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: Work session will be held on February 16, 2022 immediately following the regular meeting. Topics include: planitulsa update, Zoning Code amendments and Neighborhood Health Assessments.

Director’s Report:

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

1. Minutes of January 19, 2022 Meeting No. 2858

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-759-A-3 Mark Bullock (CD 8) Location: Northwest corner of South Sheridan Road and East 121st Street South requesting a PUD Minor Amendment to reallocate floor area to permit a lot split
3. **PUD-823-A-1 Heather Mize** (CD 5) Location: Northwest corner of South Sheridan Road and East 46th Street South requesting a **PUD Minor Amendment** to increase building height and revise building facade requirements

**PUBLIC HEARING-REZONING**

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

4. **PUD-171-A Lou Reynolds** (CD 8) Location: Northwest corner of East 81st Street South and South Sheridan Road requesting a **PUD Major Amendment** to add Self-Service Storage Facility to the permitted uses

5. **Z-7639 Kenneth Brooks** (CD 1) Location: South of the southwest corner of East Apache Street and Martin Luther King Jr. Boulevard requesting rezoning from **RS-3** to **CS**

6. **Z-7623 (Amended) Malcolm Rosser** (CD 6) Location: South and east of the southeast corner of East Admiral Place and South Lynn Lane Road requesting rezoning from **AG to RS-4 with an optional development plan** to allow single residential development with a wide range of lot sizes (City Council remanded back to Planning Commission for reconsideration of less intense residential zoning)

**PUBLIC HEARING-PLATS**

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

7. **Crosstown Industrial No. 2** (CD 3) Preliminary Plat, Location: East of the southeast corner of East Pine Street and North Garnett Road

**OTHER BUSINESS**

8. **TMAPC’s Reappointment to the River Parks Authority** – Marvin Jones

9. **Commissioners’ Comments**

**ADJOURN**

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

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

TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region’s current and future residents.
**Case Number:** PUD-759-A-3
**Minor Amendment**

**Hearing Date:** February 2, 2022
(Revised 2/1/2022)

---

**Case Report Prepared by:**
Jay Hoyt

---

**Owner and Applicant Information:**
Applicant: Mark P Bullock
Property Owner: Crestwood at the River LLC

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

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**Applicant Proposal:**
Concept summary: PUD minor amendment to reallocate floor area to permit a lot split.

- **Gross Land Area:** 1.84 Acres
- **Location:** NW/c S Sheridan Rd and E 121st St S
- **Development Area B Tract 1-C**

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**Zoning:**
Existing Zoning: CS/PUD-759-A
Proposed Zoning: No Change

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

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**Staff Data:**
TRS: 8334

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**Staff Recommendation:**
Staff recommends approval.

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

**County Commission District:** 3
**Commissioner Name:** Vicki Adams
SECTION I: PUD-759-A-3 Minor Amendment

Amendment Request: Modify the PUD Development Standards to reallocate floor area for Development Area B, Tract 1-C to permit a lot split.

Currently, Development Area B, Tract 1-C has an allowed floor area of 25,550 sf. The applicant is proposing to split the lot that comprises Tract 1-C into two lots, as shown on the exhibit provided by the applicant and to allocate a portion of the allowable floor area to each lot. Parcel 1 (Eastern Lot) would be allocated 15,792 sf and Parcel 2 (Western Lot) would be allocated 9,758 sf.

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

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

Staff has reviewed the request and determined:

1) PUD-759-A-3 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-759-A.

2) All remaining development standards defined in PUD-759-A and subsequent amendments shall remain in effect.

Exhibits included with staff report:
INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
INCOG Development Area Map
Applicant Exhibit A.2
Applicant Exhibit B.2
Applicant Exhibit C.2

With considerations listed above, staff recommends approval of the minor amendment to reallocate floor area for Development Area B, Tract 1-C as proposed.
Note: Graphic overlays may not precisely align with physical features on the ground.
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<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
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<tbody>
<tr>
<td>Jay Hoyt</td>
<td>Applicant: Heather Mize, ADA Architects</td>
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<td>Property Owner: Hickory House Properties, LLC</td>
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| **Location Map:** |
| (shown with City Council Districts) |

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<th><strong>Applicant Proposal:</strong></th>
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<td>Gross Land Area: 6.64 Acres</td>
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<td>Land Use Map: Employment</td>
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<td>Growth and Stability Map: Growth</td>
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SECTION I: PUD-823-A-1 Minor Amendment

Amendment Request: Modify the PUD Development Standards to increase the maximum building height and revise the building façade requirements.

The applicant is proposing to construct a retail restaurant supply store, as illustrated on the plans provided by the applicant. Currently, the development standards limit the building height within the PUD to 25 ft. The applicant is proposing to increase this to 35 ft. Additionally, the PUD currently limits the materials that can be used on the building façade, which includes a stone or brick veneer band on the lower portion of the building, with EIFS above the band and aluminum and glass storefronts facing north and south. The applicant is proposing to revise these requirements to allow painted concrete walls and a painted metal parking/loading canopy as well as aluminum and glass storefront doors and a painted metal rolling steel door facing east and overhead sectional doors facing west.

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

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

Staff has reviewed the request and determined:

1) PUD-823-A-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-823-A.

2) All remaining development standards defined in PUD-823-A and subsequent amendments shall remain in effect.

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

With considerations listed above, staff recommends approval of the minor amendment to increase the building height and revise the building façade requirements.
Restaurant Depot - Tulsa, OK

SITE PLAN SUMMARY

Concept Site Plan

Restaurant Depot
45,048 SF
176 Parking Spaces

REQUIREMENTS:
- Refrigeration equipment with 6" high chain link fence enclosure
- New white vinyl slats

SOUTH SHERIDAN ROAD

35
**Case Number:** PUD-171-A  
**Hearing Date:** February 2, 2022

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
**Applicant:** Lou Reynolds  
**Property Owner:** MCGRAW-TIMBERLINE LLC

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

![Location Map](image)

**Applicant Proposal:**  
**Present Use:** Commercial  
**Proposed Use:** Commercial/Self-Storage  
**Concept summary:** Add Self-Service Storage Facility to the Permitted Uses  
**Tract Size:** 2.56 ± acres  
**Location:** NW/c of E 81st St S and S Sheridan Rd  
**Development Area B**

**Zoning:**  
**Existing Zoning:** CS, RM-2, PUD-171  
**Proposed Zoning:** CS, RM-2. PUD-171-A

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

**Staff Recommendation:**  
Staff recommends approval.

**Staff Data:**  
**TRS:** 8310  
**CZM:** 53

**City Council District:** 8  
**Councilor Name:** Phil Lakin Jr.  
**County Commission District:** 3  
**Commissioner Name:** Vicki Adams

REVISED 1/28/2022
SECTION I: PUD-171-A

DEVELOPMENT CONCEPT: The applicant is proposing to add Self-Service Storage Facility to the permitted uses within PUD-171-A. The current development standards of the PUD limit uses to uses permitted by as a matter of right in the CS district. A major amendment to the PUD is required due to Self-Service Storage Facilities being a Special Exception use in the CS district.

The applicant also proposes that no trucks or trailer trucks shall be parked unless they are actively being loaded or unloaded and that truck trailers or shipping containers shall not be used for storage. No outdoor (open-air) storage of any kind would 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
Development Area Illustration
Applicant Exhibits:
Exhibit A
Exhibit B

DETAILED STAFF RECOMMENDATION:

PUD-171-A is consistent with the Neighborhood Center vision of the Tulsa Comprehensive Plan and,
PUD-171-A is consistent with the expected development of surrounding properties and,
All remaining development standards defined in PUD-171 and subsequent amendments shall remain in effect, therefore,

Staff recommends Approval of PUD-171-A as proposed by the applicant.

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: E 81st St S and S Sheridan Rd are designated as Secondary Arterials

Trail System Master Plan Considerations: The GO Plan recommends a Bike Corridor along E 81st St S

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

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

Environmental Considerations: None

Streets:

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<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tr>
<td>S Sheridan Rd</td>
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Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

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<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
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<th>Existing Use</th>
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<td>Multifamily</td>
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SECTION III: Relevant Zoning History

History: PUD-171-A

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

Subject Property:

BOA-20562 August 2007: The Board of Adjustment approved a Variance to permit the required distance between ground signs to permit location of 2 ground signs (Section 1103.B.2.b.3), on property located at 8040 South Sheridan Road.

Surrounding Property:

BOA-21100 June 2010: The Board of Adjustment denied a Variance to permit the parking requirement for a commercial building from 55 parking spaces to 36 spaces (Section 1200); to permit construction of a new commercial building, on property located at Northeast corner of East 81st Street and South Sheridan Road.

BOA-21003 November 2009: The Board of Adjustment approved a Verification to permit the spacing requirement for a liquor store of 300 ft. from blood banks, plasma center, day labor hiring centers, bail bond offices, pawn shops, and other liquor stores (Section 1214.C.3), on property located at 8005 South Sheridan Road.

BOA-20801 November 2008: The Board of Adjustment approved a Variance to permit the required parking from 98 to 77 spaces (Section 1211-1213); to permit a restaurant and prep. Kitchen, on property located at 8104 South Sheridan Road.

Z-5736 January 1982: All concurred in approval of a request for rezoning a tract of land from RS-3 to OL on property located 8005 South Sheridan Road East.

Z-5319 November 1980: All concurred in approval of a request for a rezoning a tract of land from AG to RM-0 on property located 7901 South Sheridan Road East.

2/2/2022 1:00 PM
Growth and Stability

Area of Growth
Area of Stability

PUD-171-A
Lots One (1) and Two (2), Block One (1), H-J PLAZA, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, LESS AND EXCEPT a strip or parcel of land being a part of Lot 1, Block 1, H-J PLAZA, an Addition to the City of Tulsa, Oklahoma, said strip being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 1; Thence Southerly along the East line of Lot 1 a distance of 268 feet; Thence Southwesterly, following said Lot a distance of 21.18 feet to the South line of said Lot 1, Block 1; Thence Westerly along the South line of Lot 1 a distance of 28.44 feet; Thence Northeasterly a distance of 42.74 feet to a point 8 feet West of the East line of said Lot 1, Block 1; Thence Northerly and parallel to the East line of Lot 1 a distance of 259 feet to a point on the North line of Lot 1; Thence Easterly along the North line of said Lot 1 a distance of 8 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT a strip or parcel of land being the East 5 feet and the West 3 feet of the East 8 feet of the South 50 feet of Lot 2, Block 1, H-J PLAZA, an Addition to the City of Tulsa, Oklahoma.

Exhibit "A"
Exhibit “B”

The Applicant requests a Major Amendment to PUD-171 to add Self-service Storage Facility as a permitted principal use in Development Area ‘B’ of PUD-171, said property located at 8040 S. Sheridan Road. The proposed amendment is provided below as indicated by the underlined language. Except as provided below, all other development standards of PUD-171 shall remain the same:

DEVELOPMENT AREA B

Permitted Uses: Those uses permitted by right in the CS District and Self-service Storage Facility.

Truck Parking/No Truck Storage/No Outdoor Storage:

No trucks or trailer trucks shall be parked unless they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage. No outdoor (open-air) storage of any kind is permitted.
**Hearing Date:** February 2, 2022

**Case Number:** Z-7639

**Owner and Applicant Information:**
- **Applicant:** Kenneth Brooks
- **Property Owner:** CITY OF REFUGES INC

**Case Report Prepared by:**
- Dwayne Wilkerson

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

**Applicant Proposal:**
- **Present Use:** Residential
- **Proposed Use:** CS
- **Concept summary:** Rezoning vacant lot to support commercial development and church uses.
- **Tract Size:** 0.21 ± acres
- **Location:**
  South of the Southwest Corner of East Apache Street and North Martin Luther King Jr. Boulevard.
  2538 North Martin Luther King Jr. Boulevard

**Zoning:**
- **Existing Zoning:** RS-3
- **Proposed Zoning:** CS

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

**Staff Recommendation:**
- Staff recommends approval

**Staff Data:**
- TRS: 0226
- CZM: 28

**City Council District:** 1
- **Councilor Name:** Vanessa Hall-Harper

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

REVISED 1/27/2022
SECTION I: Z-7639

DEVELOPMENT CONCEPT:

Rezone lot to allow all uses that are permitted in a CS district. The applicant has stated he plans to establish a church use on the site.

EXHIBITS:

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

None included

DETAILED STAFF RECOMMENDATION:

The subject tract and properties abutting the site are included in the Neighborhood Center land use designation that support small scale commercial zoning. The site gains vehicular access from Martin Luther King Jr. Blvd and,

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

Uses allowed in the proposed CS district and normal supplemental regulations are consistent with the Neighborhood Center Land use designation in the City of Tulsa Comprehensive Plan and the Unity Heritage Neighborhood Sector Plan and,

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

Staff recommends Approval of Z-7639 to rezone property from RS-3 to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary:

Executive Summary of the Unity Heritage Neighborhood Sector plan was adopted in 2016. This site is included in the Neighborhood Center land use designation as defined in that plan. Uses and land development regulations identified in the CS zoning district are appropriate in that land use designation.

Land Use Vision:

Land Use Plan map designation: Neighborhood Center

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

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: None, except the secondary arterial designation.

Trail System Master Plan Considerations: None

Small Area Plan: Unity Heritage Neighborhood Sector Plan

Special District Considerations: Z-7639 is included in the Healthy Neighborhood Overlay. The CS zoning district allows small box discount stores, but the overlay would potentially affect the ability to construct that use on this site if others are located within the spacing limit of the overlay.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The lot is vacant and appears to have been developed as a single family residential tract

Environmental Considerations: None that would affect site redevelopment.

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

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SECTION III: Relevant Zoning History

History: Z-7639

ZONING ORDINANCE: Ordinance number 11918 dated September 1, 1970, established zoning for the subject property.

Subject Property:

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

BOA-1465 June 1942: The Board of Adjustment approved two duplexes and one four-family apartment on 180 feet along North Cincinnati Avenue, on property located at --.

Surrounding Property:

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

BOA-18682 March 2000: The Board of Adjustment deny a Appeal of Building Inspector's decision that this proposed liquor store is over 300' from an existing liquor store, on property located at 2616 North Cincinnati.

BOA-18343 March 1999: The Board of Adjustment approved a Variance to permit the required 150' frontage on an arterial street to 105' in a CS District, on property located at East of Northeast corner East Apache and North Cincinnati.
**BOA-17159 September 1995:** The Board of Adjustment **deny** a *Special Exception* to permit a residence in a CS zoned district, on property located at 2621 North N Boston Place.

**BOA-16959 April 1995:** The Board of Adjustment **denied** a *Special Exception* to permit automobile repair, automobile sales and a residential use in a CS zoned district, on property located at 2621 North Boston.

**BOA-16059 June 1992:** The Board of Adjustment **approved** a *Variance* to permit the required setback from the centerline of East Apache Street from 100' to 85' & **approved** a *Variance* of the required 50' setback from the centerline of East Apache Street to 40' to permit two signs, on property located at 2605 North Cincinnati.

**BOA-13827 December 1985:** The Board of Adjustment **approved** a *Variance* to permit setback requirement from the centerline of Cincinnati Avenue, from 100' to 50' and from 100' to 40' from the centerline of Apache Street & **approved** a *Variance* to permit an existing building and a planned addition, on property located at 2606 North Cincinnati Avenue.

**BOA-11946 September 1982:** The Board of Adjustment **approved** a *Special Exception* to permit a car wash in a CS District and **approved** a *Variance* to permit the setback from Apache Street from 100' to 50'; and **approved** a *Variance* from Cincinnati Avenue from 100' to 77.6', on property located at 2606 North Cincinnati Avenue.

**BOA-2777 January 1956:** The Board of Adjustment **approved** for permission to establish a private home for girls, ages 8 to 18, on property located at 2606 North Martin Luther King JR Blvd East.

**BOA-2542 April 1954:** The Board of Adjustment **approved** a request to permit a two-story garage, lower floor for cars, upper floor for living quarters, on property located at 2538 N Boston Place East.

2/2/2022 1:00 PM
Subject Tract

Z-7639
20-12 26

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.

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-7639
20-12 26
Case Number: Z-7623 (Amended) with optional development plan

Hearing Date: February 2, 2022

Previous hearings summary: October 20, 2021 Planning Commission denied RS-5 with optional development plan.

Applicant appealed decision to City Council.

December 8th the City Council remanded the request back to the planning commission for reconsideration of less intense residential zoning.

Owner and Applicant Information:

Applicant: Malcolm E. Rosser IV

Property Owner: The School of the Ozarks Inc

Applicant Proposal:

Present Use: Vacant

Proposed Use: Single family detached house subdivision

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

Tract Size: 89.62 ± acres

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

Staff Recommendation:

Staff recommends approval.

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: Stan Sallee
SECTION I: Z-7623

APPLICANTS DEVELOPMENT CONCEPT:

Development of 90-acre parcel for residential single-family homes, with a variety of lot sizes. Property is currently zoned AG. Overall density will be lower due to significant floodplain areas on the property that will limit the amount of developable area in the property. Retaining that open space will result in significantly lower housing density than if the flood plain and drainage areas channels were placed underground.

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:
- Opens space diagram

DETAILED STAFF RECOMMENDATION:

Z-7623 requesting RS-4 zoning allows single family residential uses that are compatible with the existing surrounding properties and,

Lot and building regulations identified in the provisions of the optional development plan allow larger lot sizes than minimum RS-4 requirements and those lot and building regulations are consistent with the anticipated future development pattern of the surrounding property and,

The optional development standards defined in Section II is consistent with the development plan standards defined in the Tulsa Zoning Code and,

Lot and building regulations in Z-7623 are consistent with the New Neighborhood land use designation of the Comprehensive Plan therefore,

Staff recommends Approval of Z-7623 to rezone property from AG to RS-4 with the provisions outlined in the optional development plan defined below.

SECTION II: OPTIONAL DEVELOPMENT PLAN

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in an RS-4 district with its supplemental regulations, except as further refined and restricted below. All use categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited:
PERMITTED USE CATEGORY

A) RESIDENTIAL
   Household Living (if in allowed building type identified below)
   Single household

B) PUBLIC, CIVIC, AND INSTITUTIONAL
   Natural Resource Preservation
   Safety Service
   Utilities and Public Service Facility (minor)
   Wireless Communication Facility (building or tower-mounted antenna)

C) COMMERCIAL
   Lodging (short-term rental)

D) AGRICULTURAL
   Community Garden

RESIDENTIAL BUILDING TYPES

Single household
   Detached house

OPEN SPACE

The areas that include the flood plain as illustrated on the concept plan provided will remain undisturbed except where street crossings, multipurpose trails, utilities and where stormwater detention areas are required. The vegetative undergrowth, trash, flood debris may be cleared and cleaned but tree cover in these areas will remain undisturbed.

Preservation of open space is an important part of the application and will be maintained as part of the Optional Development Plan standards.

SECTION III: Neighborhood Engagement

The applicant has participated in public meetings about proposed residential development and has met privately with interested neighborhood associations and surrounding property owners.

The neighborhood areas surrounding this site have been organized and been involved with planning commission staff during the process for months.

The applicant has met with Councilor Dodson and the neighbors. In response to those meetings the applicant and has provided a simple development plan that allows single family detached housing and commits to large open space areas.

During the process leading up to the planning commission meeting staff has also independently met with members of the surrounding properties.

Staff Summary: Property owners in the surrounding community are generally opposed to the lot sizes being proposed. It is clear that the surrounding property owners are not opposed to residential development and generally support development with AG-R or RE sized lots as an effort to integrate residential uses into the rural residential area especially along Lynn Lane.
Much of the opposition included discussions about lack of public infrastructure that may not support increased population and housing density. Lynn Lane (S. 177th East Avenue) and 11th street are flooded during heavy rain events.

SECTION IV: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site abuts existing neighborhood land uses and is bisected by a flood plain that will significantly affect site development opportunities. The abutting RS-3 properties were developed with stub streets that anticipated street connectivity. Street connectivity is an important component of the comprehensive plan and connection to those existing stub streets will be required during the subdivision development process. The proposed RS-4 district allows lots as small as 5500 square feet and is consistent with the New Neighborhood land use designation.

Land Use Vision:

Land Use Plan map designation: New Neighborhood
The New Neighborhood residential building block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity and shall be paired with an existing or New Neighborhood or Town Center.

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

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

Transportation Vision:

Major Street and Highway Plan:
South Lynn Lane Road and East 11th Street are both considered a secondary arterial and planned for 4 lane traffic as population increases. Street right of way will be dedicated for future planned arterial street improvements. The City of Tulsa arterial street improvements are not generally included as part of the developer infrastructure requirements and staff is not aware of immediate plans for widening of Lynn Lane.
4th Street is considered a residential collector and the major street and highway plan and currently stubs into the east boundary of this site. The collector street requires a minimum of 60 feet of street right-of-way and wider pavement than the minimum residential street section.

East 4th Street and South 185th East Avenue are considered a residential collector. 4th Street will be constructed by the developer as part of this planned development but will end up in a different configuration than shown on the major street and highway plan. Those alignments will be identified during the subdivision compliance review process.

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

**Small Area Plan:** This site is included in the East Tulsa Neighborhood plan that was adopted in 2005. That plan has not been included in the current Tulsa Comprehensive plan however the
Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

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

Environmental Considerations: This site is bisected by a tributary of Spunky Creek and the site design will be affected regulatory flood plain. Current flood maps show the FEMA flood hazard mapping ending near the east edge of this property. Preservation of the natural character of the flood plain and drainage areas is an important part of the development plan for this site. Preservation of the open space as illustrated on the concept plan included in this staff report is part of the Optional Development Plan standards in Section II.

plan is still referenced as part of any zoning consideration if it is included in the detailed study area. This site is approximately 2 miles east of the detailed study so no additional recommendations are included in the zoning analysis.
Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tbody>
<tr>
<td>South Lynn Lane Road</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
<td>2</td>
</tr>
<tr>
<td>East 2nd Street South</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
</tr>
<tr>
<td>East 4th Street South</td>
<td>Residential Collector</td>
<td>60 feet</td>
<td>2</td>
</tr>
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</table>

Utilities:

The subject tract has municipal water and sewer available. Sanitary sewer main line extensions are anticipated.

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>RS-1 and RS-3</td>
<td>Mixed Use Corridor and existing neighborhood</td>
<td>Stability where the existing neighborhood abuts the site: Growth in all other locations</td>
<td>Single family residential in the northeast quadrant of the site Undeveloped elsewhere</td>
</tr>
<tr>
<td>East</td>
<td>RD, RS-3 and AG</td>
<td>Existing and New Neighborhood</td>
<td>Stability where the existing neighborhood abuts the site: Growth in all other locations</td>
<td>Single family residential in the northeast quadrant of the site Undeveloped elsewhere</td>
</tr>
<tr>
<td>South</td>
<td>RS-3 and AG</td>
<td>New Neighborhood</td>
<td>Growth</td>
<td>Large lot undeveloped and residential</td>
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<tr>
<td>West</td>
<td>RS-1 and AG</td>
<td>New Neighborhood</td>
<td>Growth</td>
<td>Large lot undeveloped and residential</td>
</tr>
</tbody>
</table>

SECTION V: Relevant Zoning History

Staff Summary of recent history: The original application for Z-7623 sought RS-5 zoning for the subject property. The applicant subsequently amended the application to provide development standards with an Optional Development Plan. The TMAPC recommended denial of the application, and the applicant sought a hearing by the City Council. At its meeting on December 8, the City Council voted to remand the case to the TMAPC for consideration of a less intensive zoning classification. A less intensive zoning classification would include any of the following: RS-4, RS-3, RS-2, RS-1 or RE.

The neighborhood engagement process has identified AG-R or AG as an acceptable option. The public notice process has never included those options and would require a new application.

Subject Property:

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

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

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

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

Z-5719 June 1982: All concurred in approval of a request for rezoning a 4.69+ acre tract of land from RS-1 to CS & AG on property located East of the SE corner of South 177th East Avenue and East Admiral Place.

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

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

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

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-7623
19-1401
Sawyer, Kim

From: Kim Harris <Kim.Harris@kloeckner.com>
Sent: Thursday, January 13, 2022 10:53 AM
To: esubmit
Subject: z7623 case

FILE COPY
January 13, 2022

TMAFPC
C/o INCOG
2 West 2nd Street, Suite 800
Tulsa, Oklahoma 74103

RE: ZONING CASE NUMBER: Z-7623

To Whom It May Concern:

We are writing to you as concerned citizens. We own the property on the south, which directly joins the 90 acres they are asking to be re-zoned from AG to RS-4. Our property is currently zoned RS-3, and we have lived there for 24 years. It is our understanding that with the RS-4 zoning the lot sizes are very small. Which would result in very small houses/apartments/townhouses, and way too many dwellings on one piece of land. All of our neighbors are concerned by this possibility. We are all members of the Lynn Lane Neighborhood Association.

Obviously with 300-400 new houses/apartments/townhouses comes a lot of problems. For example: water issues, sewer issues, traffic issues, flooding, and more Crime. This land is around 7th and Lynn Lane Road (177th East Avenue) in the city of Tulsa. It is located south and east of the current Rolling Hills area, south of Admiral between Lynn Lane and 193rd East Avenue. The petition has already been unanimously voted down once, by the Tulsa Planning Commission. It is simply unacceptable.

Many of our neighbors have voiced negative opinions as we all live on acreages. Most everyone lives out here to have peace, quiet, and space. Most people own 2.5 to 10 plus acres that they have built new homes on. A development of this nature will drop our property values.

We are respectfully asking for your assistance to get this zoning petition unanimously turned down a second time. It is not any better or any different than it was the first time they presented it. If this 90 acres has to be re-zoned, the only thing that would be suitable to our area would be an AG-R, one acre lots for single family detached homes. Thank you for your time and attention to this matter.

Sincerely,

Kim Harris and Mary Mangrum
723 South Lynn Lane Road
Tulsa, Oklahoma 74108
918-234-3069
Thank You.

Kim Harris
Sales Assistant.

kloecker metals

5151 North Skiatook Road
Catoosa, Oklahoma 74015

PH: 918-660-2066
kharris@kloecknermetals.com
**Case:** Crosstown Industrial No. 2

**Hearing Date:** February 2, 2022

<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Alan Betchan, AAB Engineering</td>
</tr>
<tr>
<td></td>
<td>Owner: Crosstown in Tulsa, LLC</td>
</tr>
</tbody>
</table>

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

- [Image of map showing city council districts]

**Applicant Proposal:**

- Preliminary Plat
- 17 lots, 2 blocks, 28.71 ± acres – Industrial
- Location: East of the southeast corner of East Pine Street and North Garnett Road

**Zoning:** IL (Industrial – Light)

**Staff Recommendation:**

- Staff recommends approval of the preliminary plat

<table>
<thead>
<tr>
<th>City Council District:</th>
<th>3</th>
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<tbody>
<tr>
<td><em>Councilor Name:</em></td>
<td>Crista Patrick</td>
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</table>

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

**EXHIBITS:**

- Site Map, Aerial, Land Use, Growth & Stability, Crosstown Industrial No. 2 Preliminary Plat, Conceptual Improvement Plan
PRELIMINARY SUBDIVISION PLAT

Crosstown Industrial No. 2 - (CD 3)
East of the southeast corner of East Pine Street and North Garnett Road

This plat consists of 17 lots, 2 blocks on 28.71 ± acres.

The Technical Advisory Committee (TAC) met on January 20th, 2022 and provided the following conditions:

1. **Zoning:** All property contained within the subdivision is zoned IL (Industrial-Light). The proposed lot conforms to the requirements of the IL district.

2. **Addressing:** Label lot with assigned address prior to submittal of final plat.

3. **Transportation & Traffic:** New public streets, sidewalks, drives, and ADA ramps have been approved through IDP.

4. **Sewer:** Sewer main extensions approved through IDP.

5. **Water:** Water main extensions approved through IDP.

6. **Engineering Graphics:** No comments.

7. **Fire:** No comments.

8. **Stormwater, Drainage, & Floodplain:** Storm sewer improvements approved through IDP.

9. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: All utilities release letters have been received.

Staff recommends **APPROVAL** of the preliminary plat subject to a final release from the City of Tulsa including City Legal, City Engineering, and Development Services being received prior to signature and recording.
SUBJECT TRACT 
LAND USE PLAN 
EMPLOYMENT

CROSSTOWN 
INDUSTRIAL NO.2
20-14 32

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

0 300 600 Feet
Growth and Stability

Area of Growth
Area of Stability

CROSSTOWN INDUSTRIAL NO.2
20-14 32

SUBJECT TRACT
600 Feet
300 Feet
Preliminary Plat

Crosstown Industrial No. 2

A subdivision of a part of the Northeast Quarter at the Northeast Quarter (NE 1/4 NE 1/4) and a part of the Northwest Quarter (NW 1/4 NW 1/4) of the City of Tulsa, Tulsa County, State of Oklahoma.

Owner:
Crosstown B & J, LLC

Enginers/Surveyors:
ADD Engineering, LLC
Certified by the Oklahoma State Board of Engineering, 2016-2020

Location Map

Site Data

Curve Table

Stormwater Management

Subdivision Statistics

Floodplain

Final Plat Endorsement of Approval

Tulsa Metropolitan Area Planning Commission

Date:

Recorded by:

City Engineer

The approval of this Final Plat will enable the sale of one lot from the Plat at the first floor of the building at the above address on or after the date of recording of this Plat.

City Engineer

City planner

City Attorney
### Preliminary Plat

**Crosstown Industrial No. 2**

A subdivision of a part of the northeast quarter of the northwest quarter of section twenty-nine, Township Twenty-Nine North, Range Forty-West, principal meridian, City of Tulsa, Tulsa County, State of Oklahoma.

### Code of Ordinances

**SECTION 1.》Enforcement, Duration, Amendment, and Severability

The provisions of this ordinance are severable. Should any provision be declared invalid or unconstitutional, the remainder of this ordinance shall remain in full force and effect.

**SECTION 2.》Enforcement

This ordinance shall be enforced by the City of Tulsa, through its duly appointed or elected officials and employees.

**SECTION 3.》Severability

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application.

### Site Descriptions

**Site A**

- **Location:** Northeast corner of 29th Street and 40th West Avenue.
- **Use:** Industrial
- **Size:** 6.50 acres

**Site B**

- **Location:** Southeast corner of 29th Street and 40th West Avenue.
- **Use:** Industrial
- **Size:** 7.50 acres

### Site Use

- Both sites are zoned for industrial use.
- Site A is suitable for light manufacturing and warehouse use.
- Site B is suitable for heavy manufacturing and distribution.

### Access

- Both sites are served by public streets, providing easy access to major arterials.
- Underground utilities are planned to service the sites.

### Easements

- Easements for public utilities and access roads are included in the plat.

### Public Comments

- Interested parties are encouraged to review the plat and provide comments or suggestions to the City of Tulsa.

---

**Note:** The document contains detailed parcel descriptions, utility requirements, and zoning information. For a comprehensive understanding, please refer to the original text or a legal expert for interpretation.

---

**ADDITIONAL INFORMATION**

- **Owner:** Crosstown Industrial, LLC
- **Engineer/Surveyor:** [Name and Contact Information]
- **Certificate of Approval:** [Date]

---

**CROSSTOWN INDUSTRIAL NO. 2**

[Signature] [Position]