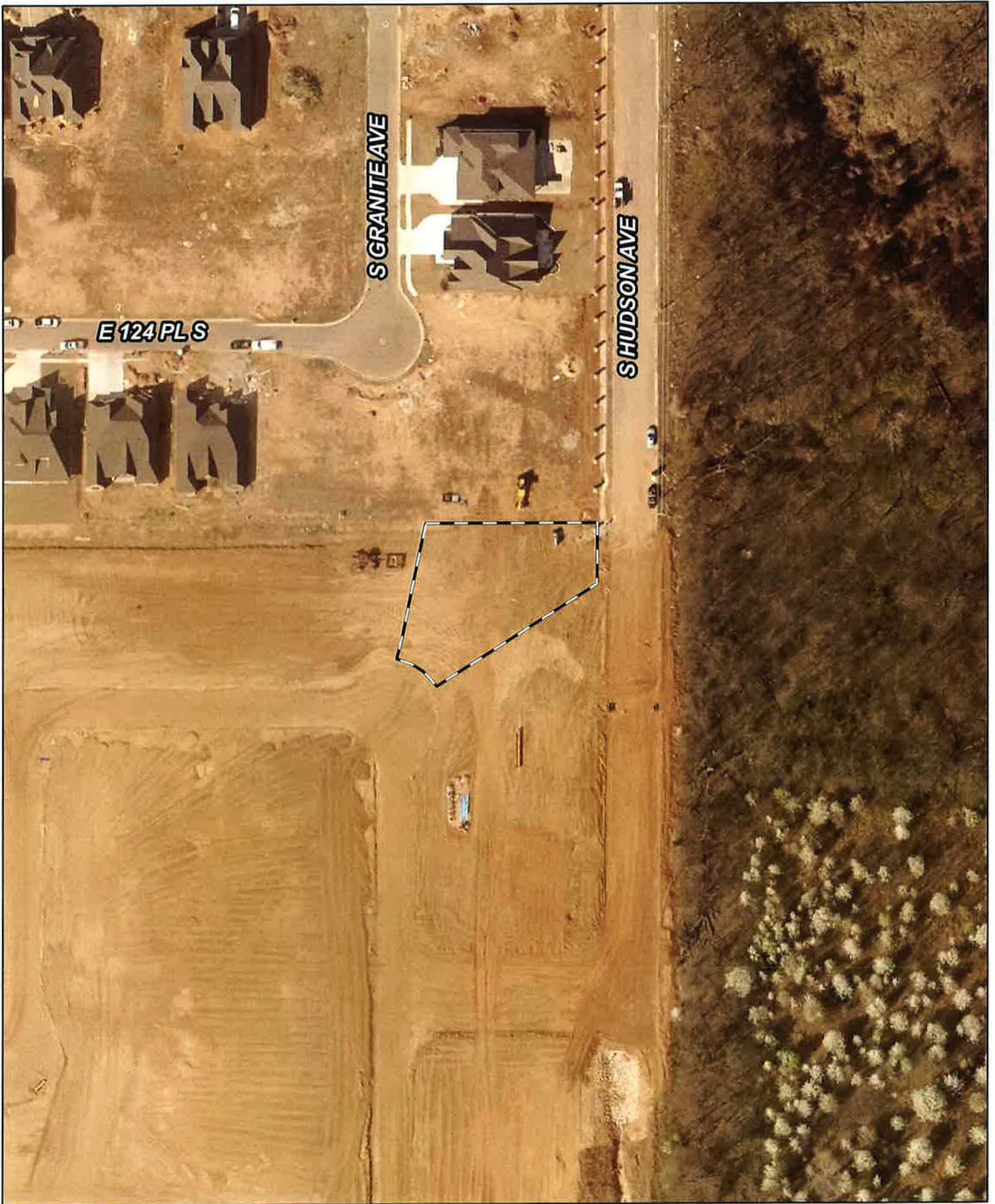
17-13 03

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

Aerial Photo Date: 2020/2021



2.4



0 Feet 50 100



Subject Tract

PUD-803-11

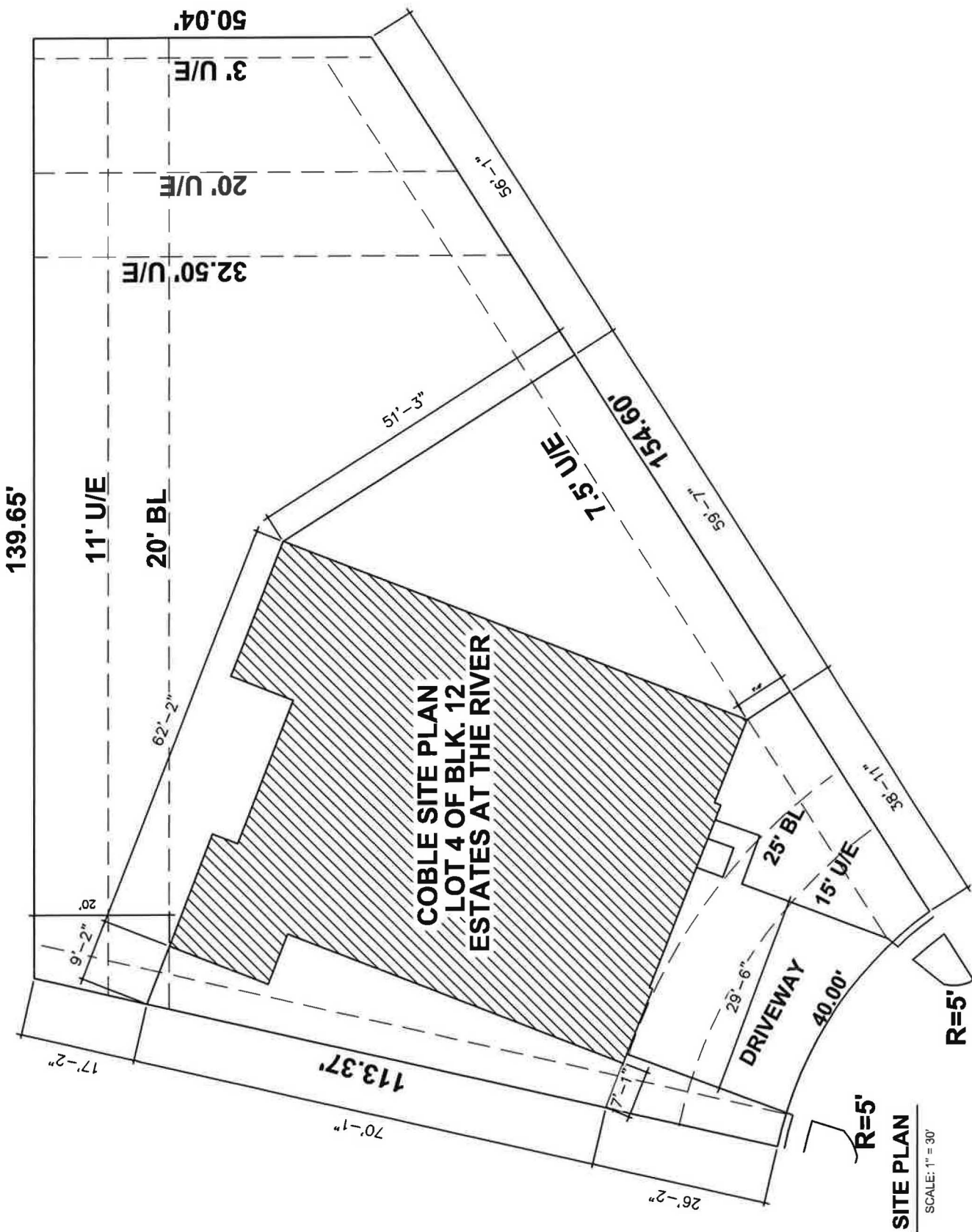
17-13 03

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

Aerial Photo Date: 2020/2021



2.5





Tulsa Metropolitan Area
Planning Commission

Case : Yellowstone Estates II

Hearing Date: September 1, 2021

Case Report Prepared by:

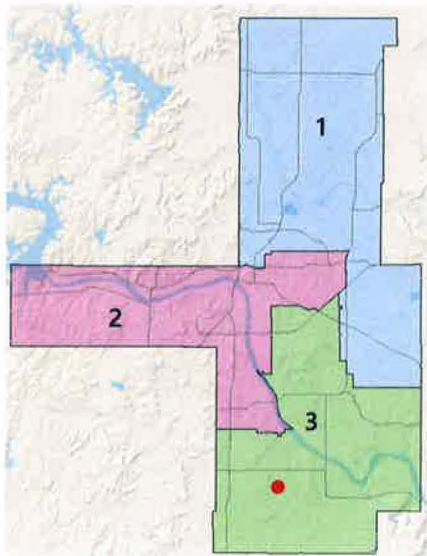
Nathan Foster

Owner and Applicant Information:

Applicant: Select Design, Ryan McCarty

Owner: Roller Enterprises, LLC

Location Map:
(shown with County Commission
Districts)



Applicant Proposal:

Preliminary Plat and Modification of
Subdivision & Development Regulations to
allow a flag lot

7 lots, 2 blocks, 41.59 ± acres

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

Zoning: AG-R (Agriculture – Residential)

Staff Recommendation:

Staff recommends **approval** of the
preliminary plat and modification of the
Subdivision & Development Regulations

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Site Map, Aerial, Preliminary Plat

PRELIMINARY PLAT

Yellowstone Estates II – (Tulsa County)

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

This plat consists of 7 lots, 2 blocks on 41.59 ± acres.

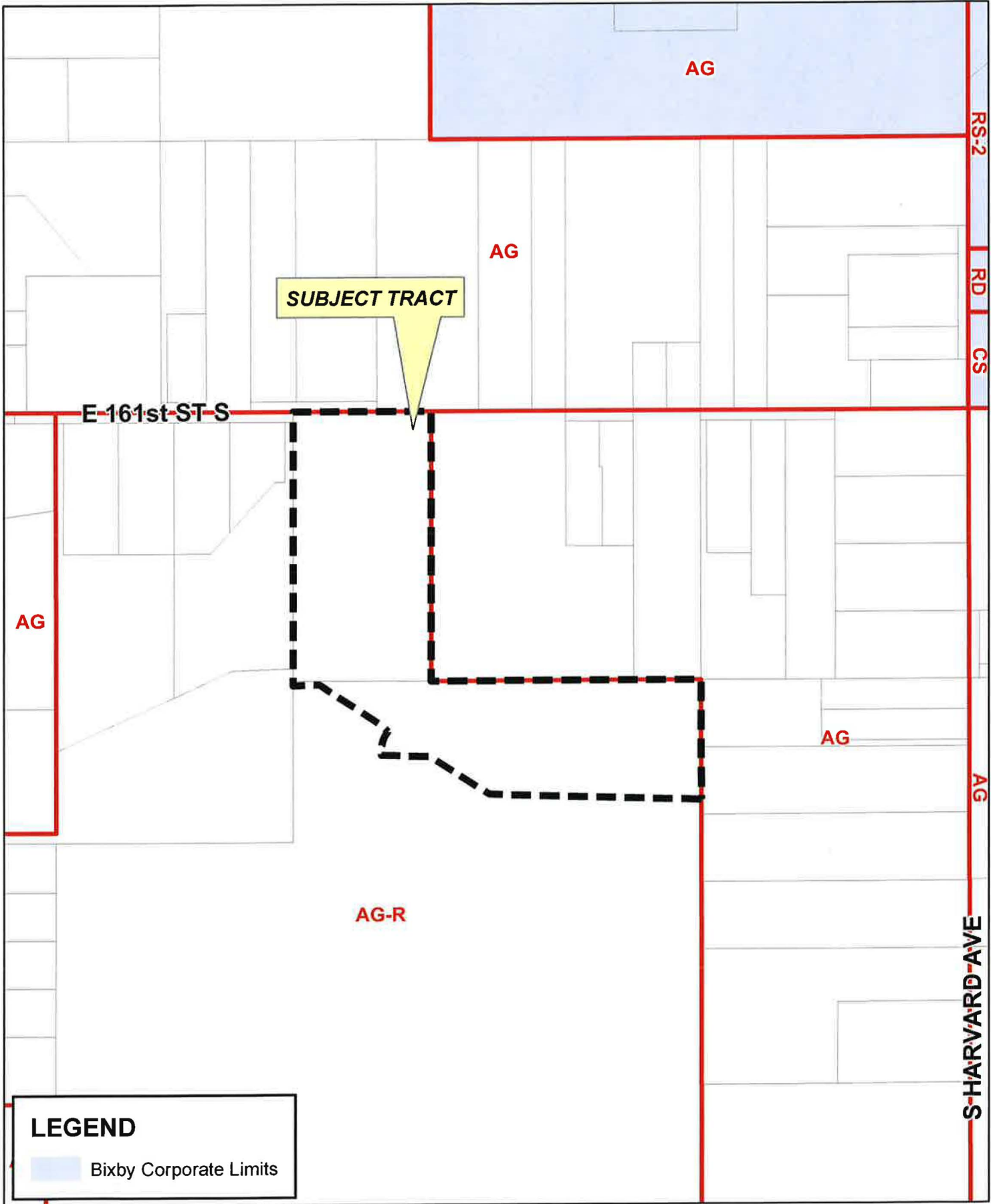
The Technical Advisory Committee (TAC) met on August 19, 2021 and provided the following comments:

1. **Zoning:** The subject tract is zoned AG-R. Lots conform to the requirements of the AG-R district.
2. **Addressing:** Final address assignments by INCOG must be shown on the face of the final plat.
3. **County Engineering:** Public street construction requires approval and acceptance by Tulsa County prior to final plat approval. Plans for stormwater and drainage are required to be approved and completed prior to final plat approval.
4. **Sewer/Water:** On-site sewage disposal must be approved by the Oklahoma Department of Environmental Quality. Water service to be provided by Creek County Rural Water District No. 2. Water line extensions must be completed and final plat must be released by the rural water district.
5. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Release letters are required from all utilities serving the site. Provide certificate of records from Oklahoma Corporation Commission related to oil & gas activity on the site.

Modification of Subdivision Regulations:

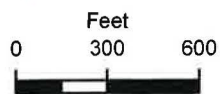
1. Modification to allow a flag lot shown as Lot 1 Block 2.

Staff recommends **APPROVAL** of the preliminary plat and the modification to the Subdivision & Development Regulations due to topographical conditions on the site isolating the proposed lot area. Approval is subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.



LEGEND

 Bixby Corporate Limits

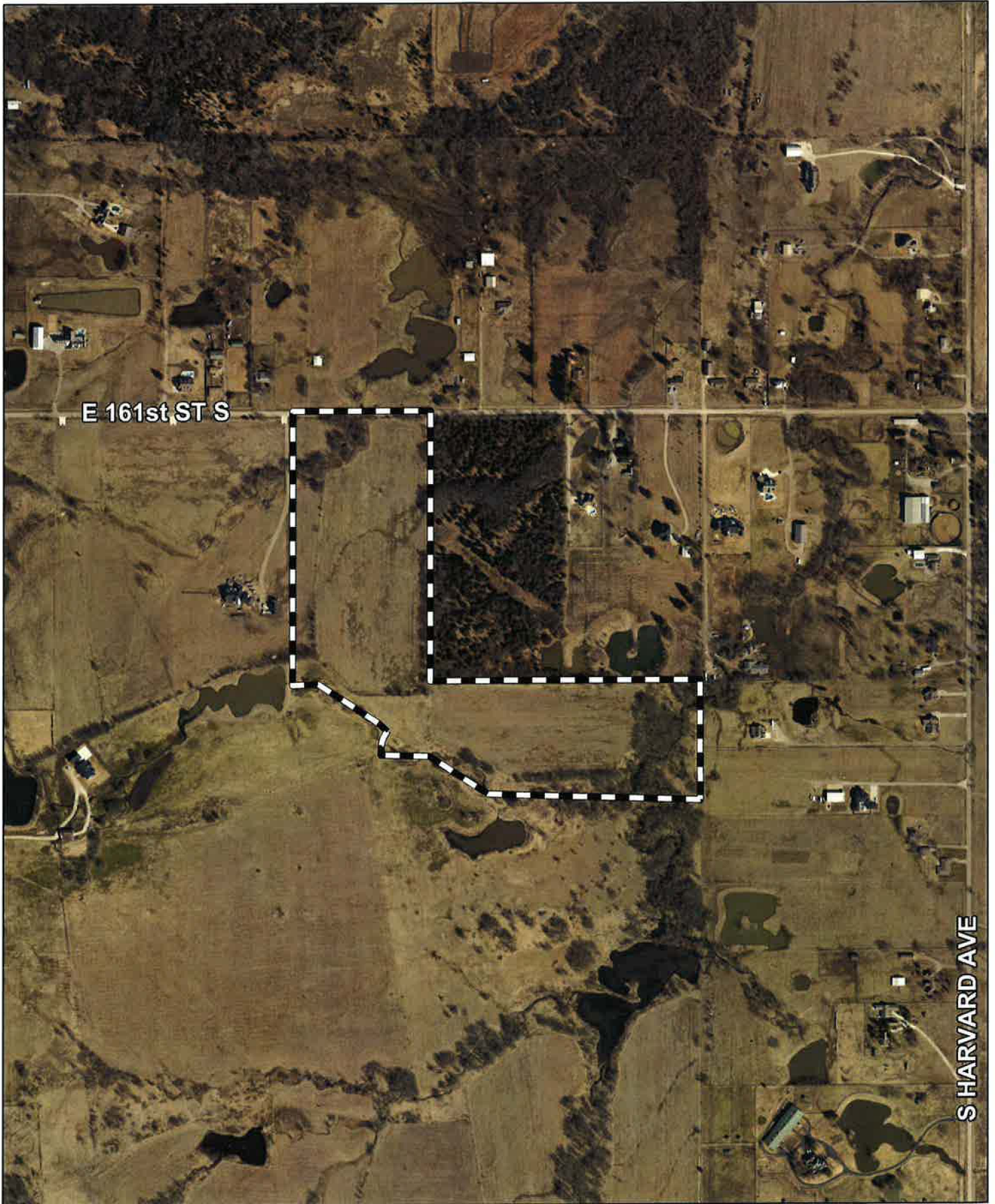


**YELLOWSTONE
ESTATES II**

17-13 29

3.3





E 161st ST S

S HARVARD AVE

0 Feet 300 600



Subject Tract

YELLOWSTONE ESTATES II

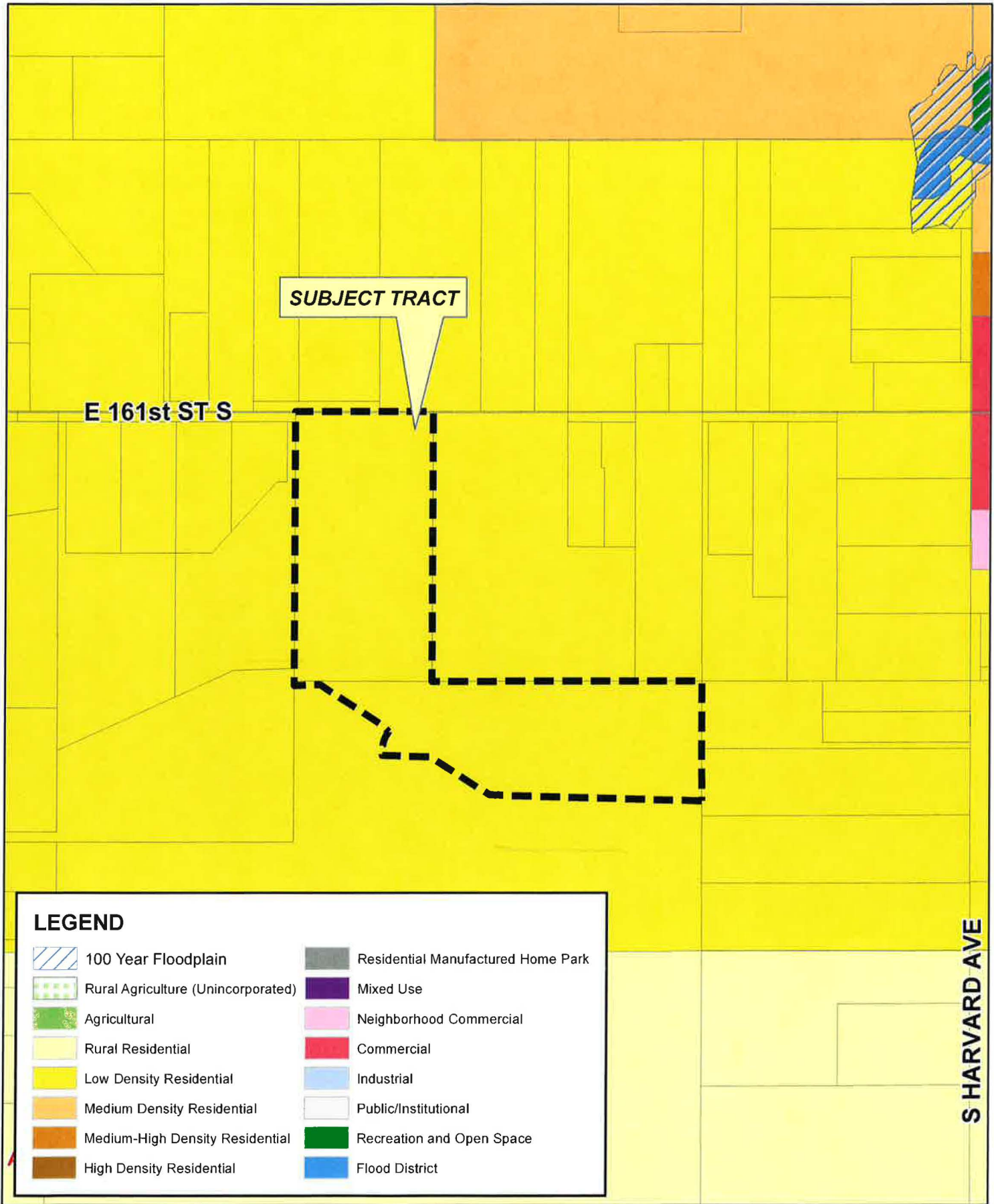
17-13 29

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

Aerial Photo Date: 2020/2021



3.4



**YELLOWSTONE
ESTATES II**

17-13 29

3.5



YELLOWSTONE ESTATES II

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 29, T17N, R13E, I.B.&M., TULSA COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION; THENCE S 00°04'04" E ALONG THE EAST LINE OF SAID NW/4 A DISTANCE OF 1318.81 FEET; THENCE S 89°56'23" E A DISTANCE OF 1320.97 FEET; THENCE S 00°04'06" E A DISTANCE OF 588.80 FEET; THENCE N 89°56'23" W A DISTANCE OF 1037.83 FEET; THENCE N 58°35'42" W A DISTANCE OF 343.97 FEET; THENCE N 00°01'55" E A DISTANCE OF 38.64 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 85.46 FEET, A CENTRAL ANGLE OF 40°48'11", A CHORD BEARING OF N 20°26'00" E AND A CHORD DISTANCE OF 83.66 FEET; THENCE N 49°10'39" W A DISTANCE OF 60.00 FEET; THENCE N 58°35'42" W A DISTANCE OF 350.15 FEET; THENCE N 89°58'05" W A DISTANCE OF 119.77 FEET TO A POINT ON THE EAST LINE OF YELLOWSTONE ESTATES, RECORDED AS PLAT NO. 6962 IN THE OFFICE OF THE TULSA COUNTY CLERK; THENCE N 00°01'55" E ALONG SAID EAST LINE A DISTANCE OF 1390.64 FEET TO A POINT ON THE NORTH LINE OF SAID NW/4; THENCE S 89°55'34" E ALONG SAID NORTH LINE FOR A DISTANCE OF 678.80 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1,811,542.63 SQUARE FEET OR 41.59 ACRES, MORE OR LESS

BASIS OF BEARINGS: GEODETIC NORTH

Yellowstone Estates II

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

Owner / Developer

ROLLER ENTERPRISES, LLC
15831 SOUTH LEWIS AVENUE
BIXBY, OK 74008
PHONE: (918) 810-0926
MR. SHANE ROLLER

Surveyor

G. GOSS & ASSOCIATES
12347 HEYWOOD HILL ROAD
SAPULPA, OKLAHOMA 74066
PHONE: (918) 371-0096
EMAIL: survey@ggoss-survey.com
C.A. # 3332 EXPIRES: 6-30-2022

Engineer

ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0980
EMAIL: ebdesign@engineerbydesign.com
C.A. # 7556 EXPIRES: 6-30-2022



Legend

BL - BUILDING SETBACK LINE
IPF - IRON PIN FOUND
SPS - IRON PIN SET
L.N.A. - LIMITS OF NO ACCESS
P.O.B. - POINT OF BEGINNING
LIE - UTILITY EASEMENT
SDS - STREET ADDRESS

Curve Table

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|---------------|----------------|--------------|
| C1 | 54.89' | 55.50' | 89°51'30.31\" | N 44°38'49\" W | 49.84' |
| C2 | 140.37' | 140.20' | 40°00'00.00\" | N 22°25'58\" E | 137.77' |
| C3 | 80.33' | 120.33' | 40°00'00.00\" | N 22°25'58\" E | 81.84' |
| C4 | 12.81' | 140.20' | 4°59'34.58\" | S 42°12'30\" W | 12.97' |
| C5 | 8.58' | 120.20' | 4°59'30.07\" | S 42°12'31\" W | 8.58' |

Line Table

| LINE | BEARING | DISTANCE |
|------|----------------|----------|
| L1 | S 89°50'29\" E | 249.37' |
| L2 | N 50°00'00\" W | 1234.02' |
| L3 | N 44°38'49\" E | 229.86' |
| L4 | N 44°38'49\" E | 229.86' |

Driveway Culvert Summary Table

| DRIVEWAY LOCATION | RCP & HP STORM PIPE SIZE |
|-------------------|--------------------------|
| 1 | 1 |
| 2 | 2 |
| 3 | 3 |
| 4 | 4 |
| 5 | 5 |
| 6 | 6 |

RCP - REINFORCED CONCRETE PIPE
HP - HIGH-DENSITY POLYETHYLENE
MINIMUM PIPE SLOPE = 0.75%

THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ) REQUIREMENTS FOR MINIMUM LOT SIZE FOR INDIVIDUAL SEPTIC SYSTEMS FOR EACH LOT

Subdivision Statistics

SUBDIVISION CONTAINS SEVEN (7) LOTS IN TWO (2) BLOCKS
GROSS SUBDIVISION AREA 1,811,542.63 SF / 41.59 ACRES

Basis of Bearings

DECEDEC NORTH

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8\" REBAR WITH A YELLOW PLASTIC CAP STAMPED '1318'

Benchmark

ADS MONUMENT '583' 5/8\" REBAR W/ 1-1/2\" ALUMINUM CAP AT 23.95' NORTH AND 31.01' EAST OF THE NW SECTION CORNER. ELEVATION = 731.468' (NAVD 1988)

Addresses

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

Floodplain Data

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS COMMUNITY PANEL NO. 401432A04, OCTOBER 16, 2012, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

| FINAL PLAT CERTIFICATE OF APPROVAL | |
|--|--|
| I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION ON _____ | |
| TMAP/CNOOD OFFICIAL _____ | |
| THIS APPROVAL IS VOID IF THIS PLAT IS NOT FILED IN THE OFFICE OF THE COUNTY CLERK ON OR BEFORE _____ | |
| COUNTY ENGINEER _____ | |

**PRELIMINARY
PLAT**

REPAIRED BY _____

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF SECTION TWENTY-NINE (29),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN,
ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

ROLLER ENTERPRISES, LLC
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CA # 26932 EXPIRES 6-30-2022

ENGINEERED BY DESIGN, PLLC
P O BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE (405) 234-0980
EMAIL ahaie@engineeredbydesignpro.com
CALL TOLL FREE 8-1-30-2227

Location Map

Scale: 0 to 1000 feet



Unplatted

Unplatted

Unplatted

DATE PREPARED: 05/20/21

20



Tulsa Metropolitan Area
Planning Commission

Case Number: CPA-95
(related to Z-7614)

Hearing Date: September 1, 2021

Case Report Prepared by:

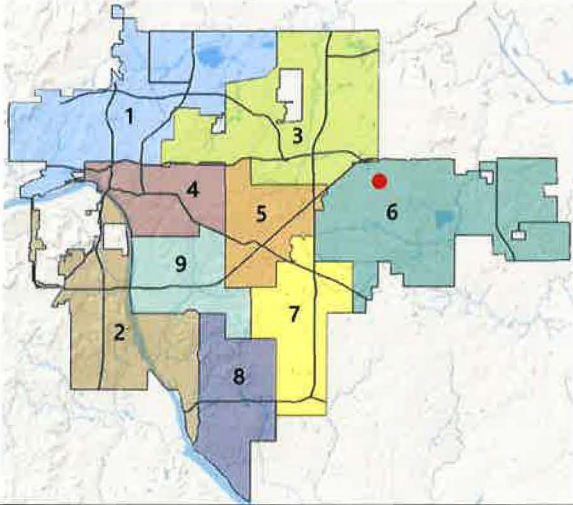
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Greg Norris

Property Owner: Myers Property Management LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Construction and Equipment Rental
with outdoor storage, Convenience Store

Concept summary: Increase Mixed Use Corridor on
145th to support business expansion opportunities.

Tract Size: 14.89 ± acres

Location: Northeast corner of East 11th Street South
at South 145th East Avenue

Zoning:

Existing Zoning: CS, AG

Proposed Zoning: Z-7614 requests CG with
an optional development plan.

Comprehensive Plan:

Existing Land Use: New Neighborhood,
Mixed-Use Corridor

Proposed Land Use: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9403
CZM: 40, 39

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: Stan Sallee

4.1

TMAPC Staff Report
CPA-95
Comprehensive Plan Amendment

Property Information and Land use Request

The subject property is a 14.89-acre, unplatted tract of land on the northeast corner of South 145th East Avenue and East 11th Street. The applicant has submitted the following Comprehensive Plan amendment request to amend the land use designation of the of the subject property from *New Neighborhood & Mixed-Use Corridor* to *Mixed-Use Corridor*. This request is accompanied by a concurrent re-zoning request (Z-7614), which proposes a zoning change on the subject tract from AG and CS to CG in order to permit a mixture of businesses including Construction and Equipment Rental with Outdoor Storage and a Convenience Store.

Background

The parcel subject to this Comprehensive Plan amendment request is located in east Tulsa and surrounded by vacant agricultural land to the north and east with New Neighborhood designations and a zoning designation of AG. The property to the west is zoned RS-3 with a church and residential uses, with the exception of the northwest corner of South 145th East Avenue and East 11th Street South which appears to have a residential use but is zoned CS. The property to the south is vacant and zoned CS. The land use designation for the subject property and abutting parcels were put in place with the adoption of the 2010 Tulsa Comprehensive Plan.

The southern portion of this parcel falls within The Route 66 Overlay which was adopted for development of a sign code than allows historic style neon signage along 11th Street. Allowable uses identified in the zoning districts included in that overlay are not affected by that overlay.

The Major Street and Highway Plan designates S. 145th East Avenue as a primary arterial street and East 11th Street South as a Secondary Arterial as well as a multi-modal corridor, indicating that any future street improvements should follow the multi-modal street cross sections and will focus expanding travel choices for pedestrians, bicyclists, and transit users, making these choices attractive through design and proximity to mixed-use commercial, retail and residential areas with substantial pedestrian activity.

Existing Land Use and Growth Designations

A *New Neighborhood* land use designation was assigned to the northern portion of the parcel subject to the amendment request at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

“The **New Neighborhood** 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.”

A *Mixed-Use Corridor* land use designation was assigned to a portion of the parcel located in the southern third subject to the amendment request at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

“**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

4.2

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.”

Proposed Land Use Designation (Tulsa Comprehensive Plan)

The applicant is proposing the *Mixed-Use Corridor* land use designation for the entirety of the subject property:

Zoning and Surrounding Uses

| Location | Existing Zoning | Existing Land Use Designation | Area of Stability or Growth | Existing Use |
|-----------------|------------------------|---------------------------------------|------------------------------------|----------------------|
| N | AG | New Neighborhood | Growth | Agriculture |
| S | CS | Mixed-Use Corridor Neighborhood | Growth | Vacant |
| E | AG | New Neighborhood | Growth | Agriculture |
| W | RS-3 & CS | New Neighborhood & Mixed-Use Corridor | Growth | Church & Residential |

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 submitted the following responses:

1. How Conditions of the subject property have changed
 - A gradual movement of businesses along the 145th Street corridor has changed the dynamics of the area.
 - The subject property has been included in the current commercial zoning and the request is to rezone the other continuous acreage
2. How those changes have impacted the subject area to warrant the proposed amendment.
 - Development of the 145th & 11th Street will continue to be a magnet to businesses who want to be close to Tulsa and major arterial expressways.
3. How the proposed change will enhance the surrounding area and the City of Tulsa.

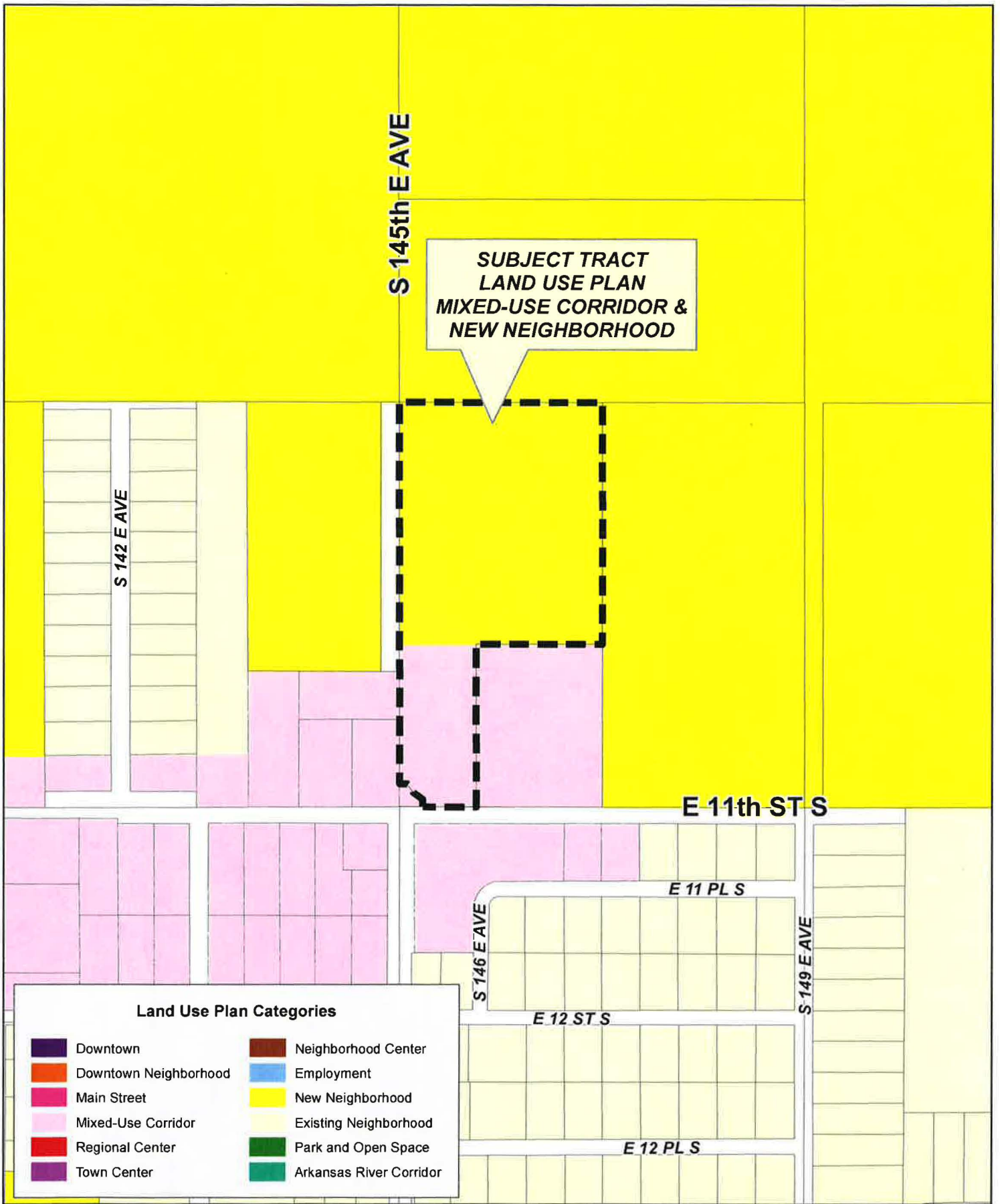
- Current services are limited in the area and this zoning change will meet those needs for the Tulsa area residents for and The City of Tulsa. From AG Property Taxes to CG will increase of tax revenue to The City of Tulsa.
- The usual benefits Jobs, Services, and Increased Tax Base.

Staff Summary & Recommendation

The applicant is currently requesting expansion of the Mixed-Use Corridor land use designation along the east side of South 145th East Avenue. The proposed expansion will increase an opportunity for a more significant mix of development opportunities in this area where future residential development is expected. The vision identified in Planitulsa encourages building placement close to the street so future zoning designations should include development plans or MX districts to accomplish that goal.

The limited north south dimension of the existing Mixed-Use Corridor land use designation along 11th Street will only perpetuate small strip development in an area that can reasonably be expected significant development opportunities and provide services for a much larger undeveloped residential area north and east of the site. Carving out a portion of that future neighborhood area and encouraging commercial development will have little impact on the expected neighborhood development north and east of this site.

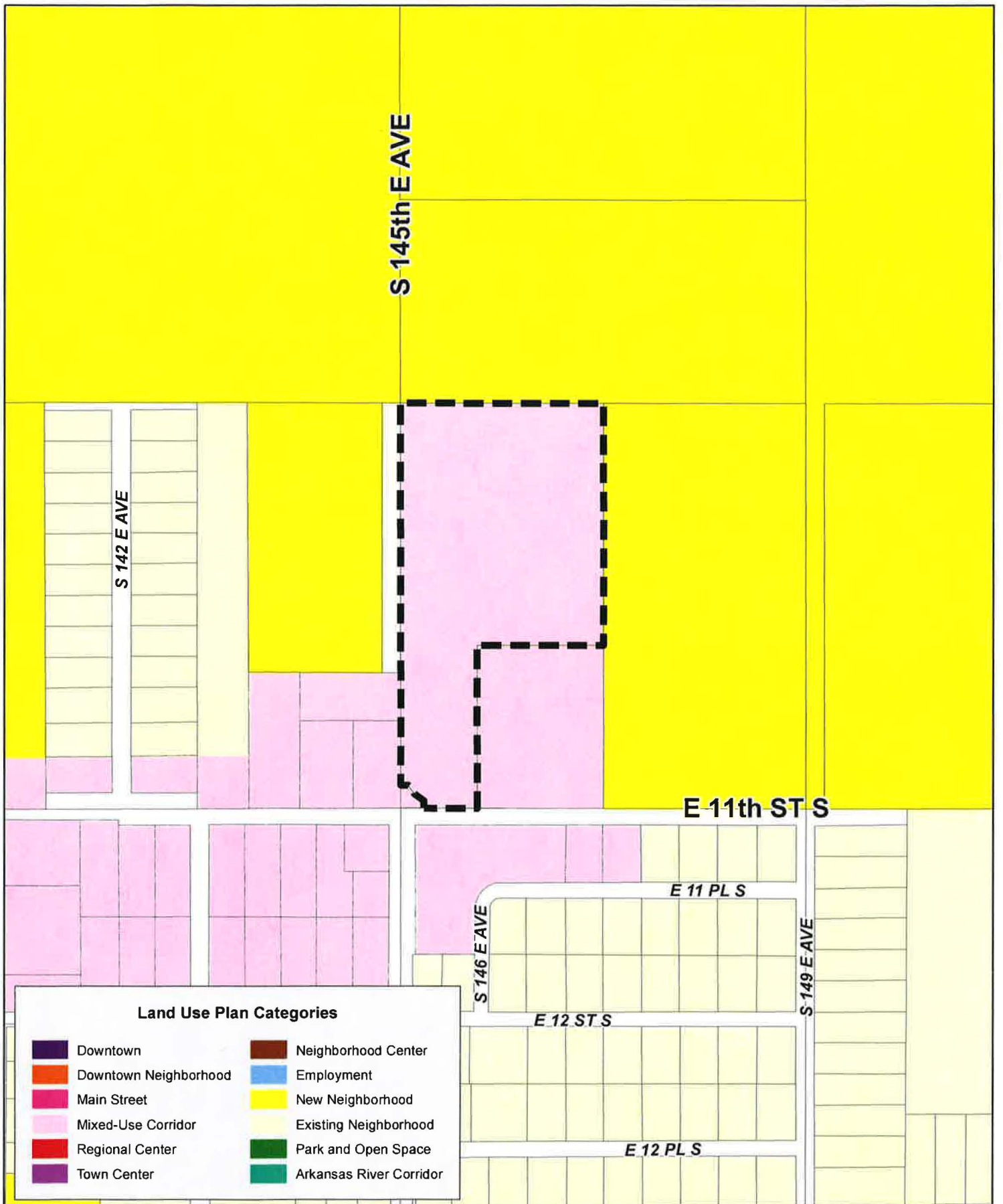
Staff recommends **approval** of the Mixed-Use Corridor land use designation as requested by the applicant.



CPA-95 (Existing)
19-14 03

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CPA-95 *(Proposed)* 4.6

19-14 03





0 Feet 200 400



Subject Tract

CPA-95

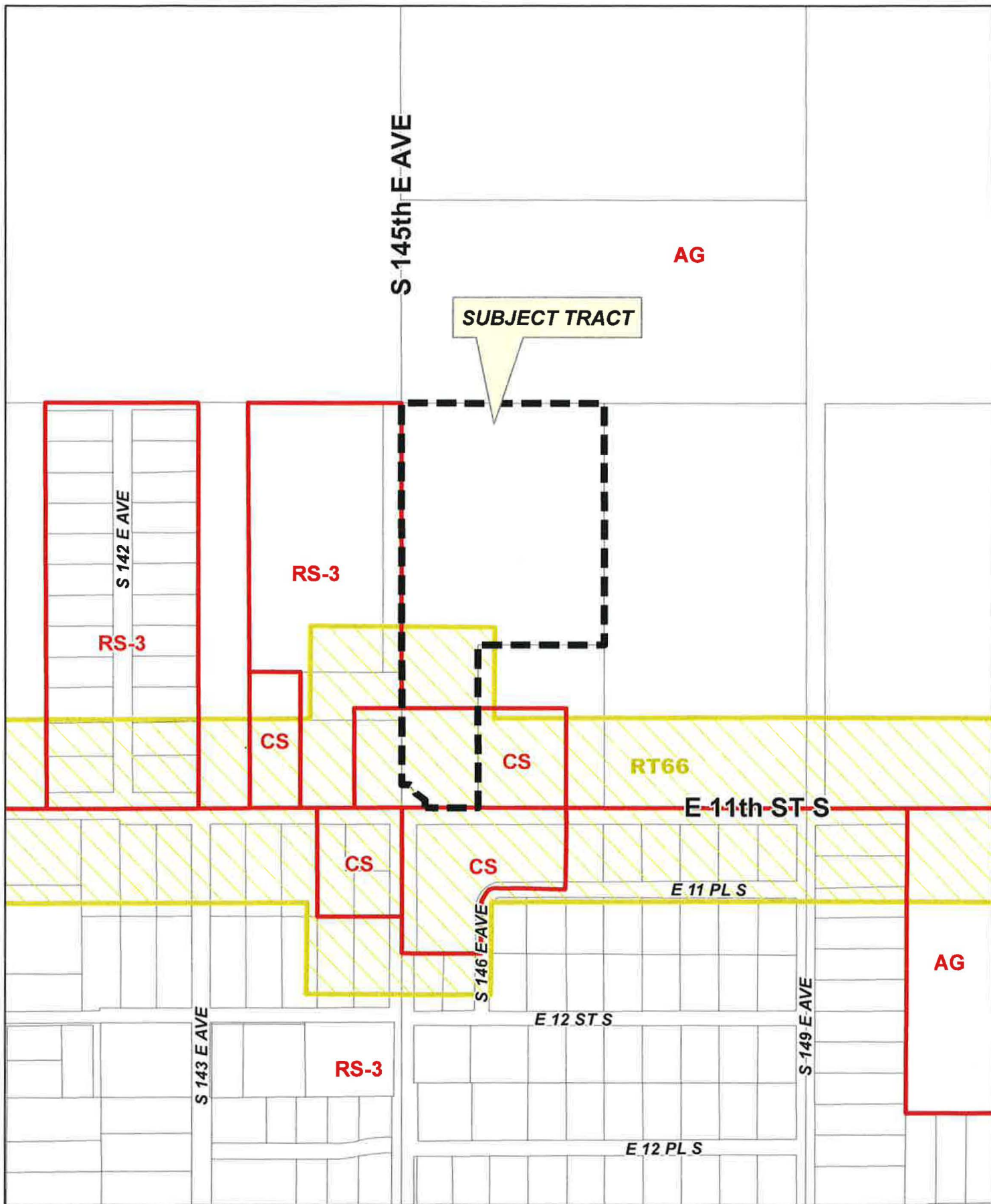
19-14 03

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

Aerial Photo Date: 2020/2021

4.7

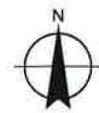


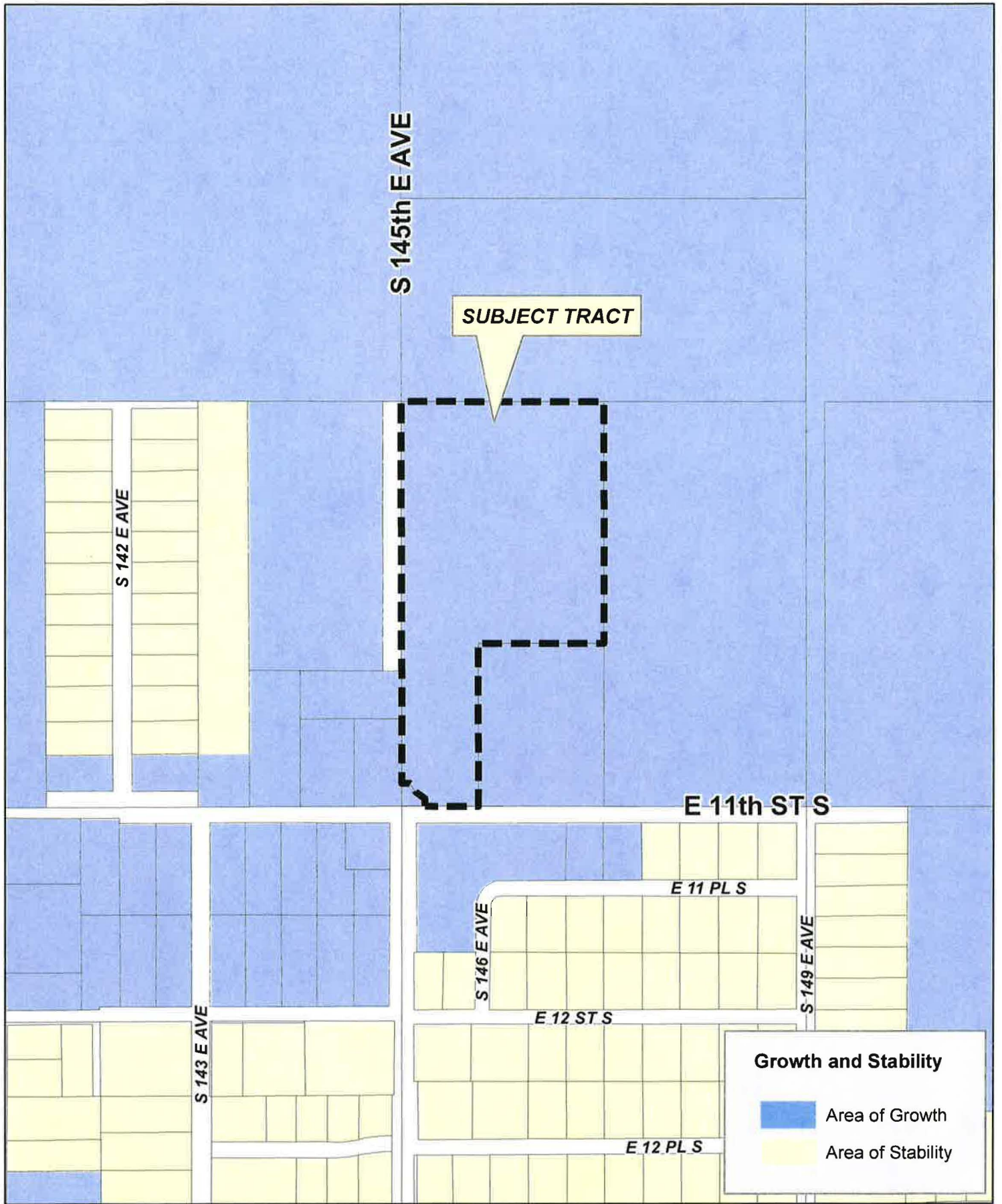


CPA-95

19-14 03

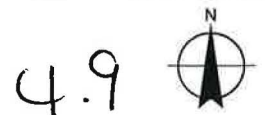
4.8





CPA-95

19-14 03





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7614
(related to CPA-95)

Hearing Date: September 1, 2021

Case Report Prepared by:

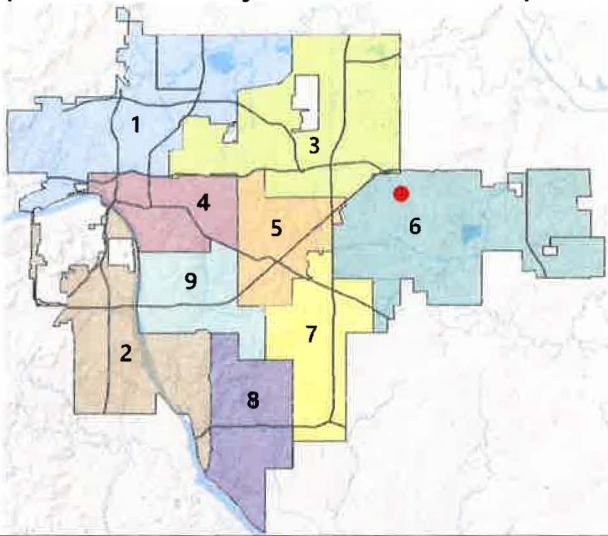
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Greg Norris

Property Owner: Myers Property Management LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Construction and Equipment Rental
with outdoor storage, Convenience Store

Concept summary: Establish a larger business
development opportunity than currently allowed.

Tract Size: 14.89 ± acres

Location: Northeast corner of East 11th Street South
& South 145th East Avenue

Zoning:

Existing Zoning: CS, AG

Proposed Zoning: CG with an optional
development plan.

Comprehensive Plan:

Current Land Use Map: New Neighborhood,
Mixed-Use Corridor

Proposed Land Use Map: CPA-95 requests all
of property change to Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

**Staff recommends approval of CG zoning with
the provisions of the development plan outlined
in section II.**

Staff Data:

TRS: 9403
CZM: 40, 39

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: Stan Sallee

5.1

SECTION I: Z-7614

APPLICANTS DEVELOPMENT CONCEPT:

The subject property is located at South 145th East Avenue and East 11th Street South and is currently zoned AG and CS. The applicant owns the subject property and plans to use the site for a commercial development.

Pursuant to this optional development plan, the applicant is requesting that the subject property be rezoned from AG to CG.

The optional development plan is proposed to provide concise guidance on future development on the subject property and to lessen the perceived or potential impact of future development on adjacent and nearby commercial and residential areas.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

The applicant has submitted a concurrent application requesting an amendment to the land use map to expand the Mixed-Use Corridor land use designation area. Staff recommends approval of the amendment to the land use plan and this zoning application is consistent with that request.

The optional development plan is consistent with the development plan provisions of the Tulsa Zoning Code and,

Uses, lot and building regulations in a CG district and as provided in the development plan are consistent with the anticipated future development pattern of the surrounding property. The mixed use corridor contemplates store fronts with buildings close to the street and parking on the sides and in the rear. The development plan provides requirements for that visionary statement therefore,

Staff recommends Approval of Z-7614 to rezone property from CS and AG to CG with the development plan defined in Section II.

SECTION II: Development Plan

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

PERMITTED USE CATEGORY

A) PUBLIC, CIVIC, AND INSTITUTIONAL
College or University

5.2

- Day Care
- Hospital
- Library or Cultural Exhibit
- Natural Resource Preservation
- Parks and Recreation
- Religious Assembly
- Safety Service
- School
- Utilities and Public Service Facility (minor)
- Wireless Communication Facility
 - Freestanding tower
 - Building or tower-mounted antenna

B) COMMERCIAL

- Animal Service
 - Boarding or shelter
 - Grooming
 - Veterinary
- Assembly and Entertainment
 - Other indoor uses as allowed but limited to small uses less than 250-person capacity. This use requires special exception approval if alcoholic beverages are sold or served, and the subject lot is located within 150 feet of any residential zoning district other than R-zoned street right of way.
- Broadcast or Recording Studio
- Commercial Service
 - Building service
 - Business support service
 - Consumer maintenance/repair service
 - Personal improvement service
- Financial Services
 - Personal credit establishment
- Funeral or Mortuary Service
- Office
 - Business or professional office
 - Medical, dental or health practitioner office
- Restaurants and Bars
 - Restaurant
 - Bar: This use requires special exception approval if alcoholic beverages are sold or served, and the subject lot is located within 150 feet of any residential zoning district other than R-zoned street right of way.
 - Brewpub: This use may be allowed if permitted through the special exception at the Board of Adjustment.
- Retail Sales
 - Building supplies and equipment
 - Consumer shopping goods
 - Convenience goods
 - Small box discount store
 - Grocery store
 - Medical marijuana Dispensary
- Studio, Artist, or Instructional Service
- Trade School
- Vehicle Sales and Service

Commercial vehicle sales and rentals
Fueling station
Wholesale, Distribution and Storage
Equipment and materials storage outdoor
Warehouse
Wholesale Sales and Distribution

C) WHOLESALE, DISTRIBUTION AND STORAGE

Equipment & Materials Storage, Outdoor
Warehouse Wholesale Sales and Distribution

F) AGRICULTURAL

Community Garden Farm, Market- or Community-supported
Horticulture Nursery

G) OTHER

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

BUILDING PLACEMENT AND PARKING SETBACK STANDARDS:

The maximum building setback for any principal building on a lot shall not exceed 30 feet from the planned right-of-way line. Parking and outdoor storage is prohibited between the principle building and planned right of way.

Parking and outdoor storage may not be placed closer than 20 feet from the planned right of way line.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: With approval of the land use map amendment requested in CPA-95 the zoning request is consistent with the Mixed-Use Corridor land use designation.

Land Use Vision:

Land Use Plan map designation:

The north portion of the tract is included in a New Neighborhood land use designation. Refer to the related comprehensive plan amendment CPA-95 which proposed a change from New Neighborhood to Mixed Use Corridor.

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

"The **New Neighborhood** 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

Area of Growth: An area of growth is a designation 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 primary arterial designation

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is vacant.*

Environmental Considerations: None that would affect site development

Streets:

| <u>Exist. Access</u> | <u>MSHP Design</u> | <u>MSHP R/W</u> | <u>Exist. # Lanes</u> |
|-------------------------------|--------------------|-----------------|-----------------------|
| 145 th East Avenue | Primary Arterial | 120 feet | 2 |

Utilities:

The subject tract has municipal water and sewer available.

Zoning and Surrounding Uses

| Location | Existing Zoning | Existing Land Use Designation | Area of Stability or Growth | Existing Use |
|----------|-----------------|---------------------------------------|-----------------------------|----------------------|
| N | AG | New Neighborhood | Growth | Agriculture |
| S | CS | Mixed-Use Corridor Neighborhood | Growth | Vacant |
| E | AG | New Neighborhood | Growth | Agriculture |
| W | RS-3 & CS | New Neighborhood & Mixed-Use Corridor | Growth | Church & Residential |

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11818 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

Z-7302 May 2015: All concurred in **approval** of a request for *rezoning* a 3.33+ acre tract of land from RS-3 to CS on property located Southeast corner of East 11th Street and South 145th East Avenue.

BOA-21931 September 2015: The Board of Adjustment **Deny** a *Special Exception* to permit new and used car sales in the CS District (Section 701, Table 1); Variance to allow open air storage and display of merchandise within 300 feet of the R District (Section 1217.C.2) finding that this project will be injurious to the neighborhood and the requested Variance is self-imposed; , on property located at SE/c of East 11th Street South & South 145th East Avenue.

BOA-21095 June 2010: The Board of Adjustment **approved** a *Special Exception* to permit to permit church use (Use Unit 5) in the AG district (Section 301); subject to the conceptual plan 6.5. Lighting is to be shielded from abutting properties; all driving and parking surfaces are to be concrete or asphalt; a plat is required, on property located at East of the NE/c of East 11th Street and South 145th East Avenue.

BOA-20214 March 2006: The Board of Adjustment **approved** a *Special Exception* to permit a used automobile sales lot (Use Unit 17) in a CS district, with conditions for: no outside storage or display of vehicles or merchandise in addition to the existing conditions already placed on this land, on property located at 1102 South 145th East Avenue.

BOA-18790 August 2000: The Board of Adjustment **Deny** a *Variance* to permit open-air storage or display of automobiles offered for sale within 300' of an R zoned district to 0', on property located at South of SW/c East 11th St. and South 145th East Avenue.

BOA-18602 December 1999: The Board of Adjustment **Deny** request on for removal of the previously approved condition (BOA-11752 on 1-07-82) of "owner only" to permit the sale of autos and mobile homes in a CS district, property located on the SW/c of East 11th Street and 145th East Avenue.

BOA-18233 November 1998: The Board of Adjustment **approved** a *Special Exception* to permit for a church in an RS-3 zoned district, on property located at 764 South 145th East Avenue.

5.6

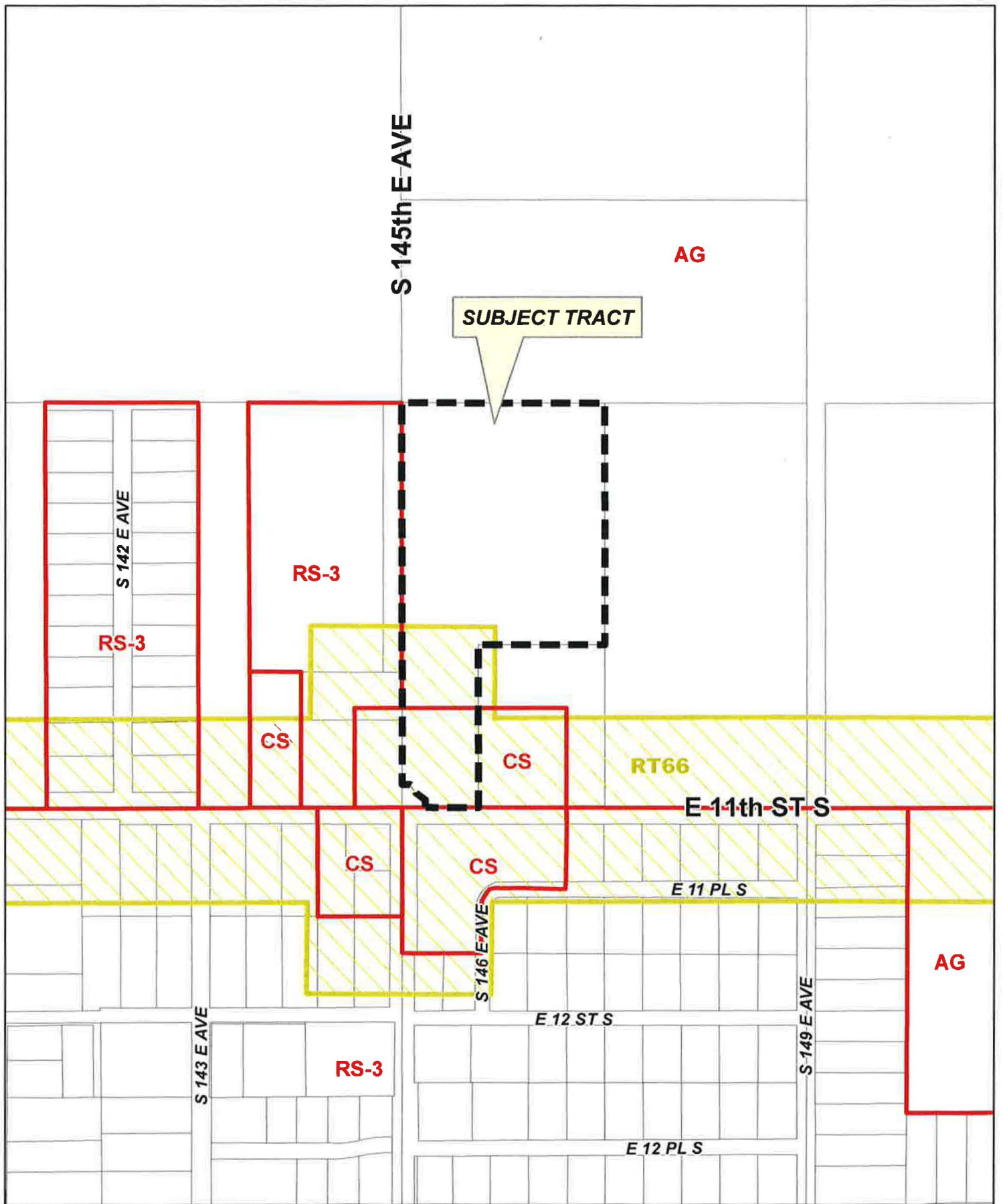
BOA-15259 October 1989: The Board of Adjustment **approved** a *Special Exception* to permit to permit a pole barn in conjunction with a single-family residence in a CS zoned district; per plan submitted; finding that the lot is large enough to accommodate the residence and storage facility, on property located at 14336 East 11th street South.

BOA-14294 November 1986: The Board of Adjustment **Uphold** the Decision of the sign Inspector that 'lighted color bands', in this instance, constitute a sign; and to **approve** a Variance to exceed the square footage for wall signs in a CS District by including the color band area, (approximately 402' total sq. ft.); finding that signs of this type will be reviewed individually; and finding that the variance request was approved at the previous board of adjustment meeting (11-6-86), on property located on the NE/c of Sheridan Avenue and Kings Street.

BOA-11752 January 1982: The Board of Adjustment **approved** a *Special Exception* to permit the sale of automobiles and/or mobile homes in a CS District, that a screening fence be required on the south and west, with a hard-surface parking lot to run with this owner only, on property located at the SW corner of 145th East Avenue and 11th Street.

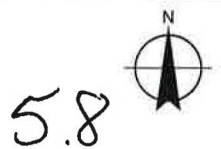
BOA-11255 November 1980: The Board of Adjustment **approved** a *Special Exception* to permit to use property for church use, and church-related activities; and permission to use property for school use for grades Kindergarten through College, and school-related activities; and, accessory uses to the church and school to permit bus maintenance and service facilities, with underground gasoline storage tanks, on property located at Lot 1, Block 2, Magic Circle Center Addition.

9/1/2021 1:00 PM



19-14 03

Z-7614
with Optional
Development Plan





0 200 400
Feet



Subject
Tract

19-14 03

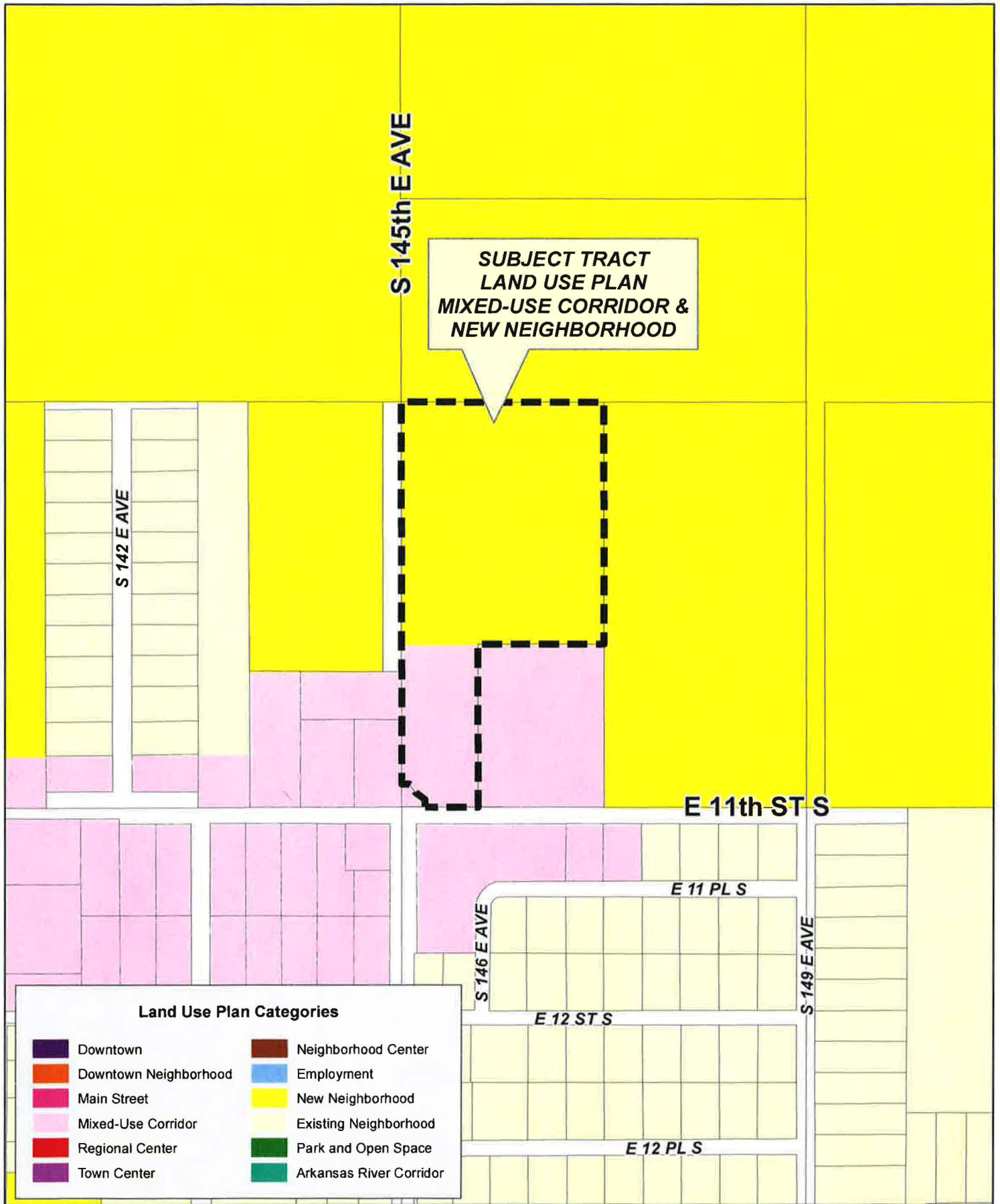
Z-7614
with Optional
Development Plan

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

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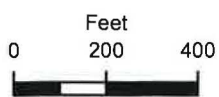


5.9



Land Use Plan Categories

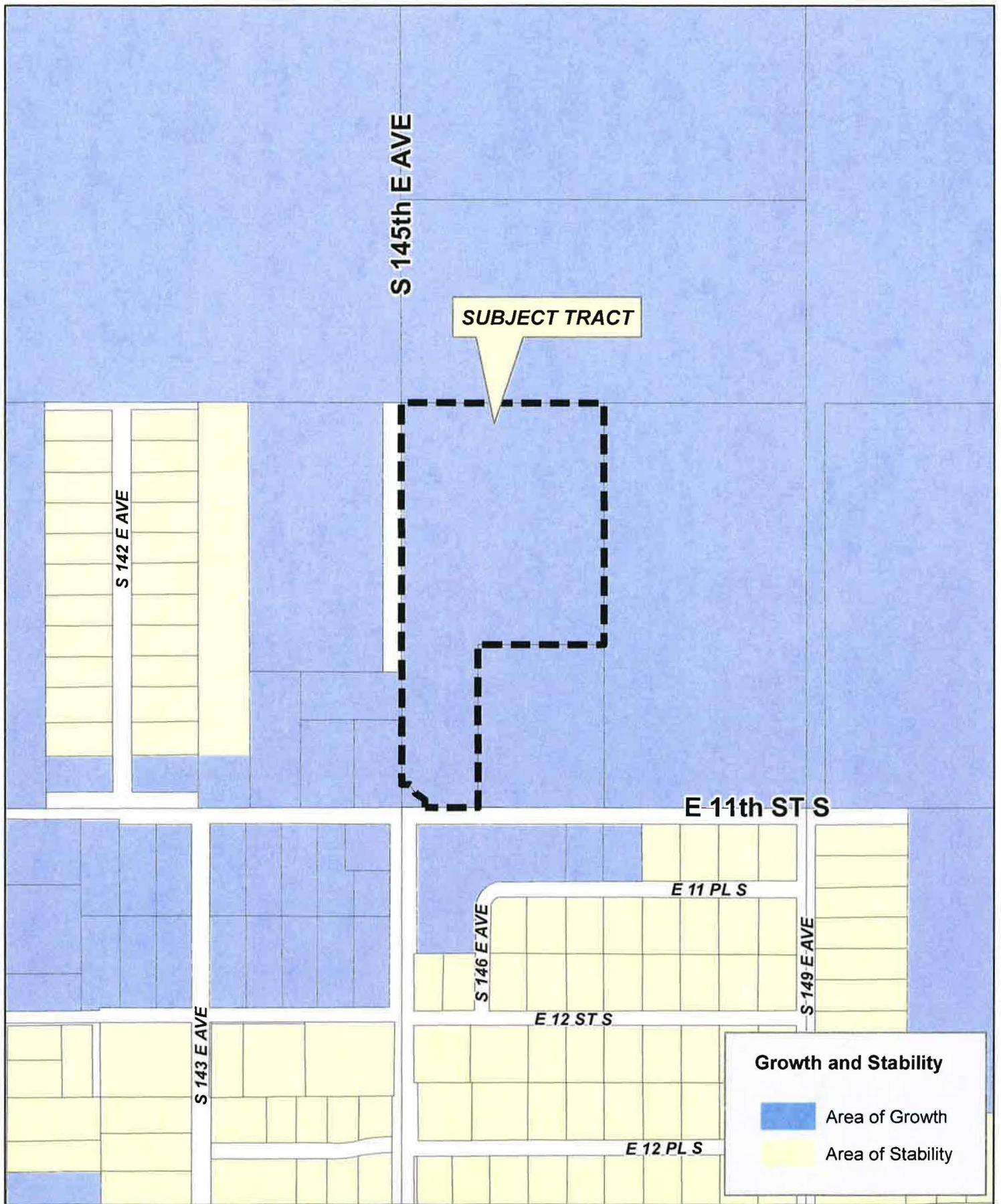
- | | |
|-----------------------|-------------------------|
| Downtown | Neighborhood Center |
| Downtown Neighborhood | Employment |
| Main Street | New Neighborhood |
| Mixed-Use Corridor | Existing Neighborhood |
| Regional Center | Park and Open Space |
| Town Center | Arkansas River Corridor |



19-14 03

Z-7614
with Optional
Development Plan





19-14 03

Z-7614
with Optional
Development Plan

5.11





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7613

(Continued from July 21, 2021)

Hearing Date: September 1, 2021

Case Report Prepared by:

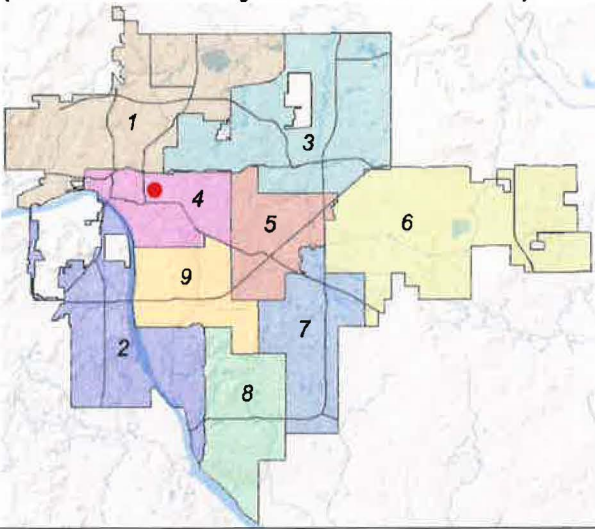
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Jonathan Belzley

Property Owner: New Leaf Development LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Townhouse

Concept summary: Rezone for townhouse development

Tract Size: 0.28 ± acres

Location: Southeast corner of East 8th Street South & South Quincy Avenue

Zoning:

Existing Zoning: RS-4

Proposed Zoning: RM-2

Comprehensive Plan:

Land Use Map: Downtown Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9306

CZM: 37

City Council District: 4

Councilor Name: Kara Joy McKee

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: Z-7613

DEVELOPMENT CONCEPT:

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:
 - Building rendering
 - Site plan

DETAILED STAFF RECOMMENDATION:

Z-7613 requesting RM-2 zoning is consistent with the Downtown Neighborhood land use designation and,

Uses and building mass allowed in the RM-2 zoning district is consistent with the expected development of the surrounding properties and preserves the anticipated park and open space area and,

The zoning request is consistent with the goals of the Pearl District Small Area Plan and,

Multi-family zoning at this location is compatible with the redevelopment opportunities for the existing properties therefore,

Staff recommends Approval of Z-7613 to rezone property from RS-4 to RM-2.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The downtown neighborhood land use designation is an area that encourages vertical and dense residential development. In this instance the maximum height is 35 feet in the proposed RM-2 zoning district. The multifamily and townhouse use is appropriate in the Downtown Neighborhood, but the building height in the land use designation may not be compatible with the existing neighborhood building stock. The proposed RM-2 district allows residential density and provides height limitations that are important to the neighborhood character.

Land Use Plan map designations:

Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed-use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.

6.2

Areas of Stability and Growth designation: Area of Growth

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

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are 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 that affect site redevelopment

Trail System Master Plan Considerations: None that affect site redevelopment

Small Area Plan: Pearl District Small Area Plan

The executive Summary, including details of the Priorities, Goals, and Actions was adopted by the Tulsa Metropolitan Area Planning Commission on July 3rd, 2019.

Special District Considerations: This site is included in the proposed boundary of the adopted Neighborhood Infill Overlay. If the boundary is adopted the lot and building regulations would support this type of development.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is empty and directly across 8th street from the Laura Dester site that was rezoned in 2020 to RM-3 zoning to help preserve and repurpose the existing buildings.

Environmental Considerations: None that would affect site development

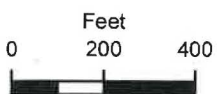
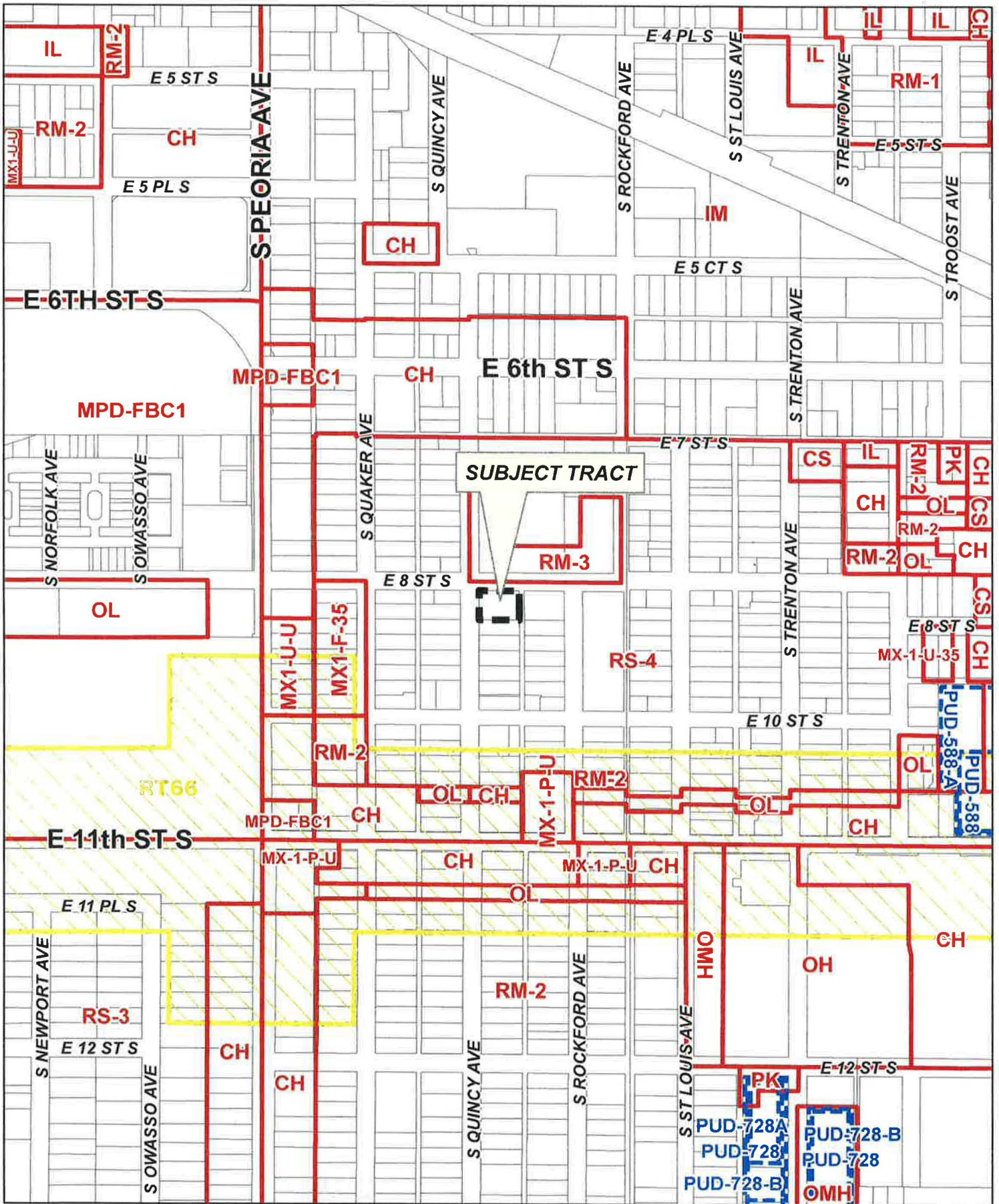
Streets:

| <u>Exist. Access</u> | <u>MSHP Design</u> | <u>MSHP R/W</u> | <u>Exist. # Lanes</u> |
|-----------------------------|--------------------|-----------------|-----------------------|
| East 6 th Street | NA | 50 feet | 2 |
| South Quincy Avenue | NA | 50 feet | 2 |
| Alley | NA | 20 feet | 2 |

Utilities:

The subject tract has municipal water and sewer available.

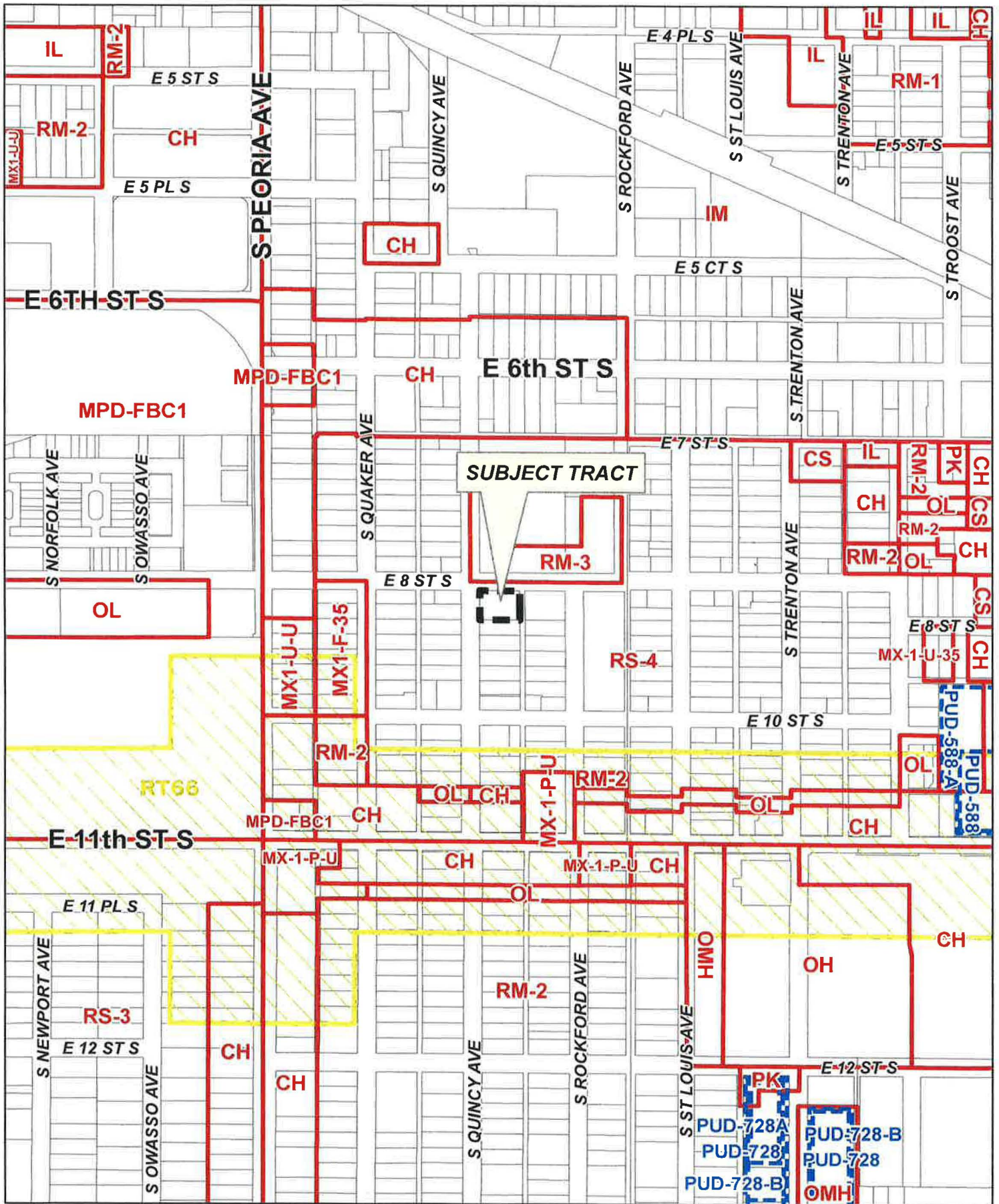
6.3



Z-7613

19-13 06

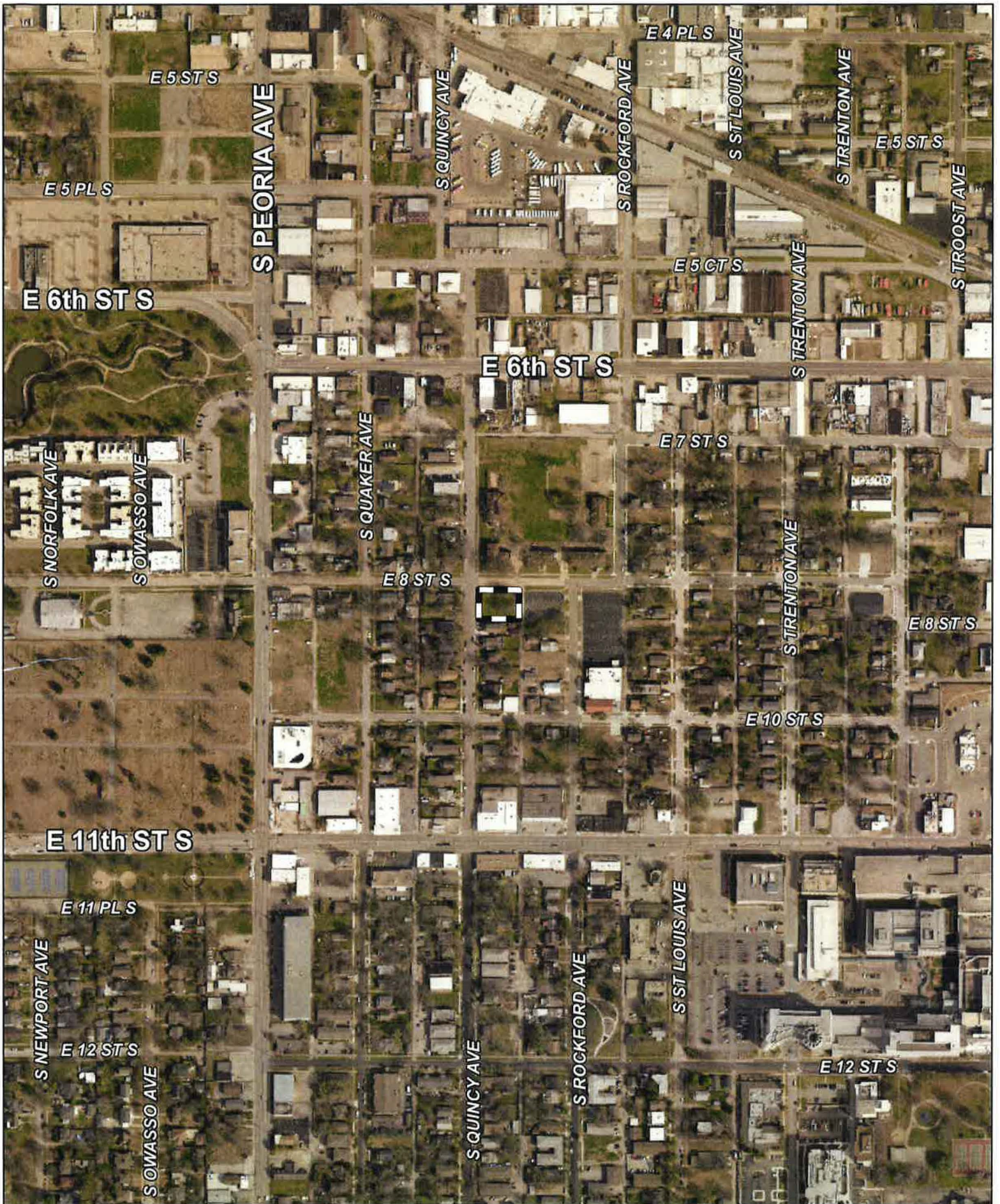




Z-7613

19-13 06





0 200 400
Feet



Subject
Tract

Z-7613

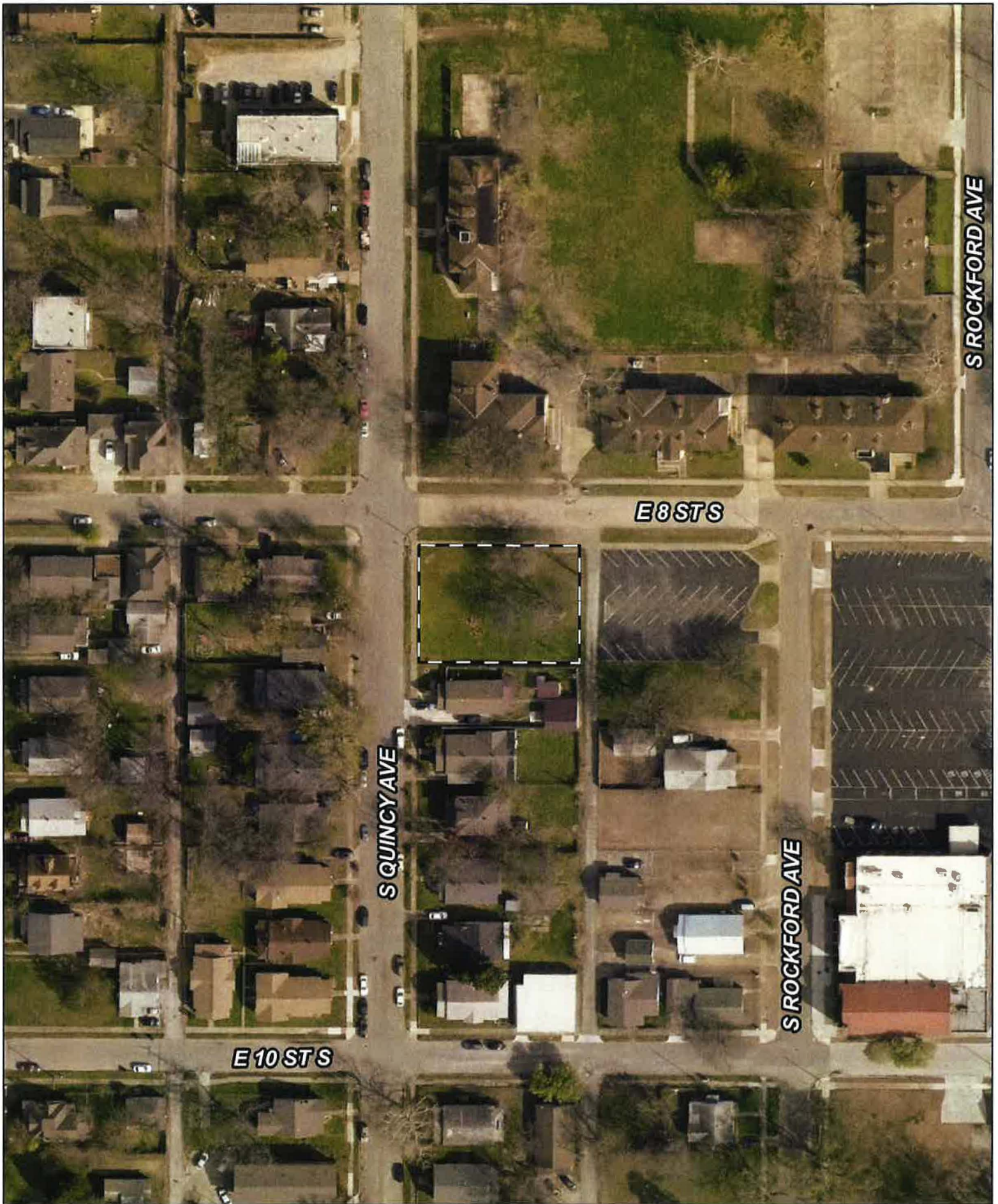
19-13 06

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

Aerial Photo Date: 2021

6.6





0 50 100
Feet



Subject
Tract

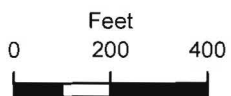
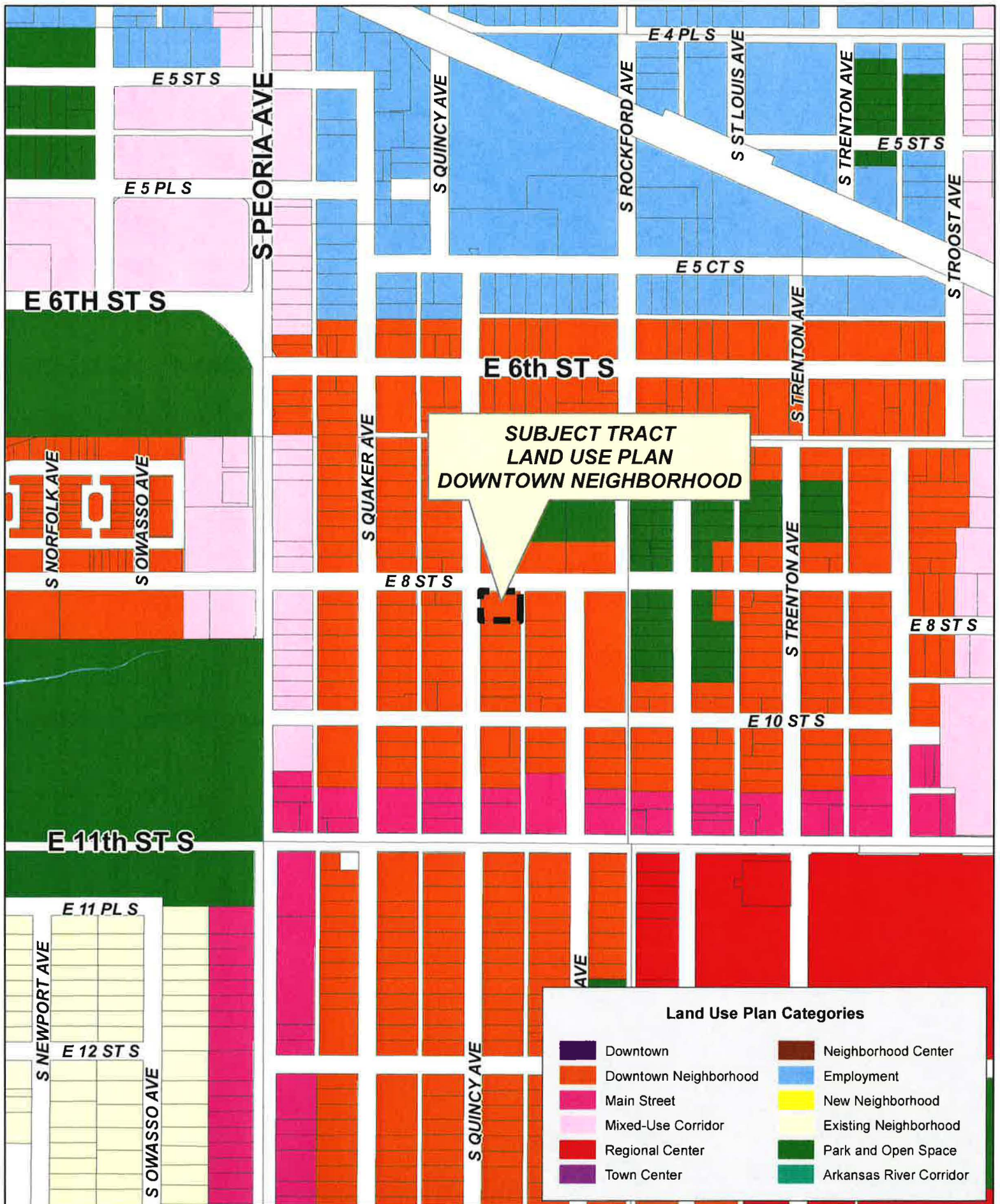
Z-7613

19-13 06

Note: Graphic overlays may not precisely
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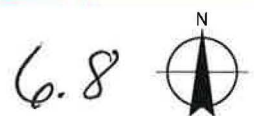
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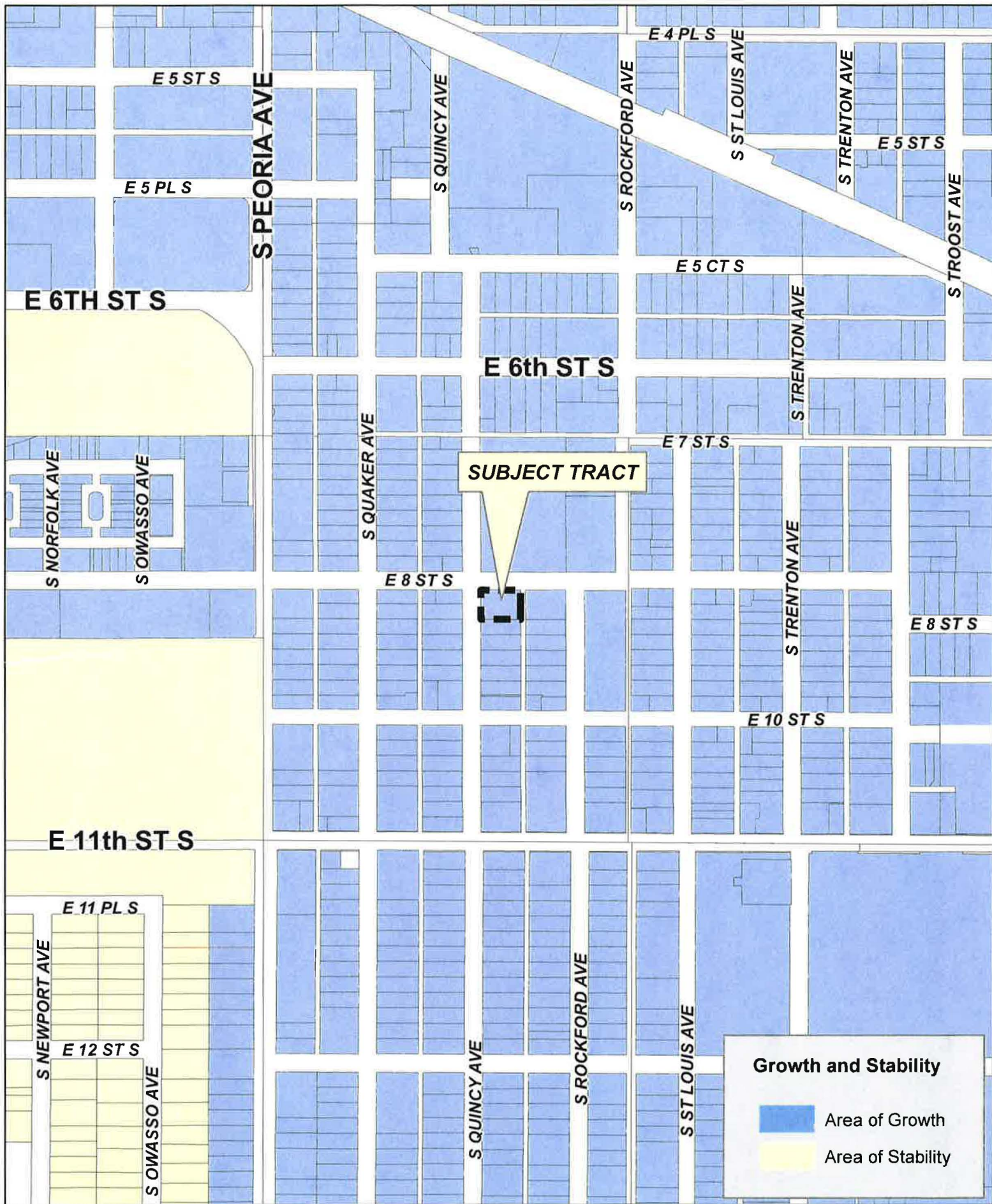




Z-7613

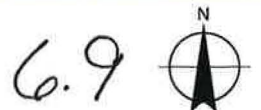
19-13 06





Z-7613

19-13 06





THIS DOCUMENT IS PRELIMINARY
 IT IS NOT TO BE USED FOR CONSTRUCTION

NEW LEAF DEVELOPMENT
 8TH & QUINCY AVE.
 TULSA, OKLAHOMA

| | |
|-----------------|----------------------|
| Project Name | NEW LEAF DEVELOPMENT |
| Project Address | 8TH & QUINCY AVE. |
| Project City | TULSA, OKLAHOMA |
| Project State | OKLAHOMA |
| Project Zip | 74104 |
| Project Date | 4-5-2021 |
| Project Status | RS |
| Project Type | SH |
| Project Year | 20035 |

A4.1



① LOOKING SOUTHEAST
 SCALE 1/8" = 1'-0"



② LOOKING NORTHEAST
 SCALE 1/8" = 1'-0"

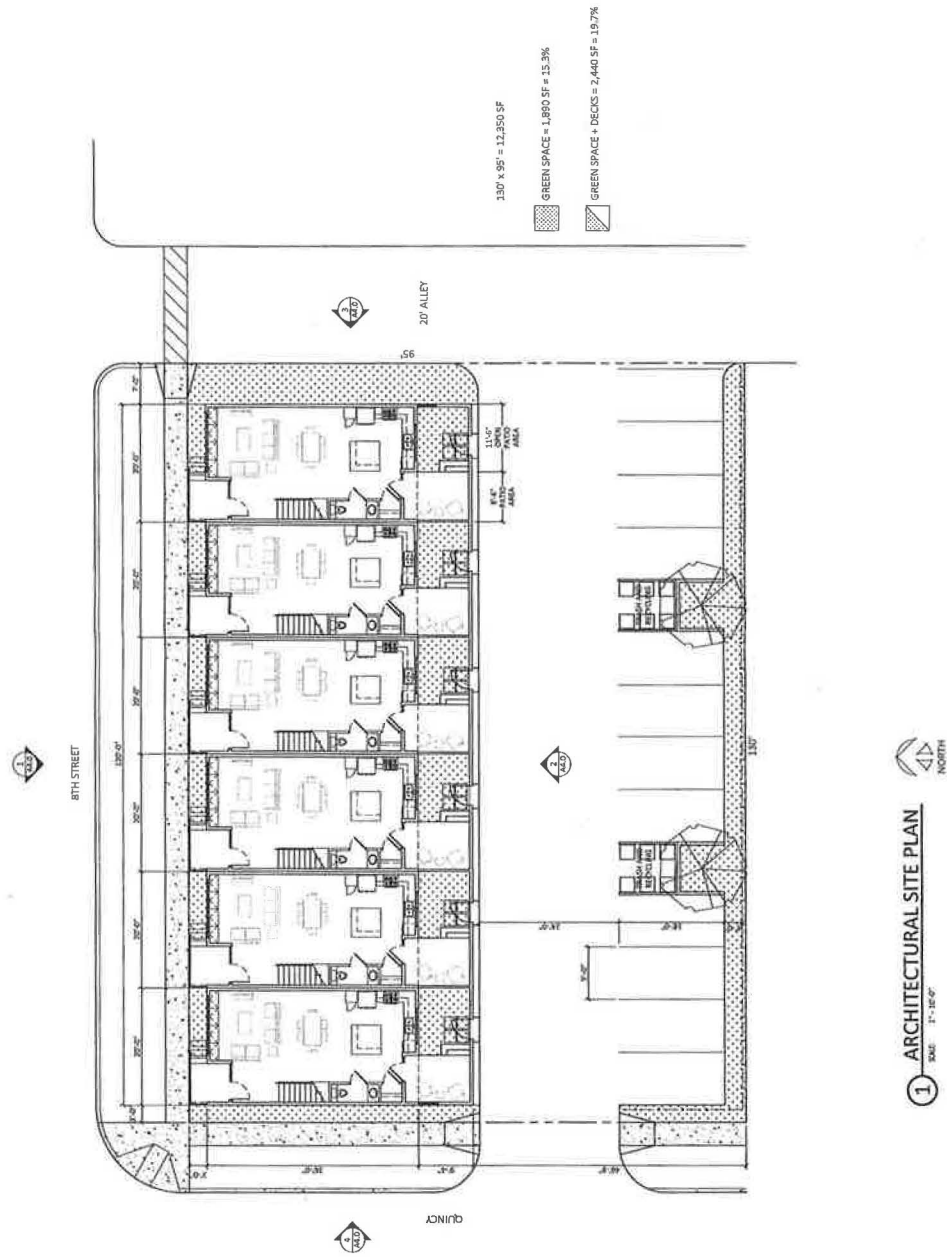


NEW LEAF DEVELOPMENT
8TH & QUINCY AVE.
TULSA, OKLAHOMA

| DATE | DESCRIPTION |
|----------|-------------------------|
| 4-6-2021 | ARCHITECTURAL SITE PLAN |
| RS | REVISION |
| SH | SHEET |
| 20075 | PROJECT NUMBER |

| | |
|----------------|----------|
| DATE | 4-6-2021 |
| DESIGNED BY | RS |
| DRAWN BY | SH |
| CHECKED BY | SH |
| PROJECT NUMBER | 20075 |

AS1.0



6.11



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7616

Hearing Date: September 1, 2021

Case Report Prepared by:

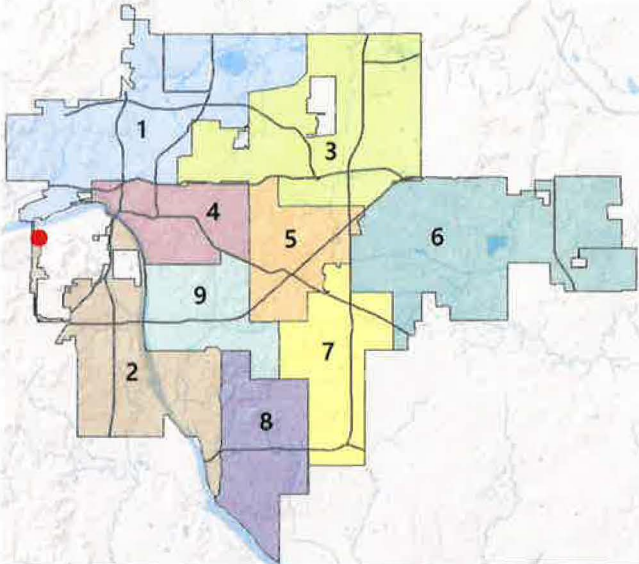
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: Quick Turn Manufacturing LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Industrial/Vacant

Proposed Use: Moderate Industrial

Concept summary: Rezoning for moderate-impact manufacturing and industry including but not limited to Medical Marijuana Processing.

Tract Size: 2.15 ± acres

Location: West of the southwest corner of South 49th West Avenue & West 21st Street South

Zoning:

Existing Zoning: IL

Proposed Zoning: IM

Comprehensive Plan:

Land Use Map: Neighborhood Center

Stability and Growth Map: Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9217

CZM: 35

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: Z-7616

DEVELOPMENT CONCEPT: Applicant request to rezone from IL to IM for moderate-impact manufacturing and industry including but not limited to Medical Marijuana Processing.

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
- Map 2 future land use map from the Berryhill Land Use Plan
- Applicant Exhibits:
 - None included

DETAILED STAFF RECOMMENDATION:

The IM district is primarily intended to group together a wide range of industrial uses that may produce some moderate adverse land use or environmental impacts in terms of their operation and appearance. Parcels adjacent to this site and in the neighboring area are zoned RS, IL and IM. IH is north of 21st adjacent to the Arkansas River. In context with the Gilcrease expressway (currently in the construction phase) the subject property is isolated from any existing Berryhill neighborhood and is unlikely to evolve into a neighborhood center that provides nearby residences with services. West of the expressway the small neighborhood center area can be integrated into the Neighborhood Center as visualized in the land use plan. IM zoning does not prohibit a neighborhood center development except it does not allow residential uses. Allowed uses include commercial services, short term rental, RV parks, campgrounds, office, retail, restaurant among other wide variety of uses can offer future development opportunities could be integrated into a mixed-use development contemplated in that land use designation and,

Uses and building types allowed in an IM district are not generally consistent with the Neighborhood Center land use designation in the Comprehensive Plan however innovative new development opportunities are available that will require updates to meet the paving and landscape standards of the zoning code that are an important component of the Berryhill Plan and,

IM zoning is consistent with the future development pattern, existing uses and future opportunities for a wide variety of development in the area therefore,

Staff recommends Approval of Z-7616 to rezone property from IL to IM.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This site was included in the Berryhill Land Use Plan that was adopted in 2019. Prior to the Berryhill study this site was annexed into the City of Tulsa when the final plans for the extension of Gilcrease Expressway were completed. This property was annexed without a land use designation and was not part of an unincorporated Tulsa County comprehensive plan land use study. During the neighborhood engagement process, when the land use plan was presented, the property owners in the plan area felt that one of the priorities was to promote commercial growth along major street corridors and provide guidance for future industrial site locations. Commercial opportunities in an IM district are expanded in this zoning

category. This site was specifically mentioned in the land use study to promote commercial growth along major street corridors and interchanges of the Gilcrease Expressway. The plan suggested limiting industrial uses to specific industrial zones. This site is not included in the area that was identified as an industrial growth option in the land use plan.

Land Use Vision:

Land Use Plan map designation: Neighborhood Center

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

Areas of Stability and Growth designation: Growth

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

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

Transportation Vision:

Major Street and Highway Plan:

Trail System Master Plan Considerations: Significant trail infrastructure is planned on the west side of the Gilcrease expressway, and a popular on-street trail is identified on West 21st street connecting to that new trail system.

Small Area Plan: The subject property is not in a small area plan however it was included in the Berryhill Land use plan that was adopted in 2019 and is inside the City Limits of Tulsa defined during the Gilcrease expressway design process.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing condition on the site includes multiple single-story buildings with gravel parking.

Street View from north edge of property looking south: (see following page):



Environmental Considerations: None that would effect site redevelopment.

Streets:

| <u>Exist. Access</u> | <u>MSHP Design</u> | <u>MSHP R/W</u> | <u>Exist. # Lanes</u> |
|--|--|-----------------|--------------------------------------|
| West 21 st Street South | Secondary arterial with a designated on-street bike lane | 100 feet | 4 |
| Gilcrease Expressway (limited access does not allow access from this site) | Freeway | NA | Currently in the construction phase. |

Utilities:

The subject tract has municipal water available. Sewer service has been provided for the existing facility but it is unknown at the time of this report what service is available.

Surrounding Properties:

| Location | Existing Zoning | Existing Land Use Designation | Area of Stability or Growth | Existing Use |
|----------|-----------------|-------------------------------|-----------------------------|--|
| North | IM | Neighborhood Center | NA | Industrial (County) |
| East | IM and RS | Neighborhood Center | NA | Industrial warehouse (County) The RS section appears to be occupied by a single residence in a wooded area east of the site |
| South | IL | None (expressway) | NA | Gilcrease Expressway (construction phase) |
| West | IL | None (expressway) | NA | Gilcrease Expressway (construction phase) |

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11843 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

CBOA-2842 August 2020: The Board of Adjustment **approved** a Variance of the required 30 feet of frontage to permit construction of a single-family home (Section 207), on property located at 5110 West 21st Street South.

CZ-447 December 2016: All concurred in **approval** of a request for rezoning approximate 4 acres from RS to CG with intent of combining all the current ownership into a single zoning district anticipating future business expansion, on property located west of the southwest corner of west 21st street and south 49th West Ave.

CBOA-2553 November 2015: The Board of Adjustment **approved** a Variance of the required front setback in the IM district from 50 feet to 20 feet (Section 930, Table 2) with the hardship being the existing building on the subject property, property located at 5001 West 21st Street South.

Z-4132 April 1972: All concurred in **approval** of a request for rezoning approximate 60 acres from AG to IL on property located south of the southwest corner of 21st and 49th west avenue.

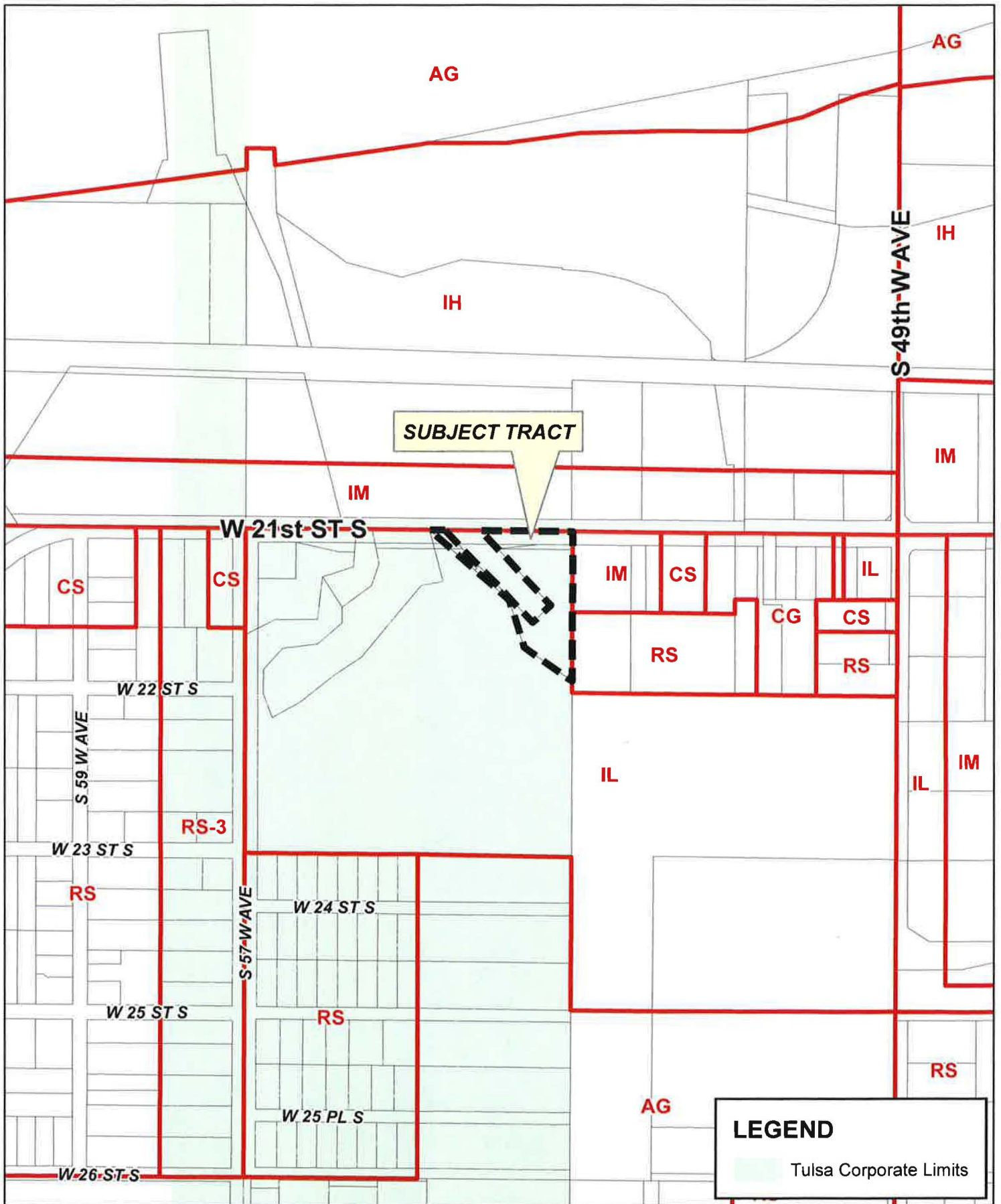
Z-4167 June 1972: All concurred in **approval** of a request for a rezoning approximate 5.4 acres from IL to RS-3 on property located on the south side of 21st street west of 49th west avenue.

Z-3934 August 1971: All concurred in **approval** of a request for a rezoning approximate .81 acres from RS-3 to CS on property located on the SW corner of the intersection of 57th West Avenue and 21st Street South.

BOA-545 October 1928: The Board of Adjustment grants **approval** to permit a studio on Lots 12 and 13 Block 10, Norvell Park Addition.

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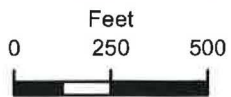
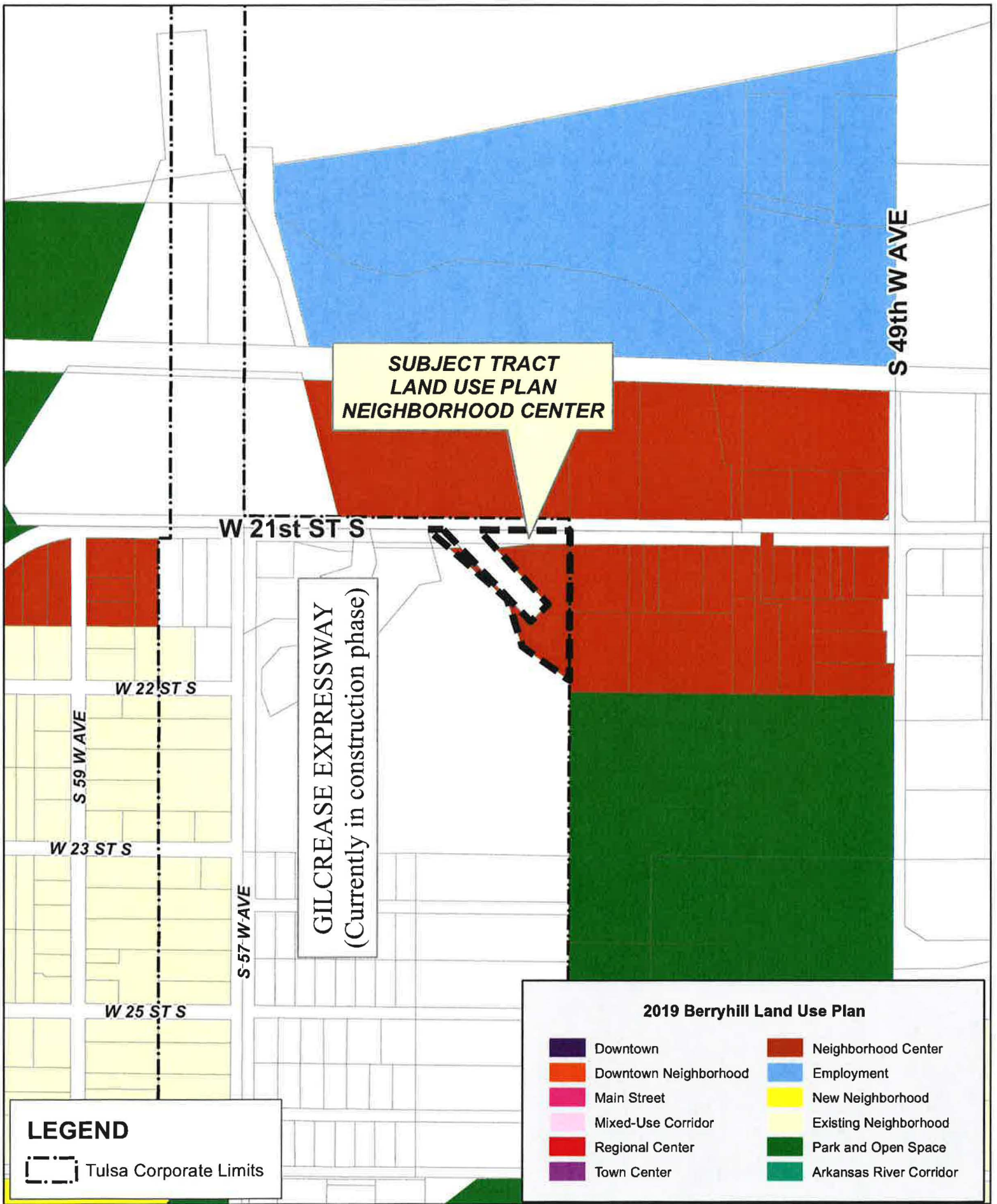
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Z-7616

19-12 17

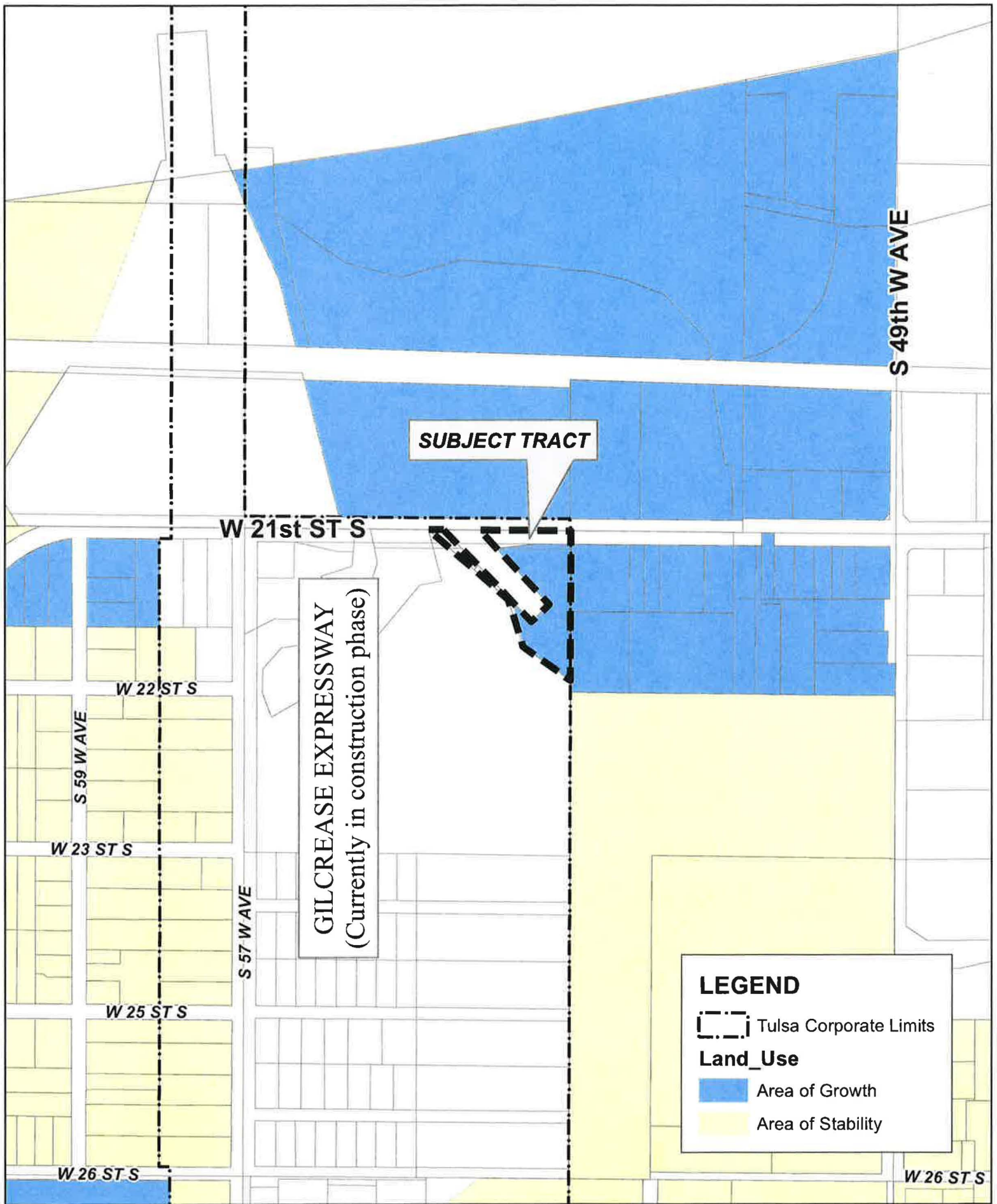




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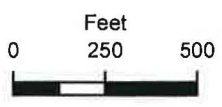


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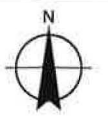


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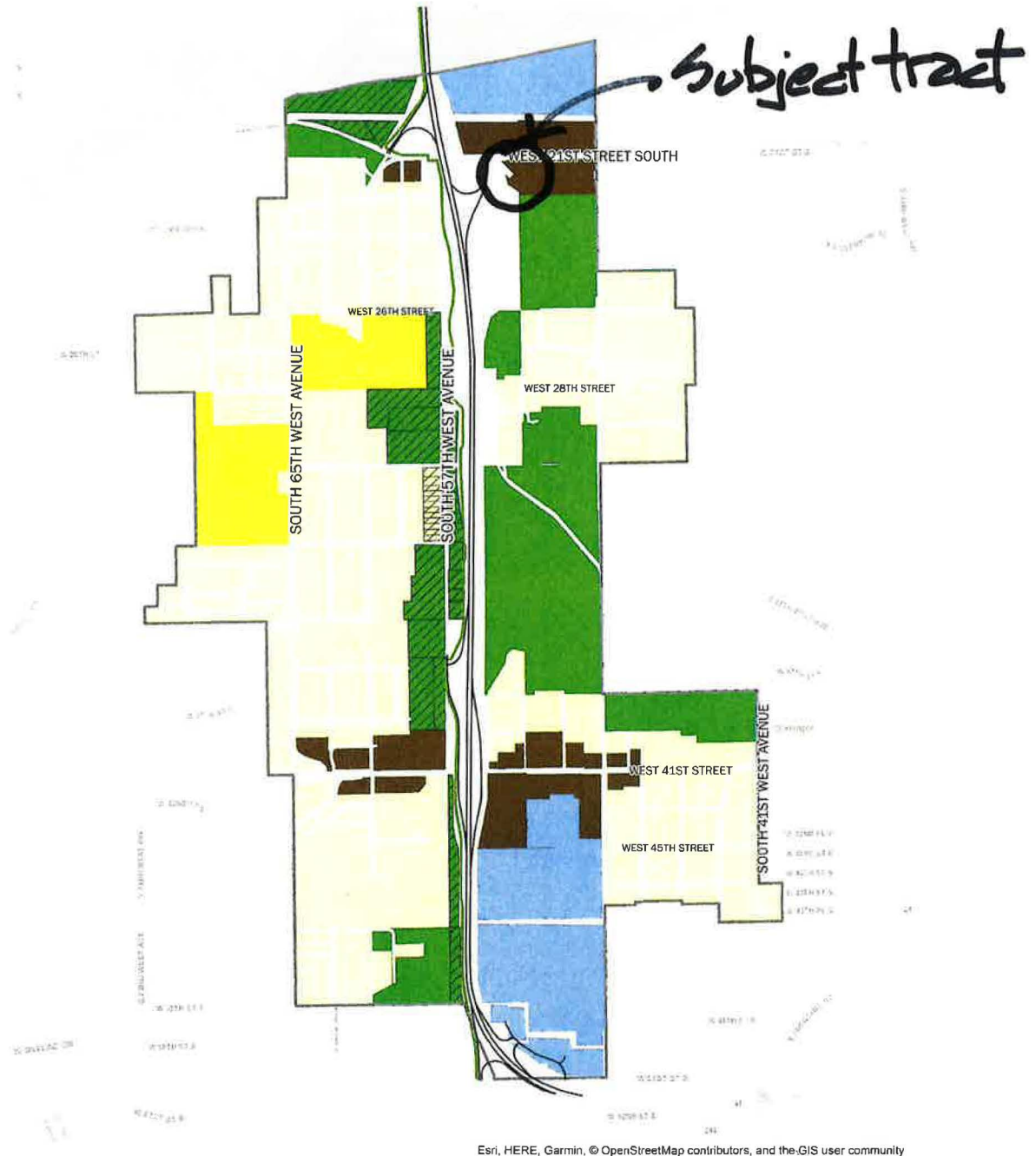
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Aerial Photo Date: 2020/2021



7.9

MAP 2: FUTURE LAND USE



MAP 2 LEGEND: FUTURE LAND USE DESIGNATIONS

| | | |
|-----------------------|----------------------|----------------------|
| Existing Neighborhood | Employment | Gilcrease Expressway |
| New Neighborhood | Parks and Open Space | Gilcrease Trail |
| Neighborhood Center | Trail District | |

7.11



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-517

Hearing Date: September 1, 2021

Case Report Prepared by:

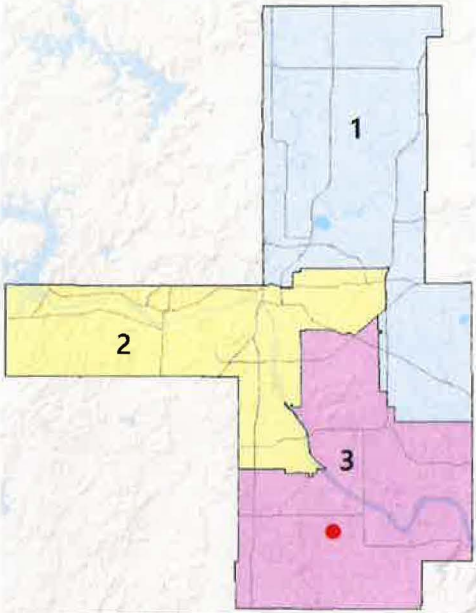
Jay Hoyt

Owner and Applicant Information:

Applicant: Jimmy Dresher

Property Owner: Same

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Residential

Proposed Use: Residential

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

Tract Size: 5.18 ± acres

Location: Southeast corner of East 161st Street South & South Yale Avenue

Zoning:

Existing Zoning: AG

Proposed Zoning: AG-R

Comprehensive Plan:

Land Use Map: Commercial/Neighborhood Commercial

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 7327

CZM: 67, 66

County Commission District: 3

Commissioner Name: Ron Peters

8.1

SECTION I: CZ-517

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from AG to AG-R to permit single-family residences. The current zoning of AG limits single-family lots to a minimum of 2.1 acres per dwelling unit while the proposed AG-R zoning would allow lots with a minimum of 1.1 acres per dwelling unit. Lots would be established as part of the platting process required with rezoning or if splitting the subject lot into more than four lots. The site is located within the Commercial/Neighborhood Commercial designation of the Tulsa County and City of Bixby Comprehensive Plans. Given the current zoning of the area, current use and anticipated use, the proposal to rezone the subject lot to AG-R would be compatible with the development pattern of the area, while not in direct agreement with the Land Use designations.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

CZ-517 is non-injurious to surrounding proximate properties;

CZ-517 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-517 to rezone property from AG to AG-R.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the fenceline of the City of Bixby and is designated as Commercial and Neighborhood Commercial. The City of Bixby's Comprehensive Plan – Bixby 2030 Our Vision, Our Future was adopted as part of the Tulsa County Comprehensive Plan on August 15, 2019. The Plan follows the City of Bixby's fenceline which includes unincorporated areas of Tulsa County. A city's fenceline is an area preserved for future annexation by virtue of a narrow annexation strip which encloses the area of municipal influence and prevents annexation by other cities. One of the most critical components of a comprehensive plan update is community engagement. Participation by a broad cross section of interests increases the likelihood that the plan's goals and policies will be based on community consensus, which increases the likelihood for successful plan implementation. Gaining community input was achieved through the following public engagement efforts: Stakeholder Interviews, Steering Committee Meetings, Community Kiosks, Informal Brochures, Project Website, Surveys, and Public Workshops.

Land Use Vision:

Land Use Plan map designation: Commercial/Neighborhood Commercial

P.2

Commercial

The Commercial designation denotes areas that create retail and commercial destinations for City residents, as well as others throughout the region. This designation may also support offices and business parks. Development shall have direct access to major roads and transit.

Neighborhood Commercial

The Neighborhood Commercial designation denotes areas that provide goods and services to meet the frequent shopping needs of residents. Development shall have access to major roads and provide opportunities for walking and biking from nearby residential areas.

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: E 161st St S & S Yale Ave are designated as Secondary Arterials

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

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

Environmental Considerations: None

Streets:

| <u>Exist. Access</u> | <u>MSHP Design</u> | <u>MSHP R/W</u> | <u>Exist. # Lanes</u> |
|--------------------------|--------------------|-----------------|-----------------------|
| E 161 st St S | Secondary Arterial | 100 Feet | 2 |
| S Yale Ave | Secondary Arterial | 100 Feet | 2 |

Utilities:

The subject tract has municipal water available. Sewer is to be provided by utilizing an ODEQ approved septic system.

Surrounding Properties:

| Location | Existing Zoning | Existing Land Use Designation | Area of Stability or Growth | Existing Use |
|----------|-----------------|------------------------------------|-----------------------------|----------------------|
| North | AG | Commercial/Neighborhood Commercial | N/A | Church/Single-Family |
| South | AG | Neighborhood Commercial | N/A | Agricultural |
| East | AG | Neighborhood Commercial | N/A | Agricultural |
| West | AG | Commercial/Neighborhood Commercial | N/A | Single-Family |

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11843 dated June 26, 1970, established zoning for the subject property.

Subject Property:

Surrounding Property:

CBOA-1514 July 1997: The Board of Adjustment **approved** a *Special Exception to permit a 180' monopole tower for a PCS antenna in an AG district* on property located at 16100 South Yale Avenue East.

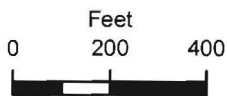
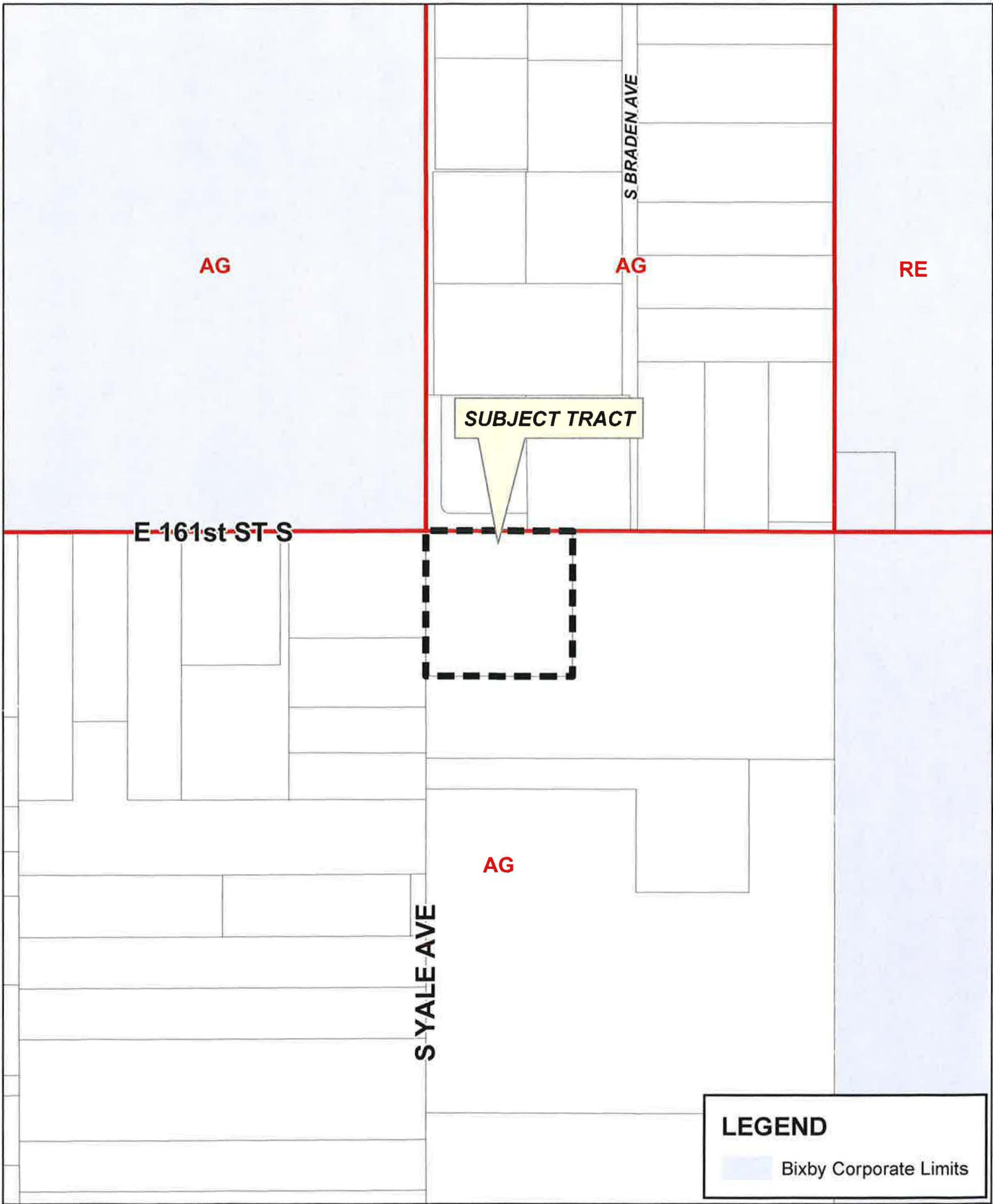
CBOA-445 May 1984: The Board of Adjustment **approved** a *Variance* to permit a waiver of the minimum 200' lot width (frontage) requirement in an AG district, per lot split No. 16158, under the provisions of section 1670 on the subject property, property located at 4702 East 161st Street South.

CBOA-280 October 1982: The Board of Adjustment **approved** a *Variance* to locate a mobile home on a lot of record, that already has a residence on it, subject to Tulsa City- County Health Department, and subject to the issuance of a building Permit on the subject property, property located at 4616 East 161st Street South.

BOA-8552 April 1975: The Board of Adjustment **approved** a *Exception for permission to drill for oil and gas for a period of five years on two separate properties in an AG district*, on property located at the SE corner of 161st and Yale and at the corner of 171st and Yale.

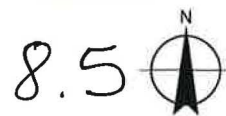
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CZ-517

17-13 27





E 161st ST S

S BRADEN AVE

SYALE AVE



0 Feet 200 400



Subject Tract

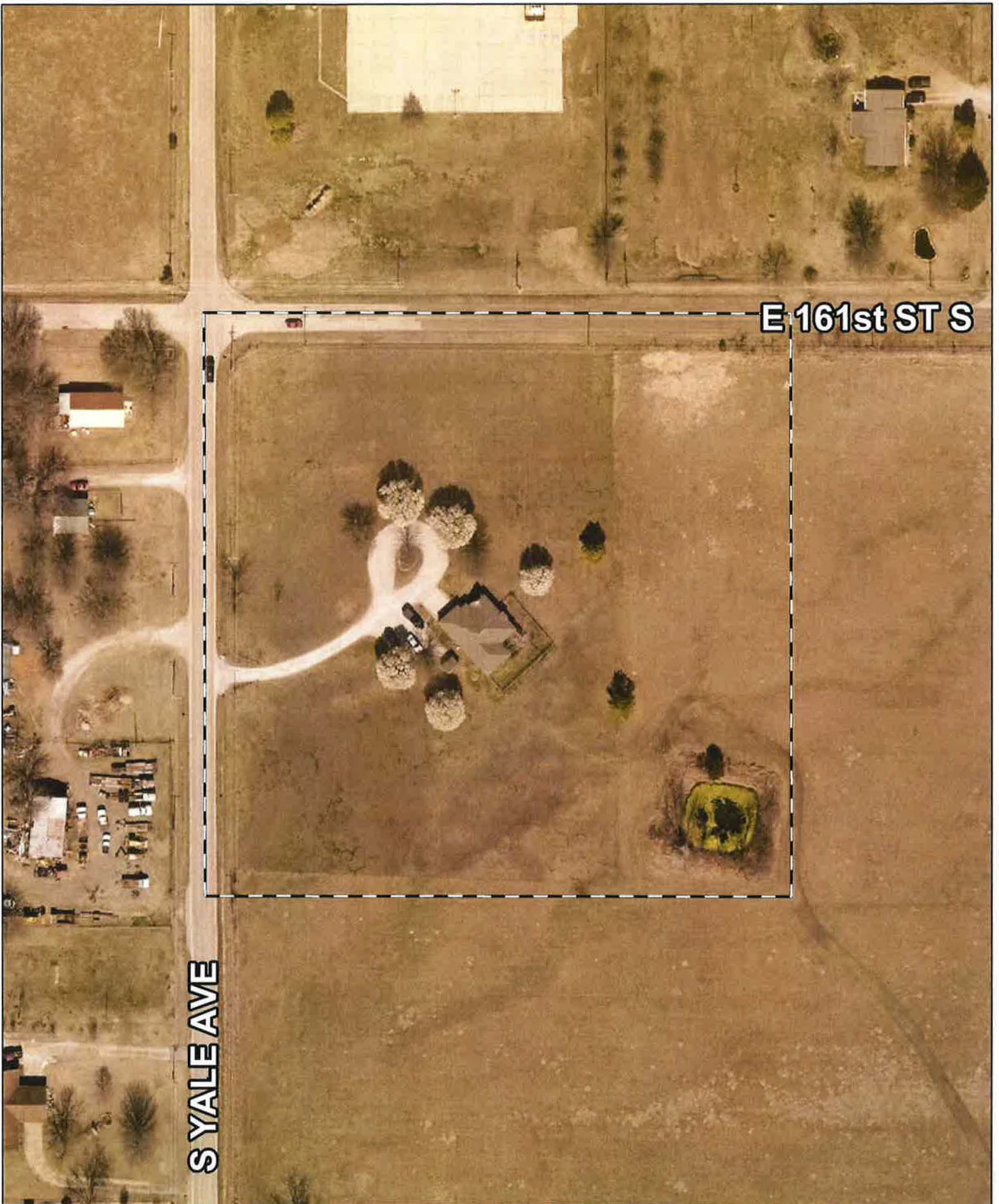
CZ-517

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

Aerial Photo Date: 2020/2021





E 161st ST S

S YALE AVE

0 50 100
Feet



Subject
Tract

CZ-517

17-13 27

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

Aerial Photo Date: 2020/2021

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