

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2851

October 6, 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/83330377066>

Meeting ID: 83330377066

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 September 15, 2021 Meeting No. 2850

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. **The Land Phase One** (County) Amendment of Deed of Dedication, Location: Southeast corner of West 41st Street South and Gilcrease Expressway

PUBLIC HEARING-PLATS

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

3. **Whisper Lane** (County) Preliminary Plat and Modification of the Subdivision & Development Regulations to extend allowable cul-de-sac and block length, Location: East of the southeast corner of East 151st Street South and South Lewis Avenue
4. **Costco North Tulsa** (CD 3) Preliminary Plat, Location: Northeast corner of East 46th Street North and Highway 169
5. **River West Phase V & VI** (CD 2) Preliminary Plat and Modification of the Subdivision & Development Regulations to remove requirements for performance guarantees, Location: Southeast corner of West 21st Street South and Southwest Boulevard (Related to River West Phase V & VI Accelerated Release Request)

6. **River West Phase V & VI** (CD 2) Authorization for Accelerated Release of Building Permits, Location: Southeast corner of West 21st Street South and Southwest Boulevard (Related to River West Phase V & VI Preliminary Plat)

PUBLIC HEARING-COMPREHENSIVE PLAN AMENDMENTS

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

7. **CPA-96 Tulsa City Council** (CD 9) Location: Southeast corner East 31st Street South and South Peoria Avenue requesting to amend the Area of Stability and Growth Map from **Area of Growth** to an **Area of Stability**
8. **CCPA-1 Olsson Inc., Joe Pace, PE** (County) Location: Northeast corner of East 76th Street North and North Whirlpool Drive requesting to amend the Land Use Map designation from **Rural Residential/Agricultural** to **Industrial** (Related to CZ-522)

PUBLIC HEARING-REZONING

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

9. **CZ-521 Ryan McCarty** (County) Location: South of the southeast corner of East 171st Street South and South Yale Avenue requesting rezoning from **AG to RE** to permit a single-family residential subdivision (Related to PUD-860) (**Staff requests a continuance to October 20, 2021**)
10. **PUD-860 Ryan McCarty** (County) Location: South of the southeast corner of East 171st Street South and South Yale Avenue requesting a **Planned Unit Development** (Related to CZ-521) (**Staff requests a continuance to October 20, 2021**)
11. **CZ-522 Olsson Inc., Joe Pace, PE** (County) Location: Northeast corner of East 76th Street North and North Whirlpool Drive requesting rezoning from **AG to IM** to permit industrial uses (Related to CCPA-1)
12. **CZ-519 Nathalie Cornett** (County) Location: Northwest corner of West 166th Street South and Highway 75 requesting rezoning from **AG to IM** to permit industrial uses
13. **CZ-520 Mark Bales** (County) Location: East of the northeast corner of South 137th West Avenue and West 41st Street South requesting rezoning from **RE to AG** to permit agricultural uses

14. **PUD-585-A Lou Reynolds** (CD 7) Location: South of the southwest corner of East 61st Street South and South Memorial Drive requesting a **PUD Major Amendment** to add Animal service as an allowable use
15. **Z-7619 Lou Reynolds** (CD 1) Location: West and South of the southwest corner of East 36th Street North and North Yale Avenue requesting rezoning from **IL and AG to IM**
16. **Z-7620 Timothy Nall** (CD 2) Location: Southeast corner of West 36th Street South and South Maybelle Avenue requesting rezoning from **RS-3 to IL**
17. **Z-7621 A & S Multi-Family LLC** (CD 5) Location: East of the southeast corner of South Memorial Drive and East 41st Street South requesting rezoning from **IL to CH**
18. **Z-7623 Malcolm Rosser** (CD 6) Location: South and east of the southeast corner of East Admiral Place and South Lynn Lane Road requesting rezoning from **AG to RS-5**
19. **Z-7624 Hall Estill, Stuart VanDeWiele** (CD 8) Location: Southeast corner of East 111th Street South and South Yale Avenue requesting rezoning from **AG to CH with optional development plan**
20. **PUD-299-D Lou Reynolds** (CD 8) Location: Northeast corner of East 81st Street South and South Harvard Avenue requesting a **PUD Major Amendment** to abandon PUD-299 (Related to Z-7625)
21. **Z-7625 Lou Reynolds** (CD 8) Location: Northeast corner of East 81st Street South and South Harvard Avenue requesting rezoning from **RD, OL and PUD-299-C to OM with an optional development plan** (Related to PUD-299-D)
22. **Z-7626 Mike Thedford** (CD 4) Location: Southwest corner of East 18th Street South and South Cincinnati Avenue requesting rezoning from **RM-2 and OL to MX1-U-45 with optional development plan**
23. **Z-7627 Jordan Droz** (CD 8) Location: East of the northeast corner of East 91st Street South and South Sheridan Road requesting rezoning from **OL to CS**
24. **ZCA-21** Various amendments to the City of Tulsa Zoning Code in the following sections: **Chapter 5 Residential Districts:** Section 5.020 Use Regulations, Table 5-2: R District Use Regulations; **Chapter 10 Mixed-use Districts:** Section 10.020 Use Regulations, Table 10-2: MX District Use Regulations; Section 10.030 Character Designations, Table 10-4: Lot and Building Regulations for -P Character Zones, Figure 10-3: MX District Lot and Building Regulations (-P Character Zone), Table 10-5: Lot and Building Regulations for -U Character Zones, Table 10-6: Lot and Building Regulations for -V Character

Zones; **Chapter 15 Office, Commercial and Industrial Districts:** Section 15.020 Use Regulations, Table 15-2: O, C, and I District Use Regulations; **Chapter 20 Overlay Districts:** Section 20.080 NIO, Neighborhood Infill Overlay; Figure 20-2: Parking Prohibited between Building and Street Right-of-way **Chapter 25 Special Districts:** Section 25.020 AG, Agricultural District and AG-R, Agricultural-Residential District, Table 25-1: AG and AG-R District Use Regulations; Section 25.040 CO, Corridor District, Table 25-4: CO District Use Regulations; Section 25.050 SR, Scientific Research District, Table 25-5: SR District Use Regulations; Section 25.060 IMX, Institutional Mixed-Use, Table 25-7: IMX District Use Regulations; **Chapter 45 Accessory Uses and Structures:** Section 45.130 Parking and Storage of Commercial Trucks; **Chapter 55 Parking:** Section 55.020 Minimum Parking Ratios, Table 55-1: Minimum Motor Vehicle Parking Ratios; Section 55.050 Parking Exemptions and Credits; **Chapter 60 Signs:** Section 60.020 Prohibited Signs and Sign Characteristics; Section 60.100 Dynamic Displays; **Chapter 65 Landscaping and Screening:** Section 65.080 Landscape and Screening Material; **Chapter 70 Review and Approval Procedures:** Section 70.010 Common Provisions, Table 70-1: Review and Decision-making Authority Summary Table; Section 70.020 Zoning Code Text Amendments; Section 70.040 Development Plans; Section 70.080 Zoning Clearance and Permits; Section 70.140 Appeals of Administrative Decisions; Figure 70-7: Appeals of Administrative Decisions (Generally); **Chapter 95 Definitions:** Section 95.040 Terms Beginning with "A", Arterial

OTHER BUSINESS

25.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.



Tulsa Metropolitan Area
Planning Commission

Case : The Land – Phase One

Hearing Date: October 6, 2021

Case Report Prepared by:

Nathan Foster

Owner and Applicant Information:

Applicant: Ted Sack

Owner: Presley Family Ministries

Location Map:
(shown with County Commission
districts)



Applicant Proposal:

Amendment to Deed of Dedication

Location: Southeast corner of West 41st
Street South and Gilcrease Expressway

Summary: Amending previously filed deed of
dedication to adjust easement standards and
clarify language for reserve areas.

Zoning: CG, RM-2, PUD-824

Staff Recommendation:

Staff recommends **approval** of the
amendment

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Amendment to Deed of Dedication

Amendment of Deed of Dedication and Restrictive Covenants for The Land – Phase One

KNOW ALL BY THESE PRESENTS:

That **Presley Family Ministries Inc., an Oklahoma Not For Profit Corporation**, is the owner of the following described parcel of land situated in **THE LAND – PHASE ONE**, a subdivision in the County of Tulsa, State of Oklahoma, according to the recorded Plat [No. 6812] thereof:

The Land – Phase One, a Subdivision of Land in Tulsa County, State of Oklahoma, according to the recorded Plat [No. 6812] thereof.

Less And Except a Parcel Conveyed unto The Oklahoma Turnpike Authority, (Document #2019069223) and more particularly described as follows: Beginning at a Point on the North line of the NE/4 of Section Twenty-Nine (29), Township Nineteen (19) North, Range Twelve (12) East of the Indian Meridian, Tulsa County, Oklahoma and the Northeast corner of said "The Land - Phase One"; thence Southerly along the East line of said "The Land - Phase One" for a distance of 70.00 Feet; thence Westerly for a distance of 667.47 feet to a point on the West line of said "The Land - Phase One"; thence Northerly along said West line for a distance of 69.93 feet to a point on the North line of said NE/4; thence Easterly along said North line for 666.94 feet to the Point Of Beginning of said Parcel.

Pursuant to the terms and provisions of **Section IV** of the **Deed of Dedication and Restrictive Covenants for The Land – Phase One** filed for record on September 10, 2018 in the Office of the County Clerk of Tulsa County, Oklahoma as a component part of the **Plat** of The Land – Phase One, the above named owner of the specified land situated in The Land – Phase One hereby amends the **Section II "Planned Unit Development Restrictions"** set forth in the Deed of Dedication and Restrictive Covenants for The Land – Phase One in the following particulars:

D. PRIVATE STREETS – RESERVE "A"

THE STREETS DEPICTED ON THE ACCOMPANYING PLAT AS "RESERVE 'A'" AND MARKED "PRIVATE" (HEREINAFTER THE "PRIVATE STREETS") ARE HEREIN ESTABLISHED AND GRANTED BY THE DEVELOPER AS PRIVATE STREETS, ALLEYWAYS, PARKING AND SIDEWALKS FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF ALL LOTS WITHIN THE LAND - PHASE ONE, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF PROVIDING

VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THOSE LOTS, AND ARE RESERVED FOR SUBSEQUENT ASSIGNMENT AND CONVEYANCE TO THE PROPERTY OWNERS' ASSOCIATION. THE USE OF RESERVE 'A' IS LIMITED TO USE FOR PRIVATE STREETS, ALLEYWAYS AND PARKING, UTILITIES, DRAINAGE, OPEN SPACE, RECREATION, SIDEWALKS AND LANDSCAPING.

THE DEVELOPER HEREIN GRANTS TO THE CITY OF TULSA AND TULSA COUNTY, OKLAHOMA, THE UNITED STATES POSTAL SERVICE, ANY PUBLIC UTILITY PROVIDING UTILITY SERVICE TO THE SUBDIVISION, AND TO ANY REFUSE COLLECTION SERVICE WHICH PROVIDES SERVICE WITHIN THE SUBDIVISION, THE RIGHT TO ENTER AND TRAVERSE THE PRIVATE STREETS AND TO OPERATE THEREON ALL SERVICE, EMERGENCY AND GOVERNMENT VEHICLES INCLUDING, BUT NOT LIMITED TO, POLICE AND FIRE VEHICLES AND EQUIPMENT.

THE DEVELOPER ACKNOWLEDGES FOR ITSELF AND ITS SUCCESSORS IN TITLE THAT THE PRIVATE STREETS, AS DEPICTED ON THE ACCOMPANYING PLAT DO NOT MEET TULSA COUNTY STANDARD AS TO WIDTH OF RIGHT-OF-WAY AND WIDTH OF PAVING, AND FURTHER ACKNOWLEDGES THAT THE PRIVATE STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION, AND THAT TULSA COUNTY SHALL HAVE NO DUTY TO MAINTAIN ANY PRIVATE STREET WITHIN THE SUBDIVISION, NOR HAVE ANY IMPLIED OBLIGATION TO ACCEPT ANY SUBSEQUENT TENDER OF DEDICATION OF ANY PRIVATE STREET WITHIN THE SUBDIVISION.

THE DEVELOPER FURTHER DEDICATES RESERVE 'A' AND ALSO RESERVE 'E' AS A UTILITY EASEMENT AS PREVIOUSLY DEFINED IN SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES.

FOLLOWING THE CONSTRUCTION, MAINTENANCE, OR REPAIR OF A UTILITY LINE OR APPURTENANCE THERETO, THE SURFACE COURSE DISTURBED DURING SAID ACTIVITY, IF NOT A TYPICAL MATERIAL IN THE JUDGMENT OF THE UTILITY PROVIDER, SHALL BE REPAIRED OR REPLACED BY THE PROPERTY OWNERS' ASSOCIATION AND SHALL NOT BE THE RESPONSIBILITY OF THE UTILITY PROVIDER OR THEIR CONTRACTOR, HOWEVER, THE UTILITY PROVIDER AND THEIR CONTRACTOR SHALL USE REASONABLE CARE IN PERFORMING THE CONSTRUCTION, MAINTENANCE, OR REPAIR ACTIVITY TO MINIMIZE DISTURBANCE OF THE SURFACE COURSE.

Except as otherwise provided herein, all provisions of Section II of the Deed of Dedication and Restrictive Covenants for The Land – Phase One remain unchanged and are not amended or modified hereby.

EXECUTED at Tulsa, Oklahoma, to be effective for all purposes as of 24th day of September, 2021.

**Presley Family Ministries Inc.
An Oklahoma Not For Profit Corporation**

By: Dr. Richard Presley
Dr. Richard Presley, President

STATE OF OKLAHOMA)
COUNTY OF TULSA) ss.

This instrument was acknowledged before me this 24th day of September, 2021, by Dr. Richard Presley as President of Presley Family Ministries Inc., an Oklahoma Not For Profit Corporation.

(SEAL)

Donna K. Asch
Notary Public

Commission No./Expiration:

01012358 / August 26, 2025

APPROVED BY THE TULSA METROPOLITAN AREA PLANNING
COMMISSION on _____, 2021.

Date: _____
Chair

Secretary

Approved as to form:

Assistant District Attorney

ATTEST
Oklahoma

Board of County Commissioners of the County of Tulsa

Tulsa County Clerk

Chairperson



Tulsa Metropolitan Area
Planning Commission

Case: Whisper Lane

Hearing Date: October 6, 2021

Case Report Prepared by:

Nathan Foster

Owner and Applicant Information:

Applicant: Select Design, Ryan McCarty

Owner: Lindsay Development, LLC

Location Map:
(shown with County Commission
Districts)



Applicant Proposal:

Preliminary Plat and Modification of
Subdivision & Development Regulations to
increase allowable cul-de-sac and block
length

31 lots, 3 blocks, 36.44 ± acres

Location: East of the southeast corner of East
151st Street South and South Lewis Avenue

Zoning:

Present: AG (Agriculture)

Proposed: RE (Residential Estate) and
PUD-859

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, County Land Use Plan, Preliminary Plat, Conceptual
Improvements

PRELIMINARY PLAT

Whisper Lane – (Tulsa County)

East of the southeast corner of East 151st Street South and South Lewis Avenue

This plat consists of 31 lots, 3 blocks on 36.44 ± acres.

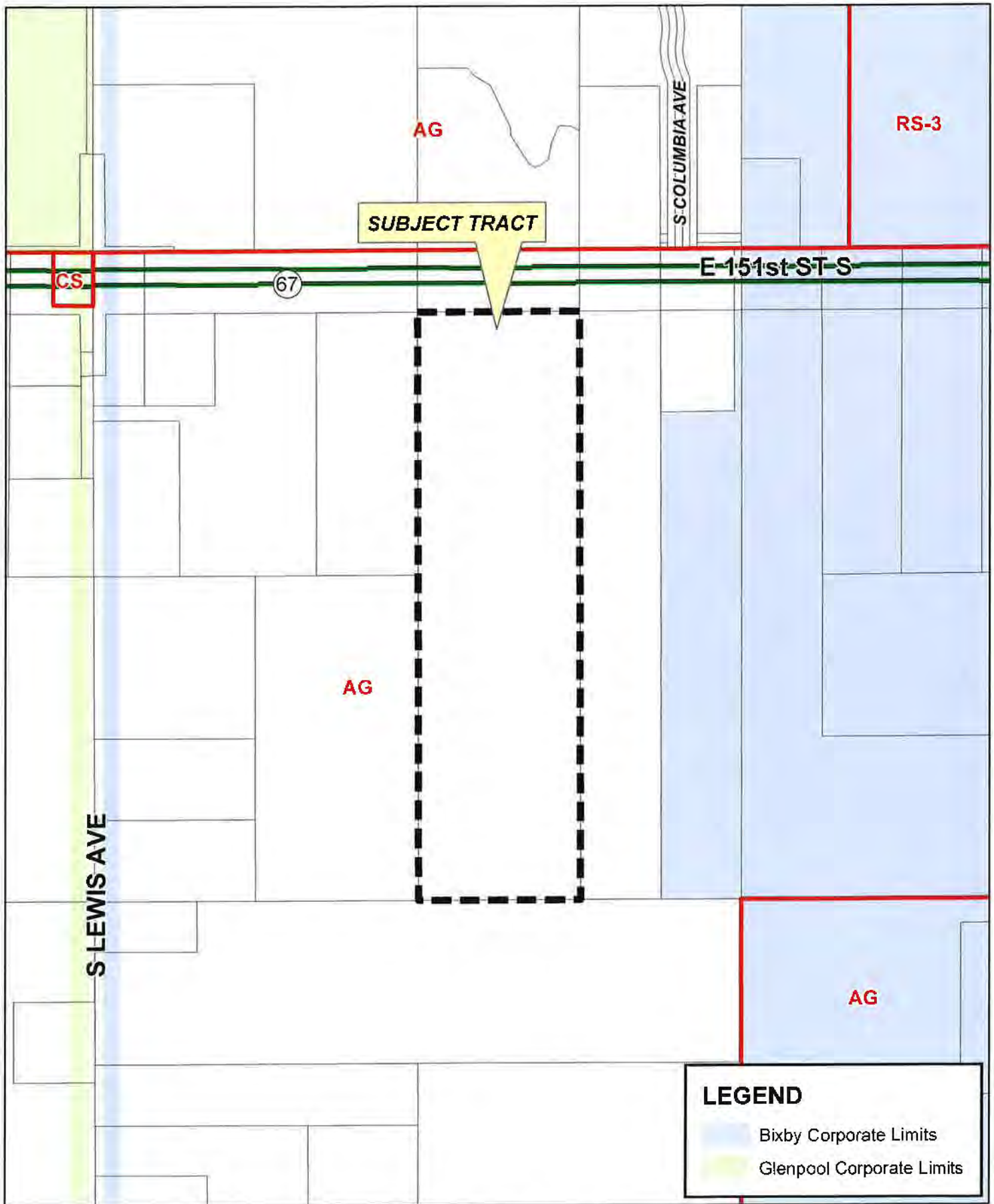
The Technical Advisory Committee (TAC) met on September 2, 2021 and provided the following comments:

1. **Zoning:** The subject tract is currently zoned AG. TMAPC recommended approval of a rezoning to RE (CZ-518) with an associated planned unit development (PUD-859) on September 15, 2021. Lots are required to conform to the final approved development standards for PUD-859 and development standards must be included with the final plat.
2. **Addressing:** Final address assignments by INCOG must be shown on the face of the final plat.
3. **County Engineering:** Private streets are required to obtain approval from Tulsa County Engineering 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 including capacity for any required fire systems to be installed by the developer.
5. **Fire:** Extended dead-end will require an approved turnaround. Cul-de-sacs extending beyond 750' are limited to 30 lots unless approved sprinkler systems are installed in structures exceeding that limit.
6. **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 extend the allowable block length of 1,500 feet and the allowable cul-de-sac length of 750'.

Staff recommends **APPROVAL** of the preliminary plat and the modification to the Subdivision & Development Regulations due to the recommendation of approval for private streets. Streets located within the subdivision would not provide any opportunity for connectivity for public street networks and are required to be maintained by an approved homeowner's association. Approval is subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.



0 Feet 250 500

WHISPER LANE

17-13 20

3.3





0 Feet 250 500



Subject Tract

WHISPER LANE

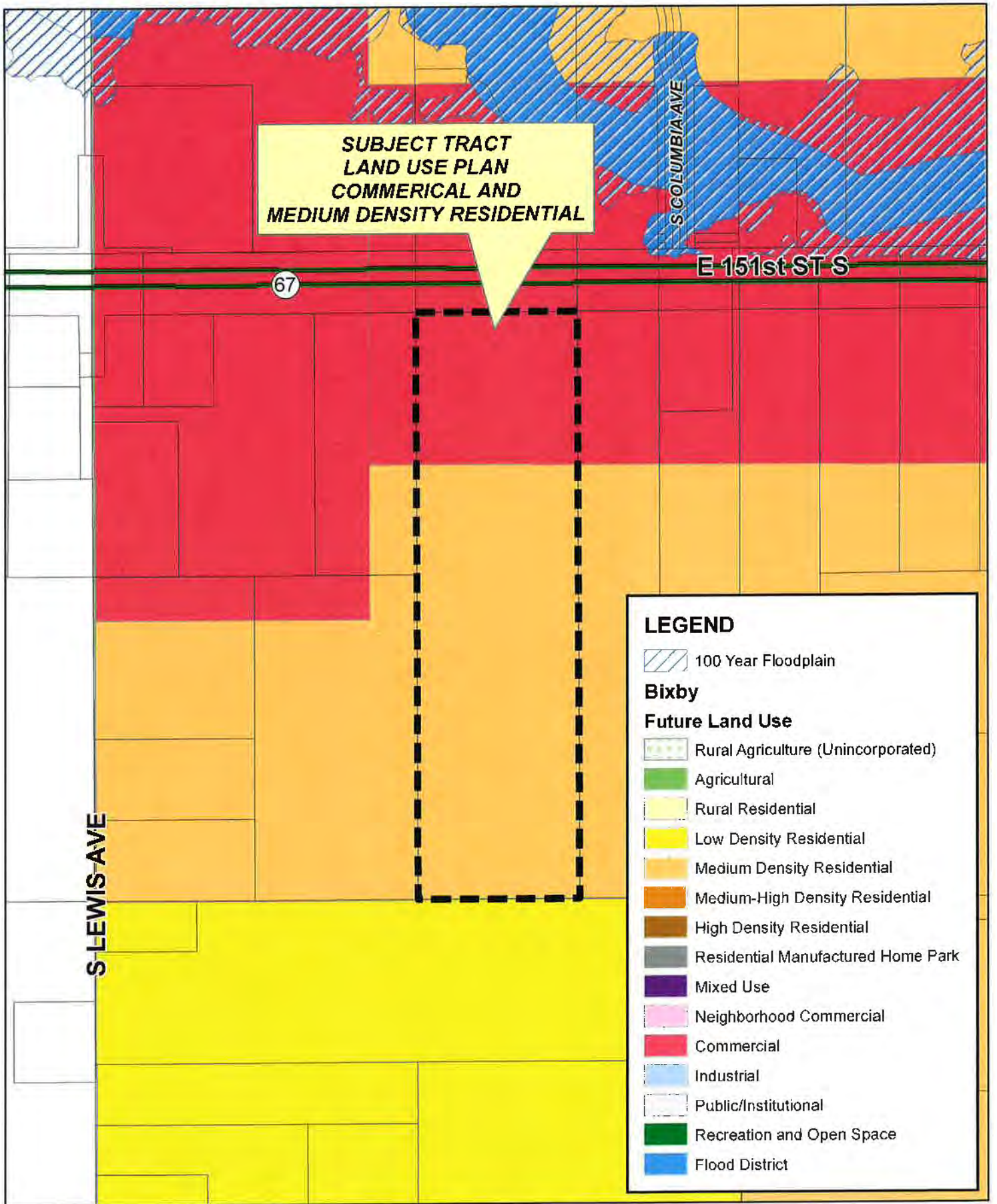
17-13 20

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

Aerial Photo Date: 2020/2021



3.4



0 250 500
Feet

WHISPER LANE

17-13 20

3.5



Owner / Developer

LINDSEY DEVELOPMENT, LLC
1422 SOUTH HAWKING AVENUE
TULSA, OK 74118
PHONE: (918) 746-1077
INT. LINDSEY PETERSON

Surveyor

PRO LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLA 74134-7445
PHONE: (918) 237-0079
DEVELOPER: LINDSEY PETERSON
C.O. # 5888 EXPIRES 8-31-2022

Engineer

ENGINEERED BY DESIGN, PLLC
P.O. BOX 15847
201 SOUTH HAWKING AVENUE
TULSA, OKLA 74118
PHONE: (918) 234-6400
ENR@ENGINEEREDBYDESIGN.COM
C.O. # 7596 EXPIRES 8-31-2022

CZ- / PUD-

Whisper Lane

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE NW4 OF SECTION TWENTY (20), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF



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

Unplatted

Unplatted

Driveway Culvert Summary Table

| DRIVEWAY LOCATION | RCP & HP STORM PIPE SIZE |
|-------------------|--------------------------|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |
| 11 | |
| 12 | |
| 13 | |
| 14 | |
| 15 | |
| 16 | |
| 17 | |
| 18 | |
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| 20 | |
| 21 | |
| 22 | |
| 23 | |
| 24 | |
| 25 | |
| 26 | |
| 27 | |
| 28 | |
| 29 | |
| 30 | |

RCP = RIBBON REINFORCED CONCRETE PIPE
HP = HIGH DENSITY POLYETHYLENE PIPE
MINIMUM PIPE SIZE = 18 IN.

Subdivision Statistics

SUBDIVISION CONTAINS THIRTYONE (31) LOTS & THREE (3) BLOCKS AND SEVEN (7) RESERVE AREAS.
SINGLE-ACRE-OR-LESS AREAS
1,687,375 SQ. FT. OR 38.4 ACRES

Basis of Bearings

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLAIN COORDINATE SYSTEM (SPS) OR A NORTH AMERICAN DATUM 1883 ADJUSTED, USING THE NORTH LINE OF THE NW4 OF SECTION 10, T17N, R13E AS A BENCH MARK.

Floodplain Data

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA, UNINCORPORATED AREAS, CORRELATION, TULSA, OK, 4/15/2014, DATED OCTOBER 18, 2012, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNINCORPORATED AREAS > AREAS DETERMINED TO BE OUTSIDE THE FEMA FLOOD, CHARGE FLOODPLAIN.

Benchmark

DATE: 10/20/2021, SURVEY REPORT (INVO-100)

Legend

- BL - BUILDING FOOTPRINT LINE
- FG - FENCE EASEMENT
- IS - IRON PIPE SET
- LN - LINE TO NON-DEVELOPMENTAL NOTE
- OV - OVERLAP/DRILLAGE EASEMENT
- RDW - RIGHT OF WAY
- SP - SQUARE FEET
- UTR - UTILITY EASEMENT
- STR - STREET ADDRESS

Monumentation

ALL CORNERS SHOWN HEREIN, WITH SET CORNER & SP & 1/4" STEEL PIN WITH A GREEN PLASTIC CAP & MARKED WITH CASHIP.

Address

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

Curve Table

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|--------------|---------------|--------------|
| C1 | 27.79 | 147.00 | 30°10'13.77" | S 72°10'04" W | 33.07 |
| C2 | 68.91 | 153.51 | 17°02'22.47" | S 87°13'50" W | 80.74 |
| C3 | 108.49 | 103.00 | 30°20'23.46" | S 78°05'04" W | 118.43 |
| C4 | 108.20 | 103.00 | 88°09'23.30" | S 22°24'18" E | 133.04 |
| C5 | 87.57 | 205.00 | 17°42'48.45" | S 87°26'00" W | 81.58 |
| C6 | 29.19 | 87.00 | 14°07'03.63" | S 84°02'42" E | 52.40 |
| C7 | 38.19 | 65.00 | 14°18'12.62" | S 89°05'04" W | 61.17 |
| C8 | 38.19 | 65.00 | 14°18'12.62" | S 89°05'04" W | 61.17 |
| C9 | 38.19 | 65.00 | 14°18'12.62" | S 89°05'04" W | 61.17 |
| C10 | 38.19 | 65.00 | 14°18'12.62" | S 89°05'04" W | 61.17 |
| C11 | 38.19 | 65.00 | 14°18'12.62" | S 89°05'04" W | 61.17 |
| C12 | 38.19 | 65.00 | 14°18'12.62" | S 89°05'04" W | 61.17 |
| C13 | 38.19 | 65.00 | 14°18'12.62" | S 89°05'04" W | 61.17 |
| C14 | 38.19 | 65.00 | 14°18'12.62" | S 89°05'04" W | 61.17 |
| C15 | 38.19 | 65.00 | 14°18'12.62" | S 89°05'04" W | 61.17 |
| C16 | 38.19 | 65.00 | 14°18'12.62" | S 89°05'04" W | 61.17 |
| C17 | 38.19 | 65.00 | 14°18'12.62" | S 89°05'04" W | 61.17 |
| C18 | 38.19 | 65.00 | 14°18'12.62" | S 89°05'04" W | 61.17 |
| C19 | 38.19 | 65.00 | 14°18'12.62" | S 89°05'04" W | 61.17 |
| C20 | 38.19 | 65.00 | 14°18'12.62" | S 89°05'04" W | 61.17 |
| C21 | 38.19 | 65.00 | 14°18'12.62" | S 89°05'04" W | 61.17 |
| C22 | 38.19 | 65.00 | 14°18'12.62" | S 89°05'04" W | 61.17 |
| C23 | 38.19 | 65.00 | 14°18'12.62" | S 89°05'04" W | 61.17 |
| C24 | 38.19 | 65.00 | 14°18'12.62" | S 89°05'04" W | 61.17 |
| C25 | 38.19 | 65.00 | 14°18'12.62" | S 89°05'04" W | 61.17 |
| C26 | 38.19 | 65.00 | 14°18'12.62" | S 89°05'04" W | 61.17 |
| C27 | 38.19 | 65.00 | 14°18'12.62" | S 89°05'04" W | 61.17 |
| C28 | 38.19 | 65.00 | 14°18'12.62" | S 89°05'04" W | 61.17 |
| C29 | 38.19 | 65.00 | 14°18'12.62" | S 89°05'04" W | 61.17 |
| C30 | 38.19 | 65.00 | 14°18'12.62" | S 89°05'04" W | 61.17 |

Line Table

| CURVE | BEARING | DISTANCE |
|-------|---------------|----------|
| L1 | S 87°13'50" W | 18.64 |
| L2 | S 72°10'04" E | 11.86 |
| L3 | S 89°05'04" W | 12.89 |
| L4 | S 87°13'50" E | 12.72 |
| L5 | S 87°13'50" E | 11.86 |
| L6 | S 87°13'50" E | 11.86 |
| L7 | S 87°13'50" E | 11.86 |
| L8 | S 87°13'50" E | 11.86 |
| L9 | S 87°13'50" E | 11.86 |
| L10 | S 87°13'50" E | 11.86 |
| L11 | S 87°13'50" E | 11.86 |
| L12 | S 87°13'50" E | 11.86 |
| L13 | S 87°13'50" E | 11.86 |
| L14 | S 87°13'50" E | 11.86 |
| L15 | S 87°13'50" E | 11.86 |
| L16 | S 87°13'50" E | 11.86 |

FINAL PLAT
CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION ON

TWAS ONSGO 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

Owner / Developer

LINDSAY DEVELOPMENT, LLC
1425 SOUTH HARVARD AVENUE
TULSA, OK 74112
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WWW.LINDSAYPERKINS.COM

Surveyor

TRITZ, JAC SURVEYING, L.L.C.
2212 WEST 31ST STREET
TULSA, OKLAHOMA 74133
PH: 918.742.1247
FAX: 918.742.1247
WWW.TRITZJAC.COM

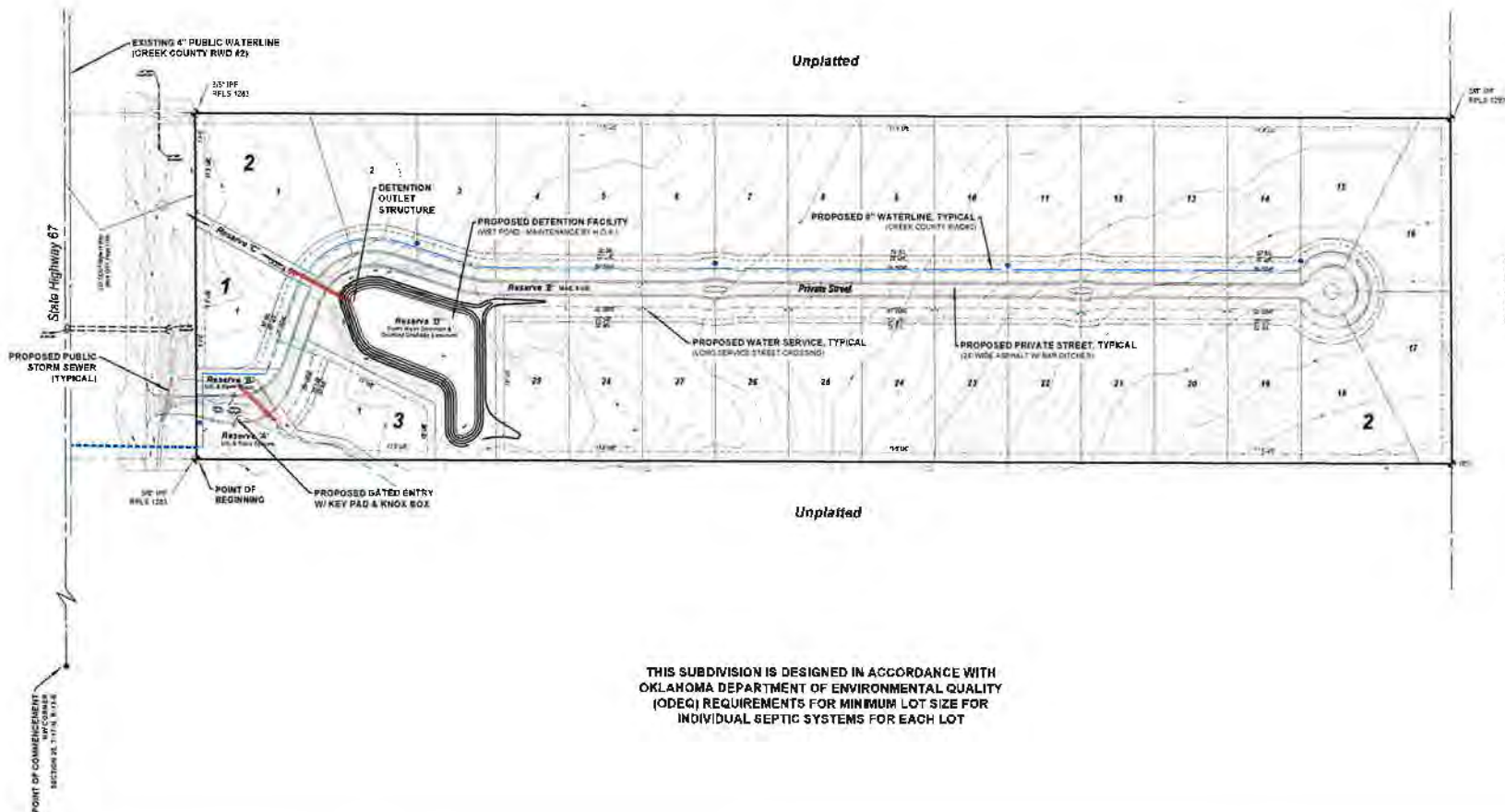
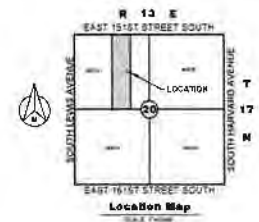
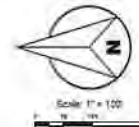
Engineer

ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
OKLAHOMA CITY, OKLAHOMA 73115
PH: 405.224.0900
FAX: 405.224.0900
WWW.ENGINEEREDBYDESIGN.COM

CONCEPTUAL IMPROVEMENTS PLAN

Whisper Lane

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE NW¼ OF SECTION TWENTY (20), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF



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



Tulsa Metropolitan Area
Planning Commission

Case: Costco North Tulsa

Hearing Date: October 6, 2021

Case Report Prepared by:

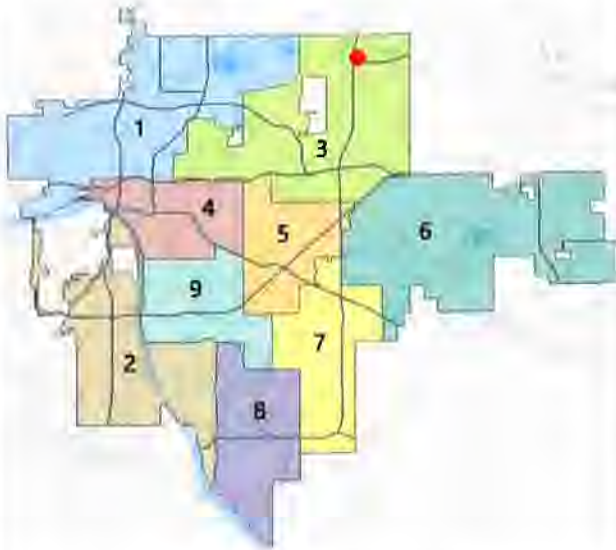
Nathan Foster

Owner and Applicant Information:

Applicant: Michael Clark

Owner: Greenhill Properties, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat

1 lot, 1 block, 27.07 ± acres

Location: Northeast corner of East 46th
Street North and Highway 169

Zoning: IM (Industrial – Moderate)

Staff Recommendation:

Staff recommends **approval** of the
preliminary plat

City Council District: 3

Councilor Name: Crista Patrick

County Commission District: 1

Commissioner Name: Stan Sallee

EXHIBITS: Site Map, Aerials, Land Use Map, Growth & Stability Map, Preliminary Plat,
Conceptual Improvements Plan

PRELIMINARY SUBDIVISION PLAT

Costco North Tulsa - (CD 3)

Northeast corner of East 46th Street North and Highway 169

This plat consists of 1 lot, 1 block on 27.07 ± acres.

The Technical Advisory Committee (TAC) met on September 16, 2021 and provided the following conditions:

1. **Zoning:** The property is zoned IM (Industrial – Moderate). The proposed lot conforms to the requirements of the IM district.
2. **Addressing:** City of Tulsa address and street names must be assigned and affixed to the face of the final plat.
3. **Transportation & Traffic:** New dedication for North Garnett Road will require a 100' ultimate width. Approved turnaround required where Garnett Road will dead-end. Sidewalks will be required per Title 35. Provide limits of no access along each adjacent street frontage except where proposed drives enter North Garnett Road. IDP for new street construction including sidewalks and ADA ramps must be approved prior to final plat approval.
4. **Sewer/Water:** Easements must be provided as required to cover existing/proposed public infrastructure. All easements are required to be labeled and dimensioned on the face of the final plat. Any required IDP must obtain approval prior to final plat approval.
6. **Engineering Graphics:** Submit subdivision data control sheet with final plat submittal. Provide subdivision statistics (lots, blocks, acreage) on the face of the plat. Remove contours from final plat submittal. Update engineer and surveyor information to include CA number, email, and other relevant contact information. Under the basis of bearings information include the coordinate system used. Provide a bearing angle shown on the face of the plat. Provide symbology for property pins found or set under legend.
7. **Stormwater, Drainage, & Floodplain:** There is existing floodplain on the subject property that must be accurately delineated on the face of the plat and contained within an overland drainage easement. Floodplain shall be plotted based on actual flood elevations and contours and labeled appropriately. All drainage must be contained within appropriate easements. Final stormwater plans must be approved through the IDP process prior to final plat approval.
8. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter including Development Services, City Legal, and Engineering Services is required prior to final plat approval.



0 Feet 200 400



Subject Tract

**COSTCO
NORTH TULSA**

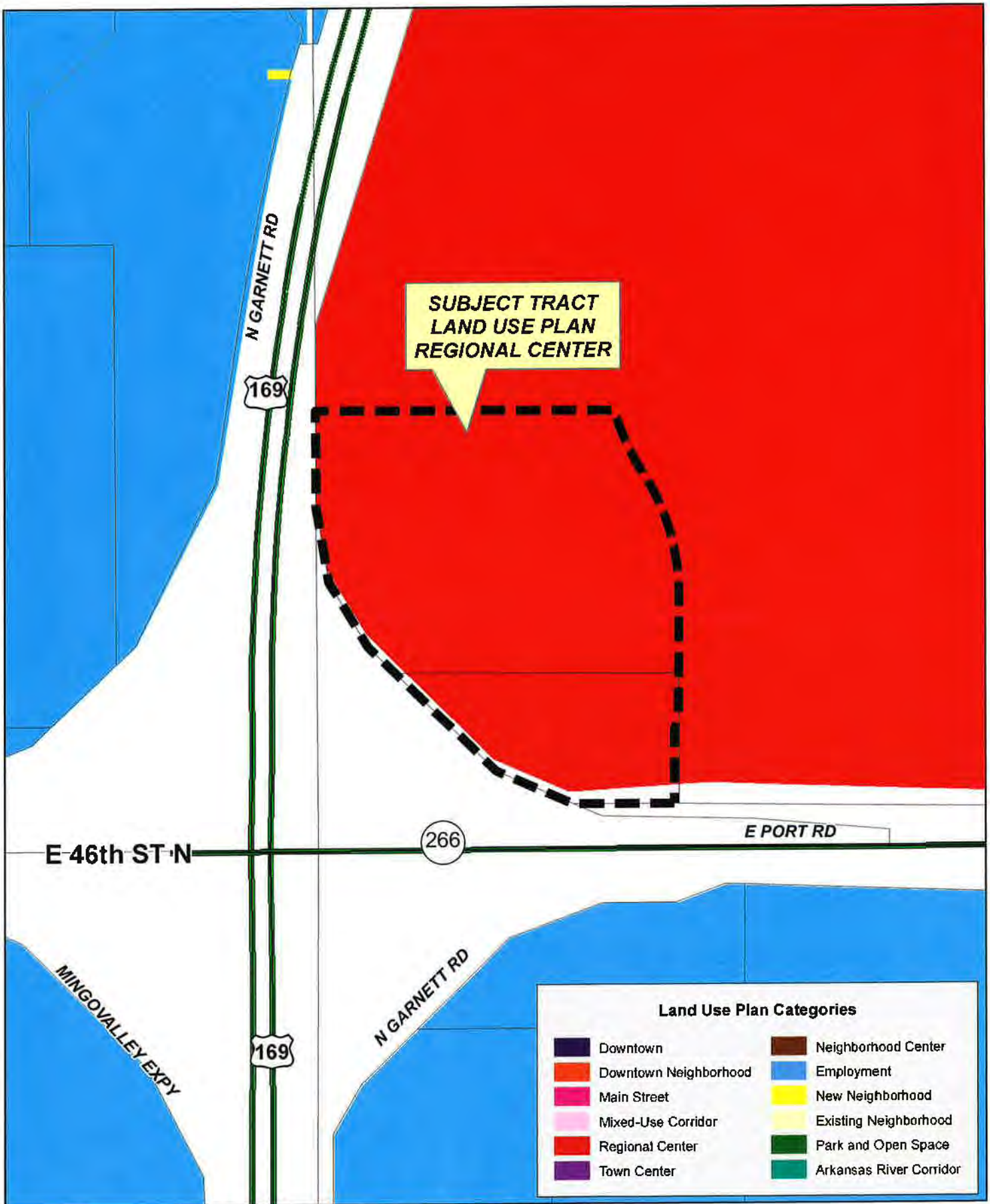
20-14 08

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

Aerial Photo Date: 2020/2021



4.4



**COSTCO
NORTH TULSA**

20-14 08

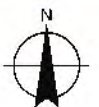
4.5



**COSTCO
NORTH TULSA**

20-14 08

4.6



Preliminary Subdivision Plat Costco North Tulsa Additon

A part of the Southwest Quarter (SW/4)
of Section 8, T-20-N, R-14-E, of the L.B. & M.,
City of Tulsa, Tulsa County, State of Oklahoma.

CERTIFICATE OF APPROVAL
I hereby certify that this plat has been approved by the City of Tulsa, Oklahoma, and is in accordance with the provisions of the Oklahoma Subdivision Act.

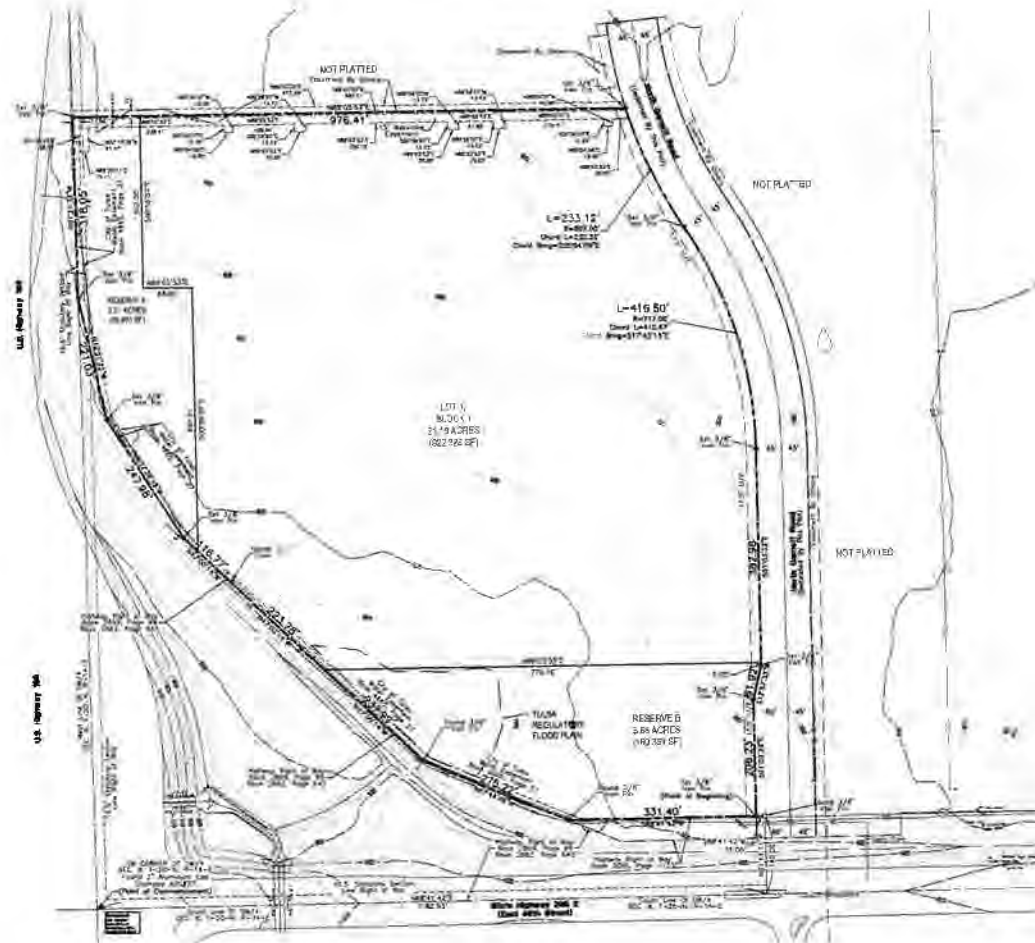
TOWNSHIP _____
RANGE _____
SECTION _____

CITY _____
APPROVED: _____
The Mayor of the City of Tulsa, Oklahoma.

Chairman: _____

Member: _____

Attorney: _____
Attorney City Clerk



**Deed of Dedication
Costco North Tulsa Addition**

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Il secondo punto è che, sebbene il governo italiano non ha mai avuto una politica di "non intervento" nei confronti dei paesi dell'area, ha sempre mantenuto una posizione di "non ingerenza" nei confronti dei paesi dell'area, che ha permesso di evitare conflitti e tensioni.

1. The first step in the process of the development of a new product is the identification of a market need. This is often done through market research, which can be conducted in a number of ways. One common method is to conduct surveys of potential customers, asking them about their needs and preferences. Another method is to observe how people use existing products and identify areas for improvement. A third method is to consult with experts in the field, such as scientists or engineers, who can provide insights into the latest developments in the technology.

2. Once a market need has been identified, the next step is to develop a concept for a new product that addresses that need. This is often done through brainstorming sessions with a team of experts, who can generate a wide range of ideas. The concept is then refined through a process of prototyping and testing, where a small-scale model of the product is built and used to evaluate its performance. This process is often iterative, with the concept being refined and improved as more information is gathered through testing.

3. The third step in the process is to develop a detailed design for the new product. This is often done through a process of engineering design, where the product is broken down into its constituent parts and each part is designed in detail. This process often involves the use of computer-aided design (CAD) software, which allows designers to create 3D models of the product and simulate its performance. The design is then refined through a process of prototyping and testing, where a small-scale model of the product is built and used to evaluate its performance.

4. The fourth step in the process is to develop a manufacturing plan for the new product. This is often done through a process of manufacturing engineering, where the product is broken down into its constituent parts and each part is designed for manufacturing. This process often involves the use of computer-aided manufacturing (CAM) software, which allows manufacturers to create detailed plans for the production of the product. The manufacturing plan is then refined through a process of prototyping and testing, where a small-scale model of the product is built and used to evaluate its performance.

5. The fifth and final step in the process is to bring the new product to market. This is often done through a process of marketing and sales, where the product is promoted to potential customers and sold through a network of distributors. This process often involves the use of a variety of marketing techniques, such as advertising, public relations, and direct sales. The product is then sold through a network of distributors, who are responsible for getting the product into the hands of the end user.

1. **La prima** è la **definizione** di **cosa** è la **cosa** che si sta studiando. Per esempio, se si sta studiando la **matematica**, si deve definire cosa si intende per **matematica**.

2. **La seconda** è la **definizione** di **cosa** si intende per **matematica**. Per esempio, si può dire che la **matematica** è la **scienza** che studia le **relazioni** tra le **quantità**.

3. **La terza** è la **definizione** di **cosa** si intende per **relazioni**. Per esempio, si può dire che le **relazioni** sono le **connessioni** tra le **quantità**.

4. **La quarta** è la **definizione** di **cosa** si intende per **quantità**. Per esempio, si può dire che le **quantità** sono le **entità** che possono essere misurate.

5. **La quinta** è la **definizione** di **cosa** si intende per **entità**. Per esempio, si può dire che le **entità** sono le **oggetti** che esistono in sé.

6. **La sesta** è la **definizione** di **cosa** si intende per **oggetti**. Per esempio, si può dire che gli **oggetti** sono le **entità** che possono essere osservate.

7. **La settima** è la **definizione** di **cosa** si intende per **osservare**. Per esempio, si può dire che **osservare** è l'**azione** di vedere o sentire.

8. **La ottava** è la **definizione** di **cosa** si intende per **vedere**. Per esempio, si può dire che **vedere** è l'**azione** di percepire con gli occhi.

9. **La nona** è la **definizione** di **cosa** si intende per **sentire**. Per esempio, si può dire che **sentire** è l'**azione** di percepire con i sensi.

10. **La decima** è la **definizione** di **cosa** si intende per **percepire**. Per esempio, si può dire che **percepire** è l'**azione** di ricevere informazioni.

11. **La undicesima** è la **definizione** di **cosa** si intende per **ricevere informazioni**. Per esempio, si può dire che **ricevere informazioni** è l'**azione** di prendere conoscenza.

12. **La dodicesima** è la **definizione** di **cosa** si intende per **prendere conoscenza**. Per esempio, si può dire che **prendere conoscenza** è l'**azione** di sapere.

13. **La tredicesima** è la **definizione** di **cosa** si intende per **sapere**. Per esempio, si può dire che **sapere** è l'**azione** di avere informazioni.

14. **La quattordicesima** è la **definizione** di **cosa** si intende per **avere informazioni**. Per esempio, si può dire che **avere informazioni** è l'**azione** di possedere dati.

15. **La quindicesima** è la **definizione** di **cosa** si intende per **possedere dati**. Per esempio, si può dire che **possedere dati** è l'**azione** di avere informazioni.

16. **La sedicesima** è la **definizione** di **cosa** si intende per **avere informazioni**. Per esempio, si può dire che **avere informazioni** è l'**azione** di possedere dati.

17. **La diciassettesima** è la **definizione** di **cosa** si intende per **possedere dati**. Per esempio, si può dire che **possedere dati** è l'**azione** di avere informazioni.

18. **La diciottesima** è la **definizione** di **cosa** si intende per **avere informazioni**. Per esempio, si può dire che **avere informazioni** è l'**azione** di possedere dati.

19. **La diciannovesima** è la **definizione** di **cosa** si intende per **possedere dati**. Per esempio, si può dire che **possedere dati** è l'**azione** di avere informazioni.

20. **La ventesima** è la **definizione** di **cosa** si intende per **avere informazioni**. Per esempio, si può dire che **avere informazioni** è l'**azione** di possedere dati.

21. **La ventunesima** è la **definizione** di **cosa** si intende per **possedere dati**. Per esempio, si può dire che **possedere dati** è l'**azione** di avere informazioni.

22. **La ventiduesima** è la **definizione** di **cosa** si intende per **avere informazioni**. Per esempio, si può dire che **avere informazioni** è l'**azione** di possedere dati.

23. **La ventitreesima** è la **definizione** di **cosa** si intende per **possedere dati**. Per esempio, si può dire che **possedere dati** è l'**azione** di avere informazioni.

24. **La ventiquattresima** è la **definizione** di **cosa** si intende per **avere informazioni**. Per esempio, si può dire che **avere informazioni** è l'**azione** di possedere dati.

25. **La venticinquesima** è la **definizione** di **cosa** si intende per **possedere dati**. Per esempio, si può dire che **possedere dati** è l'**azione** di avere informazioni.

26. **La ventiseiesima** è la **definizione** di **cosa** si intende per **avere informazioni**. Per esempio, si può dire che **avere informazioni** è l'**azione** di possedere dati.

27. **La ventisettesima** è la **definizione** di **cosa** si intende per **possedere dati**. Per esempio, si può dire che **possedere dati** è l'**azione** di avere informazioni.

28. **La ventottesima** è la **definizione** di **cosa** si intende per **avere informazioni**. Per esempio, si può dire che **avere informazioni** è l'**azione** di possedere dati.

29. **La venticinquesima** è la **definizione** di **cosa** si intende per **possedere dati**. Per esempio, si può dire che **possedere dati** è l'**azione** di avere informazioni.

30. **La trentesima** è la **definizione** di **cosa** si intende per **avere informazioni**. Per esempio, si può dire che **avere informazioni** è l'**azione** di possedere dati.

31. **La trentunesima** è la **definizione** di **cosa** si intende per **possedere dati**. Per esempio, si può dire che **possedere dati** è l'**azione** di avere informazioni.

32. **La trentaduesima** è la **definizione** di **cosa** si intende per **avere informazioni**. Per esempio, si può dire che **avere informazioni** è l'**azione** di possedere dati.

33. **La trentatreesima** è la **definizione** di **cosa** si intende per **possedere dati**. Per esempio, si può dire che **possedere dati** è l'**azione** di avere informazioni.

34. **La trentaquattresima** è la **definizione** di **cosa** si intende per **avere informazioni**. Per esempio, si può dire che **avere informazioni** è l'**azione** di possedere dati.

35. **La trentacinquesima** è la **definizione** di **cosa** si intende per **possedere dati**. Per esempio, si può dire che **possedere dati** è l'**azione** di avere informazioni.

36. **La trentaseiesima** è la **definizione** di **cosa** si intende per **avere informazioni**. Per esempio, si può dire che **avere informazioni** è l'**azione** di possedere dati.

37. **La trentasettesima** è la **definizione** di **cosa** si intende per **possedere dati**. Per esempio, si può dire che **possedere dati** è l'**azione** di avere informazioni.

38. **La trentottesima** è la **definizione** di **cosa** si intende per **avere informazioni**. Per esempio, si può dire che **avere informazioni** è l'**azione** di possedere dati.

39. **La trentenovesima** è la **definizione** di **cosa** si intende per **possedere dati**. Per esempio, si può dire che **possedere dati** è l'**azione** di avere informazioni.

40. **La quarantesima** è la **definizione** di **cosa** si intende per **avere informazioni**. Per esempio, si può dire che **avere informazioni** è l'**azione** di possedere dati.

41. **La quarantunesima** è la **definizione** di **cosa** si intende per **possedere dati**. Per esempio, si può dire che **possedere dati** è l'**azione** di avere informazioni.

42. **La quarantaduesima** è la **definizione** di **cosa** si intende per **avere informazioni**. Per esempio, si può dire che **avere informazioni** è l'**azione** di possedere dati.

43. **La quarantatreesima** è la **definizione** di **cosa** si intende per **possedere dati**. Per esempio, si può dire che **possedere dati** è l'**azione** di avere informazioni.

44. **La quarantiquattresima** è la **definizione** di **cosa** si intende per **avere informazioni**. Per esempio, si può dire che **avere informazioni** è l'**azione** di possedere dati.

45. **La quarantacinquesima** è la **definizione** di **cosa** si intende per **possedere dati**. Per esempio, si può dire che **possedere dati** è l'**azione** di avere informazioni.

46. **La quarantaseiesima** è la **definizione** di **cosa** si intende per **avere informazioni**. Per esempio, si può dire che **avere informazioni** è l'**azione** di possedere dati.

47. **La quarantasettesima** è la **definizione** di **cosa** si intende per **possedere dati**. Per esempio, si può dire che **possedere dati** è l'**azione** di avere informazioni.

48. **La quarantottesima** è la **definizione** di **cosa** si intende per **avere informazioni**. Per esempio, si può dire che **avere informazioni** è l'**azione** di possedere dati.

49. **La quarantanovesima** è la **definizione** di **cosa** si intende per **possedere dati**. Per

1. The first of these is the fact that the majority of the population of the United States is now living in urban areas. This is a result of the process of urbanization, which has been going on since the beginning of the 20th century. The majority of the population of the United States is now living in urban areas. This is a result of the process of urbanization, which has been going on since the beginning of the 20th century.

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THE *Journal of the American Academy of Child and Adolescent Psychiatry* is a peer-reviewed journal of research and clinical practice in child and adolescent psychiatry. It is published bimonthly by the American Academy of Child and Adolescent Psychiatry (AACAP). The journal is the primary source of information on the latest research and clinical practice in the field of child and adolescent psychiatry. It is a must-read for all child and adolescent psychiatrists, researchers, and clinicians. The journal is also a valuable resource for parents and the general public. The journal is available online at www.jaacap.com.

1. The first step in the process of creating a new product is to identify a market need. This involves conducting market research to determine what consumers want and what problems they are trying to solve. Once a need is identified, the next step is to develop a concept that addresses this need. This concept should be unique, valuable, and feasible. The third step is to create a prototype of the product. This allows the company to test the concept and make any necessary adjustments. Finally, the product is launched into the market, and the company monitors its performance and makes any necessary adjustments.

1. The first group, the "old guard," consists of those who have been in the service of the Government for a long time. They are the ones who have seen the Government through its darkest hours and who have seen it emerge from its darkest hours. They are the ones who have seen the Government through its darkest hours and who have seen it emerge from its darkest hours.

[illegible]

the authors are not aware of any other studies that have examined the effects of a single session of a group-based, self-help program on the self-efficacy of people with low back pain. The authors are also not aware of any other studies that have examined the effects of a single session of a group-based, self-help program on the self-efficacy of people with low back pain.

the fact that the economy is not in a state of equilibrium. The economy is in a state of disequilibrium because the demand for goods and services is not equal to the supply of goods and services. The demand for goods and services is greater than the supply of goods and services, which leads to inflation. The supply of goods and services is less than the demand for goods and services, which leads to unemployment. The demand for goods and services is greater than the supply of goods and services, which leads to inflation. The supply of goods and services is less than the demand for goods and services, which leads to unemployment.

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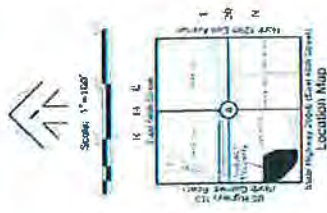
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August 31, 2023
SHEET 2 OF 2

**Preliminary Subdivision Plat
Costco North Tulsa**

A part of the Southwest Quarter (SW/4) of Section 8, T-20-N, R-14-E, of the I.B. & M., City of Tulsa, Tulsa County, State of Oklahoma.



GREENHILL PROPERTIES, LLC

SURVEYOR
BENNETT SURVEYING, INC.

ENGINEER
WINKELMANN & ASSOCIATES, INC.

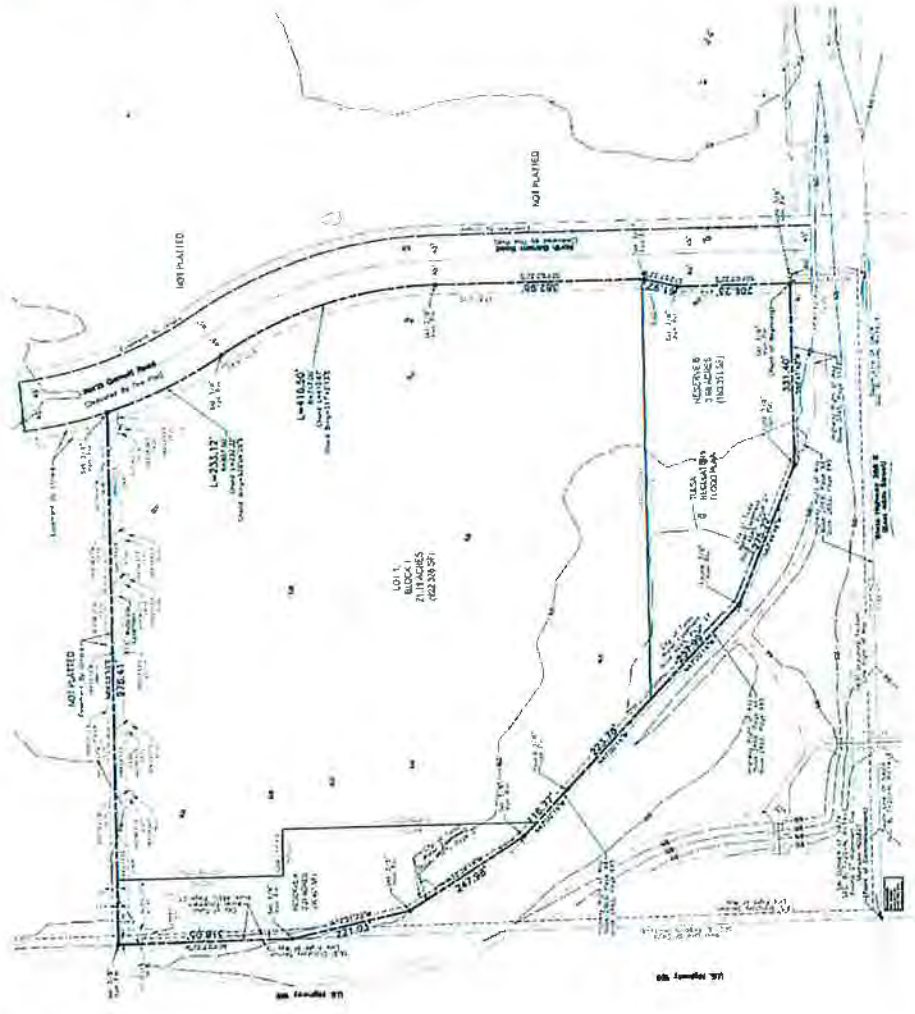
BASES OF HEARING

ACKNOWLEDGMENTS

QUESTIONS

ARTIFICIAL DRAINAGE

ADDRESS DISCLAIMER NOTICE



100

LEGAL DESCRIPTION

[illegible]



Tulsa Metropolitan Area
Planning Commission

Case: River West Phase V & VI

(Related to River West V & VI Accelerated Release Request)

Hearing Date: October 6, 2021

Case Report Prepared by:

Nathan Foster

Owner and Applicant Information:

Applicant: Wallace Design, Mark Capron

Owner: THA Brightwaters Apartments

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat and Modification of the Subdivision & Development Regulations to remove performance Guarantee Requirements

2 lots, 2 blocks, 2 phases, 10.66 ± acres

Location: Southeast corner of West 21st Street South and Southwest Boulevard

Zoning: MX1-U-55

Staff Recommendation:

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

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

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

5.1

PRELIMINARY SUBDIVISION PLAT

River West Phase V & VI - (CD 2)

Southeast corner of West 21st Street South and Southwest Boulevard

This preliminary plat review consists of 2 phases:

1. River West Phase V- 1 lot, 1 block, 5.99 \pm acres
2. River West Phase VI - 1 lot, 1 block, 4.66 \pm acres

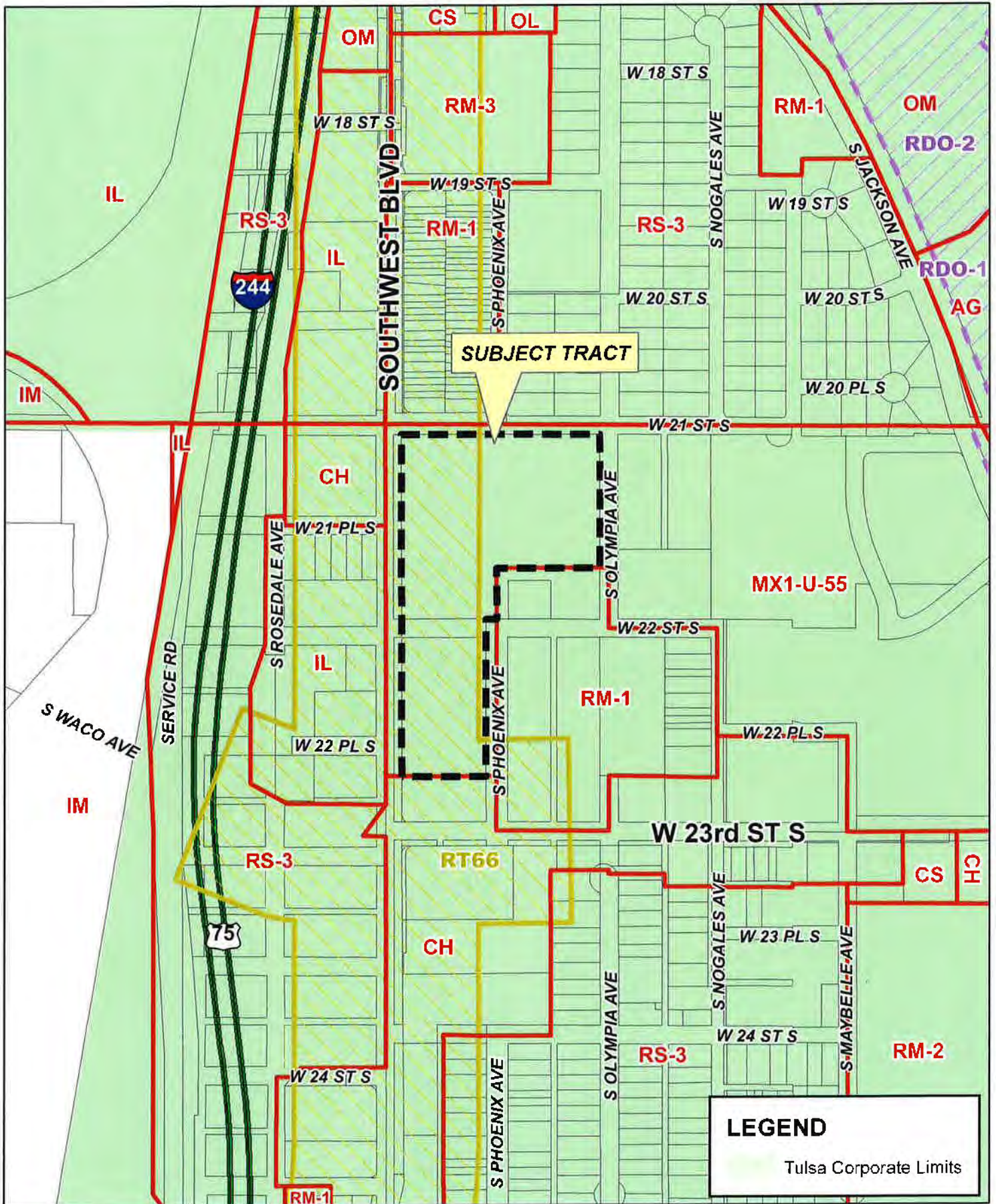
The Technical Advisory Committee (TAC) met on September 16, 2021 and provided the following conditions:

1. **Zoning:** The property is zoned MX1-U-55. Proposed lots conform to the requirements of the MX district.
2. **Addressing:** City of Tulsa will assign addresses to each lot as phasing begins. Assigned address is required to be affixed to the face of the final plat prior to approval.
3. **Transportation & Traffic:** Sidewalks are required to be installed along all streets. Indicate which street rights-of-way are dedicated by plat and recording information and dimensions for any existing dedications to remain.
4. **Sewer/Water:** Sewer and water extension are being constructed through a capital project with public funds. Publicly funded infrastructure must have final plans for infrastructure prepared prior to final plat approval and filing to ensure accuracy of all easements/ROW.
5. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Show all platted properties in the location map and label all other property has unplatted. Label subject property. Graphically show all property pins found or set associated with this plat. Provide a bearing angle from the face of the plat to be basis of bearing.
6. **Stormwater, Drainage, & Floodplain:** Publicly funded infrastructure must have final plans for infrastructure prepared prior to final plat approval and filing to ensure accuracy of all easements/ROW. Any privately funded improvements to the stormwater system must obtain IDP approval prior to final plat approval.
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.

Modification to the Subdivision & Development Regulations:

The applicant has requested a modification to Section 10-110.6-C of the *Subdivision and Development Regulations* which would require the developer to submit a financial guarantee to the City of Tulsa for outstanding infrastructure improvements required for the project. The public infrastructure supporting this project is being done through a publicly funded capital improvement project. Because the infrastructure is already being funded by the City, the performance guarantee would not be necessary. Staff supports the request for modification.

Staff recommends **APPROVAL** of the preliminary subdivision plat and the modification to the Subdivision & Development Regulations subject to the conditions provided by TAC and all other requirements of the Subdivisions Regulations. City of Tulsa release letter is required prior to final plat approval.

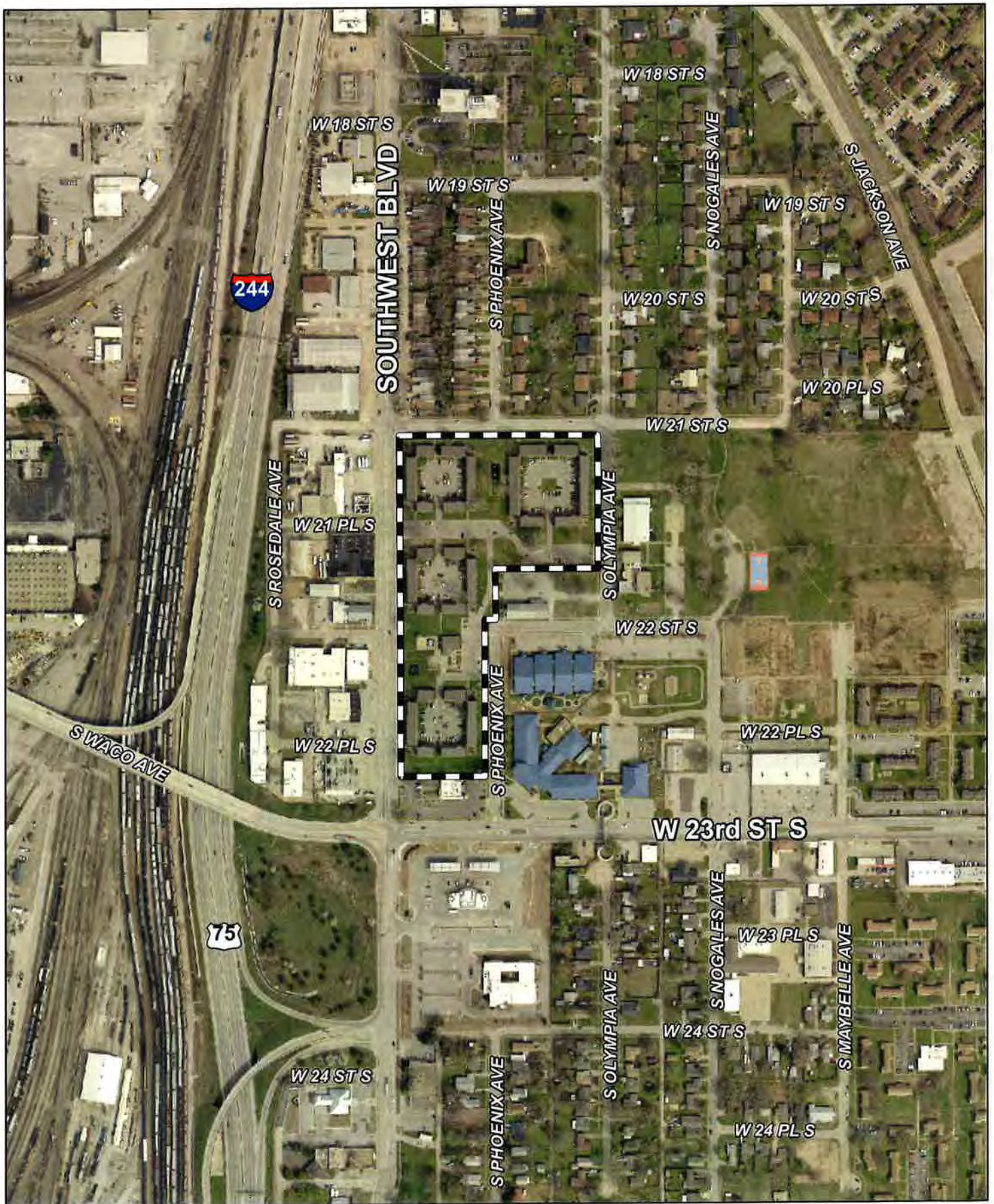


**RIVER WEST
PHASE V & VI**

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5.4





0 Feet 200 400



Subject Tract

RIVER WEST PHASE V & VI

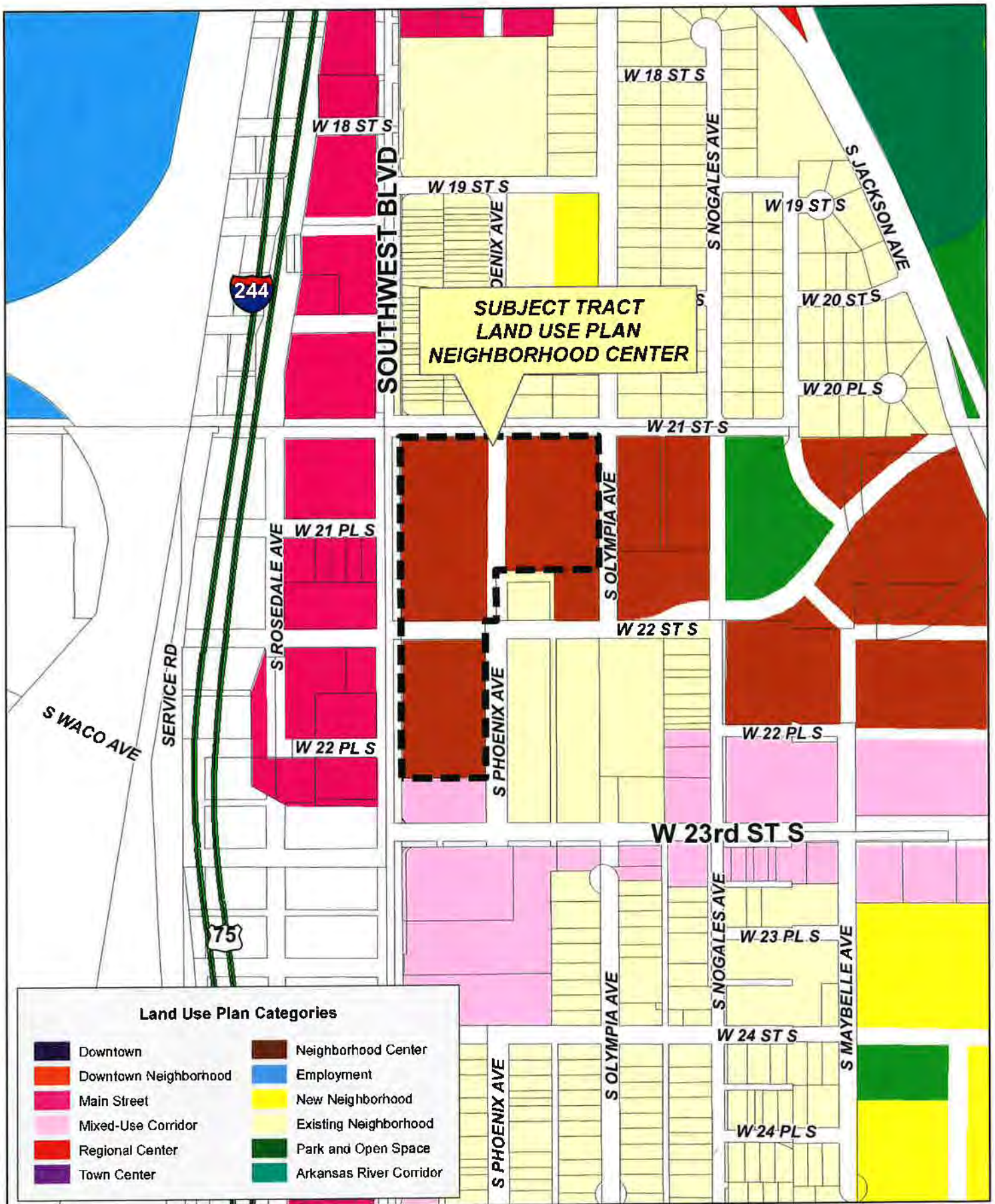
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



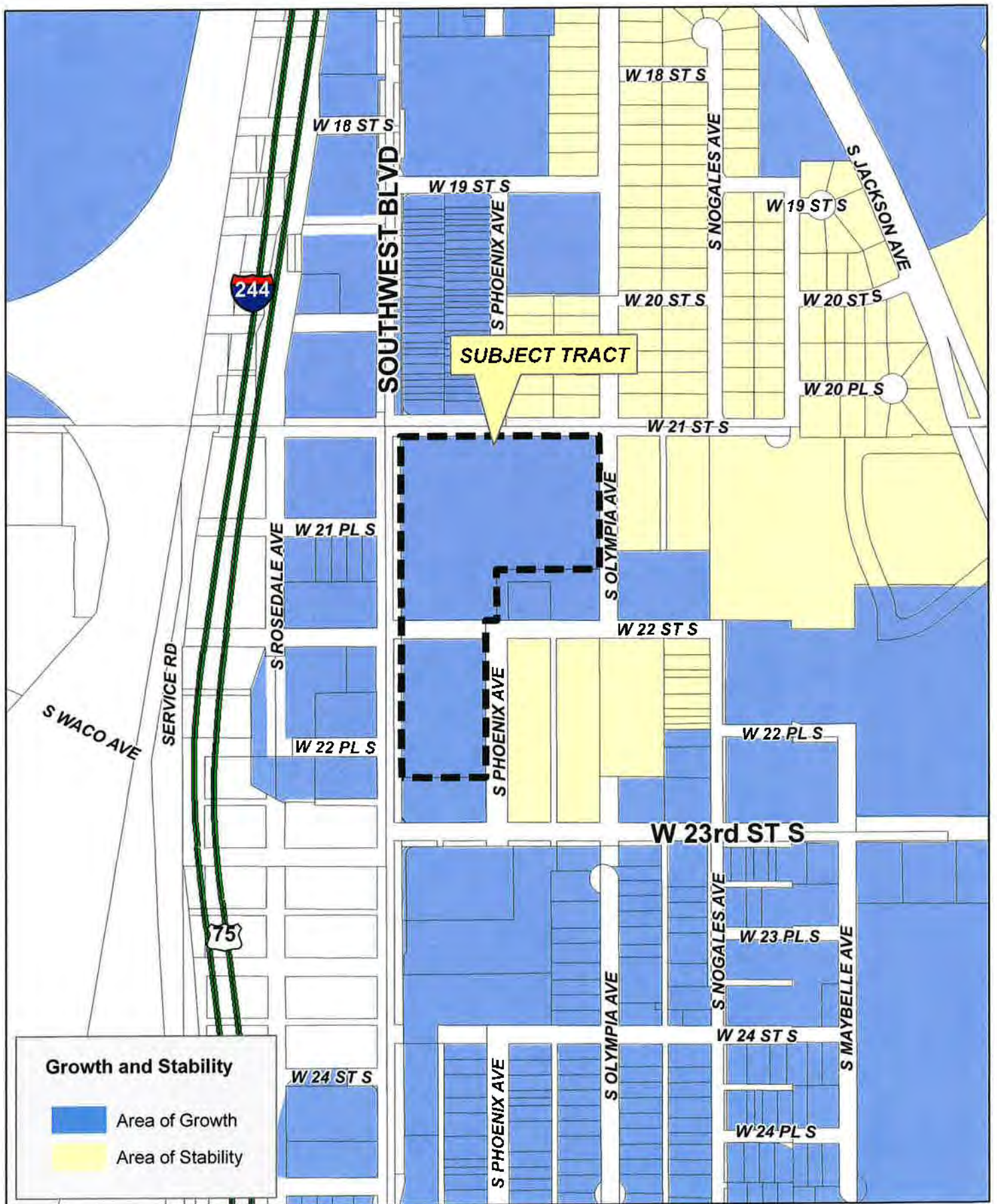
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RIVER WEST PHASE V & VI

19-12 14

5.6



Preliminary Plat
RIVER WEST PHASE V & VI

OWNER
THE BRIGHTWATERS APARTMENTS
115 WEST INDEPENDENCE STREET
TULSA, OK 74120
ATTN: BARON GARDEN
IRB 5314722

ENGINEER
WALLACE DESIGN COLLECTIVE PC
23 MARTIN LUTHER KING JR BLVD
TULSA OK 74103
IP # 524-6996
OKLAHOMA STATE
EXP DATE 8/3/22
SCOTT ROSEMAN, P.E.
Scott.Roseman@wallacepc.com

SURVEYOR
HARDEN & ASSOCIATES
SURVEYING AND MAPPING PC
5017 S. GARDEN RD. SUITE
TULSA OK 74148
918-234-4450
RPLS 144 CA 4636
EXPIRES 6/30/21
NATHAN REED PLS
nathanreed@hardenassociates.com



- ACC = ACCESS
- LMA = LIMITS OF NO ACCESS
- RAY = 30-TO-50°
- BLZ = SLIDE TO 40°
- WE = 1/4" THICK BASEMENT
- SSB = 1/4" GRASS/SEWER EASEMENT
- 2 = 2' RADIUS
- CD = 30-TO-45°
- CB = CHORD BEARING
- FOR = POWER IN RUNNING
- ADDD = ADDRESS
- MA = MAINTENANCE ACCESS EASEMENT

[illegible]

SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK
SUBDIVISION CONTAINS 5.03 ACRES (270,720 SF)

REMARKS: DEDICATED BY FLA. 87 CONTAINS 100% AC. IS THE 87

SUBDIVISIONS CONTAINS ONE (1) LOT IN ONE (1), FIFTH AND THREE (3) RESERVE AREAS

LOT OVERLY CONTAINS 5.74 ACRES (102.710 SF)

RESERVE "A" CONTAINS 0.30 ACRES (13,028 SF)
RESERVE "B" CONTAINS 0.30 ACRES (12,682 SF)
RESERVE "C" CONTAINS 0.30 ACRES (12,572 SF)

R/W BEING DEDICATED BY PLAT CONTAINS 0.10 ACRES (FARL 51)

SATURDAY, FEBRUARY 22, 2014

HORIZONTAL DATUM BASED UPON NAD 83 (1983) OREGON STATE PLANE
COORDINATE SYSTEM NORTH - ZONE 10T VERTICAL DATUM BASED UPON NGVD 84

3M IRON PIN HANGER
 HT #500-52
 E-257704-15

ADDRESS

ADDRESS SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS
 PREPARED AND SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN
 PLACE OF LEGAL DESCRIPTION.

PROJECT NUMBERS ASSOCIATED WITH THE PROJECT

**NOTE: PHASE V & VI SHOWN
WILL ULTIMATELY BE
PLATTED SEPARATELY**

[illegible]

5.8

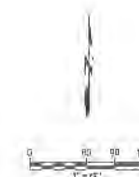
Conceptual Improvement Plan RIVER WEST PHASE V & VI

A RE-SUBDIVISION OF PART OF BLOCK IV AND BLOCK V OF
RIVERVIEW PARK ADDITION IN THE NORTH HALF (N/2) OF SECTION FOURTEEN (14), TOWNSHIP
NINETEEN (19) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE MERIDIAN, CITY OF TULSA,
TULSA COUNTY, STATE OF OKLAHOMA

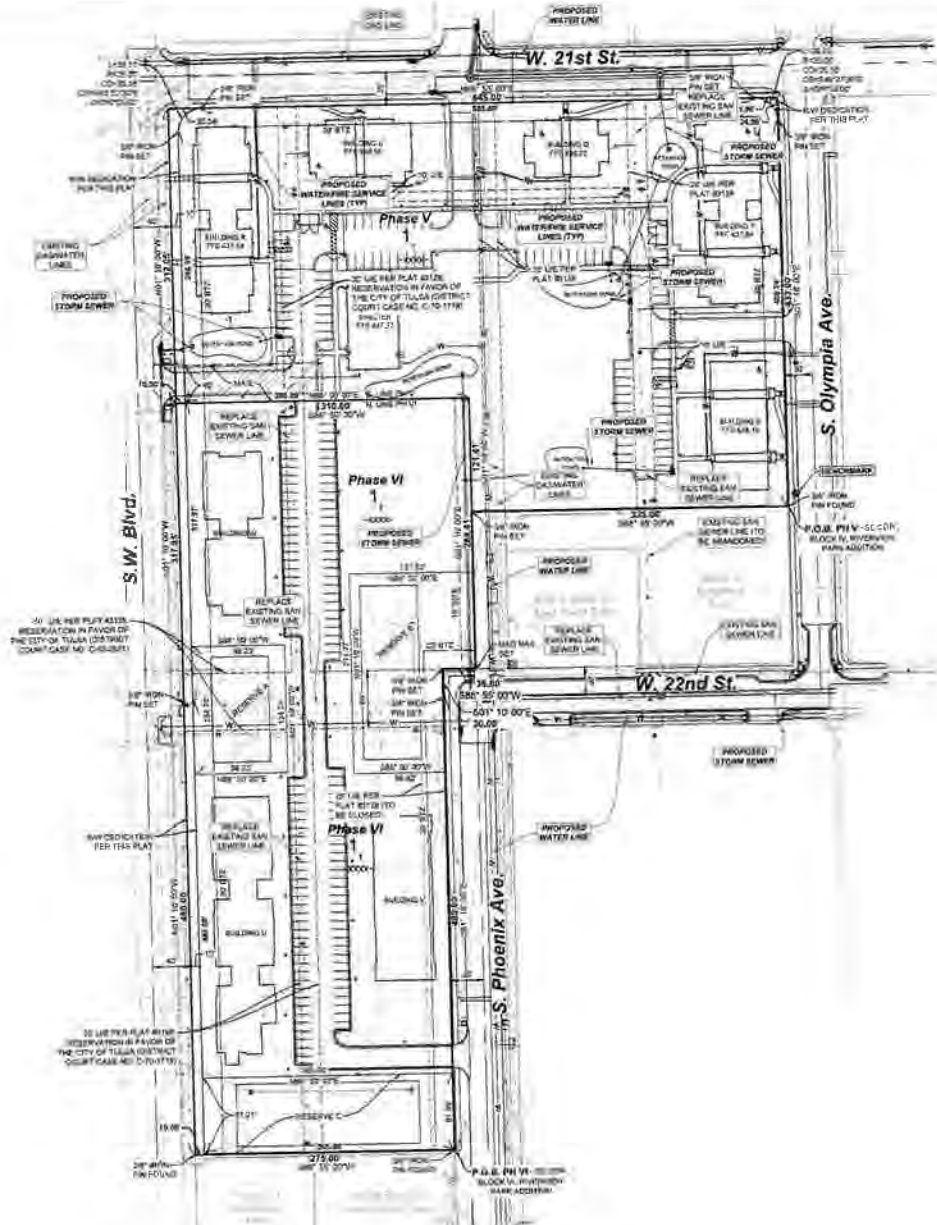
OWNER
THE BRIGHTWATER APARTMENTS
415 WEST ULSTER AVENUE STREET
TULSA, OK 74106
ATTN: ARCH ORDER
918.561.9222

ENGINEER
WALLACE GOSWAM COLLECTIVE, P.C.
132 MARTIN LUTHER KING JR. BLVD.
TULSA, OK 74103
(918) 566-6666
DILLON/DAVID CAMPBELL
ENGINEERS/ARCHITECTS
SCOTT RODENHAY P.E.
WALLACE GOSWAM COLLECTIVE, P.C.

SURVEYOR
HARRIS & ASSOCIATES
SURVEYING AND MAPPING, P.C.
3001 S. GARNETT RD., STE. H
TULSA, OK 74116
918.750-4455
R.F.S. 744, D.A. 14885
EXPERIENCE 670000
NATHAN REED, P.L.S.
nreed@harrisa.com



- LEGEND**
- BN EXISTING INTER
 - CM GAS METER
 - DM CITY WARE DOWN
 - GV GAS VALVE
 - OV OVERHEAD VALVE
 - OE OVERHEAD ELECTRIC
 - OT OVERHEAD TUBES/PIPE
 - PP POWER POLE
 - PC REDUCED/CONCRETE PIPE
 - UC UNDERGROUND CABLE
 - UE UNDERGROUND ELECTRIC
 - UT UNDERGROUND TUBES/PIPE
 - UM UNDERGROUND MANHOLE



DATE: 3/20/21
PROJECT: RIVER WEST PHASE V & VI
CONCEPTUAL IMPROVEMENTS
SHEET 1 OF 1

5.10



Tulsa Metropolitan Area
Planning Commission

Case: River West Phase V & VI – Authorization for
Accelerated Release of Building Permits
(Related to River West Phase V & VI Preliminary Plat)

Hearing Date: October 6, 2021

Case Report Prepared by:

Nathan Foster

Owner and Applicant Information:

Applicant: Wallace Design, Mark Capron

Owner: THA Brightwaters Apartments

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Request for authorization to receive accelerated
release of building permits

2 lots, 2 blocks, 2 phases, 10.66 ± acres

Location: Southeast corner of West 21st Street South
and Southwest Boulevard

Zoning: MX1-U-55

Staff Recommendation:

Staff recommends **approval** of the authorization to
receive an accelerated release of a building permit

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

ACCELERATED RELEASE OF BUILDING PERMIT

River West Phase V & VI - (CD 2)

Southeast corner of West 21st Street South and Southwest Boulevard

The applicant has requested that the Planning Commission authorize the City of Tulsa to issue building permits prior to the filing of a final plat. The *Subdivision & Development Regulations* require the approval of a preliminary plat prior to authorization for an accelerated release of building permits.

This project is being managed by the Tulsa Housing Authority in partnership with the City of Tulsa and the U.S. Department of Housing and Urban Development along with other private partners. The site was awarded a federal CHOICE neighborhood grant through HUD that seeks to revitalize areas through the creation of affordable, walkable, and safe neighborhoods. The required infrastructure will be funded by the City of Tulsa and the implementation projects will be managed by Engineering Services. Any additional infrastructure not funded by the City of Tulsa will be required to obtain IDP approval.

As part of the platting process there will be relocation of existing utilities and expansions of new infrastructure as well as a need to close and vacate several underlying easements and existing rights-of-way. The associated grant with this project requires construction to begin on a specific timeline where delays could create issues. The applicant has requested deferring the requirement for the plat to be filed to the certificate of occupancy to prevent delays on building permits. The Technical Advisory Committee met on Thursday, September 16, 2021, and no objections were raised to the authorization of an accelerated release of building permits.

If approved, this authorization only removes the requirement that the final plat be filed prior to building permits being issued. All other codes and requirements of the City of Tulsa remain in place.

Staff recommends **approval** of the accelerated release of a building permit



Tulsa Metropolitan Area
Planning Commission

Case Number: CPA-96

Hearing Date: October 6, 2021

Case Report Prepared by:

Susan Miller, AICP

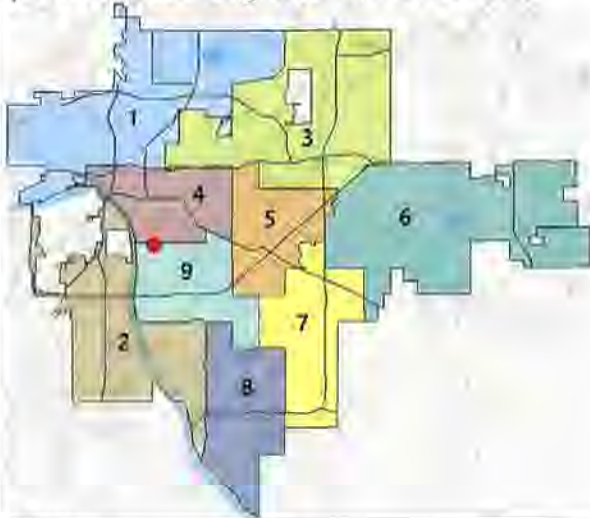
Owner and Applicant Information:

Applicant: Tulsa City Council

Property Owners:

- Cadijah Patterson Frizzell, an individual;
- Sabrina Patterson Nunnelee as Trustee of the Shannon Tara Patterson 2012 Gift Trust;
- Sabrina Patterson Nunnelee as Trustee of the Robert E. Patterson, II 2012 Gift Trust; and
- Sabrina Patterson Nunnelee, an individual

Location Map:
(shown with City Council Districts)



Site / Application information:

Present Use: Single Family Home

Proposed Use: Nothing currently proposed

Summary: Research 2010 Comprehensive Plan adoption process and determine if the site should have been designated as an *Area of Stability* and the appropriate process if an oversight was made.

Tract Size: 7.01± acres

Location: Southeast corner of East 31st Street South and South Peoria Avenue

Zoning:

Existing Zoning: RS-3

Comprehensive Plan:

Existing Land Use: Existing Neighborhood

Existing Stability and Growth Map:
Area of Growth

Proposed Stability and Growth Map:
Area of Stability

Staff Data:

TRS: 9319
CZM: 47

Staff Recommendation:

Staff recommends approval of the proposed amendment to an *Area of Stability* to reflect the intent established in the TMAPC special meetings leading to adoption of the 2010 Comprehensive Plan.

City Council District: 9

Councilor Name: Jayme Fowler

County Commission District: 2

Commissioner Name: Karen Keith

7.1

TMAPC Staff Report
CPA-96
Comprehensive Plan Amendment

A. Property Information and Request

The subject property is a 7.01-acre tract of land on the southeast corner of East 31st Street South and South Peoria Avenue. Most recently, this property has been a topic of discussion among residents in the neighboring area in response to a Master Plan Development (MPD-3) application submitted to TMAPC in July 2020 for a mixed-use development. The application was subsequently withdrawn in September of 2020 and no application for rezoning is currently pending. The Comprehensive Plan land use designation on this site is *Existing Neighborhood* and the Area of Stability and Growth designation is an *Area of Growth*. The residents in the surrounding area submitted research from the 2010 PLANiTULSA review and approval and indicated that this site was intended to be an *Area of Stability* instead of an *Area of Growth*. As a result, at their meeting on August 11, 2021, Tulsa City Council voted unanimously on a motion for "...Council initiation of a potential Comprehensive Plan amendment to the City's Stability & Growth Map for property located at the southeast corner of East 31st Street and South Peoria Avenue, which is currently designated as an Area of Growth".

B. 2010 PLANiTULSA approval timeline relating to SE corner of 31st & Peoria

Staff summary of research: Tulsa Planning Office staff researched the official TMAPC records from the PLANiTULSA approval process which are housed in our office. In addition to the research presented by the neighbors, staff also located other information from the process, including audio recordings and the final document as presented to the City Council and recorded in the office of the City Clerk. Staff research was largely intended to understand the nature of the special meetings and the decisions made during those meetings. Clarified by the audio recordings, it became clear that these were not official decisions, rather the intent was that these changes would be reflected on the map to be presented at the time of TMAPC adoption. Unfortunately, the unchanged maps appear to have gone unnoticed as the document proceeded through the TMAPC approval process on July 6, 2010. In conclusion, despite the notes included in the consent log, discussed in TMAPC special meetings and the intent expressed by the Mayor (District 9 Councilor at the time- see attached memo), the Areas of Stability and Growth Maps adopted in the July 2010 Tulsa Comprehensive Plan (PLANiTULSA) pursuant to TMAPC Resolution No. 2581:900 showed the area at the southeast corner of E. 31st Street South and South Peoria as an Area of Growth.

Staff has consulted with City Legal to confirm that the necessary process to make a change on the map is through the comprehensive plan amendment process. Below outlines the timeline of the PLANiTULSA approval process relating to this site:

March 31, 2010 TMAPC Special Meeting

Item #58 in the consent log was a comment from the public and it read: "Stability – Change Map has the southeast corner of 31st and Peoria listed as Change. It is a 1920's era Tulsa Mansion Estate. It seems that it would be more appropriate to have it be stability like the surrounding historic neighborhoods which surround it."

Suggested Action: The PLANiTULSA team recommends amending the Area of Stability and Change Map to designate this property as an area of Stability.

7.2

On MOTION of LEIGHTY, TMAPC voted 10-0-0 (Cantrell, Carnes, Dix, Leighty, Liotta, Marshall, McArtor, Midget, Walker, Wright "aye"; no "nays"; none "abstaining"; Shivel "absent") to ADOPT Items 1-143 of the consolidated table of consent items, less the following: 3, 8, 14, 15, 16, 17, 22, 26, 28, 29, 30, 32, 33, 34, 36, 37, 38, 39, 40, 41, 50, 51, 53, 54, 54, 56, 59, 60, 61, 62, 63, 64, 76, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 89, 90, 91, 92, 93, 115, 117, 120, 121, 122, 123, 125, 133, 134, 136. (Note: Item #58 was not pulled from this list).

Audio of the meeting states the following: Chair Michelle Cantrell said: *"I'm going to make it real clear. We are going to make some decisions about what we want to see in the final draft. But once again, even once those decisions are made, it is still a draft, and we will still be taking public comments in April and at that point we may make further changes. So, I don't want anyone to think that any vote today is in any way final."*

After deciding which items to pull from the Consent Log, one of the commissioners said, "I move to approve the consent items..." The Chair stated, *"We don't have to take a vote today but we can."*

Some inaudible discussion happened and then another commissioner seconded the motion.

April 28, 2010 TMAPC Special Meeting

Item #58, now referred to as Item #9, shows up on the Map Changes Consent Log

The Suggested Action (as written in the log): No Action needed; this item has been folded into the Proposed Maps at April 28th Session.

On MOTION of CANTRELL, TMAPC voted 8-0-0 (Cantrell, Dix, Leighty, Marshall, McArtor, Shivel, Walker, Wright "aye"; no "nays"; none "abstaining"; Carnes, Liotta, Midget "absent") consent items: apart from those items that conflict with previous motions, it is moved that all other suggested changes be made.

Mr. Boulden stated that for the record, the Blair Mansion vote without dimensions and knowing how far wide or deep it goes, he believes that dimensions should be provided. He doesn't know how anyone could tell what that was. Ms. Cantrell moved that prior to the redrafting of the maps the consultant attempt to come up with some specific dimensions.

On MOTION of CANTRELL, TMAPC voted 8-0-0 (Cantrell, Dix, Leighty, Marshall, McArtor, Shivel, Walker, Wright "aye"; no "nays"; none "abstaining"; Carnes, Liotta, Midget "absent") that in the process of rewriting the land use plan for the Blair Mansion property that the specific property lines be defined.

NOTE: There were two other map items listed in the Map Change Consent Log on April 28, 2010 Special Meeting that appear to have been overlooked when the final Growth and Stability Map was presented for adoption in July 2010. Those other two items were as follows:

- #7, property to the southwest of the southwest corner of E. 31st St. S. and I-44

The Suggested Action (as written in the log): Given limited access and constraints on the subject property, designation as Area of Change with plan category of Neighborhood Center is likely an oversight. The PLANiTULSA team recommends amending the Areas of Stability and Change Map to designate this property as an area of Stability.

The Growth and Stability Map was adopted in 2010 leaving this property as an Area of Growth.

- #10, property referred to The Blair Property, north of Riverside Dr & E. 31st St. S.

The comment, from City of Tulsa, read - *Clerical #2 – The Blair Property needs to be changed to S/C: "Change" and Plan Map: "New Neighborhood"*.

The Suggested Action (as written in the log): No Action needed; this item has been folded into the Proposed Maps.

The Growth and Stability Map was adopted in 2010 leaving this property as an area of Stability.

- Resolution 2680:925 (October 2, 2014) amended the Tulsa Comprehensive Plan to change the designation on the Areas of Stability and Growth map from an area of Stability to an area of Growth as part of the creation of the Arkansas River Corridor land use designation and discussion of the River Design Overlay.

The Resolution reads as follows: CPA-11: Amend designation on Land Use Map from "Existing Neighborhood" and "Mixed Use Corridor" to "Park and Open Space" and designation on Areas of Stability and Growth designation from "Area of Stability" to "Area of Growth" on approximately 66.5 acres located along Riverside Drive from East 26th Street South to East 33rd Place (1st Phase Gathering Place).

July 6, 2010 TMAPC Public Hearing

On the Agenda (This item was removed from the consent agenda.): #11 Comprehensive Plan Revision and Amendments – To consider adopting revisions and amendments to the Comprehensive Plan of the Tulsa Metropolitan Area. Resolution 2581:900

Staff Recommendation: Mr. Boulden presented the proposed resolution and also submitted alternative language for Section 3. Mr. Boulden informed the Planning Commission that prior to the start of the meeting, he was informed that in Section 1, the list failed to include the housing provisions. He corrected the list by adding "Housing" in Section 1 immediately following "Economic Development".

TMAPC Comments: After a lengthy TMAPC discussion, it was determined to add "Housing" to Section 1 and the alternative language for Section 3 as amended by the Planning Commission.

Section 1 of the Resolution was corrected to read:

That the Comprehensive Plan of the Tulsa Metropolitan Area, as originally adopted by the Tulsa Metropolitan Area Planning Commission of June 26, 1960 and as amended from time to time, shall be and is hereby amended, regarding portions of the Tulsa Metropolitan area within the incorporated city limits of the City of Tulsa, situated within Tulsa, Osage, and wagoner Counties, to include the following planning guidelines, goals and policies:

- Our Vision for Tulsa
- Land Use
- Transportation
- Economic Development
- Housing (added)
- Parks Trails and Open Space

Appendices:

Land Use: Small Area Planning

Transportation I: Context-Sensitive Solutions and Design

Transportation II: Urban Corridors

Transportation III: Sustainable Network Initiative

Housing: Methodology and Assumptions

Glossary

Section 3 of the Resolution added the following underlined alternative language and eliminated the language with a strikethrough:

That all provisions or parts of provisions of the Comprehensive Plan of the Tulsa Metropolitan Area, adopted by the Planning Commission of June 29, 1960, as amended, are hereby expressly superseded by the guidelines, goals and policies adopted by this Resolution; provided that the following existing plans that have been adopted by the Planning Commission shall not be superseded and shall continue, to the extent they are not in conflict with the guidelines, goals and policies adopted by this Resolution: the Tulsa City-County Major Street and Highway Plan; the Tulsa Metropolitan Area Trails Master Plan and Map; Arkansas River Corridor Master Plans; Tulsa University (TU) master plans and maps; master drainage, flood, and stormwater and similar plans and maps; and hazard mitigation and similar plans and maps.

On MOTION of LEIGHTY, TMAPC voted 8-0-0 (Cantrell, Dix, Leighty, Liotta, Marshall, McArtor, Midget, Wright "aye"; no "nays"; none "abstaining"; Carnes, Shivel, Walker "absent") to recommend APPROVAL of a resolution of the Tulsa Metropolitan Area Planning Commission (TMAPC), pursuant to Title 19 Oklahoma Statutes, Section 863.7; Adopting Revisions and Amendments to the "Comprehensive Plan of the Tulsa Metropolitan Area", Originally adopted on June 29, 1960 and as Subsequently Amended; Amending the Comprehensive Plan for portions of the Tulsa Metropolitan Area within the incorporated City limits of the City of Tulsa, Situated within Tulsa, Osage, and Wagoner Counties, in the State of Oklahoma, Resolution No. 2581:900 per staff recommendation and adding the alternative language as amended by the Planning Commission. (Language with a strike-through has been deleted and language with an underline has been added.)

July 22, 2010 City Council Meeting

City Council voted 8-0-0 for "Approval of TMAPC Resolution No. 2581:900, adopting PLANiTULSA revisions and amendments to the Comprehensive Plan", which included The FINAL DRAFT, July 2010 Tulsa Comprehensive Plan (PLANiTULSA), showing the southeast corner of 31st and Peoria as an Area of Growth.

July 26, 2010 - Resolution No. 2581:900 filed in the Office of the City Clerk with a copy of the July 2010 Tulsa Comprehensive Plan (PLANiTULSA)

C. Land Use and Stability and Growth Area Designations

When the Tulsa Comprehensive Plan was adopted in 2010, this site was designated as an *Existing Neighborhood* and an *Area of Growth*:

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

“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.”

Research of the details of the 2010 Comprehensive Plan approval process shows the intent was that this site be designated as an *Area of Stability*, though this change was not carried through to adoption.

“The ***Areas of Stability*** includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the *Areas of Stability*. The ideal for the *Areas of Stability* is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.”

The Comprehensive Plan includes descriptions on when transitioning from an *Area of Stability* to an *Area of Growth* or an *Area of Stability* to an *Area of Growth* may be appropriate.

“From Stability to Growth: As the comprehensive plan is implemented, many areas currently designated as stability may transition to those that should support growth. Where appropriate, this may be accomplished with small area plans, master development plans, and planned unit developments.”

“From Growth to Stability: As the comprehensive plan is implemented, many areas currently designated as growth will transition to those that should remain stable. This will occur particularly in new communities that develop on vacant land, but also where redevelopment successfully revitalizes main streets or centers.”

There are specific criteria listed in the Comprehensive Plan (LU-57) for selecting *Areas of Growth*.

- Underutilized land, especially surface parking lots or vacant buildings downtown or along corridors
- Areas already undergoing positive change which is expected to continue
- Areas adjacent to transit and around transit stations, existing and planned
- Areas along corridors with frequent bus service that can accommodate development on underutilized land
- Locations where appropriate infill development will promote shorter and less frequent auto trips
- Areas with special opportunities such as where major public or private investments are planned”

D. Zoning and Surrounding Uses:

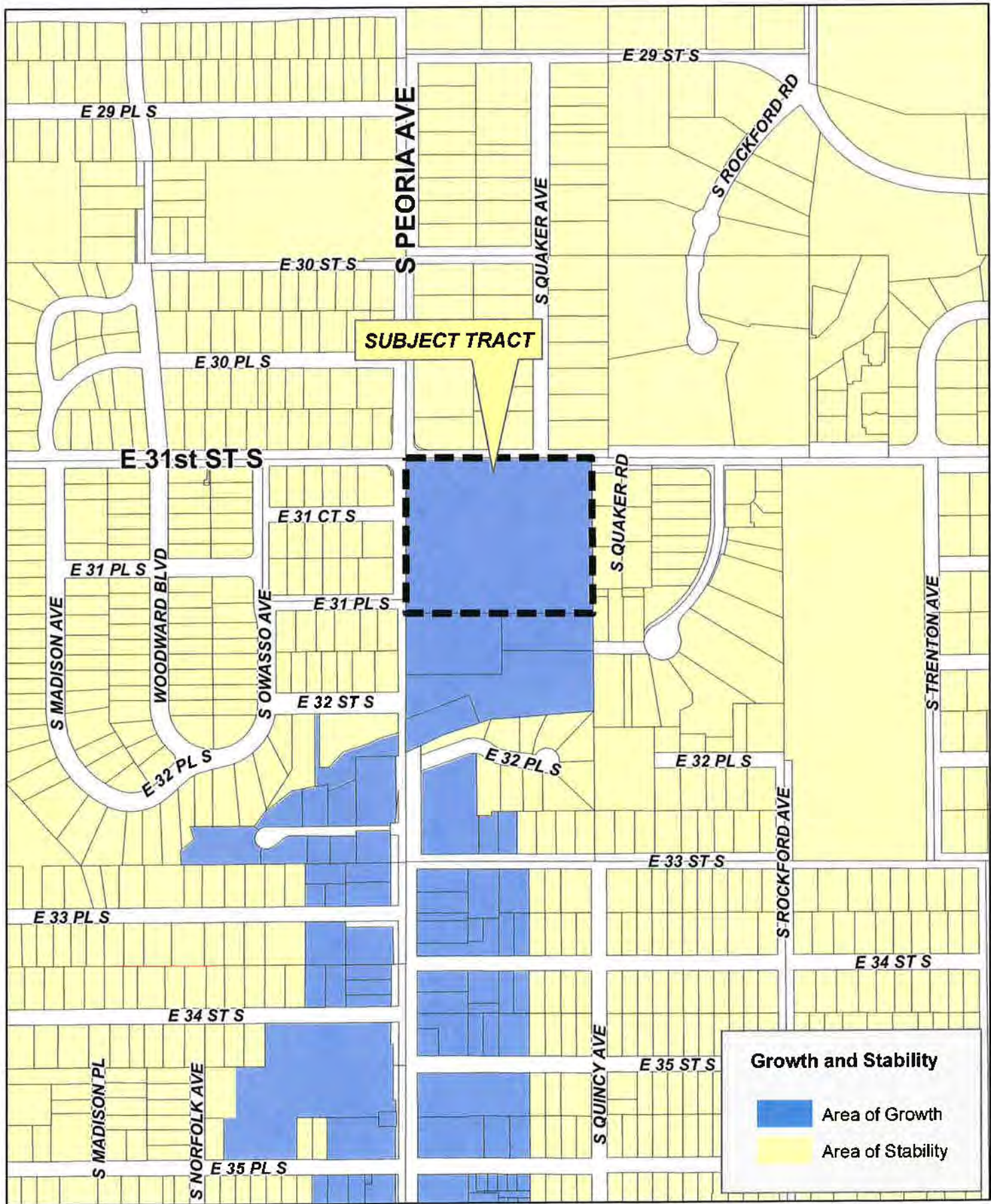
| Location | Existing Zoning | Existing Land Use Designation | Area of Stability or Growth | Existing Use |
|-----------------|------------------------|--------------------------------------|------------------------------------|---------------------|
| N | RS-1 | Existing Neighborhood | Stability | Single-family |
| S | RS-3 | Existing Neighborhood | Growth | Single-family |
| E | RS-3 | Existing Neighborhood | Stability | Single-family |
| W | RS-3 | Existing Neighborhood | Stability | Single-family |

E. Staff Summary & Recommendation

On August 11, 2021, the City Council initiated a" potential Comprehensive Plan amendment to the City's Stability & Growth Map for property located at the southeast corner of East 31st Street and South Peoria Avenue, which is currently designated as an *Area of Growth*." The focus of the discussion was to determine the intent during adoption of the 2010 Comprehensive Plan and if designating this site as an *Area of Stability* in the final map at the time of an adoption was an oversight or if it was clearly identified as an *Area of Stability* on the final map but did not get updated afterwards. After researching the issue (as outlined earlier in the staff report), it was clear that the intent was for the site to be designated as an *Area of Stability*, but the maps were not changed prior to TMAPC adoption of the Comprehensive Plan. Therefore, an amendment is required.

The scope of this staff review is limited amending the plan to reflect the 2010 intent as expressed by the City Council at their August 11, 2021 meeting. If asked to reconsider if an *Area of Growth* is appropriate for this site in 2021, staff could make an recommendation whether this site meets the *Area of Growth* criteria in the Comprehensive Plan on page LU-57.

Based on staff research and the information presented in this report, staff recommends approval of the proposed amendment to an Area of Stability, to reflect the intent established in the TMAPC special meetings leading to adoption of the 2010 Comprehensive Plan.



Growth and Stability

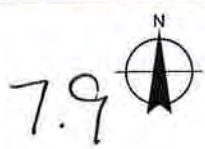
 Area of Growth

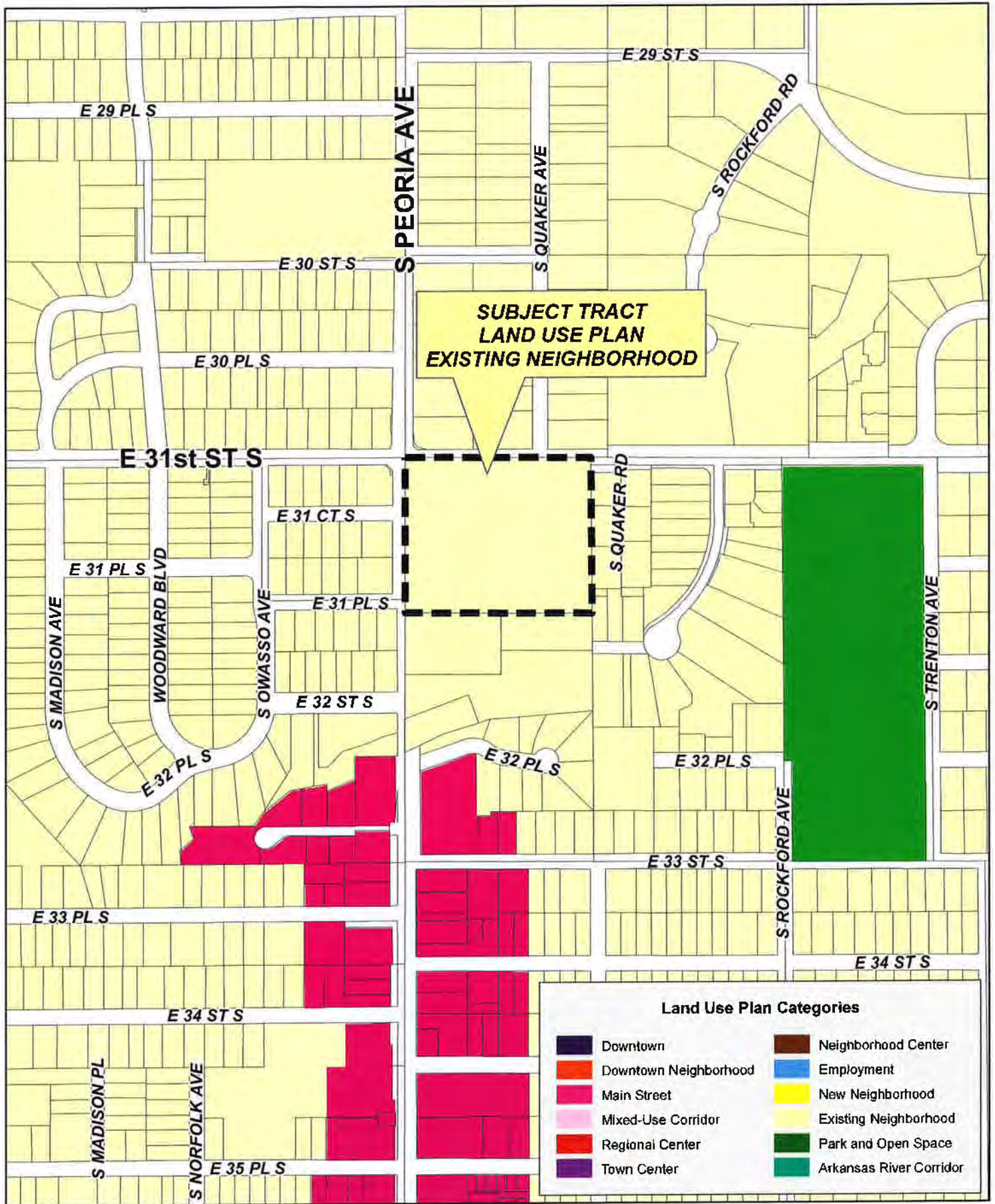
 Area of Stability



CPA-96

19-13 19

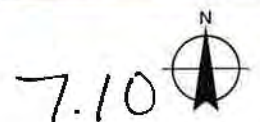


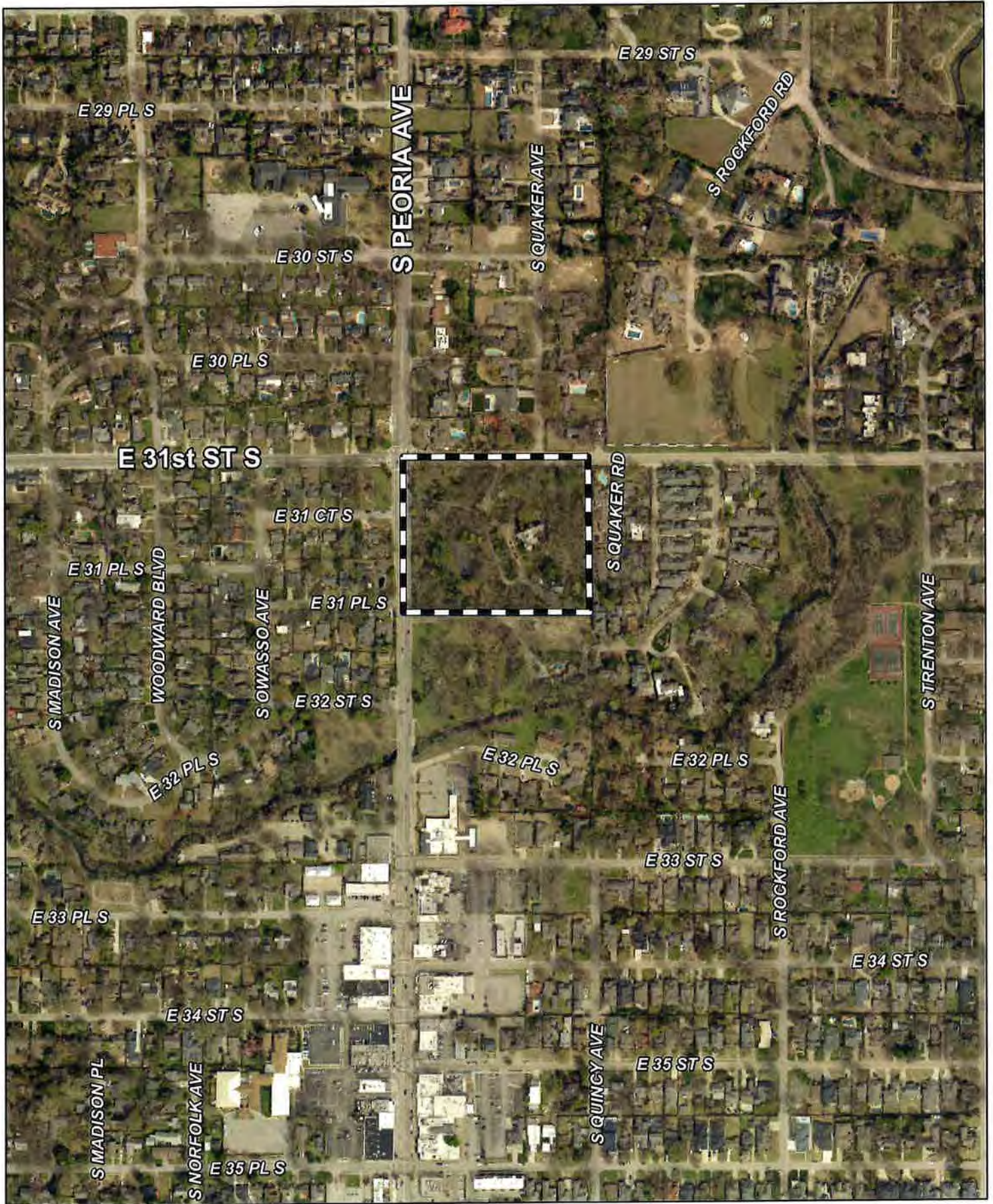


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CPA-96

19-13 19





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Subject Tract

CPA-96

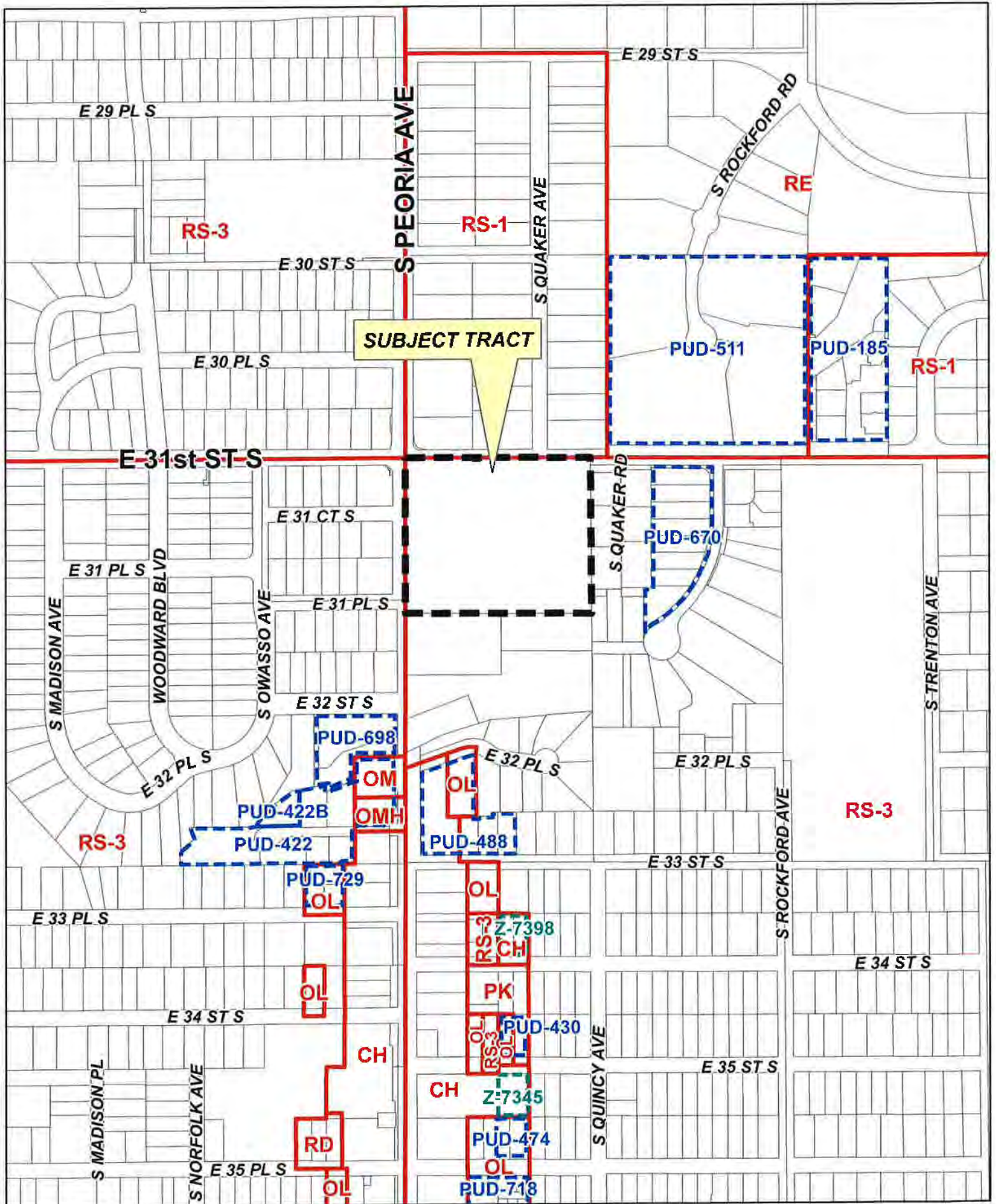
19-13 19

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

Aerial Photo Date: 2020/2021

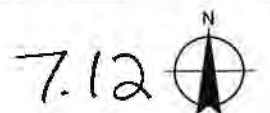


7.11



CPA-96

19-13 19





G.T. Bynum
OFFICE OF THE MAYOR

August 9, 2021

The Honorable Jaymo Fowler
Tulsa City Council
175 E 2nd Street
Tulsa, OK 74103

Dear Councilor Fowler:

I watched the Council committee discussion last week regarding the comprehensive plan as it relates to Brookside. One councilor mentioned that they did not know what councilors were contemplating at the time of the plan's adoption, and it occurred to me that I was in fact the councilor for the area in question at that time.

I wanted to follow up by way of this letter to let you know that my goal for Brookside as the councilor for District 9 when PlaniTulsa was being developed was that it should incorporate what was commonly known as the "Brookside Infill Plan". The Brookside Infill Plan was developed by Brookside neighborhood leaders, business owners, and City planners prior to my election to the Council but I know that a great deal of work went into it. I wanted that work to be reflected in our long term planning, and thus made the case with the team developing PlaniTulsa that it should be incorporated.

The full Brookside Infill Plan can be viewed here: <https://tulsaplanning.org/wp-content/uploads/2019/06/brookside-infill-plan.pdf>

I am attaching a segment of the plan that highlights the specific property in question. As you will see, the recommendation within the Brookside Infill Plan was to "Preserve and enhance the residential character of this Select Area".

Given this, I am confident the intent at the time was to designate this as an Area of Stability.

I send this without any comment on potential or previously proposed developments. I respect the deliberative process anything of that nature must go through before it reaches my desk for consideration. I would also note that at this point the Brookside Infill Plan is nearly two decades old and was created before the Gathering Place or our bus rapid transit line were even contemplated.

But on the question of what the intent of the councilor for this area was when our comprehensive plan was established, I can say definitively that it was intended as an Area of Stability.

Thank you for your service to our city.

Best regards,

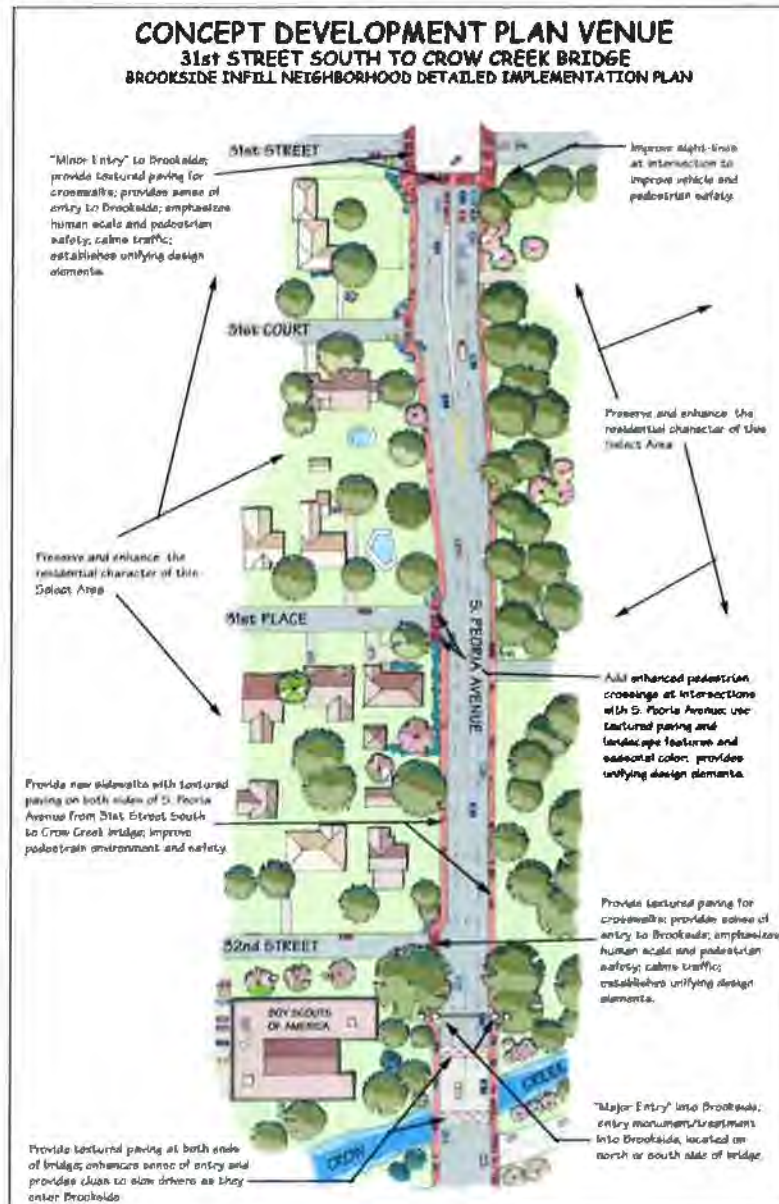
G.T. Bynum
Mayor
City of Tulsa

cc:

Susan Miller, Tulsa Planning Office
Jack Blair, Chief Operating Officer

Brookside Infill Development Design Recommendation - A Component of the Brookside Infill Neighborhood Detailed Implementation Plan

EXHIBIT 3B



Page 66

7.14

Miller, Susan

From: PS Gotcher <pamelagotcher@gmail.com>
Sent: Monday, September 27, 2021 1:49 PM
To: Miller, Susan; esubmit
Cc: David Poarch; keith franklin; ssavage52@aol.com; Teresa Burkett; Robert Brejcha; Jacqueline Bowman
Subject: Request Re: Oct 6th Hearing

Dear Susan and INCOG staff:

The Comp Plan Timeline of July 2010 covering the subject property described research of the TMAPC staff and included the following conclusion:

"Unfortunately, the unchanged maps appear to have gone unnoticed as the document proceeded through the TMAPC approval process on July 6, 2010. In conclusion, despite the notes included in the consent log, discussed in TMAPC special meetings and the intent expressed by the mayor (who was District 9 Councilor at the time), the Areas of Stability and Growth Maps adopted in the July 2010 Tulsa Comprehensive Plan (PLANiTULSA) pursuant to TMAPC Resolution No. 2581:900 showed the area at the southeast corner of E. 31st Street South and South Peoria as an Area of Growth.

Staff has consulted with City Legal to confirm that the necessary process to make a change on the map is through the comprehensive plan amendment process. "

Based on all the research provided by this group of concerned citizens and residents and the research INCOG has provided, with the City's decision that the map change needs to occur through the Comp Plan amendment process, we request INCOG to introduce this issue at the scheduled meeting as limited to the narrow issue of the 2010 map and Comp Plan archival history and the map amendment to reflect the same.

We request INCOG to announce at the meeting their specific request to TMAPC to limit the issues for discussion and review at that meeting, including public comment to this narrow issue and to exclude any public comment or advocacy about the future of the property. We also ask INCOG to recommend to TMAPC the map subject to Case Number CPA-96 be amended to accurately reflect the area, as an Area of Stability, in accordance with the statutory process.

This is a fair and reasonable request, considering the year long process and many hours of research and work undertaken by many concerned citizens trying to correct the record in a straightforward and logical manner. We want to avoid an unnecessary public referendum or debate about potential development of the property, as this meeting is not the time or place to address any possible future development of this particular property. There is a process to be adhered to if zoning changes or other changes to properties are contemplated and we ask that the process is respected.

Respectfully,

Concerned Citizens and Neighbors of the Patterson Property



Tulsa Metropolitan Area
Planning Commission

Case Number: CCPA-1
(related to CZ-522)

Hearing Date: October 6, 2021

Case Report Prepared by:

Robi Jones

Owner and Applicant Information:

Applicant: Olsson Inc. c/o Joe Pace

Property Owner: Virginia McDonald Miller Trust &
Jay H. McDonald Trust c/o Charles Hammond

Location Map:
(shown with County Commissioner Districts)



Applicant Proposal:

Present Use: Agricultural Zoning

Proposed Use: Industrial Zoning

Present Land Use Designation:
Rural Residential/Agricultural

Proposed Land Use Designation: Industrial

Tract Size: 38.49 ± acres

Location: Northeast corner of East 76th Street
North & North Yale Avenue (North Whirlpool Drive)

Zoning:

Existing Zoning: AG

Proposed Zoning: IM

Comprehensive Plan:

Land Use Map Area: North Tulsa County

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 1327
CZM: 17

City Council District: n/a

Councilor Name: n/a

County Commission District: 1

Commissioner Name: Stan Sallee

8.1

TMAPC Staff Report
CCPA-1
County Comprehensive Plan Amendment

Property Information and Land use Request

The subject property is a 38.49-acre, unplatted tract of land on the northeast corner of East 76th Street North and North Yale Avenue (North Whirlpool Drive). The applicant has submitted the following Comprehensive Plan amendment request to amend the land use designation of the of the subject property from *Rural Residential/Agricultural* to *Industrial*. This request is accompanied by a concurrent re-zoning request (CZ-522), which proposes a zoning change on the subject tract from AG to IM in order to allow for the development of a new industrial project.

Background

The parcel subject to this Comprehensive Plan amendment request is located in North Tulsa County and is surrounded by vacant agricultural land to the north and east with a zoning designation of AG. The properties to the north and east have a Rural Residential/Agricultural land use designation. The property to the west is zoned AG with a private school use and a land use designation of Rural Commercial. The property to the south is zoned IM and it is the site of the Whirlpool Distribution Center. It has an Industrial land use designation. The land use designation of the subject property and abutting parcels were put in place with the adoption of the North Tulsa County area of the Tulsa County Comprehensive Land Use Plan on December 7, 2020 (Resolution Number 2830:1022).

The Major Street and Highway Plan designates East 76th Street North and North Yale Avenue (North Whirlpool Drive) as secondary arterial streets. Highway 75 lies approximately 1000 feet to the west and is designated as a Freeway. The subject property is not located in the 100- or 500-year floodplain. It is located within the Owasso Public Schools District.

The area south of East 76th Street South and extending to approximately one-half mile south of East 66th Street South and between North Yale Avenue and North Memorial Drive has historically been used for industrial purposes (Cherokee Expressway Industrial District). In 1994, 988± acres in the described area were rezoned from Industrial Light to Industrial Moderate for Industrial Mixed uses (CZ-217). Until now, there have not been any requests for rezoning properties in the immediate area north of East 76th Street South for industrial uses.

Existing Land Use Designation (Tulsa County Comprehensive Land Use Plan)

A *Rural Residential/Agricultural* land use designation was assigned to the parcel subject to the amendment request at the time of the adoption of the North Tulsa County area of the Tulsa County Comprehensive Land Use Plan on December 7, 2020:

“The **Rural Residential/Agricultural** designation is defined as land that is sparsely occupied and used primarily for farmland, agricultural uses, and single-family homes on large lots. Residential lots generally range from one-half acre or greater and may use on-site services where public utilities are not available.”

Proposed Land Use Designation (Tulsa County Comprehensive Land Use Plan)

The applicant is proposing the *Industrial land* use designation for the entirety of the subject property.

“The **Industrial** designation category is designed to accommodate industrial uses as well as wholesaling, warehousing, and distribution facilities, which tend to require large buildings and generate more large-truck traffic than other types of land uses.”

Zoning and Surrounding Uses

| Location | Existing Zoning | Existing Land Use Designation | Existing Use |
|----------|-----------------|--------------------------------|--------------|
| N | AG | Rural Residential/Agricultural | Vacant |
| S | IM | Industrial | Industrial |
| E | AG | Rural Residential/Agricultural | Vacant |
| W | AG | Rural Residential/Agricultural | School |

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 Tulsa County.

The applicant submitted the following responses:

Justification of Request

The Comprehensive Plan says its objectives are to encourage and promote quality development and utilize existing infrastructure and City services. We believe this project meets these objectives.

While the property is zoned Agricultural, it is no longer a suitable zoning for the site as industrial companies are choosing to locate further north of Tulsa or in or around the existing Cherokee Industrial Park.

However, the subject property is an excellent in-fill location for this multi-building industrial project with convenient access to existing services and utilities. Also, the property is in a central location with excellent access to major roadways and to the several of the premier residential areas to include Owasso, Collinsville, and Sperry. In addition, this project will substantially increase the Property Tax roll value of the property.

Based upon the above and the attached information, the Applicant respectfully request approval of this Rezoning and Comprehensive Plan Amendment. Our team is committed to delivering an unrivaled level of service and communication - and we are committed to the City of Tulsa.

8.3

The applicant has submitted the following additional information:

Request

Van Trust Real Estate, LLC is requesting to rezone the subject property from AG (Agricultural) to IM (Industrial) to allow for the development of a new industrial project. The Future Land Use of the property is Light Industrial and General Commercial.

Site Characteristics & History

The property is under contract by VanTrust Real Estate, LLC. It is currently an undeveloped piece of land located at the northeast corner of East 76th Street North and Whirlpool Drive, approximately 400' east of an existing school building (Cornerstone Christian Academy). There are existing overhead power lines just north and east of the proposed project area.

The proposed project will entail a new industrial site with two buildings. The site area is 38 acres +/- . The total building area is 559,120 SF +/-.

Surrounding Uses

North: Residential area

Zoned: RE & AG

South: Whirlpool Corporation (south side of 76th St N & east of Whirlpool Drive)

Zoned: IM

East: Undeveloped

Zoned: AG

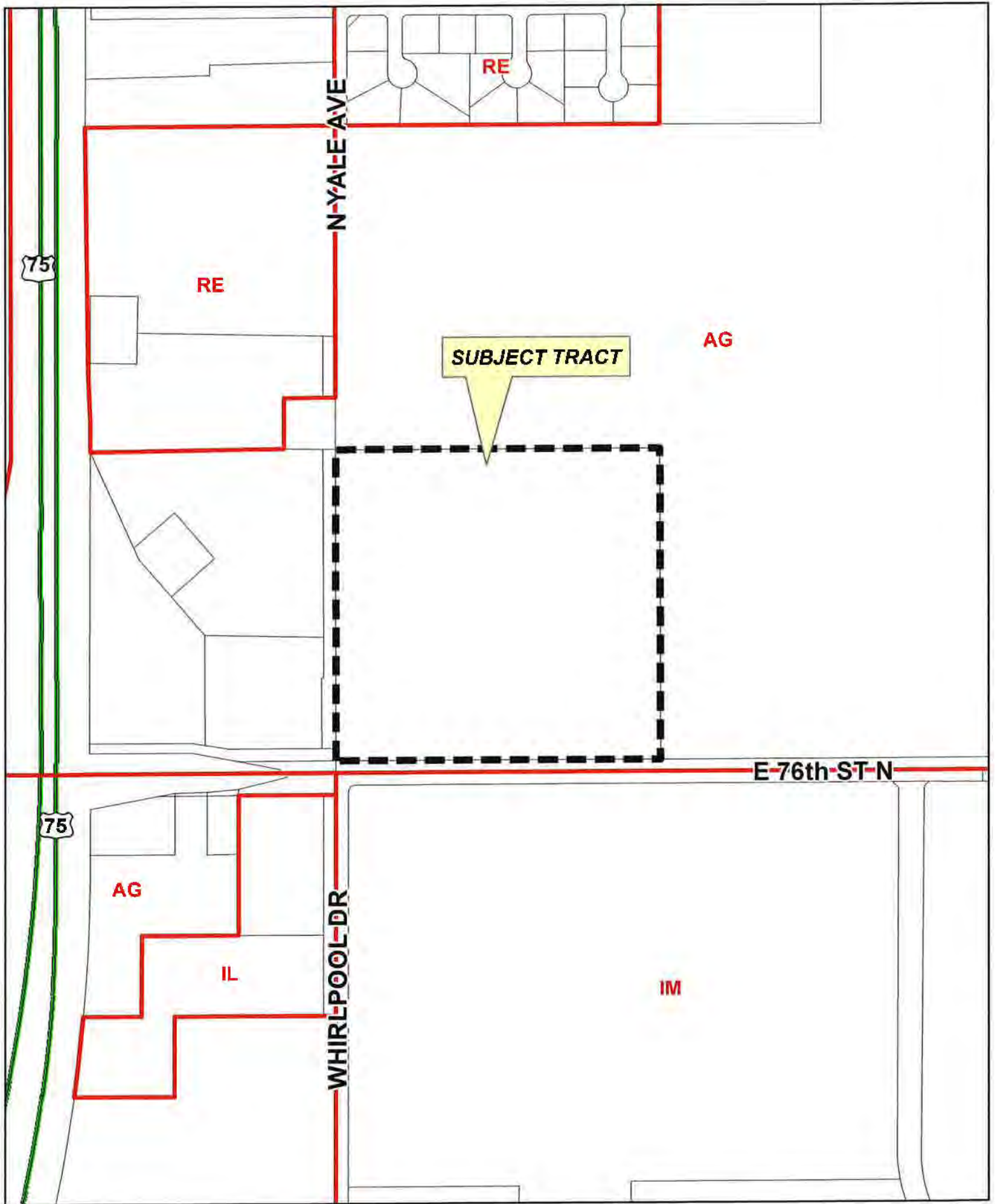
West: Cornerstone Christian Academy (west of Whirlpool Dr)

Zoned: AG (school property); RE (north of school)

Staff Summary & Recommendation

The applicant is requesting to amend the land use designation from Rural Residential/Agricultural to Industrial. They have submitted a concurrent request to rezone the property from Agriculture to Industrial Moderate. The proposed rezoning will increase an opportunity for more industrial development opportunities in an area where there are already existing industrial developments. The property is in close proximity to a major transportation network.

Staff recommends **approval** of the Industrial land use designation as requested by the applicant.



CCPA-1

21-13 27





N YALE AVE

N 50 E AVE

N 51 E AVE

N 52 E AVE

75

75

E 76th ST N

WHIRLPOOL DR



Subject
Tract

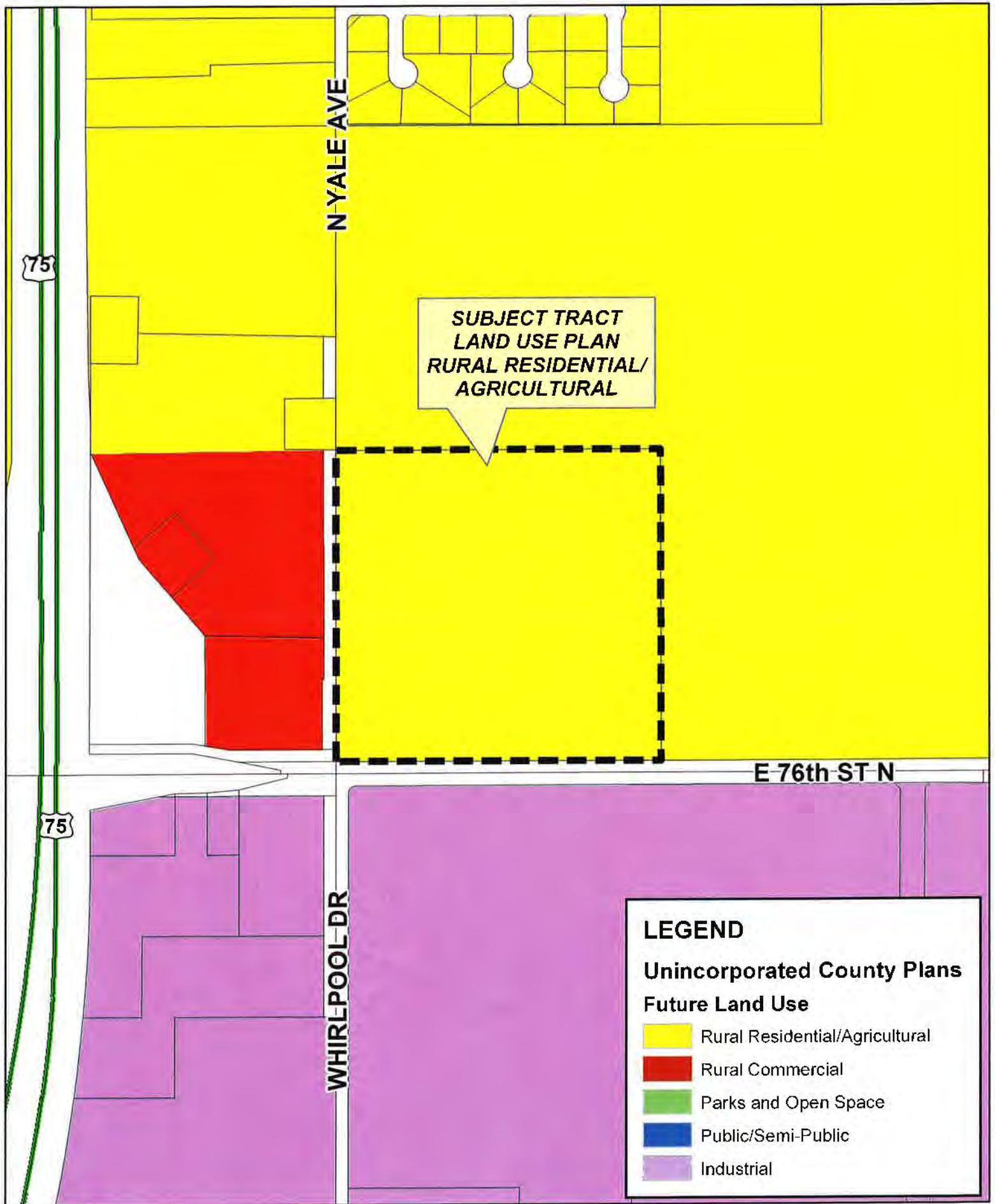
CCPA-1

21-13 27

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

Aerial Photo Date: 2020/2021





CCPA-1

21-13 27

8.7

The Solihull, Warwickshire, Health and Social Care Trust (HST) has been awarded a £1.2 million grant from the Department of Health to fund a research project to improve the health of the local population. The project will focus on the health of the local population and will aim to improve the health of the local population. The project will focus on the health of the local population and will aim to improve the health of the local population.



SHEET
C6.20

TULSA, OKLAHOMA

2021

REVISIONS

8.8

olsson

Alison J. Carl Engstrom
Commissioner of Audits
1717 South Boulder Ave
Suite 300
Tulsa, OK 74119

TEL 818.378.8294 www.silsoa.com

Sawyer, Kim

CZ-521

From: Hoyt, Jay
Sent: Tuesday, September 14, 2021 11:27 AM
To: Ryan McCarty
Cc: Sawyer, Kim
Subject: CZ-521/PUD-860 - Magnolia

Ryan,

There was an error in the notification maps for your proposed rezoning/PUD for Magnolia. The maps for the notification only covered the area of the PUD and did not include the area beyond the PUD that were included in the rezoning. Unfortunately, we will not be able to update the notifications in time to meet the deadline for the October 6th meeting and will need to continue these cases until the next TMAPC meeting on October 20th so that the corrected notifications can be sent out to show the correct boundaries of the rezoning and PUD.

I apologize for this error. Please let me know if you have any questions.

Thank you,

Jay Hoyt
Planner
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9476
jhoyt@incog.org



9.1

Sawyer, Kim

PUD - 860

From: Hoyt, Jay
Sent: Tuesday, September 14, 2021 11:27 AM
To: Ryan McCarty
Cc: Sawyer, Kim
Subject: CZ-521/PUD-860 - Magnolia

Ryan,

There was an error in the notification maps for your proposed rezoning/PUD for Magnolia. The maps for the notification only covered the area of the PUD and did not include the area beyond the PUD that were included in the rezoning. Unfortunately, we will not be able to update the notifications in time to meet the deadline for the October 6th meeting and will need to continue these cases until the next TMAPC meeting on October 20th so that the corrected notifications can be sent out to show the correct boundaries of the rezoning and PUD.

I apologize for this error. Please let me know if you have any questions.

Thank you,

Jay Hoyt
Planner
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9476
jhoyt@incog.org



10.1



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-522
(Related to Case CCPA-1)

Hearing Date: October 6, 2021

Case Report Prepared by:

Jay Hoyt

Owner and Applicant Information:

Applicant: Olsson Inc. c/o Joe Pace

Property Owner: Virginia McDonald Miller Trust &
Jay H. McDonald Trust c/o Charles Hammond

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Agricultural

Proposed Use: Industrial

Concept summary: Rezone from AG to IM to permit
Industrial uses on the subject lot.

Tract Size: 38.49 ± acres

Location: Northeast corner of East 76th Street
North & North Yale Avenue (North Whirlpool Drive)

Zoning:

Existing Zoning: AG

Proposed Zoning: IM

Comprehensive Plan:

Land Use Map: Rural Residential/Agricultural
(proposed to be revised to Industrial with case
CCPA-1)

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 1327
CZM: 17

County Commission District: 1

Commissioner Name: Stan Sallee

SECTION I: CZ-522

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject lot from AG to IM to permit industrial uses. The site is located immediately north of a large industrial development area, including Whirlpool, among others. The site is currently designated as Rural Residential / Agricultural in the Tulsa County Comprehensive Plan. While the proposal would not be compatible with this designation, a concurrent County Comprehensive Plan Amendment case, CCPA-1, proposes to revise the land use designation of the subject lot to Industrial. If CCPA-1 is approved, the proposed rezoning to IM would be consistent with that land use designation.

EXHIBITS:

INCOG Case map
INCOG Aerial
Tulsa Comprehensive Plan Land Use Map
Applicant Exhibits:
None included

DETAILED STAFF RECOMMENDATION:

The IM District is designed to group together a wide range of industrial uses, which may produce moderately objectionable environmental influences in their operation and appearance. CZ-522 contemplates rezoning this site from AG to IM which is consistent with the Cherokee Industrial Park immediately south of the site abutting 76th Street North and,

The allowed uses in an IM district will have little environmental impact on surrounding properties and.

CZ-522 is not consistent with the current land use designation however the applicant has submitted an amendment to the Tulsa County Comprehensive Plan Amendment CCPA-1. The applicant has requested revising the land use designation from Rural Residential/Agricultural to Industrial. Staff supports that request therefore,

Staff recommends Approval of CZ-522 to rezone property from AG to IM.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is currently located within the Rural Residential / Agricultural designation of the Tulsa County Comprehensive Plan. The proposed use would not be compatible with this designation, however a Comprehensive Plan Amendment (CCPA-1) is concurrently proposed for this site, which would change the designation to Industrial. The proposed rezoning would be compatible with this designation.

Land Use Vision:

Land Use Plan map designation:

Rural Residential / Agricultural (current designation)

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

11.2

Industrial (proposed designation in CCPA-1)

This land use category is designed to accommodate industrial uses as well as wholesaling, warehousing, and distribution facilities, which tend to require large buildings and generate more large-truck traffic than other types of land uses.

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: E 76th St S and 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 is currently vacant land

Environmental Considerations: None

Streets:

| <u>Exist. Access</u> | <u>MSHP Design</u> | <u>MSHP R/W</u> | <u>Exist. # Lanes</u> |
|-------------------------|--------------------|-----------------|-----------------------|
| E 76 th St N | Secondary Arterial | 100 Feet | 4 |
| N Yale Ave | Secondary Arterial | 100 Feet | 2 |

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

| <u>Location</u> | <u>Existing Zoning</u> | <u>Existing Land Use Designation</u> | <u>Area of Stability or Growth</u> | <u>Existing Use</u> |
|-----------------|------------------------|--------------------------------------|------------------------------------|---------------------|
| North | AG | Rural Residential/ Agricultural | N/A | Vacant |
| South | IM | Industrial | N/A | Industrial |
| East | AG | Rural Residential/ Agricultural | N/A | Vacant |
| West | AG | Rural Commercial | N/A | School |

SECTION III: Relevant Zoning History

11.3

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

Subject Property:

Surrounding Property:

CBOA-2502 June 2014: The Board of Adjustment approved a *Variance* to permit the display surface area from 32 square feet to 378 square feet for an accessory identification sign in an AG District (Section 320.2.B. 2); and approve a *Variance* for the sign height from 15 feet to 35 feet in an AG District (Section 320.2B.2), with the hardship being the fact that a 32 foot sign is posted next to a highway rendering it illegible by highway traffic, on property located at 7770 North Whirlpool Drive.

CBOA-1669 July 1999: The Board of Adjustment approved a *Special Exception* to permit a church and related school with a mandatory curriculum (Preschool and K-12) use in an AG and RE District, on property located at NW/c 76th Street North and Whirlpool Dr.

CBOA-1444 August 1996: The Board of Adjustment approved a *Special Exception* to permit a children's day care in an AG zoned district, on property located at 4702 East 76th Street North.

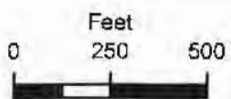
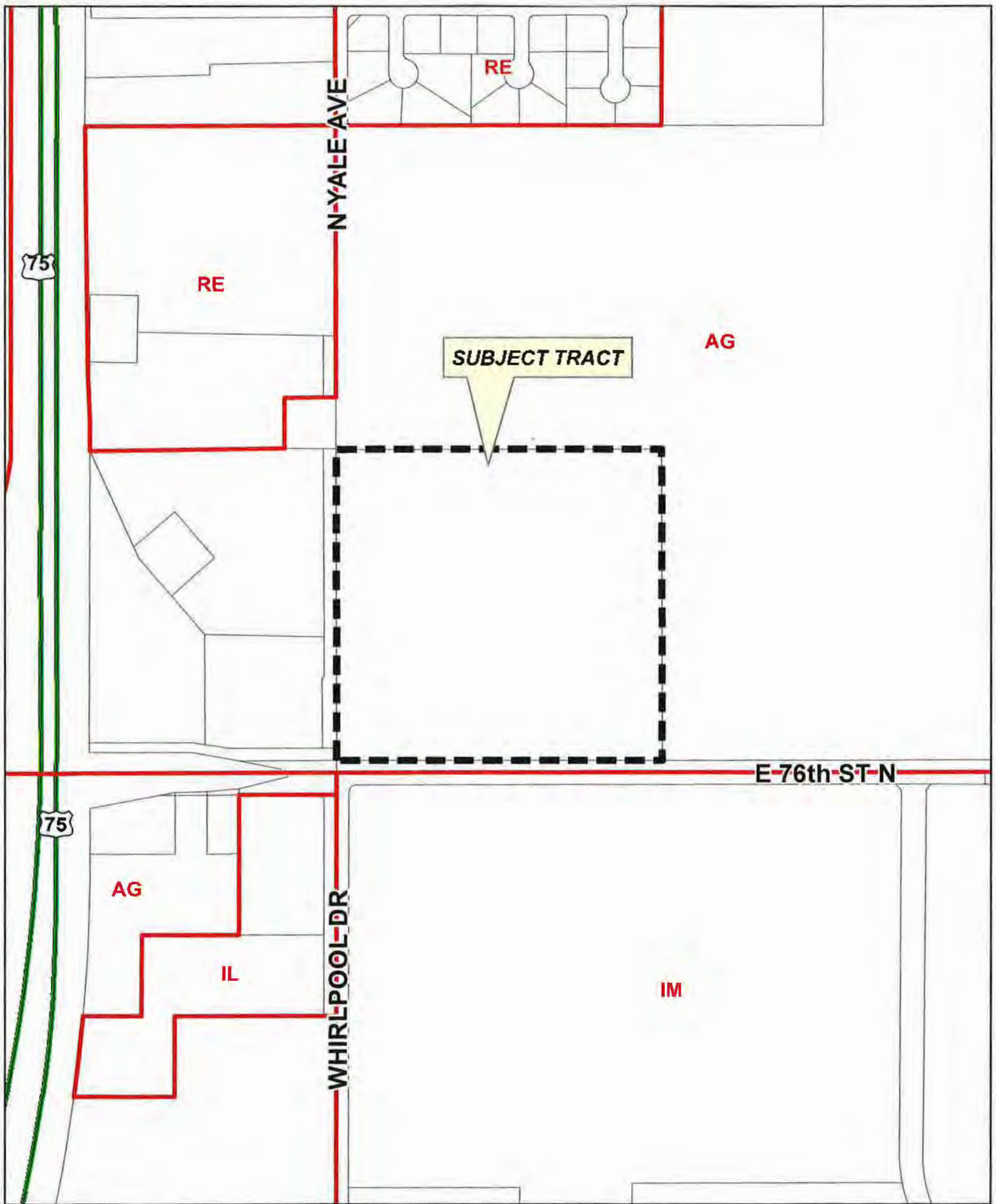
CBOA-1399 February 1996: The Board of Adjustment approved a *Special Exception* to permit a church and school (K through 12) in an AG zoned district, on property located at 8050 North Yale Avenue.

CBOA-1200 November 1993: The Board of Adjustment approved a *Variance* to permit two dwelling units on one lot of record, on property located at 4702 East 76th Street North.

CBOA-535 January 1985: The Board of Adjustment approve a *Variance* to permit two dwelling units (one house, one mobile home) per lot of record in an Ag zoned district; subject to Health Department approval and a Building Permit; and subject to a five-year time limitation, on property located SE/c Hwy. 75 & 76th Street North.

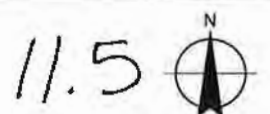
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11.4



CZ-522

21-13 27





0 250 500
Feet



Subject
Tract

CZ-522

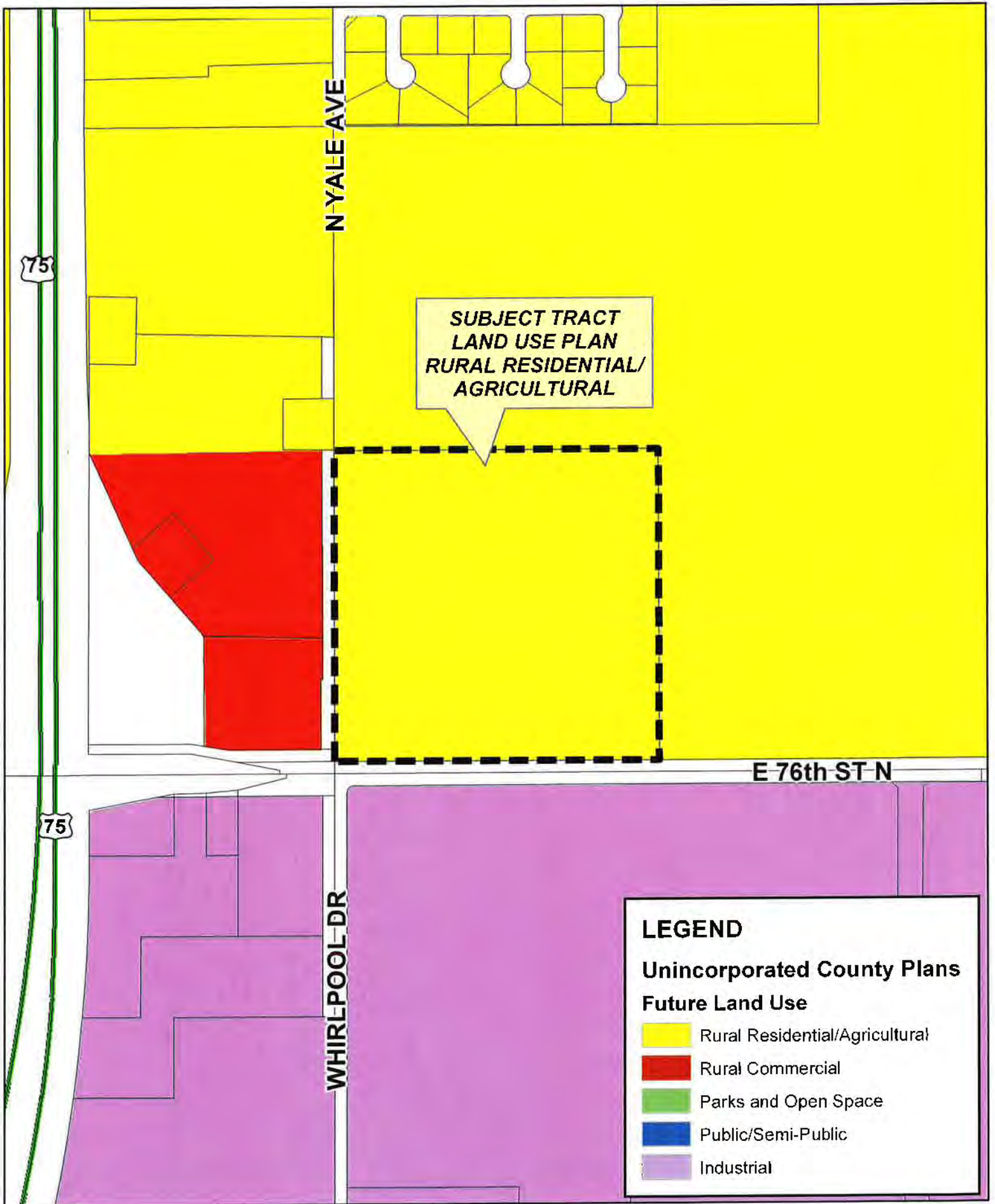
21-13 27

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

Aerial Photo Date: 2020/2021

11.6





CZ-522

21-13 27

11.7 



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-519

Hearing Date: October 6, 2021

Case Report Prepared by:

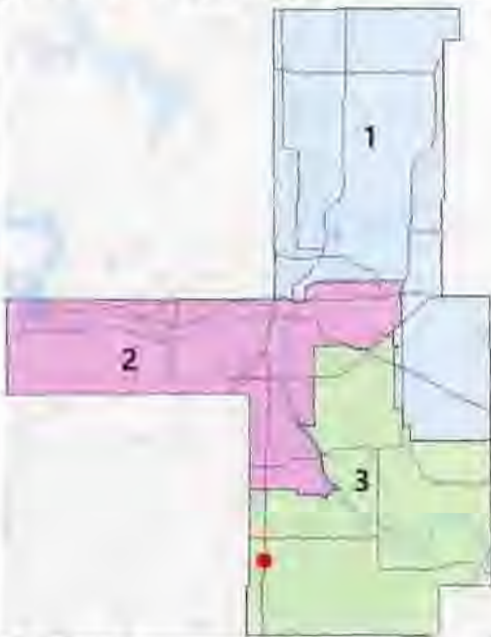
Jay Hoyt

Owner and Applicant Information:

Applicant: Nathalie Cornett

Property Owner: COUNTRY INVESTMENTS LLC
& SHARP MORTGAGE

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: AG

Proposed Use: IM

Concept summary: Rezone from AG to IM to permit industrial uses on the subject lot

Tract Size: 7.78 ± acres

Location: NW/c of W. 166th St. S & Highway 75

Zoning:

Existing Zoning: AG

Proposed Zoning: IM

Comprehensive Plan:

Land Use Map: US 75 Corridor

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 7227
CZM: 65

County Commission District: 3

Commissioner Name: Ron Peters

12.1

SECTION I: CZ-519

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject lot from AG to IM to permit industrial uses. The site is immediately south of existing IM zoning. The Tulsa County Comprehensive Plan and the City of Glenpool Comprehensive Plan designate this site and the sites immediately north of the existing industrial zoned lots adjacent to the subject lot, as well as those to the east of US Highway 75 and those to the south as US 75 Corridor. This designation is intended to encourage industrial and commercial development along US Highway 75, which this proposed rezoning would be compatible with.

EXHIBITS:

INCOG Case map
INCOG Aerial
Tulsa Comprehensive Plan Land Use Map

DETAILED STAFF RECOMMENDATION:

CZ-519 is non-injurious to surrounding proximate properties;

CZ-519 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-519 to rezone property from AG to IM.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the fenceline of the City of Glenpool and is designated as US 75 Corridor. The City of Glenpool Comprehensive Plan – The Glenpool 2030 Plan was adopted as part of the Tulsa County Comprehensive Plan on August 15, 2019. The Glenpool 2030 PLAN was officially adopted (Resolution Number 10-07-01) on July 6, 2010 with an Interim Update adopted (Resolution Number 17013) on November 14, 2017. The Comprehensive Plan is meant to serve as the general policy guide for future physical and economic development of the City based on present and future needs.

Land Use Vision:

Land Use Plan map designation: US 75 Corridor

The following is language from the 2017 Supplemental Report from the Interim Update of the Glenpool 2030 Plan:

- The relatively underdeveloped US-75 Corridor from SH-67 (151st Street) south to 201st Street is incrementally being recognized and utilized for its commercial and light industrial potential.
- Glenpool is also seeking to attract industrial growth and business, as well as highway-oriented commercial and potential office development, as a part of its economic development program.

Areas of Stability and Growth designation: None

12.2

Transportation Vision:

Major Street and Highway Plan: US Hwy 75 is designated as a Freeway. The MSHP shows a potential Residential Collector running towards the western portion of the subject lot. No street currently exists in this area.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is currently vacant, with a cellular tower located on the western side of the subject lot*

Environmental Considerations: None

Streets:

| <u>Exist. Access</u> | <u>MSHP Design</u> | <u>MSHP R/W</u> | <u>Exist. # Lanes</u> |
|--------------------------|--------------------|-----------------------|-----------------------|
| W 166 th St S | None | 50 feet | 2 |
| US Hwy 75 | Freeway | Per ODOT requirements | 4 |

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

| <u>Location</u> | <u>Existing Zoning</u> | <u>Existing Land Use Designation</u> | <u>Area of Stability or Growth</u> | <u>Existing Use</u> |
|-----------------|------------------------|--------------------------------------|------------------------------------|---------------------|
| North | IM | None | N/A | Industrial |
| South | CG | US 75 Corridor | N/A | Vacant |
| East | CG | US 75 Corridor | N/A | Vacant |
| West | RS-3 | Suburban Residential | N/A | Shale Extraction |

SECTION III: Relevant Zoning History

History:

ZONING ORDINANCE: Ordinance number 11841 dated June 26, 1970, established zoning for the subject property.

Subject Property:

12.3

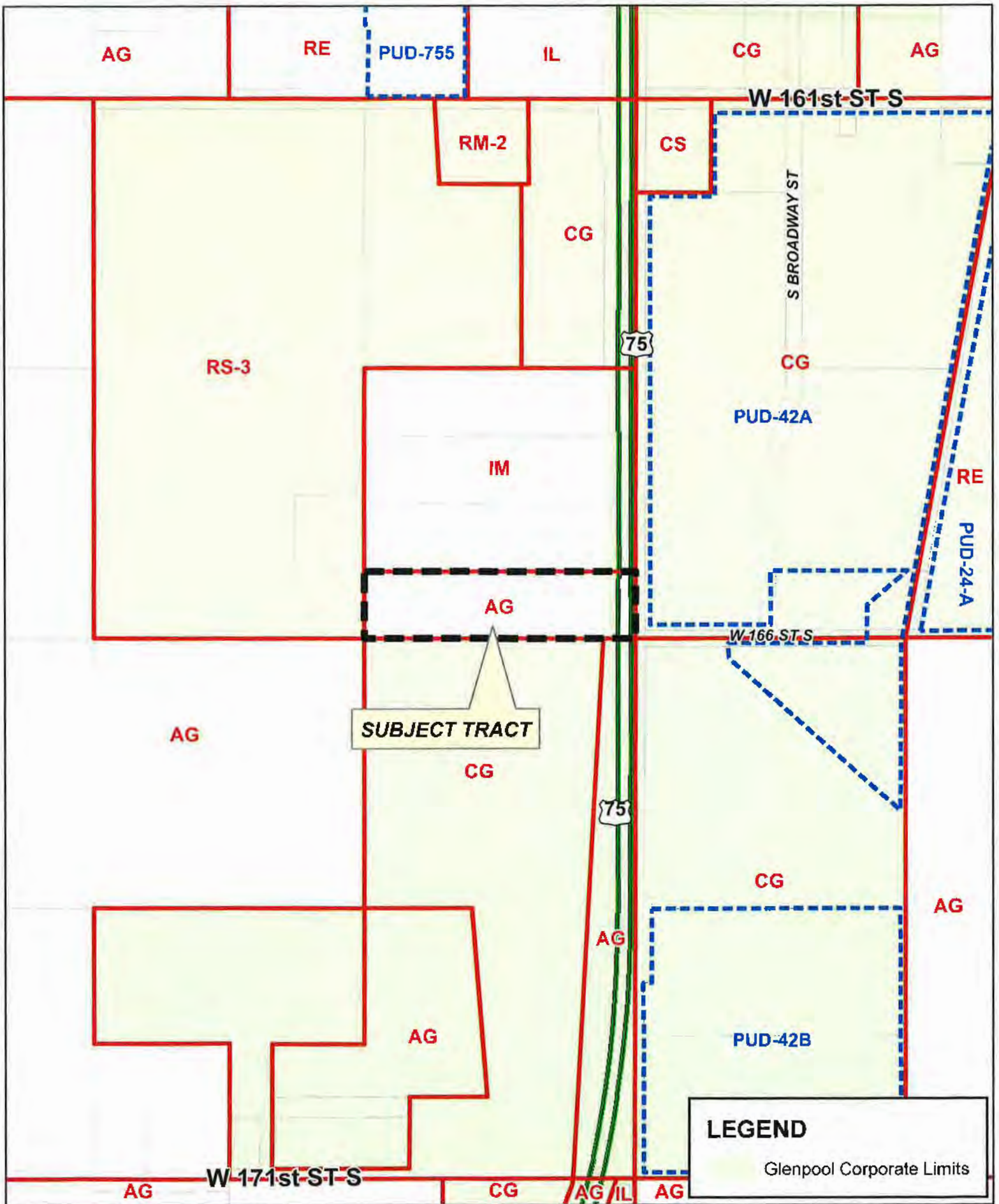
CBOA-1452 September 1996: The Board of Adjustment approved a Special Exception to permit a telecommunications tower 150' in height; Use Unit 4; per plan submitted, on property located at South of 161st Street South and West of U.S. 75.

Surrounding Property:

CZ-451 March 2017: All concurred in approval of a request for *rezoning* a 30± acre tract of land from AG to IM on property located S. Hwy 75 and W. 161st St. South.

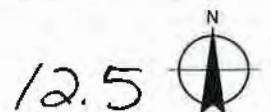
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12.4



CZ-519

17-12 27





0 Feet 300 600



Subject Tract

CZ-519

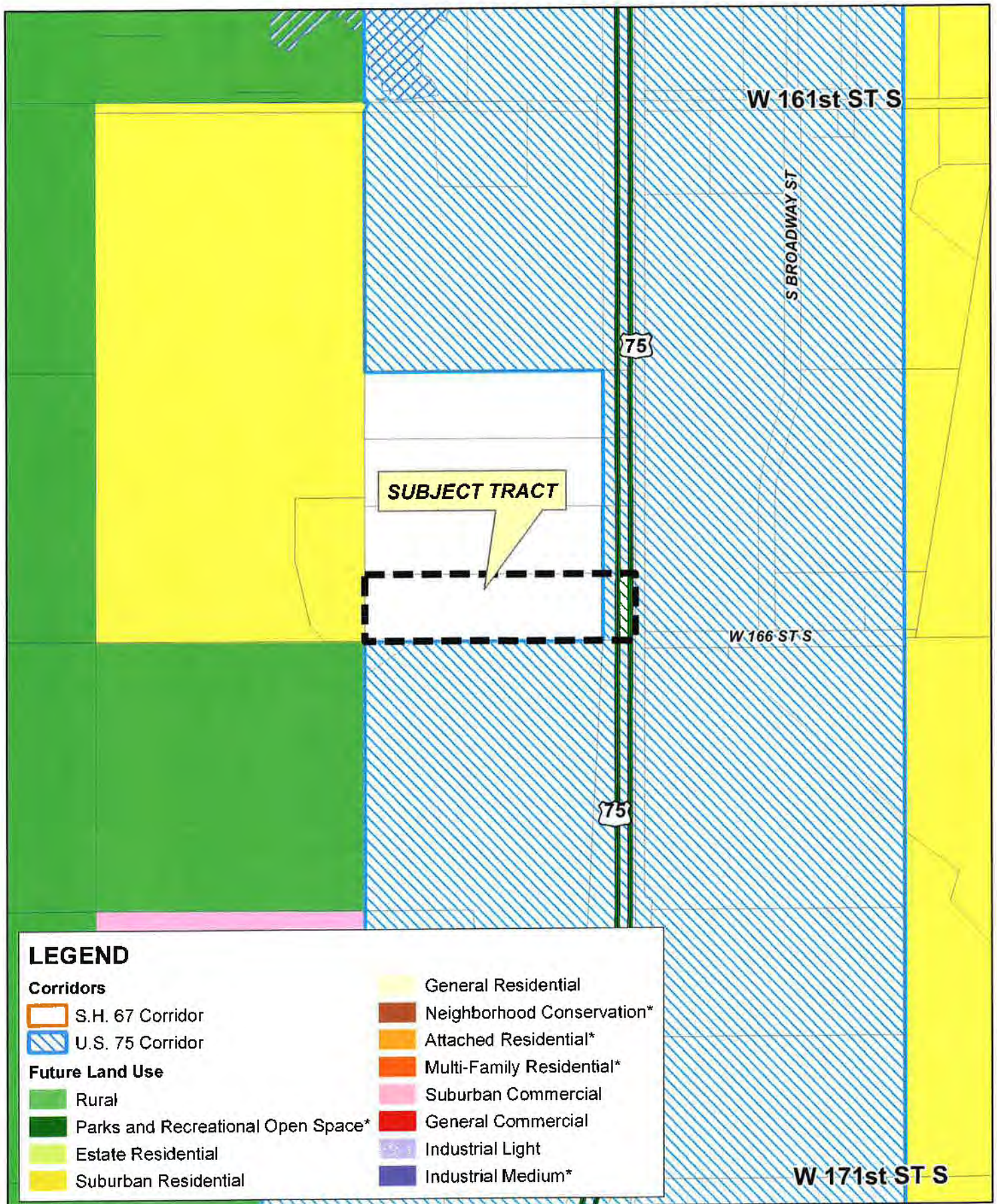
17-12 27

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

Aerial Photo Date: 2020/2021



12.4



Feet
0 300 600

CZ-519

17-12 27





Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-520

Hearing Date: October 6, 2021

Case Report Prepared by:

Jay Hoyt

Owner and Applicant Information:

Applicant: Mark Bales

Property Owner: BALES, CARL & PHYLLIS C &

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Residential

Proposed Use: Agricultural

Concept summary: Rezone from RE to AG to permit agricultural uses on the subject lot

Tract Size: 5.19 ± acres

Location: East of the northeast corner of South 137th West Avenue & West 41st Street South

Zoning:

Existing Zoning: RE

Proposed Zoning: AG

Comprehensive Plan: Tulsa County Land
Use Plan / Sand Springs Comprehensive Plan

Land Use Map: Residential

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9121
CZM: 43

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: CZ-520

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from RE to AG to permit agricultural uses on the subject lot. The site is located within the Residential designation of the Tulsa County Comprehensive Plan and the Sand Springs Future Land Use Plan. The Residential designation is the lowest intensity designation found in the Sand Springs Future Land Use Plan. The site is adjacent to existing AG zoned parcels to the north, south and west and would be compatible with the existing zoning pattern in the surrounding area.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

CZ-520 is non-injurious to surrounding proximate properties;

CZ-520 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-520 to rezone property from RE to AG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *The site is located within the fence line of the City of Sand Springs and is designated as Residential. The City of Sand Springs Comprehensive Plan – Sand Springs 2030 Land Use Master Plan was adopted as part of the Tulsa County Comprehensive Plan on October 26, 2020. The Sand Springs 2030 Land Use Master Plan provides an outline for growth and development in the City of Sand Springs over the next 15 years. It was adopted by the Sand Springs City Council on June 26, 2017 (Resolution 17-25). The Plan consists of a Land Use Plan Map and a supporting text document that contains data, specific goals, action plans, and recommendations for land use and development in the City and surrounding areas within the fence line. The map illustrates, in a generalized manner, a preferred land use pattern of development for all areas within the City and fence line. Numerous areas are left as residential as these areas are still relatively natural in state and should be left for future designation as development occurs spurning the need for additional planning efforts.*

Land Use Vision:

Land Use Plan map designation: Residential

The Residential category is typically comprised of single-family neighborhoods of varying lot sizes and represents the lowest intensity of all the use categories outside of Agricultural Districts. Dwelling unit densities within the Residential category generally range from 2 to 5 units per acre but density can be as little as 1 or fewer per acre. Planned Unit Developments may also be found in the Residential land use category and may contain various intensities of residential housing. In most cases, the Residential

13.2

use category is buffered from higher intensity uses such as Commercial with the Transitional use district.

Areas of Stability and Growth designation: None

Transportation Vision:

Major Street and Highway Plan: W 41st St S is designated as a Primary Arterial

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site currently contains a single-family residence. Anderson Creek crosses the northwest portion of the subject lot.

Environmental Considerations. The northwest portion of the lot is located within the 100 year flood plain. If any development happens in this area, the applicant will need to work with the Tulsa County Engineering department to help mitigate any impacts.

Streets:

| <u>Exist. Access</u> | <u>MSHP Design</u> | <u>MSHP R/W</u> | <u>Exist. # Lanes</u> |
|-------------------------|--------------------|-----------------|-----------------------|
| W 41 st St S | Primary Arterial | 120 Feet | 2 |

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

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

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11819 dated June 26, 1970, established zoning for the subject property.

Subject Property:

Surrounding Property:

CBOA-2843 September 2000: The Board of Adjustment **fails to motion an approval** to permit a Use Variance to permit Use Unit 3, Agriculture, for a Horticulture Nursery in a Residential District (Section 410, Table1), on property located at 13609 West 41st Street South.

CBOA-2772 October 2019: The Board of Adjustment **approved** a *Use Variance* to permit Use Unit 3, Agriculture, in a Residential District (Section 410, Table 1), limiting the approval to the existing 704 square foot building. There is to be no commercial transport in or out of the property. The Board finds the hardship to be the size and topography, and the fact that it is a very deep parcel of land over 2 ½ acres that is surrounded by AG on virtually three of the four sides. Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; on property located at 13523 West 41st Street South.

CBOA-1525 September 1997: The Board of Adjustment **approved** a *Variance* to permit 3 dwelling units on 1 lot of record. (Section 208.1), Use Unit 9; per plan submitted; subject to tie downs and skirting; subject to the Health Department approval and a building permit; finding that the property owner does not want to split the land and would like to keep the land under one ownership; on property located at 3913 South 137th West Avenue.

CBOA-1524 September 1997: The Board of Adjustment **approved** a *Special Exception* to permit a single-wide mobile home in an RS district. (Section 410) Use Unit 9 per plan submitted; subject to tie downs and skirting subject to the Health Department approval and building permit, located 10921 West 57th Street South.

CBOA-1095 July 1992: The Board of Adjustment **approved** a *Special Exception* to permit an insurance agency as a home occupation in an AG zoned district (Section 310.) Use Unit 11; per Home Occupation Guidelines; and subject to ingress and egress being on 137th West Avenue; on property located at NE/c of W. 41st St. and S. 137th W. Ave.

10/6/2021 1:00 PM

S 137th W AVE

AG

SUBJECT TRACT

W 40th ST S

RE

W 41st ST S

W 42 PL S

RE

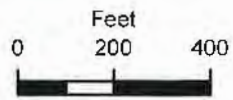
W 43 PL S

AG

PUD-32
RS-3

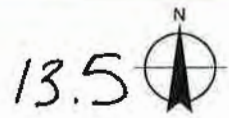
LEGEND

Sand Springs Corporate Limits



CZ-520

19-11 21





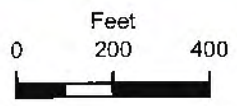
S 137th W AVE

W 40 ST S

W 41st ST S

W 42 PL S

W 43 PL S



 Subject Tract

CZ-520
19-11 21

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

Aerial Photo Date: 2020/2021

13.6 



W 41st ST S



**Subject
Tract**

CZ-520

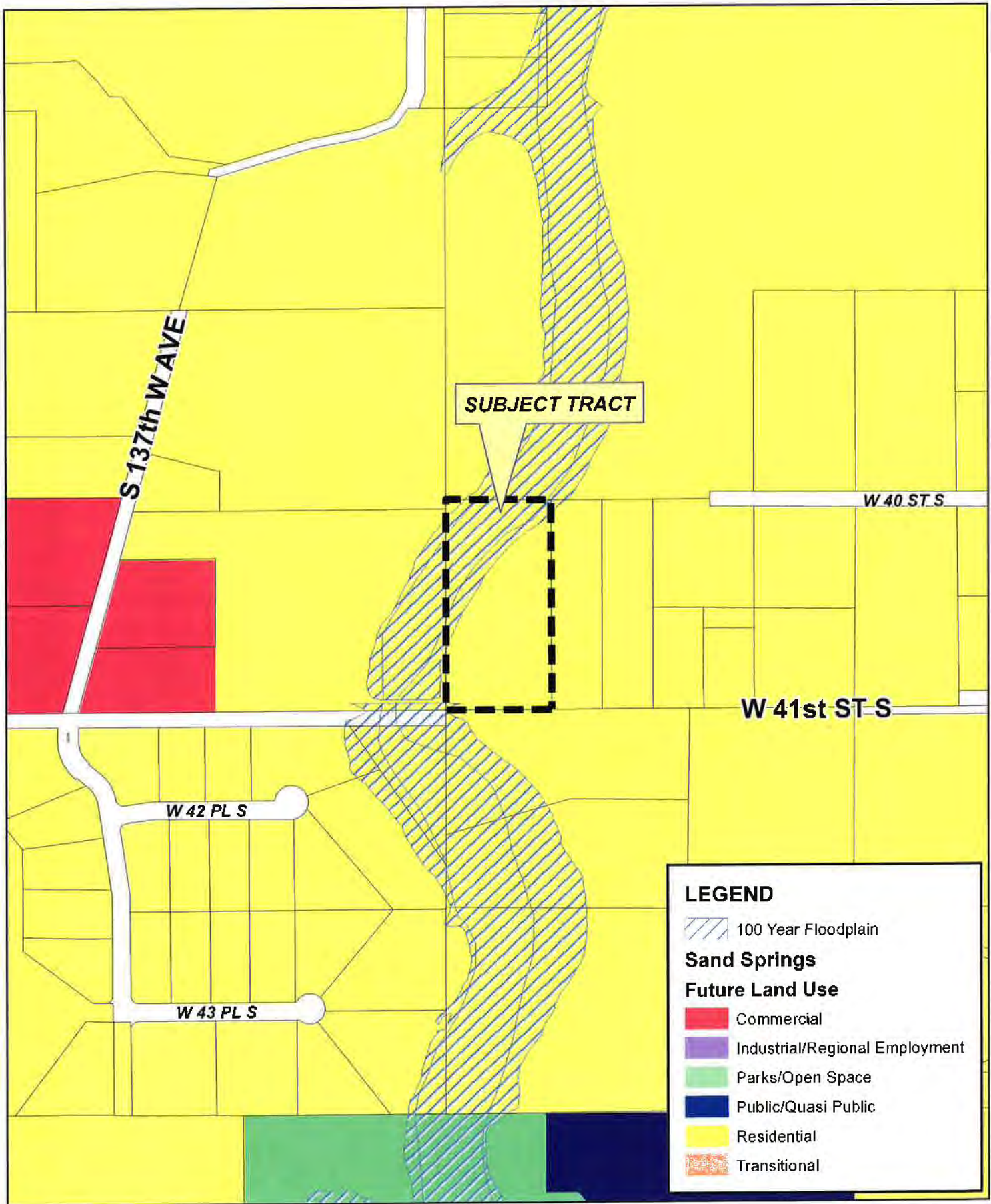
19-11 21

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

Aerial Photo Date: 2020/2021

13.7





CZ-520

19-11 21



13.8

Sawyer, Kim

From: Hoyt, Jay
Sent: Monday, September 20, 2021 3:12 PM
To: Tim Lutz; esubmit
Cc: Sawyer, Kim
Subject: RE: Case number CZ-520

Tim,

Your email will be forwarded to the Planning Commission for their consideration.

Thank you,

Jay Hoyt

From: Tim Lutz <tlutz@bama.com>
Sent: Monday, September 20, 2021 3:09 PM
To: esubmit <esubmit@incog.org>
Subject: Case number CZ-520

To whom this concerns in reference to case number CZ-520:

My name is Tim Lutz. I am out of town or I would have been in attendance. My address is 13600 West 42nd Place South Sand Springs, OK 74063.

This case was presented once and it was voted down by the council. My concerns have not changed. They are as follows:

- This address that is proposing to grow marijuana is in a neighborhood and also the city limits of Sand Springs.
- We do not want the smell of this stuff in our neighborhood.
- It creates extra traffic in our neighborhood
- It attracts the wrong kind of people that we do not want in a quiet neighborhood.
- In the last meeting this man got approved zoning further down the road out of city limits on Coyote Trail a piece of land of his to grow his marijuana. He said this would work. Not for sure why we have to review this again, when he agreed this would work? I would ask the council for the second time to say "no" to this petition.

Thanks for your attention in this manner.

Sincerely,
Tim Lutz

FILE COPY

Sawyer, Kim

From: Gregg Sinkbeil <gsinkbeil@hotmail.com>
Sent: Wednesday, September 22, 2021 9:19 AM
To: esubmit
Cc: Gregg Sinkbeil
Subject: Rezoning Case Number CZ-520
Attachments: Tulsa Metropolitan Area Planning Commission Rezoning.docx

I DO NOT want this land to be rezoned from residential to agriculture (reference CASE CZ-520). Please see attached letter.

Thank you,
Gregg Sinkbeil

FILE COPY

Tulsa Metropolitan Area Planning Commission

2 W. 2nd St, Suite 800

Tulsa OK 74103

TMAPC Members,

This letter is in regards to Tulsa county rezoning Case Number CZ-520. I DO NOT want this land to be rezoned from residential to agriculture for the purpose of growing marijuana. I feel this will bring criminal elements to my neighborhood located across 41st Street to the south.

Gregg Sinkbeil

13606 W. 42nd Pl S

Sand Spring, OK 74063

gsinkbeil@hotmail.com

10.1.13

13.11

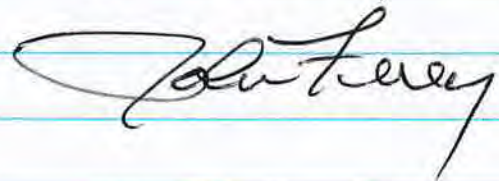
TAMAPL, c/o INCOG
Comment on
CASE Number CZ-520
From John Firey

To whom it may Concern,

My name is John Firey. I own 4007
S. 137th W. AVE, Sand Springs, which
joins the property with a proposed
zoning change (Case CZ-520). They are
asking to change from residential
single-family to agriculture for the
purpose of raising medical marijuana.
I am strongly opposed to this in a
residential neighborhood. In the
event of a break-in or robbery, they
may come across my property. I feel
this is the wrong kind of business
for our neighborhood. Once again, I
strongly oppose this zoning change.

Sincerely,

John Firey



FILE COPY

13.12

To Tulsa Metropolitan Area Planning Commission

Reference: Case # CZ-520

From William W. & Lana J. Crafts/ (voters) (home owners) (tax payers)
13602 West 42nd Pl. South
Sand Springs, OKla. 74063

We are against the above referenced CASE for the following reasons.

- 1, While in the growing stages, The Smell of Marijuana is very bad.
- 2, The Sale of marijuana will attract a large amount of traffic.

West 41st Street is a 2 lane street with **no ability to expand.**

There have been a people killed in the past year due to lack of visibility. The City Of Sand Springs has **flashing-warning-signs in place**, warning of the dangerous intersection. Increased traffic means increased danger.

- 3, N. 129th West Ave is a dead end street, that decreases the ability for people to come and go unless they use citizens' driveways which **decreases the opportunity for children to play safely.**

- 4, Our neighborhood at the top of the hill has only one way in at the dangerous intersection, and the same place serves as the exit. People who need medical service may not receive service as quickly as needed if traffic increases. And **W. 41st cannot be widened.**

5. **Reputation:** if prospective buyers are considering area, and there is a Marijuana Farm here, people will be less likely to buy here/ or sell. **Therefore, the value of homes will potentially decrease as well.**

William W. Crafts

Lana J. Crafts

13.13

Dear TMAP,

Regarding case number CZ-520 I am in direct opposition of rezoning this land.

I have lived at 13605 W. 42nd Pl. since May of 2020 and have enjoyed every second of being in this area. My family and I appreciate the quiet neighborhood and the many trees we have surrounding our home and separating us from 41st street. I believe the peacefulness we currently enjoy will cease to exist should the foul odor of a marijuana farm begin consuming my own backyard. This is not what I want my 5-year-old raised around and this is not what I believe is best for our neighborhood. It is with great respect to any entrepreneur that I still must oppose this request.

Please feel free to reach out with any questions or concerns.

Bow Buckner

918-346-2787

FILE COPY

13.14



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-585-A

Hearing Date: October 6, 2021

Case Report Prepared by:

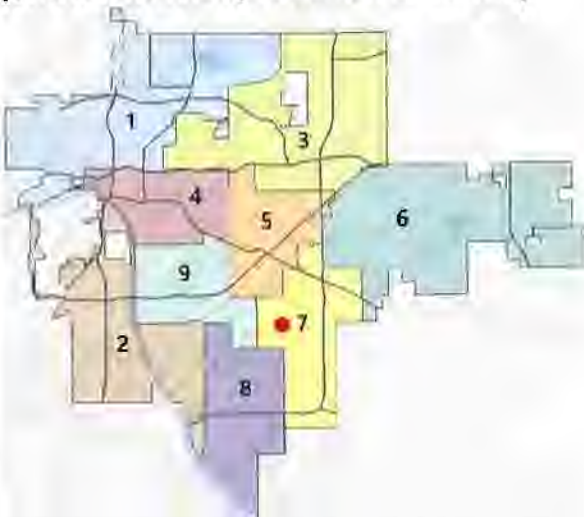
Jay Hoyt

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: OKLAHOMASAK PROPERTIES
ONE LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant Restaurant

Proposed Use: Animal Boarding Service

Concept summary: Add Animal Service – Boarding and Shelter as an allowable use and revise the language of the use restrictions

Tract Size: 1.15 ± acres

Location: South of the southwest corner of East
61st St. St. S. & S. Memorial Dr.

Development Area A

Zoning:

Existing Zoning: CS, PUD-585

Proposed Zoning: PUD-585-A, CS

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8302

CZM: 53

City Council District: 7

Councilor Name: Lori Decter Wright

County Commission District: 3

Commissioner Name: Ron Peters

14.1

SECTION I: PUD-585-A

DEVELOPMENT CONCEPT: The applicant is proposing to revise the Permitted Uses for the subject lot to add Animal Service – Boarding and Shelter as a permitted use. A major amendment to the PUD is required to add this use, since it is considered a Special Exception use in the underlying CS zoning, with major amendments being required anytime a Special Exception use is added to a PUD after its original approval.

The applicant is also proposing to revise the language of the use restrictions for Development Area A of the PUD to remove the reference to Use Units, which are no longer used by the City of Tulsa Zoning Code and to update the language to reflect the language of the current Zoning Code.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

PUD-585-A is consistent with the Town Center vision of the Tulsa Comprehensive Plan and,

PUD-585-A is consistent with the expected development of surrounding properties and,

All remaining development standards defined in PUD-585 and subsequent amendments shall remain in effect, therefore,

Staff recommends **Approval** of PUD-585-A to add Animal Service – Boarding and Shelter and to revise the language of the use restrictions for Development Area A.

PUD-585-A DEVELOPMENT STANDARDS:

Permitted Uses:

Uses permitted as a matter of right in CS – Commercial Shopping Center District, and Animal Service – Boarding and Shelter, except no Assembly and Entertainment, Bar or Sexually Oriented Business Establishment Uses.

All remaining development standards defined in PUD-585 and subsequent amendments shall remain in effect.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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

14.2

Land Use Vision:

Land Use Plan map designation: Town Center

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: S Memorial Dr is designated as a Primary Arterial and Commuter Corridor

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 vacant restaurant*

Environmental Considerations: None

Streets:

| Exist. Access | MSHP Design | MSHP R/W | Exist. # Lanes |
|---------------|------------------|----------|----------------|
| S Memorial Dr | Primary Arterial | 120 Feet | 4 |

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

| Location | Existing Zoning | Existing Land Use Designation | Area of Stability or Growth | Existing Use |
|----------|-----------------|-------------------------------|-----------------------------|-----------------|
| North | CS/PUD-585 | Town Center | Growth | Restaurant |
| South | CS/PUD-202-A | Town Center | Growth | Medical Office |
| East | CS | Town Center | Growth | Shopping Center |
| West | CS/PUD-202 | Town Center | Growth | Office Building |

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11829 dated June 26, 1970, established zoning for the subject property.

Subject Property:

PUD-585 May 1998: The Tulsa Metropolitan Area Planning Commission unanimously recommended approval of PUD 585 on April 1, 1998. The City Council unanimously approved PUD 585 as recommended by the Planning Commission on April 30, 1998. Ordinance 19263 was adopted May 14, 1998.

Surrounding Property:

BOA-20889 April 2009: The Board of Adjustment **approved** a *Variance* to permit the parking requirement for a commercial shopping center (Section 12-11-14 & 19) & a *Special Exception* to permit a Use Unit 12a use (night club) within 150 ft. or R zoned land (Section 701); and **ACCEPT** a *Verification of the spacing requirement for an adult entertainment establishment from an R district, church, school, park and another adult entertainment establishment (Section 1212.a C.3); to permit a night club in an existing commercial center, on property located at SE/c of East 61st Street and South Memorial Dr.*

BOA-19516 February 2003: The Board of Adjustment **approved** a *Special Exception* to permit a 90' monopole tower 68' from an adjoining RS-3 zoned district, per plan, on property located at SE/c E. 61st St. & Memorial Dr.

BOA-16490 November 1993: The Board of Adjustment **approved** a *Special Exception* to permit a heliport in a CS District, on property located at 6140 South Memorial Drive.

BOA-15658 February 1991: The Board of Adjustment **approved** a *Variance* to permit the number of required off-street parking spaces from 60 spaces to 53 spaces to permit a second-floor addition to an existing building, on property located at 6140 South Memorial Drive.

14.4

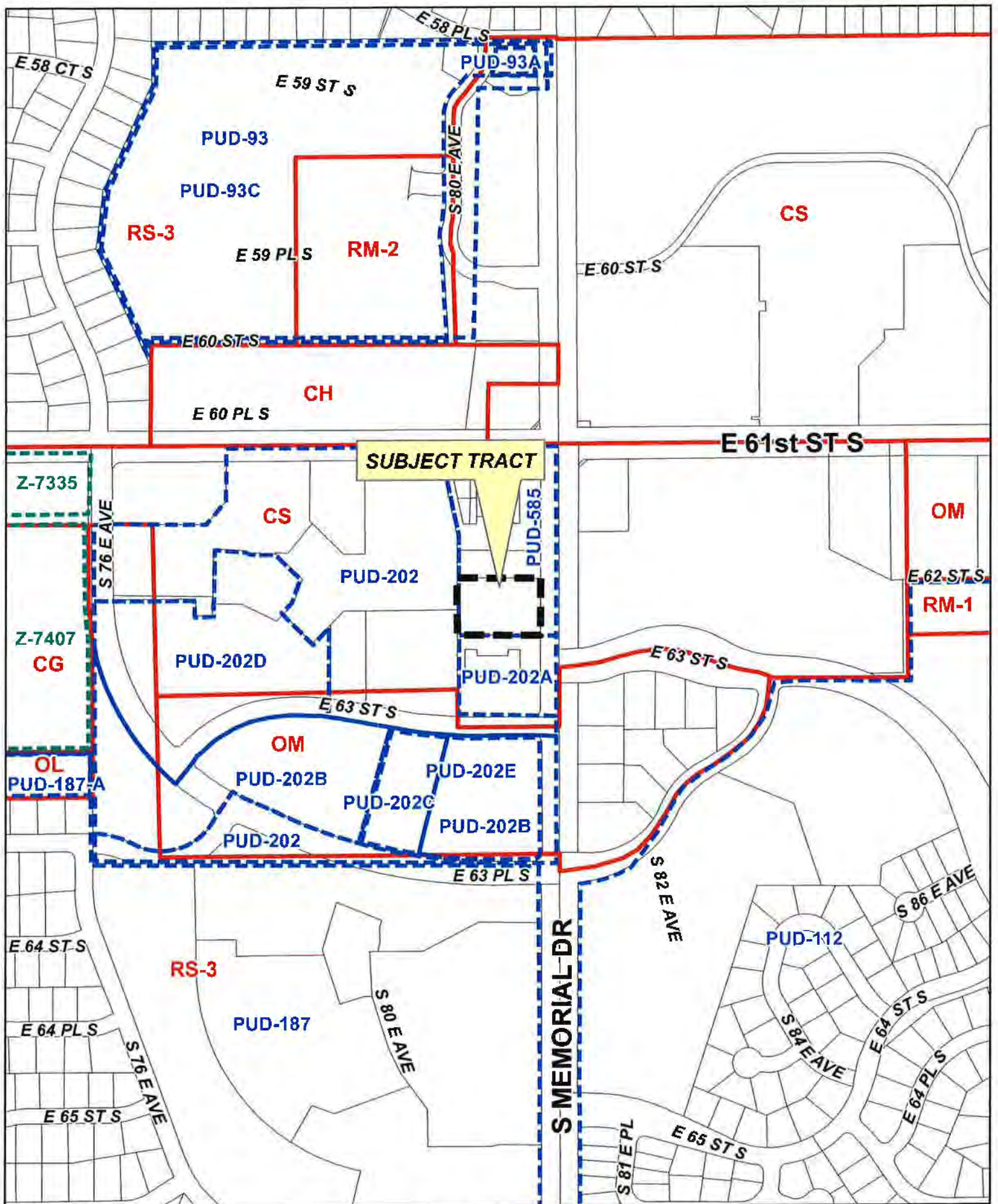
BOA-14487 May 1987: The Board of Adjustment **approved** a *Special Exception* to permit a dry-cleaning plant in a CS zoned district; and to **approve** a *Variance* to permit the maximum floor area from 3000 sq. ft. to 5200 sq ft to allow for a dry-cleaning plant, on property located at SE/c 61st Street and Memorial Drive.

BOA-14221 October 1986: The Board of Adjustment **approved** a *Variance* to permit the required number of parking spaces in a CS District; per plot plan submitted, on property located at SE/c East 61st Street and South Memorial Drive.

Z-5996 November 13, 1984: All concurred in **approval** of a request for *rezoning* a tract of land from OM to CS on property located 6140 South Memorial Drive East.

10/6/2021 1:00 PM

14.5



PUD-585-A

18-13 02

14.4



0 Feet 200 400



Subject Tract

PUD-585-A

18-13 02

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

Aerial Photo Date: 2020/2021

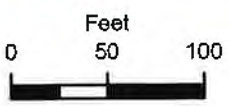




S MEMORIAL DR

E 63 ST S

E 63 ST S



Subject
Tract

PUD-585-A

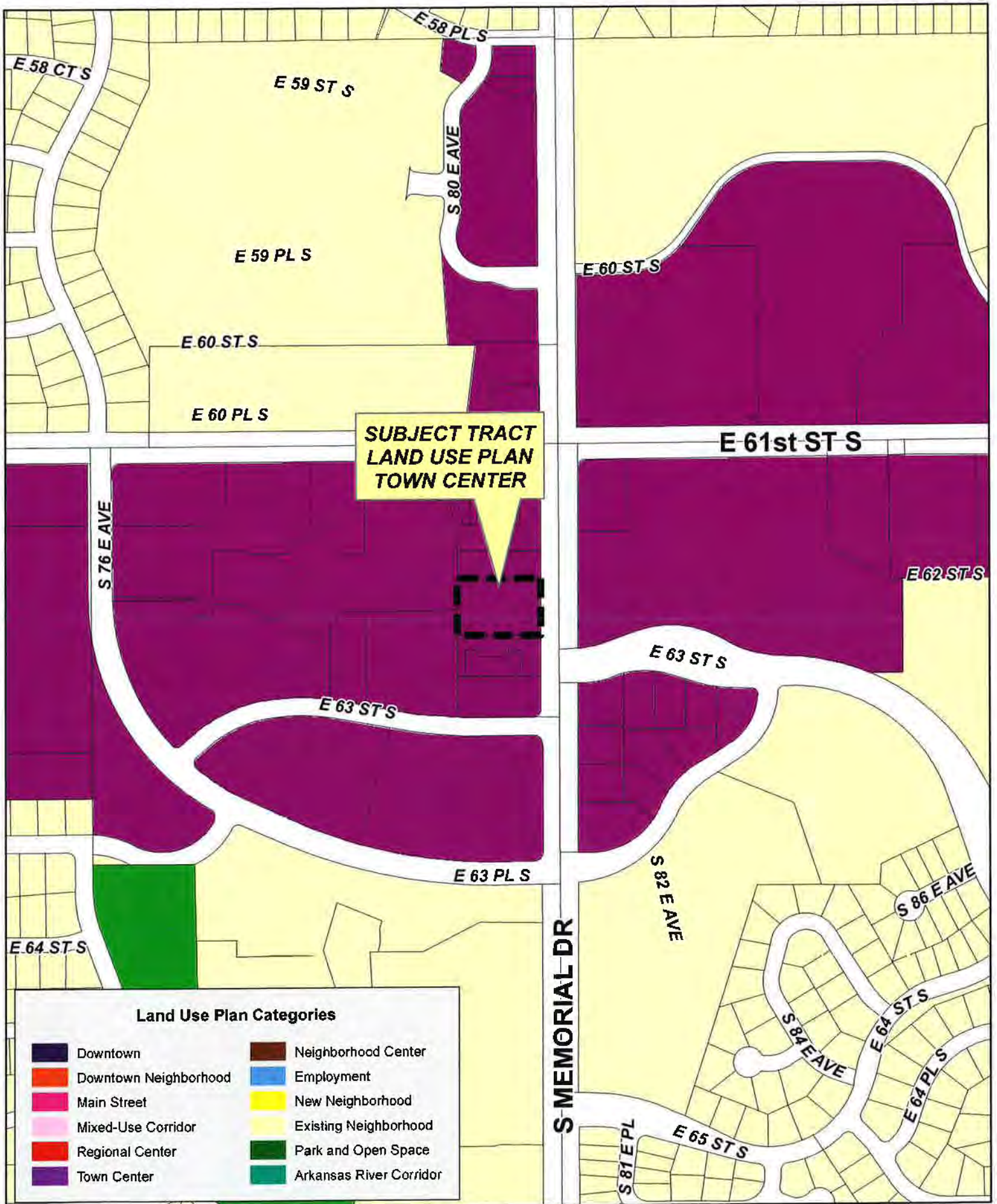
18-13 02

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

Aerial Photo Date: 2020/2021

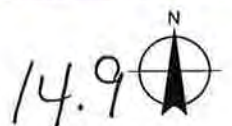
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PUD-585-A

18-13 02



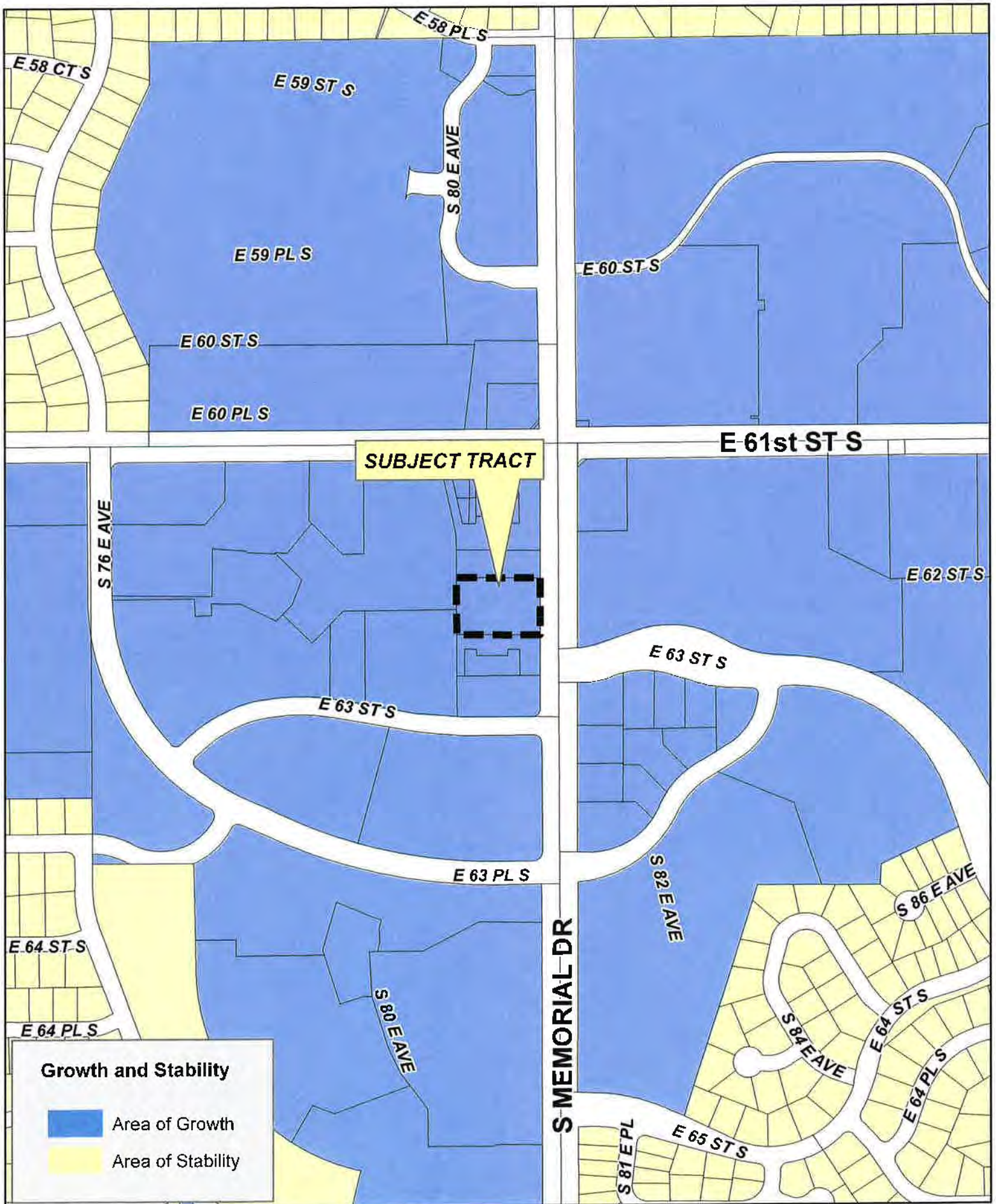


Exhibit "A"

A tract of land that is all of Block Two (2) and a part of Reserve "A" of SOUTHBRIDGE EAST OFFICE PARK, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, said tract of land being more particularly described as follows, to-wit:

STARTING at the Southwest Corner of SOUTHBRIDGE EAST OFFICE PARK; THENCE N 00°05'05" W along the Westerly line of SOUTHBRIDGE EAST OFFICE PARK for 273.91 feet to the Point of Beginning of said tract of land; THENCE continuing N 00°05'05" W along said Westerly line for 276.00 feet; THENCE N 89°54'55" E for 270.00 feet to a point on the Easterly line of SOUTHBRIDGE EAST OFFICE PARK; THENCE S 00°05'05" E along said Easterly line for 276.00 feet; THENCE S 89°54'55" W for 270.00 feet to the POINT OF BEGINNING of said tract. LESS AND EXCEPT THE NORTH 90.00 FEET THEREOF.

Exhibit "B"

The Applicant requests a Major Amendment to PUD-585 to add Animal Service – Boarding and Shelter as a permitted principal use in Development Area 'A' of the PUD, located at 6136 S. Memorial Drive (the "Property"). The proposed amendment is provided below as indicated by the underlined language. Additionally, the reference to "use units" has been deleted and updated to reflect the language of the current zoning code. Except as provided below, all other development standards of PUD-585 shall remain the same:

DEVELOPMENT AREA A

Permitted Uses:

Uses permitted as a matter of right in CS – Commercial Shopping Center District, and Animal Service – Boarding and Shelter, except no ~~Use Unit 12a uses and only hotel and motel uses in Use Unit 19~~ Assembly and Entertainment, Bar, or Sexually Oriented Business Establishment Uses.



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7619

Hearing Date: October 6, 2021

Case Report Prepared by:

Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: HEATER SPECIALISTS INC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Industrial

Proposed Use: Industrial

Concept summary: Continued growth of this facility is beyond the normal IL zoning use categories. Staff has received confirmation from the building permit office that HSI is allowed by right in an IM zoning district

Tract Size: 99+ acres

Location: West and South of the southwest corner of East 36th Street North & North Yale Avenue

Zoning:

Existing Zoning: IL and AG

Proposed Zoning: IM

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 0321

CZM: 29

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 3

Commissioner Name: Ron Peters

15.1

SECTION I: Z-7619

DEVELOPMENT CONCEPT: Continued expansion of the existing industrial use may not comply with IL zoning that is on the site. The applicant has met with building permit officials who have determined that the existing use is consistent with IM zoning expectations.

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:
 - Zoning Exhibit "A.2"
 - Neighborhood engagement letter
 - Sign in sheet for neighborhood meeting

DETAILED STAFF RECOMMENDATION:

The applicant for case Z-7619 has requested IM zoning. 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 and,

The industrial uses surrounding Z-7619 are classified as light and moderate industrial uses. Uses that are allowed in IM zoning districts are consistent with the expected development in the surrounding area and,

Much of the surrounding property was an abandoned coal strip mine and City dump that is now being use for industrial uses that fall within the IL and IM zoning categories. The comprehensive plan encourages aggregation of existing industrial areas but does not provide guidance on where future heavy industrial should be in Tulsa. The comprehensive plan recognizes that the heaviest industrial uses are expected to be on the periphery of Tulsa and possibly not in Tulsa at all but encourages regional coordination and,

IM zoning are both consistent with the Employment land use vision identified the Tulsa Comprehensive Plan and is compatible with the surrounding properties and,

The building permit office has reviewed the facility operations and determined that IM zoning is appropriate for expected expansion opportunities for this use and that is compatible with the expected development in this area therefore,

Staff recommends Approval of Z-7619 to rezone property from IL and AG to IM.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary:

Excerpts from the Economic Development priorities section of the Comprehensive Plan:

"Industrial development is an important component of a strong economy. Industrial firms provide high-paying jobs, and produce goods for export, bringing new money into the local economy. It can be challenging however, to provide adequate land for industrial uses. In the past these firms required lots of space on flat affordable land and

needed be located away from residential commercial areas, as they often generate noise, heavy truck traffic and air pollution. With modern pollution laws and other regulations, the line between industrial uses and other commercial uses is blurred. Industrial uses have an increasing need for high accessibility, visibility, and multimodal transportation connections.

Staff has met with the building permit office and determined that this facility could also be supported through the special exception process at the Board of Adjustment.

Land Use Plan map designation: Employment

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

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

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: None that affects industrial expansion.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *Staff Summary:* The site is the headquarters for a large energy equipment manufacturing company that transports, manufactures, and assembles large equipment for the energy sector. The site is covered by several large warehouse style buildings and ships assembled and partially assembled heat exchangers across the nation. The site appears to be constructed on top of a coal strip mine and City of Tulsa dump. Much of the large assembly is done at their assembly operation located at the Port of Catoosa. Several undeveloped street rights of way are included in this zoning application.

Environmental Considerations: None that would be affected further industrial expansion.

Streets:

| Exist. Access | MSHP Design | MSHP R/W | Exist. # Lanes |
|---|---|---------------------|--------------------|
| Toledo Avenue | Residential Collector | 60 feet | 2 |
| East 36 th Street North | Secondary Arterial | 100 feet | 2 |
| North Yale Avenue | Primary Arterial Residential Collector near 36 th Street | 120 feet 60 feet | 2 |
| Gilcrease Expressway Ramps on and off expressway from N. Yale | Expressway | As needed | 4+ divided highway |

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

| Location | Existing Zoning | Existing Land Use Designation | Area of Stability or Growth | Existing Use |
|----------|-----------------|-------------------------------|-----------------------------|---|
| North | AG | New Neighborhood | Growth | Large single family residential parcels |
| East | IL | Employment | Growth | vacant |
| South | IL | Employment | Growth | Light industrial uses |
| West | RS-3 and AG | New Neighborhood | Growth | Vacant residential subdivision with no infrastructure |

SECTION III: Relevant Zoning History

ZONING ORDINANCE:

Ordinance number 14704 dated March 11, 1980, established zoning on a portion of the subject property.

Ordinance number 14325 dated December 5, 1978, established zoning on a portion of the subject property.

Ordinance number 12802 dated April 24, 1973, established zoning on a portion of the subject property.

15.4

Subject Property:

Z-7466 March 2019: *The Planning Commission recommended approval of IM zoning however the applicant ultimately withdrew that application and has purchased additional land.*

BOA-16734 July 1994: The Board of Adjustment **approved** a *variance* of the required number of parking spaces from 45 to 10 (Section 1225.D) subject to the use remaining an equipment manufacturing business; subject to the execution of a tie contract between the subject property and the lot containing the business offices (across the street), on property located east of the northeast corner of the Gilcrease Expressway and North Pittsburg Avenue; on a parcel within the subject tract.

Z-5369 March 1980: All concurred in **approval** of a request for *rezoning* a tract of land from AG to IL on property located south of the southeast corner of East 36th Street North and North Pittsburg Avenue; this is part of the subject property. (Ordinance #14704)

Z-5071 December 1978: All concurred in **approval** of a request for *rezoning* a 2.97± acre tract of land from AG to IL on property located north of the northwest corner of the Gilcrease Expressway and North Toledo Avenue; this is part of the subject property. (Ordinance #14325)

BOA-8457 January 1975: The Board of Adjustment **approved** a *special exception* to permit the operation of a welding shop for fabrication of oil field equipment units, separators and heaters, in an IL district, on property located north and east of the northeast corner of the Gilcrease Expressway and North Pittsburg Avenue; on a parcel within the subject tract.

Z-4340 April 1973: All concurred in **approval** of a request for *rezoning* a tract of land from AG to IL on property located south of the southeast corner of East 36th Street North and North Pittsburg Avenue; this is part of the subject property. (Ordinance #12802)

Surrounding Property:

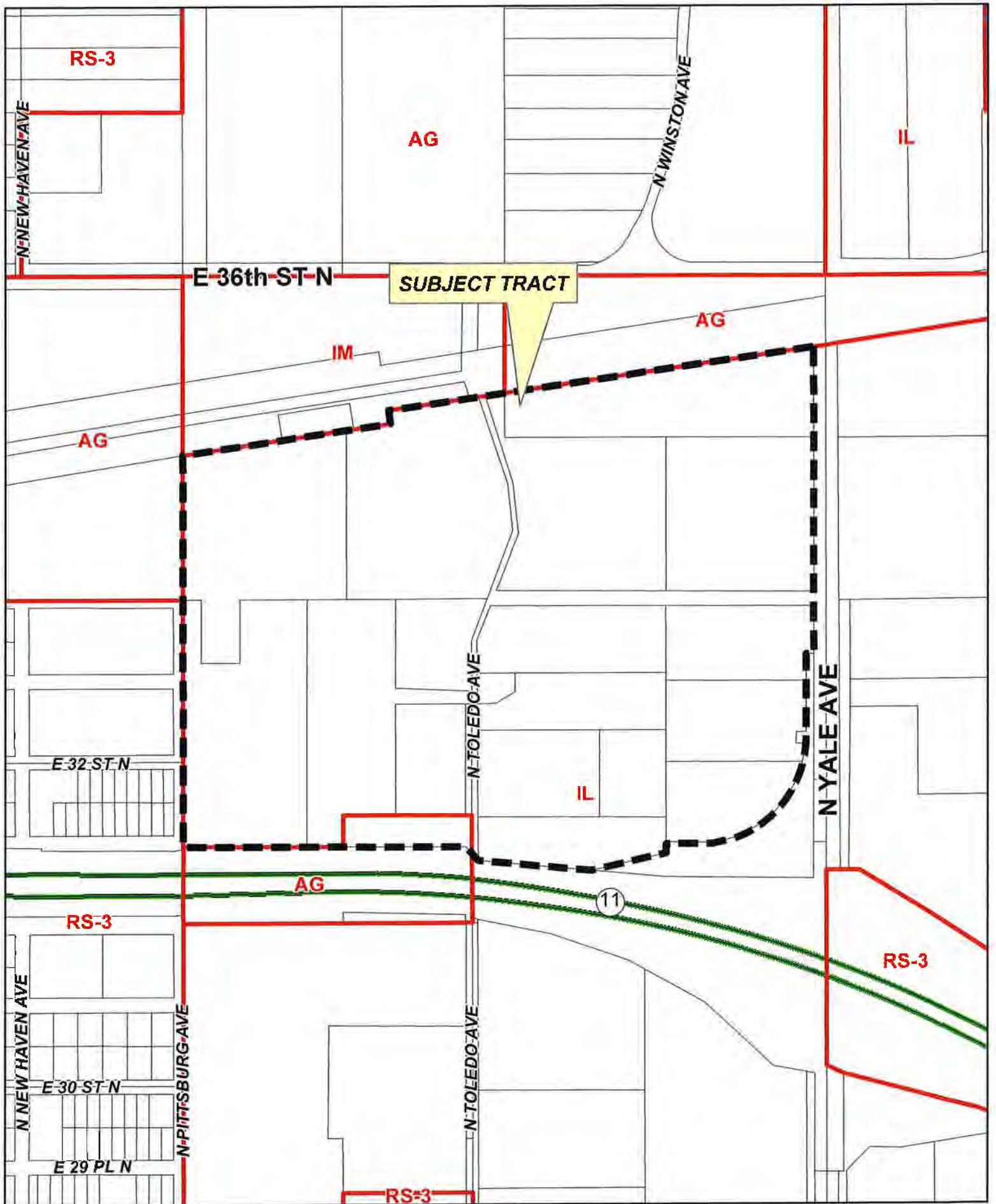
BOA-20816 December 2008: The Board of Adjustment **approved** a *special exception* to allow (Use Unit 26) indoor sand blasting operation in an IL district, on property located at the southeast corner of the Gilcrease Expressway and North Pittsburg Avenue.

Z-6637 June 1998: All concurred in **denial** of a request for *rezoning* an 8.7± acre tract of land from IL to IH on property located south of the southwest corner of East 36th Street North and North Yale Avenue.

BOA-14679 December 1987: The Board of Adjustment **denied** a *special exception* to allow for an existing landfill in an IL zoned district; finding that the landfill has been in operation for a number of years and has proved to be incompatible with the area, on property located south of the southeast corner of East 36th Street North and North Yale Avenue.

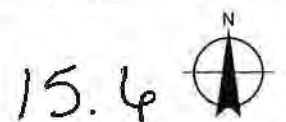
Z-5548 July 1981: All concurred in **approval** of a request for *rezoning* a tract of land from AG to IL on property located on the southeast corner of the Gilcrease Expressway and North Pittsburg Avenue.

IM zoning on property located on the southeast corner of East 36th Street North and North Pittsburg Avenue appears to have been zoned IM with Ordinance number 11809 on June 26, 1970. Maps from April 4, 1971 and February 7, 1973 both indicate that the property was already zoned IM at that time.



Z-7619

20-13 21





0 Feet 250 500



Subject
Tract

Z-7619

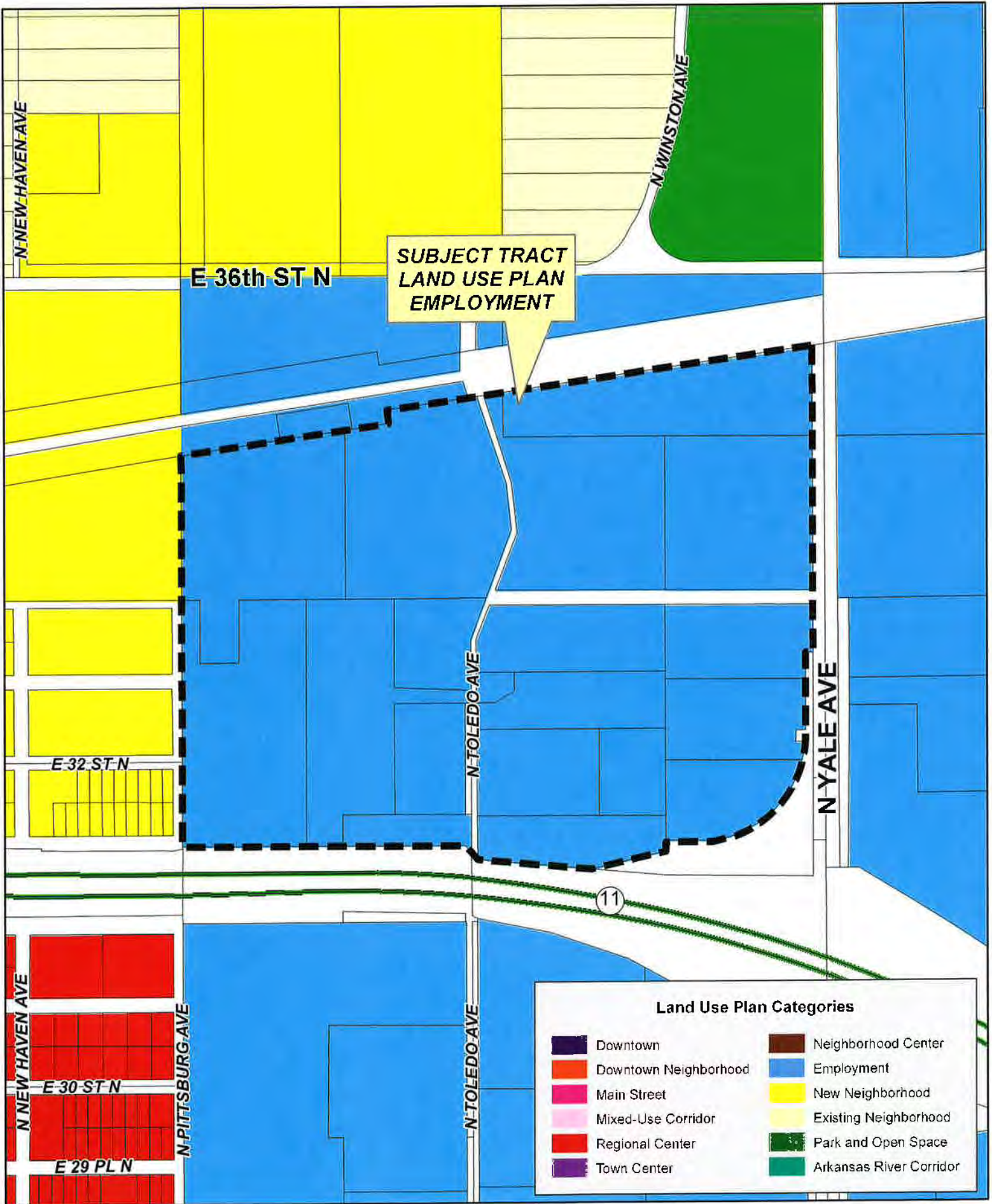
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

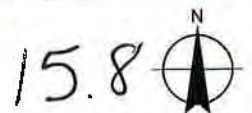
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Z-7619

20-13 21



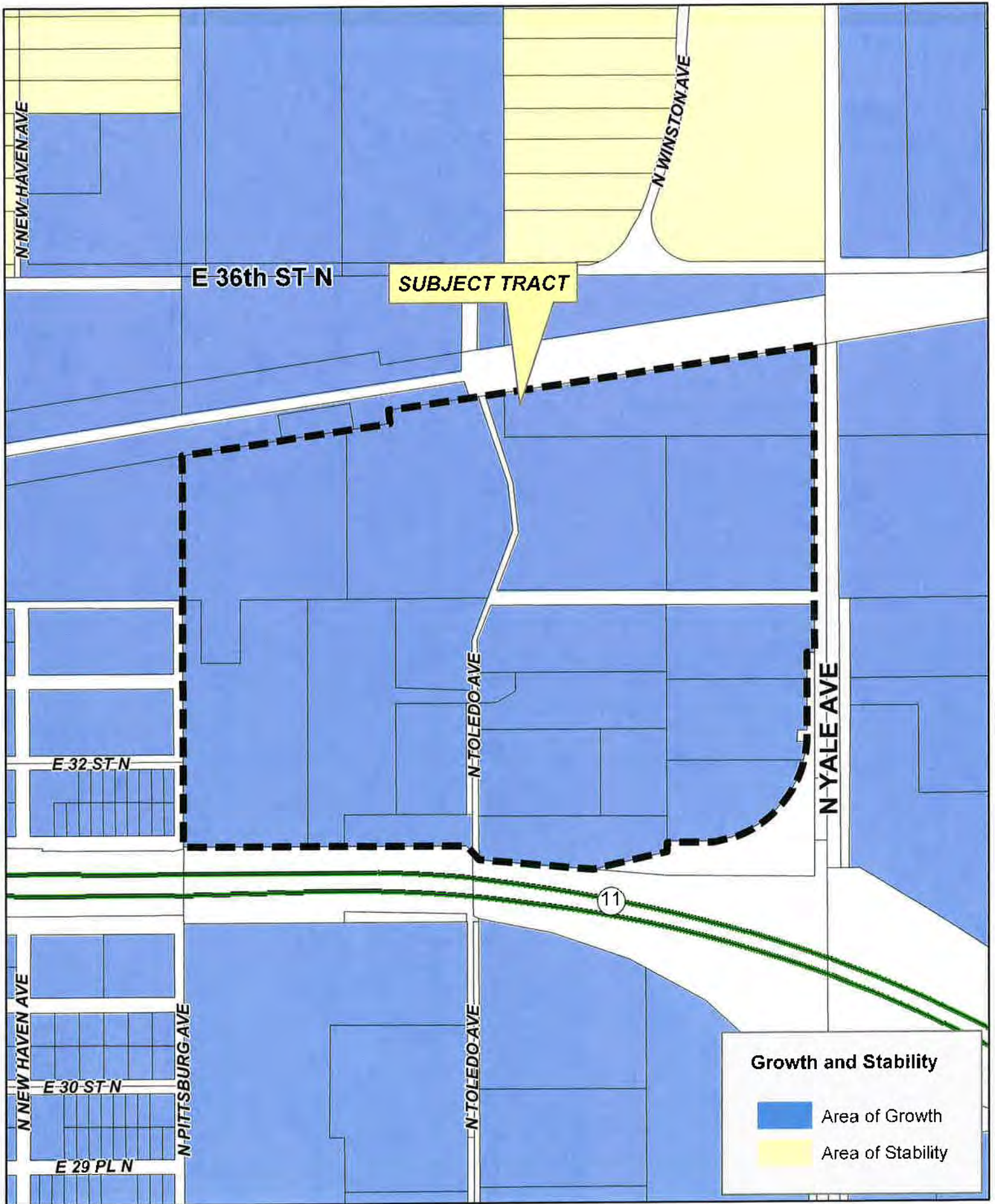
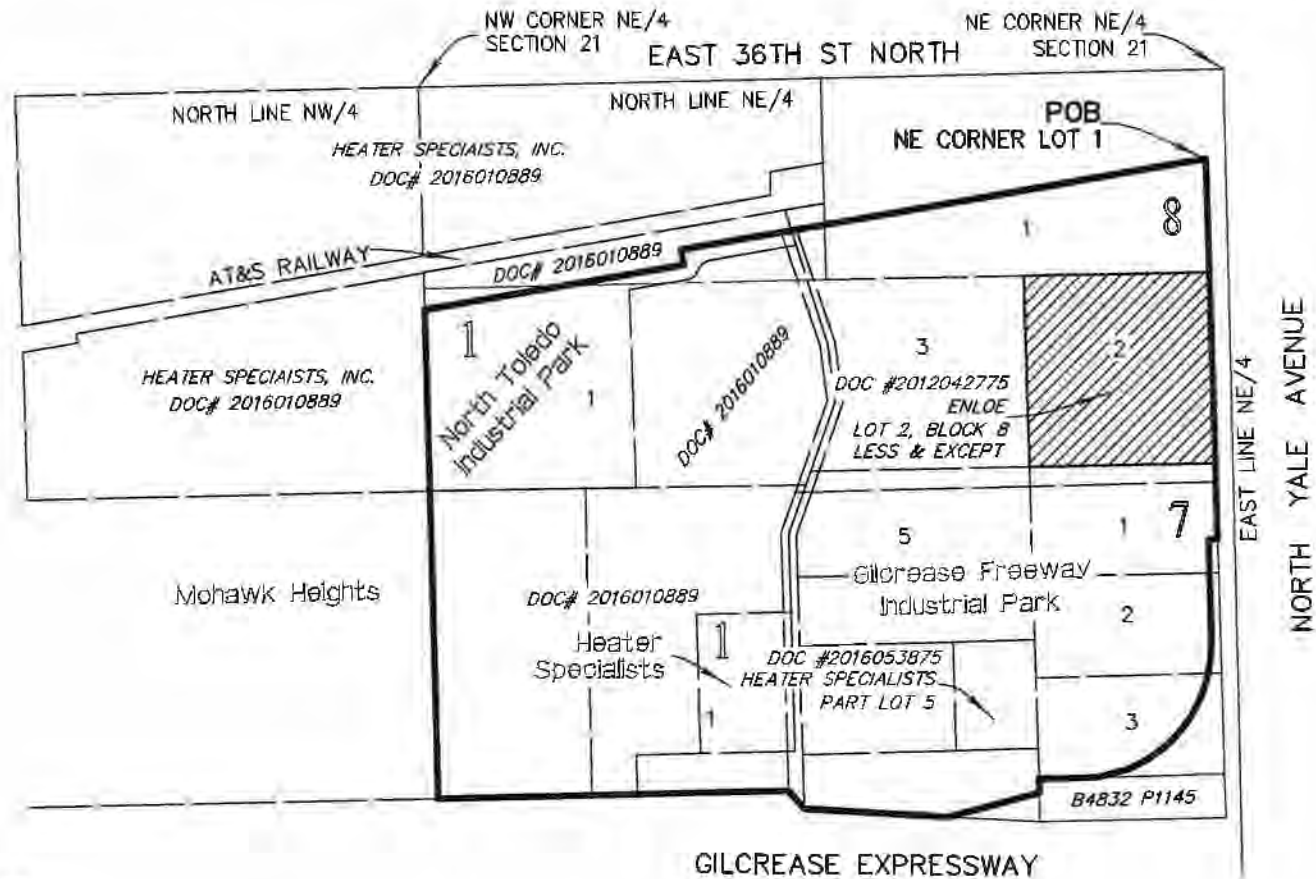


Exhibit "A.2"

Heater Specialists, Inc. Zoning Exhibit



LEGEND

AT&S ATCHINSON, TOPEKA & SANTA FE
B BOOK
DOC DOCUMENT
P PAGE

08/16/2021 RMC GILL 18107EX IH ZONING TRACT_UPDATE
20210816

THE ILLUSTRATION SHOWN HEREON IS INTENDED TO
DEPICT THE LAND DESCRIPTION TO WHICH IT IS
ATTACHED AND DOES NOT REPRESENT A LAND OR
BOUNDARY SURVEY PLAT AS DEFINED BY THE BOARD
OF LICENSURE FOR PROFESSIONAL ENGINEERS AND
LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

Tanner CONSULTING
5203 SOUTH HAWK AVENUE, TULSA, OKLAHOMA 74116-1111
(918) 744-8829

1510

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Of Counsel
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Jerry M. Snider
Katherine Saunders, PLC
Joshua M. Tietz
Kenneth E. Crump, Jr.

Writer's E-Mail
rlreynolds@ellerdetrich.com

September 9, 2021

Damien L. and Andrea Sanders
3606 N. Winston Avenue
Tulsa, Oklahoma 74115

Re: TMAPC Case No. Z-7619
TMAPC Hearing Date: October 6, 2021, at 1:00 p.m.

Dear Mr. and Ms. Sanders:

This law firm represents Heater Specialists, L.L.C. ("HSI").

We have filed an application to rezone HSI's property south of the railroad tracks on the south side of East 36th Street to IM – Industrial Medium from IL – Industrial Light. This application to rezone will be heard by the TMAPC on October 6, 2021, at 1:00 p.m.

I am writing to you to invite you to a meeting with Alan Jackson of HSI on September 16, 2021, at the Mohawk Golf Course dining room at 6:00 p.m.

On behalf of HSI, we hope to see you at the meeting and will make every effort to answer any questions you may have about the rezoning.

Again, we look forward to seeing you at the September 16th meeting.

Yours very truly,
ELLER AND DETRICH
A Professional Corporation



R. Louis Reynolds

RLR:rea

cc: Mr. Alan Jackson
10/11/2021 10:55 AM (10/11/2021 10:55 AM)

www.EllerDetrich.com
2727 East 21st Street, Suite 200, Tulsa, Oklahoma 74114-3533

15.11

Eller & Detrich
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Writer's E-Mail
rlreynolds@ellerdetrich.com

September 9, 2021

Louay Sifou
412 S. Main
Tulsa, OK 74103

Re: TMAPC Case No. Z-7619
TMAPC Hearing Date: October 6, 2021, at 1:00 p.m.

Dear Mr. Sifou:

This law firm represents Heater Specialists, L.L.C. ("HSI").

We have filed an application to rezone HSI's property south of the railroad tracks on the south side of East 36th Street to IM – Industrial Medium from IL – Industrial Light. This application to rezone will be heard by the TMAPC on October 6, 2021, at 1:00 p.m.

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Yours very truly,

ELLER AND DETRICH
A Professional Corporation



R. Louis Reynolds

RLR:rea

cc: Mr. Alan Jackson
C:\36113\17\9684\1\eller\2621\09-09

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Kenneth E. Crump, Jr.

Writer's E-Mail
rlreynolds@ellerdetrich.com

September 9, 2021

Shree Annette Gordon
3660 N. Winston Avenue
Tulsa, Oklahoma 74115

Re: TMAPC Case No. Z-7619
TMAPC Hearing Date: October 6, 2021, at 1:00 p.m.

Dear Ms. Gordon:

This law firm represents Heater Specialists, L.L.C. ("HSI").

We have filed an application to rezone HSI's property south of the railroad tracks on the south side of East 36th Street to IM – Industrial Medium from IL – Industrial Light. This application to rezone will be heard by the TMAPC on October 6, 2021, at 1:00 p.m.

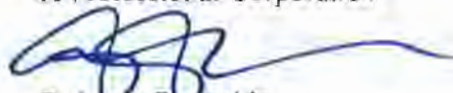
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Again, we look forward to seeing you at the September 16th meeting.

Yours very truly,

ELLER AND DETRICH
A Professional Corporation



R. Louis Reynolds

RLR:rea

cc: Mr. Alan Jackson
1-406-413-9117 (R&C) / 406-413-9119 (JW)

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2727 East 21st Street, Suite 200, Tulsa, Oklahoma 74114-3533

15.13

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Writer's E-Mail
rlreynolds@ellerdetrich.com

September 9, 2021

Johnny Rex and Tamara Leigh Wilson
3702 N. Winston Avenue
Tulsa, Oklahoma 74115

Re: TMAPC Case No. Z-7619
TMAPC Hearing Date: October 6, 2021, at 1:00 p.m.

Dear Mr. and Ms. Wilson:

This law firm represents Heater Specialists, L.L.C. ("HSI").

We have filed an application to rezone HSI's property south of the railroad tracks on the south side of East 36th Street to IM – Industrial Medium from IL – Industrial Light. This application to rezone will be heard by the TMAPC on October 6, 2021, at 1:00 p.m.


I am writing to you to invite you to a meeting with Alan Jackson of HSI on September 16, 2021, at the Mohawk Golf Course dining room at 6:00 p.m.

On behalf of HSI, we hope to see you at the meeting and will make every effort to answer any questions you may have about the rezoning.

Again, we look forward to seeing you at the September 16th meeting.

Yours very truly,

ELLER AND DETRICH
A Professional Corporation



R. Louis Reynolds

RLR:rea

cc: Mr. Alan Jackson
10/06/21 09/13/21 RLR / J. Jones (2021 09 09)

Eller Detrich
A Professional Corporation

Philip J. Eller
Kevin H. Wylie
R. Louis Reynolds
Daniel C. Cupps
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Of Counsel
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Jerry M. Snider
Katherine Saunders, PLC
Joshua M. Tietzort
Kenneth E. Crump, Jr.

Writer's E-Mail
rlreynolds@ellerdetrich.com

September 9, 2021

Charley W. and Sherry R. Pruitt
5313 Redbud Drive
Sand Springs, OK 74063

Re: TMAPC Case No. Z-7619
TMAPC Hearing Date: October 6, 2021, at 1:00 p.m.

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cc: Mr. Alan Jackson
E:\001139\LSN&C\Letter (20210910)

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cc: Mr. Alan Jackson
[06] [WFO] & C / Letter (2021-09-07)


R. Louis Reynolds

www.EllerDetrich.com

2727 East 21st Street, Suite 200, Tulsa, Oklahoma 74114-3533

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Writer's E-Mail
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September 9, 2021

Tammy Dawn Meyerhoff and
Jerry Lynn McGehee
3912 N. Winston Avenue
Tulsa, Oklahoma 74115

Re: TMAPC Case No. Z-7619
TMAPC Hearing Date: October 6, 2021, at 1:00 p.m.

Dear Ms. Meyerhoff and Mr. McGehee:

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R. Louis Reynolds

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cc: Mr. Alan Jackson
15011 0912/SL&C/11/2021 (10/09)

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September 9, 2021

Jerry and Shelima McGehee
3808 N. Winston Avenue
Tulsa, Oklahoma 74115

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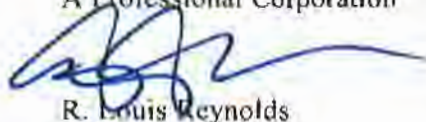
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cc: Mr. Alan Jackson
1/06/11/39/12/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/122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Eller Detrich
A Professional Corporation

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Writer's E-Mail
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September 9, 2021

Jerry H. and Wanda F. Hendricks
3838 N. Winston Avenue
Tulsa, Oklahoma 74115

Re: TMAPC Case No. Z-7619
TMAPC Hearing Date: October 6, 2021, at 1:00 p.m.

Dear Mr. and Ms. Hendricks:

This law firm represents Heater Specialists, L.L.C. ("HSI"),

We have filed an application to rezone HSI's property south of the railroad tracks on the south side of East 36th Street to IM – Industrial Medium from IL – Industrial Light. This application to rezone will be heard by the TMAPC on October 6, 2021, at 1:00 p.m.

I am writing to you to invite you to a meeting with Alan Jackson of HSI on September 16, 2021, at the Mohawk Golf Course dining room at 6:00 p.m.

On behalf of HSI, we hope to see you at the meeting and will make every effort to answer any questions you may have about the rezoning.

Again, we look forward to seeing you at the September 16th meeting.

Yours very truly,
ELLER AND DETRICH
A Professional Corporation



R. Louis Reynolds

RLR:rea

cc: Mr. Alan Jackson
106119212 NACCO-18001 (2021 09 09)

Eller Detrich
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Writer's E-Mail
rreynolds@ellerdetrich.com

September 9, 2021

Amos A. and Louise Alberty
3914 N. Winston Avenue
Tulsa, Oklahoma 74115

Re: TMAPC Case No. Z-7619
TMAPC Hearing Date: October 6, 2021, at 1:00 p.m.

Dear Mr. and Ms. Alberty:

This law firm represents Heater Specialists, L.L.C. ("HSI").

We have filed an application to rezone HSI's property south of the railroad tracks on the south side of East 36th Street to IM – Industrial Medium from IL – Industrial Light. This application to rezone will be heard by the TMAPC on October 6, 2021, at 1:00 p.m.

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Yours very truly,

ELLER AND DETRICH
A Professional Corporation



R. Louis Reynolds

RLR:rea

cc: Mr. Alan Jackson
Tulsa, Oklahoma 74115 (918) 747-8900

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Writer's E-Mail
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September 9, 2021

Louay Sifou
3926 N. Winston Avenue
Tulsa, Oklahoma 74115

Re: TMAPC Case No. Z-7619
TMAPC Hearing Date: October 6, 2021, at 1:00 p.m.

Dear Mr. Sifou:

This law firm represents Heater Specialists, L.L.C. ("HSI").

We have filed an application to rezone HSI's property south of the railroad tracks on the south side of East 36th Street to IM – Industrial Medium from IL – Industrial Light. This application to rezone will be heard by the TMAPC on October 6, 2021, at 1:00 p.m.

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Yours very truly,
ELLER AND DETRICH
A Professional Corporation



R. Louis Reynolds

RLR:rea

cc: Mr. Alan Jackson
0061439127N&C/L/eller (2021-09-09)

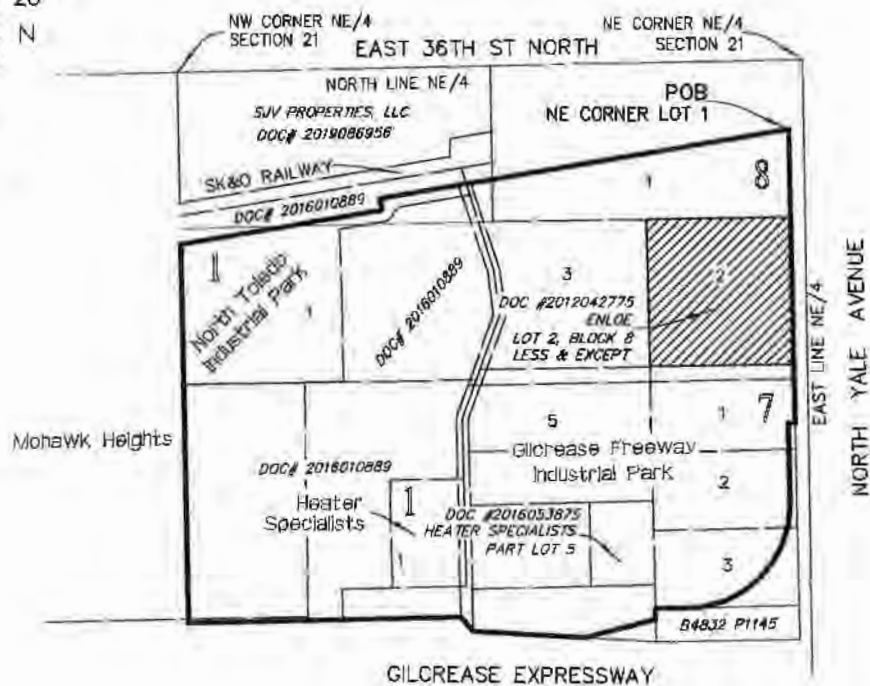
Z-7619
SHEET-IN SHEET
THURSDAY, SEPT 16TH

| Name | Address | Tele # | Email |
|---------------------|-----------------------------|--------------|----------------------------|
| LOU REYNOLDS | 2727 E. 21 ST ST | 747-8400 | lreynolds@elkardetrack.com |
| CURTIS THOMAS | 4938 E 41 ST ST | 281-967-1278 | Curtis.Thomas@Gmail |
| LOU SIFOU | 3926 N WINSTON + 3610 | 557-0502 | L.Sifou@cox.net |
| John & Tammy Wilson | 3702 N. Winston | | WilsonTammyTreg@gmail |



Exhibit "A.2"

Heater Specialists, Inc. Zoning Exhibit



LEGEND

AT&S ATCHINSON, TOPEKA & SANTA FE
B BOOK
DOC DOCUMENT
P PAGE

09/23/2021 RMC GILL 18107EX IH ZONING TRACT_UPDATE
20210923

THE ILLUSTRATION SHOWN HEREON IS INTENDED TO
DEPICT THE LAND DESCRIPTION TO WHICH IT IS
ATTACHED AND DOES NOT REPRESENT A LAND OR
BOUNDARY SURVEY PLAT AS DEFINED BY THE BOARD
OF LICENSURE FOR PROFESSIONAL ENGINEERS AND
LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

Tanner

1513 SOUTH E.WIS. AVE. SUITE 100 OKLAHOMA CITY, OK 73106-6599 | 405.445.9399

15.23



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7620

Hearing Date: October 6, 2021

Case Report Prepared by:

Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Timothy Nall

Property Owner: NALL, TIMOTHY SCOTT

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Log Storage

Proposed Use: Tree Service

Concept summary: Rezoning to allow light industrial uses consistent with the comprehensive plan

Tract Size: 0.16 ± acres

Location: Southeast corner of W. 36th St. S. & S. Maybelle Ave.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: IL

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9223
CZM: 46

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District:

Commissioner Name: Karen Keith

16.1

SECTION I: Z-7620

DEVELOPMENT CONCEPT: Rezone a residential lot that is adjacent to the oil refineries to support light industrial redevelopment.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map

DETAILED STAFF RECOMMENDATION:

IL zoning is consistent with the anticipated future development in the area and,

IL zoning is consistent with the Employment land use designation in the Tulsa Comprehensive Plan and,

IL zoning is considered non injurious to the proximate properties therefore,

Staff recommends Approval of Z-7620 to rezone property from RS-3 to IL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: IL zoning is consistent with the Employment land use designation in the area.

Land Use Plan map designation: Employment

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

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

Areas of Stability and Growth designation: Area of Growth

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

16.2

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

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is vacant and nearly flat. The property was originally a single-family residential development that has been abandoned partially because of its proximity to the refinery northwest of the site and it is also in a floodplain. A few single-family residences remain south of this subject property.

Environmental Considerations: None except the site is across the street from an oil refinery operation and rail system.

Streets:

| <u>Exist. Access</u> | <u>MSHP Design</u> | <u>MSHP R/W</u> | <u>Exist. # Lanes</u> |
|----------------------------------|--------------------|-----------------|-----------------------|
| W. 36 th Street South | None | 50 feet | 2 |

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

| <u>Location</u> | <u>Existing Zoning</u> | <u>Existing Land Use Designation</u> | <u>Area of Stability or Growth</u> | <u>Existing Use</u> |
|-----------------|------------------------|--------------------------------------|------------------------------------|---------------------|
| North | IH | Employment | Area of Growth | Refinery |
| East | RS-3 | Employment | Area of Growth | vacant |
| South | RS-3 | Employment | Area of Growth | vacant |
| West | IL | Employment | Area of Growth | Light industrial |

16.3

SECTION III: Relevant Zoning History

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

Subject Property:

BOA-14252 October 1986: The Board of Adjustment **approved** a *Special Exception* to permit the time regulation from 1 year to permanently; finding that there are numerous mobile homes in the area and the granting of the requests will not be detrimental to the area and that the use does not violate the spirit and intent of the Code or the Comprehensive Plan, on property located at Lot 34, Block 7, Garden City Addition.

BOA-3266 August 1959: The Board of Adjustment **grants** permission to extend non-conforming use by adding 18 x 26 to present building in a U-1-C District on, being for variety store and Post Office, on property located at Lot 34, Block 7, Garden City Addition.

Surrounding Property:

BOA-21800 December 2014: The Board of Adjustment **approved** a *Variance* to reduce the required setback from the centerline of W. 36th Street from 45 feet to 35 feet to permit a detached accessory building in the required rear yard; *Variance* to increase the permitted square footage of a detached accessory building from 500 square feet to 1,760 square feet; *Variance* to increase the permitted height of a detached accessory building from 18 feet to 20 feet to permit the construction of a proposed carport for a recreation vehicle. The Board has found that the property in question has industrial property fronting on two sides to the north and to the east, and vacant residential lot to the south. The subject property is more narrow than the typical RS-3 lot. This approval is subject to the conceptual plan; on property located at 3601 South Nogales Avenue.

BOA-20485 May 2007: The Board of Adjustment **approved** a *Verification* of spacing requirements for an outdoor advertising sign of 1,200 ft. from another outdoor advertising sign on the south; and **deny** *Verification* of spacing requirements for an outdoor advertising sign to the north, involving tribal lands; and to **approve** a *Variance* of the spacing requirement from an outdoor advertising sign on the north, which is less than 1,00 ft. from the sign on tribal lands; finding the billboard to the north is located on tribal lands, which circumstance is not specifically defined in the zoning code; finding that in granting the variance, the extraordinary or exceptional conditions or circumstances which are peculiar to the land, specifically involving tribal lands, the literal enforcement of the terms of the Code would result in unnecessary hardship; on property located at 9001 S. Union Ave.

BOA-19864 July 2004: The Board of Adjustment **approved** a *Refund* of \$303.00, finding no relief is needed according to the site plan submitted this day, on property located at 3615 S. Maybelle.

BOA-19641 August 2003: The Board of Adjustment **approved** a *Special Exception* to permit a manufactured home in an RS-3 zoned district, with conditions to be skirted, tie-downs, and all required permits be obtained; and a *Special Exception* to allow it for thirty years, per plan, on property located at 3645 S. Lawton.

BOA-19171 August 2001: The Board of Adjustment **approved** a *Special Exception* to permit manufactured home in an RS-3 district; and a *Special Exception* to extend the one-year time limit to 30 years, with condition of a tie-agreement between Lots 4 and 5, tie-downs, skirting, DEQ approval, and building permit, on property located at 3636 S. Jackson.

BOA-19168 August 2001: The Board of Adjustment **approved** a *Special Exception* to permit a manufactured home in an RS-3 zoned district; and a *Special Exception* to extend the time limit to 30 years, finding that it will be in harmony with the spirit and intent of the Code, on property located at 3704 S. Jackson.

BOA-18894 October 2000: The Board of Adjustment **approved** a *Special Exception* to permit a manufactured home in an RS district; and a *Special Exception* of the one-year time limit to indefinite, on condition that all requirements be met for permits, inspections, tie-downs, and skirting, on property located at NE of W. 37th Pl. & S. Nogales.

BOA-18619 December 1999: The Board of Adjustment **approved** a *Special Exception* to permit a manufactured home in an RS-3 zoned district and a *Special Exception* to allow the manufactured dwelling permanently, on property located at 3623 S. Maybelle.

BOA-18264 November 1998: The Board of Adjustment **deny** a *Special Exception* to permit a tower setback 23% from a residential district, rather than 110%, on property located at N. 36th St. W. & S. Jackson Ave.

BOA-15278 October 1989: The Board of Adjustment **approved** a *Special Exception* to permit an existing mobile home in a RS-3 District; and to **approve** a *Variance* of the one-year time limitation to permanently; per plat of survey; finding that the mobile home has been at this location for approximately four years and has proved to be compatible with the surrounding neighborhood, on property located at 3651 S. Maybelle.

BOA-15037 January 1989: The Board of Adjustment **approved** a *Variance* to permit two dwelling units to locate on one lot of record in an RS-3 zoned district; per plot plan submitted; finding a hardship imposed on the applicant by the large size of the tract, and the fact that the property could be split into two individual lots if a sanitary sewer was available, on property located at 3607 and 3615 S. Lawton Avenue.

BOA-14273 November 1986: The Board of Adjustment **approved** a *Special Exception* to permit to renew permission for a mobile home in an RS-3 District and to **approve** a *Variance* to extend the one year time limitation to 3 years from the time of this hearing; finding that there are other mobile homes in the area; and finding that the mobile home has been in place for a period of 1 year and has proved to be compatible with the neighborhood, on property located at 3651 S. Maybelle.

BOA-14267 November 1986: The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in an RS-3 zoned district; and to **approve** a *Variance* to waive the one-year time limit to permanently; subject to Health Department approval; finding that the mobile home has been located on the lot for a period of one year has proved to be compatible with the area, on property located at 3639 S. Maybelle.

BOA-13798 October 1985: The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in an RS-3 zoned district; and to **deny** a *Variance* of the one-year time limitation; subject to posting of Removal Bond; subject to Health Department approval and Building Permit, on property located at 3651 S. Maybelle.

BOA-13779 October 1985: The Board of Adjustment **approved** a *Special Exception* to permit mobile home in an RS-3 zoned district; and to **deny** a *Variance* of the time regulation from 1 year to permanent; subject to removal bond; finding that there are other mobiles in the area and that the granting of the special exception requested will not be injurious to the neighborhood and will be in harmony with the spirit and intent of the Code and the Comprehensive Plan, on property located at 3639 S. Maybelle.

BOA-12693 July 1983: The Board of Adjustment **approved** a *Special Exception* to permit to permit three (3) mobile homes on three (3) separate lots under the provisions of Section 1680, to **approve** a *Variance* of the one-year time limitation and the customary removal bond under the provisions of Section 1670, and to **approve** a request for a refund of filing fees, on property located at 3701 S. Nogales Ave.

BOA-11195 September 1980: The Board of Adjustment **approved** a *Special Exception* to permit the mobile home in an RS-3 District with no time limit and no removal bond required, on property located at 3621 South Nogales Avenue.

BOA-11172 September 1980: The Board of Adjustment **approved** a *Special Exception* to permit location of a mobile home in an RS-3 District and for a *Variance* to permit more than one mobile home on a lot with no time limit, on property located at 3701 S. Nogales Avenue.

16.5

BOA-9751 November 1977: The Board of Adjustment **approved** a *Special Exception* to permit two mobile homes in an RS-3 District for a period of one year with a removal bond of \$1,000 being sufficient for both mobile homes, on property located at 3701 S. Nogales Avenue.

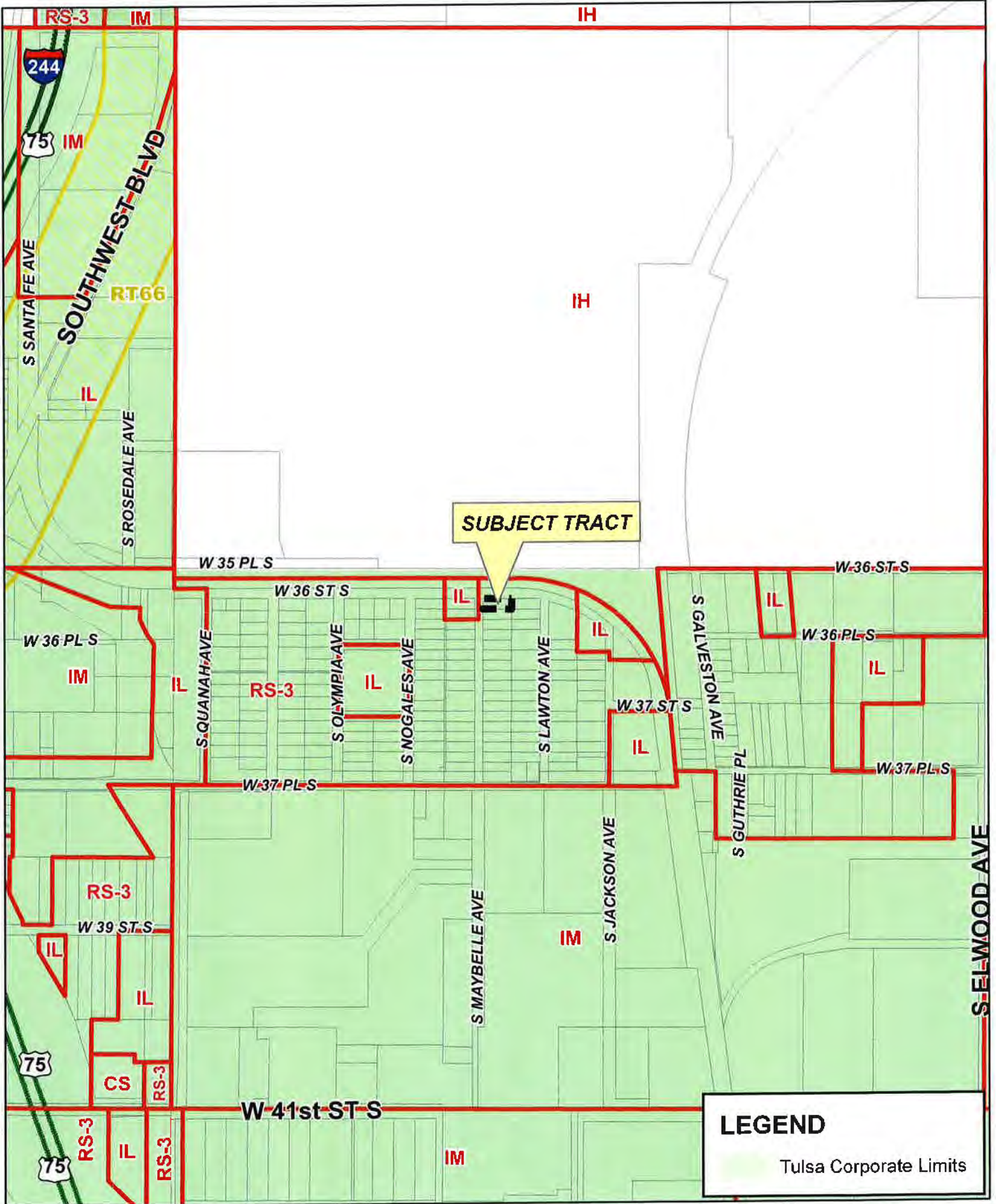
BOA-8036 September 1973: The Board of Adjustment **approved** a *Special Exception* to permit two mobile homes for a period of one year, bond required, in an RS-3 District, on property located at 3636 S. Maybelle Avenue.

BOA-7454 April 1972: The Board of Adjustment **approved** a *Special Exception* to permit the erection of a garage across a lot line in an RS-3 District, subject to the plot plan submitted, on property located at 3637 S. Nogales.

BOA-5985 August 1968: The Board of Adjustment **granted** a *Special Exception* to permit modifying the setback requirements of U-4A to permit building 10' from the West, South and East property lines, and waived the public hearing, on property located at SW corner of 36th and Jackson.

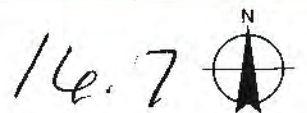
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Z-7620

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Subject
Tract

Z-7620

19-12 23

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

Aerial Photo Date: 2020/2021

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W36 ST S

S MAYBELLE AVE

SLAWTON AVE



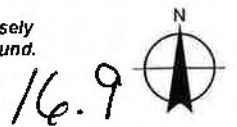
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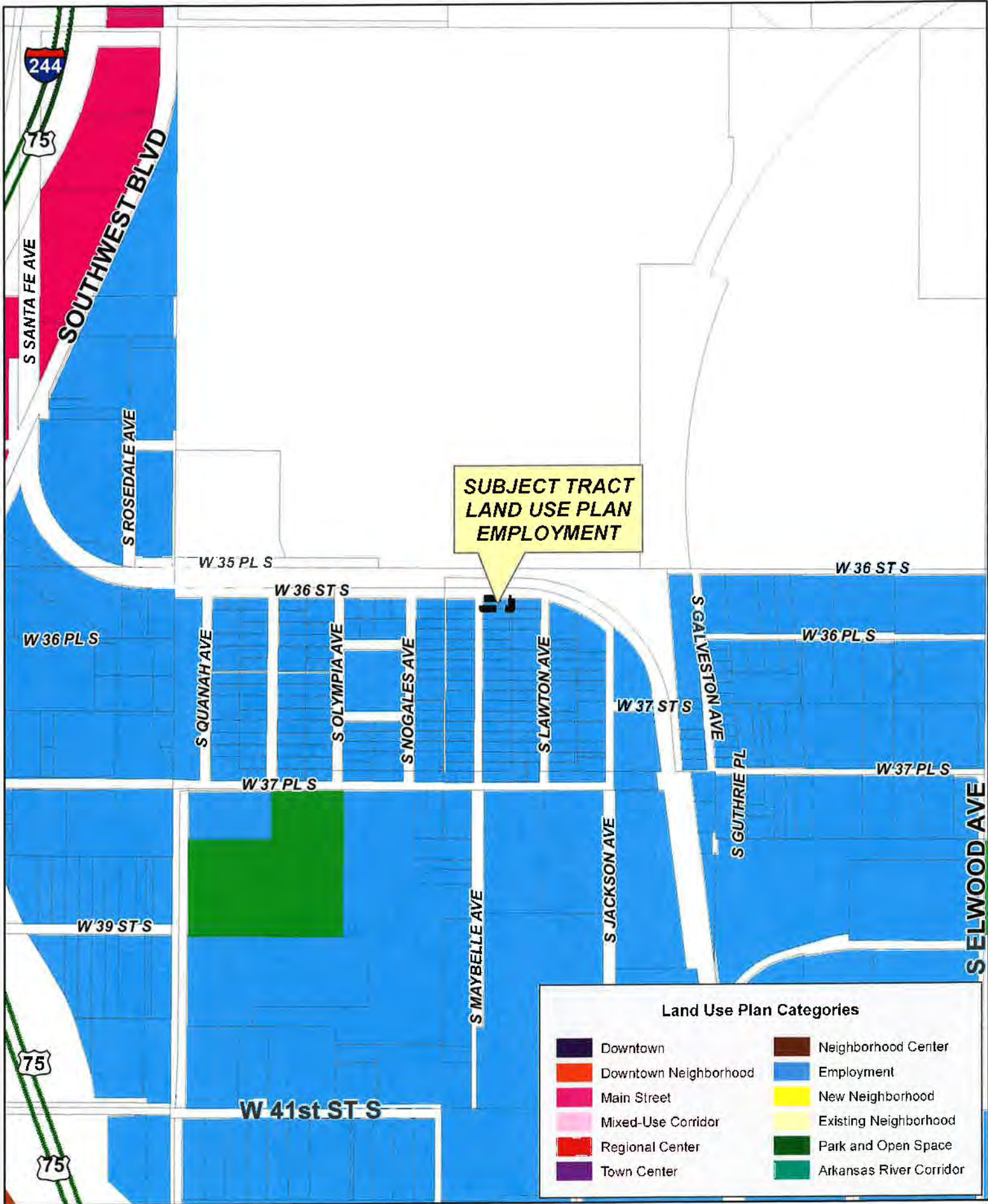
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Note: Graphic overlays may not precisely
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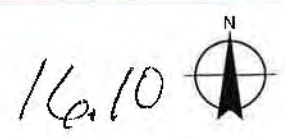
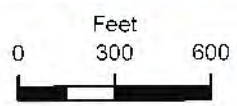
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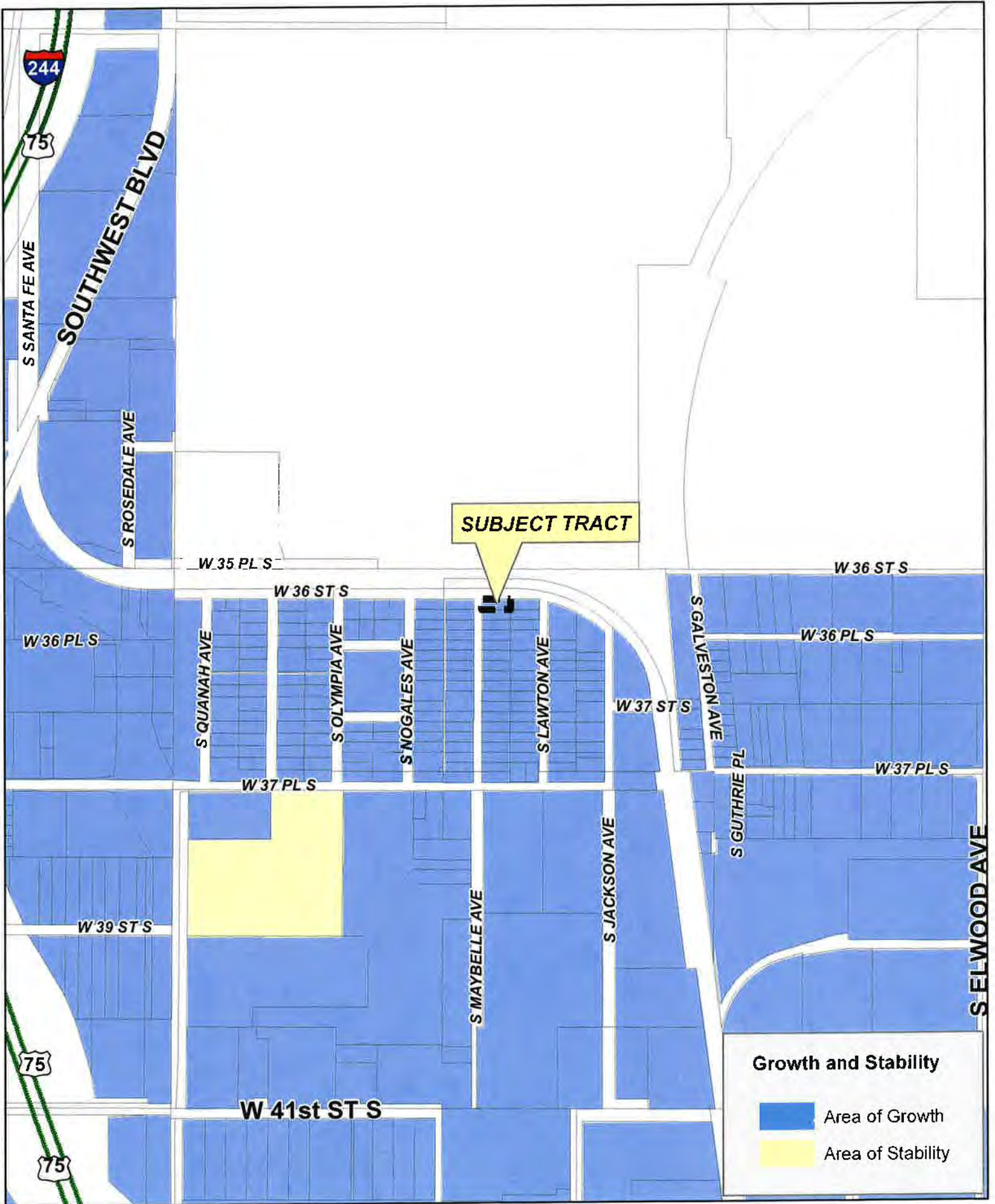




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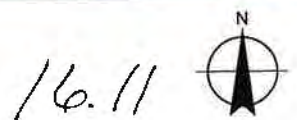
19-12 23





Z-7620

19-12 23





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7621

Hearing Date: October 6, 2021

Case Report Prepared by:

Dwayne Wilkerson

Owner and Applicant Information:

Applicant: A & S Multi-Family LLC

Property Owner: TARE LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Hotel

Proposed Use: Multi-family housing

Concept summary: Convert an under-utilized hotel to multifamily housing. Multi family housing is not allowed in an IL district. Rezoning is required to achieve the goal of repurposing that hotel

Tract Size: 2.84 ± acres

Location: East of the southeast corner of S. Memorial Dr. & E. 41st St. S.

Zoning:

Existing Zoning: IL

Proposed Zoning: CH

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9324
CZM: 48

City Council District: 5

Councilor Name: Mykey Arthrell-Knezek

County Commission District: 3

Commissioner Name: Ron Peters

SECTION I: Z-7621

DEVELOPMENT CONCEPT: Convert an under-utilized hotel to multifamily housing. Multi-family housing is not allowed in an IL district. Rezoning is required to achieve the goal of repurposing that hotel.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map

DETAILED STAFF RECOMMENDATION:

Z-7621 request CH zoning which is broadly consistent with the Employment land use designation of the Comprehensive Plan and also allows multi family residential uses that can support surrounding business and employment centers and,

The CH district is primarily intended to accommodate high-intensity commercial and related uses primarily in the core area of the city; encourage use of properties and existing buildings along older commercial corridors; and minimize encroachment and adverse land use impacts on stable residential neighborhoods, this zoning change will support repurposing existing buildings and has little or no impact on surrounding residential neighborhoods and,

Uses allowed in an CH district are similar and consistent with the expected development of surrounding IL properties,

Staff recommends Approval of Z-7621 to rezone property from IL to CH.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

***Staff Summary:** This site abuts an expressway and secondary arterial street. The previous hotel uses partially burned and there is an opportunity to provide work force housing in the remaining building. The zoning code does not allow residential uses in the industrial zoning districts. The applicant has applied for CH zoning to support multi family re-development.*

Land Use Vision:

Land Use Plan map designation: Employment

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

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts,

17.2

attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use

Areas of Stability and Growth designation: Area of Growth:

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: Secondary Arterial with Multi Modal Corridor designation:

East 41st Street South is considered a multi-modal corridor. Future development should emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail, and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: This is an existing hotel site with multiple buildings and ample parking. Originally the hotel was constructed with four buildings and used as an extended stay hotel. The north building burned, and the remains were demolished leaving three buildings that are planned to be residential multifamily work force housing.

STREET VIEW FROM SOUTHWEST CORNER LOOKING NORTHEAST:



Environmental Considerations: None that may affect site redevelopment

Streets:

| <u>Exist. Access</u> | <u>MSHP Design</u> | <u>MSHP R/W</u> | <u>Exist. # Lanes</u> |
|------------------------------------|--|-----------------|---|
| East 41 st Street South | Secondary Arterial with Multi Modal Corridor | 100 feet | 5 2 each direction with center turn lane |

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

| Location | Existing Zoning | Existing Land Use Designation | Area of Stability or Growth | Existing Use |
|-----------------|--|--------------------------------------|------------------------------------|---|
| North | RS-3 north of the Broken Arrow Expressway | Existing Neighborhood | Stability | Single Family |
| East | IL | Employment | Growth | Industrial supply |
| South | IL | Employment | Growth | Retail /whole sales and vehicle service |
| West | IL | Employment | Growth | Retail |

17.4

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11824 dated June 26, 1970, established zoning for the subject property.

Subject Property:

BOA-12148 September 1982: The Board of Adjustment **approved** a *Special Exception* to permit a hotel in an IL District, per plot plan submitted, on property located at Lots 2 and 3, Block 1, Bond Addition.

Surrounding Property:

BOA-17298 February 1996: The Board of Adjustment **approved** a *Variance* to permit the display of automobiles for sale on a surface other than an all-weather material behind the setback line immediately west of the showroom floor, limited to no more than 10 vehicles at any time (Section 222.) Use Unit 17, on property located at 3939 South Memorial Dr.

BOA-17038 May 1995: The Board of Adjustment **deny** a *Variance* to permit requirement that vehicles being parked, stored, or displayed for sale be located on an all-weather material before January 1, 1995, (Section 1407.E), Use Unit 17; and to **deny** a *Special Exception* to permit storage and/or display of motorized vehicles on a surface other than all-weather if located behind the building setback line (Section 222.) Use Unit 17; finding that the area in question is visible to surrounding developed uses, on property located at 3939 South Memorial Dr.

BOA-16627 April 1994: The Board of Adjustment **approve** the **appeal** and to **OVERTURN** the decision of the Administrative Official that the all-weather surface requirement for off-street parking applies to the display of automobiles for (merchandise)(Section 1303.D) Use Unit 17; finding that the vehicles are displayed merchandise for sale on the lot and this merchandise does not occupy required off-street parking, but is located in front of the building on a grassed display area; on property located at 3939 South Memorial Dr.

BOA-13724 August 1985: The Board of Adjustment **approved** a *Variance* to permit the 110' setback from the centerline of 41st Street to 100' to permit an addition to an existing structure in an IL zoned district; per plot plan submitted finding a hardship imposed on the applicant by the existing building encroachments in the area, on property located at 8545 East 41st Street.

BOA-13552 May 1985: The Board of Adjustment **deny** a *Special Exception* to permit a billiard parlor and restaurant in an IL zoned district; finding that the special exception request violates the spirit and intent of the Code and the Comprehensive Plan, on property located at 8548 East 41st Street.

BOA-13205 June 1984: The Board of Adjustment **approved** a *Special Exception* to permit Use Units 12 and 19 for a restaurant and billiard parlor in an IL district under the provisions of Section 1680, on property located at the southwest corner of South 87th East Avenue and East 41st Street.

BOA-13023 January 1984: The Board of Adjustment **deny** a *Special Exception* to permit a billiard parlor in an IL District under the provisions of Section 1580, on property located at the SW corner of South 87th East Avenue and East 41st Street.

BOA-11201 October 1980: The Board of Adjustment **approved** a *Variance* to permit a church related school, subject to the variance running with this applicant only, for a period of 3-years with a maximum of 90 students and subject to the parking letters which were approved by Mr. Jackere, on property located at 8516 East 41st Street.

BOA-10803 November 1979: The Board of Adjustment **approved** a *Variance* to permit the setback requirements from 75' to 0' on the north from an R District and **approve** a *Special Exception* to remove the screening requirement where the purpose of the screening cannot be achieved, per plot plan submitted, on property located at Lot 1, Bond Addition.

BOA-10628 August 1979: The Board of Adjustment **deny** a *Special Exception* to permit dancing and recreational facility in an IL District, on property located at 8516 East 41st Street.

BOA-10519 June 1979: The Board of Adjustment **approved** a *Special Exception* to permit the removal of the screening requirement where the purpose of the screening cannot be achieved, on property located at 3939 South Memorial Rd.

BOA-8326 August 1974: The Board of Adjustment **approved** a *Special Exception* to permit Use Units 12, 13, 14; and a *Variance* to permit Use Unit 19 in an IL District, on property located at 8200 East 41st Street.

BOA-8245 May 1974: The Board of Adjustment **approved** a *Special Exception* to permit operate furniture sales in and IL District as presented to the Board, on property located at north and east of 41st Street and Memorial.

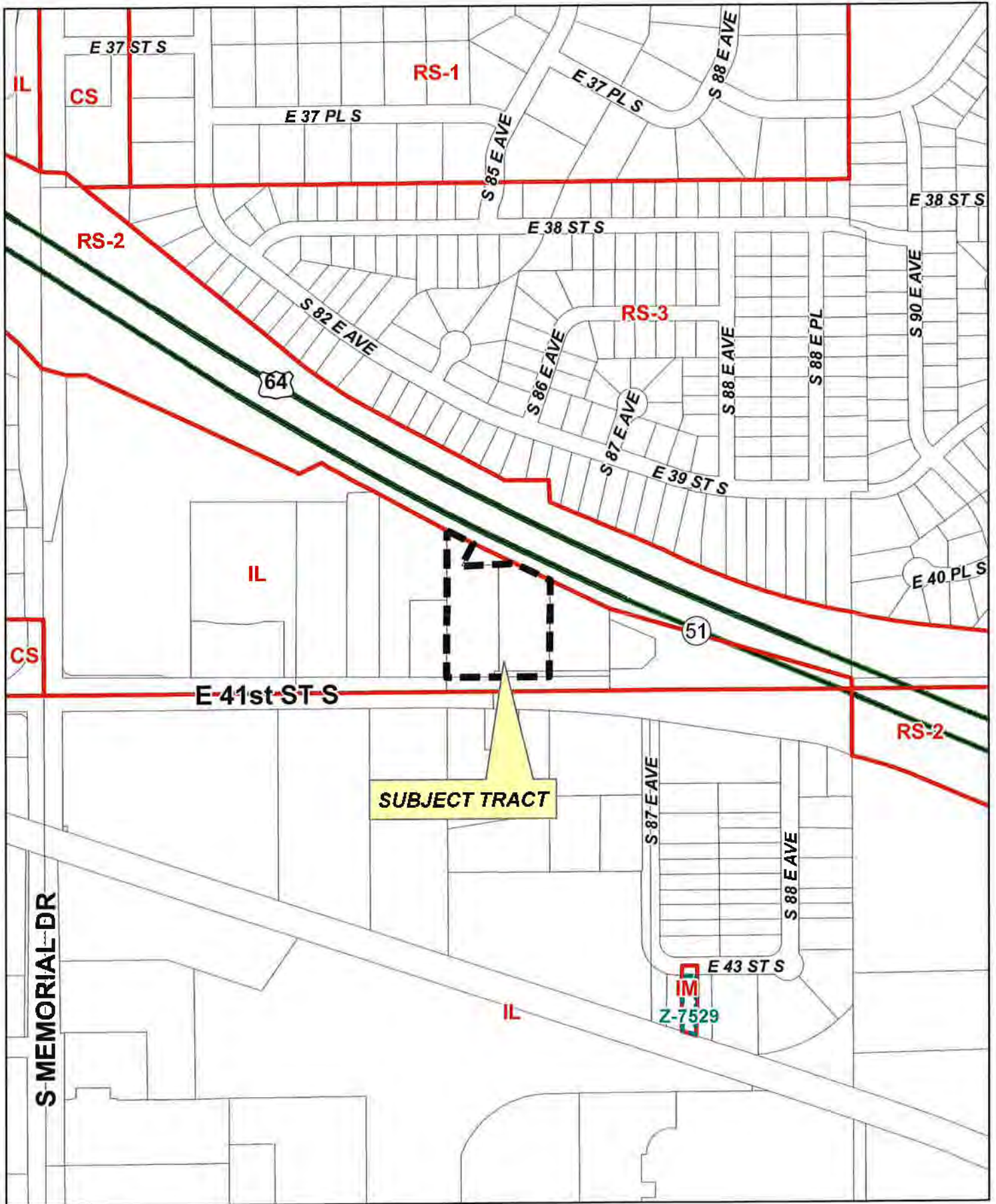
BOA-7477 July 1972: The Board of Adjustment **approved** a *Special Exception* to permit operating retail sales in an IL District and a *Variance* to permit using adjoining property for off-street parking in an IL District, on property located at 8516 East 41st Street.

BOA-7307 February 1972: The Board of Adjustment **approved** a *Special Exception* to permit operating a retail furniture sale along with wholesale sales within an IL District, on property located at 8445 East 41st Street.

BOA-6178 February 1969: The Board of Adjustment **granted** a *Special Exception* to permit erecting a building 50' into a U-3A district, on property located at 8550 East 41st Street.

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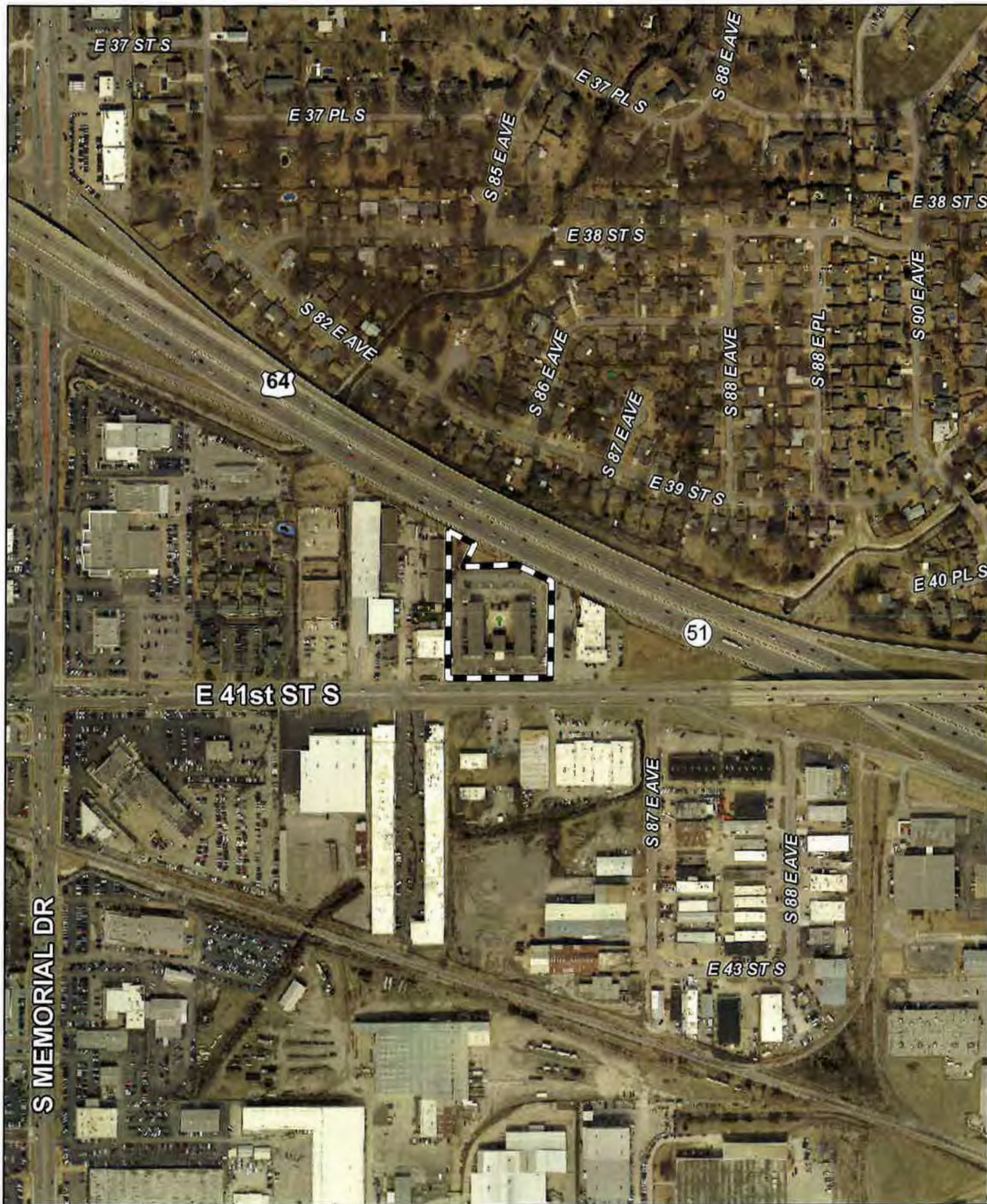
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Z-7621

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Subject Tract

Z-7621

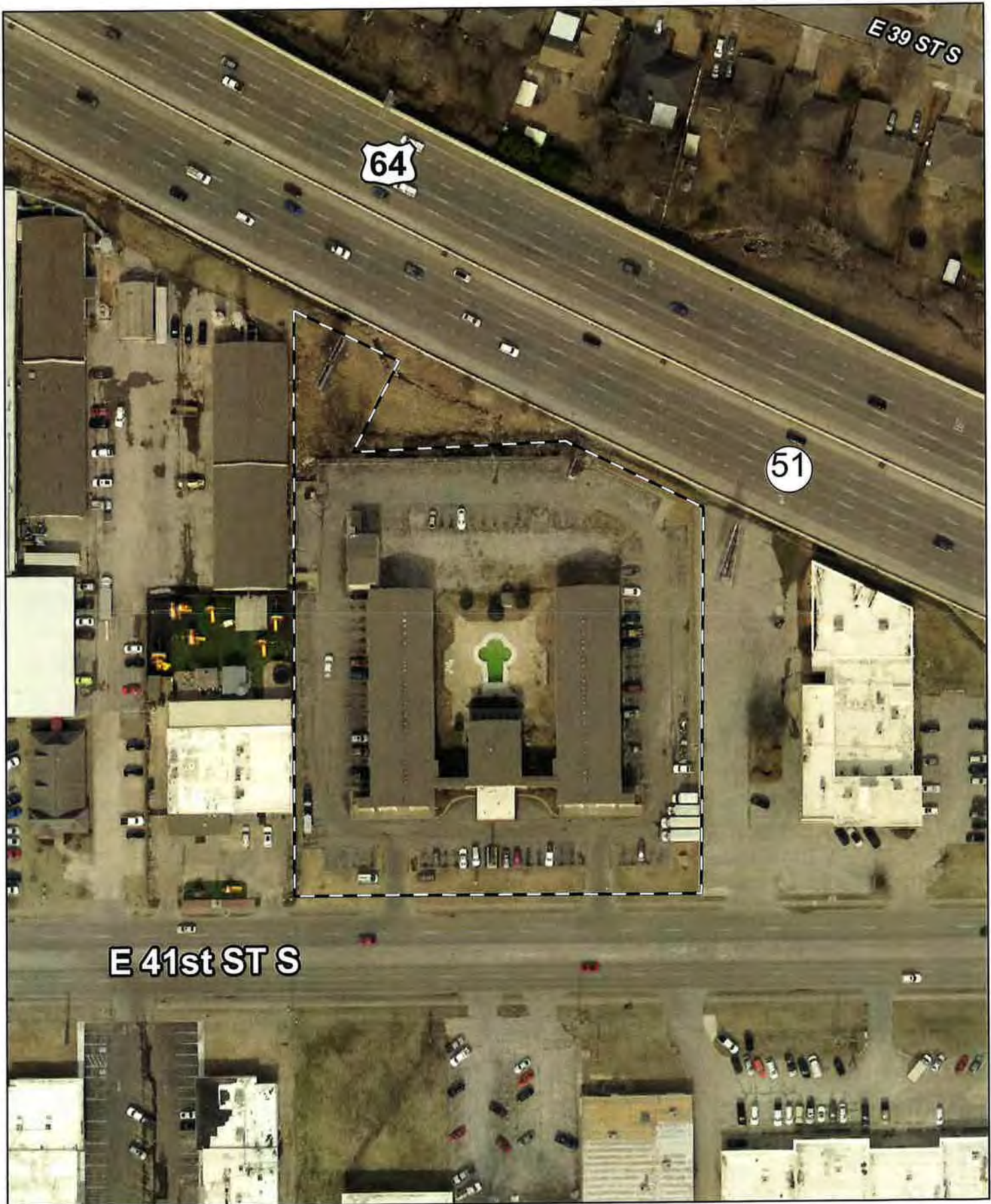
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



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Subject
Tract

Z-7621

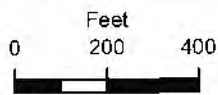
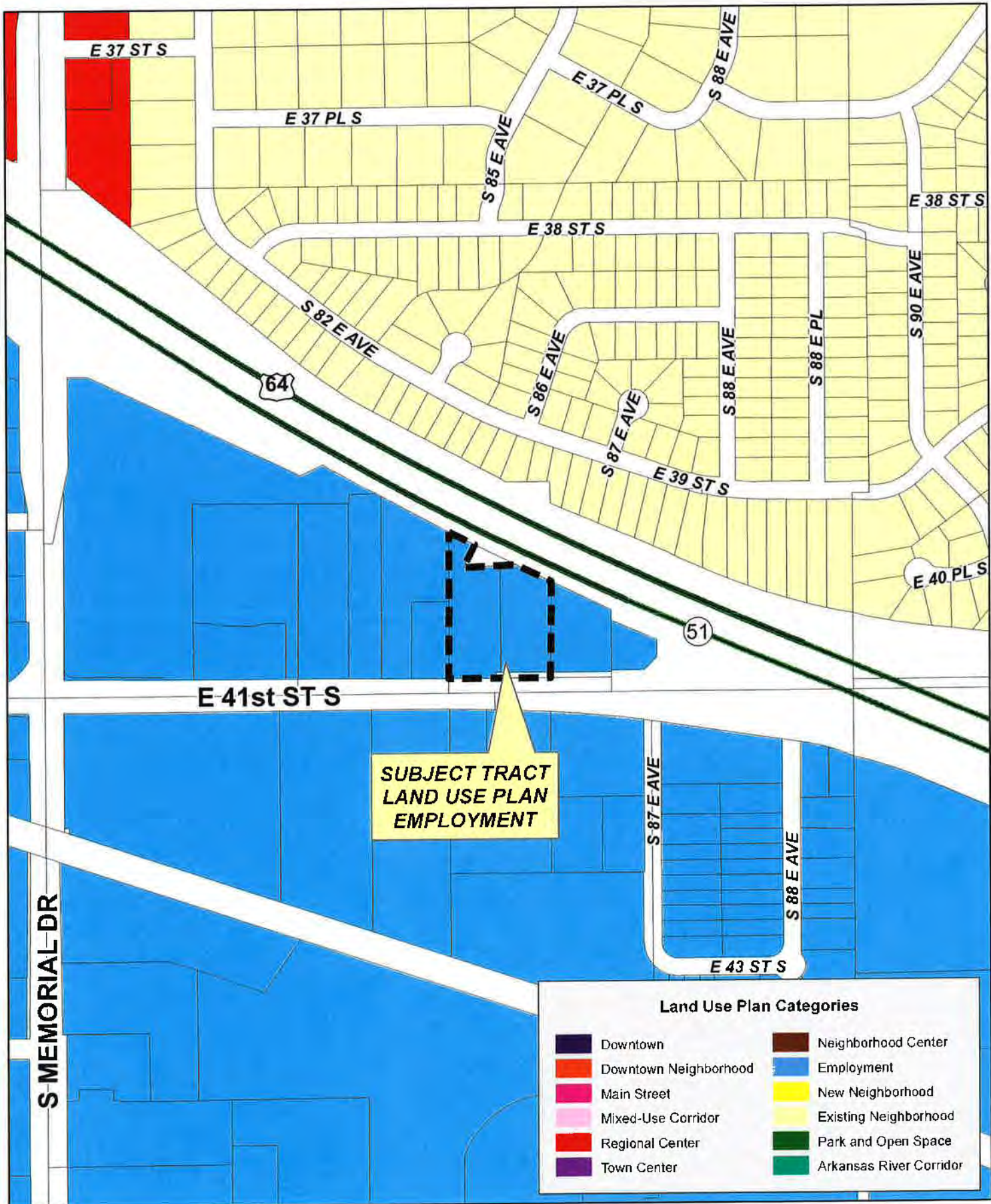
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Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: 2020/2021

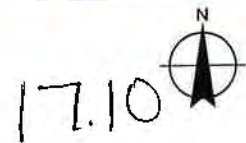


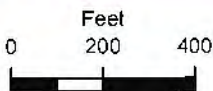
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Z-7621

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Z-7621

19-13 24





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7623

Hearing Date: October 6, 2021

Case Report Prepared by:

Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Malcolm E. Rosser IV

Property Owner: SCHOOL OF OZARKS INC THE

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Residential New Home
Development

Concept summary: Rezone to allow single family
residential development with wide range of lot sizes
that are consistent with the new neighborhood land
use designation in the comprehensive plan.

Tract Size: 89.62 ± acres

Location: South and East of the southeast corner of
East Admiral Place & South Lynn Lane Road

Zoning:

Existing Zoning: AG

Proposed Zoning: RS-5

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9401

CZM: 40

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: Stan Sallee

SECTION I: Z-7623

DEVELOPMENT CONCEPT: The applicant is requesting RS-5 zoning to allow a variety of lot sizes for single family homes. RS-5 zoning allows single family homes, cottage home development, townhomes, and patio homes.

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:

Z-7623 requesting RS-5 zoning allows single family residential uses that are compatible with the surrounding properties and,

Lot and building regulations in a RS-5 district allow a density greater than the abutting properties and are consistent with the anticipated future development pattern of the surrounding property and,

Lot and building regulations in an RS-5 zoning are consistent with the New Neighborhood land use designation of the Comprehensive Plan therefore,

Staff recommends Approval of Z-7623 to rezone property from AG to RS-5.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site abuts existing neighborhood land uses and is bisected by a flood plain that will significantly affect site development opportunities. The abutting properties were developed with stub streets that anticipated street connectivity. The RS-5 district supports small lots but also allows a variety of home ownership options and is consistent with the New Neighborhood land use designation

Land Use Vision:

Land Use Plan map designation: New Neighborhood

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

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

18.2

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 Lynn Lane Road is considered a secondary arterial and the street right of way will be dedicated for that standard during the subdivision compliance process. 4th Street is considered a residential collector and the major street and highway plan and currently stubs into the east boundary of this site. The collector street requires a minimum of 60 feet of street right-of-way and wider pavement than the minimum residential street section.

Trail System Master Plan Considerations: The trail system master plan does not provide guidance for trail plans in the flood plain area however the regulatory flood plain provides an opportunity for developers to include park and trail amenities that can be used by the surrounding property owners.

Small Area Plan: This site is included in the East Tulsa Neighborhood plan that was adopted in 2005. That plan has not been included in the current Tulsa Comprehensive plan however the plan is still referenced as part of any zoning consideration if it is included in the detailed study area. This site is approximately 2 miles east of the detailed study so no additional recommendations are included in the zoning analysis.

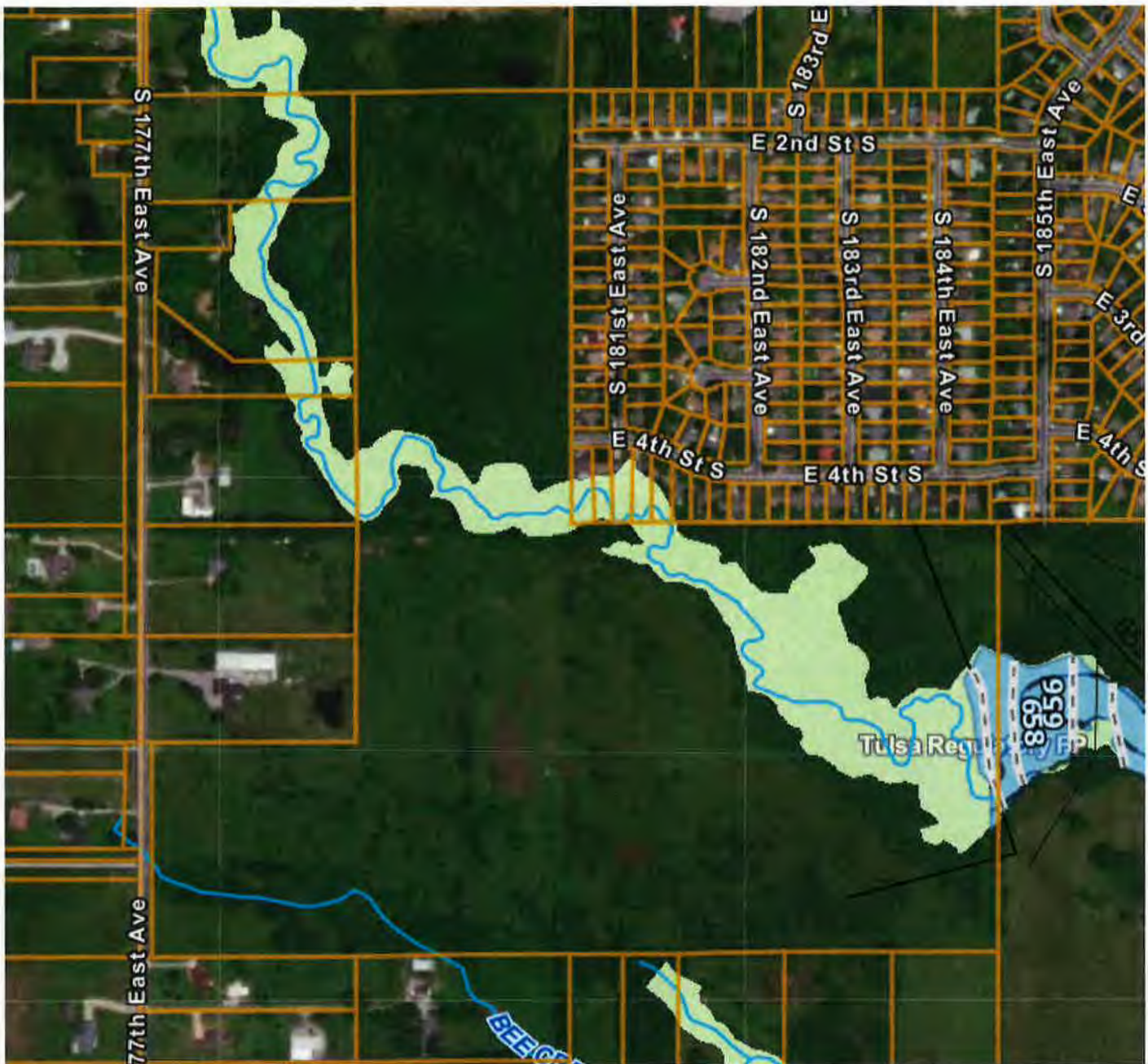
Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is undeveloped with rolling terrain and a mix of wooded areas and open fields on the north and east portions of the site and in the spunky creek tributary flood plain areas.

Environmental Considerations: This site is bisected by a tributary of Spunky Creek and the site design will be affected regulatory flood plain. Current flood maps show the FEMA flood hazard mapping ending near the east edge of this property.



Streets:

| <u>Exist. Access</u> | <u>MSHP Design</u> | <u>MSHP R/W</u> | <u>Exist. # Lanes</u> |
|-----------------------------------|--------------------|-----------------|-----------------------|
| South Lynn Lane Road | Secondary Arterial | 100 feet | 2 |
| East 2 nd Street South | None | 50 feet | 2 |
| East 4 th Street South | None | 50 feet | 2 |

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

18.4

| Location | Existing Zoning | Existing Land Use Designation | Area of Stability or Growth | Existing Use |
|----------|-----------------|--|--|--|
| North | RS-1 and RS-3 | Mixed Use Corridor and existing neighborhood | Stability where the existing neighborhood abuts the site: Growth in all other locations | Single family residential in the northeast quadrant of the site Undeveloped elsewhere |
| East | RD, RS-3 and AG | Existing and New Neighborhood | Stability where the existing neighborhood abuts the site: Growth in all other locations | Single family residential in the northeast quadrant of the site Undeveloped elsewhere |
| South | RS-3 and AG | New Neighborhood | Growth | Large lot undeveloped and residential |
| West | RS-1 and AG | New Neighborhood | Growth | Large lot undeveloped and residential |

SECTION III: Relevant Zoning History

Subject Property:

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

Surrounding Property:

Z-7327 June 2016: All concurred in approval of a request for *rezoning* a 4.6+ acre tract of land from AG/OL to CS on property located East of SE/c South 177th East Ave. and East Admiral Pl N.

BOA-20554 August 2007: The Board of Adjustment **approved** a *Variance* to permit minimum average lot width required in the AG district (Section 303), per plan, with condition for a copy of the right-of-way dedication to be submitted for the record after City Council approval; finding the hardship to be topographic because of the nature of the drainage and existing pond and finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; on property located at 345 South Lynn Lane Road East.

BOA-19817 May 2004: The Board of Adjustment **approved** a *Special Exception* to permit a church and accessory uses in an AG zoned district, with conditions: no daycare center or school; comply with all codes and meet all requirements of Storm Water Management Department and Department of Environmental Quality regarding sewage system, on property located at 944 South 177th East Avenue.

Z-5719 June 1982: All concurred in **approval** of a request for *rezoning* a 4.59+ acre tract of land from RS-1 to CS & AG on property located East of the SE corner of South 177th East Avenue and East Admiral Place.

BOA-9891 March 1978: The Board of Adjustment **approved** a *Variance* to permit the rear yard requirements from 20' to 16' per plot plan submitted, on property located at 18106 East 3rd Street.

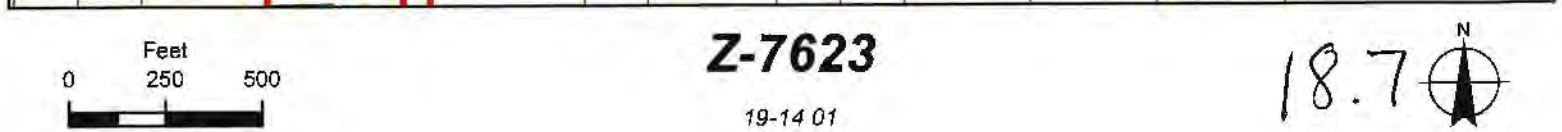
BOA-9460 April 1977: The Board of Adjustment **approved** a *Variance* to permit the side yard requirements from 10' to 5' to permit 5' on each side of the structures, subject to the elevations of Lots 17-21, Block 7, being approved by the City Engineer, in an RD District, on property located at South 181st East Avenue between 2nd Street and 4th Street.

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BOA-4891 December 1965: The Board of Adjustment **grants** a *permission* to permit off street parking for church use in a U-2-A District on Lots 17 through 24, inclusive, Block 11, Capitol Hill Second Addition, on property located at Lots 17-24, Block 11, Capitol Hill 2nd ADDN.

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Feet



Subject
Tract

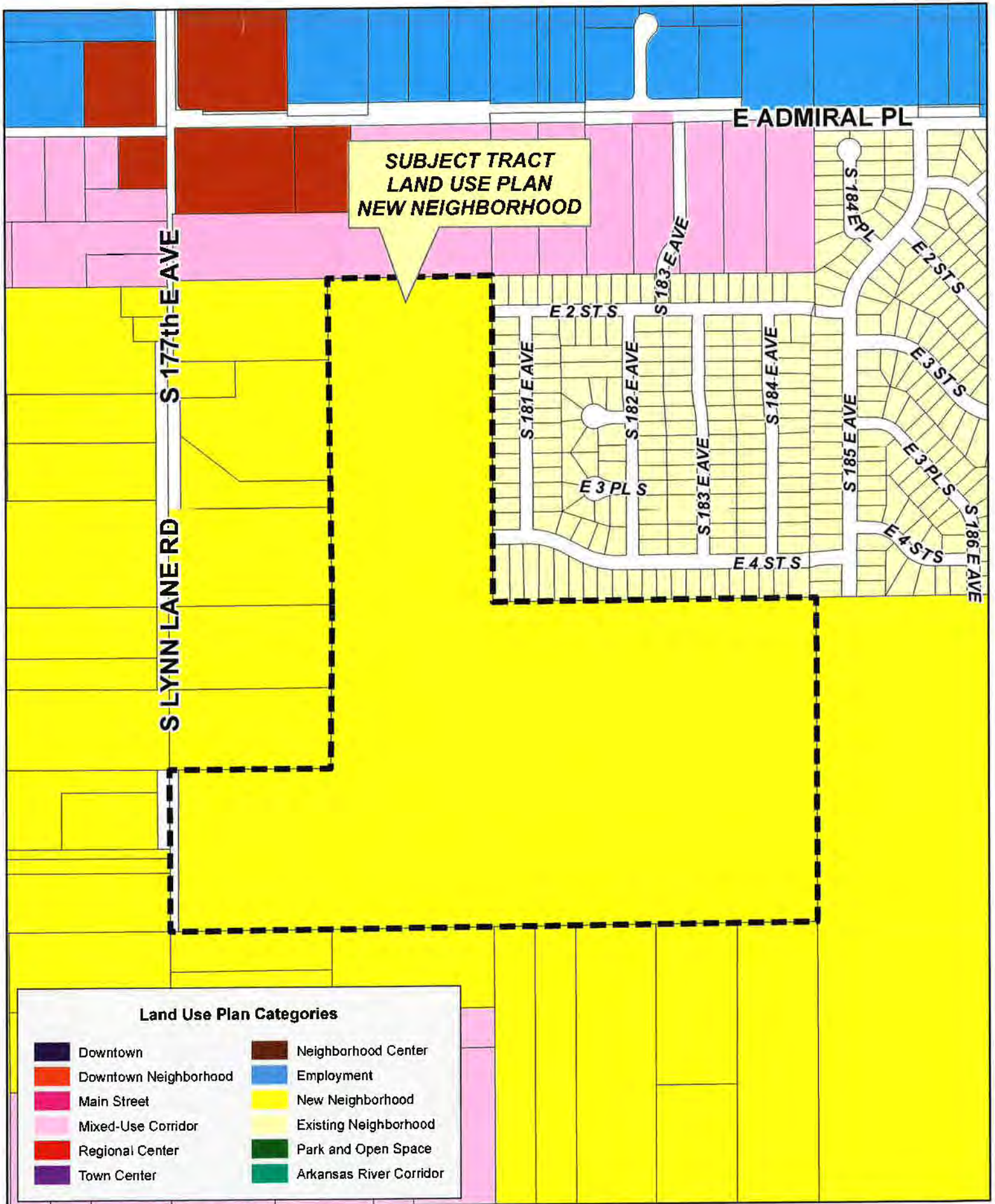
Z-7623

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

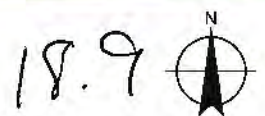
Aerial Photo Date: 2020/2021





Z-7623

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Z-7623

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Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7624

Hearing Date: October 6, 2021

Case Report Prepared by:

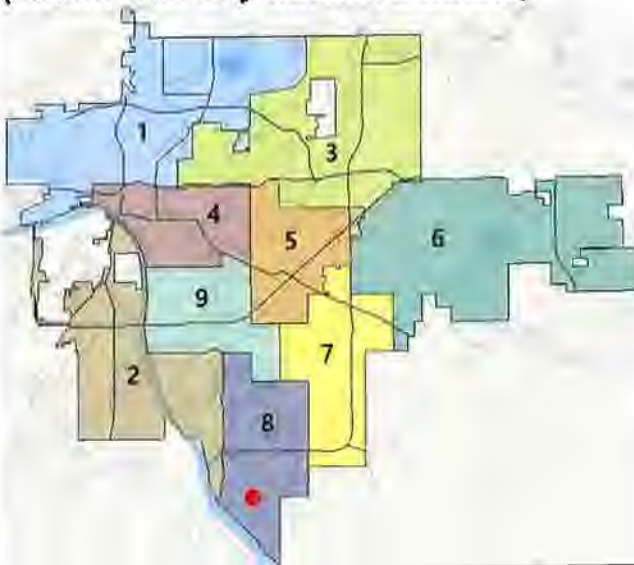
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Hall Estill (c/o Stuart VanDeWiele)

Property Owner: BROACH, BRIAN R ETAL

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Restaurant, Office, Retail

Concept summary:

Tract Size: 2.5 ± acres

Location: Southeast corner of East 111th Street
South & South Yale Avenue

Zoning:

Existing Zoning: AG

Proposed Zoning: CH with optional
development plan

Comprehensive Plan:

Land Use Map: Neighborhood Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

**Staff recommends approval of CH zoning but
only with the optional development plan defined
in Section II.**

Staff Data:

TRS: 8334
CZM: 57

City Council District: 8

Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Ron Peters

SECTION I: Z-7624

APPLICANTS DEVELOPMENT CONCEPT:

The Subject Property is a 2.5 acre (+/-) vacant tract of land located on the Southeast corner of 111th & South Yale Avenue (the "Subject Property").

The Applicant plans to develop the Subject Property by constructing two (2) buildings, one of which will be for two (2) restaurant and brewpub spaces and the other of which will be for a mix of office and retail spaces. The Applicant is designing the project to retain and take advantage of as many of the mature trees located on the Subject Property as possible by utilizing the natural open spaces located on site.

The size and scale of the development will complement the area and provide additional retail and dining options. The intended uses are compatible with the Subject Property's designation as a "Neighborhood Center" and an "Area of Growth".

The development is currently designed to contain approximately 10,700 square feet of restaurant and brew pub space and 5,050 square feet of office and retail space. The uses are designed to be complementary of one another from a parking standpoint and the development is currently designed with parking spaces which meets or exceeds the amount required by the Tulsa Zoning Code.

This Optional Development Plan is being voluntarily imposed by the Applicant to lessen the perceived or potential impact of the development on those residential areas in the immediate vicinity of the Subject Property.

Although the conceptual site plan submitted herewith depicts the current design contemplated by the Applicant, the final project may vary from the conceptual site plan.

In order to lessen the perceived or potential impact of the rezoning of the Subject Property (from AG to CH) on the nearby residentially zoned areas, the Applicant has elected to impose additional restrictions on the property by requesting the implementation of an Optional Development Plan as is allowed under the Tulsa Zoning Code.

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 Exhibit: Concept site plan

DETAILED STAFF RECOMMENDATION:

The CH district is primarily intended to accommodate high-intensity commercial and related uses primarily in the core area of the city and encourage use of properties and existing buildings along older commercial corridors, minimize encroachment and adverse land use impacts on stable residential neighborhoods. CH zoning at this location does is not necessarily consistent with the Neighborhood Center land use designation however,

The optional development plan provides reduced parking requirements for many uses that is important for the preservation of the existing tree cover and,

19.2

The optional development plan prohibits objectionable uses and,

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

Staff recommends Approval of Z-7624 to rezone property from AG to CH with the optional development plan outlined in Section II.

II. Z-7624 Optional Development Plan – Development Standards:

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in a CH 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.

The development of the Subject Property shall meet the standards of the CH zoning districts except as otherwise limited or restricted below:

1. Permitted Uses. The Subject Property shall be used only for the following Specific Uses included in the “Commercial” and “Other” Use Categories of the Tulsa Zoning Code:

- A. Assembly and Entertainment – Other Outdoor (subject to approval of a special exception for the same);
- B. Broadcast or Recording Studio;
- C. Business Support Service;
- D. Personal Improvement Service;
- E. Business or Professional Office;
- F. Medical, Dental or Health Practitioner Office;
- G. Restaurant;
- H. Bar (subject to compliance with spacing limitations);
- I. Brewpub (subject to approval of a special exception for the same);
- J. Consumer Shopping Goods; and
- K. Drive-in or Drive-through Facility (as a component of an allowed principal use).

along with all uses and amenities accessory or incidental thereto customarily found in office, shopping or restaurant developments.

2. Building Setbacks. The Subject Property shall comply with the setback requirements for the CH zoning district established by the Tulsa Zoning Code.

3. Minimum Parking. The Subject Property shall contain parking spaces in compliance with the Tulsa Zoning Code.

4. Height Limitations. The maximum building height on any structure located within the Subject Property shall be forty feet (40').

5. Other Bulk and Area Limitations. The Subject Property shall comply with all other bulk and area requirements imposed upon CH zoned properties by the Tulsa Zoning Code.
6. Signage. The Subject Property shall comply with all CH sign standards except as follows:
 - A. Pole signs are prohibited and all free standing signage must be monument style signage with a maximum height of 20 feet.
 - B. Dynamic displays are prohibited

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Some uses allowed in a CH zoned district are not consistent with the Neighborhood Center land use designation and the supplemental regulations for signage may not be consistent with the expected development pattern in the area. The optional development plan adds signage limitations additional landscaping standards to help integrate this Neighborhood Center into the existing neighborhood.

Land Use Vision:

Land Use Plan map designation:

Neighborhood Centers: This land use designation 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:

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: East 111th Street South is a secondary arterial. South Yale Avenue is designated a secondary arterial with a multi modal corridor designation.

194

Multi Modal Corridor: South Yale Avenue is a multimodal corridor. Future development should emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail, and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Undeveloped with large trees and very little topographic change.

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 111 th Street South | Secondary Arterial | 100 feet | 2 |
| South Yale Avenue | Secondary Arterial with Multi modal corridor | 100 feet | 2 |

Utilities:

The subject tract has municipal water and sewer available.

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Surrounding Properties:

| Location | Existing Zoning | Existing Land Use Designation | Area of Stability or Growth | Existing Use |
|----------|------------------|-------------------------------|-----------------------------|--|
| North | RS-2 and PUD 447 | Neighborhood Center | Growth | Single family neighborhood. The abutting property is a large storm water detention facility. |
| East | AG | Existing Neighborhood | Growth | Religious Assembly |
| South | AG | Neighborhood Center | Growth | Fire Station |
| West | OL | Neighborhood Center | Growth | Office buildings |

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11833 dated June 26, 1970, established zoning for the subject property.

Subject Property: *None*

Surrounding Property:

BOA-20271 May 2006: The Board of Adjustment **approved** a *Variance* to permit the requirement that illumination of a sign shall be by constant light (Section 302.B.2b) to permit an LED message board, on property located at 5050 East 111th Street South.

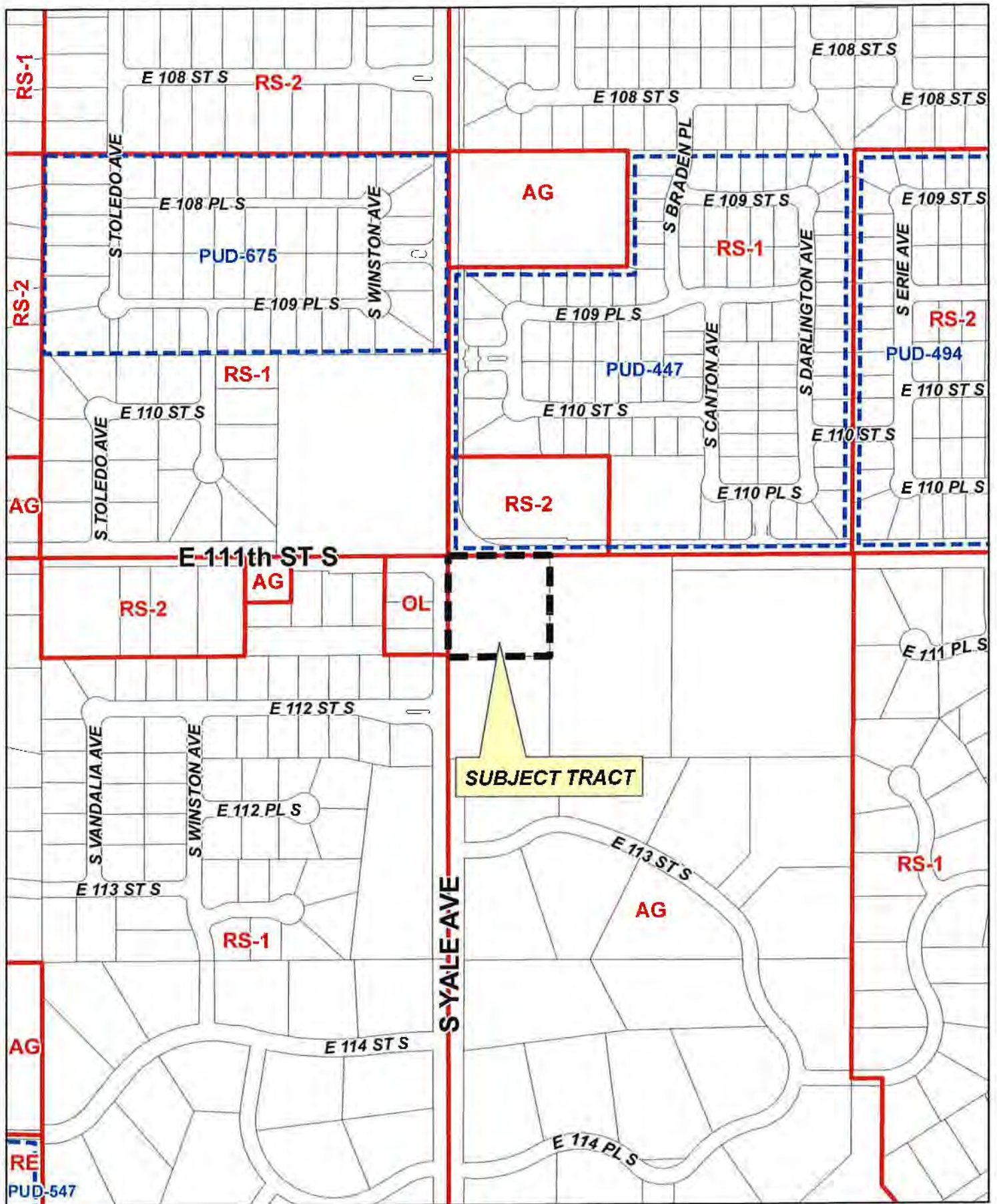
BOA-19373 June 2002: The Board of Adjustment **approved** a *Variance* to permit required setback from East 111th Street from 100' from centerline to 83' from centerline, on property located at SW/c South Yale & East 111th Street.

BOA-14343 February 1987: The Board of Adjustment **approved** a *Variance* to permit for parking in the required front yard; per plot plan submitted; finding a hardship demonstrated by the size, shape, and location of the tract on the corner of two major arterial streets; finding that the proposed parking lot is adjacent to an agriculture district, on property located at SE/c 111th street and Yale Avenue.

Z-6225 December 1988: All concurred in **approval** of a request for *rezoning* a 33.5± acre tract of land from AG to RS-2 on property located Northeast corner of East 111th Street South and Yale Avenue.

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Z-7624

**with Optional
Development Plan**

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Subject
Tract

18-13 34

Z-7624
with Optional
Development Plan

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

Aerial Photo Date: 2020/2021

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S YALE AVE

E 111th ST S

E 112 ST S



**Subject
Tract**

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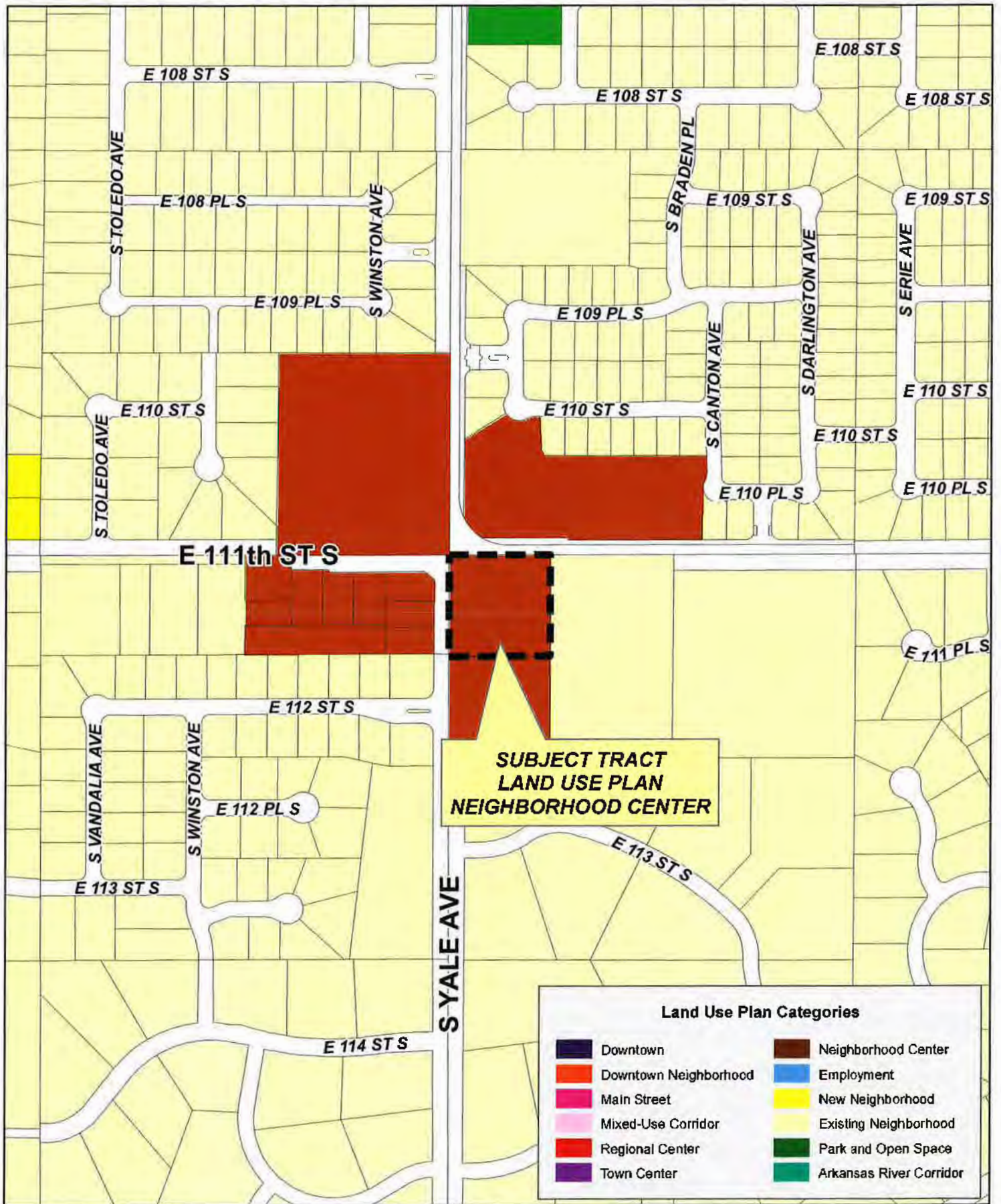
**Z-7624
with Optional
Development Plan**

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

Aerial Photo Date: 2020/2021

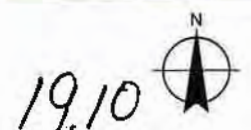
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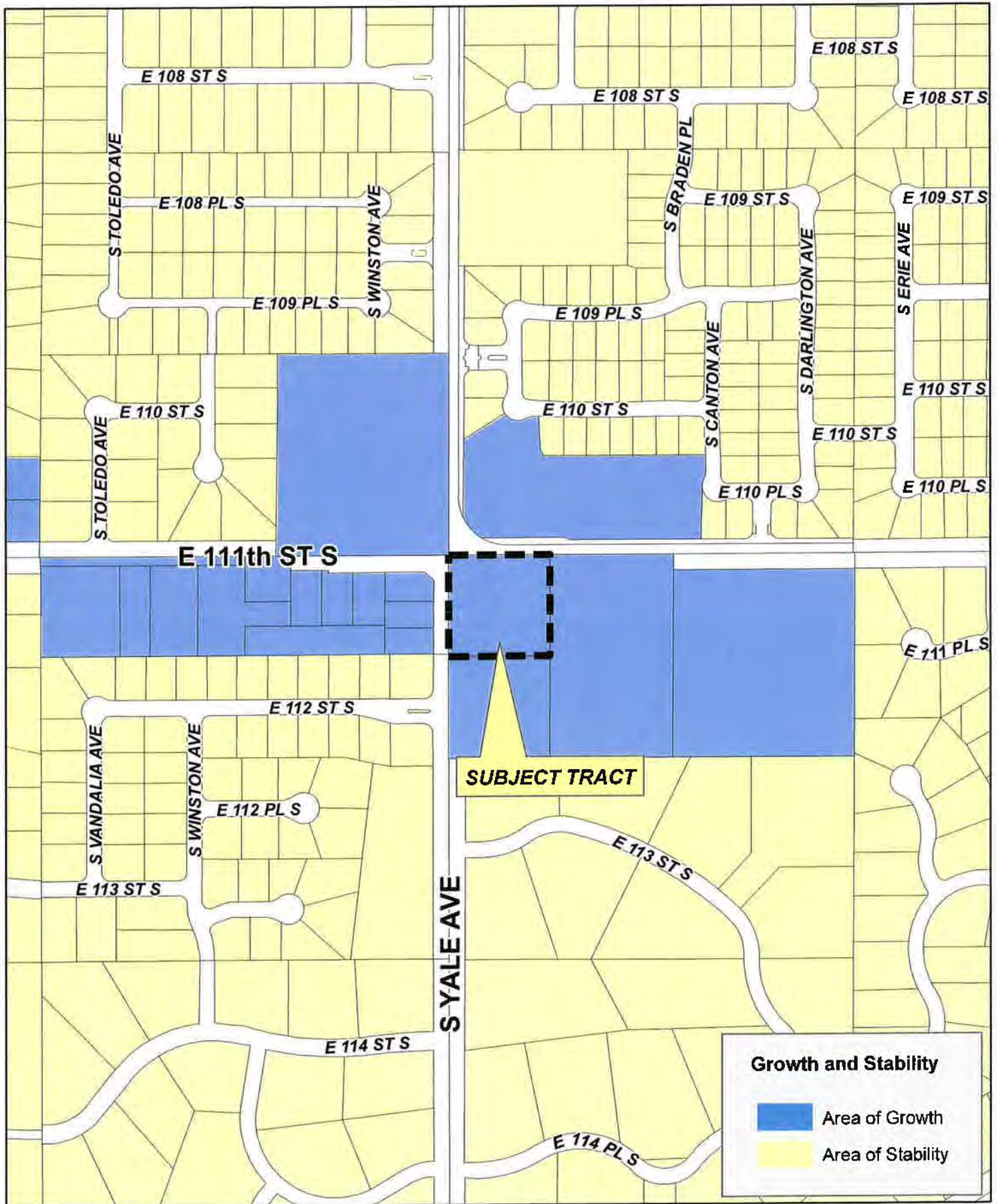




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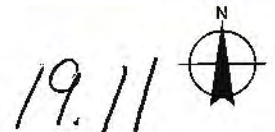
Z-7624
with Optional
Development Plan

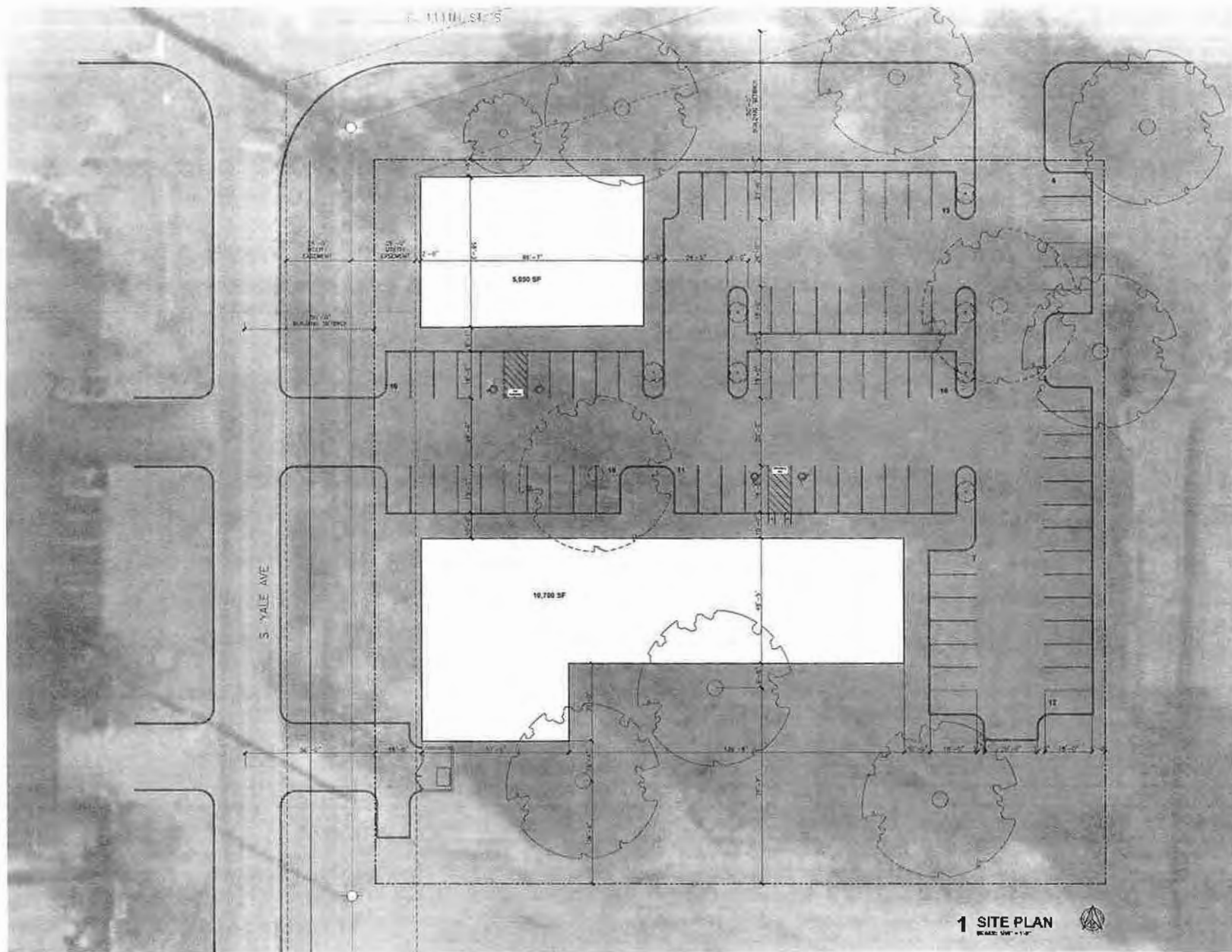




18-13 34

Z-7624
with Optional
Development Plan





wdesign
ARCHITECTURE & INTERIORS
608 East 3rd Street
Tulsa, OK 74103
Office: 918.794.6616
Fax: 918.794.6602
www.wdesignsite.com

SEAL:

PROJECT:

**THE
GROVE**

**PROJECT #
21078**

**111TH & YALE AVE
TULSA, OK
74137**

CONSULTANT:

REVISIONS:

ISSUE DATE:

5.18.2021

SHEET NAME:

SITE PLAN

SHEET #:

A101

Sawyer, Kim

From: jacobdo@aol.com
Sent: Wednesday, September 29, 2021 1:59 PM
To: esubmit
Subject: Proposed Zoning Change of the South East corner of 111th and Yale

Wednesday, September 29, 2021

Dear Sirs:

I am a resident of the Lexington subdivision in Tulsa. I am writing to you with my concerns regarding the zoning change of the South East corner of 111th and Yale.

I am opposed to the proposed plans which include the construction of 2 restaurants and an office building at this location for the following reasons:

The amount of traffic in our area has increased substantially just in the past 5 years, especially during rush hours making it difficult to exit our addition. The proposed addition of the retail and commercial buildings would further compound the congestion especially during construction, not to mention the increase in noise pollution.

Is there really a need for more restaurants when there are already several restaurants with comparable menus within a 1-2 mile radius which have much easier access.

I am also against the removal of green space and the trees on this corner just to have it replaced with concrete. The last thing we need is replacement of this green space with restaurants and office space that many times ends up sitting empty. The South West corner of 111th and Yale, as well as 101st and Yale, and 91st and Yale, have retail properties sitting empty. As one drives around Tulsa it is hard not to notice all the office spaces that are sitting empty as well. Before building more retail or commercial sites why don't we utilize these already existing empty spaces?

I sincerely hope that you will take these concerns under consideration with regards to the proposed plans and the impact this will have on our community.

Thanking you,

Jacob Tarabolous

Sawyer, Kim

From: JEANETTE KING <j.a.king@att.net>
Sent: Monday, September 27, 2021 11:36 PM
To: esubmit
Subject: Zoning change at SE corner of 111th and Yale.

The roads in every direction at that intersection are only single lanes in each direction. The 111th going west even narrows to one lane in both directions. Since the city has no foreseeable plan to expand the lanes, this development would produce a traffic nightmare. Please deny the rezoning at this time.

Jeanette King
11024 S. Urbana Av 918.671.1727

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19.14



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-299-D
(related to Z-7625)

Hearing Date: October 6, 2021

Case Report Prepared by:

Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: OKLAHOMA STUDIOS LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Broadcast & Recording Studio

Concept summary: The zoning code does not allow expansion of old planned unit developments. Site development will occur on property outside the PUD so it is important to abandon the PUD that was originally approved in 2002.

Tract Size: 3.48 ± acres

Location: Northeast Corner of East 81st Street
South and South Harvard Avenue

Zoning:

Existing Zoning: PUD-299C/RD/OL

Proposed Zoning: OM with optional
development plan

Comprehensive Plan:

Land Use Map: Neighborhood Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

**Staff recommends approval of the abandonment
of PUD 299-C.**

Staff Data:

TRS: 8309
CZM: 52

City Council District: 8

Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Ron Peters

20.1

SECTION I: PUD-299-D

APPLICANTS DEVELOPMENT CONCEPT:

The Project that is the subject of this Application is comprised of 2 lots located at the northeast corner of East 81st Street South at South Harvard Avenue. The corner lot (Lot 6, Block 3, Timbercrest Addition) is currently zoned OL/RD/PUD-299-C. The adjacent lot to the east (Lot 7, Block 3, Timbercrest Addition) is currently zoned RS-1. The Applicant has filed applications to rezone the project to Office Medium (OM) and impose development standards over the Project with an Optional Development Plan and abandon PUD-299-C.

PUD-299 was originally adopted in 1982 for a townhouse and office development on Lot 6. The PUD was subsequently amended in 2000 to accommodate single-family residences and again in 2002 for an office development. The proposed developments never came to fruition and Lot 6 remains vacant. Lot 7 is also vacant.

The property owner desires to rezone the project to Office-Medium (OM) and to abandon the PUD in order to construct a recording studio that is focused on video and film production. The studio will be located on Lot 6 with parking to serve the studio on part of Lot 7. A conceptual Site Plan of the Project is included and attached as Exhibit "A-1. As shown on the conceptual Site Plan to buffer the Project, a substantial portion of Lot 7 will remain natural.

The Applicant proposes to subject the project to an Optional Development Plan to maintain substantially similar development standards as were imposed by the PUD, which were intended to preserve portions of the existing vegetation and provide screening and privacy to the residential neighborhood east and north of the Project. Except as provided in the Optional Development Plan included in Z-7625 all other standards of the OM Zoning District shall apply.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

PUD 299-C was approved with uses and supplemental regulations that are no longer clearly identified in the Tulsa Zoning Code that was adopted in 2016 and,

Zoning Code standards for landscaping, lighting, signage and all other details referenced in the original PUD and the office districts are more robust than the original PUD process contemplated and,

The proposed uses identified in Z-7625 are consistent with Neighborhood Center land use designation and,

The zoning code does not allow expansion of previous PUD boundaries therefore,

Staff recommends Approval of PUD-299-D which will abandon PUD-299-C. Staff only recommends approval of PUD-299D if the related zoning is changed from RD and OL to OM with the optional development plan defined in Z-7625.

20.2

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Abandonment of PUD 299-C along with all previous versions of the PUD then rezoning with OM and the optional development plan is consistent with the previously approved PUD and zoning and is also consistent with the Neighborhood Center Land use designation in the Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Neighborhood Center

Neighborhood Centers: This land use designation 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: 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:

South Harvard Avenue is considered a multi-modal corridor. Future development should emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail, and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is wooded with a steep terrain. The low point on the site is at the intersection of East 81st Street South and South Harvard with the highest point being north and east of the site.

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 81 st Street South | Secondary Arterial | 100 feet | 6 lanes at intersection tapering to 2 lanes east of the site |
| South Harvard Avenue | Secondary arterial with multi modal corridor designation | 100 feet | 6 lanes at intersection tapering to 2 lanes north of site |

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

| <u>Location</u> | <u>Existing Zoning</u> | <u>Existing Land Use Designation</u> | <u>Area of Stability or Growth</u> | <u>Existing Use</u> |
|-----------------|------------------------|--------------------------------------|------------------------------------|---|
| North | RS-1 | Existing neighborhood | Stability | Single family residential |
| East | RS-1 | Existing Neighborhood | Stability | Single family residential |
| South | CS, RS-2 and PUD 168-A | Neighborhood Center | Growth | Shopping center and single family residential |
| West | RS-2 | Neighborhood Center | Stability | Single family residential |

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 19958 dated August 19th 2002, and Ordinance number 11828 dated June 26, 1970 established zoning for the subject property.

20.4

Subject Property:

Z-6864/PUD-299-C August 2002: All concurred in **approval** of a request to rezone a 2.58+ acre tract of land from RD/RM-1/PUD-299-B to OL/RD/PUD-299-C on property located Northeast corner of East 81st Street and South Harvard.

Z-5759 December 1982: All concurred in **approval** of a request for *rezoning* a 4.5+ acre tract of land for low-intensity residential and surrounded on three sides by low-intensity residential, on property located 1918 E. 51st Street.

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Surrounding Property:

BOA-22545 December 2018: The Board of Adjustment **approved** a *Special Exception* to permit a bar on a lot within 150 feet of an R-zoned lot (Section 15.020-G); and **approved** *Verification* of the 300-foot spacing requirement for a bar from public parks, schools, other bars, religious assemblies, and sexually oriented business establishments and the public entrance doors 50 feet from an R-zoned lot (Section 40.050), on property located at 8281 South Harvard Avenue East.

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PUD-168-A July 2015: All concurred in **approval** of a proposed *Planned Unit Development* on a 8.99+ acre tract of land for on property located Southeast corner of East 81st Street and South Harvard Avenue.

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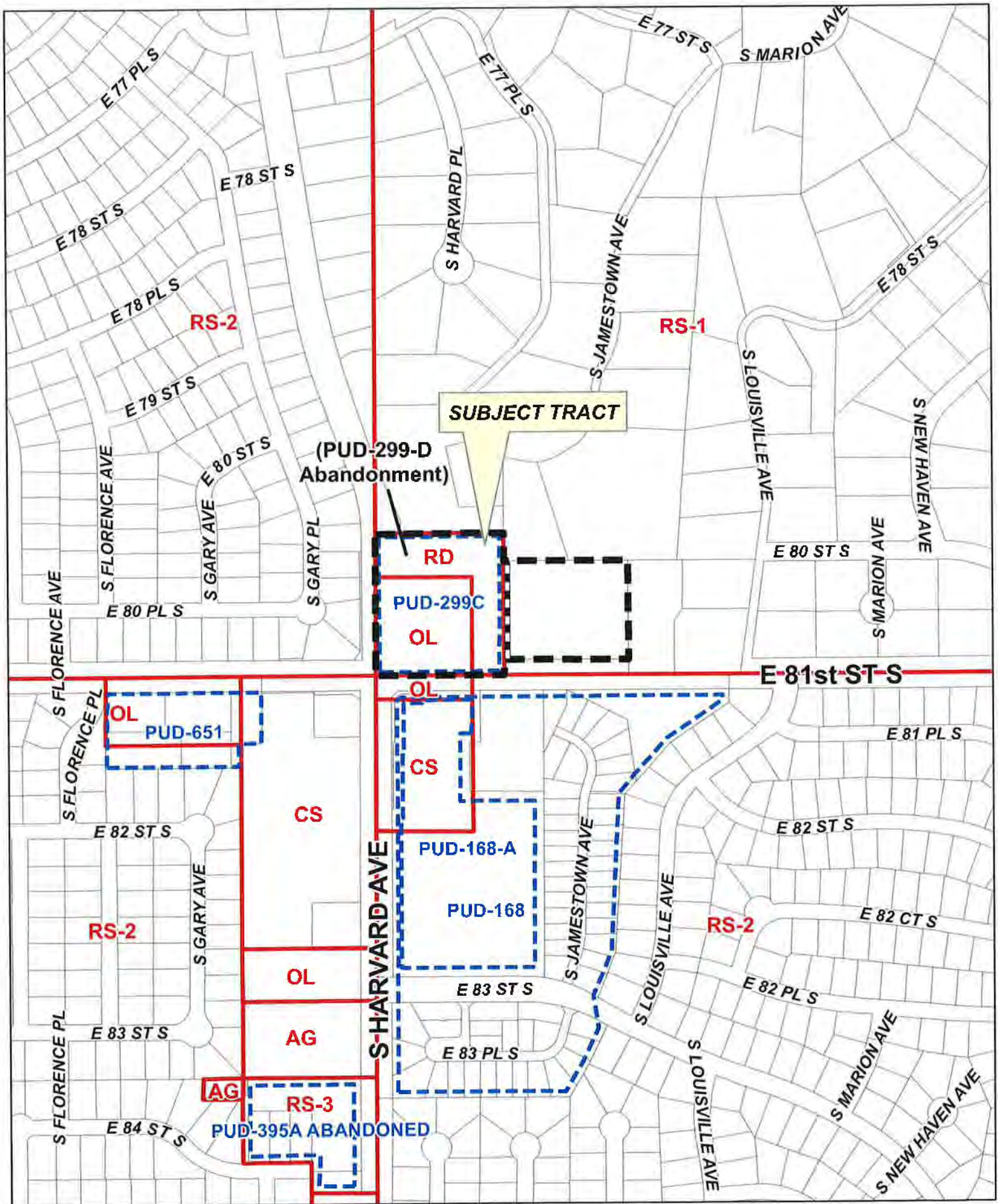
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BOA-8683 August 1975: The Board of Adjustment **approved** a *Variance* to permit of setback requirements from 35' to 22' on the south, per plot plan, in a RS-2 District, on property located at 8104 South Louisville Avenue.

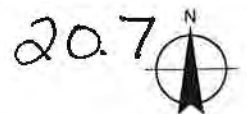
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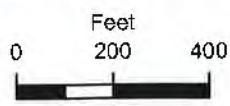
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 Z-7625
18-13 09

**PUD-299-D ABANDONMENT/
Z-7625 with Optional
Development Plan**





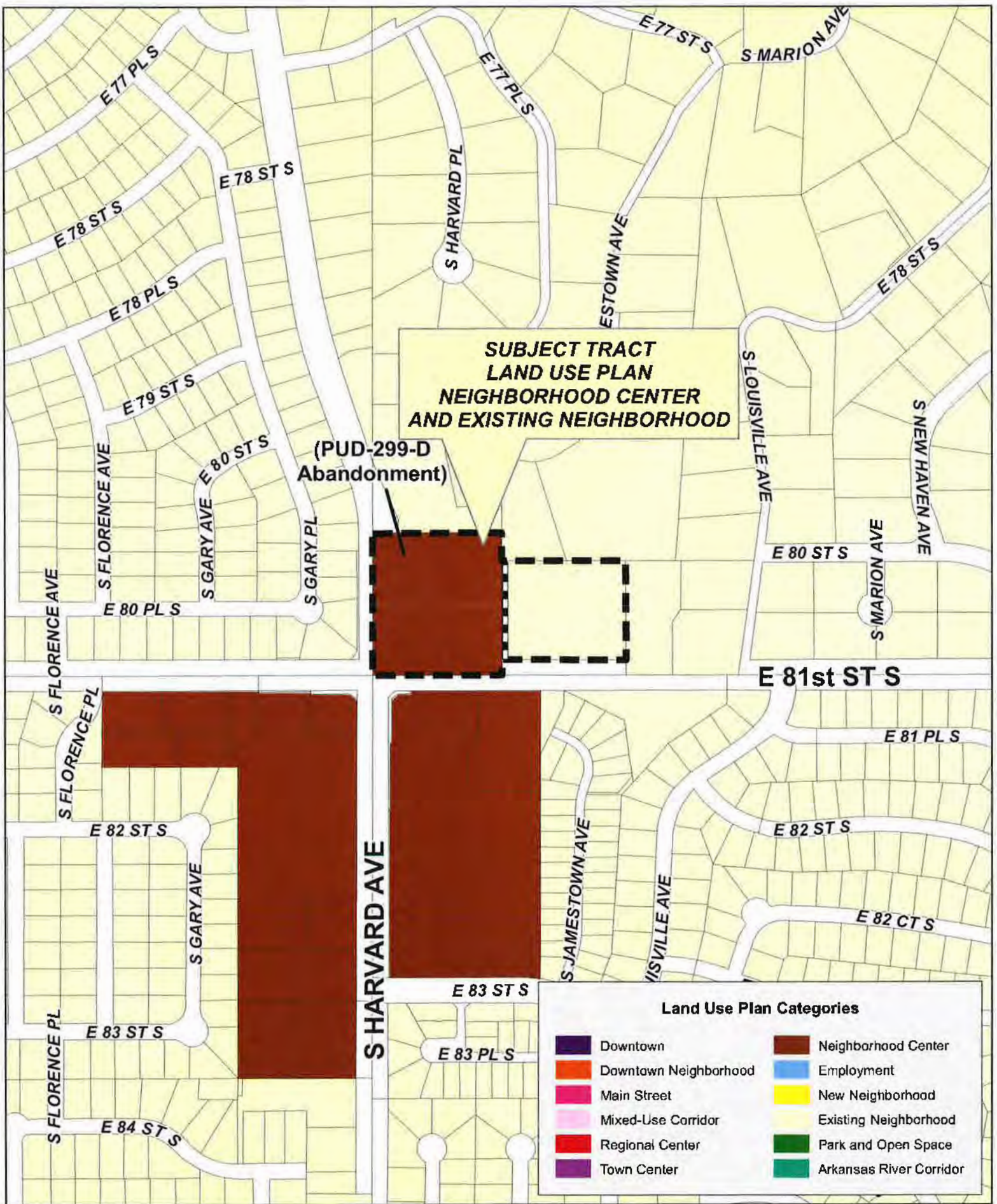
 Z-7625
18-13 09

**PUD-299-D ABANDONMENT/
Z-7625 with Optional
Development Plan**

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

Aerial Photo Date: 2020/2021

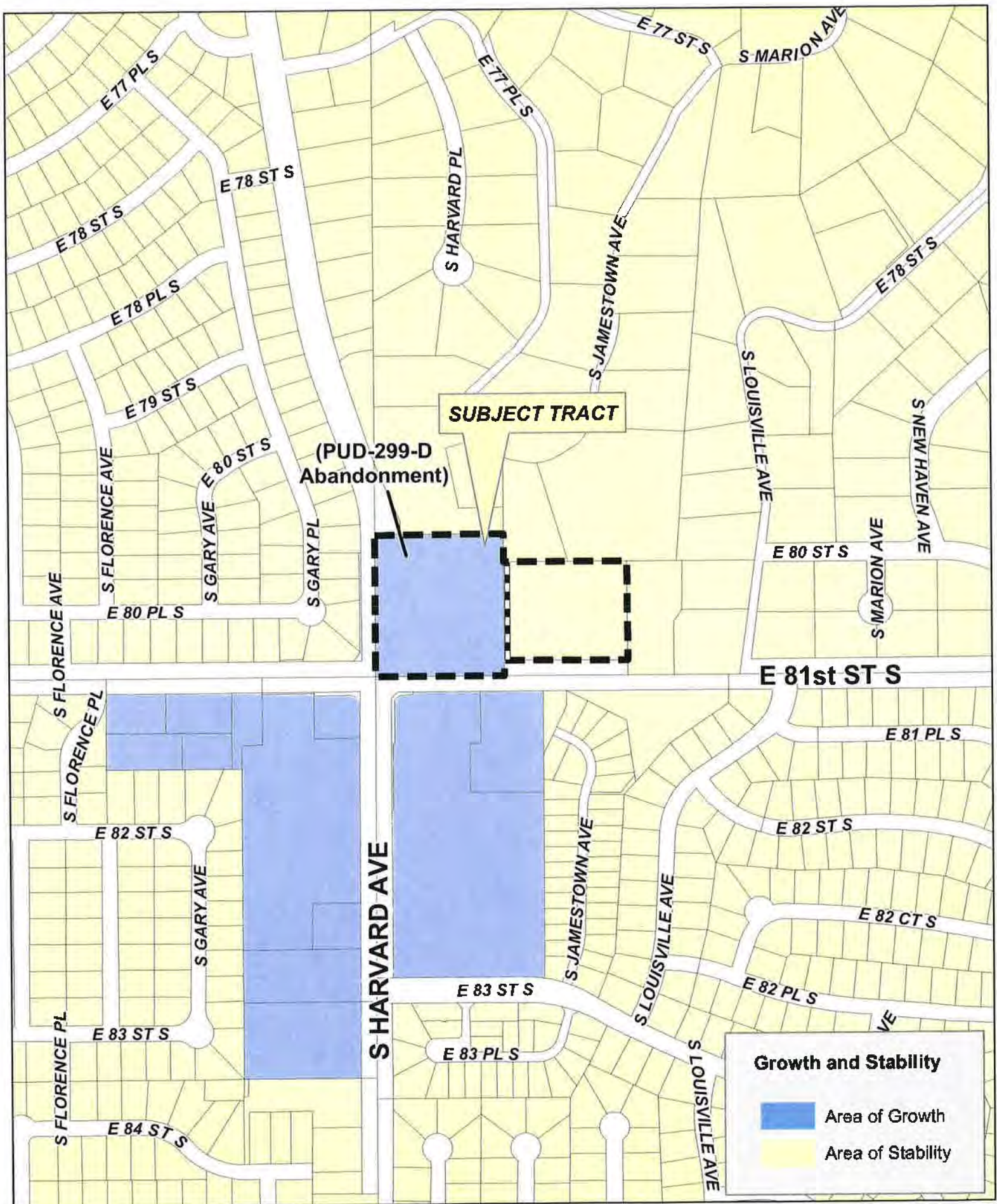




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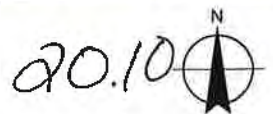
**PUD-299-D ABANDONMENT/
Z-7625 with Optional
Development Plan**

20.9



 Z-7625
18-13 09

**PUD-299-D ABANDONMENT/
Z-7625 with Optional
Development Plan**





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7625
(related to PUD-299-D)

Hearing Date: October 6, 2021

Case Report Prepared by:

Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: OKLAHOMA STUDIOS LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Broadcast & Recording Studio

Concept summary: The zoning code does not allow expansion of planned unit developments. Site development will occur on property outside the PUD so it is important to abandon the PUD that was originally approved in 2002 and rezone to OM with an optional development plan.

Tract Size: 6.28 ± acres

Location: Northeast Corner of East 81st Street
South and South Harvard Avenue

Zoning:

Existing Zoning: PUD-299C/RD/OL

Proposed Zoning: OM with optional
development plan

Comprehensive Plan:

Land Use Map: Neighborhood Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

**Staff recommends approval of Z-7625 but only if
the abandonment of PUD 299-D is approved.**

Staff Data:

TRS: 8309

CZM: 52

City Council District: 8

Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Ron Peters

21.1

SECTION I: Z-7625

APPLICANTS DEVELOPMENT CONCEPT:

The Project that is the subject of this Application is comprised of 2 lots located at the northeast corner of East 81st Street South at South Harvard Avenue. The corner lot (Lot 6, Block 3, Timbercrest Addition) is currently zoned OL/RD/PUD-299-C. The adjacent lot to the east (Lot 7, Block 3, Timbercrest Addition) is currently zoned RS-1. The Applicant has filed applications to rezone the project to Office Medium (OM) and impose development standards over the Project with an Optional Development Plan and abandon PUD-299-C.

PUD-299 was originally adopted in 1982 for a townhouse and office development on Lot 6. The PUD was subsequently amended in 2000 to accommodate single-family residences and again in 2002 for an office development. The proposed developments never came to fruition and Lot 6 remains vacant. Lot 7 is also vacant.

The property owner desires to rezone the project to Office-Medium (OM) and to abandon the PUD in order to construct a recording studio that is focused on video and film production. The studio will be located on Lot 6 with parking to serve the studio on part of Lot 7. A conceptual Site Plan of the Project is included and attached as Exhibit "A-1. As shown on the conceptual Site Plan to buffer the Project, a substantial portion of Lot 7 will remain natural.

The Applicant proposes to subject the project to an Optional Development Plan to maintain substantially similar development standards as were imposed by the PUD, which were intended to preserve portions of the existing vegetation and provide screening and privacy to the residential neighborhood east and north of the Project. Except as provided in the Optional Development Plan included in Z-7625 all other standards of the OM Zoning District shall apply.

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
 - Architectural Setback Illustration

DETAILED STAFF RECOMMENDATION:

The OM district is primarily intended to accommodate medium-intensity office development, together with community facilities typically found in conjunction with offices, the proposed development identified is consistent with that goal and,

The optional development plan standards includes clearly defined uses, setbacks, height, and landscape standards that are anticipated in a Neighborhood Center and expected infill on the edges of an existing neighborhood and,

The proposed development is consistent with the previously expected development identified in PUD 299-C and the expected surrounding development area.

21.2

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

Staff recommends Approval of Z-7625 to rezone property from RD, RS-1,OL to OM with the optional development plan standards identified in Section II below.

SECTION II: Z-7625 OPTIONAL DEVELOPMENT STANDARDS:

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in an OM district with its supplemental regulations except as further refined below.

All use categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited.

Terrain and preservation of the existing tree cover on the north and east side of this site is an important consideration and the screening requirements will be irrelevant if the screening is not placed on top of the retaining walls adjacent to the residential properties.

RETAINING WALL AND TERRAIN CONSIDERATIONS

Retaining walls including footings, tie-backs, drainage must be placed outside of the 25 foot buffer areas defined below:

LANDSCAPING AND SCREENING:

In addition to the Landscape standards required in an OM district the site shall provide the following:

Twenty-five-foot-wide landscape buffers shall be required as follows:

1. The North 25 feet of Lot 6
2. The East 25 feet of the North 90 feet of Lot 6
3. The North 25 feet of the West 220 feet of lot 7
Note: These three buffer areas shall meet or exceed the F-1 screening standards defined in the Chapter 65 of the Tulsa Zoning Code.
4. The easterly 180 feet of Lot 7 will be left in its natural state and no improvements will be constructed except for screening and retaining walls, including gate entrances, landscaping required to be planted and utility purposes.

Minimum Landscape Area shall not be less than 25% of the total development area.

PERMITTED USE CATEGORY

Residential

Household Living (as allowed in building types referenced below)

Two or more households on a single lot

Three or more households on a single lot

PUBLIC, CIVIC and INSTITUTIONAL

College or University

Hospital

Religions assembly

School

Commercial

Broadcast or Recording Studio

Financial Services (excludes personal credit establishments)

21.3

Office

- Business or professional office
- Medical, dental or health practitioner office

Studio, Artist or Instructional Service

RESIDENTIAL BUILDING TYPES

Residential

Household Living

- Two or more households on a single lot
 - Mixed use building
 - Vertical Mixed-use building
- Three or more households on a single lot
 - Mixed use building
 - Vertical Mixed-use building

Maximum Building Height:

Lot 6

- Within 180 feet of north boundary One story not to exceed 30 feet
- Greater than 180 feet from north boundary Three Stories not to exceed 60 feet

Lot 7

- Anywhere within Lot 7 One story not to exceed 30 feet

Refer to Exhibit "A.2 for an illustration of Lot 6 and 7

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Z-7625 with the optional development plan along with the abandonment of PUD 299-C is consistent with the Neighborhood Center and Existing Neighborhood Land use designations in the Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Neighborhood Center and Existing Neighborhood

Lot 6 is included in the Neighborhood Center. This land use designation 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.

Lot 7 is included in the Existing Neighborhood: The Existing Neighborhood category is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

21.4

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

Lot 6 is included in the 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."

Lot 7 is included in the areas of stability: That map designation includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision:

Major Street and Highway Plan:

South Harvard Avenue is considered a multi-modal corridor. Future development should emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail, and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is wooded with a steep terrain. The low point on the site is at the intersection of East 81st Street South and South Harvard with the highest point being north and east of the site.

Environmental Considerations: None that would affect site development

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 19958 dated August 19th, 2002, and Ordinance number 11828 dated June 26, 1970 established zoning for the subject property.

Subject Property:

Z-6864/PUD-299-C August 2002: All concurred in **approval** of a request to rezone a 2.58+ acre tract of land from RD/RM-1/PUD-299-B to OL/RD/PUD-299-C on property located Northeast corner of East 81st Street and South Harvard.

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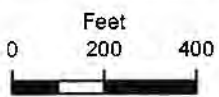
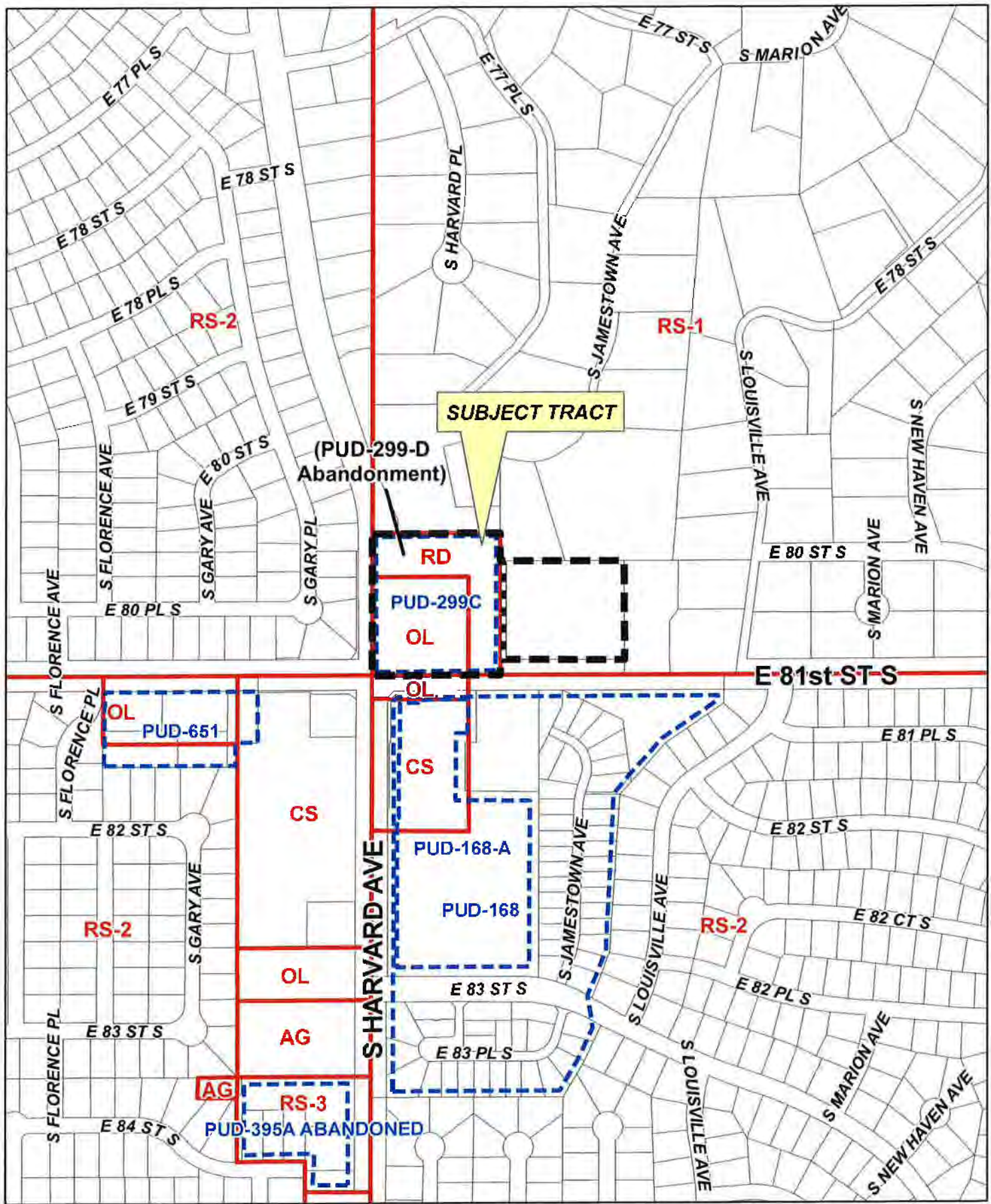
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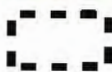
Z-7625

18-13 09

**PUD-299-D ABANDONMENT/
Z-7625 with Optional
Development Plan**





 Z-7625
18-13 09

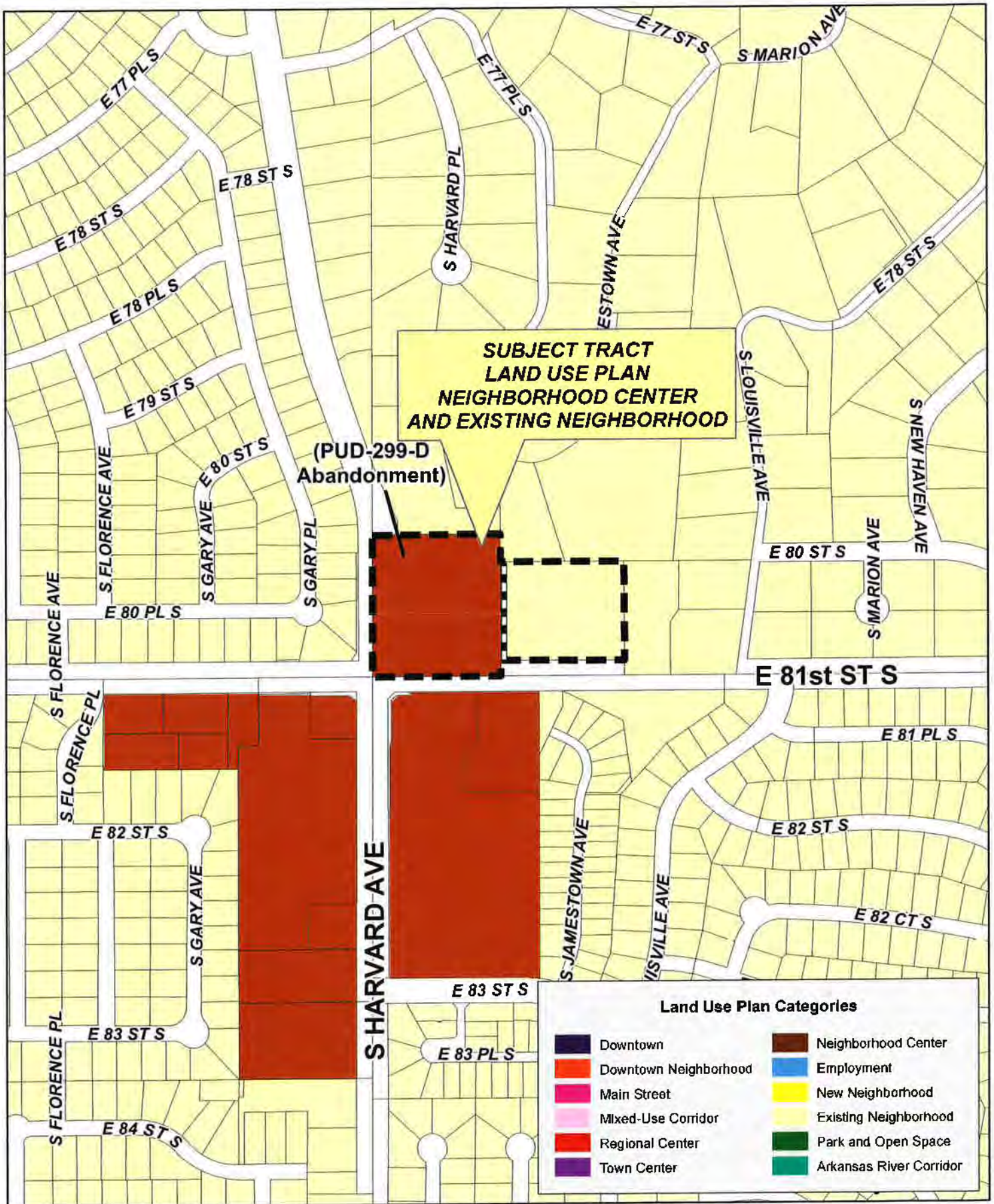
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Aerial Photo Date: 2020/2021



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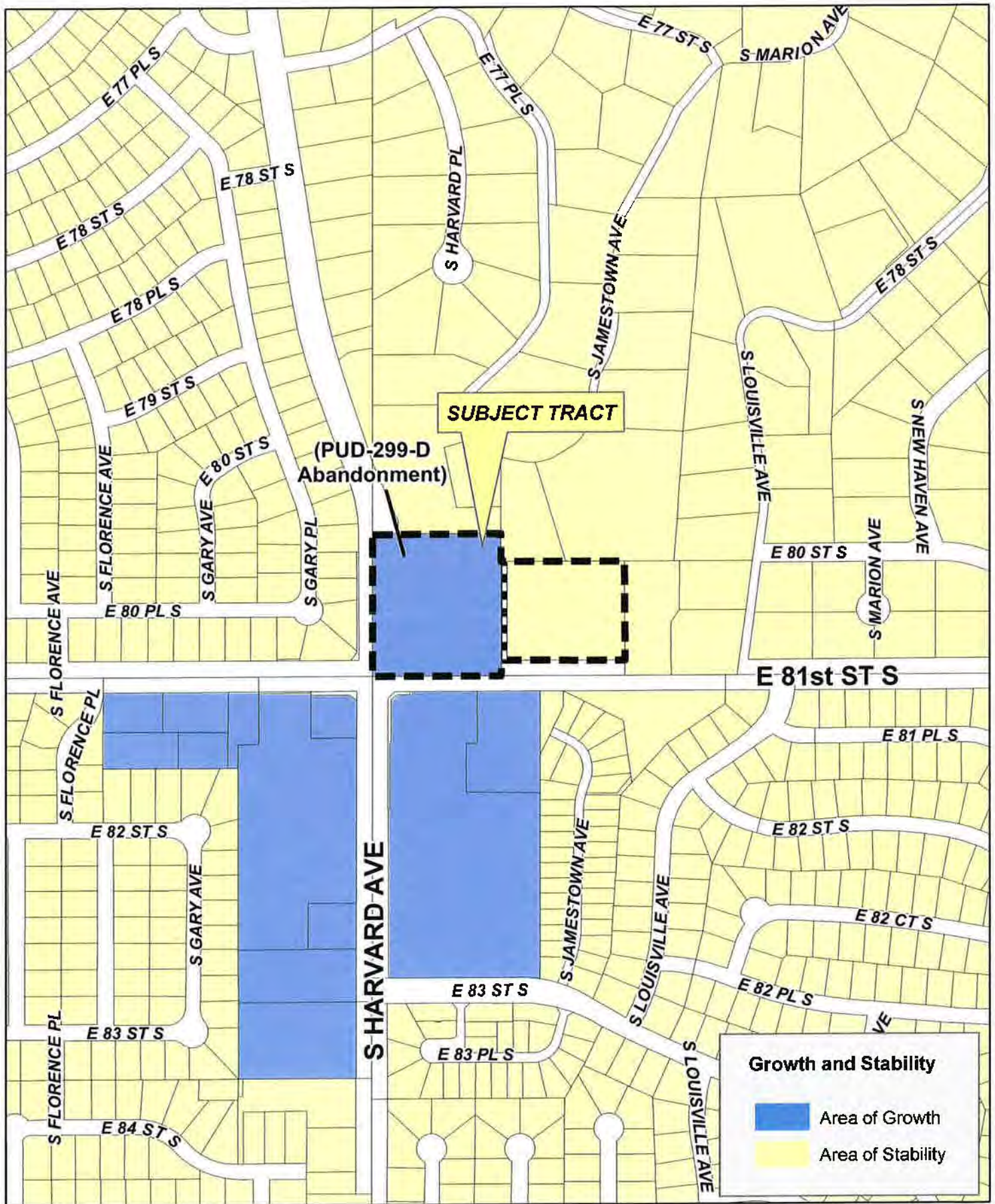



Z-7625

18-13 09

**PUD-299-D ABANDONMENT/
Z-7625 with Optional
Development Plan**

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 Z-7625
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**PUD-299-D ABANDONMENT/
Z-7625 with Optional
Development Plan**





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7626

Hearing Date: October 6, 2021

Case Report Prepared by:

Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Mike Thedford, Wallace Design Collective

Property Owner: JIMICKEL LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Salon & Print Shop

Proposed Use: Restaurant, Office, Salon

Concept summary: Rezoning to support redevelopment an existing parcel that contains several buildings. The current proposal is to remodel and repurpose the existing buildings.

Tract Size: 0.41 ± acres

Location: Southwest corner of East 18th Street
South & South Cincinnati Avenue

Zoning:

Existing Zoning: RM-2 and OL

Proposed Zoning: MX1-U-45 with optional development plan

Comprehensive Plan:

Land Use Map: Neighborhood Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval with or without the optional development plan

Staff Data:

TRS: 9212
CZM: 36

City Council District: 4

Councilor Name: Kara Joy McKee

County Commission District: 2

Commissioner Name: Karen Keith

22.1

SECTION I: Z-7626

APPLICANTS DEVELOPMENT CONCEPT:

This development plan anticipates redevelopment of the subject property with improvements that are sensitive to the area along with appropriate use categories. The intent of the project will be to update and modernize the existing structures for a new restaurant, office, and small-scale service use on the corner closest to 18th Street and Cincinnati Avenue. The redevelopment of this site will be for improvements to the existing structures, accentuation of the historical features and enhancement of the overall appearance of the property as shown and included the attached architectural renderings

Conceptual plans illustrate streetscape improvements with café style outdoor dining for the restaurant use. Outdoor dining is an important part of the concept however that will require coordination with City of Tulsa Engineering Department to modify street, curb and sidewalk quality and re-configuration.

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 renderings
 - ALTA Survey

DETAILED STAFF RECOMMENDATION:

Z-7626 request rezoning from RM-2 and OL to MX1-U-45 with an optional development plan. MX1 zoning is considered a Neighborhood Mixed-use district and is intended to accommodate small scale retail, service and dining uses that serve nearby residential neighborhoods. The district also allows a variety of residential uses and building types. MX1 zoning is generally intended for application in areas designated by the Comprehensive Plan as Neighborhood Centers, Main Streets, and Mixed-Use Corridors. The uses allowed in the MX1 zoning category are consistent goals of the Neighborhood Center land use designation, and

The allowed building types along with the lot and building regulations defined in the Urban Character Zone are consistent with the expected future development in the area, and

The development plan is consistent with the provisions of the Tulsa Zoning Code and reflects the intent of the current site redevelopment however staff supports rezoning the site with MX1-U-45 with or without the development plan submitted and,

The 45-foot-tall maximum building height designation is consistent with the expected development pattern and is consistent with existing multifamily construction in the immediate area therefore,

MX1-U-45 is consistent with the Neighborhood Center land use designation therefore,

Staff recommends Approval of Z-7626 to rezone property from RM-2 and OL to MX1-U-45 with or without the development plan defined in section II below.

22.2

SECTION II: Z-7626 DEVELOPMENT PLAN STANDARDS:

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in a MX-U-45 district with its supplemental regulations except as further refined below. All use categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited.

PERMITTED USE CATEGORY

Residential

Household Living (as allowed in building types referenced below)

Commercial

Commercial Service

Consumer maintenance / repair service

Personal improvement service

Financial Services (excludes personal credit establishments)

Office

Business or professional office

Medical, dental or health practitioner office

Restaurants and Bars

Restaurants

Bar (Requires a special exception approval)

Retail Sales

Consumer shopping goods

Convenience Goods

Grocery Store

Studio, Artist or Instructional Service

DESIGN STANDARDS

Lot and Building Regulations

- a. New building construction and lot development will conform to the provision of the urban character zone.
- b. Existing buildings may be used and remodeled inside and out. Those buildings are exempt from compliance with build-to zone requirements, ground floor ceiling height and transparency regulations.

BUILDING TYPES

- a. Vertical mixed-use and mixed-use buildings
- b. Commercial buildings
- c. Townhouses

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: MX1-U-45 allows uses, building types and requires new building placement, and design standards that are consistent with the Neighborhood Center land use designation. The applicant has chosen to add additional development limitations to the application that are also consistent with the Neighborhood Center land use designation.

Land Use Vision:

Land Use Plan map designation: Neighborhood Center

Neighborhood Centers: This land use designation 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: 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

Trail System Master Plan Considerations: None except that this site is less than one block from the Midland Valley Trail System. Bicycle parking should be an important part of the site redevelopment plan.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is a collection of single-story underutilized buildings.*

Environmental Considerations: None that would affect site redevelopment.

Streets:

| <u>Exist. Access</u> | <u>MSHP Design</u> | <u>MSHP RW</u> | <u>Exist. # Lanes</u> |
|------------------------------------|-----------------------|----------------|---|
| South Cincinnati Avenue | Residential Collector | 60 feet | 2 (southbound only) |
| East 18 th Street South | Residential Collector | 60 feet | 3 (one westbound, two eastbound with right turn lane) |

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

| Location | Existing Zoning | Existing Land Use Designation | Area of Stability or Growth | Existing Use |
|-----------------|------------------------|--------------------------------------|------------------------------------|---|
| North | CS and RM-2 | Neighborhood Center | Growth | Single Family and Multi Family and Commercial north of 18 th . |
| East | RS-3 / HP | Existing Neighborhood | Stability | Single Family Residential |
| South | RM-2 | Neighborhood Center | Growth | Office |
| West | RMT and CS | Neighborhood Center | Growth | Residential |

SECTION IV: Relevant Zoning History

Subject Property:

ZONING ORDINANCE: Ordinance number 14152 dated June 1978, and Ordinance number 11814 dated June 26, 1970 established zoning for the subject property.

Surrounding Property:

Z-7594 May 30, 2021: All concurred in **approval** of a request for *rezoning* a 0.17± acre tract of land from OL to RM-2 on property located N. of the NW/c of E. 18th St. S & S. Cincinnati Ave.

BOA-21327 September 27 2011: The Board of Adjustment **approved** a *Variance* to permit the parking requirements for a public school (UU1) from 55 to 44 (Section 1201.D) & a *Variance* of the building setback for a *Special Exception* use in an R District from another R District from 25' to 12' (Section 404.F.4) and a *Minor Special Exception* to reduce the required setback from a public street for a special exception use in an RM-2 District from 10' 6.3; on property located at ALL OF BLK 16 17, SOUTH SIDE ADDN, SECOND SOUTH SIDE.

BOA-20911 May 2009: The Board of Adjustment **approved** a *Variance* to permit the parking requirement to permit commercial uses within an existing building in a CG district (Section 1200), on property located at 118 E. 18th St S.

22.5

BOA-19915 September 2004: The Board of Adjustment **approved** a *Variance* to permit required 300 foot spacing from another Adult Entertainment Establishment, finding other such variances approved in the area, and other establishments where the 300' was not adhered to in this neighborhood, on property located at 1747 S. Boston Ave E.

BOA-18140 August 1998: The Board of Adjustment **approved** a *Variance* to permit the structure height of accessory building from one story to two story and a *Variance* of the size of accessory building from 750 Sf to 1,168 SF. Per plan submitted with the condition that no second dwelling be allowed and nothing that the request would have to go before the Historic Preservation Society for approval, on property located at 1719 S. Cincinnati Pl.

BOA-17727 June 1997: The Board of Adjustment **approved** a *Special Exception* to modify a previously approved site plan, on property located at NW/c 21st & Cincinnati.

BOA-16558 January 1994: The Board of Adjustment **approved** a *Special Exception* to permit school use in an Rs-3 zoned district, on property located at 1920 South Cincinnati Ave.

BOA-15422 April 1990: The Board of Adjustment **approved** a *Variance* to permit required parking spaces to be located on a lot other than the lot containing the principal use for 30 days only; per plan submitted, on property located at 112 East 18th Street.

BOA-13388 November 1984: The Board of Adjustment **deny** a *Variance* to permit the number of parking spaces for a private club from 24 to 5 in a CH zoned district; & a *Variance* to permit off-site parking for a private club in a CH zoned district, all under Section 1670, on property located at NW and NE corners of 18th and Boston Avenue.

BOA-12280 December 1982: The Board of Adjustment **approved** a *Special Exception* to permit office use in an RM-2 District, on property located at 1820 South Cincinnati Ave.

BOA-1535 January 1943: The Board of Adjustment **grants permission** to convert dwelling, on property located at Lots 54-55, Blk 7, South Side Addition.

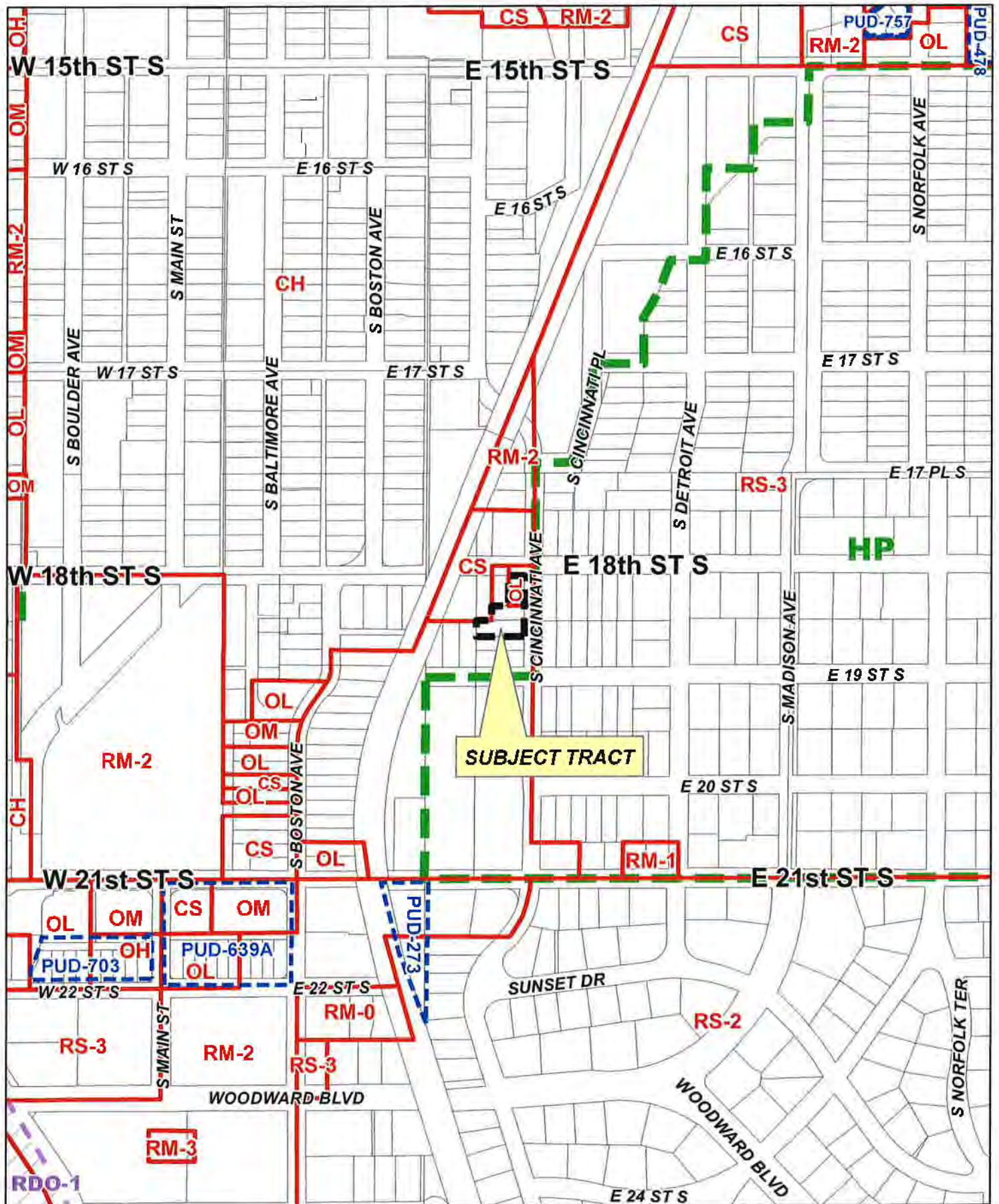
BOA-2886 November 1956: The Board of Adjustment **grants permission** to erect a substation on lot, on property located at Lot 122, Block 15, Southside Second.

BOA-2793 January 1956: The Board of Adjustment **grants a permission** to extend garage apartment approximately 12 feet, on property located at Lot 57, Block 7, Southside Addition.

BOA-1233 May 1938: The Board of Adjustment **grants permission** for approval of private school, on property located at Lots 34-35-36-37, Block 6, South Side Addition.

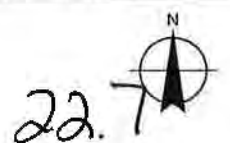
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Z-7626
with Optional
Development Plan





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Subject Tract

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Z-7626
with Optional
Development Plan

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Aerial Photo Date: 2020/2021



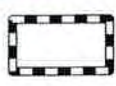
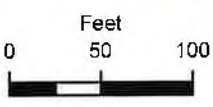
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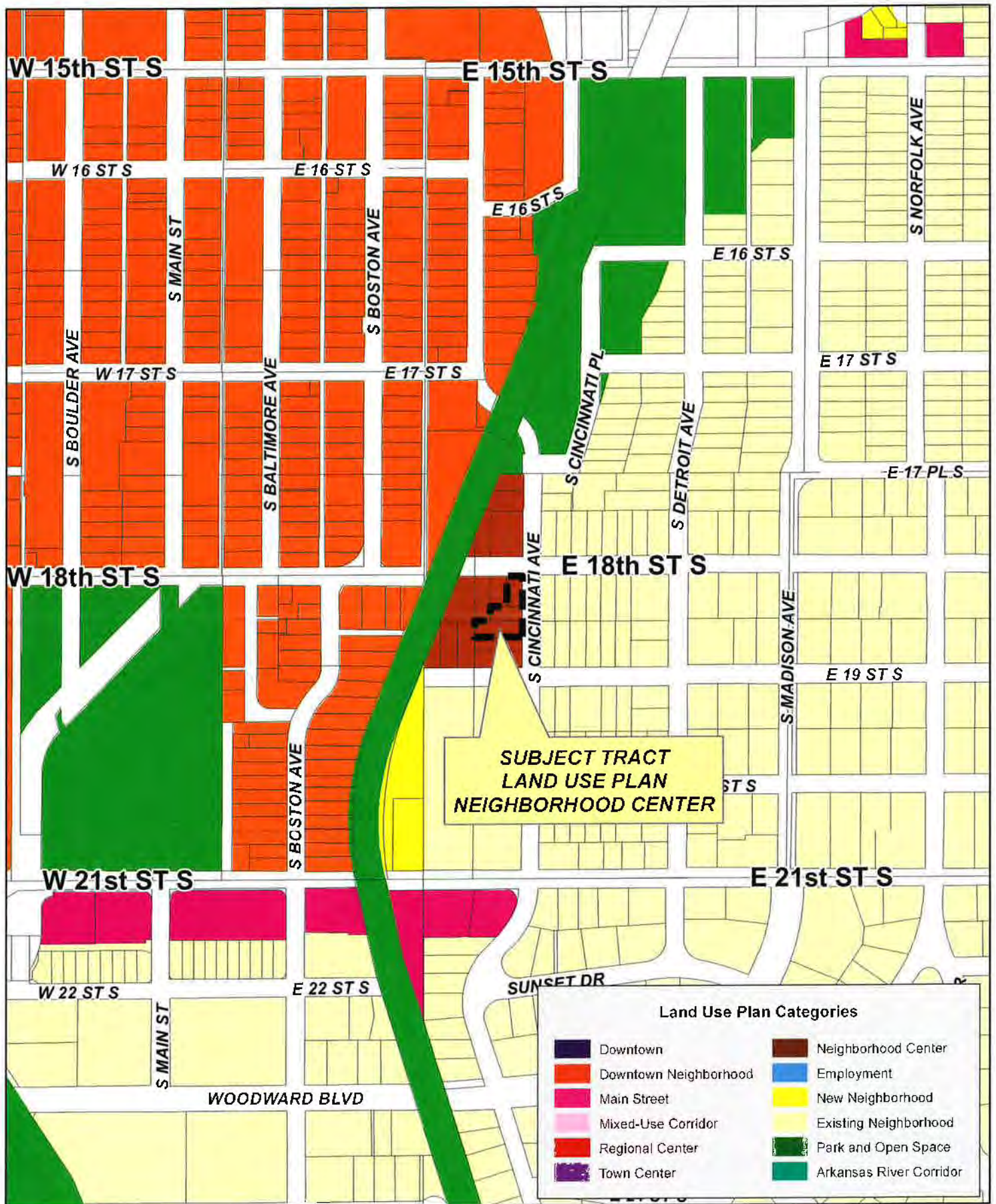
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with Optional
Development Plan

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Aerial Photo Date: 2020/2021



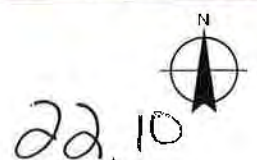
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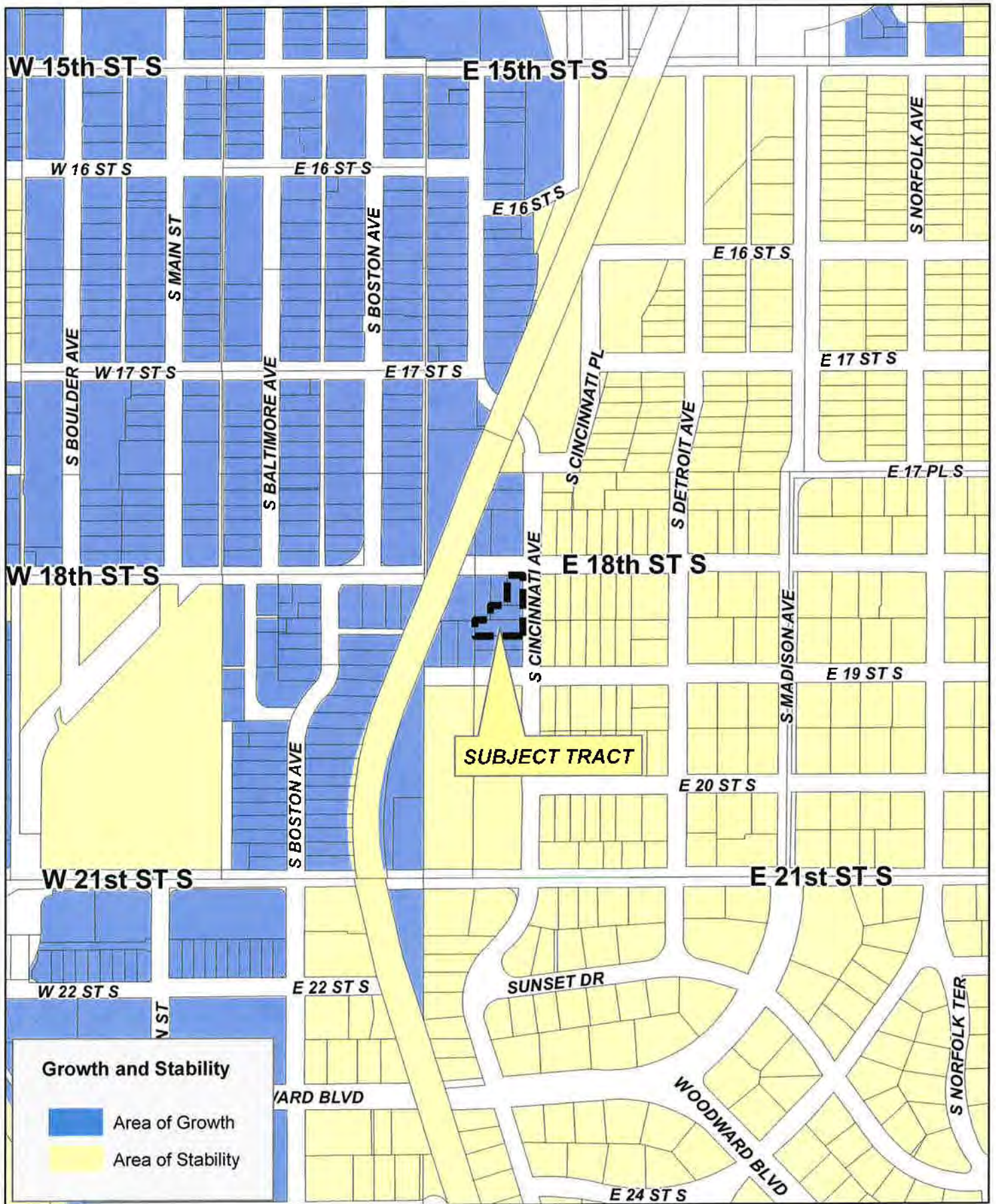


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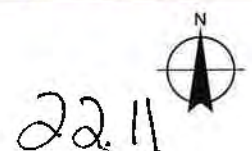
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with Optional
Development Plan





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with Optional
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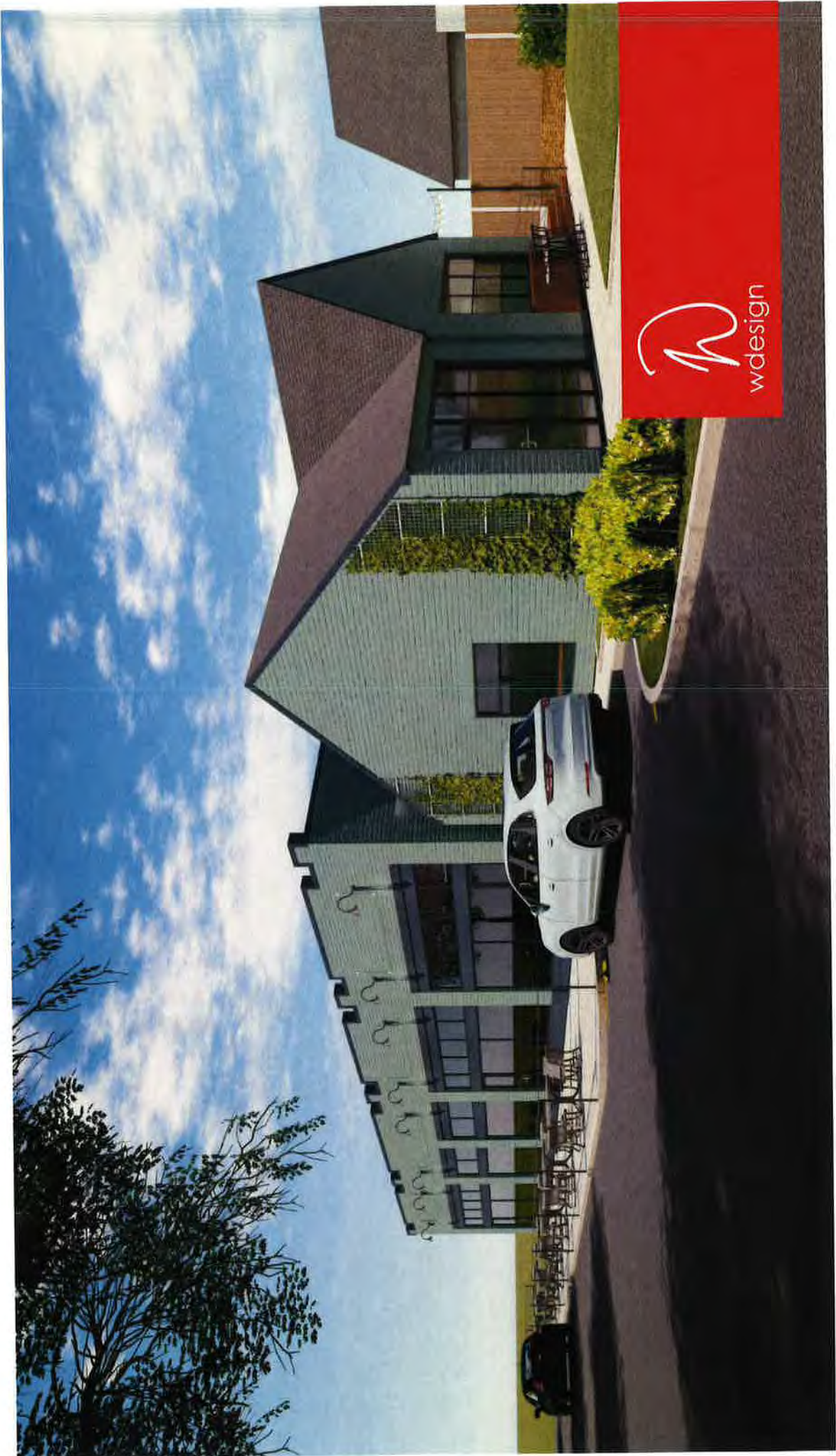
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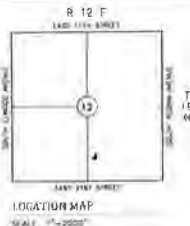
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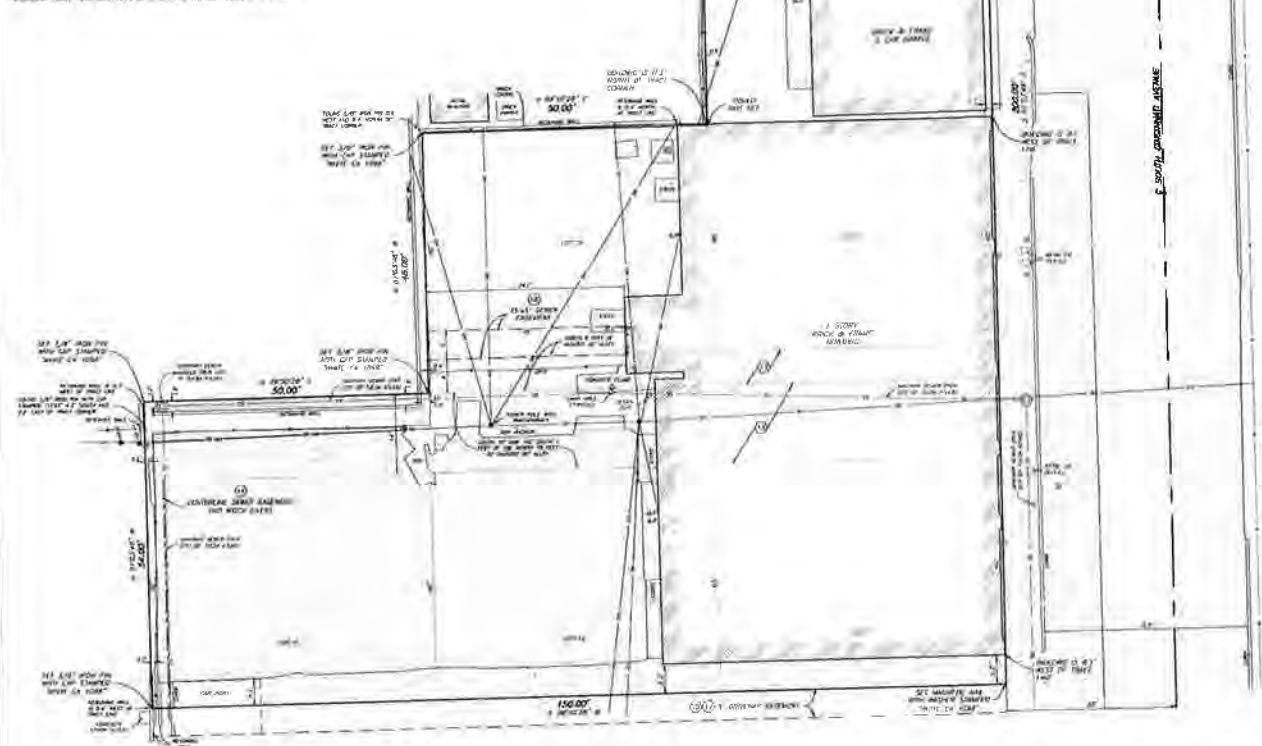
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GENERAL NOTES

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INSTRUMENT NOTES

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CERTIFICATE

WILL SHIRLEY COMPANY, AN OREGONIA CORPORATION, AND THE UNDERSIGNED, A HUSBAND AND SPOUSE, AND SURVIVOR OF HUSBAND, TO:

TRICKLE, LLC and/or assigns
GUARANTY TITLE COMPANY, LLC
ALLIANT NATIONAL TITLE INSURANCE COMPANY

[illegible]

WHILE SURVEYING COMPANY
CERTIFICATE NO.
REGISTRATION NO. CA 090
RENEWAL 6/30/2025



WHITE SURVEYING COMPANY
providing land surveying services since 1949
7000 E. 65th Place • Tulsa, OK 74148 • 918.833.7923 • 918.834.8508 fax

gross (1.50) (1.00) = 1.50, 20% 74.14 = 116.53 1923 = 318.04 RSDH free

22.18



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7627

Hearing Date: October 6, 2021

Case Report Prepared by:

Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Jordan Droz

Property Owner: SCHULZ, ALECIA B REV TRUST
& LUDGER J

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Parking and office building

Proposed Use: Restaurant/Bakery

Concept summary: Rezone to allow a greater variety of uses than currently allowed in an OL district.

Tract Size: 0.43 ± acres

Location: East of the northeast corner of East 91st Street South & South Sheridan Road

Zoning:

Existing Zoning: OL

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Neighborhood Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8314
CZM: 53, 57

City Council District: 8

Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Ron Peters

23.1

SECTION I: Z-7627

DEVELOPMENT CONCEPT: The site is currently zoned OL and only allows office uses inside the existing building. The anticipated repurpose of the building will include all uses allowed in the CS district including a bakery.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

The CS district is primarily intended to accommodate convenience, neighborhood, subcommunity, community, and regional shopping centers providing a range of retail and personal service uses. Uses allowed in a CS district are consistent with the Neighborhood Center Land Use designation and,

The lot and building regulations along with the supplemental regulations for site and building development in a CS district are developed to provide adequate consideration for abutting properties and,

Repurposing the site to allow more uses than what was previously included in the OL district is appropriate at this location therefore,

Staff recommends Approval of Z-7627 to rezone property from OL to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Uses allowed in a CS zoning district are generally consistent with the Neighborhood Center land use designation.

Land Use Vision:

Land Use Plan map designation: Neighborhood Center

Neighborhood Centers: This land use designation 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: 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:

East 91st Street South is classified as a multi-modal corridor. Future development should emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail, and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site was originally constructed as a surface parking lot and recently an office building was added to the site. Information has not been provided to know if the site has adequate parking for CS uses. That detail will be managed during the building permit process.

View from south looking north:

(Refer to following page)



Environmental Considerations: None that would affect site redevelopment

Streets:

| <u>Exist. Access</u> | <u>MSHP Design</u> | <u>MSHP R/W</u> | <u>Exist. # Lanes</u> |
|------------------------------------|---|-----------------|-------------------------------|
| East 91 st Street South | Secondary Arterial with multi modal corridor street designation | 100 feet | Taper from 5 lanes to 2 lanes |

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

| Location | Existing Zoning | Existing Land Use Designation | Area of Stability or Growth | Existing Use |
|-----------------|----------------------------|---------------------------------------|------------------------------------|-----------------------------|
| North | RD | Existing neighborhood | Stability | Residential Duplex |
| East | RS-3 | Existing Neighborhood | Stability | Residential Single Family |
| South | PUD 166D CS, PUD-166B RM-1 | Existing Neighborhood and town center | Growth | Commercial and Multi Family |
| West | CS | Neighborhood center | Growth | Commercial |

SECTION III: Relevant Zoning History

Subject Property:

ZONING ORDINANCE: Ordinance number 11829 dated June 26, 1970, established zoning for the subject property.

23.4

Surrounding Property:

Z-5870 October 1983: All concurred in **approval** of a request for *rezoning* a tract of land from AG to RM-1 on property located 6748 East 91st Street.

PUD-166-K October 1997: All concurred in **approval** of a proposed *Planned Unit Development* on a tract of land for on property located 6508 East 91st Street South.

PUD-166-D July 1986: All concurred in **approval** of a proposed *Planned Unit Development* on an acre tract of land for on property located Southeast corner of 91st and Sheridan.

PUD-166-C July 1983: All concurred in **approval** of a proposed *Planned Unit Development* on a 1.0⁺ acre tract of land for on property located SE/c 91st and Sheridan.

PUD-166-B May 1983: All concurred in **approval** of a proposed *Planned Unit Development* on a 6.69⁺ acre tract of land for on property located East of the Southeast Corner of 91st and Sheridan.

PUD-166 November 1974: All concurred in **approval** of a proposed *Planned Unit Development* on a 100.87⁺ acre tract of land for on property located SE/c 91st Street and Sheridan Road.

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Z-7627

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

Aerial Photo Date: 2020/2021



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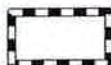
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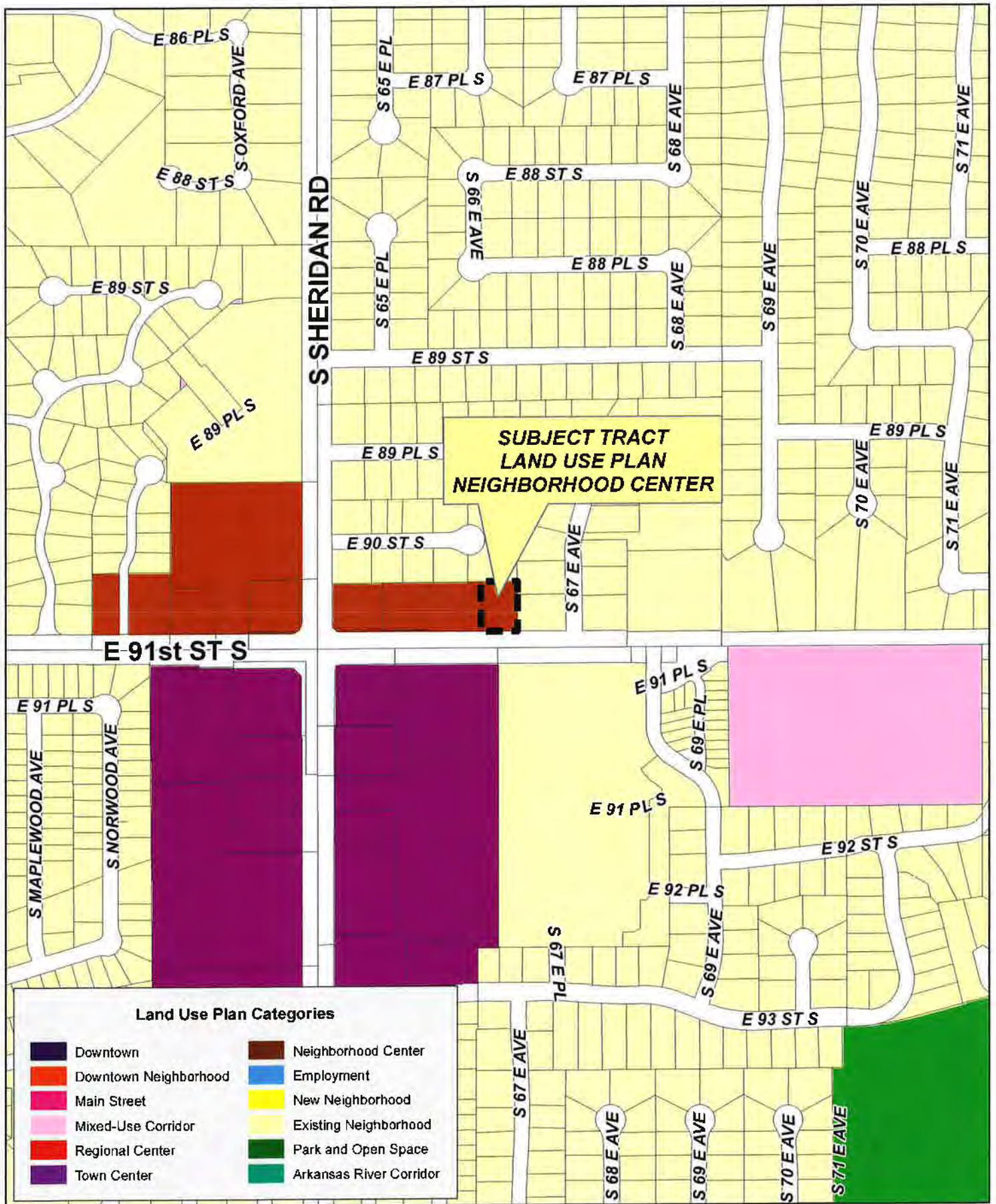
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align with physical features on the ground.

Aerial Photo Date: 2020/2021



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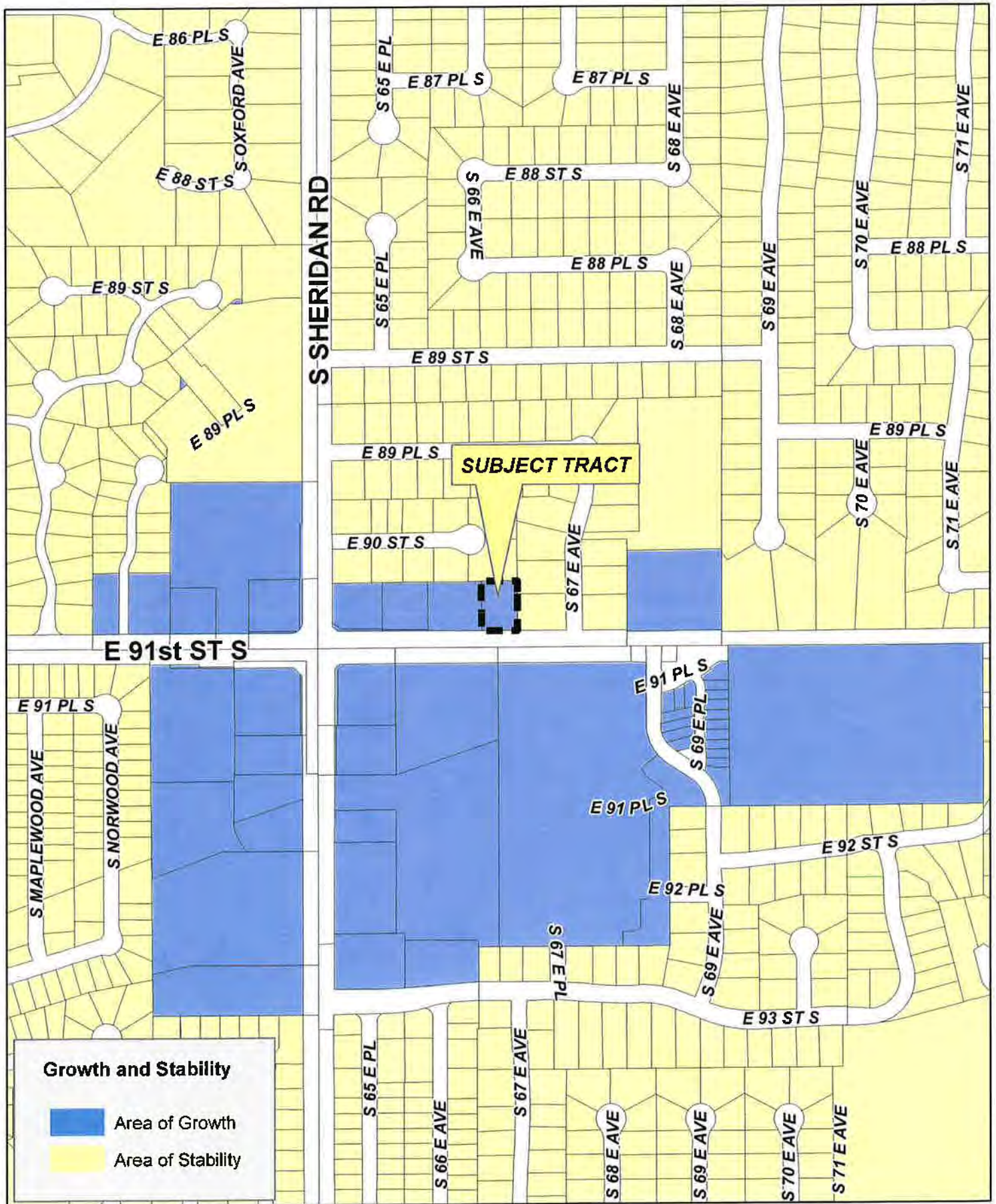


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Z-7627

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Item

Discuss various proposed amendments to the City of Tulsa Zoning Code in the following sections:

- **Chapter 5 Residential Districts:** Section 5.020 Use Regulations, Table 5-2: R District Use Regulations
- **Chapter 10 Mixed-use Districts:** Section 10.020 Use Regulations, Table 10-2: MX District Use Regulations; Section 10.030 Character Designations, Table 10-4: Lot and Building Regulations for -P Character Zones, Figure 10-3: MX District Lot and Building Regulations (-P Character Zone), Table 10-5: Lot and Building Regulations for -U Character Zones, Table 10-6: Lot and Building Regulations for -V Character Zones
- **Chapter 15 Office, Commercial and Industrial Districts:** Section 15.020 Use Regulations, Table 15-2: O, C, and I District Use Regulations
- **Chapter 20 Overlay Districts:** Section 20.080 NIO, Neighborhood Infill Overlay; Figure 20-2: Parking Prohibited between Building and Street Right-of-way
- **Chapter 25 Special Districts:** Section 25.020 AG, Agricultural District and AG-R, Agricultural-Residential District, Table 25-1: AG and AG-R District Use Regulations; Section 25.040 CO, Corridor District, Table 25-4: CO District Use Regulations; Section 25.050 SR, Scientific Research District, Table 25-5: SR District Use Regulations; Section 25.060 IMX, Institutional Mixed-Use, Table 25-7: IMX District Use Regulations
- **Chapter 45 Accessory Uses and Structures:** Section 45.130 Parking and Storage of Commercial Trucks
- **Chapter 55 Parking:** Section 55.020 Minimum Parking Ratios, Table 55-1: Minimum Motor Vehicle Parking Ratios; Section 55.050 Parking Exemptions and Credits
- **Chapter 60 Signs:** Section 60.020 Prohibited Signs and Sign Characteristics; Section 60.100 Dynamic Displays
- **Chapter 65 Landscaping and Screening:** Section 65.080 Landscape and Screening Material
- **Chapter 70 Review and Approval Procedures:** Section 70.010 Common Provisions, Table 70-1: Review and Decision-making Authority Summary Table; Section 70.020 Zoning Code Text Amendments; Section 70.040 Development Plans; Section 70.080 Zoning Clearance and Permits; Section 70.140 Appeals of Administrative Decisions; Figure 70-7: Appeals of Administrative Decisions (Generally)
- **Chapter 95 Definitions:** Section 95.040 Terms Beginning with "A", Arterial

Background

The City of Tulsa Zoning Code became effective on January 1, 2016. During the development of the zoning code, staff anticipated that cleanup items would be identified as implementation began in 2016. In early 2016, a zoning code implementation team was established and began meeting regularly to discuss situations where inconsistencies existed, clarification was needed, intent was not fully accomplished, and unintended consequences occurred. Since the effective date of the zoning code, staff has brought several rounds of general clean-up amendments through the approval process. The zoning code implementation team meets biweekly and consists of members of the Tulsa Planning Office, Development Services Department, and City Legal.

The amendments are a result of the zoning code implementation team's work. The proposed amendments are located in Chapters 5, 10, 15, 20, 25, 45, 55, 60, 65, 70, and 95 of the zoning code. Most proposed amendments are minor in nature. Staff presented the proposed amendments at the August 18, 2021, work session. Since then, two new amendments have been proposed and are included in Attachment I.

The amendments proposed to the City of Tulsa Zoning Code, Title 42 Tulsa Revised Ordinances, are shown in ~~strike-through~~/underline/**highlight** in **Attachment I**. Amendments that have been added or altered since the work session are noted in **blue**.

Attachment 1

- Summary of changes and justifications for zoning code amendments



1. Governmental Service or Similar Functions Use Tables

Justification: As part of the ZCA-17 amendments effective July 1, 2020, the "Governmental Service" use was renamed "Governmental Service or Similar Functions" and its definition was revised. The amendment failed to update the use name throughout the entire zoning code. This change makes the "Governmental Service or Similar Functions" use name consistent across all use regulation tables and the minimum parking ratio table.

Chapter 5 | Residential Districts

Section 5.020 Use Regulations

Table 5-2: R District Use Regulations

| USE CATEGORY | RS- | | | | | RM- | | | | Supplemental Regulations | | | | |
|---|-----|---|---|---|---|-----|----|----|---|--------------------------|---|---|---|-----|
| Subcategory | RE | 1 | 2 | 3 | 4 | 5 | RD | RT | 0 | | 1 | 2 | 3 | RMH |
| Specific Use | | | | | | | | | | | | | | |
| PUBLIC, CIVIC AND INSTITUTIONAL | | | | | | | | | | | | | | |
| Governmental Service or Similar Functions | S | S | S | S | S | S | S | S | S | S | S | S | S | |

Chapter 10 | Mixed-use Districts

Section 10.020 Use Regulations

Table 10-2: MX District Use Regulations

| USE CATEGORY | | | | Supplemental Regulations |
|---|-----|-----|-----|--------------------------|
| Subcategory | MX1 | MX2 | MX3 | |
| Specific Use | | | | |
| PUBLIC, CIVIC AND INSTITUTIONAL | | | | |
| Governmental Service or Similar Functions | S | S | S | |



Chapter 25 | Special Districts

Section 25.020 AG, Agricultural District and AG-R, Agricultural-Residential District

25.020-B Use Regulations

Table 25-1: AG and AG-R District Use Regulations

| USE CATEGORY | AG | AG-R | Supplemental Use Regulations |
|--|----|------|------------------------------|
| Subcategory (Section 35.020) | | | |
| Specific Use | | | |
| PUBLIC, CIVIC AND INSTITUTIONAL | | | |
| Governmental Service <i>or Similar Functions</i> | S | S | |

Section 25.040 CO, Corridor District

25.040-B Use Regulations

Table 25-4: CO District Use Regulations

| USE CATEGORY | CO | Supplemental Regulations |
|--|----|--------------------------|
| Subcategory (Section 35.020) | | |
| Specific Use | | |
| PUBLIC, CIVIC, AND INSTITUTIONAL | | |
| Governmental Service <i>or Similar Functions</i> | p* | |



Section 25.050 SR, Scientific Research District

25.050-B Use Regulations

Table 25-5: SR District Use Regulations

| | | | |
|---|--|----|--------------------------|
| USE CATEGORY | | SR | Supplemental Regulations |
| Subcategory (Section 35.020) | | | |
| Specific Use | | | |
| PUBLIC, CIVIC AND INSTITUTIONAL | | S | |
| Governmental Service or Similar Functions | | | |

Section 25.060 IMX, Institutional Mixed-Use

25.060-B Use Regulations

Table 25-7: IMX District Use Regulations

| USE CATEGORY | | IMX | Supplemental Regulations |
|---|--|-----|--------------------------|
| Subcategory (Section 35.020) | | | |
| Specific Use | | | |
| PUBLIC, CIVIC AND INSTITUTIONAL | | | |
| Governmental Service or Similar Functions | | S | |



Chapter 55 | Parking

Section 55.020 Minimum Parking Ratios

Table 55-1: Minimum Motor Vehicle Parking Ratios

| USE CATEGORY | Measurement (spaces per) | CBD District | CH District and MX District | All Other Districts and PI Overlay [1] | Additional requirements/notes |
|--|-----------------------------|-----------------|---|--|----------------------------------|
| Subcategory | | | | | |
| Specific Use | | | | | |
| [1] See Section 20.040 for information on PI Overlay | | | | | |
| PUBLIC, CIVIC & INSTITUTIONAL | | | | | |
| Governmental Service or Similar Functions | | 0.00 | established as part of special exception | | |

2. Build-to-Zone in Mixed-use Districts

Justification: The proposed amendments to the build-to zone (BTZ) requirements in the pedestrian character district are intended to avoid conflicts between building placement and public and private utilities located within street rights-of-way. Adjusting the requirement from a 0/10 BTZ to a 0/20 BTZ still accomplishes the intent of street-facing buildings with active streetscapes while allowing the flexibility to avoid utilities where present. The proposed changes also correct typographical and formatting errors.

Chapter 10 | Mixed-use Districts

Section 10.030 Character Designations

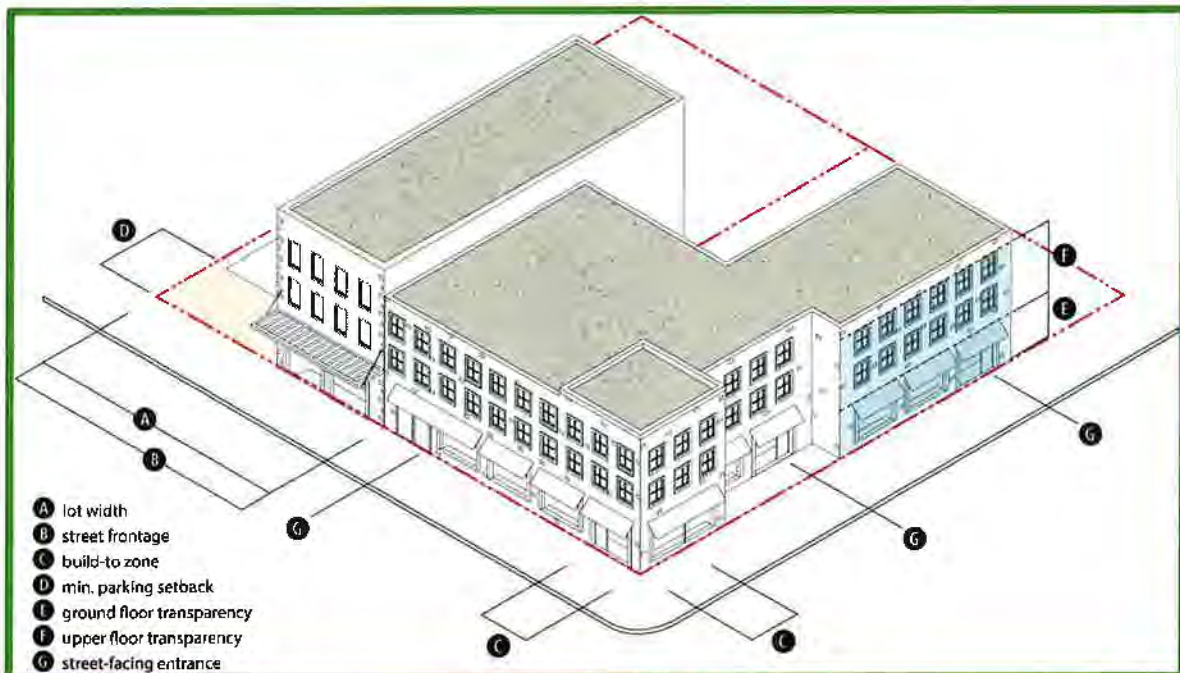
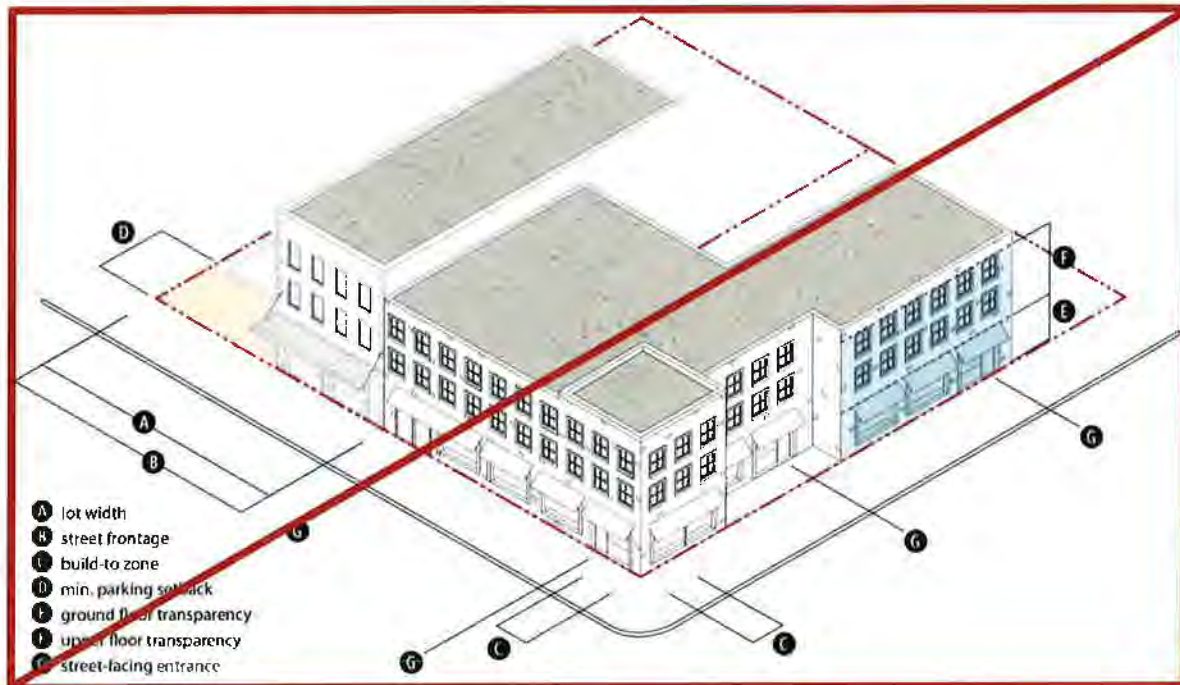
10.030-B -P, Pedestrian Character Designation

Table 10-4; Lot and Building Regulations for -P Character Zones

| | | | |
|---|---------|---|-----|
| Minimum Lot Area (sq. ft.) | 3,500 | Min. Ground Floor Ceiling Height (feet) | 14 |
| Minimum Lot Width (feet) | 25 | Minimum Transparency (%) | |
| Minimum Street Frontage (feet) | 20 | Ground floor | 50 |
| Minimum Open Space per Unit (sq. ft.) | 100 | Upper floors | 20 |
| Minimum Building Setbacks (feet) | | Min. Parking Setbacks (ft)(see also §55.080-C)[1] | |
| Street | 0 | Primary street | 30 |
| Abutting R district | 10 | Secondary street or R zoning district | 10 |
| Abutting nonresidential district | 0 | Nonresidential zoning district | 0 |
| Abutting alley | 5 | Street-facing Entrance Required | Yes |
| Build-to Zone (BTZ) (minimum/maximum in feet) <i>See Section 90.110 for BTZ measurement</i> | 0/10 20 | | |
| Primary street BTZ | 80 | | |
| Secondary street BTZ | 30 | | |



Figure 10-3: MX District Lot and Building Regulations (-P Character Zone)



10.030-C Urban Character Designation



Table 10-5: Lot and Building Regulations for -U Character Zones

| | | | |
|--|-------|--|-----|
| Minimum Lot Area (sq. ft.) | | Min. Parking Setbacks (feet)(see also §55.080-C)[1] | |
| Townhouse | 1,600 | Primary street | 30 |
| Apartment/condo | 7,500 | Secondary street or R zoning district | 10 |
| All other | 3,500 | Nonresidential district | 0 |
| Minimum Lot Width (feet) | | Min. Ground Floor Ceiling Height (feet) | |
| Townhouse | 20 | Mixed-use and commercial buildings | 14 |
| Apartment/condo | 50 | Other buildings | - |
| All other | 25 | Minimum Transparency (%) | |
| Minimum Street Frontage (feet) | 20 | Mixed-use buildings | |
| Minimum Open Space per Unit (sq. ft.) | | Ground floor | 40 |
| Townhouse | 200 | Upper floors | 20 |
| Apartment/condo/mixed-use | 100 | Commercial buildings | |
| Minimum Building Setbacks (feet) | | Ground floor | 35 |
| Street | 0 | Upper floors | 20 |
| Abutting R district | 10 | Other buildings | 20 |
| Abutting nonresidential district | 0 | Street-facing Entrance Required | Yes |
| Abutting alley | 5 | | |
| Build-to Zone (BTZ) (minimum/maximum in feet) <i>See Section 90.110 for BTZ measurement</i> | 0/20 | | |
| Primary street BTZ | 60 | | |
| Secondary street BTZ | 30 | | |
| *** | | | |

10.030-D Variable Character Designation

Table 10-6: Lot and Building Regulations for -V Character Zones

| | | | |
|--|-------|--|-------|
| | | Build-to Zone (BTZ) (minimum/maximum in feet) <i>See Section 90.110 for BTZ measurement</i> | 0/110 |
| Minimum Lot Area (sq. ft.) | | Primary street BTZ | 50 |
| Townhouse | 1,600 | Secondary street BTZ | 25 |
| Apartment/condo | 7,500 | Min. Parking Setbacks (feet)(see also §55.080-C)[1] | |
| All other | 3,500 | Street or R zoning district | 10 |
| Minimum Lot Width (feet) | | Nonresidential zoning district | 0 |
| Townhouse | 20 | Min. Ground Floor Ceiling Height (feet) | |
| Apartment/condo | 50 | Mixed-use and commercial buildings | 14 |
| All other | 25 | Other buildings | - |
| Minimum Street Frontage (feet) | 20 | Minimum Transparency (%) | |
| Minimum Open Space per Unit (sq. ft.) | | Mixed-use buildings | |
| Townhouse | 200 | Ground floor | 40 |
| Apartment/condo/mixed-use | 100 | Upper floors | 20 |
| Minimum Building Setbacks (feet) | | Commercial buildings | |
| Street | 0 | Ground floor | 35 |
| Abutting R district | 10 | Upper floors | 20 |
| Abutting nonresidential district | 0 | Other buildings | 20 |
| Abutting alley | 5 | Street-facing Entrance Required [bold and left-justify] | Yes |



3. Building Types and Use Tables

Justification: As part of the ZCA-3 amendments effective May 10, 2017, residential building types were separated from use tables. Household Living use allowances reflect the most permissive building type allowed under each zoning district in all use tables except Table 15-2 and Table 25-1. These proposed changes correct the Household Living uses for Industrial and Agricultural zoning districts to be consistent with other use tables throughout the code. The proposed changes also correct typographical and formatting errors.

Chapter 15 | Office, Commercial and Industrial Districts

Section 15.020 Use Regulations

Table 15-2: O, C, and I District Use Regulations

| USE CATEGORY | | | | | | | | | | | | Supplemental Regulations |
|---|----|----|-----|----|----|----|----|-----|----|----|----|--------------------------|
| Subcategory | OL | OM | OMH | OH | CS | CG | CH | CBD | IL | IM | IH | |
| Specific Use | | | | | | | | | | | | |
| RESIDENTIAL | | | | | | | | | | | | |
| Household Living (if in allowed building type identified in Table 15-2.5) [bold] | | | | | | | | | | | | |
| Single household | P | P | P | P | P | P | P | P | PS | PS | PS | |
| Two households on single lot | P | P | P | P | P | P | P | P | PS | P | P | |
| Three or more households on single lot | P | P | P | P | P | P | P | P | PS | P | P | |



Chapter 25 | Special Districts

Section 25.020 AG, Agricultural District and AG-R, Agricultural-Residential District

25.020-B Use Regulations

Table 25-1: AG and AG-R District Use Regulations

| USE CATEGORY | | | |
|------------------|--|--|------|
| Subcategory | | AG | AG-R |
| Specific Use | | | |
| RESIDENTIAL | | | |
| | | Household Living (if in allowed building type indicated in 25.1-525.1.5) [bold and left-justify] | |
| Single Household | | P/S | P |



4. Neighborhood Infill Overlay Cleanup

Justification: ZCA-19, effective August 31, 2021, established the Neighborhood Infill Overlay District in the zoning code. A figure was numbered incorrectly in the text of the amendment. This proposed change rennumbers that figure and simplifies the text within the figure.

This amendment was proposed after the work session on August 18, 2021.

Chapter 14 | Overlay Districts

Section 20.080 NIO, Neighborhood Infill Overlay

20.080-E Parking Regulations

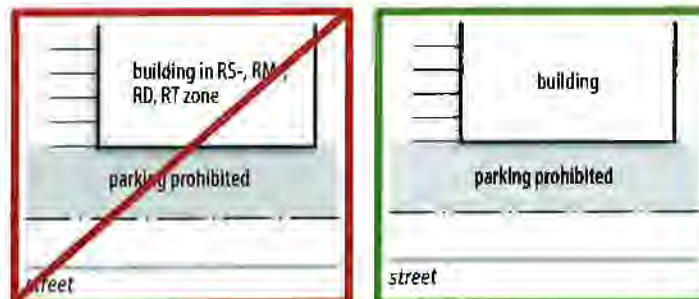
1. Minimum Parking Ratios

The minimum parking ratios established in Section 55.020, Table 55-1 for a Household Living use are reduced by 50% in the Neighborhood Infill Overlay district.

2. Location

The parking area is prohibited between building and street right-of-way (see Figure 20-25) on lots occupied by a Townhouse, Cottage House Development, Multi-unit House and Apartment/Condo.

Figure 20-25: Parking Prohibited between Building and Street Right-of-Way





5. Definition of Commercial Vehicle

Justification: The zoning code currently restricts the parking and storing of Commercial Trucks in residential zoning districts, but the definition of Commercial Truck is based on a section of the Oklahoma Administrative Code (O.A.C.). The section of the O.A.C. referenced by the zoning code is applicable for vehicle tag registration fees and not for identifying the types of vehicles causing a nuisance in residential neighborhoods. This update clarifies what types of vehicles are restricted from parking in residential areas and provides characteristics that are easily identifiable by code enforcement officers during an investigation.

Chapter 45 | Accessory Uses and Structures

Section 45.130 **Parking and Storage of Commercial ~~Trucks~~Vehicles**

45.130-A Description

A commercial vehicle, for the purpose of determining compliance with Section 45.130, is any vehicle, including but not limited to a car, van, truck, bus, semi-truck, or tow truck, that includes any of the following characteristics:

1. More than two (2) axles;
2. A cab height greater than eighty-four (84) inches;
3. Any part or attachment to the vehicle capable of exceeding the height of ninety (90) inches;
4. A gross vehicle weight rating greater than twelve thousand (12,000) pounds;
5. An overall length of more than twenty-five (25) feet;
6. A commercial sign or message exceeding four (4) square feet per side; or
7. A tow sling or other device designed specifically to tow another vehicle.

45.130-B Where Prohibited

~~No vehicle required to be registered as a "commercial truck" pursuant to OAC 710:60-3-91~~ vehicle as defined in §45.130-A may be parked or stored ~~on a lot outdoors~~ within a residential zoning district. This provision is not intended to prohibit the following:



1. Vehicles accessory to permitted non-residential use and parked on the lot containing the use;
2. dDeliveries and pickups by common carrier delivery vehicles or service vehicles being actively used, loaded, or unloaded (e.g., postal service, ~~united parcel service~~UPS, FedEx, et al.) of the type typically used in residential neighborhoods;
3. Recreational vehicles (See §45.150);
4. Vehicles registered to a governmental body or utility provider and used for law enforcement, emergency response, or repair of public infrastructure; or
5. Vehicles accessory to a construction project or an active building or construction permit.



6. Minimum Parking Ratio for Schools

Justification: The Zoning Code has long required excessive amounts of parking for school uses, forcing schools to ask for relief from minimum parking requirements nearly twenty times in the past two decades whenever they propose construction projects resulting in additional square footage or athletic/auditorium seating. In each case, schools have successfully demonstrated that the zoning code requires much more parking than is needed or used, sometimes by a factor of 10. Currently, no high school meets the minimum parking requirement, several by 60-80%. In contrast, every high school would meet the requirement outlined in the proposal, allowing schools more flexibility and reducing the need to ask for relief in the future. These proposed changes reduce the minimum parking ratios for high schools, middle schools, and elementary schools.

Chapter 55 | Parking

Section 55.020 Minimum Parking Ratios

Table 55-1: Minimum Motor Vehicle Parking Ratios

| USE CATEGORY | Measurement (spaces per) | | CH District and MX District | All Other Districts and PI Overlay [1] | Additional requirements/notes |
|--|--------------------------|-----------------|-----------------------------------|--|--|
| Subcategory | | CBD District | | | |
| Specific use | | | | | |
| [1] See Section 20.040 for information on PI Overlay | | | | | |
| PUBLIC, CIVIC & INSTITUTIONAL | | | | | |
| School | | | | | |
| Elementary or Middle | 1,000 sq. ft. | 0.00 | 0.65 0.50 | 0.85 0.75 | |
| Senior High | 1,000 sq. ft. | 0.00 | 0.85 0.50* | 1.10 0.75* | *plus 0.20 0.05% per seat in the largest stadium/auditorium seat, whichever is greater |



7. Alternative Compliance Parking Ratios

Justification: Alternative compliance parking ratios can be approved by the Board of Adjustment through its special exception procedures if a parking study is submitted along with the application. The requirements for the parking study are vague and difficult to interpret. The proposed change removes the requirement for a parking study but retains the other approval standards to guide the Board of Adjustment.

Chapter 55 | Parking

Section 55.050 Parking Exemptions and Credits

55.050-K Alternative Compliance

The motor vehicle parking ratios of this chapter are not intended to prevent development and redevelopment or to make development and redevelopment economically impractical. In order to allow for flexibility in addressing the actual expected parking demand of specific uses, alternative compliance parking ratios may be approved through the special exception procedures of Section 70.120 only if:

- ~~1. The applicant submits a parking study demonstrating that the motor vehicle parking ratios of Section 55.020 do not accurately reflect the actual day-to-day parking demand that can reasonably be anticipated for the proposed use based on field surveys of observed parking demand for similar use within the city or on external data from credible research organizations, such as the Urban Land Institute (ULI) or the Institute of Transportation Engineers (ITE);~~
- ~~21.~~ The board of adjustment determines that the other allowed parking reduction alternatives of Section 55.050 are infeasible or do not apply; and
- ~~32.~~ The board of adjustment determines that the reduced parking ratios proposed are not likely to cause material adverse impacts on traffic circulation and safety or on the general welfare of property owners and residents in the surrounding area.



8. Sign Permits

Justification: This change clarifies that most signs require a sign permit and cites Title 51, Tulsa Revised Ordinances, which establishes the types of signs requiring a permit.

Chapter 60 | Signs

Section 60.020 Prohibited Signs and Sign Characteristics

The following signs and sign characteristics are prohibited except as otherwise expressly stated:

60.020-A Signs for which no ~~required~~ permit that is required under Title 51 of the Tulsa Revised Ordinances has been issued;



9. Dynamic Display Signs

Justification: The zoning code requires a 1,200-foot separation distance between outdoor advertising signs that includes dynamic displays, regardless of the sign type. The intent of this was to provide a buffer between "Off-Premise Outdoor Advertising Signs" (Billboards) that included dynamic displays and not all outdoor advertising signs. Staff believes that was an error carried over from the previous zoning code and the text should include the words "off-premise" prior to "outdoor advertising sign" in Sections 60.100-J and 60.100-K. This proposed amendment will align the text of the code with the intent and application of the regulation.

During the work session on August 18, 2021, it was noted that one instance of "off-premise" was missing in 60.100-J and has since been included.

Chapter 60 | Signs

Section 60.100 Dynamic Displays

60.100-J Any off-premise outdoor advertising sign that includes a dynamic display that was lawfully established before January 1, 2010, must be separated by a minimum distance of 1,200 feet from any other off-premise outdoor advertising sign that includes a dynamic display. This spacing limitation does not apply between signs separated by a freeway. The 1,200-foot distance must be measured in a straight line from the center of the subject sign structures, as located on the ground.

60.100-K Except as provided in §60.100-J, any off-premise outdoor advertising sign that includes a dynamic display and that was approved by a permit issued on or after January 1, 2009, must be separated by a minimum distance of 1,200 feet from any other off-premise outdoor advertising sign that includes a dynamic display facing the same traveled way. The 1,200-foot distance must be measured in a straight line from the center of the subject sign structures, as located on the ground.



10. Selection of Native Tree Species

Justification: This change removes references to a plant list and corrects a typographical error to clarify that non-native trees adapted to local growing conditions are acceptable.

Chapter 65 | Landscaping and Screening

Section 65.080 Landscape and Screening Material

65.080-A General

3. Selection

Trees and plants used to satisfy the requirements of this zoning code must:

- a. Meet or exceed the plant quality standards established in the latest edition of the American Standard for Nursery Stock (ANSI Z60.1);
- b. Be native to North America or adapted for growing conditions in the Tulsa area, as determined by the land use administrator; and
- c. Not be artificial plants or plants listed as prohibited species on the recommended and prohibited tree ~~and plant species~~ list.



11. Review and Decision-making Authority Summary Table

Justification: As part of the ZCA-17 amendments effective July 1, 2020, the authority for verifying compliance with spacing and separation distance requirements was removed from the Board of Adjustment and placed with the development administrator through the city's permit review process. The proposed amendment updates Table 20-1 to reflect that the development administrator has the authority to verify spacing and separation distance requirements.

Chapter 70 | Review and Approval Procedures

Section 70.010 Common Provisions

70.010-A Applicability

The common provisions of this section apply to all of the procedures in this chapter unless otherwise expressly stated.

Table 70-1: Review and Decision-making Authority Summary Table

| Procedure | Staff | Preservation Commission | Planning Commission | Board of Adjustment | City Council | Public Notice |
|--|------------------|-------------------------|---------------------|-----------------------|--------------|---------------|
| Zoning Code Text Amendments | R | - | <R> | - | <DM> | N |
| Zoning Map Amendments (Non-HP) | R | - | <R> | - | <DM> | N,M,P |
| Development Plans | R | - | <R> | - | <DM> | N,M,P |
| Site Plans | DM[1] | - | - | - | - | - |
| Historic Pres. (HP) Zoning Map Amendments | R | R | <R> | - | <DM> | N,M,P |
| HP Permits | R[2] | DM[2] | - | - | - | - |
| Zoning Code Interpretations | DM[3] | - | - | - | - | - |
| Spacing and Separation Distance Verification | DM[4] | - | - | <DM> | - | M |
| Special Exceptions | - | - | - | <DM> | - | N,M,P [45] |
| Variances | - | - | - | <DM> | - | N,M |
| Appeals of Administrative Decisions | - | - | - | <DM>[56] | - | N,M |

R = Review body (review and recommendation) | **DM** = Decision-making body (final decision to approve or deny)
< > = Public hearing required | Hearing Notice: **N** = Newspaper; **M** = Mail; **P** = Posting (signs)

Table 70-1 Notes

[1] Unless alternative site plan review procedure/decision-maker is established by city council at time of development plan approval (see §70.050-C)

[2] Preservation officer (staff) authorized to act on some applications (see §70.070-K)

24.20



[3] Development administrator authorized to issue written interpretations

[4] Development administrator authorized to verify spacing and separation distance requirements

[45] Special notice requirements for minor special exceptions (See 570.120-E)

[56] Appeals of administrative decisions on site plans go the planning commission



12. Correction of Errors within Zoning Code Text Amendments

Justification: This proposed change would allow the land use administrator to correct typographical, reference, spelling, formatting, and some numbering errors without the zoning code text amendment procedures. The intent is to allow staff the flexibility to administratively correct minor errors within the zoning code document as they arise.

This amendment was proposed after the work session on August 18, 2021.

Chapter 70 | Review and Approval Procedures

70.020 Zoning Code Text Amendments

70.020-G Applicability

1. All amendments to the text of this zoning code must be processed in accordance with the provisions of this section, except as stated in 70.020-G.2.
2. The land use administrator, in consultation with the city legal department, is authorized to correct typographical errors, reference errors, spelling errors, formatting errors, and errors in section, page, table, and figure numbering, without following the zoning code text amendment procedures of this section. The changes necessary to correct such errors may not change the meaning or regulations of the zoning code.



13. Required Notice for Minor Amendments

Justification: As part of the ZCA-6 amendments effective June 11, 2018, the requirement to post sign notices for PUD minor amendments was removed. When the change was made, the requirement was removed from Section 30.010-I but not Section 70.040-I. This proposed change would delete the sign notification requirements for minor amendments in Section 70.040-I to be consistent with the changes made in ZCA-6.

Chapter 70 | Review and Approval Procedures

Section 70.040 Development Plans

70.040-I Amendments to Approved Development Plans

1. Minor Amendments

- c. Notice of the planning commission's public hearing on a development plan minor amendment request must be provided at least 10 days in advance of the hearing by mailing written notice to all owners of property within a 300-foot radius of the exterior boundary of the subject property. ~~Notice (signs) must also be posted on the subject property at least 10 days before the scheduled public hearing.~~



14. Early-Release Permits

Justification: This change removes the ability for building foundation or earth-change permits to be released prior to the recording of a final plat. Since the adoption of the Tulsa Zoning Code in 2016, the early-release provisions have never been used. The provision is unnecessary because the release of certain permits while platting is already covered through the IDP process.

Chapter 70 | Review and Approval Procedures

Section 70.080 Zoning Clearance and Permits

70.080-B Compliance with Development Regulations

3. ~~Early-Release Permits~~

~~Building permits authorizing the installation of a building foundation and earth-change permits may be issued prior to the date that the final subdivision plat or lot split/adjustment certifications or certificates are recorded if the development administrator or land use administrator determines that all of the following criteria have been met:~~

- ~~a. The final plat, lot split or lot line adjustment has been approved by the land use administrator or planning commission, in accordance with applicable procedures of Tulsa Metropolitan Area Subdivision and Development Regulations;~~
- ~~b. All plats or other documents requiring the property owner's signature have been signed by the property owner;~~
- ~~c. The activity for which the foundation permit or earth-change permit is requested complies with all applicable regulations; and~~
- ~~d. Future recordation of all required plats or other documents is reasonably assured.~~



15. Appeals of Administrative Decisions

Justification: The filing requirements in place for appeals of administrative decisions have caused confusion and challenges for applicants. These changes streamline the process by allowing applicants to file appeals directly with the clerk of the board of adjustment and the City Clerk, rather than with the administrative official who issued the decision. The additions to §70.140-A clarify that the appeal procedures of §70.140 also apply to decisions made by the Tulsa Preservation Commission.

The proposed changes to §70.140-C were updated after the August 18, 2021, work session to better reflect Oklahoma state statute requirements for appeals of administrative decisions.

Chapter 70 | Review and Approval Procedures

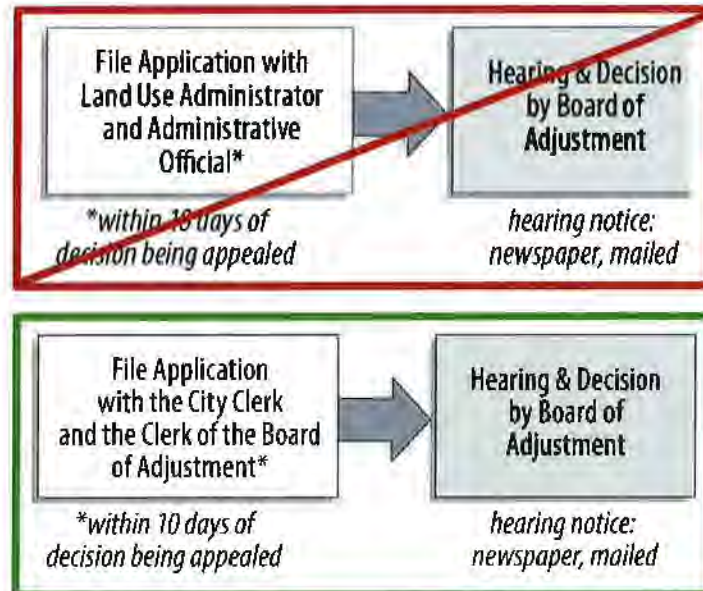
Section 70.140 Appeals of Administrative Decisions

70.140-A Authority

Appeals of administrative (staff-level) decisions on site plans go to the planning commission (See §70.050-C). The board of adjustment is authorized to hear and decide all other appeals where it is alleged there has been an error in any order, requirement, decision or determination made by the land use administrator, the development administrator or any other administrative official in the administration, interpretation or enforcement of this zoning code. For the purpose of applying the procedures of Section 70.140 to appeal of any final decision of the preservation commission (See §70.070-L), the final decision of the preservation commission is deemed an administrative decision and the preservation commission is deemed an administrative official.



Figure 70-7: Appeals of Administrative Decisions (Generally)



70.140-C Application Filing

1. Complete applications for appeals of administrative decisions must be filed with the ~~land use administrator~~ clerk of the board of adjustment and the city clerk, who will accept the appeal on behalf of the administrative official who made the decision being appealed and forward it to said official.



16. Special Trafficway / Scenic Drive

Justification: When the Tulsa Major Street and Highway Plan was updated in 2018, the “Special Trafficway” designation was renamed “Scenic Drive.” This change updates the name and clarifies that a scenic drive is an arterial street.

Chapter 95 | Definitions

Section 95.040 Terms Beginning with “A”

Arterial

A street designated on the major street and highway plan as an arterial, parkway or ~~special trafficway~~scenic drive.

