

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

## **Meeting No. 2854**

**November 17, 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/82397522307>

**Meeting ID: 823 9752 2307**

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 October 20, 2021 Meeting No. 2852
2. Minutes of November 3, 2021 Meeting No. 2853

**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:

3. **PUD-677-A-8 Tanner Consulting, LLC** (CD 8) Location: North of the northwest corner of East 121st Street South and South Kingston Avenue requesting a **PUD Minor Amendment** to reduce required front setback from 30 feet to 27.5 feet
4. **PUD-360-E-1 Ryan Kuzmic** (CD 8) Location: Northwest corner of East 91st Street South and South Memorial Drive requesting a **PUD Minor Amendment** to allow Retail Sales uses within the west 200 feet of the PUD to allow a Medical Marijuana dispensary. (Continued from November 3, 2021)
5. **PUD-345-3 Wallace Design, Dani Fields** (CD 9) Location: Southwest corner of East 31st Street South and South New Haven requesting a **PUD Minor Amendment** to revise building setbacks to permit a new office/bank building
6. **PUD-411-13 Wallace Design, Dani Fields** (CD 7) Location: Southeast corner of East 97th Place South and South Memorial Drive requesting a **PUD Minor Amendment** to revise floor area, setbacks and lot coverage

## PUBLIC HEARING-MINOR AMENDMENT

7. **Z-7410a Tanner Consulting, LLC** (CD 8) Location: North of the northeast corner of South Delaware Avenue and East 116<sup>th</sup> Street South requesting a **Minor Amendment** to modify the optional development plan standards to enable private streets

## PUBLIC HEARING-REZONING

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

8. **CZ-523 Smalygo Properties** (County) Location: South of the southeast corner of East 136<sup>th</sup> Street North and North Sheridan Road requesting rezoning from **AG to RS** to permit a residential subdivision
9. **CZ-524 Natalie Gast** (County) Location: South of the southwest corner of West 171<sup>st</sup> Street South and South Union Avenue requesting rezoning from **AG to CH** to permit an office/warehouse
10. **Z-7632 Kelsey Pierce** (CD 5) Location: South of the southwest corner of East 25<sup>th</sup> Place South and South Sheridan Road requesting rezoning from **OL to CS**
11. **Z-7633 Richard Holland** (CD 6) Location: Southwest of East 11<sup>th</sup> Street South at South Lynn Lane requesting rezoning from **RS-1 to AG**
12. **Z-7634 Tim Terral** (CD 1) Location: Northwest corner of East Latimer Street and North Boston Avenue requesting rezoning from **RS-5 to MX2-U-45**

## PUBLIC HEARING-PLATS

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

13. **Mingo 20** (County) Minor Subdivision Plat, Location: Northwest corner of East 146<sup>th</sup> Street North and North Mingo Road

## OTHER BUSINESS

14. Proposed 2022 TMAPC Meeting Dates

## 15. 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](http://tulsaplanning.org)

email address: [esubmit@incog.org](mailto:esubmit@incog.org)

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





**Case Number:** PUD-677-A-8  
**Minor Amendment**

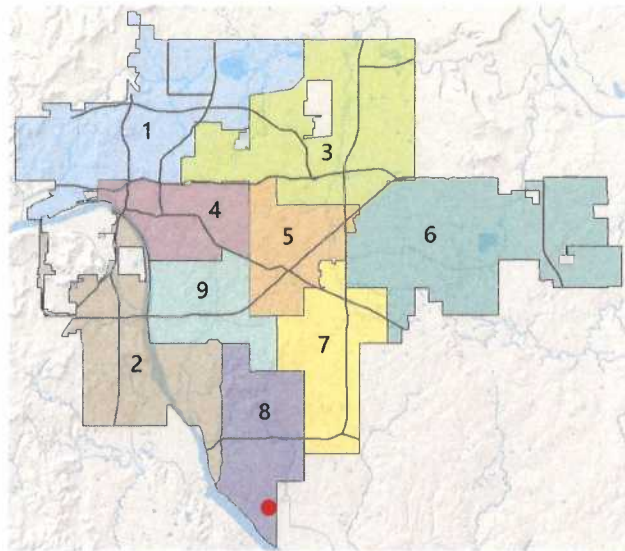
**Hearing Date:** November 17, 2021

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Tanner Consulting, LLC

Property Owner: Nathaniel & Milana Applegate

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to reduce the front setback from 30 ft to 27.5 ft

Gross Land Area: 0.34 Acres

Location: North of the NWC of E 121<sup>st</sup> St S and S Kingston Ave

12016 S Kingston Ave

Lot 2, Block 1 Crestwood at the River

**Zoning:**  
 Existing Zoning: RS-1/PUD-677-A  
 Proposed Zoning: No Change

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

**Staff Recommendation:**  
 Staff recommends approval.

**Staff Data:**  
 TRS: 8334

**City Council District:** 8  
*Councilor Name:* Phil Lakin, Jr.

**County Commission District:** 3  
*Commissioner Name:* Ron Peters

**SECTION I:** PUD-677-A-8 Minor Amendment

Amendment Request: Revise the PUD Development Standards to reduce the front setback from 30 ft to 27.5 ft.

Currently the development standards require a 30 ft front setback. A single-family home was constructed on the subject lot, but the location for the house was incorrectly measured from the wrong lot corner monument resulting in the home encroaching 2.4 ft into the required front setback. The applicant is requesting that the front setback for the subject lot be reduced to 27.5 ft in order to bring the home into compliance with the PUD requirements.

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

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

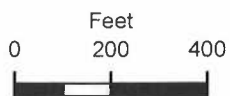
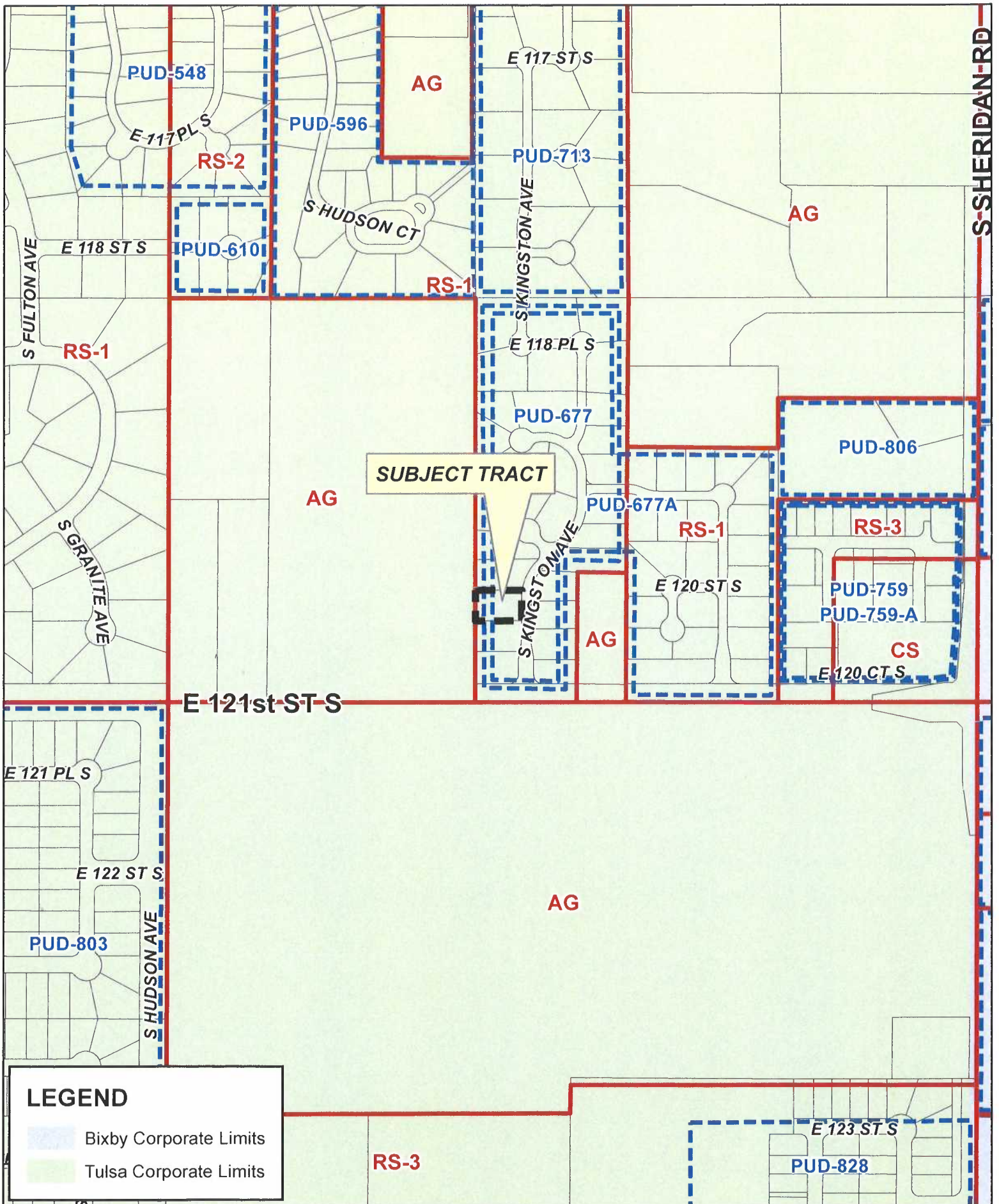
Staff has reviewed the request and determined:

- 1) PUD-677-A-8 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-677-A.
- 2) All remaining development standards defined in PUD-677-A and subsequent amendments shall remain in effect.

Exhibits included with staff report:

INCOG zoning case map  
INCOG aerial photo  
INCOG aerial photo (enlarged)

With considerations listed above, staff recommends **approval** of the minor amendment to reduce the front yard setback from 30 ft to 27.5 ft.

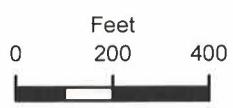


**PUD-677-A-8**

18-13 34







Subject  
Tract

**PUD-677-A-8**

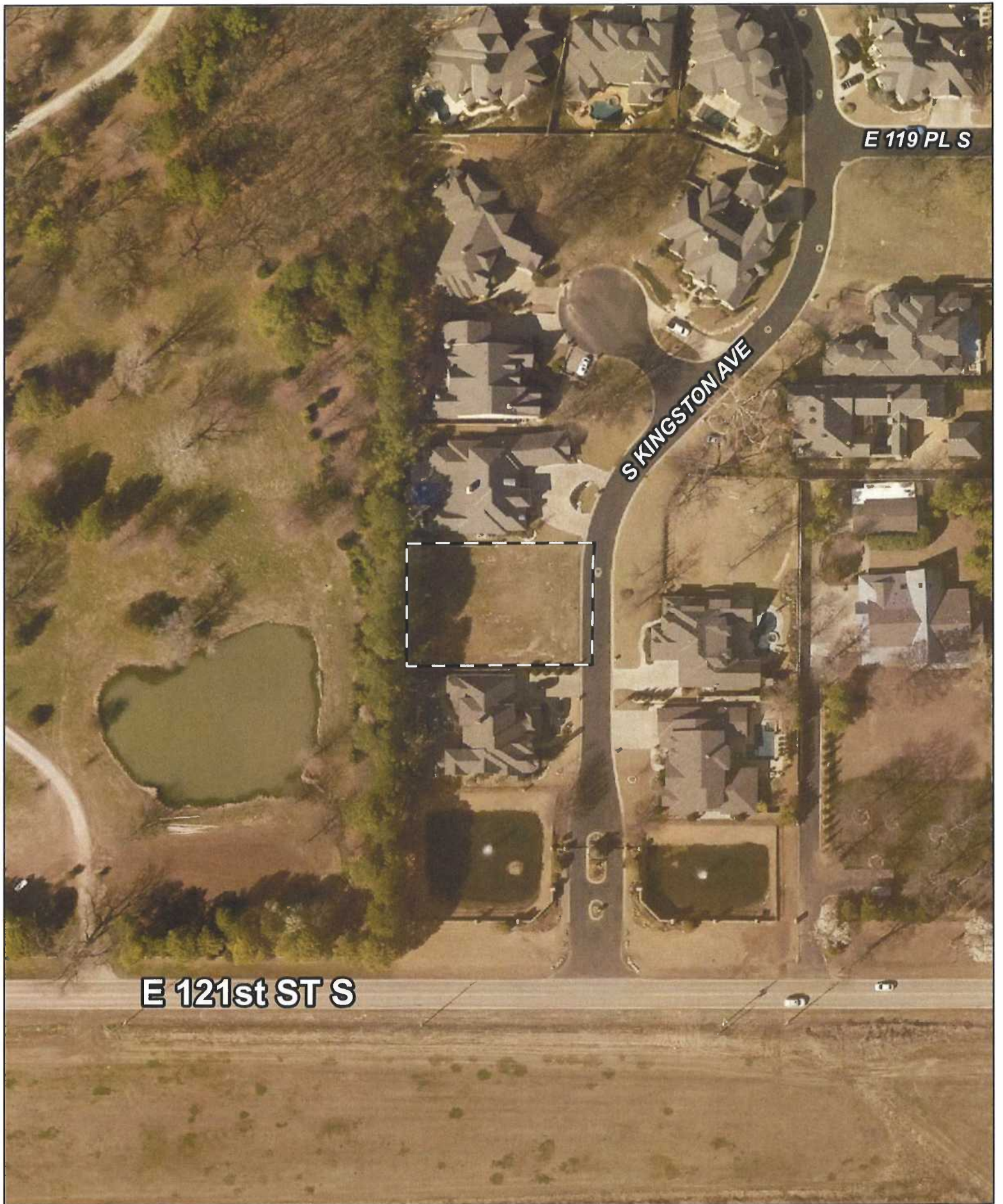
18-13 34

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

Aerial Photo Date: 2020/2021







E 119 PL S

S KINGSTON AVE

E 121st ST S

0 50 100  
Feet



Subject  
Tract

**PUD-677-A-8**

18-13 34

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

Aerial Photo Date: 2020/2021

3.5









**Case Number:** PUD-360-E-1  
**Minor Amendment**

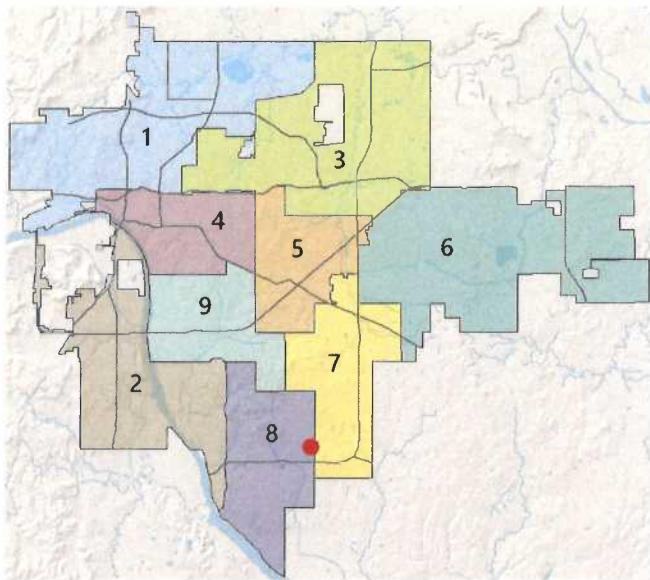
**Hearing Date:** November 17, 2021  
 Continued from November 3, 2021  
 (Staff report and recommendation has been amended since November 3, 2021)

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Ryan Kuzmic

Property Owner: Dragon Energy c/o Bruce Shoey

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



**Applicant Proposal:**

Concept summary: The original PUD only allowed Use Unit 11 (Offices and studios) and Use Unit 14 (Shopping goods and services) within the west 200 ft of the PUD. The minor amendment request is to clarify that the Medical Marijuana Dispensary specific use that is now part of the code is permitted in the area PUD within the west 200 feet of Development Area 2-B.

Gross Land Area: 16.6 Acres

Location: NW/c of E 91<sup>st</sup> St S and S Memorial Dr

Development Area 2-B

**Zoning:**  
 Existing Zoning: CS/RM-0/PUD-360-E  
 Proposed Zoning: No Change

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

**Staff Recommendation:**  
 Staff recommends **denial**.  
 The requested revision to the PUD would require a Major Amendment.

**Staff Data:**  
 TRS: 8314

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

**SECTION I:** PUD-360-E-1 Minor Amendment

Amendment Request: Revise the PUD Development Standards to include Retail Sales uses within the west 200 ft of the PUD to permit a Medical Marijuana dispensary for Development Area 2-B

The current development standards of the PUD limit the west 200 ft of the PUD to business and services allowed in Use Unit 11 – Office, Studios and Support Services and Use Unit 14 – Shopping Goods and Services as defined in the previous version of the City of Tulsa Zoning Code.

The applicant is proposing a Medical Marijuana dispensary use. That specific use was not considered as part of the PUD. Due to City of Tulsa Zoning Code requirements for PUDs, the addition of the requested use to the PUD would be required to be a Major Amendment.

Staff Comment: *This request cannot be considered a Minor Amendment as outlined by Section 30.010.1.2.c(15) of the City of Tulsa Zoning Code.*

*“Changes in an approved use to another use may be permitted, provided the underlying zoning on the particular site within the PUD would otherwise permit such use as of right and the proposed use will not result in any increase of incompatibility with the present and future use of nearby properties.”*

Staff has reviewed the request and determined:

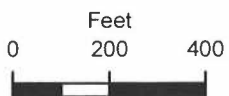
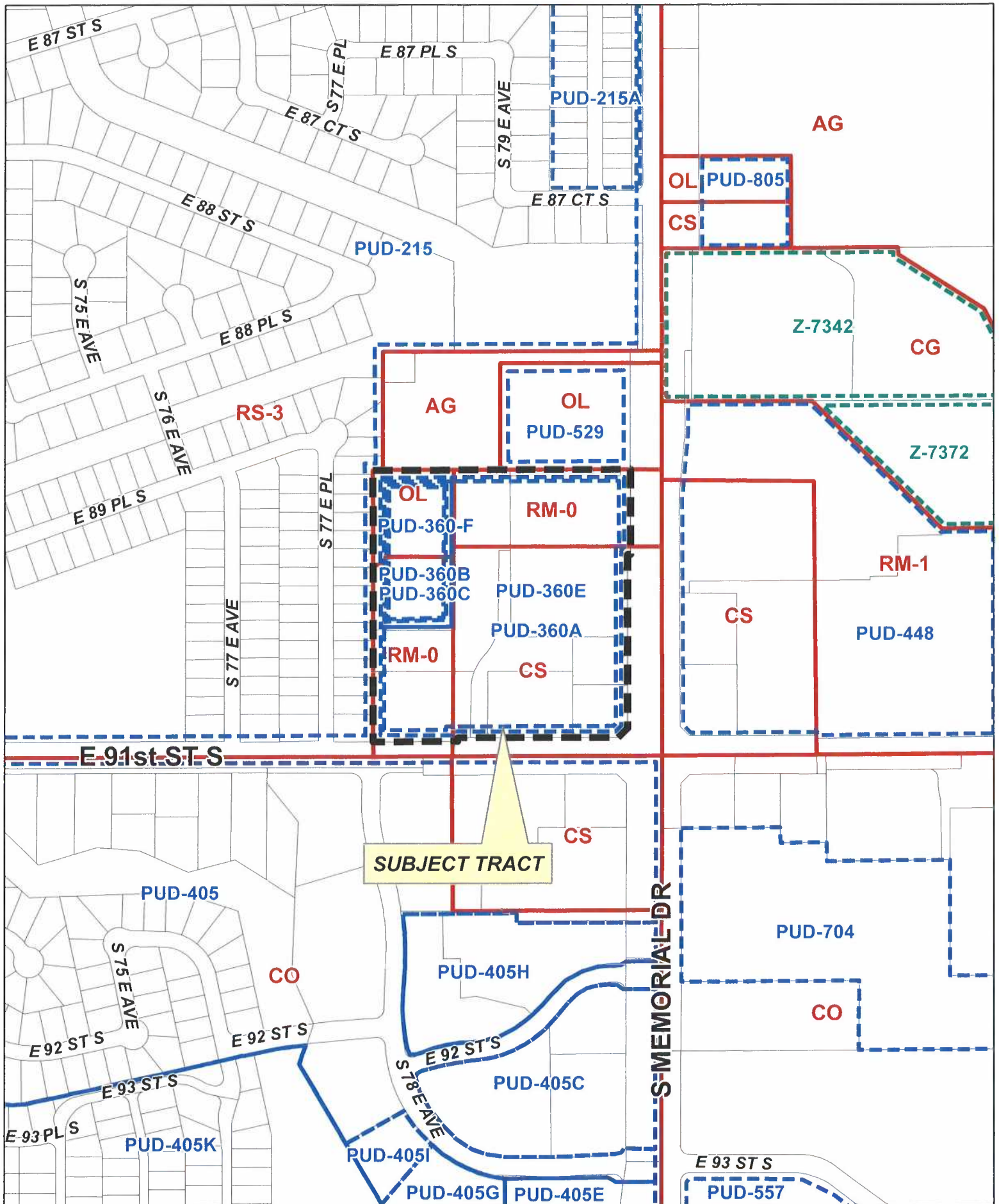
- 1) The requested addition of uses would require a Major Amendment to the PUD for them to be allowed in the subject Development Area.
- 2) PUD-360-E-1 would represent a significant departure from the approved development standards in the PUD and cannot be considered a minor amendment to PUD-360-E.

With considerations listed above, staff recommends **denial** of the minor amendment request to allow all Specific Uses with all supplemental regulations in the Retail Sales Use category and limited to Development Area 2-B.

Exhibits included with staff report:

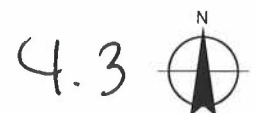
INCOG zoning case map  
INCOG aerial photo





**PUD-360-E-1**

18-13 14







0 Feet 200 400



Subject Tract

**PUD-360-E-1**

18-13 14

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

Aerial Photo Date: 2020/2021





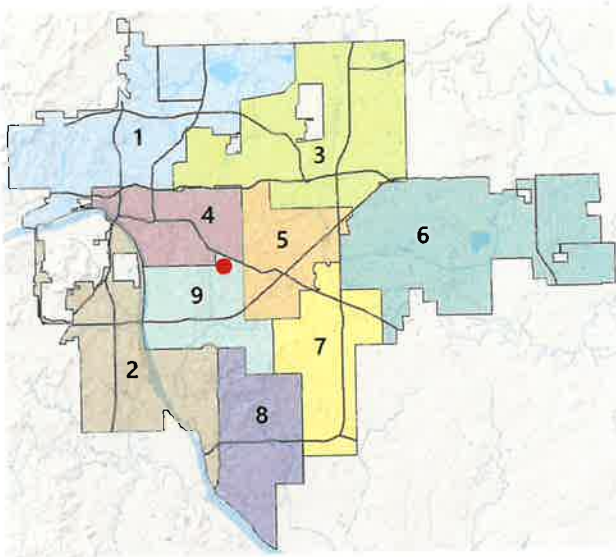
**Case Number:** PUD-345-3  
**Minor Amendment**

**Hearing Date:** November 17, 2021  
**Revised 11/15/2021**

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Wallace Design – Dani Fields  
  
Property Owner: Tulsa Teachers Credit Union

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to revise building setbacks.

Gross Land Area: 2.9 Acres

Location: SWC of E 31<sup>st</sup> St S and S New Haven Ave

3720 E 31<sup>st</sup> St S

**Zoning:**  
Existing Zoning: OL/OM/PUD-345  
Proposed Zoning: No Change

**Comprehensive Plan:**  
Land Use Map: Main Street  
Growth and Stability Map: Growth

**Staff Recommendation:**  
Staff recommends approval.

**Staff Data:**  
TRS: 9321

**City Council District:** 9  
*Councilor Name:* Jayme Fowler  
  
**County Commission District:** 3  
*Commissioner Name:* Ron Peters

**SECTION I:** PUD-345-3 Minor Amendment

Amendment Request: Modify the PUD Development Standards to revise building setbacks to permit a new office/bank building for TTCU.

The current setback along S New Haven Ave is 150 ft from the Centerline of S New Haven Ave. The applicant proposes to revise this to 0 ft for the North portion of the PUD (175 ft from the Centerline of E 31<sup>st</sup> St S) and 10 ft for the remainder South of that. The current setback along E 31<sup>st</sup> St S is 60 ft from the Centerline of E 31<sup>st</sup> St S. The applicant proposes to revise this to 4 ft **from the property line** for the portion located within 212 ft from the Centerline of S New Haven Ave and 60 ft for the remainder to the West. The current setback from the South property line is 150 ft. The applicant proposes to revise this to 40 ft. The current setback from the West property line is 30 ft. The applicant proposes to revise this to 0 ft.

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

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

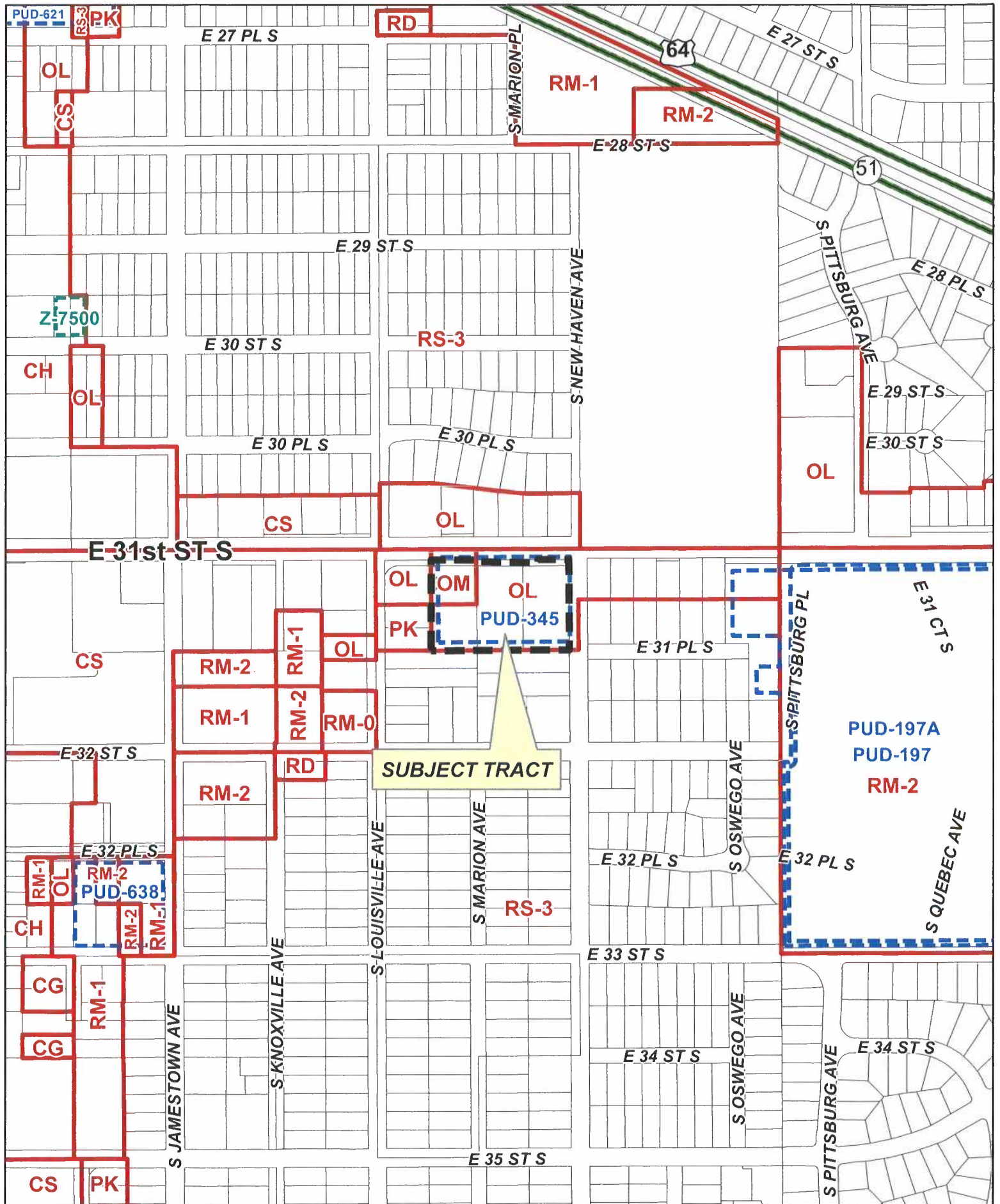
Staff has reviewed the request and determined:

- 1) PUD-345-3 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-345.
- 2) All remaining development standards defined in PUD-345 and subsequent amendments shall remain in effect.

Exhibits included with staff report:

- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)
- Applicant Amendment Text
- Applicant Site Plan

With considerations listed above, staff recommends **approval** of the minor amendment to revise the required building setbacks as proposed.

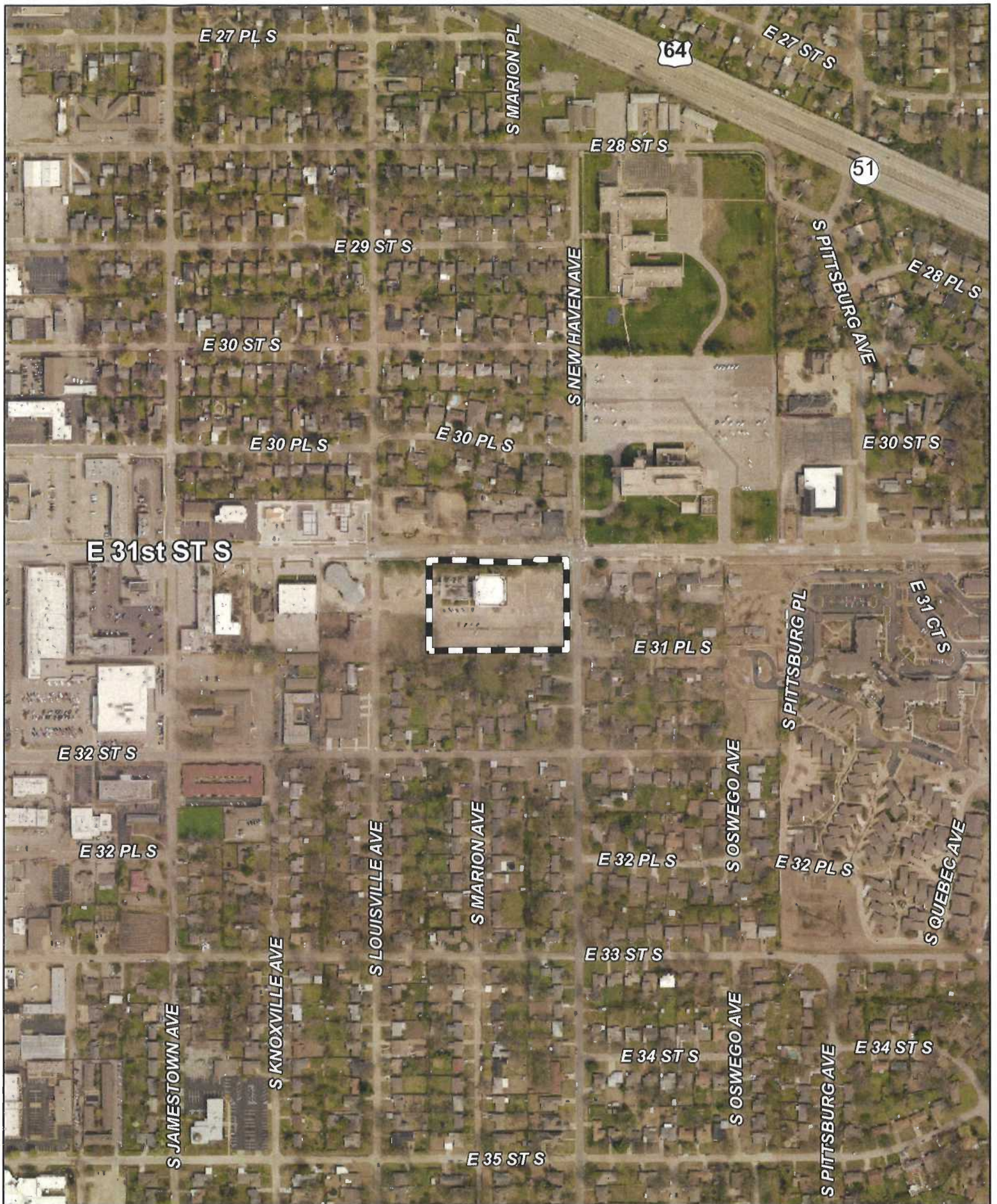


**PUD-345-3**

19-13 21







0 Feet 200 400



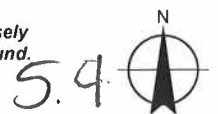
Subject Tract

**PUD-345-3**

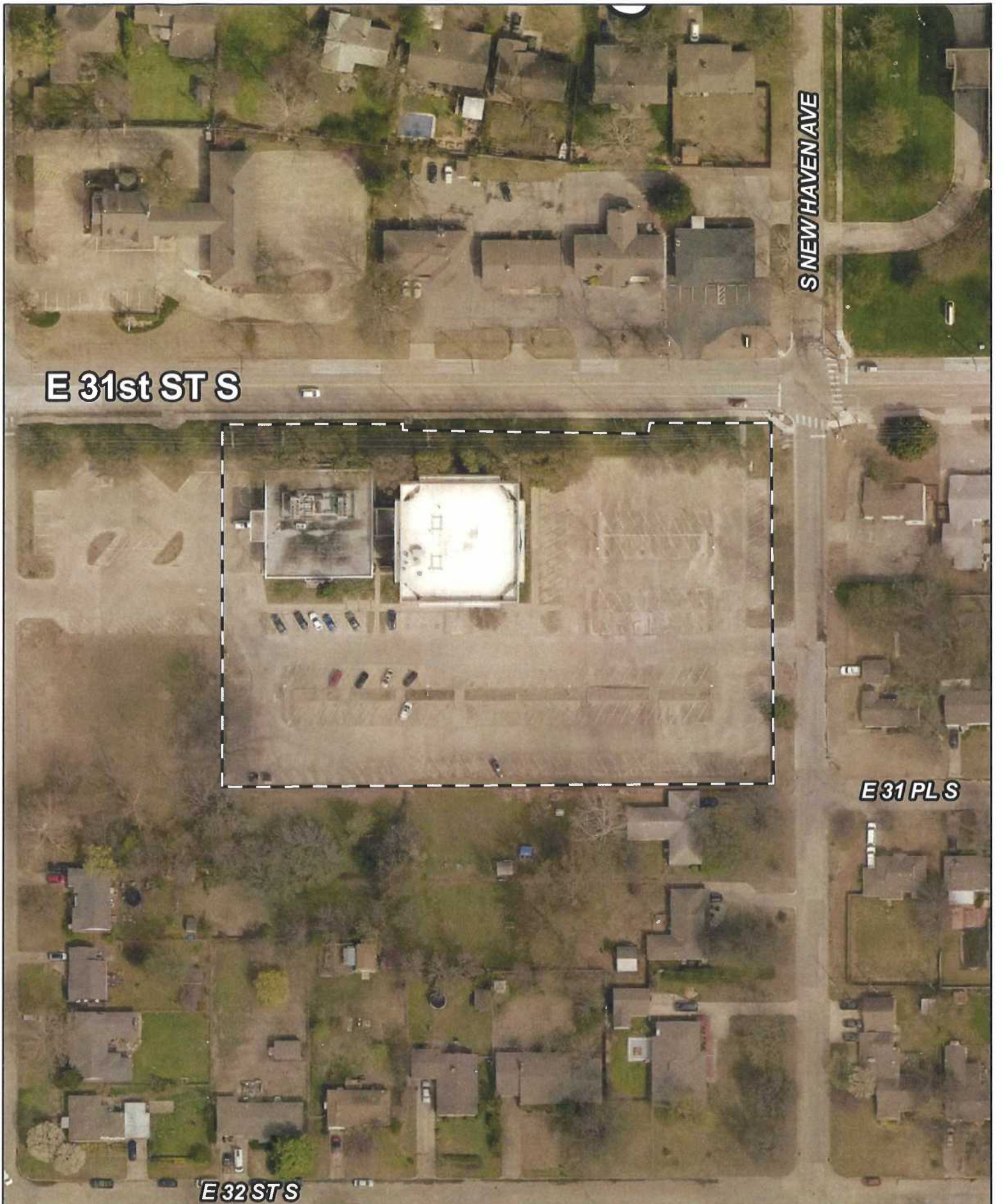
19-13 21

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

Aerial Photo Date: 2020/2021







E 31st ST S

S NEW HAVEN AVE

E 31 PLS

E 32 ST S



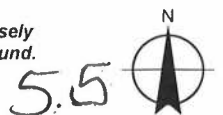
Subject  
Tract

**PUD-345-3**

19-13 21

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

Aerial Photo Date: 2020/2021



October 28, 2021

**TTCU Federal Credit Union  
PUD – 345-1  
Proposed PUD Minor Amendment**

The Owners wish to amend the PUD to accommodate the redevelopment of the existing property.

The proposed concept site plan is attached.

The requested Minor Amendment would revise:

Minimum Building Setbacks

	<u>Current</u>	<u>Proposed Amendment</u>
From Centerline of S. New Haven Ave.....	150 ft	
North (175 ft From Centerline 31 <sup>st</sup> St).....		0 ft
South (Remainder).....		10 ft
From Centerline of E. 31 <sup>st</sup> St.....	60 ft	
East (212 ft From Centerline of S. New Haven Ave).....		4 ft
West (Remainder).....		60 ft
From South Property Line.....	150 ft	40 ft
From West Property Line.....	30 ft	0 ft

All other provisions of the PUD shall remain in effect as previously approved by the City of Tulsa.

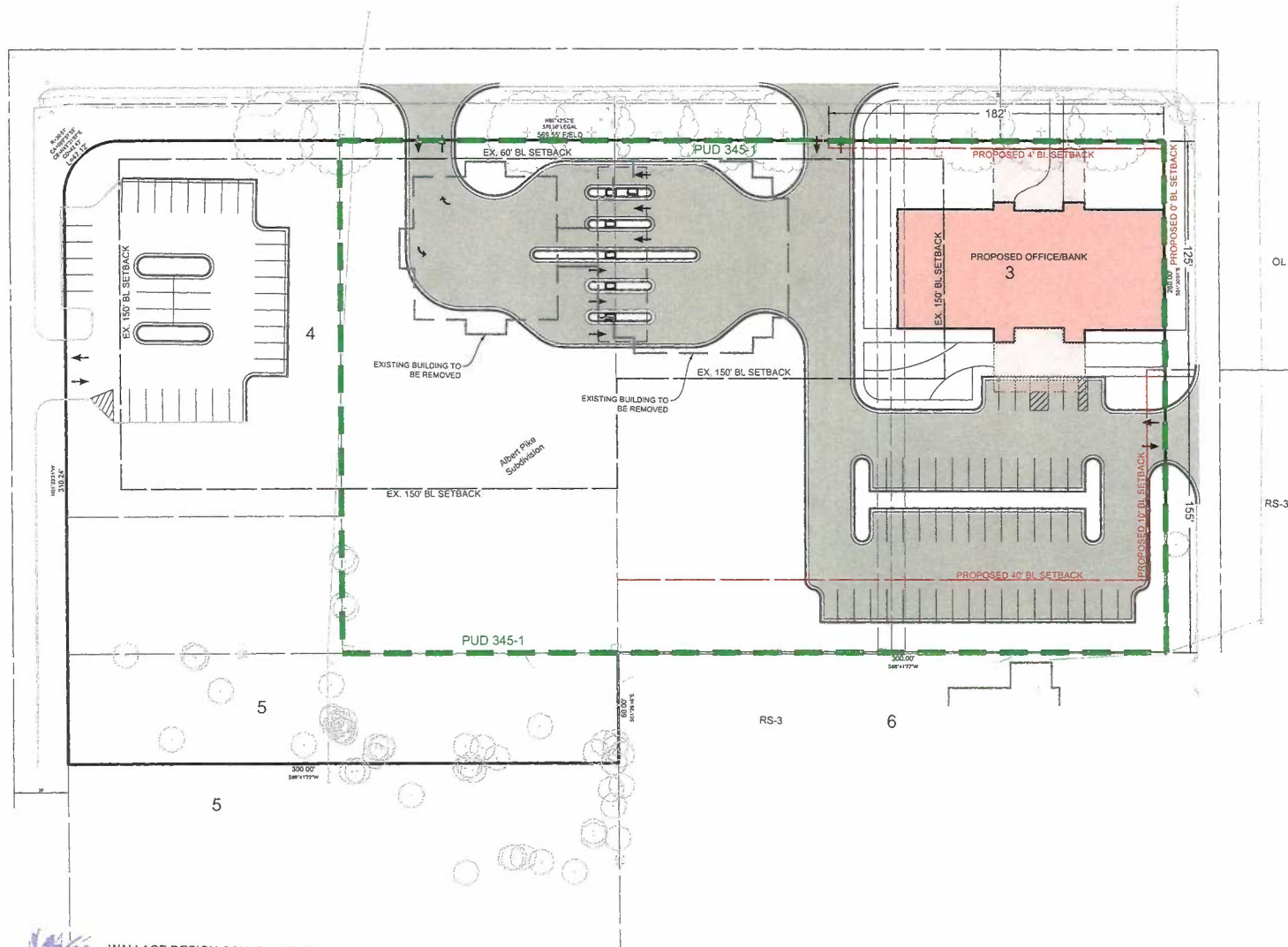


**TTCU**

## Federal Credit Union

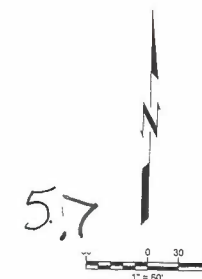
Tulsa,  
Oklahoma

October 27, 2021



*wallace*

WALLACE DESIGN COLLECTIVE, PC  
STRUCTURAL CIVIL LANDSCAPE SURVEY  
(918)584-5858 123 NORTH MARTIN LUTHER KING JUNIOR  
BLVD TULSA, OK 74103 CA# 1460 EXP. DATE 6-30-2023







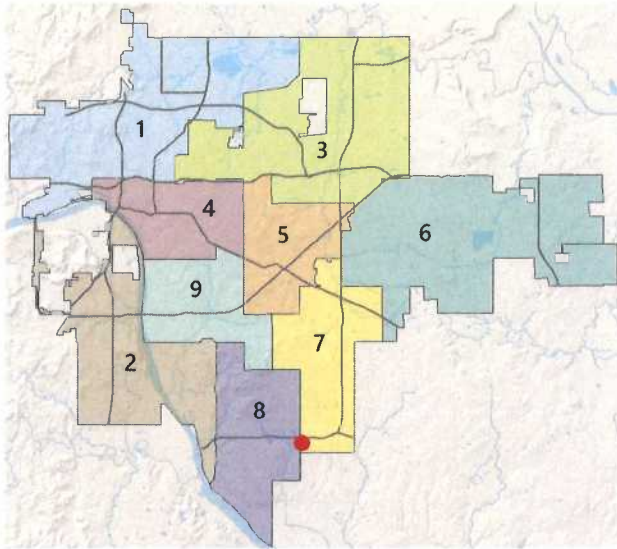
**Case Number:** PUD-411-13  
**Minor Amendment**

**Hearing Date:** November 17, 2021

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Wallace Design – Dani Fields  
Property Owner: Moorenouri LLC

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to revise floor area, setbacks and lot coverage.

Gross Land Area: 4.2 Acres

Location: SEC of E 97<sup>th</sup> PI S and S Memorial Dr

Lot 1, Block 1 9700 Memorial

Development Area 3

**Zoning:**  
Existing Zoning: CO/PUD-411  
Proposed Zoning: No Change

**Comprehensive Plan:**  
Land Use Map: Regional Center  
Growth and Stability Map: Growth

**Staff Recommendation:**  
Staff recommends approval.

**Staff Data:**  
TRS: 8324

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

**County Commission District:** 3  
*Commissioner Name:* Ron Peters

6.1

**SECTION I:** PUD-411-13 Minor Amendment

Amendment Request: Revise the PUD Development Standards to revise floor area, setbacks and lot coverage by buildings to permit an expansion of an existing car dealership.

The applicant is proposing to reduce the setback along the south and southeasterly property line of Lot 1 from 50 ft to 20 ft. The floor area of Development Area 3 of the PUD is proposed to be increased from 137,207 sf to 147,403 sf (a 7.43% increase). The floor area of Lot 1 is proposed to be increased from 34,804 sf to 45,000 sf. The Maximum Lot Coverage by Building is proposed to be increased from 12% to 25%.

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 30.010.I.2.c(9) of the City of Tulsa Zoning Code.*

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

Staff has reviewed the request and determined:

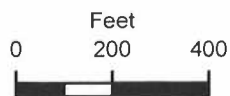
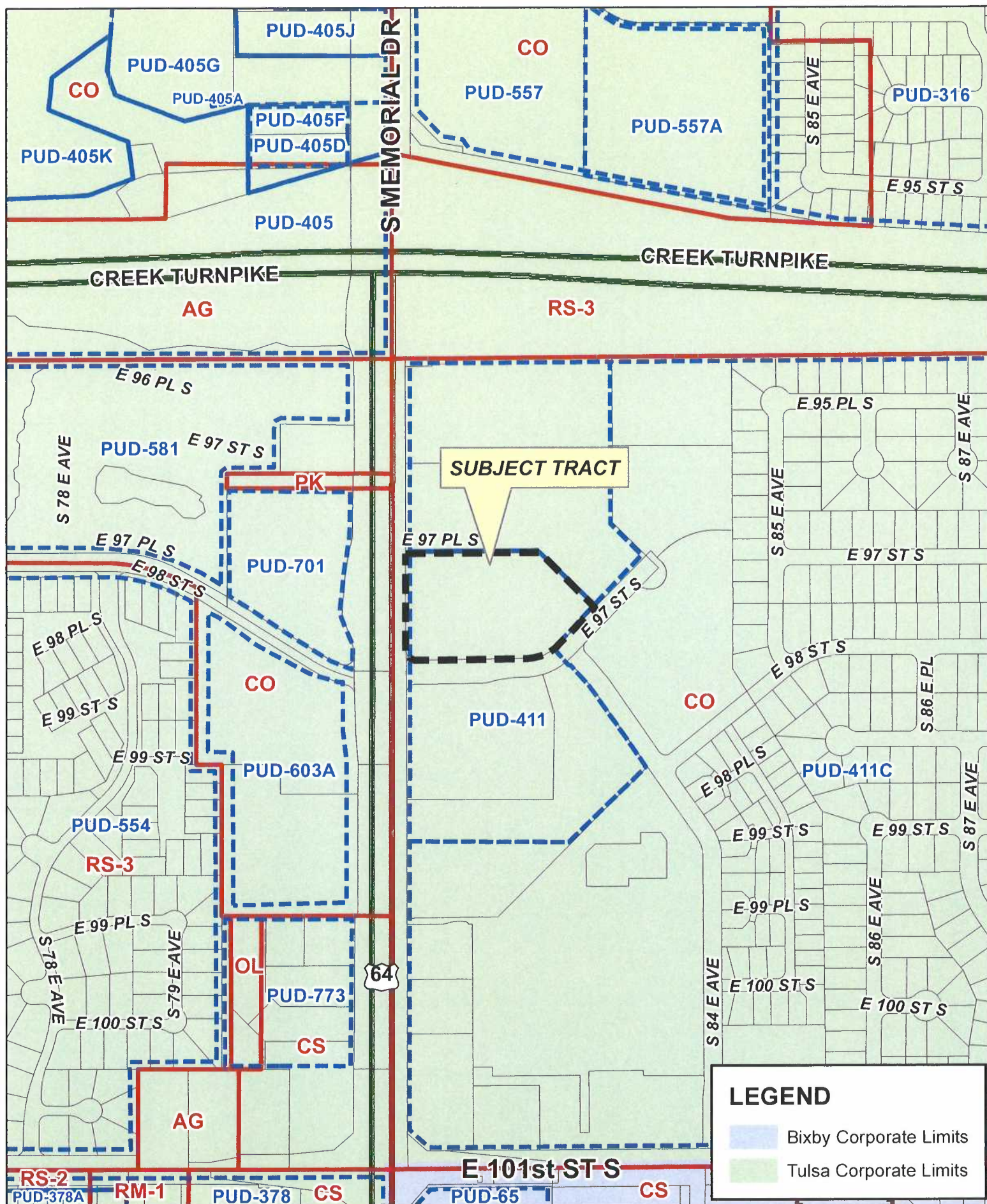
- 1) PUD-411-13 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-411.
- 2) All remaining development standards defined in PUD-411 and subsequent amendments shall remain in effect.

Exhibits included with staff report:

- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)
- Applicant Amendment Text
- Applicant Site Plan

With considerations listed above, staff recommends **approval** of the minor amendment to revise floor area, setbacks and lot coverage by buildings as proposed.





**PUD-411-13**

18-13 24







Subject  
Tract

**PUD-411-13**

18-13 24

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

Aerial Photo Date: 2020/2021







0 50 100  
Feet



Subject  
Tract

**PUD-411-13**

18-13 24

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

Aerial Photo Date: 2020/2021



November 3, 2021

**Lot 1, Block 1  
9700 Memorial – PUD – 411-13  
Proposed PUD Minor Amendment  
Development Area '3'**

The development parcel part of Lot 1, Block 1, 9700 Memorial, a development at 9777 South Memorial Drive.

The proposed concept site plan is attached.

The requested Minor Amendment would allow:

Minimum Building Setbacks

	<u>Current</u> 50 ft	<u>Proposed Amendment</u> 20 ft
Along South and Southeasterly property line		

Maximum Floor Area

<u>Total Floor Area for Development Area 3</u>	137,207sf	147,403sf*
*Increase of 10,196SF (7.43%) of Floor Area of Development Area 3		
<u>Total Floor Area Lot 1</u>	34,804sf	45,000sf
<u>Maximum Lot Coverage by Building</u>	12%	25%

All other provisions of the PUD shall remain in effect as previously approved by the City of Tulsa.





ALL CONSTRUCTION TO BE IN STRICT  
ACCORDANCE WITH CURRENT CITY OF TUESA  
STANDARDS AND SPECIFICATIONS (INCLUDING  
D.D.D. 2019 EDITION)



DATE: 10/22/2021  
JOB NO.: 2140101  
SHEET NO.:

C01

AN EXPANSION AND RENOVATION FOR  
TULSA HYUNDAI  
9777 S. MEMORIAL DR, TULSA, OK 74133

REVISIONS:

CA# 1450 EXP. DATE 6/30/2023

websites: [www.designcollective.co](http://www.designcollective.co)  
[www.designcollective.co.uk](http://www.designcollective.co.uk)  
[www.designcollective.co.uk](http://www.designcollective.co.uk)  
[www.designcollective.co.uk](http://www.designcollective.co.uk)  
[www.designcollective.co.uk](http://www.designcollective.co.uk)

 wallace  
design  
collective

CONSULTANT:

NOT FOR  
CONSTRUCTION

TULSA HYUNDAI



**BOCKUS PAYNE**  
ARCHITECTURE

1001 NW 63rd St. Suite 300  
Oklahoma City, OK 73116  
p 405-842-0858 | f 405-843-8959  
[www.bockus-payne.com](http://www.bockus-payne.com)

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**Case Number:** Z-7410a  
**Minor Amendment**

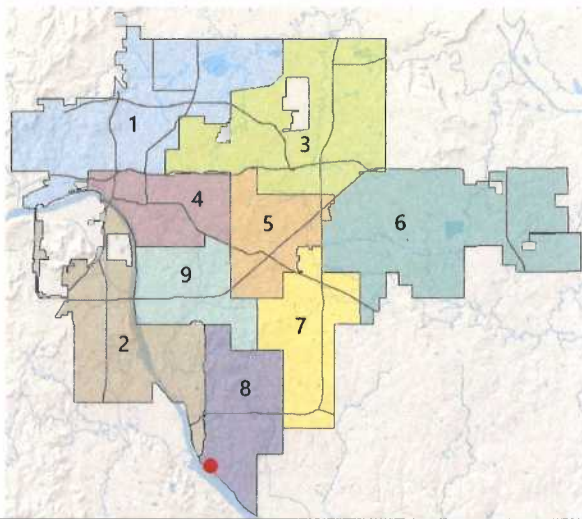
**Hearing Date:** November 17, 2021

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Tanner Consulting, LLC

Property Owner: Various, c/o Precision  
Project Management, Inc., Daniel Ruhl

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



**Applicant Proposal:**

Concept summary: Modify the Optional  
Development Plan standards to enable  
private streets.

Gross Land Area: 15.8 acres

Location: North of the NEC of S Delaware  
Ave and E 116<sup>th</sup> St S

All of Delaware Park

**Zoning:**  
Existing Zoning: CG with optional development  
plan  
Proposed Zoning: No Change

**Comprehensive Plan:**  
Land Use Map: Arkansas River Corridor  
Growth and Stability Map: Growth

**Staff Recommendation:**  
Staff recommends **approval**.

**Staff Data:**  
TRS: 8333

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

**SECTION I:**      Z-7410a Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the Optional Development Plan standards to enable the use of private, gated streets.

Currently the streets within Delaware park are public. The applicant is proposing to allow those streets to be made private with a gated entrance and proposes to add the following text to the Development Standards of the Optional Development Plan:

Streets:

Streets may be public or private and gated

Private streets and gates systems shall conform to the standards outlined for minor residential streets in the Tulsa Subdivision and Development Regulations effective May 10, 2018 and secure the approval of the City of Tulsa Fire Department.

Additionally, City Council has requested that any changes made to the Development Plan receive their approval. If the proposed changes are approved by TMAPC, this minor amendment will then go to City Council for their approval.

*Staff Comment: This request can be considered a Minor Amendment as outlined by Section 70.0401.1.a of the City of Tulsa Zoning Code.*

"The planning commission is authorized to approve amendments to approved development plans as minor amendments if the planning commission determines that substantial compliance is maintained with the approved development plan. "

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the Optional Development Plan.
- 2) All remaining development standards defined in Z-7410 shall remain in effect.
- 3) City Council has requested that any changes to the Optional Development Plan be approved by them.

Exhibits included with staff recommendation:

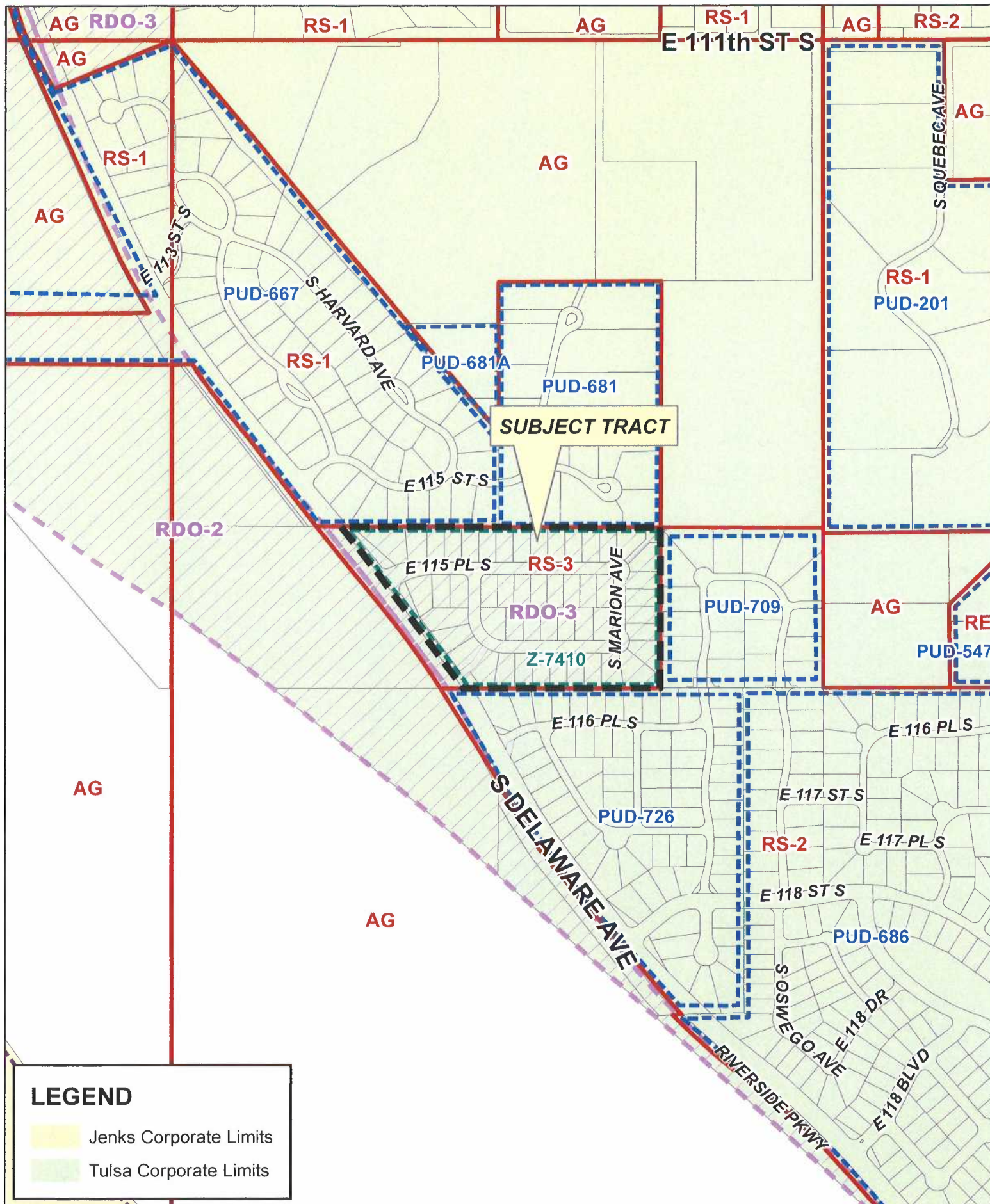
INCOG zoning case map

INCOG aerial photo

Applicant Amendment Statement

With considerations listed above, staff recommends **approval** of the minor amendment request to enable use of private, gated streets.





## LEGEND

- Jenks Corporate Limits
- Tulsa Corporate Limits

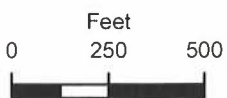


18-13 33

## Z-7410a with Optional Development Plan







Subject  
Tract

18-13 33

**Z-7410a  
with Optional  
Development Plan**

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

Aerial Photo Date: 2020/2021





**Amendment  
Z-7410 Optional Development Plan**

*Tulsa Zoning Code Section 70.040-A Purpose*

*Development plans are required with some property owner-initiated rezonings and are optional with other property owner initiated rezonings. The purpose is to depict a property owner's generalization plan for the type, amount and character of development proposed on the subject property. By providing certainty about development proposals, development plans provide review and decision-making bodies with additional information on which to base a rezoning decision.*

"Delaware Park" was approved for rezoning with Optional Development Plan (ODP) under case number Z-7410. Although intended to be developed with private, gated streets, the project fell within the 'gap years' where no new private street subdivisions could be created. Home-buyers within Delaware Park have purchased their homes with the understanding, and expectation, that the streets will be privatized, gated, and become the maintenance responsibility of the Homeowners' Association. The following is a summary of events:

01/01/2016 new Tulsa Zoning Code effective; no new PUDs

01/01/2016 : 05/10/2018 TMAPC Subdivision Regulations Section 4.2.11.A. still required PUD to enable use of private streets

01/31/2018 City Council approves rezoning with ODP

05/10/2018 new TMAPC Subdivision and Development Regulations effective; Section 5-060.8.A. enables use of private streets within a mandatory development plan or optional development plan (ODP)

This proposed amendment to the ODP is requested to enable the streets to be taken private and gated. All other requisite legal and procedural exercises are presently underway.

**Request an Amendment adding the following to the Development Standards:**

**Streets:**

Streets may be public or private and gated.

Private streets and gate systems shall conform to the standards outlined for minor residential streets in the Tulsa Subdivision and Development Regulations effective May 10, 2018 and secure the approval of the City of Tulsa Fire Department.



**Case Number: CZ-523**

**Hearing Date: November 17, 2021**

**Case Report Prepared by:**

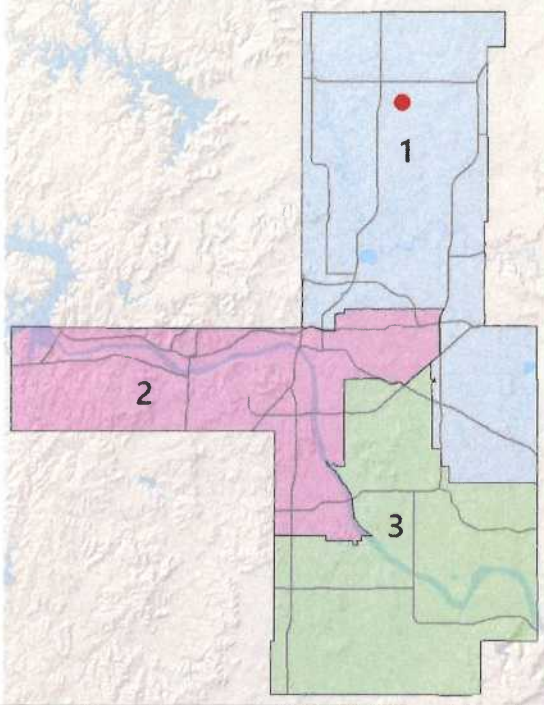
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Smalygo Properties

*Property Owner:* WARFORD, TONY EUGENE &  
VICKY JO

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



**Applicant Proposal:**

*Present Use:* AG

*Proposed Use:* Residential Subdivision

*Concept summary:* Rezone from AG to RS to permit  
a residential subdivision

*Tract Size:* 43.35 ± acres

*Location:* S of the SEC E 136<sup>th</sup> St N and N Sheridan  
Rd

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* RS

**Comprehensive Plan:**

*Land Use Map:* Residential

*Stability and Growth Map:* N/A

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 2335

CZM: 7

**County Commission District: 1**

*Commissioner Name:* Stan Sallee

8.1

---

## SECTION I: CZ-523

**DEVELOPMENT CONCEPT:** The applicant is proposing to rezone the subject site from AG to RS to permit a residential subdivision. Lots within the RS district are required to be a minimum of 6,900 sf in area. The site is located within the Residential designation of the City of Collinsville Comprehensive Plan which has been adopted as part of the Tulsa County Comprehensive Plan. The proposed residential subdivision would be compatible with this designation.

### EXHIBITS:

INCOG Case map  
INCOG Aerial  
Tulsa County Comprehensive Plan Land Use Map

### **DETAILED STAFF RECOMMENDATION:**

CZ-523 is non-injurious to surrounding proximate properties;

CZ-523 is compatible with the Residential Land Use designation of the Tulsa County Comprehensive Plan;

CZ-523 is consistent with the anticipated future development pattern of the surrounding property therefore;

**Staff recommends Approval of CZ-523 to rezone property from AG to RS.**

---

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

#### Staff Summary:

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

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

#### Land Use Vision:

*Land Use Plan map designation: Residential*

*Areas of Stability and Growth designation: N/A*

J.2

Transportation Vision:

*Major Street and Highway Plan:* N Sheridan Rd is designated as Secondary Arterial. A residential collector is shown as being proposed along the eastern boundary, directly south of the existing N 71<sup>st</sup> E Ave.

*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 agricultural land

Environmental Considerations: None

Streets:

<u>Existing Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
N Sheridan Rd	Secondary Arterial	100 Feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

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

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**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Resolution number 98254 dated September 5, 1980, established zoning for the subject property.

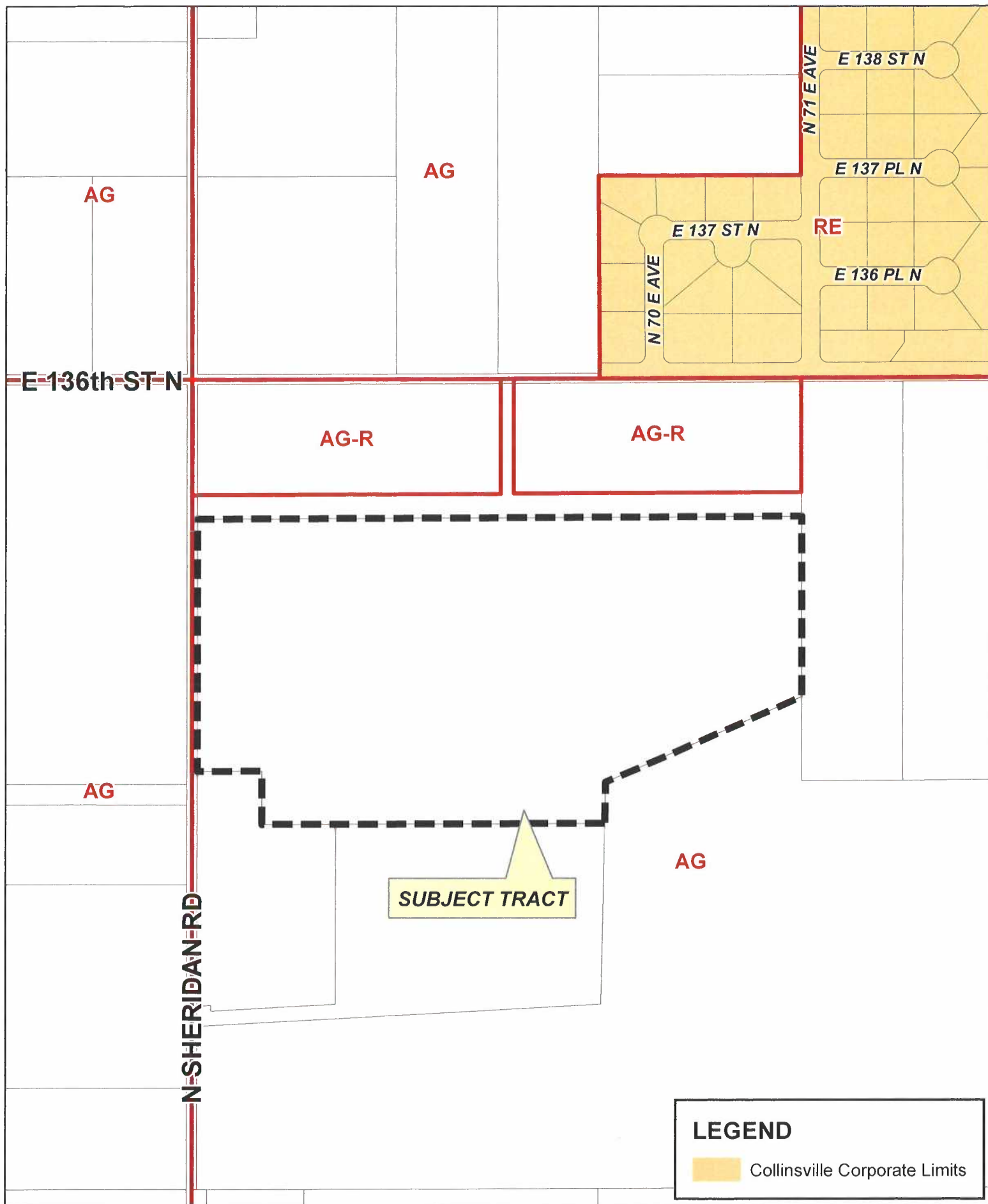
***Subject Property:***

No Relevant History.

***Surrounding Property:***

**CZ-512 March 2021:** All concurred in **approval** of a request for *rezoning* an 18.05 ± acre tract of land from AG to AG-R on property located east of the northeast corner of East 136<sup>th</sup> Street North and North Sheridan Road.





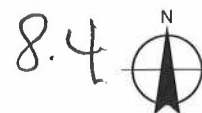
### LEGEND

 Collinsville Corporate Limits

0 Feet 200 400

**CZ-523**

22-13 35





E 136th ST N

N SHERIDAN RD

N 70 E AVE

N 71 E AVE

E 138 ST N

E 137 PL N

E 137 ST N

E 136 PL N



Subject  
Tract

**CZ-523**

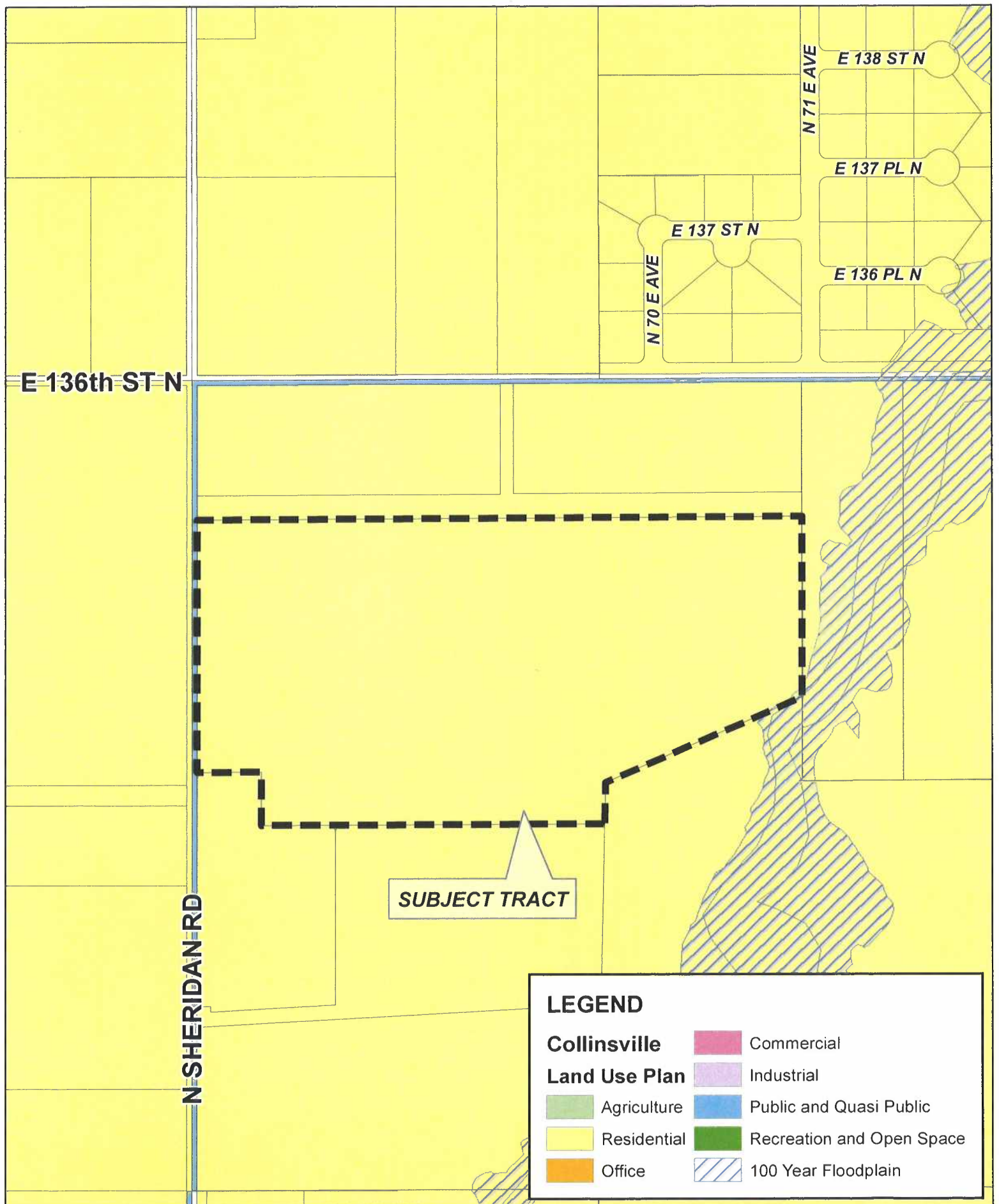
22-13 35

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

Aerial Photo Date: 2020/2021







**CZ-523**

22-13 35





**Case Number: CZ-524**

**Hearing Date: November 17, 2021**

**Case Report Prepared by:**

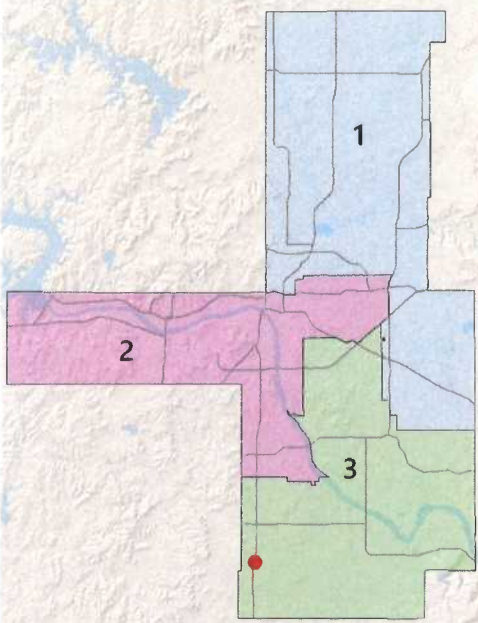
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Natalie Gast

*Property Owner:* MALONE, DORA BERNICE

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



**Applicant Proposal:**

*Present Use:* Residential

*Proposed Use:* Commercial

*Concept summary:* Rezone from AG to CH to permit an office/warehouse

*Tract Size:* 13.5 ± acres

*Location:* South of the Southwest corner of West 171<sup>st</sup> Street South & South Union Avenue

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* CH

**Comprehensive Plan:**

*Land Use Map:* US 75 Corridor

*Stability and Growth Map:* N/A

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 7234

CZM: 65

**County Commission District: 3**

*Commissioner Name:* Ron Peters

9.1

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## SECTION I: CZ-524

**DEVELOPMENT CONCEPT:** The applicant is proposing to rezone the subject lot from AG to CH to permit an office and warehouse for a pipeline supply company. CH zoning is required for the proposed warehouse use. The Tulsa County Comprehensive Plan and the City of Glenpool Comprehensive Plan designate this site and the sites immediately adjacent to the subject lot 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-524 is non-injurious to surrounding proximate properties;

CZ-524 is consistent with the anticipated future development pattern of the surrounding property therefore;

**Staff recommends Approval of CZ-524 to rezone property from AG to CH.**

---

## 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*

### Transportation Vision:

*Major Street and Highway Plan: S Union Ave is designated as a Residential Collector. US Hwy 75 is designated as a Freeway*

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 home with accessory buildings as well as a forested land with a pond and stream.

Environmental Considerations: A small portion of the lot, along the southern boundary, is located within the Tulsa County 100 year floodplain.

Streets:

<u>Existing Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
S Union Ave	Residential Collector	60 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	AG	US 75 Corridor	N/A	Commercial/Warehouse
South	AG	US 75 Corridor	N/A	Vacant
East	AG	US 75 Corridor	N/A	Vacant
West	AG	US 75 Corridor	N/A	US Hwy 75/Vacant

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**SECTION III: Relevant Zoning History**

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

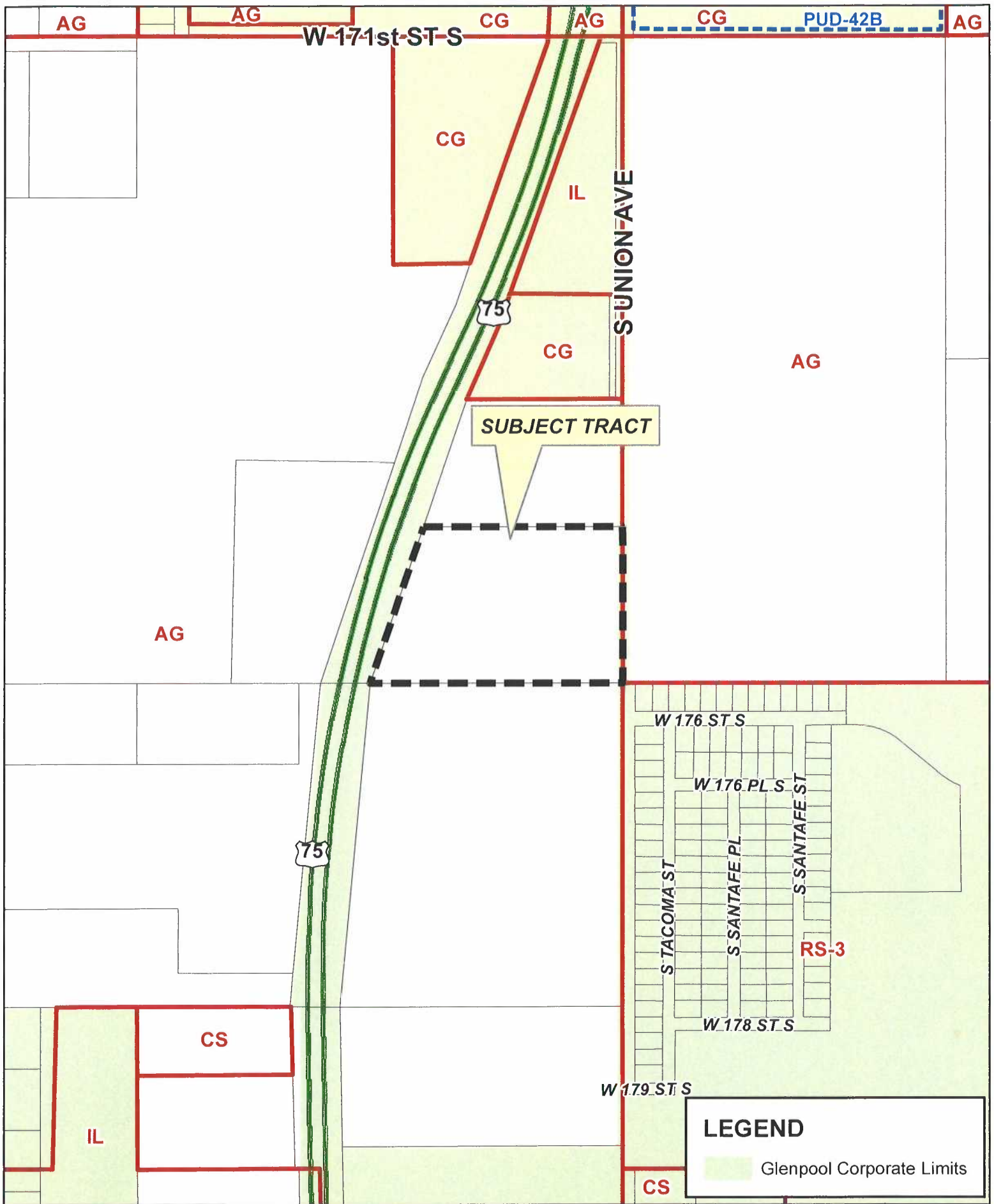
**Subject Property:**

No Relevant History.

**Surrounding Property:**

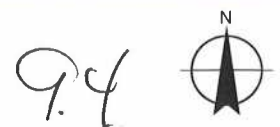
**CBOA-02286 January 2008:** The Board of Adjustment **approved** a *Variance* to permit warehousing and processing of metal in an existing metal salvage yard in an AG district, on property located at 17846 South Beeline Expressway.





**CZ-524**

17-12 34







W 171st ST S

75

S UNION AVE

75

W 176 ST S

W 176 PL S

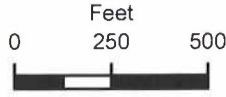
S SANTA FE ST

STACOMA ST

S SANTA FE PL

W 178 ST S

W 179 ST S



Subject  
Tract

**CZ-524**

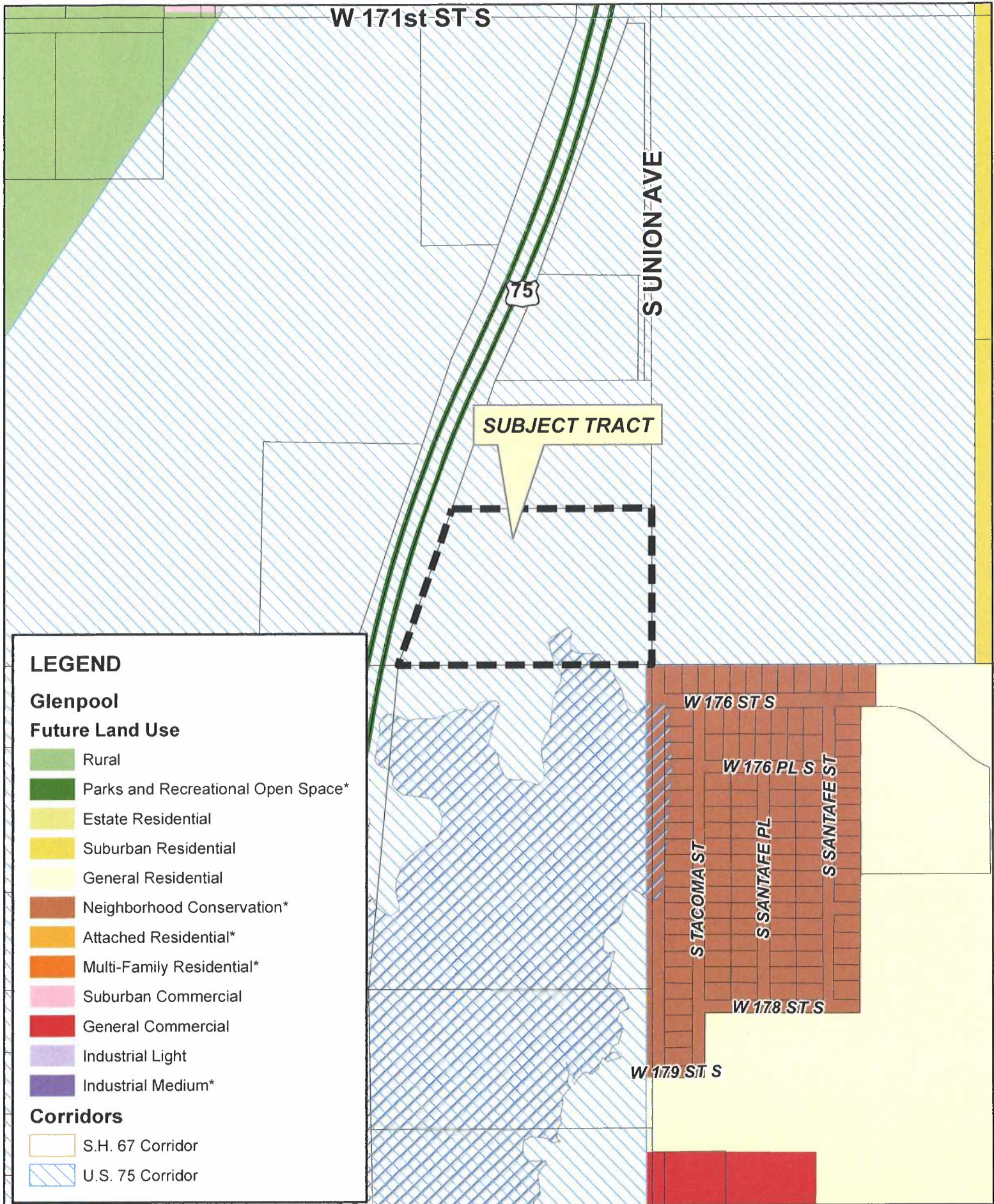
17-12 34

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

Aerial Photo Date: 2020/2021







**CZ-524**

17-12 34







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7632

**Hearing Date:** November 17, 2021

**Case Report Prepared by:**

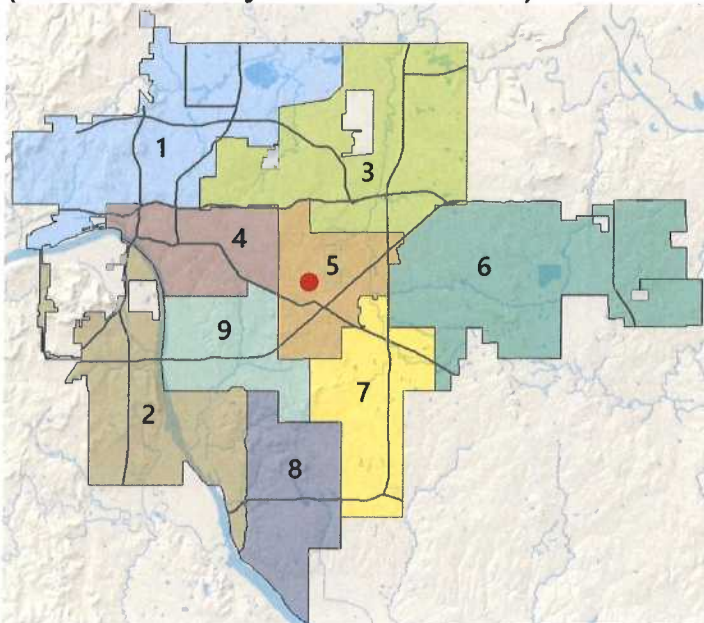
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Kelsey Pierce

*Property Owner:* Ricky D. Martin Properties LLC

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



**Applicant Proposal:**

*Present Use:* Vacant Lot

*Proposed Use:* Retail Sales

*Concept summary:* Rezone from OL to CS to allow a broader range of uses

*Tract Size:* 0.56 ± acres

*Location:* South of the southwest corner of East 25<sup>th</sup> Place South and South Sheridan Road

**Zoning:**

*Existing Zoning:* OL

*Proposed Zoning:* CS

**Comprehensive Plan:**

*Land Use Map:* Existing Neighborhood, Mixed-Use Corridor

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9315

CZM: 38

**City Council District:** 5

*Councilor Name:* Mykey Arthrell-Knezek

**County Commission District:** 2

*Commissioner Name:* Karen Keith

10.1

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## SECTION I: Z-7632

### DEVELOPMENT CONCEPT:

### EXHIBITS:

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

### DETAILED STAFF RECOMMENDATION:

The subject tract and properties abutting the site are included in the Mixed-Use Corridor land use designation and abuts a South Sheridan Road which is a Multi-Modal Corridor in the City of Tulsa Comprehensive Plan and,

The request for CS zoning expands development opportunities, and the zoning code provides predictable results for the surrounding property owners providing supplemental regulations that will continue to help integrate this site into the surrounding areas and,

Uses allowed in the proposed CS district and normal supplemental regulations are consistent with the Mixed-Use Corridor land use designation in the City of Tulsa Comprehensive Plan and,

The uses with supplemental regulations identified in the zoning code are compatible with the surrounding proximate properties therefore,

Staff recommends Approval of Z-7632 to rezone property from OL to CS.

---

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: 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. That zoning district is consistent with the Mixed-use Corridor land use designation and the Area of Growth.

### Land Use Vision:

*Land Use Plan map designation:* Mixed-Use Corridor

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

include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.

*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 Sheridan Road 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 vacant.*

Environmental Considerations: None

10.3



Streets:

<u>Existing Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Sheridan Road	Secondary Arterial with Multi-modal corridor street designation	100 feet	4
Private vehicular access along south property line for access to multi family site west of property.	None	None	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	CS	Mixed-Use Corridor	Growth	Commercial Building
East	RS-3	New Neighborhood	Stability	Detached Single family homes
South	RS-3	New Neighborhood	Stability	Detached Single family homes
West	RS-3	New Neighborhood	Stability	Multi-Family Residential

---

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 12334 dated January 11, 1972, amended ordinance 11816 and established OL zoning for the subject property.

***Subject Property:***

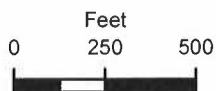
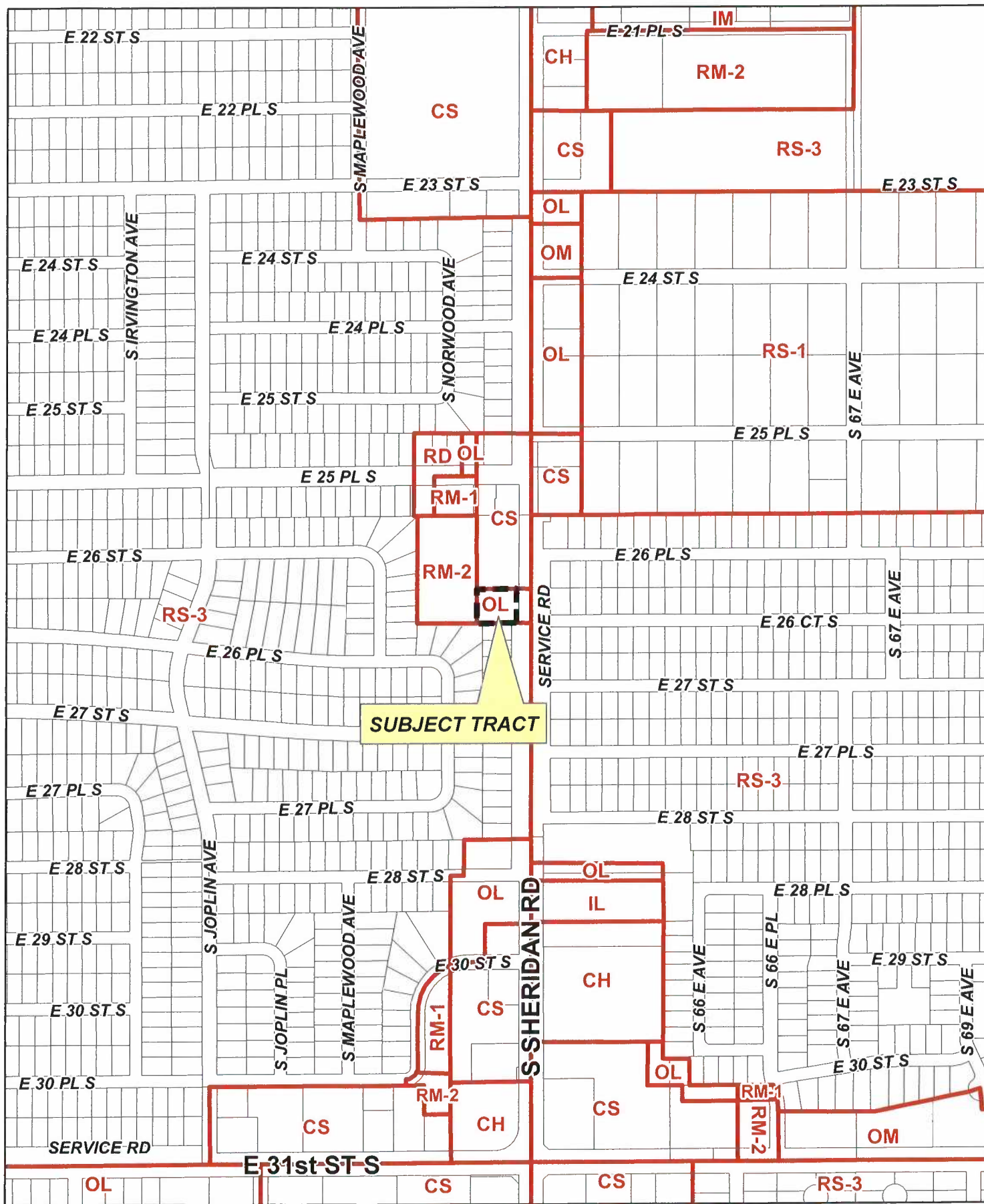
**Z-4035 January 1972:** All concurred in **approval** of a request for *rezoning* a .56+ acre tract of land from **RM-2** to **OL** on property located 2626 South Sheridan Road.

***Surrounding Property:***

**BOA-07266 January 1972:** The Board of Adjustment **approved** a *Variance* to permit parking use on the South 20 feet of Lots 2 and 3, Block 2, and a *Variance* to permit more than 40 units on one lot, on property located South and West of 25<sup>th</sup> Place and Sheridan Road.

11/17/2021 1:00 PM

10.4



**Z-7632**

19-13 15







Subject  
Tract

**Z-7632**

19-13 15

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

Aerial Photo Date: 2020/2021



10.6





S SHERIDAN RD

E 26 PLS

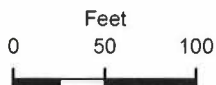
E 26 CTS

SERVICE RD

E 27 STS

E 26 PLS

S NORWOOD AVE



Subject  
Tract

**Z-7632**

19-13 15

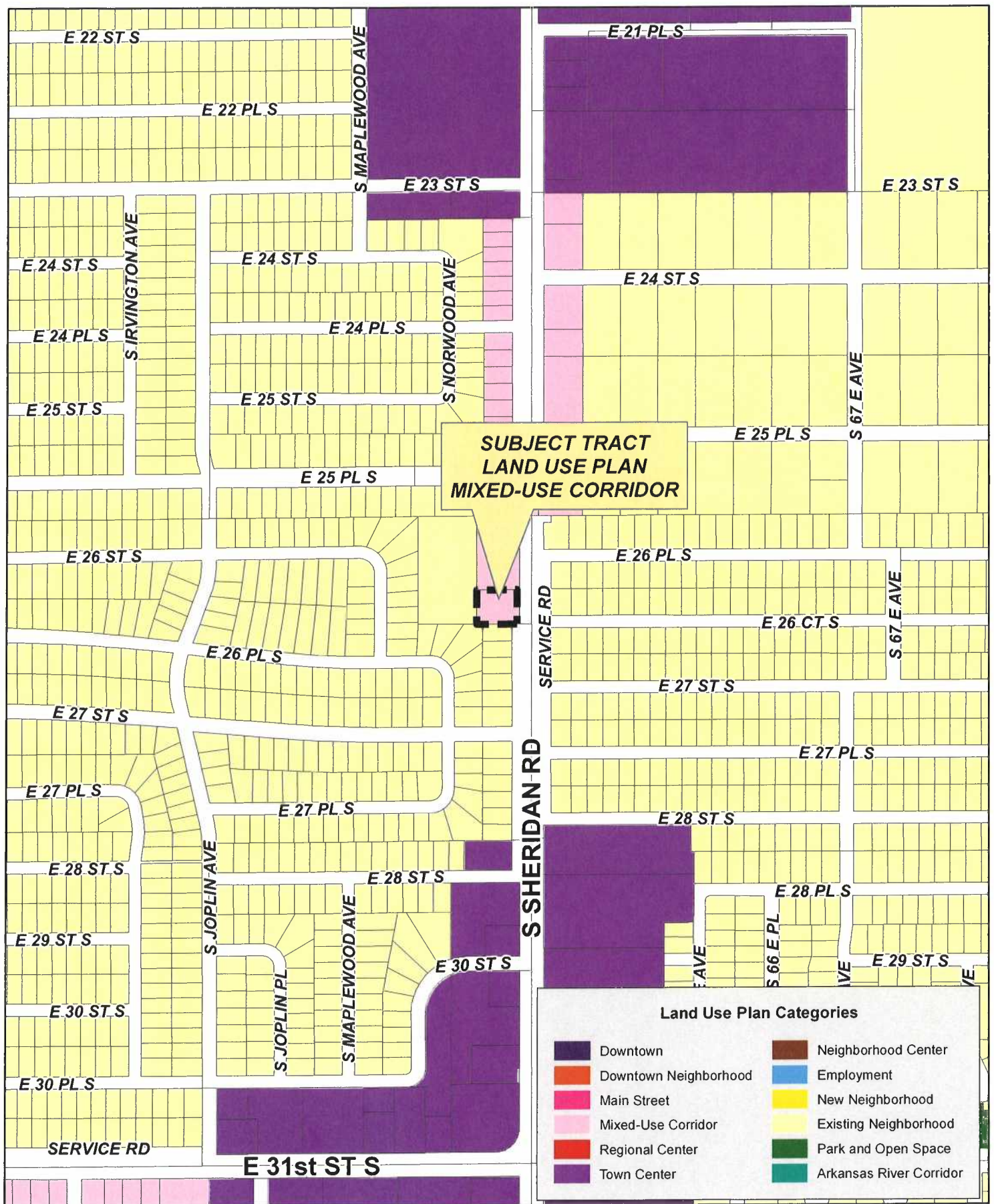
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



-10.7





**Z-7632**

19-13 15





**Z-7632**

19-13 15







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7633

**Hearing Date:** November 17, 2021

**Case Report Prepared by:**

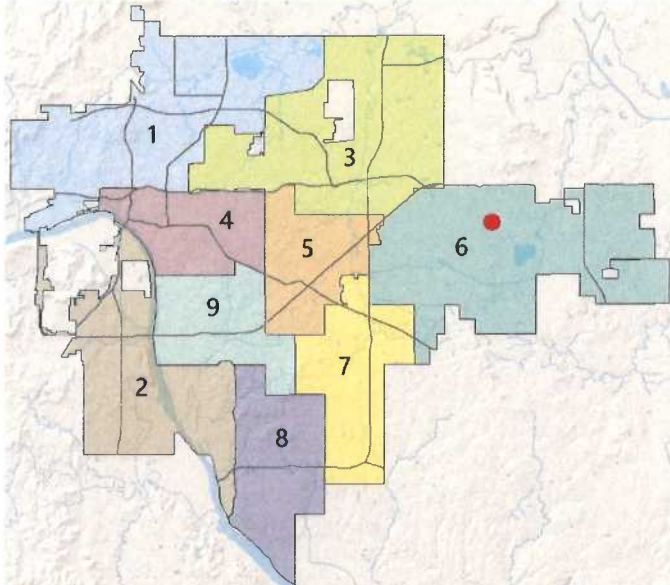
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Richard Holland

*Property Owner:* HOLLAND, RICHARD E &  
MICHELLE L

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Agricultural/ Residential

*Concept summary:* Rezone property from residential zoning to Agricultural zoning for opportunities to raise cattle and horses. Street infrastructure and sanitary sewer services are not available to the site.

*Tract Size:* 13.38 ± acres

*Location:* Southwest of East 11<sup>th</sup> Street South at  
South Lynn Lane

**Zoning:**

*Existing Zoning:* RS-1

*Proposed Zoning:* AG

**Comprehensive Plan:**

*Land Use Map:* New Neighborhood

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9411

CZM: 40

**City Council District:** 6

*Councilor Name:* Connie Dodson

**County Commission District:** 1

*Commissioner Name:* Stan Saltee

1/1

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## SECTION I: Z-7633

**DEVELOPMENT CONCEPT:** The property is located in a part of Tulsa that has not been developed with infrastructure to support higher density development. Agricultural district is primarily intended to accommodate agricultural, mining or mineral processing uses in rural areas. The district also allows very low-density residential and other uses and serves as a holding zone pending an orderly transition to more urban development that can be efficiently served by public facilities and services

### EXHIBITS:

INCOG Case map  
INCOG Aerial  
Tulsa Comprehensive Plan Land Use Map  
Tulsa Comprehensive Plan Areas of Stability and Growth Map  
Applicant Exhibits: None

### **DETAILED STAFF RECOMMENDATION:**

The applicants request to rezone the subject parcels from RS-1 to AG is consistent with the purpose of the Special District chapter of the zoning code. AG zoning is one of the tools listed in that chapter for dealing with unique neighborhoods or settings and accomplishing long term zoning goals and.

AG is consistent with the existing land use pattern in the area and,

AG zoning allows very low-density residential and other uses and serves as a holding zone pending an orderly transition to more urban development that can be efficiently served by public facilities and services and,

AG zoning is consistent with the New Neighborhood Land Use Designation in the City of Tulsa therefore,

Staff recommends approval of Z-7633 to rezone property from RS-1 to AG.

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## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: AG zoning does not encourage redevelopment for establishing a new community but it does insure future land use and lot and population density decisions to be managed in a public forum through a meaningful process.*

### 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.

11.2



*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:* 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 subject tracts are undeveloped and can only be accessed from East 14<sup>th</sup> Street South. The rights of way for South 169<sup>th</sup> East Avenue and East 13<sup>th</sup> Street South were dedicated to the city but have never been developed.*

Environmental Considerations: None that would affect rezoning this tract.

Streets:

<u>Existing Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
S. 169 <sup>th</sup> East Avenue	None	50 feet	None (not paved)
East 13 <sup>th</sup> Street South	None	50 feet	None (not paved)
East 14 <sup>th</sup> Street South (dead end into subject tract)	None	50 feet	1 lane broken asphalt

Utilities:

The subject tract has municipal water however municipal sewer is not available.

11.3

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-1	New Neighborhood	Growth	
East	AG and RS-1	New Neighborhood	Growth	
South	RS-1	New Neighborhood	Growth	
West	AG	New Neighborhood	Growth	

---

**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-7281 November 10<sup>th</sup>, 2014:** All concurred in **approval** of a request for *rezoning* a 32.28+ acre tract of land from RS-1 to AG on property located East 15<sup>th</sup> St & E 12<sup>th</sup> St, also between S 169<sup>th</sup> E Ave & S 177<sup>th</sup> E Ave, part of Lynn Lane Estates.

**BOA-20558 August 2007:** The Board of Adjustment **approved** a *Variance* to permit the maximum permitted size for a detached accessory building in an RS-1 District from 1468 sq. ft. to 1600 sq. ft. (Section 402.B1.d), on property located at 17119 East 14<sup>th</sup> Street.

**BOA-17104 July 1995:** The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in an RS-1 zoned district (Section 401. Table 1), on property located at 1221 South 169<sup>th</sup> E. Ave.

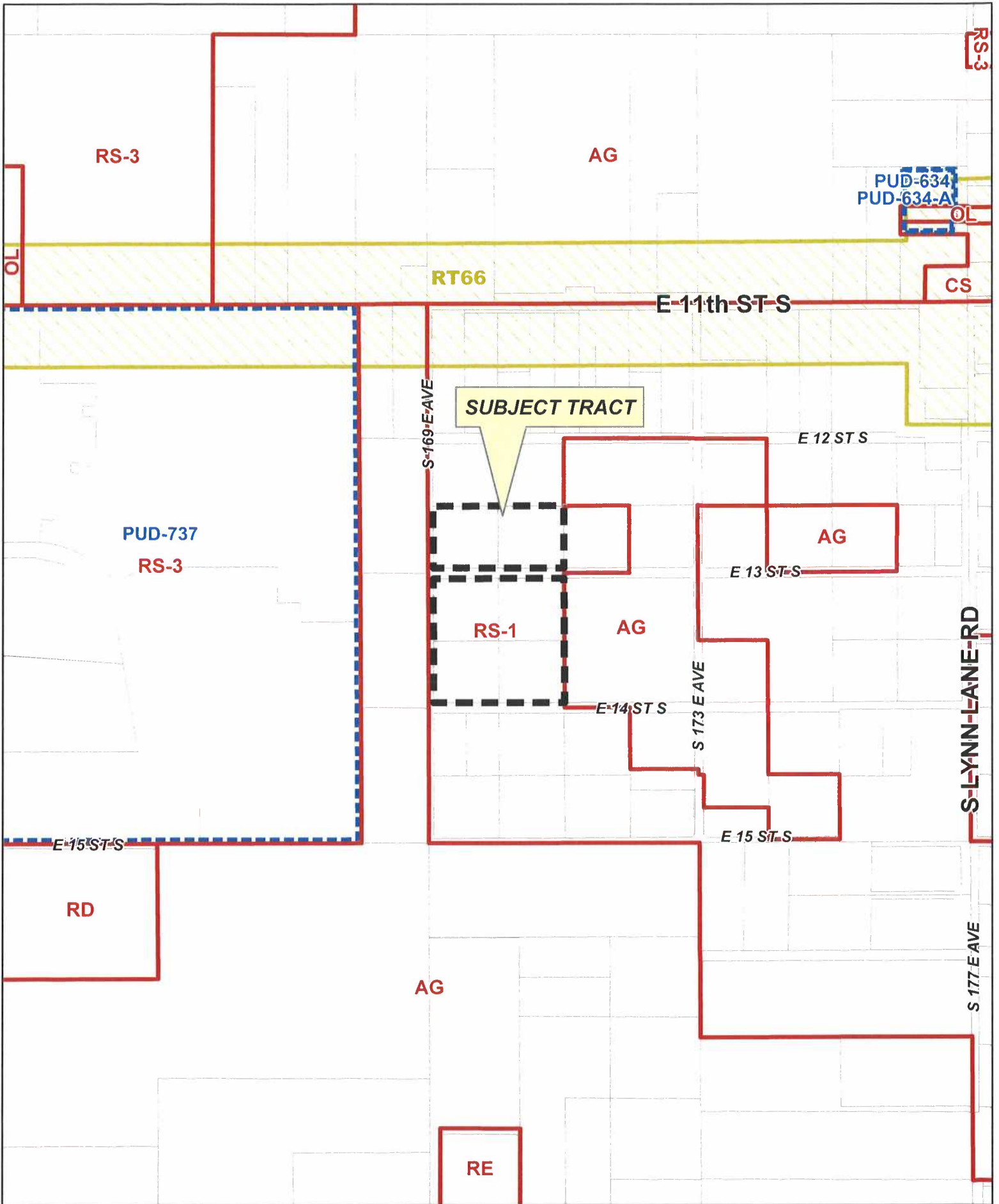
**BOA-14760 March 1988:** The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in an RS-1 zoned district & a *Variance* to permit the time restriction from 1 year to permanently, on property located at 16916 East 14<sup>th</sup> Street.

**BOA-12619 June 1983:** The Board of Adjustment **deny** a *Special Exception* to permit a mobile home in an RS-1 District, on property located at NW corner of 13<sup>th</sup> Street and 173<sup>rd</sup> East Ave.

**BOA-12451 February 1983:** The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in an RS-1 District, for a period of one year, removal bond required, subject to the issuance of a building permit and approval of the Health Department, on property located at 17102 East 14<sup>th</sup> Street.

11/17/2021 1:00 PM





**Z-7633**

19-14 11







0 300 600  
Feet



Subject  
Tract

**Z-7633**

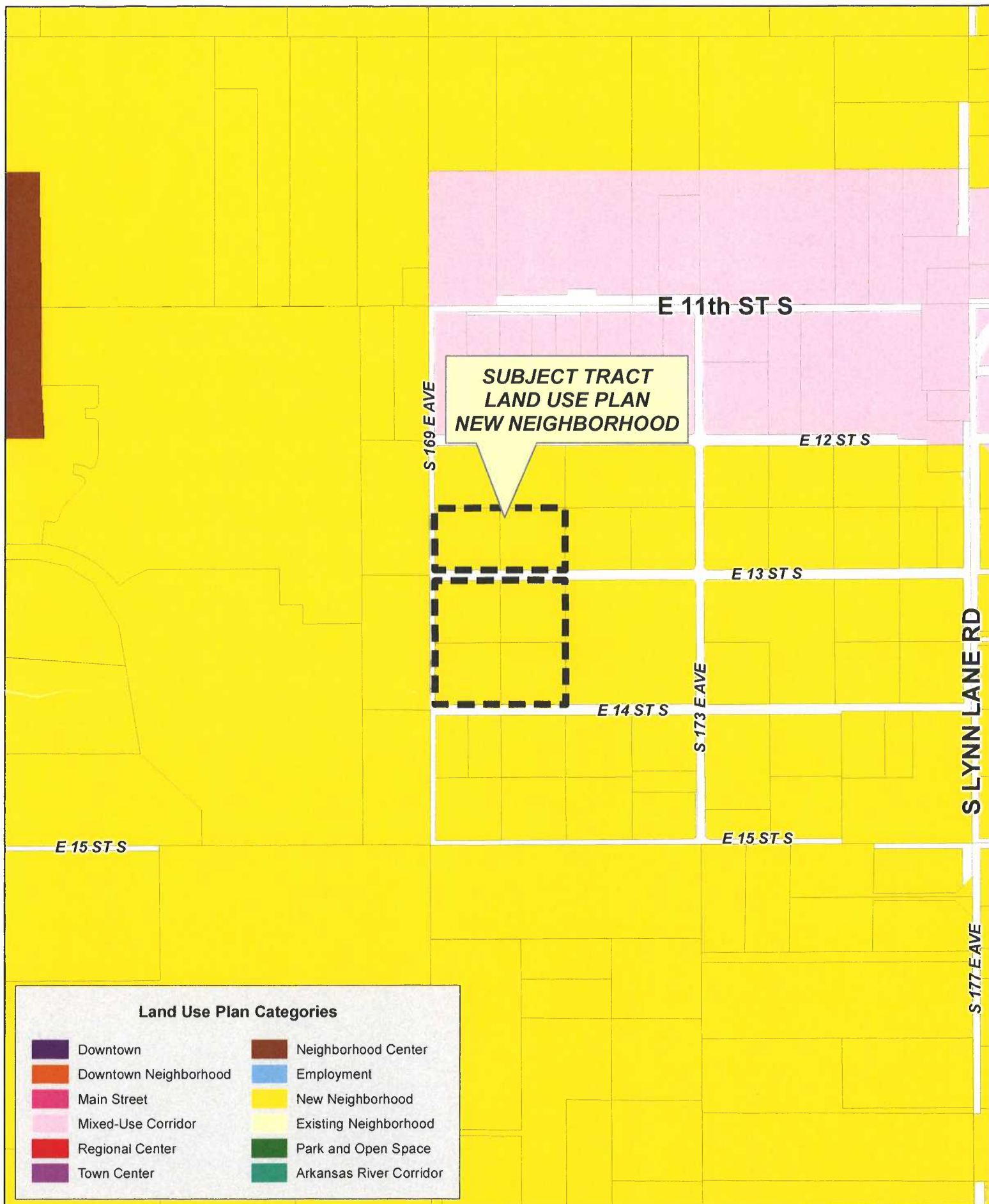
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align with physical features on the ground.

Aerial Photo Date: 2020/2021

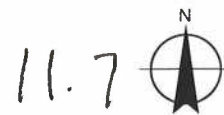




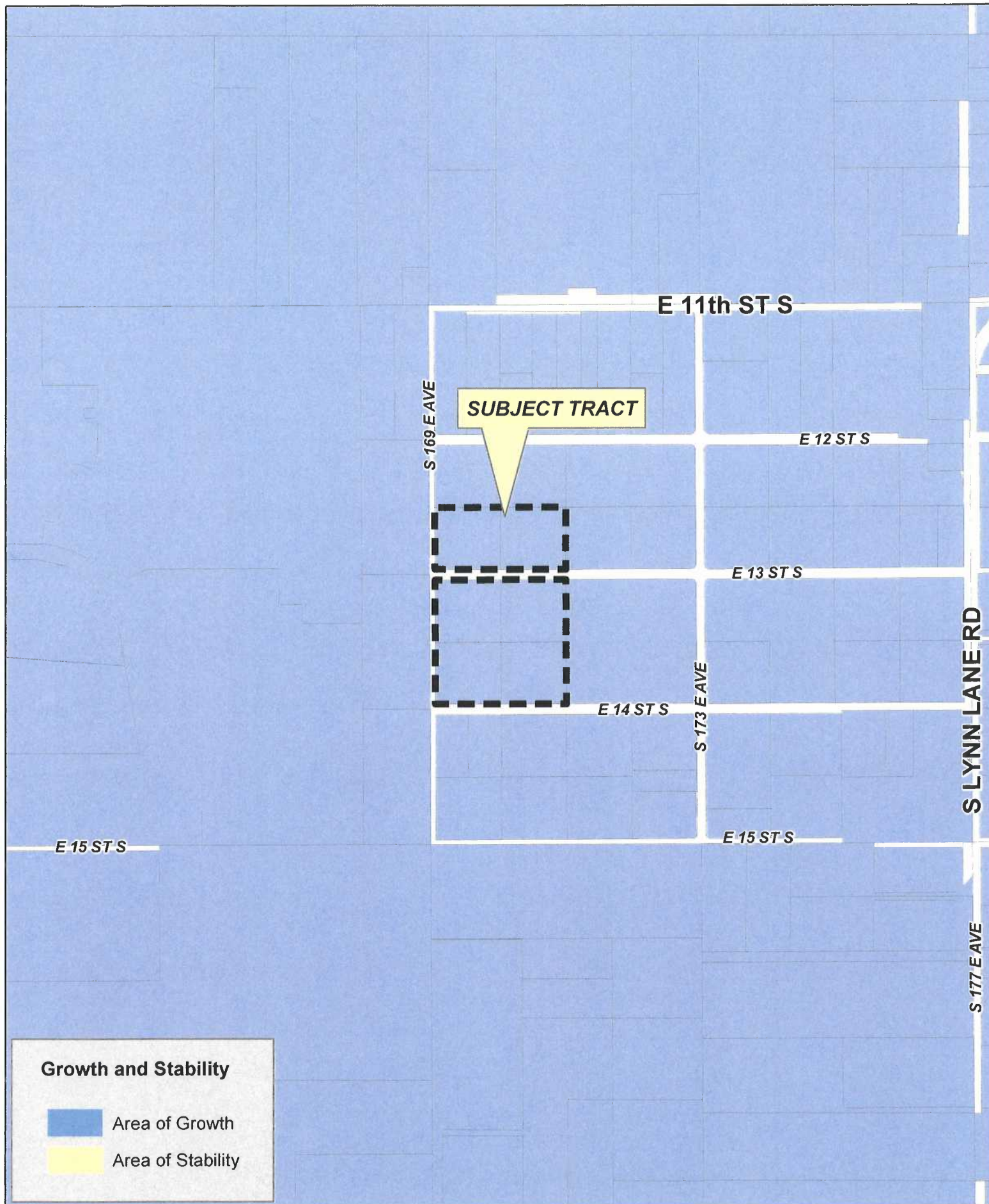


**Z-7633**

19-14 11

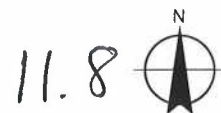






**Z-7633**

19-14 11





Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7634

**Hearing Date:** November 17, 2021

**Case Report Prepared by:**

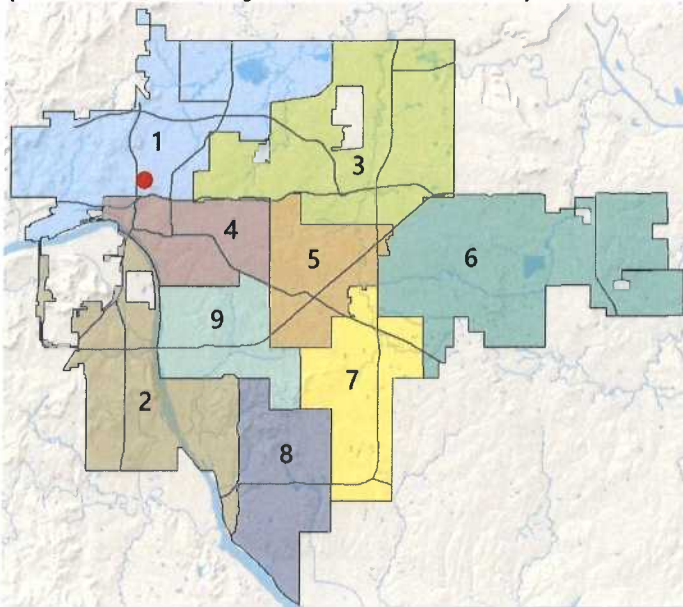
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Tim Terral

*Property Owner:* Capital Homes Residential Group LLC

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Mixed use

*Concept summary:* Rezone from RS-5 to MX2-U-45 to allow mixed use development and a wide variety of residential building types.

*Tract Size:* 0.43 ± acres

*Location:* Northwest corner of East Latimer and North Boston Avenue

**Zoning:**

*Existing Zoning:* RS-5

*Proposed Zoning:* MX2-U-45

**Comprehensive Plan:**

*Land Use Map:* Existing Neighborhood

*Stability and Growth Map:* Area of Stability

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 0235

CZM: 28

**City Council District:** 1

*Councilor Name:* Vanessa Hall-Harper

**County Commission District:**

*Commissioner Name:* Stan Sallee

12.1



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## SECTION I: Z-7634

**DEVELOPMENT CONCEPT:** The applicant has requested rezoning from RS-5 to MX2-U-45 to allow mixed use development and a wide variety of residential building types that are consistent with the Neighborhood Infill Overlay goals and consistent with the continued redevelopment of this area surrounding the Emmerson School reconstruction.

### **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

### **DETAILED STAFF RECOMMENDATION:**

Uses allowed in the MX2-U-45 are not completely consistent with the concept of an Existing Neighborhood land use designation however the uses are consistent with the MX1 uses that have been approved but not yet developed on property immediately west of this site. The original development pattern in the area included small commercial sites in walking distance of residential uses similar to what is allowed in the MX2 district and,

MX2 districts are generally intended to accommodate retail, service, entertainment, and employment uses that serve many surrounding neighborhoods that may not be normally considered a part of an existing neighborhood however the district allows a variety of residential uses and building types that is consistent with the existing neighborhood concept and allows a wide variety of housing solutions in an area that already provides a wider variety than many areas of Tulsa and,

The lot and building regulations identified in the Urban Character Zone are consistent with the original development pattern of this neighborhood. That building placement is consistent with other commercial and mixed-use buildings originally constructed in the neighborhood and,

Z-7634 is also included in SA-5 which established the Neighborhood Infill Overlay. SA-5 was recommended for approval by the Planning Commission September 15<sup>th</sup>, 2021 and has been approved by City Council. SA-5 should be in effect by Mid-December 2021. The overlay has been established to encourage missing middle housing by allowing additional residential building types, decreasing the parking requirements, and allowing accessory dwelling units. MX2-U-45 is consistent with the goals of the overlay therefore,

Staff recommends Approval of Z-7634 to rezone property from RS-5 to MX2-U-45

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## **SECTION II: Supporting Documentation**

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary: The rezoning request is consistent with the Existing Neighborhood designation in the Tulsa Comprehensive Plan and the rezoning request is consistent with the anticipated redevelopment of the area identified in the Unity Heritage Neighborhoods Plan.*

12.2

## Land Use Vision:

*Land Use Plan map designation:* 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.

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

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.

## Transportation Vision:

*Major Street and Highway Plan:* None

*Trail System Master Plan Considerations:* None

Sector Plan: Unity Heritage Neighborhoods Plan (adopted November 2016)

The neighborhood plan was adopted with seven goals in the implementation action matrix that are important to this redevelopment opportunity. The subject property is across the street from Emerson school which has been redeveloped. That redevelopment was not specifically identified as a growth opportunity area however the school improvements along with Tulsa Development Authority collaboration and infrastructure improvements by the City of Tulsa in this area has provided an opportunity to help transform and revitalize neighborhoods most impacted by vacancy or poor maintenance as identified in goal 3.

## Special District Considerations:

**Healthy Neighborhood Overlay:** The subject property is included in the Healthy Neighborhoods Overlay (HNO), This special district established provisions related to the over-concentration of small box discount stores, encourage and streamline grass roots access to fresh meats, fruits and vegetables and support a more community-based approach to distributing and purchasing fresh meats, fruits and vegetables in the overlay area. The ordinance was approved by Tulsa City Council in April 2018.

**Neighborhood Infill Overlay:** The subject property is also included in the Neighborhood Infill Overlay that was recommended for approval by the Planning Commission and has been approved by the City Council. The ordinance has been published and the map amendment should be in effect by Mid-December 2021.

12.3



Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is vacant.*

Environmental Considerations: None that would affect site redevelopment.

Streets:

<u>Existing Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Latimer Street	None	50 feet	2
North Boston Avenue	None	50 feet	2
Alley	None	20 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	RS-5	Existing Neighborhood	Stability	Single Family
East	RS-4	Existing Neighborhood	Stability	Single Family
South	RS-4	Existing Neighborhood	Stability	Tulsa Public School Emmerson Elementary
West	MX1-U-45	Existing Neighborhood	Stability	Single Family and Vacant

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**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 23854 dated February 10, 2018, amended ordinance 11918 and established RS-5 zoning for the subject property (Z-7426).

**Subject Property:**

Staff Note: *Z-7634 is included in the boundary of the Neighborhood Infill Overlay and has been approved by the Tulsa City Council. The map amendment process is expected to be finalized in Mid-December 2021.*

**Z-7426 February 2018:** All concurred in **approval** of a request for *rezoning* a 2.05± acre tract of land from RM-3 & CS to RS-5 on property located NW corner of E. Latimer St. & N. Boston Ave.

**PUD-786-A February 5<sup>th</sup>, 2018:** All concurred in **approval** of a request for rezoning a 2.61± acre tract of land from PUD-786 to PUD-786-A (**PUD Abandonment**) on property Northwest corner of East Latimer Street and North Boston Avenue. (Ordinance 23853 on February 10, 2018)

**SA-3 April 2018:** All concurred in **approval** at city council (TMPAC recommended **denial**) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7).

**Z-7179 September 2011:** All concurred in **approval** of a request for rezoning a 2.32+ acre tract of land from RS-3/CS to RM-3/CS on property located north and east of the northeast corner of East Latimer Street and North Main Street on the subject property.

**PUD-786 September 2011:** All concurred in **approval** of a proposed Planned Unit Development on a 2.63+ acre tract of land for on property located north and east of the northeast corner of East Latimer Street and North Main Street on the subject property.

**BOA-1212 February 1937:** The Board of Adjustment **approved** fifty-foot extension of nonconforming use now existing on Lots 2 and 3, Block 18, Burgess Hill Addition, to permit the erection of an addition on the West 50 feet of Lot 4, Block 18, Burgess Hill Addition; now being used as a milk plant, on property located at W-50' Lot 4, Blk 18 Burgess Hill ADDN.

***Surrounding Property:***

**Z-7427 December 2017:** All concurred in approval of a request for rezoning a tract of land from RM-3/ CS/PUD-786-A to MX2-U-45

**BOA-22461 June 2018:** The Board of Adjustment **approved** a *Variance* to permit a dynamic display to exceed 32 square feet in area (Section 60-050.B2), on property located at B/t East Independence Avenue North & East Latimer Street North and B/t North MLK, Jr. Boulevard & North Main Street (**Emerson Elementary School**).

**BOA-22295 July 2017:** The Board of Adjustment **approved** a *Special Exception* to permit a school and accessory uses in the R District (Section 5.020-F), on property located at Between East Independence Avenue North & East Latimer Street North and Between North M.L. King, Jr. Boulevard West & North Main Street.

**Z-7178 September 2011:** All concurred in **approval** of a request for rezoning a .315+ acre tract of land from RS-4 to RM-3/CS on property located north of the northeast corner of East Latimer Street and North Main Street on the subject property.

**Z-6373 October 1992:** All concurred in **approval** of a request for rezoning a 195+ acre tract of land from RM-2 to RS-4 on property located north of the northeast corner of East Latimer Street and North Main Street on the subject property as part of a larger blanket rezoning study.

**BOA-8851 February 1975:** The Board of Adjustment **approved** a *Special Exception* to permit property for public school use; and a *Minor Variance* and Area Requirements in Residential Districts to build across lot lines, per plot plan, on property located at 103 East King Street.

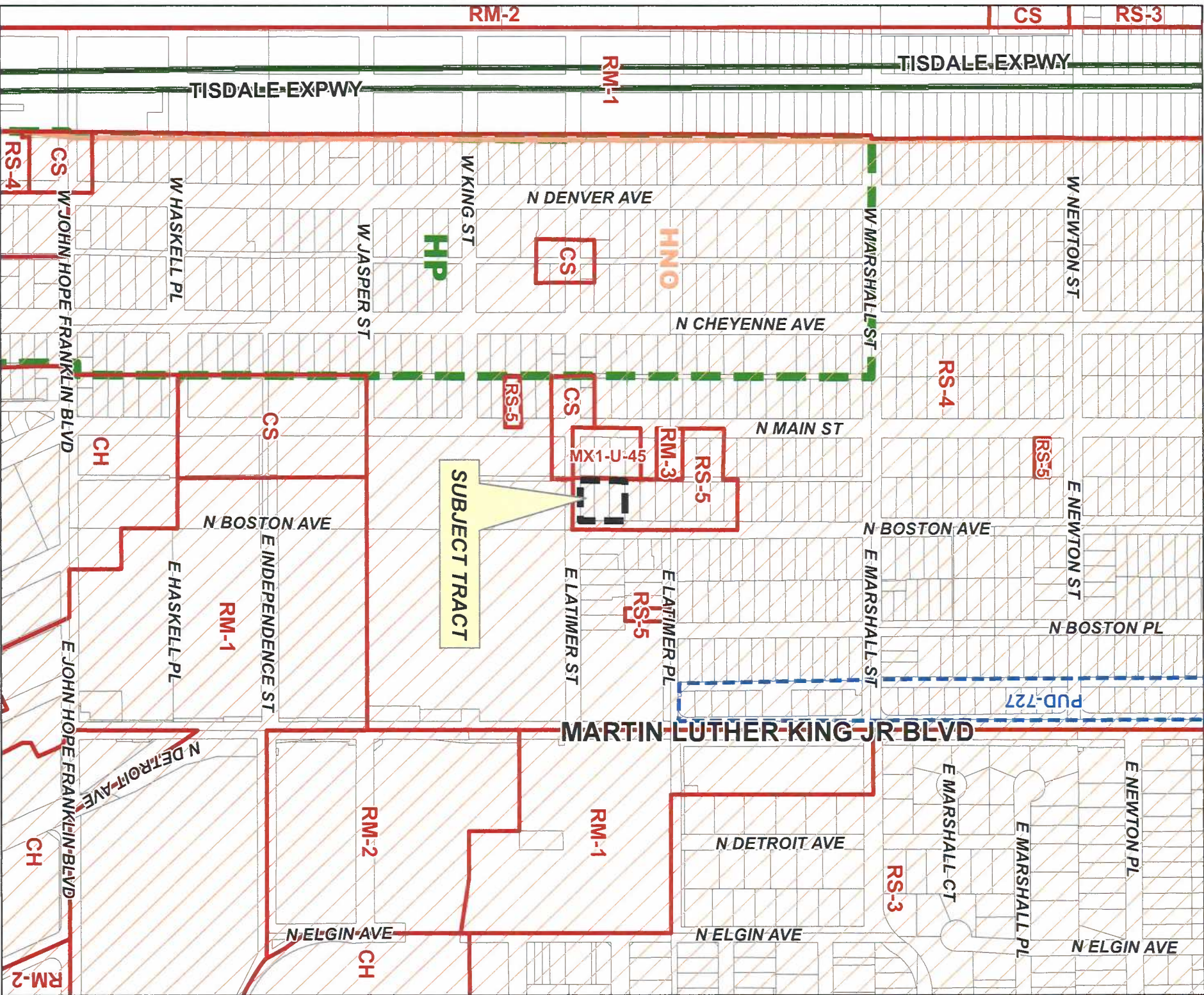
**BOA-6296 May 1969:** The Board of Adjustment **approved** a *Special Exception* to permit utilizing the property for school purposes, in a U-2A district, on property located at 143 East King Street.

**BOA-6081 November 1968:** The Board of Adjustment **approved** a *Variance* to permit the conversion of an existing garage and servants' quarters into a living unit, on property located at 1019 North Main Street.

**BOA-5659 December 1967:** The Board of Adjustment **approved** a *Special Exception* to permit school use in a U-1C district, on property located at 135 East King Street.

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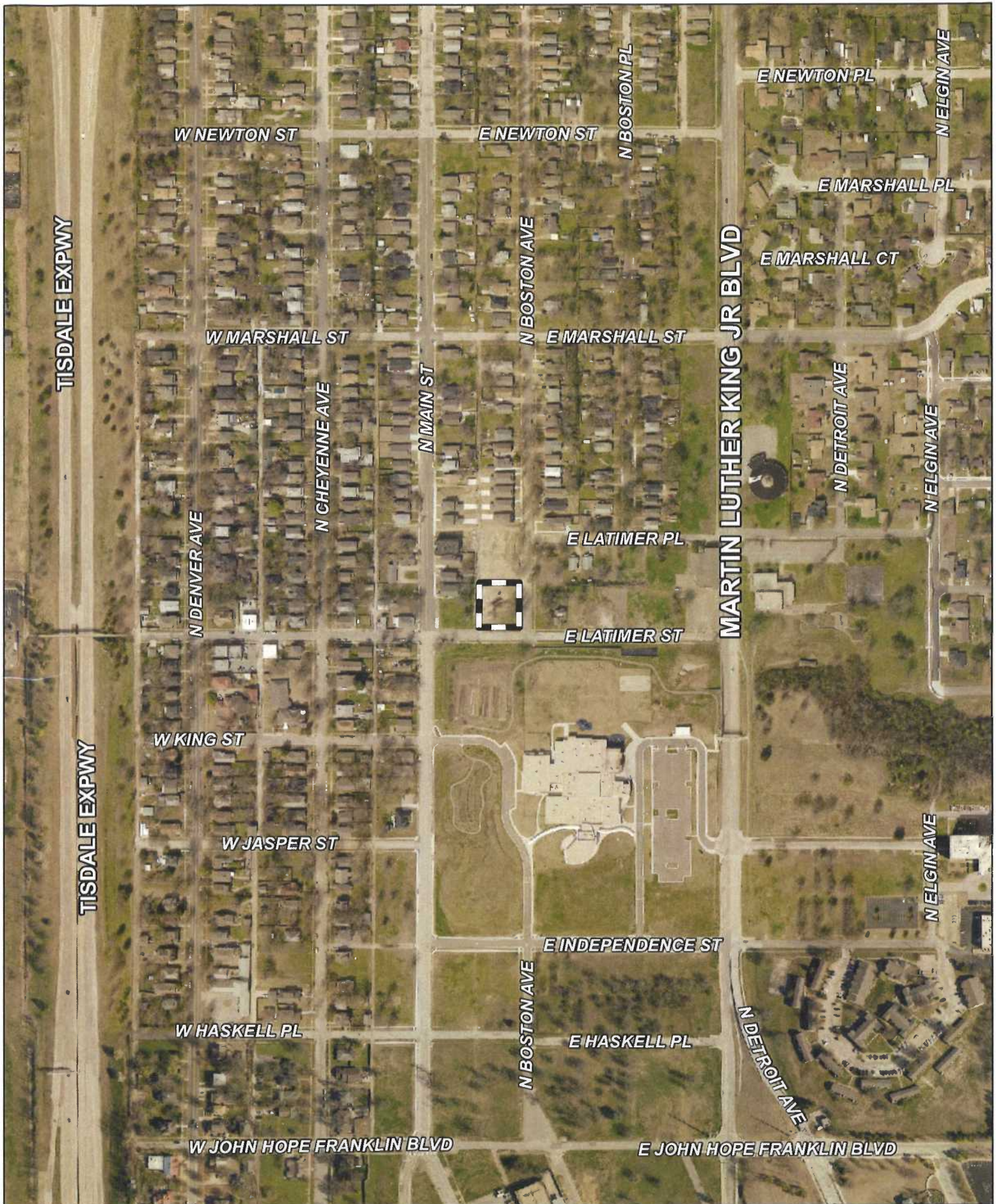


Z-7634

20-12 35







TISDALE EXPWY

TISDALE EXPWY

MARTIN LUTHER KING JR BLVD

W NEWTON ST

E NEWTON ST

E NEWTON PL

E MARSHALL PL

E MARSHALL CT

W MARSHALL ST

E MARSHALL ST

E LATIMER PL

E LATIMER ST

E INDEPENDENCE ST

E HASKELL PL

E JOHN HOPE FRANKLIN BLVD

W JOHN HOPE FRANKLIN BLVD

W HASKELL PL

W JASPER ST

W KING ST

N DENVER AVE

N CHEYENNE AVE

N MAIN ST

N BOSTON AVE

N BOSTON AVE

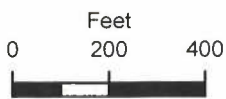
N BOSTON PL

N DETROIT AVE

N ELGIN AVE

N ELGIN AVE

N ELGIN AVE



Subject Tract

**Z-7634**

20-12 35

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

Aerial Photo Date: 2020/2021







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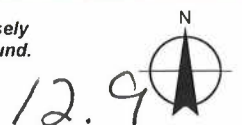
Subject  
Tract

**Z-7634**

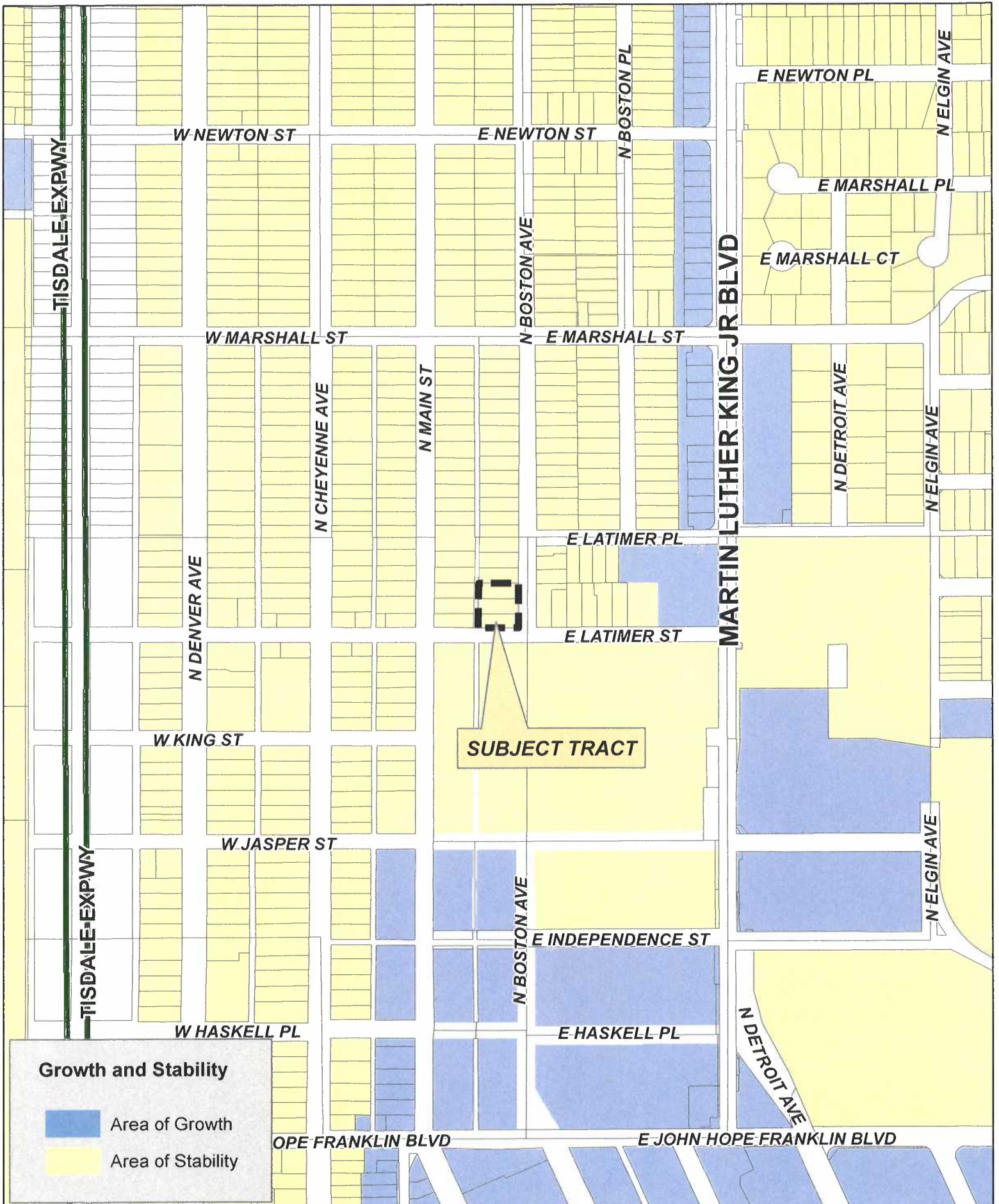
20-12 35

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

Aerial Photo Date: 2020/2021



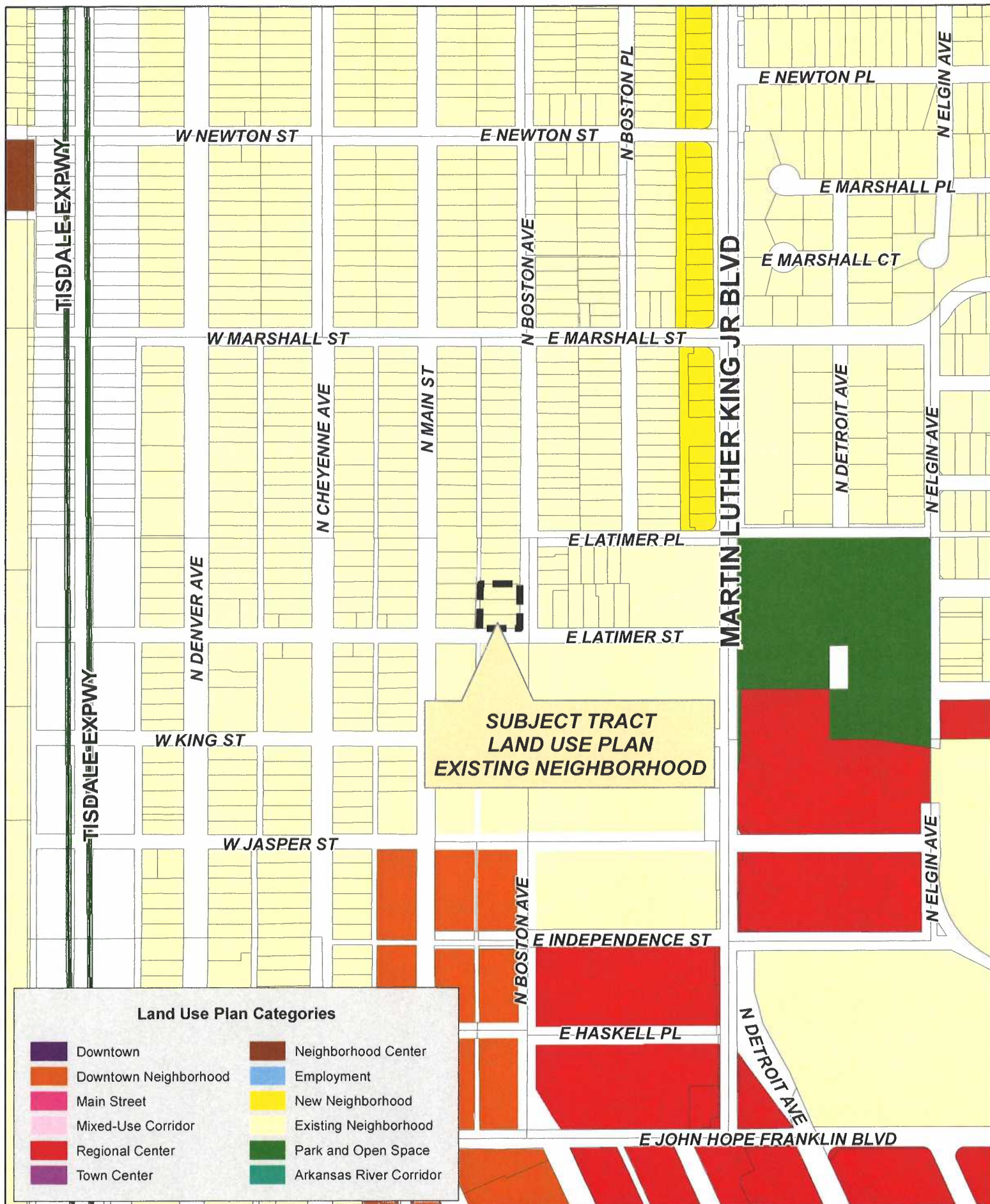




**Z-7634**

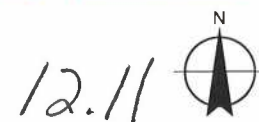
20-12 35

12.10



**Z-7634**

20-12 35









Tulsa Metropolitan Area  
Planning Commission

**Case :** Mingo 20

**Hearing Date:** November 17, 2021

**Case Report Prepared by:**

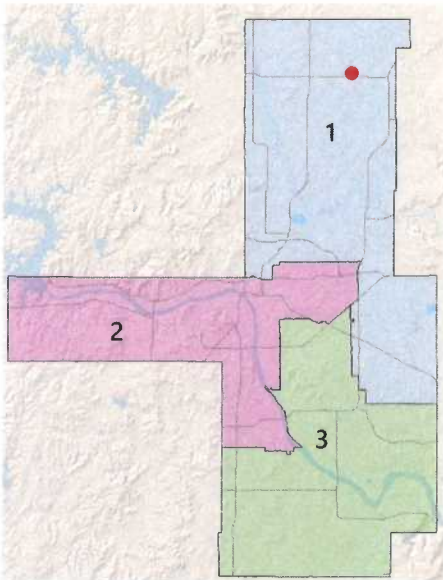
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Tanner Consulting

*Owner:* Smalygo Properties

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



**Applicant Proposal:**

Minor Subdivision Plat

*2 lots, 1 block, 12.54 ± acres*

*Location:* Northwest corner of East 146<sup>th</sup> Street North and North Mingo Road

**Zoning:** CG (Commercial – General)

**Staff Recommendation:**

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

**County Commission District: 1**

*Commissioner Name:* Stan Sallee

**EXHIBITS:** Site Map, Aerial, Tulsa County Land Use Plan, Plat Submittal

13.1



## MINOR SUBDIVISION PLAT

### **Mingo 20** - (County)

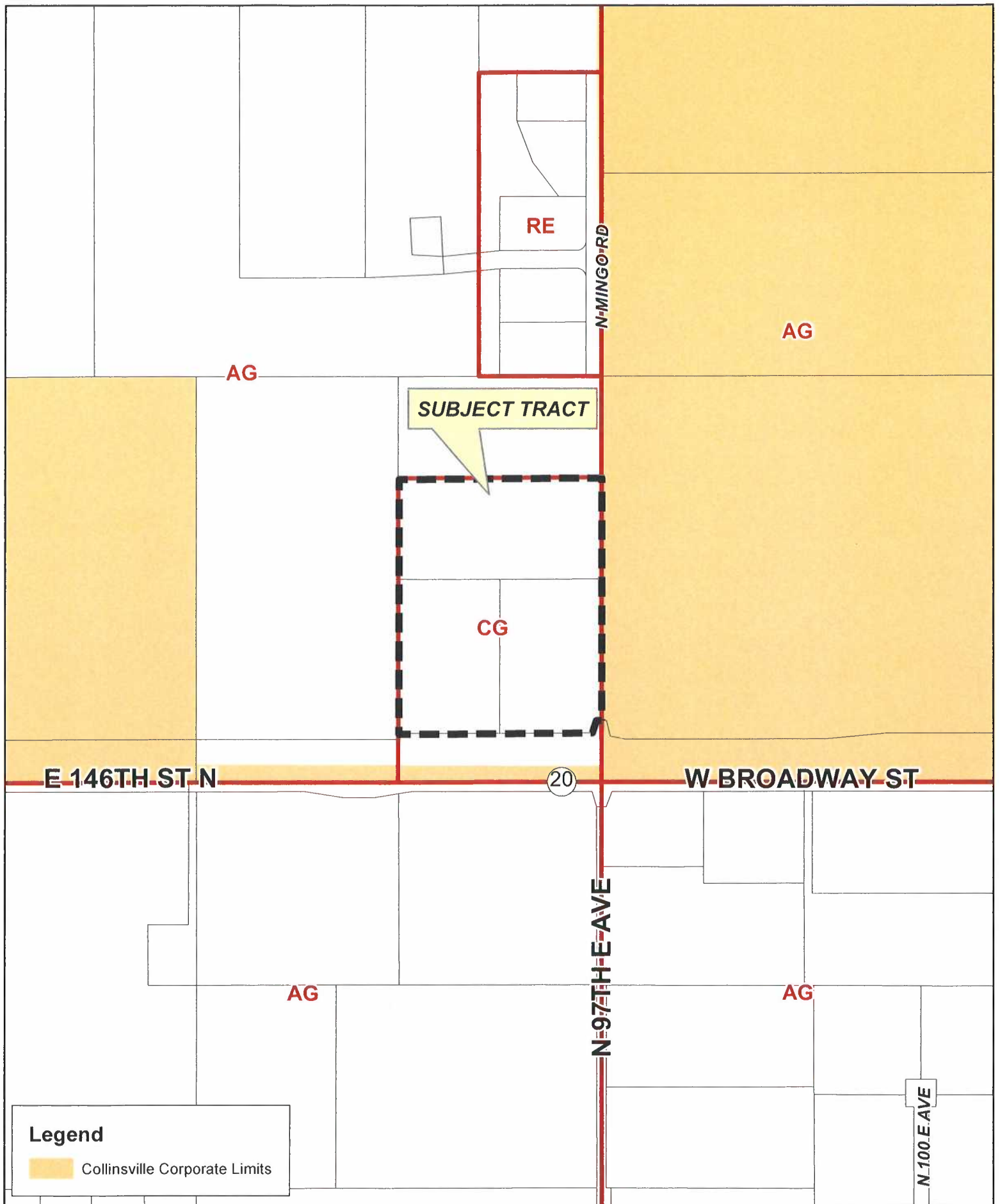
Northwest corner of East 146<sup>th</sup> Street North and North Mingo Road

This plat consists of 2 lots, 1 block on 12.54 ± acres.

The Technical Advisory Committee (TAC) met on November 4, 2021 and provided the following conditions:

1. **Zoning:** Property is zoned CG (Commercial – General). Proposed lots conform to the requirements of the CG district.
2. **Addressing:** Addresses provided by INCOG must be shown on face of the plat.
3. **Transportation & Traffic:** Approved as submitted.
4. **Sewer/Water:** On-site sewage disposal requires approval by Oklahoma Department of Environmental Quality. Water service to be provided by Washington County Rural Water District #3. Any improvements to existing water lines must be approved through the RWD.
5. **Stormwater, Drainage, & Floodplain:** Approved as submitted.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All release letters have been received. Oil & Gas certificate was submitted.

Plat was released by the Tulsa County Engineer on November 9, 2021. Staff recommends **APPROVAL** of the minor subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.



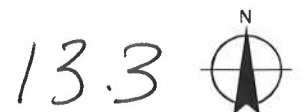
**Legend**

 Collinsville Corporate Limits



**MINGO 20**

22-13 24







0 Feet 200 400



Subject Tract

**MINGO 20**

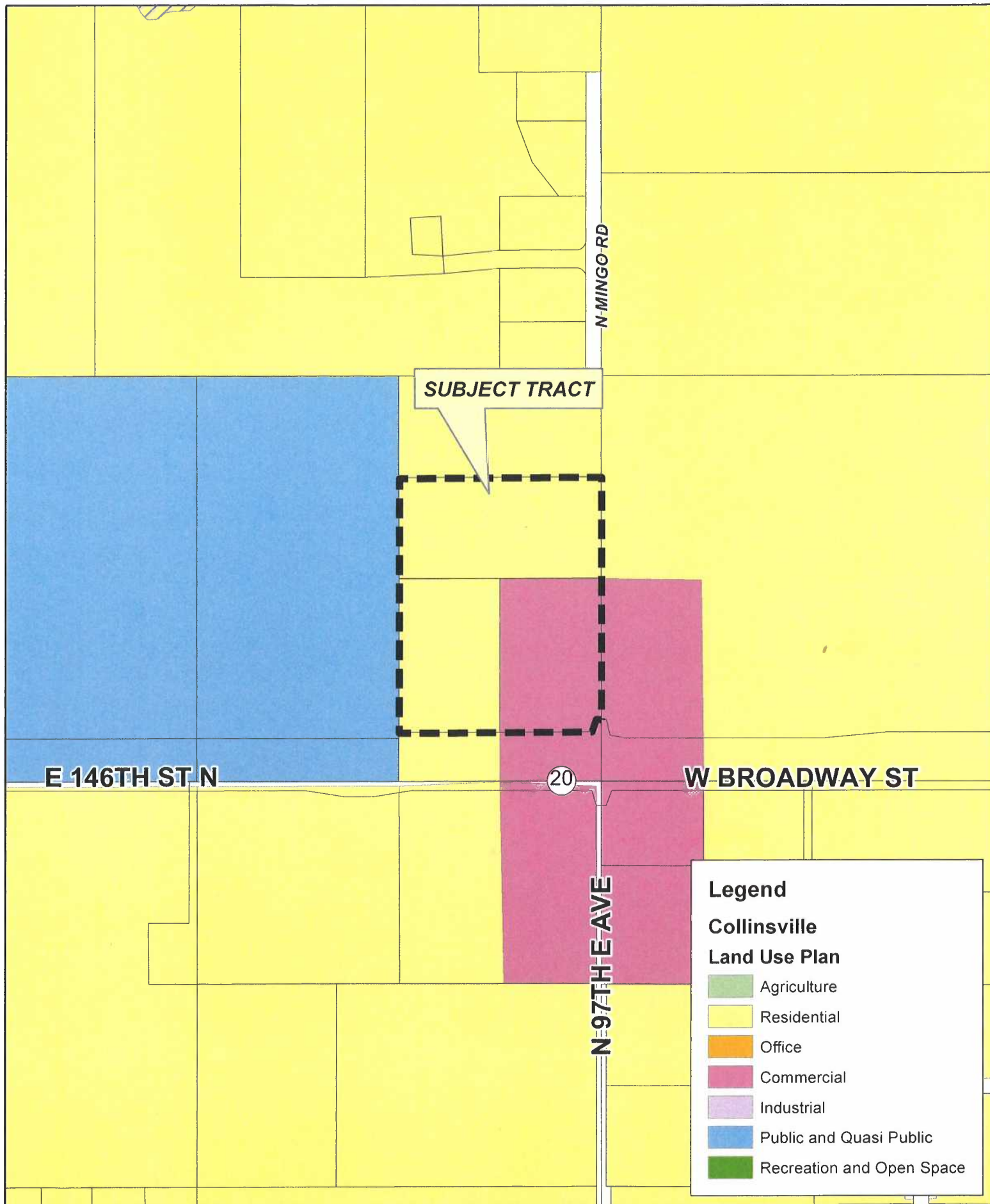
22-13 24

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

Aerial Photo Date: 2020/2021

13.4





SUBJECT TRACT

N MINGO RD

N 97TH E AVE

20

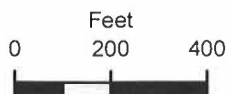
E 146TH ST N

W BROADWAY ST

### Legend

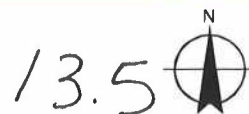
#### Collinsville Land Use Plan

- Agriculture
- Residential
- Office
- Commercial
- Industrial
- Public and Quasi Public
- Recreation and Open Space



**MINGO 20**

22-13 24





13.4









# Proposed Meeting Dates 2022 SCHEDULE

## Tulsa Metropolitan Area Planning Commission (TMAPC)

Regular meetings of the TMAPC are held on the first and third Wednesday of each month at 1:00 p.m. in the One Technology Center, 175 E. 2nd Street, City Council Chambers, 2nd Level, Tulsa, Oklahoma.

Work sessions of the TMAPC are held, as necessary, typically prior to regular TMAPC business in the One Technology Center, 175 E. 2nd Street, in a room location to be announced at the time an agenda is posted.

JANUARY		FEBRUARY		MARCH	
5		2		2	
19		16		16	
APRIL		MAY		JUNE	
6		4		1	
20		18		15	
JULY		AUGUST		SEPTEMBER	
6		3		7	
20		17		21	
OCTOBER		NOVEMBER		DECEMBER	
5		2		7	
19		16		21	

11/02/2021

14.1

