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 December 15, 2022 Meeting No. 2856

CONSENT AGENDA

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

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

2. PUD-297-2 Pam Willard Lamb (CD 2) Location: West of the northwest corner of East 67th Street South and South Utica Avenue requesting a PUD Minor Amendment to reduce rear yard setback from 10 feet to 6 feet

PUBLIC HEARING-COMPREHENSIVE PLAN AMENDMENTS
Review and possible adoption, adoption with modifications, denial, or deferral of the following:

3. **TCCP-8 Olsson Inc., Joe Pace, PE** (County) Location: North of the northeast corner of East 76th Street North and North Yale Avenue (North Whirlpool Drive) requesting to amend the Land Use Map designation from **Rural Residential/Agricultural** to **Industrial** (related to CZ-527)

**PUBLIC HEARING-REZONING**

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

4. **CZ-527 Olsson Inc., Joe Pace, PE** (County) Location: North of the northeast corner of East 76th Street North and North Yale Avenue (North Whirlpool Drive) requesting rezoning from **AG** to **IM** to permit industrial uses (related to TCCP-8)

5. **CZ-528 James Crawford** (County) Location: North of the northwest corner of Highway 412 and South 193rd West Avenue requesting rezoning from **RS** to **AG** to permit a horticultural nursery

6. **CO-14 Dani Fields** (CD 7) Location: Southwest of the southwest corner of East 63rd Street South and South 101st East Avenue requesting rezoning from **RS-3** to **CO**

**PUBLIC HEARING-PLATS**

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

7. **East 11th Street Substation** (CD 6) Preliminary Plat, Location: East of the southeast corner of East 11th Street South and South 193rd East Avenue

8. **North Tulsa Commerce Center** (County) Preliminary Plat, Location: Northeast corner of East 76th Street North and North Yale Avenue (North Whirlpool Drive)

**OTHER BUSINESS**

9. **2022 Election of Officers** - **Current Officers**:
   - Michael Covey, Chairman
   - Joshua Walker, 1st Vice Chairman
   - Ted Reeds, 2nd Vice Chairman
   - John Shivel, Secretary
10. Commissioners' Comments

ADJOURN

CD = Council District

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

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

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

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

**Owner and Applicant Information:**
Applicant: Pam Willard Lamb
Property Owner: Same

**Applicant Proposal:**
Concept summary: PUD minor amendment to reduce rear yard setback.

Gross Land Area: .06 Acres
Location: West of the northwest corner of East 67th Street South and South Utica Avenue
1610 E 66th Court
Lot 82, Block 1 Innovare Park

**Zoning:**
Existing Zoning: RT/PUD-297
Proposed Zoning: No Change

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

**Staff Data:**
TRS: 8306

**Staff Recommendation:**
Staff recommends approval.

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

**County Commission District:** 2
*Commissioner Name:* Karen Keith
SECTION I: PUD-297-2 Minor Amendment

Amendment Request: Modify the PUD Development Standards to reduce the rear yard setback to 6 ft.

The current rear setback requirement for PUD-297 is 10 ft. The applicant is proposing to revise this setback on the subject lot to 6 ft in order to permit an enclosed porch addition on the rear of the existing home as illustrated on the drawings provided by the applicant. There is a 6 ft utility easement located in the rear yard, with the addition would not be able to encroach into. The requested amendment would bring the rear setback even with the edge of the easement.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.0101.2.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-297-2 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-297.

2) All remaining development standards defined in PUD-297 and subsequent amendments shall remain in effect.

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

With considerations listed above, staff recommends approval of the minor amendment to revise the rear setback from 10 ft to 6 ft.
Note: Graphic overlays may not precisely align with physical features on the ground.
**Tulsa Metropolitan Area Planning Commission**

**Case Report Prepared by:**
Robi Jones

**Location Map:**
(Shown with County Commissioner Districts)

| Case Number: TCCP-8  
(related to CZ-527) |
| Hearing Date: January 5, 2022 |
| Owner and Applicant Information: |
| Applicant: Olsson Inc. c/o Joe Pace |
| Property Owner: Bird Creek Ranch LP & Guy Pickard C/O Pickard, Guy trust |
| Applicant Proposal: |
| Present Use: Agricultural |
| Proposed Use: Industrial |
| Present Land Use Designation:  
Rural Residential/Agricultural |
| Proposed Land Use Designation: Industrial |
| Tract Size: 5.65 ± acres |
| Location: North of the 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. |
| City Council District: n/a |
| Councilor Name: n/a |
| County Commission District: 1 |
| Commissioner Name: Stan Sallee |
| Staff Data: |
| TRS: 1327 |
| CZM: 17 |
TMAPC Staff Report
TCCP-8
County Comprehensive Plan Amendment

Property Information and Land use Request

The subject property is a 5.65-acre, unplatted tract of land north of 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 rezoning request (CZ-527), 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, south, and east with a zoning designation of AG to the north and east. The property to the south has recently been rezoned from AG to IM (CZ-522). The properties to the north and east have a Rural Residential/Agricultural land use designation while the property to the south was recently changed from a land use designation of Rural Residential/Agricultural to Industrial (TCCP-7). The property to the west is zoned AG with a land use designation of Rural Residential/Agricultural. The land use designation of the subject property and abutting parcels to the west, north, and south 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 the recent rezoning of the property to the south, there had 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

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<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
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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 ex in-fill location for this multi-building industrial project with relatively 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
requests 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. We look forward to speaking with you about our team and approach.

Additional Information provided by the applicant:

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 44 acres +/- . The total building area is 559,120 SF+/-.

Under previous case numbers (CZ-522 and TCCP-6) 38 of the 44 acres were rezoned and the comprehensive plan was amended. This submittal will add the additional 6 acres to the already rezoned 38 acres. 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.

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: CornerstoneChristian 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.
**Case Number:** CZ-527  
(Related to case TCCP-8)

**Hearing Date:** January 5, 2022

**Owner and Applicant Information:**

*Applicant:* Olsson, Inc c/o Joe Pace  
*Property Owner:* Bird Creek Ranch LP & Guy Pickard c/o Pickard, Guy Trust

**Case Report Prepared by:**

Jay Hoyt

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

![Location Map](image)

**Applicant Proposal:**

*Present Use:* Vacant  
*Proposed Use:* Industrial  

*Concept summary:* Rezone from AG to IM to permit Industrial uses on the subject lot.  
*Tract Size:* 5.7 ± acres  
*Location:* North of the northeast corner of East 76th Street North and North Yale Avenue (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 TCCP-8)

**Staff Recommendation:**

Staff recommends approval.

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

**Staff Data:**

*TRS:* 1327  
*CZM:* 17
SECTION I: CZ-527

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject lot from AG to IM to permit industrial uses. The site is located north of a large industrial development area, including Whirlpool, among others and is intended to be integrated into the lot immediately to the south which was recently approved to be rezoned to IM and a Land Use designation of Industrial, as shown on the plan provided by the applicant. 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 Tulsa County Comprehensive Plan Amendment case, TCCP-8, proposes to revise the land use designation of the subject lot to Industrial. If TCCP-8 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:
Conceptual Utility Plan

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-527 contemplates rezoning this site from AG to IM which is consistent with the Cherokee Industrial Park 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-527 is not consistent with the current land use designation however the applicant has submitted an amendment to the Tulsa County Comprehensive Plan Amendment TCCP-8. 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-527 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 (TCCP-8) 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.

Industrial (proposed designation in TCCP-8)

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: N Yale Ave is 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:

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<th>Exist. # Lanes</th>
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<tr>
<td>N Yale Ave</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
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Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

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<tr>
<th>Location</th>
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<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
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REVISED 12/29/2021
SECTION III: Relevant Zoning History

History:

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

Surrounding Property:

CZ-522 Rel. TCCP-6 November 2021: All concurred in approval of a request for rezoning a 38.49+ acre tract of land from AG to IM on property located.

CBOA-2502 May 2014: The Board of Adjustment approved a Variance to permit the display surface area from 32 SF for an accessory identification sign in an AG district (Section 320.2.B.2); & a Variance for the sign height from 15 ft to 35 ft in an AG district (Section 320.2.B.2), on property located at 7770 N Whirlpool Dr.

CBOA-1669 July 1999: The Board of Adjustment approved a Special Exception to permit a church and related school (K-12) use in an AG and RE District. Section 310, on property located at 8050 N. Whirlpool Drive.

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 – Section 310. Use Unit 5, on property located at 8050 North Yale Avenue.

1/5/2022 1:00 PM
Note: Graphical overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: James Crawford
Property Owner: CRAWORD, JAMES JOSEPH

Location Map:
(shown with County Commission Districts)

Applicant Proposal:
Present Use: Vacant
Proposed Use: Horticultural Nursery
Concept summary: Rezone from RS to AG to permit a Horticultural Nursery
Tract Size: 11.82 ± acres
Location: N of the NWC Hwy 412 and S 193rd W Ave

Zoning:
Existing Zoning: RS
Proposed Zoning: AG

Comprehensive Plan:
Land Use Map: Residential/Commercial
Stability and Growth Map: N/A

Staff Recommendation:
Staff recommends denial.

Staff Data:
TRS: 9002
CZM: 33

County Commission District: 2
Commissioner Name: Karen Keith
SECTION I: CZ-528

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject lot from RS to AG to permit a horticultural nursery. The site is located within the Residential and Commercial designations of the Sand Springs Future Land Use Plan which has been adopted as part of the Tulsa County Comprehensive Plan. The City of Sand Springs has indicated that they would not be in favor of rezoning the subject lot from RS to AG as it would not be compatible with the Land Use designations of the Comprehensive Plan. There are agricultural uses adjacent and near the subject property, however the City of Sand Springs anticipates this areas future use as residential and have built infrastructure in the vicinity in anticipation of this.

EXHIBITS:

- INCOG Case map
- INCOG Aerial
- Tulsa County Comprehensive Plan Land Use Map
- Email from Sand Springs Planning Director
- Sand Springs Utility Map

DETAILED STAFF RECOMMENDATION:

CZ-528 is non-injurious to surrounding proximate properties, however;

CZ-528 is not consistent with the anticipated future development pattern of the surrounding property and the Tulsa County/Sand Springs Comprehensive Plans therefore;

Staff recommends Denial of CZ-528 to rezone property from RS to AG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the fenceline of the City of Sand Springs and is designated as Residential and Commercial. The City of Sand Springs Comprehensive Plan – The Sand Springs 2030 Land Use Master Plan was adopted as part of the Tulsa County Comprehensive Plan on October 6, 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 fenceline. The map illustrates, in a generalized manner, a preferred land use pattern of development for all areas within the City and fenceline. 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 sparing the need for additional planning efforts.

Land Use Vision:

Land Use Plan map designation: Residential/Commercial

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

Commercial

The Commercial Land Use District represents areas of retail trade and services. Typically, these areas are located around nodes of arterial street intersections or in some cases, at intersections of collectors and arterials. Commercial Districts can also be found in corridors that have an established commercial use pattern. The Commercial District includes uses that range from small neighborhood convenience shopping areas, single free-standing buildings, big box retailers, restaurants, automotive services centers, and other similar retail uses. Residential Multi-Family uses may be allowed where deemed appropriate as increased density provides support for commercial areas.

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: S 193rd W Ave is designated as a Secondary Arterial. A Residential Collector is shown on the MSHP through the subject lot but does not currently exist.

Small Area Plan: None

Streets:

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<th>Exist. # Lanes</th>
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<td>S 193rd W Ave</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
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Utilities:
The subject tract has municipal water and sewer available.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant land with some forested areas primarily concentrated in the west portion of the lot.

Environmental Considerations: None

Surrounding Properties:

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<tr>
<th>Location</th>
<th>Existing Zoning</th>
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SECTION III: Relevant Zoning History

History:

ZONING ORDINANCE: Resolution number 152977 dated July 1994, and Resolution number 98254 dated September 15, 1980, established zoning for the subject property.

Subject Property:

CZ-212 July 1994: All concurred in approval of a request for rezoning a 15+ acre tract of land from AG to RS on property located North of the Northwest Corner of 193rd West Avenue and West Keystone Expressway.

Surrounding Property:

CBOA-2127 September 2004: The Board of Adjustment approved a Variance to permit the required 30 feet of frontage on a public street for a lot used for residential purpose to 0 feet – Section 207. & a Variance of Lot Area from required 2 acres to 1.25 and 1.16 acres; & a Variance of Land Area from required 2.1 acres to 1.25 and 1.16 acres to permit a lot split – Section 330., on property located at 620 S 193rd Ave West.

CBOA-1665 June 1999: The Board of Adjustment approved a Variance to permit the required 30' frontage on a public street to 0' to construct a dwelling (Section 207.), on property located at North & West of NW/c Keystone Expressway & 193rd West Avenue.

CBOA-522 December 1984: The Board of Adjustment approved a Special Exception to permit a temporary weigh station to weigh refuse collection vehicles which use the Shell Creek Landfill, in an AG zoned district, on property located at N & W of West 8th St. & 177th West Ave.

CBOA-13 November 1980: The Board of Adjustment approved a Variance to permit the frontage and area requirements in an AG District to permit a lot-split, on property located at 602 South 193rd Ave West.

1/5/2022 1:00 PM
CZ-528

Subject Tract

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

Aerial Photo Date: 2020/2021
Hoyt, Jay

From:  Brad T. Bates <btbates@sandspringsok.org>
Sent:  Monday, December 27, 2021 2:32 PM
To:  Hoyt, Jay
Cc: Mike Carter
Subject:  RE: Upcoming County zoning case near Sand Springs (CZ-528)
Attachments:  x__xSJfrsdivxLII7AQiXKUwg..x+xags_d5d0068a-674c-11ec-96e4-22000a8a5a99.pdf

Jay,

The City of Sand Springs would not be in favor of a down zoning from Residential Single Family to Agricultural. The City installed a sewer system in this area years ago and it was with the intent of providing sewer to this area for Residential Growth. Sewer line extensions would be needed but that was anticipated as the area would be built out. The adjacent 155 acres to the west of this property is currently being contemplated for a residential subdivision. The land owner is in negotiations with a development group and conceptual design has already been done on the property. Whether or not the purchase goes through the City would not like to see property in this area adjacent to the City Limits rezoned to a lesser zoning category than what is anticipated by our Comprehensive Plan. The City of Sand Springs does not believe that a departure from the spirit and intent of the Comprehensive Plan is in the best interest for the City long term. Future land use and growth in this area would be better suited for a higher and better use than Agricultural. Under the land use plan portion of our Comprehensive plan it even mentions and discusses the availability for Sanitary Sewer Access and it being a key component related to residential growth by density. That segment is here: “Densities within future developments within the Residential category will depend greatly on the availability of sanitary sewer service. Most of the higher density single family neighborhoods can be found near available sanitary sewer service. One area of concern is the need to expand or extend sewer services into areas of potential growth to allow for more development options and densities to occur.” Please let me know if you have any additional questions of the City of Sand Springs.

Brad Bates
Planning Director/Neighborhood Services Director
918-246-2575
btbates@sandspringsok.org
We have a county zoning case coming up on the 1/5 TMAPC agenda that is near Sand Springs. The applicant is proposing to rezone from RS to AG to permit a horticultural nursery. The site is located within the Commercial and Residential designations of the Sand Springs Future Land Use Plan. Attached are the case maps for your reference. Could you let me know if you have any issues with the proposed rezoning request?

Thank you,

Jay Hoyt  
Planner  
Tulsa Planning Office  
2 W, 2nd St., 8th Floor | Tulsa, OK 74103  
918.579.9476  
jhoyt@incog.org
### Case Report Prepared by:
Dwayne Wilkerson  
Amended January 3, 2022

### Owner and Applicant Information:
- **Applicant:** Wallace Design Consultants c/o Dani Fields
- **Property Owner:** MURPHY, MARGARET C TRUSTEE OF

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

### Applicant Proposal:
- **Present Use:** RS-3 Vacant
- **Proposed Use:** Provide long range opportunities for several uses however the immediate request is for new vehicle storage lot for an auto dealership
- **Concept summary:** Rezoning request for uses and development standards defined in the Mandatory Development plan outlined in Section II of the following staff report.
- **Tract Size:** 4.18 + acres
- **Location:** South of the southwest corner of East 63rd Street South at South 101st East Avenue.  
  6316 South 101st East Avenue

### Zoning:
- **Existing Zoning:** RS-3
- **Proposed Zoning:** CO-14

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

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

### Staff Data:
- **TRS:** 8406
- **CZM:** 54

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

### County Commission District:
- **Commissioner Name:** Stan Sallee
SECTION I: CO-14

APPLICANTS DEVELOPMENT CONCEPT:

Tulsa Hyundai Automobile Dealership, located at 9777 S Memorial Dr, Tulsa, wishes to develop a secure, off-site storage area for overflow vehicle inventory. The subject property is approximately 4 acres, located near East 63rd Street, west of Highway 169. Access is from South 101st East Avenue.

The site is abutted on the west and south by CO zoned properties with the nearest being Oilers Ice Rink, Miller Swim School, and Twisters Gymnastics Training Center. Abutting to the north and east is RS-3 zoning with an older single-family residential area of much lower density than typical RS-3.

The Tulsa Comprehensive Land Use Plan designates this area “Mixed-Use Corridor” in an “Area of Growth.” CO zoning is supported.

The Comprehensive Plan says:

*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 single family neighborhoods.*

The CO rezoning application asks the applicant to address the following three elements:

1) Identify why the proposed development cannot be implemented with any of the other applicable zoning regulations.

   This development could happen under CG or other commercial zoning also supported in the Mixed-Use Corridor, but CO provides the benefit of allowing the city to restrict land uses and build in protections along with approval. Much of the surrounding property is already zoned CO so CO zoning on the subject tract is compatible and supported by the Comprehensive Plan.

2) Provide specific information outlining how the development plan will result in a project that is consistent with the City’s adopted comprehensive plans that affect the site. This may include the Tulsa Comprehensive Plan, small area plans, sector plans, special studies or other documents that help guide future development in the City of Tulsa.

   Expanding the existing CO zoning and allowing this land use with restrictions that protect surrounding residential properties is an appropriate next step in support of the Comprehensive Plan.

   This site, being off the main travel routes, is suitable for multifamily housing, small lot, and townhouse developments as stated examples of a stepdown from the more intense uses along the corridor. The proposed development would achieve the same goals under that concept.

   This area is in transition toward the vision of the Mixed-Use Corridor. Transitional land uses may be allowed to occur as “placeholders” until market viability increases through improvements to public infrastructure and private development in the larger area.

   As land uses transition positively, interim uses such as the proposed storage lot provide a suitable step-up toward the ultimate Plan goals. They help create more demand for infrastructure
improvements and increased land value and property taxes, while requiring relatively little capital investment to build and maintain.

Even as such interim uses may not be the types ultimately anticipated, they still do contribute to elevating the visibility and value of the property and those around it when built and maintained in a quality manner. Such uses have a relatively short life and, because the investment isn’t huge, can be easily removed and replaced when opportunities emerge for other development to come in and realize the area’s full potential.

3) Include details identifying how the development plan will provide a greater public benefit than could be achieved using conventional zoning regulations.

As discussed previously, the public benefit comes from encouraging a land use that establishes a “step-up” transition toward the ultimate vision of the Comprehensive Plan on property which would otherwise remain unproductive and possibly neglected.

The city should allow such uses that fulfill the objectives described in the Plan. With approval, it should establish appropriate conditions that help ensure compatibility with the development’s surroundings, even if “interim” extends for several years. In the meantime, a vacant lot can become more secure through increased activity, development activity begins to stimulate other development activity, and both elevate the profile of the immediate area making it more attractive to investors.

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 and landscape plan
    Neighborhood Contact Map

DETAILED STAFF RECOMMENDATION:

Uses and development standards as outlined in CO-14 are consistent with the Mixed-Use Corridor land use designation in the Tulsa Comprehensive Plan; and

The Corridor Development Plan is a unified treatment of the development possibilities of the project site; and

Provisions have been made for future use opportunities, property access, circulation, and functional relationships of uses; and

Permitted Uses, building types and supplemental standards outlined in CO-14 are consistent with the provisions of the Corridor chapter of the Tulsa Zoning Code; and

Anticipated uses, lot and building regulations along with normal supplemental regulations in the Tulsa Zoning Code as provided CO-14 are consistent with the existing development pattern in this area of Tulsa; and

The applicant has provided evidence of a neighborhood engagement process and the proposed development plan provides design elements consistent with neighborhood comments therefore,
Staff recommends Approval of the development plan for CO-14 as outlined in Section II below.

SECTION II: CO-14 DEVELOPMENT PLAN STANDARDS:

CO-14 will conform to the provisions of the Tulsa Zoning Code for development in a CO district and its supplemental regulations as identified in Section 25 in the Tulsa Zoning Code.

All use categories, subcategories or specific uses and residential building types or building types that are not listed below are prohibited.

Permitted Use Categories, Subcategories:

RESIDENTIAL (Use Category, subcategories and customarily accessory uses allowed only as follows)
  Household Living
    Three or more households on a single lot only if allowed in the building types identified below.

PUBLIC, CIVIC AND INSTITUTIONAL (Use Category and subcategories and customarily accessory uses allowed only as follows)
  College or University
  Day Care
  Governmental Service
  Library or Cultural Exhibit
  Postal Services
  Religious Assembly
  Safety Service
  School

COMMERCIAL (Use Category and subcategories and customarily accessory uses allowed only as follows)
  Animal Service
  Assembly and Entertainment
  Commercial Service
  Financial Services
  Lodging
  Office
  Parking, Non-accessory
  Retail Sales
  Studio, Artist, or Instructional Service
  Trade School

WHOLESALE, DISTRIBUTION and STORAGE
  Equipment and Materials Storage, outdoor
  Warehouse

AGRICULTURAL (Use Category and all subcategories and customarily accessory uses allowed only as follows)
  Community Garden
  Farm, (Market or Community supported)

Building Types for Household Living:
  Single household
Townhouse
3+ unit townhouse
Mixed use building
Vertical mixed-use building

Three or more households on a single lot
Cottage house development
Multi-unit house
Apartment/Condo
Mixed-use building
Vertical mixed-use building

Lot and Building Regulations
Maximum Building Coverage 75%
Minimum Lot Area 43,560 square feet
Maximum Building Height 45 feet
Maximum Floor Area on any lot 65,000 square feet
Minimum lot frontage on a public street 100 feet
Minimum lot area per dwelling unit 1200 square feet
Minimum open space per dwelling unit 200 square feet

Minimum Parking ratios shall conform to the reduced minimums required for each specific use as defined in the Tulsa Zoning Code referenced in CH and MX districts.

Minimum Building Setbacks
From the subject property boundary as defined below
1. East boundary 101st Street Setback 25 feet
2. North boundary 20 feet
3. South boundary 20 feet
4. West boundary 30 feet
5. Internal lot lines 0 feet

Surface Parking Setbacks
From the subject property boundary as defined below.
1. North 25 feet
2. East 30 feet
3. South 25 feet
4. West 25 feet
5. Internal lot setbacks 10 feet

Vehicular access to East 101st Street South South 101st East Avenue:
Vehicular access is prohibited within 90 feet of the subject property north boundary.
Vehicular access is prohibited within 150 feet of the subject property south boundary.

Landscaping:
Landscaping shall meet or exceed the minimum standards defined as follows:
Street Trees:
1. Large trees shall be installed and maintained with at least one tree for each 25 feet linear feet of street frontage. The street trees shall be installed on the subject property and within 26 feet of the planned street right of way. Trees may be grouped but may not be spaced further than 75 feet from another tree.

2. Street trees shall be a mix of evergreen and deciduous trees. A minimum 60% of street trees shall be evergreen

3. Adjacent to South 101st East Avenue a a landscape buffer must include the following:
   a. A landscape berm with a minimum height of 3 feet must be installed and maintained abutting the planned right of way.
   b. Fencing shall be on the west side of the berm and a minimum of 25 feet from the planned right of way.

Perimeter Landscape requirements along the north, west and south boundary:
1. Provide a landscape buffer that meets or exceeds the following requirements:
   a. Opaque fence with a minimum height of 6 feet must be provided as shown on the concept plan.
   b. A landscape berm with a minimum height of 3 feet.
   c. Landscape area with a minimum width of 25 feet.
   d. Large Trees with a maximum spacing of every 30 feet.

Terminal Islands:
Terminal islands are required and however they must have a minimum width of 20 feet and include two large trees on each island.

Lighting
Pole lights may not exceed 16 feet in height and may not be closer than 40 feet from subject property boundary. Lights must be pointed down and away from any abutting residential use and conform to the general standards for lighting in the Tulsa Zoning Code as defined in section 67.030.

Screening:
Dumpsters and mechanical equipment shall be screened as defined in the Tulsa zoning code and shall placed a minimum of 120 feet from any the subject property boundary.

Signage:
Signage shall conform to the provisions of the Tulsa zoning code in a CO district with the following limitations
1. The subject property shall be limited to a single ground sign. The ground sign shall be monument style with a maximum height of 15 feet and 64 square feet of display surface area.
2. Dynamic display signage is prohibited.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
**Staff Summary:** The concept identified in the development plan is supported in the Mixed-Use Corridor land use designation. The specific use for outdoor storage of personal vehicles intended as the first phase of development is not consistent with the mixed use corridor land use designation.

**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:** East 101st Street South South 101st East Avenue was platted with a 60 foot wide right of way so the planned right of way and the actual lot line are the same.

**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 undeveloped without significant vegetation almost flat. The site abutted on north, south and east with residential properties.

Environmental Considerations: None that would affect site redevelopment

Streets:

<table>
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<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tr>
<td>South 101st East Avenue</td>
<td>Collector</td>
<td>60 feet</td>
<td>2 with roadside ditches</td>
</tr>
</tbody>
</table>

Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<tbody>
<tr>
<td>North</td>
<td>RS-3</td>
<td>Mixed-Use Corridor</td>
<td>Growth</td>
<td>Detached single family</td>
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</tbody>
</table>
SECTION IV: Relevant Zoning History

Subject Property:

ZONING ORDINANCE: Ordinance number 11830 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

BOA-21349 April 2012: The Board of Adjustment approved a Variance to permit more than one sign (monument sign) in OL district (Section 602.B.4.b); & a Variance of the requirement that illumination of a sign shall be by constant light to permit an LED element on a sign in an OL district (Section 602.B.4.f); & a Variance to allow a sign with surface area of 132 square feet and a display area of 32 square feet (Section 602.B.4.c), on property located at 6301 South Mingo Road East.

BOA-21018 January 2010: The Board of Adjustment approved a Variance to permit the maximum permitted land coverage of a building in the CO district from 30% to 38% (Section 803) & a Variance of the requirement that any corridor development’s access shall be principally from internal collector service streets (Section 804); & a Modification of a previously approved plan and conditions related to the building setback from an arterial street (BOA-15242), on property located at NE/c of S. Mingo Road and East 63rd Street.

BOA-20759 August 2008: The Board of Adjustment deny a Variance to permit the minimum 200 feet commercial building setback in a CO district from the centerline of South Mingo Road to 115 feet (Section 803); & Variance of the maximum land coverage for a building from 30% to 37% (Section 803); & Variance of the required parking from 293 to 240 parking spaces (Section 1219.D); & Variance of the minimum 5 feet landscape area separation of a parking area from abutting residential districts to 2 feet (Section 1002.A.3); all to permit expansion of an existing Ice Center in a CO district, on property located at 6413 South Mingo Road.

BOA-20282-A November 2008: The Board of Adjustment approved a Modification of a previously approved site plan to permit expansion of an existing Ice Center in a CO District, on property located at 6413 South Mingo Road.

BOA-20574 September 2007: The Board of Adjustment approved a Variance to permit minimum building setback from the centerline of South Mingo Road from 200 feet to 175 feet. (Section 803), on property located at 6415 South Mingo Road.

BOA-20282 June 2006: The Board of Adjustment approved a Variance to permit the required 200 feet setback from the centerline of an arterial street to 125 feet; & a Variance of the maximum land coverage
of a building from 30% to 33%; & a *Variance* of the required 300 parking spaces; all to permit an expansion of an existing Ice Center in a CO district, on property located at 6413 South Mingo Road.

**BOA-17491 September 1994:** The Board of Adjustment **approved** a *Variance* to permit the requirement that a corridor development’s access must be principally from internal collector streets, on property located at 63rd and Mingo Road.

**BOA-16872 November 1994:** The Board of Adjustment **approved** a *Variance* to permit the requirement that in a corridor development all access shall be principally from an internal collector service street, on property located at Northeast of East 66th Street and South Mingo Road.

**BOA-13977 March 1986:** The Board of Adjustment **approved** a *Variance* to permit a use variance to permit an existing car repair business in an RS-2 zoned district, on property located at 6301 South Mingo.

**BOA-12431 February 1983:** The Board of Adjustment **approved** a *Special Exception* to permit request for a waiver of the screening requirements between an OL District and a residential district or an extension of time therefore, on property located at 6500 South Mingo Road.

**CO-4 February 2017:** All concurred in **approval** of a request for a *Corridor Development Plan* on a 1.82+ acre tract of land for on property located South of southeast corner of East 61st St. and South Mingo Road.

**Z-5903 March 1984:** All concurred in **approval** of a request for *rezoning* an 8.37+ acre tract of land from RS-3 to CO on property located South of the SE corner of 63rd Street and Mingo Road.

**Z-5775 January 1983:** All concurred in **approval** of a request for *rezoning* a 2.0+ acre tract of land from RS-3 to OL/RM-1 on property located North of the northeast corner of 66th and Mingo.

**Z-6078 November 1985:** All concurred in **approval** of a request for *rezoning* a tract of land from RS-3 to CO on property located 9725 East 66th Street South.

**SECTION V: APPLICANTS NEIGHBORHOOD ENGAGEMENT PROCESS**

Landowner Communications and Contact List and Summary

For purposes of advising neighbors of the attached rezoning application to Corridor (CO) zoning, door-to-door visits were made on November 17, 2021, to advise and receive input from the owners of abutting properties shown on the attached map. Following are our notes from each contact.

1) Oilers Ice Center, Jessie Stoops, Skating Director, 918-252-0011, 6413 S Mingo Rd, Tulsa, OK  
   a. Jessie was not available. I left my card and she called the evening of 11/17/21. She was fine with the plans to use the property as an overflow lot and change the zoning. She did not have any questions or concerns.

2) Miller Swim School, Chelsea, Office Coordinator, 918-254-1988, 6415 S Mingo Rd, Tulsa, OK  
   a. Spoke with Chelsea. She had no issues with the zoning change or the use of the property. She gave my contact information to the owner and said they would reach out if they had questions.

3) Kevin and Shelia Kittell, 9730 E 63rd St S, Tulsa, OK
a. Met with Shelia, really nice person. Did not want to give me her number though and said she would reach out to me if her family had any questions, so I left my card. She was thrilled to have the project coming into the area to help keep having so many homeless individuals from living on the empty lot it is now. I informed her that the property would be fenced and have heavy landscaping to give privacy between her and the lot and she thought that would be better than the overgrown lot it is now.

4) Pamela C. Woodard, 9914 E 63rd St S, Tulsa, OK
   a. This property is a rental property. Sent Pamela a letter at 12505 E 27th Pl, Tulsa, OK 74129 on 11/17/2021 and have not heard from her. Tenant said that he was the brother of Pamela. He was happy to see the project coming and would talk to her about it.

5) Carrol C Scranton Trust, 9916 E 63rd St S, Tulsa, OK
   a. This property is a rental property. Sent Carrol a letter at 9010 E 64th St, Tulsa, OK 74133 on 11/24/2021

6) Robert A and Vicki A Pierce, 9930 E 63rd St S, Tulsa, OK
   a. Spoke with Vicki. She was very interested in the project and was happy to have the lot used for something. Loved the idea of having the fencing and landscaping because she believes it would be better than the “junk” that accumulates on the lot since it is vacant.

7) Virgilio Maldonada and Sarai Moreno-Maldonado, 6312 S 101 Ave E, Tulsa, OK
   a. This house has been torn down. I sent a letter to the owners at their mailing address listed online at 1318 S 123rd East Ave, Tulsa, OK 74128 and have not heard from her.

8) Russell Finn, 216-469-1454, 6404 S 101 Ave E, Tulsa, OK
   a. House is abandoned. Reached out to Russell by phone because the neighbor gave me his number. He is happy with the overflow lot going on the property.

9) Robert S Sanderson Trust, 6303 S 101 Ave E, Tulsa, OK
   a. Landowner was happy to see the lots being put to good use and not bare and overgrown like they currently are. He said he would reach out if he thought of anything else.

10) Sieu Tang Ting, 918-492-8783, 6307 S 101 Ave E, Tulsa, OK
    a. Property is vacant land. Sent Ting letter 11/24/2021

11) Katharine A. Lucas and James A. Fielder, 6311 S 101st E Ave, Tulsa, OK
    a. Katharine was excited to see the project coming. She thought the fencing and landscaping would help control the homeless population and cleanup the area since several places around her were abandoned.

12) James Edward Lee and Sulli Mariah Helen Trustees, 6335 S 101 E Ave, Tulsa, OK
    Met with Sulli and she had several questions about how it would affect their lots. Once I explained we would have fencing, landscaping for privacy and would have lights no higher than 16 feet tall, she was happy with the use of the property.

It should be noted that Landowners, 9, 11 and 12 mentioned that all the property owners (exact number was not given) along 101st and 63rd met a couple weeks earlier and discussed selling their properties/homes as a package to a developer. They all agreed on the terms of the
arrangement and agreed to start looking for a commercial realtor to help them move forward with listing as a package. The date of their next meeting is undetermined. All 3 stated that they believed the development of the overflow lot would assist in selling their properties/homes as a commercial property.

_Staff Comment:_

The staff report was completed 12.29.2021. At that time, we had not received any correspondence by email, phone or mail.

_Applicants Map illustrating contacts referenced above._
Subject Tract  CO-14  18-14 06

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

Aerial Photo Date: 2020/2021
Subject Tract CO-14

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

Aerial Photo Date: 2020/2021
**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**
Applicant: CDS Muery, Jarod Cain
Owner: AEP Oklahoma Transmission Company, Inc.

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

**Applicant Proposal:**
Preliminary Subdivision Plat
1 lot, 1 block, 5 ± acres

Location: East of the southeast corner of East 11th Street South and South 193rd East Avenue

Proposed Use: Electric Substation

**Zoning:** AG (Agriculture)

**Staff Recommendation:**
Staff recommends approval of the preliminary plat

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

**County Commission District:**
Wagoner County 1
**Commissioner Name:** James Hanning

**EXHIBITS:** Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual Improvements Plan
PRELIMINARY SUBDIVISION PLAT

East 11th Street Substation - (City of Tulsa, CD 6)
East of the southeast corner of East 11th Street South and South 193rd East Avenue

This plat consists of 1 lot, 1 block, on 5 ± acres.

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

1. **Zoning:** The property is currently zoned AG (Agriculture). Proposed use will require special exception approval by the City of Tulsa Board of Adjustment. Lot conforms to the requirements of the AG district.

2. **Transportation & Traffic:** Sidewalks, ADA ramps, and driveways in the public right-of-way require approval of IDP. IDP approval is required prior to final plat approval. Provide standard language for sidewalks and access in the deed of dedication. Limits of no access must be added to East 11th Street to define approved access points. Include right-of-way dedication on the face of the plat; either book and page or “dedicated by this plat”.

3. **Sewer/Water:** Sanitary sewer and water line extensions require IDP approval. IDP approval is required prior to final plat approval. Provide 17.5' perimeter utility easement on lot.

4. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Remove contours from final plat submittal. In the plat subtitle, add “City of Tulsa” before Wagoner County and “State of” before Oklahoma. Show all section 7-T19-R15E in the location map. Label section road names and all platted boundaries. Label all other land as “unplatted”. Provide graphically on the face of the plat the address disclaimer/caveat. Under the basis of bearing heading, include the coordinate system used. Provide a bearing angle shown on the face of the plat. Update legal descriptions to ensure accuracy between face of the plat and written description. Check scale for accuracy.

5. **Stormwater, Drainage, & Floodplain:** Public storm sewers and detention pond proposed as part of this project will require IDP approval. IDP approval is required prior to final plat approval. Limits of the Tulsa Regulatory Floodplain must be shown on the face of the plat.

6. **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 the requirements of the Subdivisions Regulations. City of Tulsa release required prior to final plat approval.
EAST 11TH STREET SUBSTATION

Subject Tract 19-15 07

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

Aerial Photo Date: 2020/2021
EAST 11TH ST. SUBSTATION


OWNER:
AEP OKLAHOMA TRANSMISSION COMPANY, INC.

ENGINEER/ARCHITECT:
CSD Roney

DRAFTS:

LEGAL DESCRIPTION:
LOT 1, EAST 11TH STREET SUBDIVISION, COMMUNITY OF EAST 11TH STREET, TOWNSHIP 9, RANGE 15, EAST 1/4 OF THE NORTH 1/2, OKLAHOMA COUNTY, OKLAHOMA.

LEGAL MAP:

SHEET 1 OF 1

DRAWN:
November 18, 2011

(Translation in English)

EAST 11TH ST. SUBSTATION

OWNER: AEP OKLAHOMA TRANSMISSION COMPANY, INC.

ENGINEER/ARCHITECT: CSD Roney

LEGAL DESCRIPTION: LOT 1, EAST 11TH STREET SUBDIVISION, COMMUNITY OF EAST 11TH STREET, TOWNSHIP 9, RANGE 15, EAST 1/4 OF THE NORTH 1/2, OKLAHOMA COUNTY, OKLAHOMA.

LEGAL MAP:

SHEET 1 OF 1

DRAWN: November 18, 2011
**Case:** North Tulsa Commerce Center  
**Hearing Date:** January 5th, 2022

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<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td><strong>Applicant:</strong> Olsson, Inc.</td>
</tr>
<tr>
<td></td>
<td><strong>Owner:</strong> Bird Creek Ranch LP &amp; Guy Pickard C/O Pickard, Guy Trust</td>
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</tbody>
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<tr>
<th><strong>Location Map:</strong> (shown with City Council Districts)</th>
<th><strong>Applicant Proposal:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image" alt="Location Map" /></td>
<td>Preliminary Subdivision Plat</td>
</tr>
<tr>
<td></td>
<td>2 lots, 1 block, 44.29 ± acres</td>
</tr>
<tr>
<td></td>
<td><strong>Location:</strong> Northeast corner of East 76th Street North and North Yale Avenue</td>
</tr>
<tr>
<td></td>
<td><strong>Proposed Use:</strong> Industrial Center</td>
</tr>
</tbody>
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<tr>
<th><strong>Zoning:</strong></th>
<th><strong>Staff Recommendation:</strong></th>
</tr>
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</table>
| Current: IM, AG  
Proposed: IM | Staff recommends **approval** of the preliminary plat |

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<tr>
<th><strong>County Commission District:</strong> 1</th>
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<tbody>
<tr>
<td><strong>Commissioner Name:</strong> Stan Sallee</td>
</tr>
</tbody>
</table>

**EXHIBITS:** Site Map, Aerial, Tulsa County Land Use, Preliminary Plat, Conceptual Improvements Plan
PRELIMINARY SUBDIVISION PLAT

North Tulsa Commerce Center - (County)
Northeast corner of East 76th Street North and North Yale Avenue

This plat consists of 2 lots, 1 block, on 44.29 ± acres.

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

1. **Zoning:** The majority of the property is currently zoned IM. The northern area of the property remains zoned AG with a pending request to rezone the remainder (CZ-527) to IM. Lots proposed conform to the requirements of the IM district.

2. **Transportation & Traffic:** Label all adjacent right-of-way areas with dimensions and recording information. If the right-of-way is being dedicated by plat indicate that on the face of the plat.

3. **Sewer/Water:** Sanitary sewer extensions require IDP approval by the City of Tulsa Development Services department. IDP approval is required prior to final plat approval. Provide 17.5’ perimeter utility easement on lots. Offsite easements for sanitary sewer extensions must be recorded and shown on the face of the plat.

4. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Remove contours from final plat submittal. In the plat subtitle add “State of” before Oklahoma. For the location map show entire section and label section road names and all platted boundaries. Label all other land as “unplatted”. Provide graphically on the face of the plat the address disclaimer/caveat. Under the basis of bearing heading, include the coordinate system used. Provide a bearing angle shown on the face of the plat. Graphically show all property pins found or set that are associated with the plat.

5. **Stormwater, Drainage, & Floodplain:** Drainage plans must be reviewed and approved by the Tulsa County Engineer prior to final plat approval.

6. **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 the requirements of the Subdivisions Regulations. City of Tulsa and Tulsa County release required prior to final plat approval.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
PRELIMINARY PLAT
NORTH TULSA COMMERCE CENTER
A SUBDIVISION IN TULSA COUNTY, OKLAHOMA.

OWNER:

ENGINEER:

SURVEYOR:

ZONING:

UTILITY:

REMARKS:

PLAT NOTES:

DEDICATION:

8.10