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 January 5, 2022 Meeting No. 2857
2. Revise the minutes of September 2, 2020 Meeting No. 2825

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:

NONE

PUBLIC HEARING-REZONING
Review and possible recommendation of approval, approval with modifications, denial, or deferral of the following:
3. **Z-7636 King Architectural Solutions, Matt King** (CD 1) Location: Northeast corner of East Apache Street and North Peoria Avenue requesting rezoning from CH to OL (withdrawn by applicant)

4. **PUD-498-E Hall Estill, Stuart Van De Wiele** (CD 7) Location: Southwest of the southwest corner of East 71st Street South and South 101st East Avenue requesting a **PUD Major Amendment** to permit indoor vehicle sales and reduce parking requirements (Related to Z-7635)

5. **Z-7635 Hall Estill, Stuart Van De Wiele** (CD 7) Location: Southwest of the southwest corner of East 71st Street South and South 101st East Avenue requesting rezoning from OMH to CH to permit indoor vehicle sales (Related to PUD-498-E)

6. **PUD-267-A Lou Reynolds** (CD 8) Location: Southeast corner of South Sheridan Road and East 101st Street South requesting a **PUD Major Amendment** to add Bar and Small Indoor Assembly and Entertainment serving alcoholic beverages to allowable uses

7. **PUD-360-G Paras Chharbra** (CD 8) Location: West of the northwest corner of East 91st Street South and South 79th East Avenue requesting a **PUD Major Amendment** to permit a Medical Marijuana dispensary and Retail Sales Uses (Related to Z-7637)

8. **Z-7637 Paras Chharbra** (CD 8) Location: West of the northwest corner of East 91st Street South and South 79th East Avenue requesting rezoning from RM-0 and CS to CS to permit a Medical Marijuana dispensary and Retail Sales Uses (Related to PUD-360-G)

9. **PUD-470-B William Hoev** (CD 7) Location: Southeast corner of East 66th Street South and South Memorial Drive requesting a **PUD Abandonment for PUD-470-B** to permit a convenience store with fuel sales (Related to Z-7638 and Kum & Go 2362 Preliminary Plat)

10. **Z-7638 William Hoev** (CD 7) Location: Southeast corner of East 66th Street South and South Memorial Drive requesting rezoning from OM and AG to CS to permit a convenience store with fuel sales (Related to PUD-470-B and Kum & Go 2362 Preliminary Plat)

**PUBLIC HEARING-PLATS**

Review and possible approval, approval with modifications, denial, or deferral of the following:
11. **Kum & Go 2362** (CD 7) Preliminary Plat, Location: Southeast corner of East 66th Street South and South Memorial Drive (Related to PUD-470-B and Z-7524)

**COMPREHENSIVE PLAN CONFORMANCE**

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

12. TMAPC consideration of adoption of Resolution No. 2858:1035 finding the **Route 66 Bus Rapid Transit (BRT) Land Use Framework** in conformance with the Tulsa Comprehensive Plan

**OTHER BUSINESS**

13. 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

**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.
Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Thursday, January 13, 2022 10:53 AM
To: Sawyer, Kim
Subject: FW: Lilyfield - Re-zoning case # Z-7636 (WITHDRAWN)

Kim,

FYI,

Z-7636 was withdrawn by the applicant yesterday.

Dwayne Wilkerson, ASLA, PLA
Principal Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9475
dwilkerson@incog.org

From: Brandon Bissram <Brandon.Bissram@kingarchitecturalsolutions.com>
Sent: Tuesday, January 11, 2022 9:56 AM
To: Wilkerson, Dwayne <DWilkerson@incog.org>; Matt King <matt.king@kingarchitecturalsolutions.com>
Subject: Re: Lilyfield - Re-zoning case # Z-7636

Dwayne, yes we would like to withdraw the rezoning application. Thank You

Get Outlook for iOS

From: Wilkerson, Dwayne <DWilkerson@incog.org>
Sent: Tuesday, January 11, 2022 9:11:12 AM
To: Matt King <matt.king@kingarchitecturalsolutions.com>
Cc: Brandon Bissram <Brandon.Bissram@kingarchitecturalsolutions.com>
Subject: FW: Lilyfield - Re-zoning case # Z-7636

Brandon and Matt,

Can you confirm today that you intend to withdraw this application.

Thanks.
From: Wilkerson, Dwayne  
Sent: Wednesday, January 5, 2022 4:28 PM  
To: Brandon Bissram <Brandon.Bissram@kingarchitecturalsolutions.com>  
Cc: Good, Felicity <fgood@incog.org>; Siers, Dylan <dsiers@incog.org>; Matt King <matt.king@kingarchitecturalsolutions.com>  
Subject: RE: Lilyfield - Re-zoning case # Z-7636

Good afternoon Brandon,

I have met with Felicity so I can fully understand your lot combination process. It sounds like she may be ready to finalize that work with you. Please work with her directly.

The zoning change is not necessary for your goals on the property and I recommend withdrawing your application for rezoning.

Please send us an email that formally request withdrawing Z-7636 from further consideration.

Let me know if you have any questions.

Respectfully,

Dwayne Wilkerson, ASLA, PLA  
Principal Planner | Current Planning  
Tulsa Planning Office  
2 W. 2nd St., 8th Floor | Tulsa, OK 74103  
918.579.9475  
dwilkerson@incog.org

From: Brandon Bissram <Brandon.Bissram@kingarchitecturalsolutions.com>  
Sent: Tuesday, January 4, 2022 10:47 AM  
To: Wilkerson, Dwayne <DWilkerson@incog.org>  
Subject: Lilyfield - Re-zoning

Dwayne,

This is Brandon. We spoke earlier today about the Lilyfield Project. Attached is the preliminary site plan as requested.

As discussed we are doing a lot combo for the LOT 1 and LOT 2 as they are zoned OL.
We were thinking about combining the CH lots with the OL lots to facilitate expansion in the future. Based on our conversation you don’t think that is necessary. Also as you can see we have a new parking lot that spans all the lots. That being said do you in your experience can we forgo the rezoning?

Thanks

Brandon Bissram
King Architectural Solutions, PLLC
Historic Greenwood District
108 North Greenwood
Tulsa, Oklahoma 74120

Office: 918-794-0758
Cell: 518-596-9868
brandon.bissram@kingarchitecturalsolutions.com
**Case Number:** PUD-498-E  
(Related to case Z-7635)

**Hearing Date:** January 19, 2022

**Case Report Prepared by:**
Jay Hoyt

**Owner and Applicant Information:**
**Applicant:** Hall Estill  
**Property Owner:** HIGH RIDGE LLC

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

**Applicant Proposal:**
**Present Use:** Vacant Building  
**Proposed Use:** Indoor Vehicle Sales  

**Concept summary:** Major Amendment to the PUD in conjunction with rezoning from OMH to CH to permit indoor vehicle sales and reduce parking requirements.

**Tract Size:** 3.09 ± acres  
**Location:**  
Southwest of the southwest corner of East 71st Street South & South 101st East Avenue  
10010 East 71st Street South

**Zoning:**
**Existing Zoning:** OMH / PUD-498-D  
**Proposed Zoning:** CH / PUD-498-E

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

**Staff Recommendation:**
Staff recommends approval.

**Staff Data:**
TRS: 8407  
CZM: 54

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

**County Commission District:** 3  
**Commissioner Name:** Ron Peters
SECTION I: PUD-498-E

DEVELOPMENT CONCEPT: The applicant is proposing a Major Amendment to the PUD in conjunction with rezoning from OMH to CH to permit indoor car sales.

The current development standards for the PUD limit the uses to Mini-Storage, excluding outdoor storage and uses permitted by right in a CS district, except Use Unit 12a – Adult Entertainment Establishments and dance halls are prohibited. The applicant proposes to add Personal Vehicle Sales and Rentals, Commercial Vehicle Sales and Rentals along with accessory uses customary thereto to the allowable uses for the subject lot. All sales and displays of merchandise shall occur indoor and no outdoor displays of merchandise are permitted.

Currently the parking requirements for the site are per the City of Tulsa Zoning Code that existed at the time of the establishment of the PUD. The applicant is proposing that the parking requirement for all uses be reduced to 15 spaces for the subject property.

EXHIBITS:

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

Applicant Exhibits:

  Exhibit A
  Exhibit B
  Survey

DETAILED STAFF RECOMMENDATION:

PUD-498-E is consistent with the Regional Center vision of the Tulsa Comprehensive Plan and,

PUD-498-E is consistent with the expected development of surrounding properties and,

All remaining development standards defined in PUD-498 and subsequent amendments shall remain in effect, therefore,

Staff recommends Approval of PUD-498-E to add Personal Vehicle Sales and Rentals, Commercial Vehicle Sales and Rentals along with accessory uses customary thereto and to reduce the required number of parking spaces to 15 for all uses.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is designated as Regional Center in the City of Tulsa Comprehensive Plan

Land Use Vision:

Land Use Plan map designation: Regional Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

Areas of Stability and Growth designation: Area of Growth

REVISED 1/13/2022
The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the City where general agreement exists that development or redevelopment is beneficial.

Transportation Vision:

*Major Street and Highway Plan:* E 73rd St S is classified as a Residential Collector.

*Trail System Master Plan Considerations:* None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary:* The site currently contains a vacant retail building.

Environmental Considerations: None

Streets:

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>E 73rd St S</td>
<td>Residential Collector</td>
<td>60 Feet</td>
<td>2</td>
</tr>
</tbody>
</table>

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

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>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>OMH/PUD-498-D</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Restaurant</td>
</tr>
<tr>
<td>South</td>
<td>CO/PUD-498-B</td>
<td>Existing Neighborhood</td>
<td>Growth</td>
<td>Hotel</td>
</tr>
<tr>
<td>East</td>
<td>CS/RM-2/PUD-521</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Shopping Center</td>
</tr>
<tr>
<td>West</td>
<td>CS/OM/PUD-498</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Retail</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

History: Z-7635/PUD-498-E

Ordinance number 24582 dated March 28, 2021, established the current zoning for the subject property.

Subject Property:

*Z-7593/PUD-498-D March 2021:* All concurred in approval of a request for rezoning a 3.09-acre tract of land from OM/CS/PUD-498 to OMH/PUD-498-D and approval of a proposed
Planned Unit Development for commercial development on property located West of the Southwest corner of east 71st Street South & South 101st East Avenue.

Z-6402/PUD-498 June 1993: All concurred in approval of a request to rezone a 11.4+ acre tract of land from CO to CS and approval of a proposed Planned Unit Development for commercial development, on property located east of the southeast corner of Mingo Road and 71st Street South. This includes the subject property and surrounding property. (Ordinance No. 17952)

Ordinance number 17952 dated June 21, 1993, established the zoning for the subject property.

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

Surrounding Property:

PUD-498-B/Z-6714-SP-1a February 2001: All concurred in approval of a proposed Major Amendment to PUD and Minor Amendment to CO on a 1.24+ acre tract of land to increase the maximum building floor area from 27,500 SF to 34,000 SF, on property located southwest corner of East 73rd Street South and South 101st East Avenue.

Z-6714/PUD-498-A/Z-6714-SP-1 October 1999: All concurred in approval of a request to rezone a 1.24+ acre tract of land from OM/PUD-498 to CO, approval of a Major Amendment to PUD, and approval of a proposed Corridor Development Plan for hotel uses, on property located southwest corner of East 73rd Street South and South 101st East Avenue.

Z-6469/PUD-521 January 1995: All concurred in approval of a request to rezone a 8.1+ acre tract of land from CO/OL to CS/RM-2 and approval of a proposed Planned Unit Development for a shopping and restaurant development, on property located west and south of the southwest corner of East 71st Street South and Mingo Valley Expressway.

Z-6357/PUD-489 May 1992: All concurred in approval of a request to rezone a 34+ acre tract of land from CO/CS to CS and approval of a proposed Planned Unit Development for shopping center, on property located northeast corner of East 71st Street South and Mingo Road.

Z-6345/PUD-481 February 1992: All concurred in approval of a request to rezone a 2.5+ acre tract of land from CO/CS to CS to extend CS zoning and approval of a proposed Planned Unit Development on a 35+ acre tract of land for a shopping center, on property located northwest corner of 71st Street and Mingo Valley Expressway.

BOA-15112 April 1989: The Board of Adjustment approved a Special Exception to permit a temporary off-site concrete facility (concrete batch plant) in a CS zoned district for a period of nine-months only, per map submitted, on property located east of the southeast corner of 71st Street and South Mingo Road.

Z-4657 August 1974: All concurred in approval of a request for rezoning a 80+ acre tract of land from AG to CS/RM-2 for commercial or multi-family, on property located east of the southeast corner of 71st Street and Mingo Road.

1/19/2022 1:00 PM
Note: Graphic overlays may not precisely align with physical features on the ground.
Growth and Stability

Area of Growth

Area of Stability

Z-7635/PUD-498-E
18-14 07
Exhibit “A”
Legal Description of the “Subject Property”

A TRACT OF LAND THAT IS A PART OF LOT ONE (1), BLOCK (1), “BABY SUPERSTORE”, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF (PLAT #5110). SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT ONE (1) THENCE SOUTH 00°09'58" WEST, AND ALONG THE WEST LINE OF SAID LOT ONE (1), A DISTANCE OF 270.88 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°46'13" EAST FOR A DISTANCE OF 221.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT ONE (1); THENCE SOUTH 00°09'58" WEST AND ALONG SAID EAST LINE FOR A DISTANCE OF 339.20 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID BLOCK ONE (1); THENCE NORTH 90°00'00" WEST AND ALONG THE SOUTH LINE OF SAID LOT ONE (1) A DISTANCE OF 221.00 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID LOT ONE (1); THENCE NORTH 00°09'58" EAST AND ALONG THE WEST LINE OF SAID LOT ONE (1) A DISTANCE OF 340.09 FEET TO THE POINT OF BEGINNING.
When the Subject Property was originally developed as part of the neighboring Home Depot development, the Subject Property was designated as “Lot 3, Block 1” of the Home Depot development and was a standalone lot. Lot 3, Block 1 was a separate lot from “Lot 2, Block 1” (the lot directly to the north of the Subject Property).

Subsequently, in 1996, both (i) Lot 3, Block 1 (the Subject Property) and (ii) Lot 2, Block 1 were combined and replatted as a single lot / block development known as “Lot One (1), Block One (1) Baby Superstore”. That tract was then developed and operated as a “Babies R Us” retail facility until its recent closure in 2018.

In January of 2021, “Lot 1, Block 1 Baby Superstore” was split (LS-21249) into two (2) portions, namely (i) the northern portion which abuts 71st Street which previously contained the parking lot for the “Babies R Us” retail facility and (ii) the southern portion (the Subject Tract) which contains the building that was previously used as the “Babies R Us” retail facility.

The northern lot is being redeveloped and leased as a “Whataburger” restaurant location.

The southern lot (the Subject Tract) contains a vacant building (43,000 sq. ft +/-) that has only twenty (20) parking spaces (+/-) on the Subject Tract.

The application is being filed to:

(i) rezone the property from OMH to CH (with the existing PUD as amended hereby);

(ii) amend the PUD (PUD 498-D) to allow the “Personal vehicle sales and rentals” and “Commercial vehicle sales and rentals” (along with accessory uses customary thereto) as allowed uses under the PUD, provided that, (a) all sales and displays of merchandise occur inside the premises and (b) no outdoor displays of merchandise are permitted; and

(iii) reduce the required number of parking spaces on the Subject Property (for all uses) to fifteen (15).

The proposed purchaser of the Subject Property intends to operate a classic car sales and consignment facility on the Subject Property. All displays of the vehicles or other merchandise will occur entirely within the facility. The traffic to and from the Subject Property is anticipated to be very low as many of the sales activities are conducted online with follow up onsite appointments to the facility to inspect the vehicle. The number of existing parking spaces at the Subject Property is more than sufficient for the proposed purchaser’s staff and customers. The proposed use is a compatible use of the currently vacant facility and will be of minimal (if any) impact on the surrounding uses.
Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Hall Estill
Property Owner: HIGH RIDGE LLC

Location Map:
(shown with City Council Districts)

Applicant Proposal:
Present Use: Vacant Building
Proposed Use: Indoor Vehicle Sales
Concept summary: Rezone from OMH to CH permit indoor vehicle sales in conjunction with a Major Amendment to the PUD
Tract Size: 3.09 ± acres
Location:
Southwest of the southwest corner of East 71st Street South & South 101st East Avenue
10010 East 71st Street South

Zoning:
Existing Zoning: OMH/PUD-498-D
Proposed Zoning: CH/PUD-498-E

Comprehensive Plan:
Land Use Map: Regional Center
Stability and Growth Map: Area of Growth

Staff Recommendation:
Staff recommends approval but only with related PUD 498-E.

City Council District: 7
Councilor Name: Lori Decter Wright

County Commission District: 3
Commissioner Name: Ron Peters

Staff Data:
TRS: 8407
CZM: 54
SECTION I: Z-7635

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject lot from OMH to CH to permit indoor car sales in conjunction with a Major Amendment to the PUD.

The site is located in the Regional Center designation of the City of Tulsa Comprehensive Plan. The proposed CH zoning and proposed use of the subject lot would be compatible with this designation. The rezoning to CH is required so that the underlying zoning of the site would allow the proposed use to be added via the proposed Major Amendment.

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

DETAILED STAFF RECOMMENDATION:

Requested CH zoning is consistent with the Regional Center vision of the Tulsa Comprehensive Plan and,

CH zoning is consistent with the expected development of surrounding properties and,

Uses allowed by CH zoning are non-injurious to proximate properties therefore,

Staff recommends Approval of Z-7635 to rezone property from OMH to CH but only with the related provisions of PUD-498-E.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is designated as Regional Center in the City of Tulsa Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Regional Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the City where general agreement exists that development or redevelopment is beneficial.

Transportation Vision:

Major Street and Highway Plan: E 73rd St S is classified as a Residential Collector.

Trail System Master Plan Considerations: None
Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

  Staff Summary: The site currently contains a vacant retail building.

Environmental Considerations: None

Streets:

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>E 73rd St S</td>
<td>Residential Collector</td>
<td>60 Feet</td>
<td>2</td>
</tr>
</tbody>
</table>

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

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>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>OMH/PUD-498-D</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Restaurant</td>
</tr>
<tr>
<td>South</td>
<td>CO/PUD-498-B</td>
<td>Existing Neighborhood</td>
<td>Growth</td>
<td>Hotel</td>
</tr>
<tr>
<td>East</td>
<td>CS/RM-2/PUD-521</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Shopping Center</td>
</tr>
<tr>
<td>West</td>
<td>CS/OM/PUD-498</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Retail</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

History: Z-7635/PUD-498-E

Ordinance number 24582 dated March 28, 2021, established the current zoning for the subject property.

Subject Property:

Z-7593/PUD-498-D March 2021: All concurred in approval of a request for rezoning a 3.09-acre tract of land from OM/CS/PUD-498 to OMH/PUD-498-D and approval of a proposed Planned Unit Development for commercial development on property located West of the Southwest corner of east 71st Street South & South 101st East Avenue.

Z-6402/PUD-498 June 1993: All concurred in approval of a request to rezone a 11.4+ acre tract of land from CO to CS and approval of a proposed Planned Unit Development for commercial development, on property located east of the southeast corner of Mingo Road and 71st Street South. This includes the subject property and surrounding property. (Ordinance No. 17952)

Ordinance number 17952 dated June 21, 1993, established the zoning for the subject property. Ordinance number 11830 dated June 26, 1970 established zoning for the subject property.
Surrounding Property:

**PUD-498-B/Z-6714-SP-1a February 2001:** All concurred in approval of a proposed Major Amendment to PUD and Minor Amendment to CO on a 1.24+ acre tract of land to increase the maximum building floor area from 27,500 SF to 34,000 SF, on property located southwest corner of East 73rd Street South and South 101st East Avenue.

**Z-6714/PUD-498-A/Z-6714-SP-1 October 1999:** All concurred in approval of a request to rezone a 1.24+ acre tract of land from OM/PUD-498 to CO, approval of a Major Amendment to PUD, and approval of a proposed Corridor Development Plan for hotel uses, on property located southwest corner of East 73rd Street South and South 101st East Avenue.

**Z-6469/PUD-521 January 1995:** All concurred in approval of a request to rezone a 8.1+ acre tract of land from CO/OL to CS/RM-2 and approval of a proposed Planned Unit Development for a shopping and restaurant development, on property located west and south of the southwest corner of East 71st Street South and Mingo Valley Expressway.

**Z-6357/PUD-489 May 1992:** All concurred in approval of a request to rezone a 34+ acre tract of land from CO/CS to CS and approval of a proposed Planned Unit Development for shopping center, on property located northeast corner of East 71st Street South and Mingo Road.

**Z-6345/PUD-481 February 1992:** All concurred in approval of a request to rezone a 2.5+ acre tract of land from CO/CS to CS to extend CS zoning and approval of a proposed Planned Unit Development on a 35+ acre tract of land for a shopping center, on property located northwest corner of 71st Street and Mingo Valley Expressway.

**BOA-15112 April 1989:** The Board of Adjustment approved a Special Exception to permit a temporary off-site concrete facility (concrete batch plant) in a CS zoned district for a period of nine-months only, per map submitted, on property located east of the southeast corner of 71st Street and South Mingo Road.

**Z-4657 August 1974:** All concurred in approval of a request for rezoning a 80+ acre tract of land from AG to CS/RM-2 for commercial or multi-family, on property located east of the southeast corner of 71st Street and Mingo Road.

1/19/2022 1:00 PM
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
Subject Tract

Land Use Plan Categories

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

Z-7635/PUD-498-E
18-14 07
### Case Report Prepared by:
Wowt Hoyt

### Owner and Applicant Information:
**Applicant:** Lou Reynolds  
**Property Owner:** VILLAGE SOUTH RETAIL LLC

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

![Location Map Image]

### Applicant Proposal:
**Present Use:** Commercial  
**Proposed Use:** Commercial  
**Concept summary:** Add Bar and Small Indoor Assembly and Entertainment serving alcoholic beverages to allowable uses.  
**Tract Size:** 8 ± acres  
**Location:** Southeast corner of South Sheridan Road and East 101st Street South

### Zoning:
**Existing Zoning:** CS,RM-1,PUD-267  
**Proposed Zoning:** CS, RM-1, PUD-267-A

### Comprehensive Plan:
**Land Use Map:** Neighborhood Center  
**Stability and Growth Map:** Area of Growth

### Staff Recommendation:
Staff recommends approval.

### Staff Data:
**TRS:** 8326  
**CZM:** 57

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

### County Commission District:
**3**  
**Commissioner Name:** Ron Peters
SECTION I: PUD-267-A

DEVELOPMENT CONCEPT: The applicant is proposing to add Bar and Small Indoor Assembly and Entertainment serving alcoholic beverages to the permitted uses within PUD-267. The current development standards of the PUD limit uses to uses permitted by as a matter of right in the CS – Commercial Shopping Center district, except that multifamily dwellings and bars, taverns and private clubs having as their principal activity the dispensing and consumption of alcoholic beverages shall not be permitted. This major amendment would serve to revise those requirements to Uses permitted as a matter of right in the CS – Commercial Shopping Center district and Bar and Assembly and Entertainment (Small Indoor) selling and serving alcoholic beverages Shall be permitted by right. Multifamily dwellings shall not be permitted.

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

DETAILED STAFF RECOMMENDATION:

PUD-267-A is consistent with the Neighborhood Center vision of the Tulsa Comprehensive Plan and,
PUD-267-A is consistent with the expected development of surrounding properties and,
All remaining development standards defined in PUD-267 and subsequent amendments shall remain in effect, therefore,
Staff recommends Approval of PUD-267-A to revise the permitted uses to add Bar and Small Indoor Assembly and Entertainment serving alcoholic beverages.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the Neighborhood Center designation of the City of Tulsa Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Neighborhood Center

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

Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the City where general agreement exists that development or redevelopment is beneficial.
Transportation Vision:

Major Street and Highway Plan: S Sheridan Rd and E 101st St S are designated as Secondary Arterials

Trail System Master Plan Considerations: The GO Plan designates S Sheridan Rd and E 101st St S as having a sidewalk gap along the frontages of the property. It also designated a recommended Bike Corridor along both streets.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site currently contains an existing shopping center

Environmental Considerations: None

Streets:

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>S Sheridan Rd</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>2</td>
</tr>
<tr>
<td>E 101st St S</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>2</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>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>CS/RM-1</td>
<td>Neighborhood Center</td>
<td>Growth</td>
<td>Bank/Multifamily</td>
</tr>
<tr>
<td>South</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single Family</td>
</tr>
<tr>
<td>East</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single Family</td>
</tr>
<tr>
<td>West</td>
<td>CS/RM-1</td>
<td>Neighborhood Center</td>
<td>Growth</td>
<td>Commercial</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

History: PUD-267-A

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

**BOA-22863 March 2020:** The Board of Adjustment approved a Verification of the 1,000-foot spacing requirement for a medical marijuana dispensary from another medical marijuana dispensary, on property located at 10121 south Sheridan Road East—Tenant Space: 6528 East 101st Street South, Suite G & H.

**BOA-22731 September 2019:** The Board of Adjustment approved a Verification of the 1,000-foot spacing requirement for a medical marijuana dispensary from another medical marijuana dispensary on property located at 10125 South Sheridan Road East, Suite A.

**BOA-22161 November 2016:** The Board of Adjustment approved a Verification of the spacing requirement for liquor stores of 300 feet from plasma centers, day labor hiring centers, bail bonds offices, pawn shops and other liquor stores, on property located at 6514 East 101st Street South, Suites A1, B, & C.

**PUD-267 November 1981:** All concurred in approval of a proposed Planned Unit Development on a 10+ acre tract of land for on property located Southeast corner of East 101st Street and South Sheridan Road.

Surrounding Property:

**BOA-21371 January 2012:** The Board of Adjustment approved a Special Exception to permit previously approved site plan (BOA-19784); & approved a Special Exception to permit Utility/Communications facility in an RS-3 district; & approval of a Variance of the landscape requirements, on property located at 10310 South Sheridan Road.

**BOA-21045 March 2010:** The Board of Adjustment approved a Variance to permit the maximum aggregate display surface area for wall signs within a PUD from 2 sq. ft. per lineal foot of building wall to 3 sq. ft. per lineal foot of building wall to permit additional signs on an existing building, on property located at 10106 South Sheridan Road.

**BOA-19940 November 2004:** The Board of Adjustment approved a Special Exception to vary the height of a bell tower from 52.5 ft to 106 ft & approve a Variance to vary the building height from 52.5 ft to 64.0 ft, on property located at 10310 South Sheridan Road.

**BOA-19784 March 2004:** The Board of Adjustment approved a Special Exception to approve a change in a previous site plan, & a Variance of no parking permitted within a require front yard, on property located at 10310 South Sheridan Road.

**BOA-19235 December 2001:** The Board of Adjustment approved an amended site plan to add a 40' x 40' x 12' storage building on property located at 10310 South Sheridan Road.

**BOA-16474 October 1993:** The Board of Adjustment approved a Variance to permit the maximum 3000 SF for a dry-cleaning establishment, on property located at SW/c of E. 101st Street and South Sheridan.

**BOA-16457 October 1993:** The Board of Adjustment approved a Variance to permit the number of required off-street parking from 429 to 403 & a Variance of the parking standards to permit parking area to be provided in accord with standards of 1303.A.2. which become effective January 1, 1994, on property located at NE/c of East 101st St. South and South Sheridan Road.

**BOA-14497 July 1987:** The Board of Adjustment approved a Special Exception to permit the expansion of an existing church use, on property located at 10310 South Sheridan Road.

**BOA-9182 August 1976:** The Board of Adjustment approved a Special Exception to permit property for church use in an RS-3 District, on property located at South and West of 101st Street and Sheridan Road.

**PUD-339 August 1983:** All concurred in approval of a proposed Planned Unit Development on a 10+ acre tract of land for on property located North side of East 101st Street South and East side of Sheridan Road.

**Z-4978 June 1977:** All concurred in approval of a request for rezoning a tract of land from AG to RS-3 on property located 10011 South Sheridan Road.

**Z-4716 February 1975:** All concurred in approval of a request for rezoning a tract of land from AG to CS on property located 10011 South Sheridan Road.

1/19/2022 1:00 PM

REVISED 1/13/2022
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
Subject Tract

PUD-267-A

18-13 26

Aerial Photo Date: 2020/2021

Note: Graphic overlays may not precisely align with physical features on the ground.
Land Use Plan Categories

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

PUD-267-A
18-13 26
Exhibit “A”

The Applicant requests a Major Amendment to PUD-267 to add Bar and Small Indoor Assembly and Entertainment serving alcoholic beverages as permitted uses in the Village South shopping center located at 10121 S. Sheridan Road (the “Property”).

The Property is located at the southeast corner of S. 101st and Sheridan Road and contains over 105,000 square feet of commercial shopping space. At the time of the original approval of PUD-267 in 1981, the intersection of S. 101st & Sheridan was entirely undeveloped, with residential development just beginning in the surrounding area. Forty years later, commercial development now exists at all four corners of the intersection, with the Forest Trails shopping center at the northeast corner, Bank of Oklahoma at the northwest corner, and the Franklin Place shopping center at the southwest corner, which includes a Louie’s Bar and Grill.

The proposed Major Amendment will permit Bar and Small Indoor Assembly and Entertainment serving alcoholic beverages on the Property. Except as provided below, all other development standards of PUD-267 shall remain in place.

Development Standards:

Permitted Uses:

Uses permitted as a matter of right in the CS-Commercial Shopping Center District, and Bar and Assembly and Entertainment (Small Indoor) selling and serving alcoholic beverages shall be permitted by right, and except that Multifamily dwellings and bars, taverns and private clubs having as their principal activity the dispensing and consumption of alcoholic beverages shall not be permitted.
**Case Number:** PUD-360-G  
(Related to case Z-7637)

**Hearing Date:** January 19, 2022

**Case Report Prepared by:**
Jay Hoyt

**Owner and Applicant Information:**
**Applicant:** Paras Chhabra  
**Property Owner:** DRAGON ENERGY INC

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

**Applicant Proposal:**
**Present Use:** Retail  
**Proposed Use:** Allow Medical Marijuana Dispensary Use and Retail Sales Specific Uses  
**Concept summary:** PUD Major Amendment in conjunction with rezoning from RM-0/CS to CS to permit a Medical Marijuana dispensary and Retail Sales Uses  
**Tract Size:** 1.65 ± acres  
**Location:**
- West of the Northwest corner of East 91st St South and South 79th East Avenue
- 7727 E 91 Street South
- Development Area 2-B

**Zoning:**
**Existing Zoning:** PUD-360A, PUD-360E, CS, RM-0  
**Proposed Zoning:** CS

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

**Staff Recommendation:**
Staff recommends approval.

**Staff Data:**
- TRS: 8314  
- CZM: 53, 57

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

**County Commission District:** 3  
**Commissioner Name:** Ron Peters
SECTION I: PUD-360-G

DEVELOPMENT CONCEPT: The applicant is proposing a Major Amendment to the PUD in conjunction with rezoning from RM-O/CS to CS to add Medical Marijuana Dispensary and Retail Sales uses to the permitted uses within Development Area 2-B of the PUD.

The current permitted uses for Development Area 2-B are those as permitted in the CS district, except within the west 200 feet which shall be restricted to Use Units 11 – Offices, Studios and Support Services and Use Unit 14 – Shopping Goods and Services, which the proposed Medical Marijuana Dispensary and some uses included in the Retail Sales uses of the current zoning code would not fall under. The proposed amendment would allow the previously approved uses as well as Medical Marijuana Dispensary use and those included in the Retail Sales use within 200 feet of the western boundary within Development Area 2-B.

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
- Development Area Map

DETAILED STAFF RECOMMENDATION:

PUD-360-G is consistent with the Town Center vision of the Tulsa Comprehensive Plan and,

PUD-360-G is consistent with the expected development of surrounding properties and,

All remaining development standards defined in PUD-360 and subsequent amendments shall remain in effect, therefore,

Staff recommends Approval of PUD-360-G to add Medical Marijuana Dispensary and Retail Sales uses to the permitted uses of Development Area 2-B.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is designated as Town Center in the City of Tulsa Comprehensive Plan

Land Use Vision:

Land Use Plan map designation: Town Center

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

Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas
of Growth are parts of the City where general agreement exists that development or redevelopment is beneficial.

Transportation Vision:

**Major Street and Highway Plan:** E 91st St S is designated as a Secondary Arterial

**Trail System Master Plan Considerations:** A bike lane is suggested along E 91st St S. A sidewalk gap is shown to exist along the E 91st St S frontage.

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

*Staff Summary:* The site currently contains a retail shopping center

**Environmental Considerations:** None

**Streets:**

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>E 91st St S</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>2</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>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RM-0/CS/PUD-360- E</td>
<td>Town Center</td>
<td>Growth</td>
<td>Commercial</td>
</tr>
<tr>
<td>South</td>
<td>CO/CS/PUD-405</td>
<td>Town Center</td>
<td>Growth</td>
<td>Auto Dealership</td>
</tr>
<tr>
<td>East</td>
<td>CS/PUD-360-E</td>
<td>Town Center</td>
<td>Growth</td>
<td>Bank</td>
</tr>
<tr>
<td>West</td>
<td>RS-3/PUD-215</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single Family</td>
</tr>
</tbody>
</table>

**SECTION III: Relevant Zoning History**

**History:** Z-7637 Rel. PUD-360-G

**ZONING ORDINANCE:** Ordinance number 11809 dated June 26, 1970, established zoning for the subject property.

**Surrounding Property:**

**PUD-360-F January 2018:** All concurred in approval of a proposed Major Amendment to PUD on a 3.17± acre tract of land for on property located Northwest of the Northwest corner of East 91st Street South & South Memorial Drive.
BOA-20895 April 2009: The Board of Adjustment approved a Verification to permit the spacing requirement for an adult entertainment establishment from a church, school, park, and another adult entertainment establishment (Section 1212. a.C.3); a Variance of the spacing requirement for an Adult Entertainment Establishment of 50 ft. from an R district (Section 1212.a.C.3. a); & a Special Exception to permit a wine bar in the existing commercial center, on property located at 8922 South Memorial Drive, Suite C-3.

1/19/2022 1:00
SUBJECT TRACT

Z-7637/PUD-360-G

18-13 14

7.5
Subject Tract

Z-7637/PUD-360-G

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

Aerial Photo Date: 2020/2021

7.6

16-13 14
EXHIBIT 'B'
PUD 360 - Development Area Plan
Major Amendment to PUD No. 360-D
Commercial Center
Lot 1, Block 1
**Case Number:** Z-7637  
(Related to case PUD-360-G)

**Hearing Date:** January 19, 2022

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
**Applicant:** Paras Chhabra  
**Property Owner:** DRAGON ENERGY INC

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

| Zoning: |  
|---|---|
| **Existing Zoning:** | RM-0/CS |
| **Proposed Zoning:** | CS |

| Comprehensive Plan: |  
|---|---|
| **Land Use Map:** | Town Center |
| **Stability and Growth Map:** | Area of Growth |

**Applicant Proposal:**  
**Present Use:** Retail  
**Proposed Use:** Medical Marijuana Dispensary and Retail Sales Uses  
**Concept summary:** Rezone from RM-0/CS to CS in conjunction with a PUD Major Amendment to permit a Medical Marijuana dispensary and Retail Sales Uses  
**Tract Size:** 1.65 ± acres  
**Location:**  
West of the Northwest corner of East 91st St  
South and South 79th East Avenue  
7727 E 91 Street South  
Development Area 2-B

**Staff Recommendation:**  
Staff recommends approval.

**Staff Data:**  
TRS: 8314  
CZM: 53, 57

**City Council District:** 8  
**Councilor Name:** Phil Lakin Jr.  
**County Commission District:** 3  
**Commissioner Name:** Ron Peters
SECTION I: Z-7637

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject lot from RM-0/CS to CS in conjunction with a Major Amendment to the PUD to permit a Medical Marijuana Dispensary as well as Retail Sales uses in Development Area 2-B.

The site is located in the Town Center designation of the City of Tulsa Comprehensive Plan. The proposed CS zoning and addition of uses would be compatible with this designation. The rezoning to CS is required so that the underlying zoning of the site would allow the proposed uses to be added via the proposed Major Amendment.

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

DETAILED STAFF RECOMMENDATION:

Requested CS zoning is consistent with the Town Center vision of the Tulsa Comprehensive Plan and,

CS zoning is consistent with the expected development of surrounding properties and,

Uses allowed by CS zoning are non-injurious to proximate properties therefore,

Staff recommends Approval of Z-7637 to rezone property from RM-0 and CS to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is designated as Town Center in the City of Tulsa Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Town Center

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

Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the City where general agreement exists that development or redevelopment is beneficial.
Transportation Vision:

Major Street and Highway Plan: E 91st St S is designated as a Secondary Arterial.

Trail System Master Plan Considerations: A bike lane is suggested along E 91st St S. A sidewalk gap is shown to exist along the E 91st St S frontage.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site currently contains a retail shopping center.

Environmental Considerations: None

Streets:

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>E 91st St S</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>2</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>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RM-0/CS/PUD-360-E</td>
<td>Town Center</td>
<td>Growth</td>
<td>Commercial</td>
</tr>
<tr>
<td>South</td>
<td>CO/CS/PUD-405</td>
<td>Town Center</td>
<td>Growth</td>
<td>Auto Dealership</td>
</tr>
<tr>
<td>East</td>
<td>CS/PUD-360-E</td>
<td>Town Center</td>
<td>Growth</td>
<td>Bank</td>
</tr>
<tr>
<td>West</td>
<td>RS-3/PUD-215</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single Family</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

History: Z-7637 Rel. PUD-360-G

ZONING ORDINANCE: Ordinance number 11809 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

PUD-360-F January 2018: All concurred in approval of a proposed Major Amendment to PUD on a 3.17+ acre tract of land for on property located Northwest of the Northwest corner of East 91st Street South & South Memorial Drive.

BOA-20895 April 2009: The Board of Adjustment approved a Verification to permit the spacing requirement for an adult entertainment establishment from a church, school, park, and another adult entertainment establishment (Section 1212. a.C.3); a Variance of the spacing requirement for an Adult Entertainment Establishment of 50 ft. from an R district (Section 1212.aC.3. a); & a Special Exception.
to permit a wine bar in the existing commercial center, on property located at 8922 South Memorial Drive, Suite C-3.

1/19/2022 1:00 PM
Note: Graphic overlays may not precisely align with physical features on the ground.
Subject Tract

Z-7637/PUD-360-G

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

Aerial Photo Date: 2020/2021

18-13 14

E 91st ST S
SUBJECT TRACT
LAND USE PLAN: TOWN CENTER
Growth and Stability

- Area of Growth
- Area of Stability

Z-7637/PUD-360-G

18-13 14
**Case Number:** PUD-470-B  
(Related to case Z-7638 and Kum & Go 2362)

**Hearing Date:** January 19, 2022

**Owner and Applicant Information:**

**Applicant:** William Hoey  
**Property Owner:** TRES WOODLAND INVESTMENT LLC

**Case Report Prepared by:**

Jay Hoyt

**Location Map:**

*(shown with City Council Districts)*

![Location Map](image)

**Applicant Proposal:**

**Present Use:** Vacant  
**Proposed Use:** Convenience Store w/ Fuel Sales  
**Concept summary:** Abandon a portion of PUD-470 in conjunction with rezoning from OM/AG to CS to permit a convenience store with fuel sales  
**Tract Size:** 1.37 ± acres  
**Location:**  
Southeast corner of E 66th Street South and South Memorial Drive  
6603 South Memorial Drive

**Zoning:**

*Existing Zoning:* PUD-470, OM, AG  
*Proposed Zoning:* CS, PUD-470-B

**Comprehensive Plan:**

*Land Use Map:* Regional Center  
*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

Staff recommends approval.

**City Council District:** 7  
**Councilor Name:** Lori Decter Wright  
**County Commission District:** 3  
**Commissioner Name:** Ron Peters

**Staff Data:**

TRS: 8301  
CZM: 53
SECTION I: PUD-470-B

DEVELOPMENT CONCEPT: The applicant is proposing to abandon PUD-470, in conjunction with rezoning the lot from OM/AG to CS to permit a convenience store with fuel sales. The proposed use would be allowable by right in the CS district if the zoning is approved. A major amendment is required whenever a PUD or portion of a PUD is proposed to be abandoned. This proposal would abandon a portion of PUD-470, with the remainder of PUD-470, located south of the subject lot to remain.

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

DETAILED STAFF RECOMMENDATION:

PUD-470-B is consistent with the Regional Center vision of the Tulsa Comprehensive Plan and,

PUD-470-B is consistent with the expected development of surrounding properties and,

All remaining development standards defined in PUD-470 and subsequent amendments shall remain in effect for the portions of the PUD not being abandoned, therefore,

Staff recommends Approval of PUD-470-B to abandon the PUD as proposed.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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

Land Use Vision:

Land Use Plan map designation: Regional Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the City where general agreement exists that development or redevelopment is beneficial.

Transportation Vision:

Major Street and Highway Plan: E 66th St S is designated as a Residential Collector. S Memorial Drive is designated as a Primary Arterial.

Trail System Master Plan Considerations: A signed bike route is suggested along E 66th St S. A sidewalk gap is shown to exist along the S Memorial Dr frontage.
Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant. A former restaurant was located on the subject lot, but has subsequently been demolished.

Environmental Considerations: None

Streets:

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>E 66th St S</td>
<td>Residential Collector</td>
<td>60 Feet</td>
<td>4</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>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>OM/AG/PUD-186</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Drainage/Single Family</td>
</tr>
<tr>
<td>South</td>
<td>CS/AG/PUD-470-A</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Commercial</td>
</tr>
<tr>
<td>East</td>
<td>OM/CS/PUD-309-A</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Commercial</td>
</tr>
<tr>
<td>West</td>
<td>AG/CS/PUD-379-C</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Commercial</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

History: Z-7638 Rel. PUD-470-B

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

Surrounding Property:

Z-7402 August 2017: All concurred in approval of a request for rezoning on a 21.15+ acre tract of land for on property located South of the southwest corner of East 66th Street South and South Memorial Drive.

Z-7291 March 2015: All concurred in approval of a request for rezoning a 4.5+ acre tract of land from AG, OM & CS to CS on property located Northeast corner of East 68th Street and South Memorial Drive.

BOA-20936 July 2009: The Board of Adjustment approved a Variance to permit the required parking requirement for a mixed-use commercial building in a PK district & a Special Exception to permit an Adult Entertainment Establishment (bar) on a lot within 150 ft. of an R zoned land (Section 701); and a
Verification of the spacing requirement for an Adult Entertainment Establishment of 50 ft. from an R district and 300 ft. from a public park, school, church, and another Adult Entertainment Establishment (bar) in the existing commercial building in the PK district/PUD, on property located at 6612 South Memorial Drive.

**BOA-20452 March 2007:** The Board of Adjustment approved a Variance to permit the parking requirement from 448 to 391, on property located at 6612 South Memorial Drive East.

**PUD-470-A March 2015:** All concurred in approval of a proposed Major Amendment to PUD on a 4.5+ acre tract of land for on property located Northeast corner of East 68th Street and South Memorial Drive.

**PUD-379-D August 2017:** All concurred in approval of a proposed Major Amendment to PUD on a 21.15+ acre tract of land for on property located South of the southwest corner of South Memorial Drive and East 66th Street.

**BOA-16719 March 1994:** The Board of Adjustment approved a Variance to permit the permitted signage, on property located at Northeast corner East 68th Street and South Memorial Drive.

**Z-6320/PUD-470 October 1991:** All concurred in approval of a request to rezone a 6.23+ acre tract of land from AG & OM to CS and approval of a proposed Planned Unit Development for Special District 3 Commercial Complex, on property located Northeast corner of 68th Street and South Memorial Drive.

**Z-6011/PUD-379:** All concurred in approval of a request to rezone a 32+ acre tract of land from AG, RS-3, OL & CS to CS & RM-2 and approval of a proposed Planned Unit Development for Medium Intensity, on property located South of the SW corner of 66th Street and Memorial Drive.

1/19/2022 1:00 PM
Subject Tract

Z-7638
PUD-470-B

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

Aerial Photo Date: 2020/2021
Note: Graphic overlays may not precisely align with physical features on the ground.
Growth and Stability

Area of Growth

Area of Stability

Z-7638
PUD-470-B
18-13 01
Case Number: Z-7638
(Related to case PUD-470-B and Kum & Go 2362)

Hearing Date: January 19, 2022

Owner and Applicant Information:
Applicant: William Hoey
Property Owner: TRES WOODLAND INVESTMENT LLC

Applicant Proposal:
Present Use: Vacant
Proposed Use: Convenience Store w/ Fuel Sales
Concept summary: Rezone from OM/AG to CS in conjunction with abandoning PUD-470 to permit a convenience store with fuel sales
Tract Size: 1.37 ± acres
Location:
Southeast corner of E 66th Street South and South Memorial Drive
6603 South Memorial Drive

Staff Recommendation:
Staff recommends approval.

City Council District: 7
Councilor Name: Lori Decter Wright

County Commission District: 3
Commissioner Name: Ron Peters
DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject lot from OM and AG to CS and, concurrently, abandon PUD-470 in order to permit a convenience store with fuel sales. The subject lot is proposed to be developed as a Kum and Go location. The proposed use would be allowed by right within CS zoning and would be compatible with the Regional Center designation of the City of Tulsa Comprehensive Plan.

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

DETAILED STAFF RECOMMENDATION:
Requested CS zoning is consistent with the Regional Center vision of the Tulsa Comprehensive Plan and,

CS zoning is consistent with the expected development of surrounding properties and,

Uses allowed by CS zoning are non-injurious to proximate properties therefore,

Staff recommends Approval of Z-7638 to rezone property from OM/AG to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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

Land Use Vision:

Land Use Plan map designation: Regional Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the City where general agreement exists that development or redevelopment is beneficial.

Transportation Vision:

Major Street and Highway Plan: E 66th St S is designated as a Residential Collector. S Memorial Drive is designated as a Primary Arterial.

Trail System Master Plan Considerations: A signed bike route is suggested along E 66th St S. A sidewalk gap is shown to exist along the S Memorial Dr frontage.
Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant. A former restaurant was located on the subject lot, but has subsequently been demolished.

Environmental Considerations: None

Streets:

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>E 66th St S</td>
<td>Residential Collector</td>
<td>60 Feet</td>
<td>4</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>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>OM/AG/PUD-186</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Drainage/Single Family</td>
</tr>
<tr>
<td>South</td>
<td>CS/AG/PUD-470-A</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Commercial</td>
</tr>
<tr>
<td>East</td>
<td>OM/CS/PUD-309-A</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Commercial</td>
</tr>
<tr>
<td>West</td>
<td>AG/CS/PUD-379-C</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Commercial</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

History: Z-7638 Rel. PUD-470-B

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

Surrounding Property:

Z-7402 August 2017: All concurred in approval of a request for a rezoning on a 21.15+ acre tract of land for on property located South of the southwest corner of East 66th Street South and South Memorial Drive.

Z-7291 March 2015: All concurred in approval of a request for rezoning a 4.5+ acre tract of land from AG, OM & CS to CS on property located Northeast corner of East 66th Street and South Memorial Drive.

BOA-20936 July 2009: The Board of Adjustment approved a Variance to permit the required parking requirement for a mixed-use commercial building in a PK district & a Special Exception to permit an Adult Entertainment Establishment (bar) on a lot within 150 ft. of an R zoned land (Section 701); and a Verification of the spacing requirement for an Adult Entertainment Establishment of 50 ft. from an R
district and 300 ft. from a public park, school, church, and another Adult Entertainment Establishment (bar) in the existing commercial building in the PK district/PUD, on property located at 6612 South Memorial Drive.

**BOA-20452 March 2007:** The Board of Adjustment approved a Variance to permit the parking requirement from 448 to 391, on property located at 6612 South Memorial Drive East.

**PUD-470-A March 2015:** All concurred in approval of a proposed Major Amendment to PUD on a 4.5+ acre tract of land for on property located Northeast corner of East 68th Street and South Memorial Drive.

**PUD-379-D August 2017:** All concurred in approval of a proposed Major Amendment to PUD on a 21.15+ acre tract of land for on property located South of the southwest corner of South Memorial Drive and East 66th Street.

**BOA-16719 March 1994:** The Board of Adjustment approved a Variance to permit the permitted signage, on property located at Northeast corner East 68th Street and South Memorial Drive.

**Z-6320/PUD-470 October 1991:** All concurred in approval of a request to rezone a 6.23+ acre tract of land from AG & OM to CS and approval of a proposed Planned Unit Development for Special District 3 Commercial Complex, on property located Northeast corner of 68th Street and South Memorial Drive.

**Z-6011/PUD-379:** All concurred in approval of a request to rezone a 32+ acre tract of land from AG, RS-3, OL & CS to CS & RM-2 and approval of a proposed Planned Unit Development for Medium Intensity, on property located South of the SW corner of 66th Street and Memorial Drive.

1/19/2022 1:00 PM
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
**Case:** Kum & Go 2362 (Related to PUD-470-B & Z-7524)

**Hearing Date:** January 19, 2022

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

![Location Map](image)

**Zoning:**
*Current:* OL, AG & PUD-470  
*Proposed:* CS

**Applicant Proposal:**
Preliminary Plat

*Location:* Southeast corner of East 66th Street South and South Memorial Drive
1 lot, 1 block, 1.36+ acres

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

**City Council District:** 7  
*Councilor Name:* Lori Decter-Wright  
**County Commissioner District:** 3  
*Commissioner Name:* Ron Peters

**EXHIBITS:** Case Map, Aerials, Land Use, Growth & Stability, Preliminary Plat, Conceptual Improvements Plan
Preliminary Subdivision Plat

Kum & Go 2362 - (CD 7)
Southeast corner of East 66th Street South and South Memorial Drive
This plat consists of 1 lot, 1 block on 1.36 ± acres.

The Technical Advisory Committee (TAC) met on January 6, 2022 and provided the following conditions:

1. **Zoning:** Property is currently zoned OL with a Planned Unit Development (PUD-470). There is a pending rezoning request (Z-7524) and associated PUD Major amendment (PUD-470-B) to rezone the property to CS (Commercial – Shopping) and remove it from the PUD. Rezoning must be approved and effective prior to final plat approval.

2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat.

3. **Transportation & Traffic:** Sidewalks, ADA ramps, and driveways require approval of a right-of-way permit by the City of Tulsa. Update limits of no access and access areas of the plat to reflect final approved locations. Label and dimension all right-of-way areas with recording information or indicate dedications being made by plat.

4. **Sewer/Water:** Site is served by an existing City of Tulsa sanitary sewer and water. Provide book and page for existing water line easement.

6. **Engineering Graphics:** Submit a subdivision control data sheet with the final plat. Add "State of" before Oklahoma in the plat subtitle. Add contact information and CA number for project engineer and surveyor. In the location map, label all platted boundaries in the section and label all other property as "unplatted". Label the plat location as "project location" or "site". Under the basis of bearing information, include the coordinate system used. Provide a bearing angle shown on the face of the plat. Graphically label the point of beginning (POB) on the face of the plat. Add signature block for City officials.

8. **Stormwater, Drainage, & Floodplain:** If stormwater system improvements are required, IDP must be approved prior to approval of a final plat. Closure of existing storm sewer easement must be processed and approved through the City of Tulsa Utility Coordination Department.

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

Staff recommends APPROVAL of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. Final plat release from the City of Tulsa is required prior to final plat approval.
SUBJECT TRACT
LAND USE PLAN
REGIONAL CENTER

Land Use Plan Categories

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

KUM & GO 2362
18-13 01
Item

TMAPC consideration of adoption of Resolution No. 2858:1035 finding the Route 66 Bus Rapid Transit (BRT) Land Use Framework in conformance with the Tulsa Comprehensive Plan

Background

The Tulsa Planning Office completed a land use study for land surrounding future transit station areas located along the Route 66 BRT corridor. The study evaluated the properties along the length of 11th Street between S. Peoria Ave. and S. Garnett Rd., along S. Garnett Rd. between 11th Street and 21st Street, and 21st Street between S. Garnett Rd. and 145th E. Ave., and recommends land use and zoning changes that can maximize economic development activity. The study addresses which land uses provide the most successful outcomes for private properties that border the BRT alignment.

Tulsa Planning Office staff presented an update on the land use study at an August 18, 2021 work session of the Planning Commission. The Route 66 Bus Rapid Transit (BRT) Land Use Framework (see attached) is considered a functional plan and falls under the category of “other types of plans, studies and initiatives” in the TMAPC Policies and Procedures, which requires that the plan be reviewed for conformance with the Tulsa Comprehensive Plan. Following this action, the City Council will be asked to concur with the finding of conformance.

Comprehensive Plan Conformance

The Tulsa Comprehensive Plan (PlanITulsa) contains priorities, goals and policies supporting a variety of transportation options (including bus rapid transit) and the need to create walkable, higher density development within walking distance of transit (see attached for Comprehensive Plan references). The Route 66 Bus Rapid Transit (BRT) Land Use Framework contains specific land use and zoning recommendations designed to achieve these concepts outlined in the Comprehensive Plan. The land use framework will provide guidance as public improvements are made and private properties develop along the Route 66 BRT corridor. The land use recommendations for mixed use development, specifically through utilization of the mixed-use zoning tool in the City of Tulsa Zoning Code, will implement the Comprehensive Plan’s direction on transit-oriented development. Staff finds that based on the above, the Route 66 Bus Rapid Transit (BRT) Land Use Framework is in conformance with the Tulsa Comprehensive Plan.

Staff Recommendation

Adopt a resolution finding the Route 66 Bus Rapid Transit (BRT) Land Use Framework in conformance with the Tulsa Comprehensive Plan.
Mixed-Use Development

Mixed-use zoning (MX) allows a mixture of residential, office, and retail uses within the same building or property, which can help make it easier to walk, bike, or drive to things people need near their home, like grocery stores, pharmacies, restaurants, and stores. Most mixed-use developments include commercial spaces on the ground floor, and other uses, like apartments, offices, or hotels, on floors above. This is the way cities were traditionally built for thousands of years, with residents able to meet all their needs within a short walking distance.

Components of Mixed-Use Zoning Districts

Each MX district consists of a use designation, a character designation, and a height designation. This approach allows the creation of finely-tuned, context-sensitive zoning districts. For example, MX1-P-35 denotes a neighborhood-oriented mixed-use district (MX1) that requires a very pedestrian-oriented (P) character, and that allows buildings up to 35 feet in height (-35).

Use Designations

- **MX1: Neighborhood Mixed-Use** allows small-scale retail, service, and dining uses that serve nearby residential neighborhoods. The district also allows a variety of residential uses and building types.

- **MX2: Community Mixed-Use** is intended to accommodate retail, service, entertainment, and employment that serve surrounding neighborhoods. MX2 also allows a variety of residential uses and building types.

- **MX3: Regional Mixed-Use** allows large-scale employment, retail, civic, institutional, and entertainment uses that draw visitors and workers around the region.

- **IMX: Institutional Mixed-Use** is intended to accommodate one or more hospitals, colleges, or universities, and should provide an environment conducive to the development and conservation of these medical and educational institutions.

Character Designations

Mixed-Use zoning includes four character designations which regulate allowed building types and required building and development patterns (setbacks, transparency, etc.).

- **P: Pedestrian** is intended to be applied in locations where a high level of pedestrian orientation is present or desired, such as areas designated by the comprehensive plan as “Main Street” areas.

  Types of buildings allowed include vertical mixed-use buildings, commercial buildings, civic/institutional buildings, and open space sites.

- **U: Urban** is intended to be applied in areas with high levels of walkability, but where a greater variety of building types are present or desired, such as in areas designated by the comprehensive plan as Neighborhood, Town Center, and Regional Center and along some plan-designated Mixed-Use Corridors.

  Building types allowed include vertical and horizontal mixed-use buildings, commercial buildings, apartment/condo, townhouses, civic/institutional buildings, and open space sites.

- **V: Variable** is intended to be applied in auto-oriented areas where a transition to greater levels of walkability are underway or desired. The regulations allow greater flexibility in the siting of buildings and parking areas by, for example, allowing more generous maximum building setbacks, which can be used for landscape and streetscape elements or limited amounts of parking.

  Building types allowed include vertical and horizontal mixed-use buildings, commercial buildings, apartment/condo, townhouses, civic/institutional buildings, and open space sites.

- **F: Flexible** is intended to allow the highest levels of flexibility in terms of allowed building types and development patterns. Types of buildings allowed include vertical and horizontal mixed-use buildings, commercial buildings, apartment/condo, townhouses, duplexes, detached houses, civic/institutional buildings, and open space sites.
Mixed-Use Rezoning Incentive

To spur development activity along the future Peoria BRT route, in 2018 the City Council initiated an incentive program to encourage development along the corridor.

The program waives rezoning application fees for properties identified in the Peoria BRT Land Use Framework to rezone to Mixed-Use (MX). This saves each participating property owner around $2,000, and has encouraged transit-oriented development.

Since the program began, at least 24 properties have gone through the rezoning initiative, leading to new and interesting development projects along the route, increasing the number of businesses and residents served by the BRT.

Properties along the proposed Route 66 BRT route have been analyzed, resulting in recommendations for MX zoning and character designations. Should the City Council extend the Mixed-Use Incentive Program to properties along the Route 66 corridor, property owners would work with Tulsa Planning Office staff to begin the rezoning application process.

Other Incentives

Incentives managed by TAEO or the Route 66 Commission and potentially applicable to the rezoning program include:

- Partnership with TAEO to make Commercial Revitalization Revolving Loan funding available and more favorable loan terms for those along BRT routes.

- The Brownfield Assessment and Remediation Initiative program focuses on the Route 66 corridor to conduct Phase I and Phase II assessments and develop cleanup planning. A Revolving Loan Fund can then be used to clean up affected sites.

- The Façade Grant Program envisions supporting the preservation and adaptive reuse of buildings constructed and utilized during the early era of Route 66. The program would offer zero-interest loans and matching grants for the rehabilitation of façades facing the arterial route alignment. This program could work in tandem with other incentives such as Historic Tax Credits.

- The Neon Sign Grant Program enhances the Route 66 tourist experience by promoting the installation of exterior signage containing no less than 25% neon or neon-style LED lighting within the Route 66 Overlay District. The program offers matching grants of 50% up to $10,000.

Analysis

Staff analyzed properties within a quarter mile of the route, plus a half mile in each direction along abutting arterial cross-streets, including an evaluation of existing land use conditions and recommendations from the other sections of the BRT project.

Rezoning recommendations were vetted through various meetings with the staff teams, steering committee, and business and property owners along the BRT corridor. Staff also presented concepts to the Route 66 Commission, Tulsa Global District, and Tulsa Metropolitan Area Planning Commission (TMAPC).

Key Considerations

Use and Character recommendations are a gradient based on the level of urban intensity. These recommendations are stepped down in intensity moving away from downtown.

MX1 was used strategically to promote changes in use to reduce the prevalence of auto sales and maintenance uses, and to promote more commercial/retail uses to attract more riders, tourists, etc.

MX2 was used in areas east of Highway 169 where auto-centric uses are more acceptable.

MX3 is recommended for industrial sites with industrial and employment uses.

IMX is applied to institutional uses along the alignments (hospitals, schools, etc.)

There are two Character Designation options per property, stepping down in urban intensity as the alignment moves east of downtown.
Legend

- Route 66 BRT Alignment

**Recommended Use Designations**

- MX1: Neighborhood Mixed-Use
- MX2: Community Mixed-Use
- MX3: Regional Mixed-Use
- IMX: Institutional Mixed-Use

0 0.5 1 Miles

N
References for Peoria Bus Rapid Transit Land Use Study

The Vision of Tulsa’s Future P. 10 Provide Effective Transportation

“Tulsans recognize that great cities also need great transportation systems that provide a range of travel choices and make the most of their investments. Tulsa’s strategy in the past has been to build primarily for cars. The legacy of this approach is significant capacity for automobile travel, but at the expense of those who are unable to drive, or who would like better options for transit, biking, and walking. Tulsans are ready to make a change, and use some of that capacity to expand options. We are also ready to use modes like frequent bus service, rail transit and streetcars. We also want to expand and make better use of our bike facilities and pedestrian networks to connect our city.”

LU 42 (TR 19) Expanded Transit System

“The elements of the expanded transit system include rail (both light rail and commuter rail), Bus Rapid Transit (BRT) and a variation on BRT called High Frequency Bus.”

LU 43 (TR 43) Bus Rapid Transit (BRT)

“BRT is a relatively new technology that combines some aspects of rail transit with the flexibility of buses. It can operate on exclusive transit ways, high occupancy vehicle (HOV) lanes, expressways, or ordinary streets. Compared to typical diesel bus transit systems, a BRT system offers potential advantages by combining priority transit lanes, alternative fuel technology, cleaner and quieter operation, rapid and convenient fare collection, and integration with land-use policy.”

LU 79 Priority 1, Goal 3, Policy 3.2 - Encourage a balance of land uses within walking distance of each other.

- “Support the creation of higher density mixed-use areas at major centers served by transit.”
- “Transform commercial strips along Multi-modal Corridors into mixed-use boulevards.”

LU 84 Priority 4, Goal 12 - Residents in established neighborhoods have access to multiple modes of transportation.

TR 29 Transit – Oriented Development

“In response to future rail, BRT and streetcar service growth should be encouraged around transit facilities by supporting Transit-Oriented Development (TOD). TOD is a way for Tulsa to make long-range coordinated transportation and land use decisions that will provide a variety of housing and mobility options and create active places where people can live, work, shop, interact and recreate. The program will address: transportation access for pedestrians, bicycles, transit and automobiles; the type and density of land use; urban design; and parking. The program also works with private property owners and potential developers to help implement and develop incentives
for TODs. Potential TOD incentives include reductions in parking requirements for mixed-use zone districts and tax increment financing to assist with operating and maintaining the transit facility.

**TR 30 Transit Oriented Development (TOD)**

**Transit Oriented Development (TOD):** TOD creates a higher density residential development within walking distance of transit, in particular light rail and bus rapid transit. Costs of these developments can be taken on by developers, but cities can introduce incentives to promote TOD development. In time, tax revenues from these developments can contribute back to local infrastructure, making them value-added projects.

**TR 36 Priority 1 - Provide a Wide Range of Reliable Transportation Options So Every Tulsan Can Efficiently Get Where They Want To Go.**

**TR 36 Priority 1, Goal 1 - All Tulsans have a variety of transportation options for getting around the city.**

**TR 36 Priority 1, Goal 1, Policy 1.1 -**

Coordinate closely with MTTA to provide for transit-supportive enhancements in the high frequency bus, bus rapid transit, streetcar, light rail and commuter rail corridors.

**TR 36 Priority 1, Goal 2 - Tulsa has a sustainable network of roadways, trails and transit infrastructure that is well maintained and not a burden on future generations to operate.**

**TR 38 Priority 3 – Ensure that transportation investments enhance the land uses they serve.**

**TR 38 Priority 3, Goal 7, Policy 7.1**

Enhance transportation Tulsa’s right-of-ways so they both serve as great public places and promote multi-modal travel.

- Correlate a mixed use land use development strategy to minimize auto trips and roadway congestion through internal capture of vehicular trips.

**TR 40 Priority 4 – Provide multiple transportation choices to all Tulsans.**

**TR 40 Transportation Priority 4, Goal 12, Policy 12.2**

Enhance bus transit services with higher frequency bus service, improved stations/stops and priorities for intelligent transportation systems (ITS) investments (including bus priority signalization) on the Big T route, which includes Peoria Avenue and 21st Street as portrayed in the Vision Map.

**TR 40 Transportation Priority 4, Goal 12, Policy 12.5**

Develop a transit-oriented development program incentives, including: promotion of shared parking; creation of new zone districts and/or overlays that allow for reduced parking...
requirements and support a mix of transit supportive land uses; and development of dedicated funding to “land bank” key land parcels near stations to preserve future development opportunities.

H 13 Priority 2, Goal 8 - The combined cost of housing and transportation to Tulsa's residents is reduced.