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 March 2, 2022 Meeting No. 2861

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-329-A-1 Lori Worthington (CD 2) Location: South of the southeast corner of South Lewis Avenue and East 71st Street South requesting a PUD Minor Amendment to add a monument sign to allowable signage
3. **PUD-429-2 Michael Scarbrough** (CD 9) Location: Northwest corner of East 71st Street South and South Canton Avenue requesting a **PUD Minor Amendment** to add car wash as an allowable use

**PUBLIC HEARING-PLATS**
Review and possible approval, approval with modifications, denial, or deferral of the following:

4. **Windrush II** (County) Minor Subdivision Plat, Location: South of the southeast corner of East 131st Street South and South Mingo Road

5. **Saint Francis Hospital South** (CD 7) Preliminary Plat, Location: Northeast corner of East 91st Street South and Highway 169

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

6. **TCCP-9 Donald Leblanc** (County) Location: Southeast corner of South 81st West Avenue and West 18th Street South requesting to amend the Land Use Map designation of the subject property from **Residential to Industrial/Regional Employment** (Related to CZ-530)

**PUBLIC HEARING-REZONING**
Review and possible recommendation of approval, approval with modifications, denial, or deferral of the following:

7. **CZ-530 Donald Leblanc** (County) Location: Southeast corner of South 81st West Avenue and West 18th Street South requesting rezoning from **RM-2 to IM** to permit a wrecker service (Related to TCCP-9)

8. **Z-7643 Steve Dakil** (CD 5) Location: South of the southwest corner of East 15th Street South and South Sheridan Road requesting rezoning from **CS to CH** to support a wider variety of uses and allow more floor area

9. **Z-7644 Patrick Crisp** (CD 1) Location: East of the northeast corner of East 46th Street North and Martin Luther King Junior Boulevard requesting rezoning from **OL to CS** to allow more opportunities to repurpose the existing building

10. **ZCA-22** Various amendments to the City of Tulsa Zoning Code in the following sections: **Chapter 20 Overlay Districts**: Section 20.080-C Residential Building Types for Household Living, Table 20-4.5 Notes, [1]; Section 20.080-E Parking Regulations, 2. Location; **Chapter 5 Residential Districts**: Section 5.030-B Table Notes, [4]; **Chapter 40 Supplemental Use and Building Regulations**: Section
40.030 Apartments/Condos; **Chapter 55 Parking:** Section 55.080-C Parking Setbacks

**OTHER BUSINESS**

11. 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 [tulsaplaying.org](http://tulsaplaying.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-329-A-1  
**Minor Amendment**

**Hearing Date:** April 6, 2022

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Lori Worthington – A-MAX Sign Co., Inc.  
Property Owner: GCM SO LLC

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

![Location Map](image)

**Applicant Proposal:**  
Concept summary: PUD minor amendment to add a monument sign to allowable signage.  
Gross Land Area: 2.19 Acres  
Location: South of SEC E 71st St S and S Lewis Ave  
7335 S Lewis Ave  
Lot 1, Block 1 South Lewis Plaza Amended

**Zoning:**  
Existing Zoning: OM/RD/PUD-329-A  
Proposed Zoning: No Change

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

**Staff Recommendation:**  
Staff recommends approval.

**Staff Data:**  
TRS: 8138

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

**County Commission District:** 3  
*Commissioner Name:* Vicki Adams
SECTION I:  PUD-329-A-1 Minor Amendment

Amendment Request: Modify the PUD Development Standards to add a monument sign to the allowable signage.

The current PUD development standards refer to signage allowed in the OM zone, which limits the PUD to one sign, which can be a wall, projecting or freestanding sign. There is one existing wall sign located on the one building within the subject lot. The applicant is proposing that, in addition to the wall sign, a monument sign be allowed displaying the names of the tenants of the building as shown on the exhibit provided by the applicant.

The monument sign shall be limited to 10 ft in height and 50 sf in area. Wall signs shall be allowed with a maximum area of 32 sf in area or 0.30 sf per linear foot of street frontage, whichever is greater, but in no case exceed 150 sf in area, which is the allowable sign area for lots located in the OM zone per Section 60.060-C of the City of Tulsa Zoning Code.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(12) of the City of Tulsa Zoning Code.

"Modifications to approved signage, provided the size, location, number and character (type) of signs is not substantially altered."

Staff has reviewed the request and determined:

1) PUD-329-A-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-329-A.

2) All remaining development standards defined in PUD-329-A shall remain in effect.

Exhibits included with staff report:
INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Sign Illustration
Applicant Site Plan
Applicant Site Plan (enlarged detail)

With considerations listed above, staff recommends approval of the minor amendment to add a monument sign to the allowable signage of the PUD.
Subject Tract

PUD-329-A-1

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

Aerial Photo Date: 2020/2021

18-13 08
Note: Graphic overlays may not precisely align with physical features on the ground.
TENANT MONUMENT

SCALE: 1/2" = 1'-0"

@ Top Address Cabinet:

@ Push-Thru:

@ Tenant Cabinet:
1-1/2' Alum. Angle Frame w/.063" Alum. Filler Panels, 1-1/2" Retainers / Divider Bars, White LED Illumination, Painted Finish - Black (Matte). Face Panels:
3/19" 7528 White Acrylic w/ 3630-22 Matte Black Vinyl on Faces, Reverse Cut Tenant Graphics - TBD.

@ Base Cap: 3" Alum. Sq. Tube, Painted Finish - Brushed Alum (Satin).

@ Base / Pole Cover:
(18" Tall x 9" Deep x 83" Wide) 1-1/2" Alum. Angle Frame w/ 1/2" Plywood Filler, Clad w/ 1" Thick Faux Brick Panels.

@ Pole:
4" x 4" x 1/4" Wall Sq. Tube Steel, Length Required - 14'.

@ Pier:
12' - 18" Dia. x 4' Deep, Concrete Fill.

--- Toggle Switch on Outside of Cabinet w/ J-Box Inside, Power Pulled from Light Pole (By Others).

--- One (1) 120 - 240V Circuit to Sign (By Others).
<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jay Hoyt</td>
<td>Applicant: 3K1 Consulting Services c/o Michael Scarbrough</td>
</tr>
<tr>
<td></td>
<td>Property Owner: Quiktrip Corporation c/o Jim Beilman</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Location Map:</th>
<th>Applicant Proposal:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(shown with City Council Districts)</td>
<td>Concept summary: PUD minor amendment to add Car Wash as an allowable use.</td>
</tr>
<tr>
<td></td>
<td>Gross Land Area: 1.38 Acres</td>
</tr>
<tr>
<td></td>
<td>Location: NWC E 71st St S and S Canton Ave</td>
</tr>
<tr>
<td></td>
<td>5151 E 71st St S</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zoning:</th>
<th>Staff Recommendation:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Zoning: CS/PUD-429</td>
<td>Staff recommends approval.</td>
</tr>
<tr>
<td>Proposed Zoning: No Change</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Comprehensive Plan:</th>
<th>City Council District: 9</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use Map: Regional Center</td>
<td>Councilor Name: Jayme Fowler</td>
</tr>
<tr>
<td>Growth and Stability Map: Growth</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Staff Data:</th>
<th>County Commission District: 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>TRS: 8303</td>
<td>Commissioner Name: Vicki Adams</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>PUD-429-2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minor Amendment</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Hearing Date:</th>
<th></th>
</tr>
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<tbody>
<tr>
<td>April 6, 2022</td>
<td></td>
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</tbody>
</table>
SECTION I: PUD-429-2 Minor Amendment

Amendment Request: Modify the PUD Development Standards to add Car Wash as an allowable use.

The current PUD development standards allow offices, restaurants, convenience goods and services, shopping goods and services and automobile and related activities but limited to fuel sales. The applicant is proposing to add Car Wash as an allowable use, which would fall under the Personal Vehicle Repair and Maintenance subcategory of the City of Tulsa Zoning Code. This use is permitted by right in the CS district, which is the underlying zoning of PUD-429.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.I.2.c(15) of the City of Tulsa Zoning Code.

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

Staff has reviewed the request and determined:

1) PUD-429-2 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-429.

2) All remaining development standards defined in PUD-429 shall remain in effect.

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

With considerations listed above, staff recommends approval of the minor amendment to add Car Wash as an allowable use.
Subject Tract

PUD-429-2

18-13 03

Feet

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

Aerial Photo Date: 2020/2021
NOTES:
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM CLIENT'S DOCUMENTS. DESIGN MAY VARY, DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE, SOILS, SURVEY, ETC. THIS ADDITIONAL DATA AND SITE CONDITIONS COULD CAUSE CHANGES IN PARKING RATIOS AND SPACE AVAILABLE FOR DEVELOPMENT, AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.
ADDITIONAL ZONING - PUD 429

02/28/2022 CONCEPTUAL SITE PLAN

71ST & CANTON
TULSA, TULSA COUNTY, OK
### SITE SUMMARY

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Acres</th>
<th>Sq. Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quick N Clean</td>
<td>1.38±</td>
<td>59,949±</td>
</tr>
<tr>
<td>Remainder</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1.38±</strong></td>
<td><strong>59,949±</strong></td>
</tr>
<tr>
<td><strong>Max. Lot Coverage</strong></td>
<td><strong>54,000 SF</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Proposed Lot Coverage</strong></td>
<td><strong>41,793 SF</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Existing Zoning</strong></td>
<td><strong>&quot;CS&quot; COMMERCIAL SHOPPING</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Proposed Zoning</strong></td>
<td><strong>&quot;CS&quot; COMMERCIAL SHOPPING</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Front Setback</strong></td>
<td><strong>50 Foot</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Side Setback</strong></td>
<td><strong>25 Foot</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Rear Setback</strong></td>
<td><strong>Zero Foot</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Description</strong></td>
<td><strong>Building Area Sq. Ft.</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Car Wash</strong></td>
<td><strong>6,229±</strong></td>
<td></td>
</tr>
<tr>
<td>** Stall Dimensions:**</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>STD:</strong></td>
<td><strong>10.5' X 20'</strong></td>
<td></td>
</tr>
<tr>
<td><strong>ADA:</strong></td>
<td><strong>12' X 20'</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Parking Information:</strong></td>
<td><strong>Required: 2 Spaces Per Service Lane</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Provided:</strong></td>
<td><strong>42 Spaces</strong></td>
<td></td>
</tr>
</tbody>
</table>

**02/28/2022** CONCEPTUAL SITE PLAN

**71ST & CANTON**

**TULSA, TULSA COUNTY, OK**

**NOTES:**

This drawing is for conceptual purposes only. Site information was obtained from client's documents. Design may vary, depending on actual topography, drainage, soils, survey, etc. Additional data and site conditions could cause changes in parking ratios and space available for development, and may increase estimated development costs.

Additional Zoning - PUD 429
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Location Map:</strong> (shown with City Council Districts)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td><img src="image" alt="Location Map" /></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Owner and Applicant Information:</strong></th>
<th><strong>Applicant Proposal:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant: Jared Cottle</td>
<td>Preliminary Plat</td>
</tr>
<tr>
<td>Owner: Tony Genoff Revocable Trust</td>
<td>5 lots, 1 block, 2.436 ± acres</td>
</tr>
</tbody>
</table>

**Location:** South of the southeast corner of East 131st Street South and South Mingo Road

<table>
<thead>
<tr>
<th><strong>Zoning:</strong></th>
<th><strong>Staff Recommendation:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing: AG (Agriculture)</td>
<td>Staff recommends approval of the preliminary plat</td>
</tr>
<tr>
<td>Proposed: RS (Residential Single-Family)</td>
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<tr>
<th><strong>County Commission District:</strong></th>
<th><strong>Commissioner Name:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Vicki Adams</td>
</tr>
</tbody>
</table>

**EXHIBITS:** Site Map, Aerial, Preliminary Plat
MINOR SUBDIVISION PLAT

Windrush II - (County)
South of the southeast corner of East 131st Street South and South Mingo Road

This plat consists of 5 lots, 1 block on 2.436 ± acres.

The Technical Advisory Committee (TAC) met on March 17, 2022 and provided the following conditions:

1. **Zoning:** Property is zoned RM-2 (Residential Multifamily). Proposed lots conform to the requirements of the RM-2 district.

2. **Addressing:** Addresses provided by INCOG must be shown on face of the plat.

3. **Transportation & Traffic:** Approved as submitted.

4. **Sewer/Water:** City of Bixby serves the site with water/sewer. Release letter from the City of Bixby has been received and indicates all water/sewer is in place.

5. **Stormwater, Drainage, & Floodplain:** Approved as submitted.

6. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: All release letters have been received. Oil & Gas certificate was submitted.

Staff recommends **APPROVAL** of the minor subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.
Note: Graphic overlays may not precisely align with physical features on the ground.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
LEGEND

Bixby
Future Land Use

- Rural Agriculture (Unincorporated)
- Agricultural
- Rural Residential
- Low Density Residential
- Medium Density Residential
- Medium-High Density Residential
- High Density Residential
- Residential Manufactured Home Park
- Mixed Use
- Neighborhood Commercial
- Commercial
- Industrial
- Public/Institutional
- Recreation and Open Space
- Flood District
- 100 Year Floodplain

WINDRUSH II (2022)

17-14 07
FINAL PLAT OF
WINDRUSH II
A SUBDIVISION OF PART OF THE SOUTH (HALF 80) OF THE NORTHWEST QUARTER (W1/4) OF SECTION 7 TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST, INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

NOTES:
1. ACROSTYLES SHOWN ON THIS PLAT WERE ALIQUOT AL
2. MAP'S TO THE PLAN WAS PLUG. ADDRESSIS AND PERIMETRY USE CRIMES AND RULES WERE THE MEASURE OF THE OKLAHOMA STATE BOARD OF MAPS FOR PROFESSIONAL cartographers WERE PROVIDED
3. All PERSONS SHOWN HEREIN ARE HONOR VETTED TO THE OKLAHOMA STATE PLANNING BOARD ON AUGUST 20, 2003, NORTH MERIDIAN STAGE (2003)
4. ADDITIONAL TO THE PLAN WAS PROVIDED BY THE OKLAHOMA PLANING BOARD

LEGEND

LEGAL DESCRIPTION
STATE OF OKLAHOMA
COUNTY OF TULSA
SECTION 7
WINDRUSH II
4020 S. 54
DUNLOP, OKLAHOMA 74046
PHONE 918-421-7001

PLAT NO.

REGISTERED LAND SURVEYOR
ROBERT A. DONELSON
5020 S. 38
REID, OKLAHOMA 74010
PHONE 918-364-2020

REGISTERED PROFESSIONAL ENGINEER
LITTLERUNNING COMPANY
PLAT'S TO THE PLAN WAS PLUG. ADDRESSIS AND PERIMETRY USE CRIMES AND RULES WERE THE MEASURE OF THE OKLAHOMA STATE BOARD OF MAPS FOR PROFESSIONAL cartographers WERE PROVIDED
3. All PERSONS SHOWN HEREIN ARE HONOR VETTED TO THE OKLAHOMA STATE PLANNING BOARD ON AUGUST 20, 2003, NORTH MERIDIAN STAGE (2003)
4. ADDITIONAL TO THE PLAN WAS PROVIDED BY THE OKLAHOMA PLANING BOARD

LEGEND

BUILDING LINE
Utilitiesordinary
WATER ACCORDING TO PLAN
LIMITS OF NO ACCESS
POINTS OF ACCESS
POINT OF BEGINNING
FINISH OF ENCLOSEMENT

IN THE LACK OF NO ACCESS THAT DOES NOT APPLY TO PUBLIC PROPERTY.
WINDRUSH II - DEED OF DEDICATION AND RESTRICTIVE COVENANTS

SECTION I - DEED OF DEDICATION

Pursuant to the provisions of the recorded Deed of Dedication, Restrictive Covenants, and Easements, recorded in the office of the County Recorder of the County of [County], State of [State], these premises are hereby dedicated to the use and benefit of the general public for the purpose of providing for the orderly development of the subdivision and the protection of the owners of the lots located therein.

SECTION II - RESTRICTIVE COVENANTS

The restrictive covenants, easements, and other provisions contained herein shall be binding upon the grantor, grantee, devisee, and their respective successors and assigns.

1. [Provide specific restrictive covenants related to the use and development of the property, such as limitations on type of construction or landscaping requirements.]

2. [Include any other relevant provisions, such as restrictions on commercial use or residential use limitations.]

3. [Specify any additional covenants or conditions that apply to the property, including but not limited to:]

   a. [Detail any restrictions related to the physical characteristics of the property, such as the height or size of structures.]

   b. [Mention any requirements related to the maintenance or preservation of the property, including upkeep and repair obligations.]

   c. [State any conditions related to the use of the property, such as limitations on hours of usage or occupancy restrictions.]

   d. [Specify any other covenants or conditions that are to be adhered to by the parties involved, including any restrictions on the use of utilities or public spaces.]

4. [End with a statement indicating the intent of the parties to be bound by the terms of this document, acknowledging its legal effect and enforceability.]

IN WITNESS WHEREOF, the parties have executed this Deed of Dedication and Restrictive Covenants as of the date first above written.

[Signatures of parties involved, including notaries or witnesses, if required by law.]
**Case Report Prepared by:** Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Lou Reynolds  
*Owner:* Saint Francis Health System

**Case:** Saint Francis Hospital South  
**Hearing Date:** April 6, 2022

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

![Location Map Image]

**Zoning:** CO\PUD-586-A

**Applicant Proposal:**

Preliminary Plat  
2 lots, 1 block, 40.93 ± acres  
*Location:* Northeast corner of East 91st Street South and Highway 169

**Staff Recommendation:**

Staff recommends approval of the preliminary plat

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

**County Commission District:** 3  
*Commissioner Name:* Vicki Adams

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

Saint Francis Hospital South - (CD 7)
Northeast corner of East 91st Street South and Highway 169

This plat consists of 2 lots, 1 block on 40.93 ± acres.

The Technical Advisory Committee (TAC) met on March 17, 2022 and provided the following conditions:

1. **Zoning:** The subject tract is zoned CO (Corridor) and is located within an approved Planned Unit Development (PUD-586-A).

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

3. **Transportation & Traffic:** Sidewalks and ADA accessible ramps will be required along East 91st Street South and require approval of an IDP. IDP approval is required prior to final plat approval. Include sidewalk language in deed of dedication. Lot 2 currently has no access. Provide access solution on final plat.

4. **Sewer/Water:** Easements must be provided as required to cover existing/proposed public infrastructure. All easements are required to be labeled and dimensioned on the face of the final plat. Sanitary sewer and water extensions require approval of an IDP. IDP approval is required prior to final plat approval.

5. **Engineering Graphics:** Submit subdivision data control sheet with final plat submittal. In the plat subtitle, add “City of Tulsa” before Tulsa County. In the location map, show all platted boundaries, label all other property as unplatted and label the plat location as “project location” or “site”. Under Basis of Bearing information include coordinate system used. Provide a bearing angle preferably shown on the face of the plat. Ensure bearing angles shown on the face of the plat match the written legal description. Add signature block for City officials.

6. **Stormwater, Drainage, & Floodplain:** Storm sewer improvements are required for the proposed development and must be approved through the IDP process. Easements, as required, must be shown on the face of the plat with labels and dimensions. IDP approval is required prior to final plat approval.

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

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

SAINT FRANCIS HOSPITAL SOUTH

Aerial Photo Date: 2020/2021
SUBJECT TRACT
LAND USE PLAN
REGIONAL CENTER

Downtown Neighborhood
Main Street
Mixed-Use Corridor
Regional Center
Town Center

Land Use Plan Categories

Downtown
Downtown Neighborhood
Main Street
Mixed-Use Corridor
Regional Center
Town Center

Neighborhood Center
Employment
New Neighborhood
Existing Neighborhood
Park and Open Space
Arkansas River Corridor

SAINT FRANCIS HOSPITAL SOUTH
18-14 18
Growth and Stability

Area of Growth
Area of Stability

SUBJECT TRACT

SAINT FRANCIS HOSPITAL SOUTH
18-14 18
**Tulsa Metropolitan Area Planning Commission**

**Case Report Prepared by:** Robi Jones

**Case Number:** TCCP-9 (related to CZ-530)

**Hearing Date:** April 6, 2022

**Owner and Applicant Information:**

**Applicant:** Donald Leblanc

**Property Owner:** SEMPER IRREV TRUST C/O MURIEL CATHERINE LEBLANC

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

![Location Map Image](image)

**Applicant Proposal:**

**Present Use:** Vacant

**Proposed Use:** Wrecker Service

**Present Land Use Designation:** Residential

**Proposed Land Use Designation:** Industrial/Regional Employment

**Tract Size:** 0.64 ± acres

**Location:** Southeast corner of South 81st West Avenue & West 18th Street South

**Zoning:**

- **Existing Zoning:** RM-2
- **Proposed Zoning:** IM

**Comprehensive Plan:**

- **Fenceline:** Sand Springs

**Staff Recommendation:** Staff recommends approval.

**Staff Data:**

- TRS: 1327
- CZM: 17

**City Council District:** n/a

**Councilor Name:** n/a

**County Commission District:** 2

**Commissioner Name:** Karen Keith

**Revised:** 3/31/2022
Property Information and Land Use Request

The subject property is a 0.64-acre, unplatted tract of land on the Southeast corner of South 81st West Avenue and West 18th Street South. The applicant has submitted the following Comprehensive Plan amendment request to amend the land use designation of the of the subject property from Residential to Industrial/Regional Employment. This request is accompanied by a concurrent rezoning request (CZ-530), which proposes a zoning change on the subject tract from RM-2 to IM in order to allow an industrial use for a wrecker business.

Background

The parcel subject to this Comprehensive Plan amendment request is located within the fenceline of Sand Springs and abuts IM (Industrial Moderate) zoning and uses to the north, west, and south. It abuts RS zoning to the east with a residential use. The abutting properties to the north, west, and south have a land use designation of Industrial/Regional Employment. The land use designation for the property to the east is Residential.

The land use designation of the subject property was designated as Residential in the 2030 Sand Springs Land Use Master Plan which was adopted June 26, 2017. It was later adopted on October 7, 2020 (Resolution 2817:1015) by Tulsa Metropolitan Area Planning Commission and approved by the Board of County Commissioners on October 26, 2020, as part of the Tulsa County Comprehensive Land Use Plan.

The Major Street and Highway Plan designates South 81st West Avenue as a Residential Collector. US Highway 412 lies approximately 2000 feet to the north and is designated as a Freeway. The subject property is located in the 500-year floodplain. The subject area is located within the Sand Springs Public Schools District.

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

“The Residential designation is defined in both the 2030 Sand Springs Master Land Use Plan and the Tulsa County Land Use Plan as follows: The Residential category is typically comprised of single-family neighborhoods of varying lot sizes and represents the lowest intensity of all the use categories outside of Agricultural Districts. Dwelling unit densities within the Residential category generally range from 2 to 5 units per acre but density can be as little as 1 or fewer per acre. Planned Unit Developments may also be found in the Residential land use category and may contain various intensities of residential housing. In most cases, the Residential use category is buffered from higher intensity uses such as Commercial with the Transitional use district.

Sewer is the dependent variable in terms of the type of density the neighborhood may have. Densities within future developments within the Residential category will depend greatly on the availability of sanitary sewer service. Most of the higher density single family neighborhoods can be found near available sanitary sewer service. One area of concern is the need to expand or extend sewer services into areas of potential growth to allow for more development options and densities to occur. Other areas of the fenceline area may not develop to densities any greater than 1 or 2 dwelling units per acre because of the expense of bringing sewer to these locations. As a result of the many variables involved, the Residential category was not broken apart into two different categories, such as rural or urban.

Land availability can be an issue within Sand Springs as large parcels of land are owned by various entities, trusts, and individuals. However, there is available land for development, but unlike other communities, Sand Springs does have some geological, topographical, and developmental challenges.
None of which are insurmountable but do require additional prep work and design considerations compared with other communities in the Tulsa Metropolitan Area.

In some instances, duplexes or townhomes may be appropriate in the Residential land use category. The use of these residential densities can provide for more housing stock while utilizing less land in more developed areas. These uses can serve as good transitional housing when located near higher intensity uses or provide for redevelopment/infill housing opportunities when located in proper locations. Considering this, duplex and townhome uses may be appropriate in some locations within the Residential land use district."

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

The applicant is proposing the Industrial/Regional Employment land use designation for the entirety of the subject property:

"The Industrial/Regional Employment designation is defined in both the 2030 Sand Springs Master Land Use Plan and the Tulsa County Land Use Plan as follows: The Industrial/Regional Employment Land Use District represents the highest intensity of Land use in Sand Springs. The Plan calls for industrial uses to be targeted around existing patterns of industrial activity. Most of Sand Springs' current industrial activity includes light industrial, warehousing, storage facilities, small manufacturing shops, and numerous larger manufacturing and industrial uses. Some of the larger uses are in the manufacturing of steel pipes, fabrication, and oil refinement industries. Historically, Sand Springs has been a manufacturing community full of industry, but with economic, technological, and numerous other factors, the community has seen a downturn in industrial industry jobs in recent years. Some higher intensity commercial uses may be appropriate in the Industrial/Regional Employment Use District. These may include higher intensity auto and truck repair, truck rental facilities, lumber yards, etc., but other commercial uses, when located in appropriate areas, should be considered as many industrial areas are being cleared for redevelopment or are being underutilized.

There are numerous areas located within the City of Sand Springs fenceline that might be appropriate for additional industrial development or that are currently being used for Industrial purposes. These properties have been displayed on the Land Use Map for the purpose of identifying additional areas of industrial growth."

Zoning and Surrounding Uses

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>N</td>
<td>IM</td>
<td>Industrial/Regional Employment</td>
<td>Fabrication Welding Shop</td>
</tr>
<tr>
<td>S</td>
<td>IM</td>
<td>Industrial/Regional Employment</td>
<td>Vacant (previously automotive scrap yard)</td>
</tr>
<tr>
<td>E</td>
<td>RM-2</td>
<td>Residential</td>
<td>Single-family home</td>
</tr>
<tr>
<td>W</td>
<td>IM</td>
<td>Industrial/Regional Employment</td>
<td>Asphalt Plant (City of Sand Springs)</td>
</tr>
</tbody>
</table>

Applicant's Justification

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:
1. How conditions on the subject site have changed, as well as those on adjacent properties and immediate area.
2. How changes have impacted the subject site to warrant the proposed amendment.
3. How the proposed change will enhance the surrounding area and Tulsa County.

The applicant submitted the following responses:

**Justification of Request**

"While the property is zoned RM-2, it is no longer a suitable zoning for the site as the surrounding area has turned mostly industrial as the area has become dilapidated with burnt out and junk single-family homes and mobile home trailers. However, the property is in a tremendous location for a wrecker service to service the Sand Springs area with city services around the corner, Sand Springs animal welfare, Sand Springs water treatment Center and a Sand Spring maintenance yard for city vehicles. The zoning change will increase property tax roll value."

**Additional Information provided by the applicant:**

**Request**

Request to rezone the subject property from RM-2 to IM to allow the development of property to be a Wrecker Service to service Sand Springs and tow for the Sand Springs Police Department.

**Site History**

The property is owned by Semper Irrevocable Trust. It was bought in late 2021 from William Brian Wickett. The previous owner lived on the property in multiple mobile home trailers. They decided to sell the property after the last two mobile home trailers they had on the property had fires resulting in total losses from each fire.

**Staff Summary & Recommendation**

The applicant is requesting to amend the land use designation from Residential to Industrial/Regional Employment. They have submitted a concurrent request to rezone the property from Residential to Industrial Moderate. Staff contacted the Planning Director in Sand Springs, Brad Bates, for comments. Mr. Bates reviewed the request and stated that The City of Sand Springs did not have any issues with the proposed change. The conditions surrounding the subject site have changed over time into more of an industrial area. The proposed rezoning will increase an opportunity for an industrial development where there are already existing industrial uses.

Staff recommends approval of the Industrial/Regional Employment land use designation as requested by the applicant.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

Subject Tract

TCCP-9

19-12 07
Subject Tract

TCCP-9

19-12 07

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

W 18th St S

S 81st W Ave

Feet
0 50 100
**Case Number:** CZ-530  
(Related to case TCCP-9)

**Hearing Date:** April 6, 2022

<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Jay Hoyt</td>
<td>Applicant: Donald Leblanc</td>
</tr>
<tr>
<td></td>
<td>Property Owner: SEMPER IRREV TRUST</td>
</tr>
</tbody>
</table>

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

![Location Map Image]

- **Applicant Proposal:**
  - **Present Use:** Vacant
  - **Proposed Use:** Industrial Uses
  - **Concept summary:** Rezone from RM-2 to IM to permit a wrecker service.
  - **Tract Size:** 0.64 ± acres
  - **Location:** 8016 W 18 ST S; 7926 W 18 ST S; 7922 W 18 ST S
    SE/c S 81st W Ave and W 18th St S

<table>
<thead>
<tr>
<th><strong>Zoning:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Zoning:</strong> RM-2</td>
</tr>
<tr>
<td><strong>Proposed Zoning:</strong> IM</td>
</tr>
</tbody>
</table>

**Comprehensive Plan:**

- **Land Use Map:** Residential (proposed to be revised to Industrial/Regional Employment with case TCCP-9)

<table>
<thead>
<tr>
<th><strong>Staff Recommendation:</strong></th>
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</thead>
<tbody>
<tr>
<td>Staff recommends approval.</td>
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<table>
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<tr>
<th><strong>Staff Data:</strong></th>
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<td>CZM: 35</td>
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<th><strong>County Commission District:</strong></th>
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<tr>
<td>2</td>
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</table>

**Commissioner Name:** Karen Keith

REVISED 3/30/2022
SECTION I: CZ-530

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject lots from RM-2 to IM to permit a wrecker service. The site is located within an area of containing multiple industrial uses. The lots to the north, south and west are currently zoned IM. The site is currently designated as Residential in the Tulsa County Comprehensive Plan. While this proposal would not be compatible with this designation, a concurrent Tulsa County Comprehensive Plan Amendment case, TCCP-9, proposes to revise the land use designation of the subject lot to Industrial/Regional Employment. If TCCP-9 is approved, the proposed rezoning to IM would be consistent with that land use designation.

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

DETAILED STAFF RECOMMENDATION:

The IM District is designed to group together a wide range of industrial uses, which may produce moderately objectionable environmental influences in their operation and appearance. CZ-530 contemplates rezoning this site from RM-2 to IM which is consistent with the surrounding current uses.

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

CZ-530 is not consistent with the current land use designation however the applicant has submitted an amendment to the Tulsa County Comprehensive Plan Amendment, TCCP-9. The applicant has requested revising the land use designation from Residential to Industrial/Regional Employment. Staff supports that request therefore,

Staff recommends Approval of CZ-530 to rezone property from RM-2 to IM.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the Residential designation of the 2030 Sand Springs Land Use Plan, which was adopted as part of the Tulsa County Comprehensive Land Use Plan on October 26th, 2020. The proposed use would not be compatible with this designation, however a Comprehensive Plan Amendment (TCCP-9) is concurrently proposed for this site, which would change the designation to Industrial/Regional Employment. The proposed rezoning would be compatible with this designation.

Land Use Vision:

Land Use Plan map designation:

Residential (current designation)

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

Industrial/Regional Employment (proposed designation in TCCP-9)

The Industrial/Regional Employment Land Use District represents the highest intensity of Land use in Sand Springs. The Plan calls for industrial uses to be targeted around existing patterns of industrial activity. Most of Sand Springs' current industrial activity includes light industrial, warehousing, storage facilities, small manufacturing shops, and numerous larger manufacturing and industrial uses. Some of the larger uses are in the manufacturing of steel pipes, fabrication, and oil refinement industries. Historically, Sand Springs has been a manufacturing community full of industry, but with economic, technological, and numerous other factors, the community has seen a downturn in industrial industry jobs in recent years. Some higher intensity commercial uses may be appropriate in the Industrial/Regional Employment Use District. These may include higher intensity auto and truck repair, truck rental facilities, lumber yards, etc., but other commercial uses, when located in appropriate areas, should be considered as many industrial areas are being cleared for redevelopment or are being underutilized.

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: S 81st W Ave is designated as a Residential Collector. W 18th St S does not have a designation.

Trail System Master Plan Considerations: The Go Plan illustrates a proposed shared use path along the edge of the Arkansas River approximately 1/8th mile to the south and a sidewalk gap along the entire length of S 81st W Ave to the north of the Arkansas River.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant land

Environmental Considerations: The site is located within the 500 year flood plain of the Tulsa County Flood Plain Map.

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 81st W Ave</td>
<td>Residential Collector</td>
<td>60 Feet</td>
<td>2</td>
</tr>
<tr>
<td>W 18th St S</td>
<td>No designation</td>
<td>N/A</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>IM</td>
<td>Industrial/Regional Employment</td>
<td>N/A</td>
<td>Fabrication Welding Shop</td>
</tr>
<tr>
<td>South</td>
<td>IM</td>
<td>Industrial/Regional Employment</td>
<td>N/A</td>
<td>Vacant (previously automotive scrap yard)</td>
</tr>
<tr>
<td>East</td>
<td>RM-2</td>
<td>Residential</td>
<td>N/A</td>
<td>Single-Family Home</td>
</tr>
<tr>
<td>West</td>
<td>IM</td>
<td>Industrial/Regional Employment</td>
<td>N/A</td>
<td>Asphalt Plant</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

History:

ZONING ORDINANCE: Resolution number 11813 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

CBOA-2498 May 2004: The Board of Adjustment approved a Special Exception to permit asphalt refining and manufacturing, concrete repurposing and recycling, and oil, asphalt, and polymer storage (Use Unit 27) in an IM District (Section 910, Table 1), on property located at 1900 South 81st Avenue West.

CBOA-2407 September 2011: The Board of Adjustment approved a Special Exception to permit a manufactured home (Use Unit 9) in a RM-2 district, on property located at 7912 West 17th Street South.

CBOA-1667 August 1999: The Board of Adjustment approved a Special Exception to permit one manufactured home on each of three separate lots in the RM district, on property located at 7904-7906-7908 West 18th Street.

CBOA-784 May 1996: The Board of Adjustment approved an Appeal (Section 1650 – Appeals from the Decision of the Building Inspector – Use Unit 1226) an appeal from the decision of the Building Inspector in denying a permit for a Use unit 26; subject to the installation of an 8’ screening fence around the entire yard and processing area; finding that the metal processing business is a use similar to those in Use Unit 26 and is to be classified under that Use Unit, on property located at SE/c 19th Street and South 81st West Avenue.

CBOA-636 February 1986: The Board of Adjustment approved a Special Exception to permit a mobile home in an RM zoned district, on property located at 7906 West 18th Street.

CBOA-360 June 1983: The Board of Adjustment approved a Special Exception to permit a mobile home in an RM District, on property located at 7830 West 18th Street.

4/6/2022 1:00PM

74
**TMAPC**
Tulsa Metropolitan Area Planning Commission

<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
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<tbody>
<tr>
<td>Dwayne Wilkerson</td>
<td>Applicant: Steve Dakil</td>
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<tr>
<td></td>
<td>Property Owner: Steve Dakil</td>
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<table>
<thead>
<tr>
<th>Location Map: (shown with City Council Districts)</th>
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<tbody>
<tr>
<td>![Location Map Image]</td>
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<table>
<thead>
<tr>
<th>Applicant Proposal:</th>
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</thead>
<tbody>
<tr>
<td>Present Use: Undeveloped</td>
</tr>
<tr>
<td>Proposed Use: Commercial</td>
</tr>
<tr>
<td>Concept summary: Rezoning to support a wider variety of uses and allow more floor area than currently allowed.</td>
</tr>
<tr>
<td>Tract Size: 0.97 ± acres</td>
</tr>
<tr>
<td>Location:</td>
</tr>
<tr>
<td>South of the southwest corner of East 15th Street</td>
</tr>
<tr>
<td>South &amp; South Sheridan Road</td>
</tr>
<tr>
<td>1600 South Sheridan Road</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Zoning:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Zoning: CS</td>
</tr>
<tr>
<td>Proposed Zoning: CH</td>
</tr>
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</table>

**Comprehensive Plan:**

**Land Use Map:** Town Center

**Stability and Growth Map:** Area of Growth

<table>
<thead>
<tr>
<th>Staff Recommendation:</th>
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</thead>
<tbody>
<tr>
<td>Staff recommends approval.</td>
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<td>CZM: 38</td>
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<table>
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<tr>
<th>City Council District:</th>
<th>County Commission District:</th>
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</thead>
<tbody>
<tr>
<td>5</td>
<td>2</td>
</tr>
</tbody>
</table>

**Councilor Name:** Mykey Arthrell-Knezek

**Commissioner Name:** Karen Keith
DEVELOPMENT CONCEPT: The applicant has requested rezoning to support a wider variety of uses and support more floor area.

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 CH district is primarily intended to accommodate high-intensity commercial and related uses primarily in the core area of the city. CH zoning encourages uses of properties and existing buildings along older commercial corridors and minimizes encroachments and adverse land use impacts on stable residential neighborhoods.

CH zoning allows uses that are consistent with the Town Center land use designation as contemplated in the Tulsa Comprehensive Plan and,

The building types and lot and building area regulations are consistent the future development pattern at this location and is consistent with the primary purpose of redevelopment along the commercial corridors of Tulsa therefore,

Staff recommends Approval of Z-7643 to rezone property from CS to CH.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CH zoning uses and land development consideration for building types and supplemental standards for landscaping, signage, lighting and other zoning code provisions are consistent with the 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
An area of growth is a designation to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to
increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

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

**Transportation Vision:**

**Major Street and Highway Plan:**

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

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

**East 17th Street** is considered a Residential Collector:
Residential collector streets strengthen neighborhood cohesion, promote alternative transportation, calm traffic and connect recreational destinations. They typically can be applied in two instances: in new residential neighborhoods or as retrofits in existing residential or downtown streets that may be wide, but do not provide sufficient parking, bicycle and pedestrian accommodations or traffic calming measures. These streets place a higher priority on landscape medians, tree lawns, sidewalks, on-street parking, and bicycle lanes than the number of travel lanes.

Residential streets consist of two or four travel lanes but place a much higher priority on pedestrian bicycle friendliness than on auto mobility.

**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 property is undeveloped and abuts East 17th Street and South Sheridan Road. East 17th Street is a residential collector street into a large single family residential area approximately 600 feet west of Sheridan Road.
Street view from Southeast corner looking northwest:

Environmental Considerations: None that affect site redevelopment

Streets:

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
<tbody>
<tr>
<td>South Sheridan Road</td>
<td>Secondary Arterial with multimodal corridor</td>
<td>100 feet</td>
<td>5 Lanes (2 southbound lanes)</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>(3 northbound lanes)</td>
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<tr>
<td>East 17th Street</td>
<td>Residential Collector</td>
<td>60 feet</td>
<td>2</td>
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Utilities: The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<tbody>
<tr>
<td>North</td>
<td>CH</td>
<td>Town Center Employment (abutting northwest corner)</td>
<td>Growth</td>
<td>Retail and office</td>
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<td>East</td>
<td>CS</td>
<td>Town Center</td>
<td>Growth</td>
<td>Retail</td>
</tr>
<tr>
<td>South</td>
<td>CS</td>
<td>Town Center</td>
<td>Growth</td>
<td>Office (Bank with drive thru aisles abutting East 17th Street)</td>
</tr>
<tr>
<td>West</td>
<td>CS</td>
<td>Town Center</td>
<td>Growth</td>
<td>Surface parking for industrial uses northwest of the subject property</td>
</tr>
</tbody>
</table>

**SECTION III: Relevant Zoning History**

**History:** Z-7643

**Subject Property:**

**ZONING ORDINANCE:** Ordinance number 11816 dated June 26, 1970, established zoning for the subject property.

**Surrounding Property:**

**BOA-20102 August 2005:** The Board of Adjustment **approved** a **Special Exception** to remove the required screening – Section 212.C.4, on property located at 1725, 1731 & 1737 South Sheridan Road.

**BOA-19129 July 2001:** The Board of Adjustment **approved** a **Variance** to permit a bar within 300’ of a church & a **Special Exception** for a bar to be within 150’ of a residential zoned district, on property located at 1707 South Sheridan.

**BOA-13905 January 1986:** The Board of Adjustment **approved** a **Variance** to permit temporary outdoor storage of building materials in a CS zoned district, on property located at 6308 East 17th Street.

**BOA-11788 January 1982:** The Board of Adjustment **approved** a **Special Exception** to permit an automobile rental service in a CS District at, on property located at 1725 South Sheridan Road.

**BOA-10843 January 1980:** The Board of Adjustment **approved** a **Special Exception** to permit vending machine sales and services in a CS District, on property located at 1535 South Sheridan Road.

**BOA-6043 October 1968:** The Board of Adjustment **approved** a **Special Exception** to permit extending a U-4B use 30 feet into a U-3E district and request for a waiver of the public hearing, on property located at 6308 East 15th Street.

**BOA-4519 November 1964:** The Board of Adjustment **approved** request for a modification of setback requirements in a U-4-B District to permit building 10 feet from a U-1-C District, on property located at 6308 East 15th street South.

4/6/2022 1:00 PM
Case Number: Z-7644

Hearing Date: April 6, 2022

Case Report Prepared by:
Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Patrick Crisp
Property Owner: Lisa A. Crisp

Applicant Proposal:
Present Use: Office
Proposed Use: Commercial Uses

Concept summary: Rezone existing building from OL to CS which allows more opportunities to repurpose the existing building.

Tract Size: 0.06 ± acres
Location:
221 East 46th Street North
East of the northeast corner of East 46th Street North at Martin Luther King Jr. Boulevard.

Zoning:
Existing Zoning: OL
Proposed Zoning: CS

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

Staff Recommendation:
Staff recommends approval.

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

County Commission District: 1
Commissioner Name: Stan Sallee
SECTION I: Z-7644

DEVELOPMENT CONCEPT: The applicant has requested rezoning for a property that contains an existing office building. The site is currently limited to office uses in an OL district. CS zoning allows a wider choice of use that would support opportunities to repurpose the existing building.

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

DETAILED STAFF RECOMMENDATION:

The CS district is primarily intended to accommodate convenience, neighborhood, subcommunity, community, and regional shopping centers providing a range of retail and personal service uses.

CS zoning allows uses that are consistent with the Town Center land use designation as contemplated in the Tulsa Comprehensive Plan and,

The building types and lot and building area regulations are consistent the future development pattern at this location and is consistent with the primary purpose of redevelopment along the commercial corridors of Tulsa therefore,

Staff recommends Approval of Z-7644 to rezone property from OL to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CS zoning uses and land development consideration for building types and supplemental standards that include landscaping, signage, lighting and other zoning code provisions are consistent with the 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
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 status on East 46th Street North.

**Trail System Master Plan Considerations:** This site is less than one mile from the Osage Trail which is a 14.5-mile trail from Skiatook to Downtown Tulsa.

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The subject property is developed with a single story small business.

Street view from southeast corner of lot looking northwest
Environmental Considerations: None that would affect site redevelopment.

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<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<td>East 46th Street North</td>
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<tr>
<td>North Cincinnati Place</td>
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<td>50 feet</td>
<td>2</td>
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</table>

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

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<td>North</td>
<td>CS</td>
<td>Town Center</td>
<td>Growth</td>
<td>Empty lot</td>
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<tr>
<td>East</td>
<td>CS</td>
<td>Town Center</td>
<td>Growth</td>
<td>Commercial</td>
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<td>South</td>
<td>CS and RS-3</td>
<td>Town Center</td>
<td>Growth</td>
<td>Commercial</td>
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<tr>
<td>West</td>
<td>CS</td>
<td>Town Center</td>
<td>Growth</td>
<td>Empty lot</td>
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</tbody>
</table>

SECTION III: Relevant Zoning History

History: Z-7644

Subject Property:

ZONING ORDINANCE: Ordinance number 11914 dated September 1, 1970, established zoning for the subject property.

Surrounding Property:

BOA-19547 April 2003: The Board of Adjustment approved a Special Exception to permit Use Unit 13 in an OM zoned district as accessory uses to office use, on property located at 4637 & 4641 North Cincinnati.

BOA-19241 November 2001: The Board of Adjustment approved a Variance to permit required setback from 89' to 78.5' to permit an addition to an existing building, on property located at 4603 North Cincinnati Place.

BOA-14024 April 1986: The Board of Adjustment approved a Special Exception to permit a single-family dwelling in an OL district, on property located at 4610 North Detroit Avenue.

BOA-13080 April 1984: The Board of Adjustment approved a Special Exception to permit auto repair with a service station in a CS district under the provisions of Section 1680, on property located at NE corner Cincinnati Pl. & 46th St. North.

BOA-12561 May 1983: The Board of Adjustment approved a Special Exception to permit to allow a tent revival from July 3rd to August 20, 1983, on property located at northeast corner of 46th Street North and Cincinnati Avenue.

REvised 3/29/2022
**Z-5890 December 1983**: All concurred in approval of a request for rezoning a tract of land from RS-3 & OL to CS on property located 4603 North Cincinnati.

**BOA-10816 December 1979**: The Board of Adjustment approved a *Special Exception* to permit the parking and storage of automobiles in a CS district, on property located at SE of 46th Street North and Cincinnati Avenue.

**BOA-13080 April 1984**: The Board of Adjustment approved a *Special Exception* to permit auto repair with a service station in a CS district under the provisions of Section 1680, on property located at NE corner Cincinnati Pl. & 46th St. North.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

Subject Tract

Z-7644

20-12 12
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

SUBJECT TRACT
LAND USE PLAN
TOWN CENTER

Z-7644
20-12 12
March 31, 2022

TMAPC
Via: esubmit@incog.org

Re: TMAPC Meeting - April 6, 2022 – 1:00 p.m.
    Agenda Item - Z-7644

Dear Commissioners of TMAPC:

Please accept this communication to let you know that Chamberlain Area Neighbors (C.A.N.) support the rezoning to CS, but with an optional development plan that prohibits the following uses:

- Plasma Center
- Bar
- Medical Marijuana Dispensary
- Sexually Oriented Business Establishment
- Vehicle Sales and Service Uses

Currently on the north side of E. 46th St. No., between MLK Jr., Blvd. and N. Hartford Ave., we have some positive commercial uses. These uses portray positive images to uplift our area. We do not want to “Open the door” for negative images. We are trying to keep our neighborhood safe by having positive improvements and we welcome the growth in our area. We want "positive" images.

If you have questions or need additional information, please call me at home (918/425-4756).

Again, I will make every attempt to attend the meeting. If I am unable to be in attendance, I would like for this letter to be read and considered, asking that this Proposed Zoning Change, if approved, include an optional development plan that prohibits certain uses as stated above.

Thank you very much for your assistance in this matter.

Very truly yours,

Jane Malone
President
Item
Discuss various proposed amendments to the City of Tulsa Zoning Code in the following sections:

- **Chapter 20 Overlay Districts:** Section 20.080-C Residential Building Types for Household Living, Table 20-4.5 Notes, [1]; Section 20.080-E Parking Regulations, 2. Location
- **Chapter 5 Residential Districts:** Section 5.030-B Table Notes, [4]
- **Chapter 40 Supplemental Use and Building Regulations:** Section 40.030 Apartments/Condos
- **Chapter 55 Parking:** Section 55.080-C Parking Setbacks

Background
On June 16, 2021, TMAPC recommended approval of an amendment to the Tulsa Zoning Code to create the Neighborhood Infill Overlay (NIO). The overlay is intended to expand the types of housing that can be developed in the near-downtown neighborhoods to address the lack of "missing middle" housing identified by the 2019 Downtown & Surrounding Neighborhoods Housing Study & Strategy (DSNHSS). Following City Council approval, the ordinance was published on August 1, 2021, and became effective on August 31, 2021.

On June 16, 2021, The City Council initiated zoning map amendments to apply NIO zoning to properties in alignment with the DSNHSS boundaries, excluding properties located within the Inner Dispersal Loop (IDL). Due to a high level of opposition, several areas were removed from the proposed map amendment during public engagement and public hearings. The final map (attached SA-5 maps) was approved and became effective on December 7, 2021.

During the map amendment process, Councilor McKee committed to revisiting the allowable number of apartments within single-family residential districts and consider a text amendment to reduce the maximum number from 8 units to 6 units. During a review of the adopted text, other items were identified that needed clarification or adjustments based on feedback received from interested parties. The amendments are a result of the zoning code implementation team’s work to address the follow-up items and clarify the adopted text. The proposed amendments are in Chapters 5, 20, 40, and 55 of the zoning code. The proposed amendments were presented to the TMAPC at a work session on February 16, 2022.

The amendments proposed to the City of Tulsa Zoning Code, Title 42 Tulsa Revised Ordinances, are shown in strike-through/underline in Attachment I.

Staff Recommendation
Approval of the proposed amendments to the City of Tulsa Zoning Code as shown in the attachment

Attachment
- Summary of changes and justifications for zoning code amendments
ATTACHMENT 1:

OVERLAY:
Revise Section 20.080-C to reduce the allowable number of units for apartments/condos located in RS districts within the Neighborhood Infill Overlay from 8 to 6.

20.080-C Residential Building Types for Household Living

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>Base Zoning Districts</th>
<th>RS-</th>
<th>4</th>
<th>5</th>
<th>RD</th>
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1. Table 20.4.5 Notes
The following notes refer to the bracketed numbers (e.g., "[1]") in (Table 20.4.5):

[1] Apartment/condo is limited to no more than 6 dwelling units on a single lot.
Revised language for parking locations to clarify that driveways can be permitted in the space between buildings and street right-of-way while maintaining the prohibition on parking spaces in the defined area.

20.080-E Parking Regulations

1. Minimum Parking Ratios

The minimum parking ratios established in Section 55.020, Table 55-1 for a Household Living use are reduced by 50% in the Neighborhood Infill Overlay district.

2. Location

The parking area spaces, not including drive aisles, are prohibited between building and street right-of-way (see Figure 20-5) on lots occupied by a 3+ Unit Townhouse, Cottage House Development, Multi-unit House and Apartment/Condo.

*Figure 20-5: Parking Prohibited between Building and Street Right-of-Way*
ATTACHMENT 1:

CITY-WIDE:

Update “Table Note [4]” to clarify additional setback for non-residential uses applies to vacant lots, as well as lots occupied by residential uses.

5.030 Lot and Building Regulations

<table>
<thead>
<tr>
<th>Regulations</th>
<th>RE</th>
<th>RS-1</th>
<th>RS-2</th>
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<td>Detached house</td>
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<td>9,000</td>
<td>6,900</td>
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<td>Mobile home park</td>
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<td><strong>Other allowed buildings/uses</strong></td>
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<td>Patio house</td>
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<td>Multi-unit house</td>
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<td><strong>Other allowed buildings/uses</strong></td>
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<td>Side (interior) [4]</td>
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<tr>
<td><strong>Min. Open Sp./Unit (sq. ft.)</strong></td>
<td>12,000</td>
<td>7,000</td>
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<td>4,000[8]</td>
<td>2,500</td>
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<td><strong>Max. Building Height (feet)</strong></td>
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ATTACHMENT 1:

5.030-B Table Notes
The following notes refer to the bracketed numbers (e.g.,"[1]") in Table 5-3:

... 

[4] Non-residential uses requiring special exception approval in R zoning districts require minimum 25-foot building setback from R-zoned lots that are vacant or occupied by residential uses.

... 

Remove language that limits screening requirements to apartments over 5 units and apply screening requirements to all apartment/condos adjacent to RE, RS, or AG-R districts.

40.030 Apartments/Condos
Whenever an apartment/condo building containing more than 5 dwelling units is located on a lot abutting an RE, RS, or AG-R district, a screening wall or fence must be provided along the common lot line in accordance with the F1 screening fence or wall standards of §65.070-C.

Remove additional setback applied to parking lots accessory to apartment/condo buildings due to the application of new landscaping and screening requirements.

55.080-C Parking Setbacks

... 

2. Unenclosed off-street parking areas (including drive aisles) that are accessory to apartment/condo buildings or group living uses must be set back at least 25 feet from any abutting RE or RS zoning district.

3. All unenclosed, non-accessory off street parking areas must be screened from abutting R- or AG-R- zoned lots by an F1 screening fence or wall, in accordance with §65.070-C.

4. All unenclosed, accessory off street parking areas containing 6 or more spaces must be screened from abutting RE-, RS-, or AG-R- zoned lots by an F1 screening fence or wall, in accordance with §65.070-C, provided that accessory parking areas located more than 50 feet from abutting RE-, RS-, or AG-R- zoned lots are not required to provide such screening.