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 April 20, 2022 Meeting No. 2864
2. Amend the minutes of March 2, 2022 Meeting No. 2861 (pages 10-21)

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

3. Z-7646 Timothy Forsman (CD 1) Location: South of the southeast corner of East Pine Street North and North Utica Avenue requesting rezoning from RM-2 to CS
4. Z-7647 Ellison Investment Group, LLC (CD 1) Location: Southwest corner of East Tecumseh Street and North Midland Avenue requesting rezoning from RS-4 to RM-2 with optional development plan
5. PUD-484-A Tom Neal (CD 4) Location: Southeast corner of South Delaware Place and East 11th Street South requesting a PUD Major Amendment to
abandon PUD-484 to allow single detached residential development on the south edge

6. **Z-7648 Tom Neal** (CD 4) Location: Southeast corner of South Delaware Place and East 11th Street South requesting rezoning from OL, RS-3, CH, and PUD-484 to CS and RS-4

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

7. **Red Hawk Hill** (County) Minor Subdivision Plat, Location: East of the southeast corner of East 166th Street North and North Sheridan Road

8. **Patterson Farms** (CD 6) Preliminary Plat and Modification of the Subdivision and Development Regulations to extend block length, Location: West of the northwest corner of East 41st Street South and South 145th East Avenue

9. **QT 0018** (CD 2) Preliminary Plat, Location: Southwest corner of South 33rd West Avenue and West 45th Street South

**OTHER BUSINESS**

10. Commissioners' Comments

**ADJOURN**

CD = Council District

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

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

**TMAPC Mission Statement:** The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region’s current and future residents.
<table>
<thead>
<tr>
<th><strong>Case Number:</strong> Z-7646</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hearing Date:</strong> May 4, 2022</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwayne Wilkerson</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Applicant:</strong> Timothy Forsman</td>
</tr>
<tr>
<td><strong>Property Owner:</strong> This will all be yours someday, LLC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Location Map:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>(shown with City Council Districts)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Applicant Proposal:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Present Use:</strong> Vacant</td>
</tr>
<tr>
<td><strong>Proposed Use:</strong> Commercial</td>
</tr>
<tr>
<td><strong>Concept summary:</strong> Redevelop vacant properties into small business consistent with goals of the Town Center land use vision.</td>
</tr>
<tr>
<td><strong>Tract Size:</strong> 1.42 + acres</td>
</tr>
<tr>
<td><strong>Location:</strong></td>
</tr>
<tr>
<td>Multiple parcels South of the Southeast corner of East Pine and North Utica Avenue all parcels are between East Oklahoma Place and East Oklahoma Street.</td>
</tr>
</tbody>
</table>

<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> CS</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Comprehensive Plan:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Use Map:</strong> Town Center</td>
</tr>
<tr>
<td><strong>Stability and Growth Map:</strong> Area of Growth</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Staff Recommendation:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff recommends approval.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Staff Data:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>TRS: 0331</td>
</tr>
<tr>
<td>CZM: 29</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>City Council District:</strong> 1</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Councilor Name:</strong> Vanessa Hall-Harper</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>County Commission District:</strong> 2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Commissioner Name:</strong> Karen Keith</td>
</tr>
</tbody>
</table>

3.1
SECTION I: Z-7646

DEVELOPMENT CONCEPT: The neighborhood is transitioning from residential uses to commercial properties as contemplated in the Tulsa Comprehensive Plan. If the zoning is approved, this group of lots will be developed for small businesses.

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:

Z-7646 is a request to change zoning from RM-2 to CS. Uses allowed within a CS zoning district along with the lot and building regulations are consistent with the Town Center land use vision and,

The CS district is primarily intended to accommodate convenience, neighborhood, subcommunity, community, and regional shopping centers providing a range of retail and personal service uses that are consistent with the expected development pattern for a Town Center land use designation,

The supplemental development standards with the lot and building regulations in a CS zoning district support development style similar to surrounding properties therefore,

Staff recommends Approval of Z-7646 to rezone property from RM-2 to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Uses, lot and building standards along with the supplemental regulations allowed in a CS district are consistent with the Town Center land use designation

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  
*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 surrounding and existing properties are a wide variety of residential and non-residential uses and vacant properties. The surrounding residential neighborhood is primarily small single family homes showing signs of improvement.

**STREET VIEW FROM SOUTHEAST LOOKING NORTHWEST**
Environmental Considerations: None that would affect site redevelopment.
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>East Oklahoma Place</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
</tr>
<tr>
<td>East Oklahoma Street</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
</tr>
<tr>
<td>North Wheeling Avenue</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
</tr>
</tbody>
</table>

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

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RM-2</td>
<td>Town Center</td>
<td>Growth</td>
<td>Vacant and Residential</td>
</tr>
<tr>
<td>East</td>
<td>RM-2</td>
<td>Town Center and Existing Neighborhood</td>
<td>Stability</td>
<td>Residential and residential with home occupation</td>
</tr>
<tr>
<td>South</td>
<td>IL</td>
<td>Employment</td>
<td>Growth</td>
<td>Industrial</td>
</tr>
<tr>
<td>West</td>
<td>RM-2</td>
<td>Town Center</td>
<td>Growth</td>
<td>Residential with home occupation.</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

History: Z-7646

Subject Property:

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

Surrounding Property:

BOA-22727 August 2019: The Board of Adjustment approved a Verification of the 1,000-foot spacing requirement for a medical marijuana dispensary from another medical marijuana dispensary, on property located at 1333 North Utica Avenue East.

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-19777 March 2004: The Board of Adjustment denied a Special Exception to permit auto sales in a CS district; & a Variance of use conditions that there be no open display or sale of merchandise within 300; of R district, on property located at 1810 East Pine Street.
BOA-19243 November 2001: The Board of Adjustment approved a Special Exception to permit an auto detail shop in a CS district, on property located at 1902 East Pine Street.

BOA-17498 September 1996: The Board of Adjustment approved a Special Exception to allow Use Unit 17 uses in a CS district, on property located at 1403 North Utica Avenue.

BOA-16919 January 1995: The Board of Adjustment approved a Variance to permit the required setback from the centerline of East Oklahoma and a Special Exception to permit Use Unit 15 Other goods and Services in a CS Zoned District, on property located at Northeast corner of North Utica Avenue and East Oklahoma Street.

BOA-13590 May 1985: The Board of Adjustment approved a Variance to permit the 100’ setback from the centerline of Utica to 58’ and of the 50’ setback from the centerline of Newton Street to 42’ to allow construction of a building in an IL zoned district, on property located at on the NW/c of Utica and Newton Street.

BOA-7193 November 1971: The Board of Adjustment approved a Special Exception to permit operating a generator shop in a CS District, on property located at 1810 East Pine Street.

BOA-5353 February 1967: The Board of Adjustment granted permission to enclose front porch in a U-2-B District which encroaches in front yard, on property located at Lot 9, Block 1, Carpenters First Addition.

BOA-4782 September 1965: The Board of Adjustment granted approval for a modification of setback requirements in a U-4-A District on Lots 2 & 3, Block 4, Utica Addition to permit building up to the rear lot line.

BOA-4188 September 1963: The Board of Adjustment granted permission for a modification of setback requirements in a U-4-A District to permit erection of a building 20 feet from the rear lot line on Lot 3, Block 4, Utica Addition.

Z-5019 October 1977: All concurred in approval of a request for rezoning a tract of land from RM-1 to IL on property located 1404 North Utica Ave East.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
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-7646
20-13 31

3.10
Case Report Prepared by: Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Ellison Investment Group LLC
Property Owner: Ellison Investment Group LLC

Applicant Proposal:
Present Use: Vacant
Proposed Use: Townhouses

Concept summary: Develop vacant property adjacent to the Midland Valley trail with townhouses for individual ownership opportunities.
Tract Size: 0.53 ± acres
Location: Southwest corner of East Tecumseh Street and North Midland Avenue
718 E Tecumseh Street

Zoning:
Existing Zoning: RS-4
Proposed Zoning: RM-2 with ODP

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

Staff Recommendation:
Staff recommends approval with the optional development plan outlined in Section II.

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

County Commission District: 1
Commissioner Name: Stan Sallee
SECTION I: Z-7647

DEVELOPMENT CONCEPT: The applicant proposed to rezone the site to accommodate a proposed townhouse development anticipating individual ownership. The optional development plan is provided to allow single family homes and townhomes but does not allow multi-family development.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
  - Concept building elevations
  - Concept site plan

DETAILED STAFF RECOMMENDATION:

Z-7647 requesting RM-2 zoning with the optional development plan is consistent with the development plan provisions allowed in the Tulsa Zoning Code and,

Z-7647 with the optional development plan is consistent with the Existing Neighborhood land use designation in the Tulsa Comprehensive Plan and,

Residential zoning districts are primarily intended to create, maintain, and promote a variety of housing opportunities for individual households and to maintain and promote the desired physical character of existing and developing neighborhoods. While the districts primarily accommodate residential uses, some nonresidential uses are also allowed. The various R districts are primarily differentiated on the basis of allowed building types, density and lot and building regulations. In this instance, the RM-2 district with the optional development plan provides clear and objective development standards that are consistent with the current and future development anticipated in the area and,

The redevelopment plan for this site is appropriate with the existing street and trail infrastructure therefore,

Staff recommends Approval of Z-7647 to rezone property from RS-4 to RM-2 with the provisions outlined in Section II.

SECTION II Z-7647 OPTIONAL DEVELOPMENT PLAN STANDARDS:

Z-7647 with the optional development plan standards will confirm to the provisions of the Tulsa Zoning Code for development in an RM-2 zoning district and its supplemental regulations except as further refined below.

A. Permitted Uses:

Household living (if in allowed building type identified below)

a. Residential Use Category (limited to the subcategories and specific uses defined below and uses that are customarily accessory to the permitted uses).

  Single household
B. Building Type Regulations for Household Living:
   Residential Subcategory
   Household living, (specific uses but only as follows):
      Single household
      Detached house
      Townhouse including 2-unit townhouse and 3+ unit townhouses

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Single family homes with an opportunity to provide single family home ownership in a townhouse building are important home ownership options that are both supported by the Existing Neighborhood land use vision.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood
The Existing Neighborhood category is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

Areas of Stability and Growth designation: Area of Stability
The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: This site is abutting the Midland Valley Trail system that provides direct access for pedestrian and bicycle access to Downtown Tulsa and north to Skiatook.

Small Area Plan: None

Special District Considerations: None except that this site is included in the Healthy Neighborhood Overlay. That overlay restricts placement of small box discount stores. This rezoning request does not allow any commercial development and is not affected by the overlay.

Historic Preservation Overlay: None
DESCRIPTION OF EXISTING CONDITIONS:

**Staff Summary:** Empty lot abutting public streets and the Midland Valley trail system.

**STREETVIEW FROM NORTHEAST CORNER LOOKING SOUTHWEST:**

![Streetview Image](image)

**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>
</tr>
</thead>
<tbody>
<tr>
<td>East Tecumseh Street</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
</tr>
<tr>
<td>North Midland Drive and Midland Valley Trail</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
</tr>
</tbody>
</table>

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

**Surrounding Properties:**

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-4</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Detached single family home</td>
</tr>
<tr>
<td>East</td>
<td>RS-4</td>
<td>Existing Neighborhood</td>
<td>Growth</td>
<td>Detached single family home</td>
</tr>
<tr>
<td>South</td>
<td>RS-4</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Detached single family home</td>
</tr>
<tr>
<td>West</td>
<td>RS-4</td>
<td>New Neighborhood</td>
<td>Growth</td>
<td>Detached single family home</td>
</tr>
</tbody>
</table>
SECTION IV: Relevant Zoning History

History: Z-7647 w/ ODP

Subject Property:

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

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-22380 December 2017: The Board of Adjustment approved a Special Exception to permit the driveway width to exceed 20 feet, on property located at 1860 North Hartford Avenue East.

BOA-22342 September 2017: The Board of Adjustment approved a Special Exception to permit a Day Care Center for children in an R District, on property located at 737 East Tecumseh Street North.

BOA-11645 October 1981: The Board of Adjustment approved a Special Exception to permit a club in an RM-1 District; and a Variance of the setback requirements from 25' to 5' along the east boundary in an RM-1 District, on property located at 713 East Tecumseh Ave.

BOA-7857 April 1973: The Board of Adjustment approved a Special Exception to permit property for a care home & a Variance to extend a care home across lot lines in an RM-1 District, on property located at 1944 North Iroquois.

BOA-4012 February 1963: The Board of Adjustment approved permission to operate a nursing home and request for a waiver of parking requirements and request for permission to use house now on lot for quarters, on property located at Lot 2, Block 2, Pershing Addition.

BOA-3053 April 1958: The Board of Adjustment approved permission to permit dwelling on rear of Lot 17, Block 4, Carter Addition.

BOA-2557 May 1954: The Board of Adjustment approved permission to permit an additional dwelling on the east half of said South ½ of Lot 9, Block 3, Carter Addition.

BOA-1431 January 1942: The Board of Adjustment approved appeals from an order of the Building Inspector to remove a three-room dwelling erected on the West 20 feet of the South one-half of Lot 3,
Block 2, Roosevelt Addition, account of insufficient lot area, and requests permission to erect another one-half of Lot 3, Block 2, both parcels being 20' by 65' in size.

5/4/2022 1:00 PM
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.
Growth and Stability

Area of Growth
Area of Stability
Case Report Prepared by: Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Tom Neal
Property Owner: Roger Marshall LLC

Applicant Proposal:
Present Use: Commercial/Retail/Parking

Proposed Use: add residential use to south portion of the PUD area.

Concept summary: Abandon PUD 484 and rezone subject tract to allow existing development, remove outdated development standards and add single detached residential development opportunity on the south edge.

Tract Size: 0.75 ± acres

Location:
Multiple Parcels at the southeast corner of East 11th Street South and South Delaware Place.

Zoning:
Existing Zoning: OL, RS-3, and CH with PUD 484.
Proposed Zoning: CS, RS-4 and abandon PUD 484.

Comprehensive Plan:
Land Use Map: Existing Neighborhood, Main Street
Stability and Growth Map: Area of Growth, Area of Stability

Staff Recommendation:
Staff recommends approval of abandonment of PUD 484 but only if Z-7648 is approved rezoning the subject tract to CS and RS-4.

City Council District: 4
Councilor Name: Kara Joy McKee

County Commission District: 2
Commissioner Name: Karen Keith
SECTION I: PUD-484-A

DEVELOPMENT CONCEPT: The PUD was approved in 1992 and required development standards for large street setbacks and surface parking in front of buildings. That pattern is no longer consistent with the expected development goals in the Tulsa Comprehensive Plan along Route 66 (East 11th Street South). Rezoning these properties and abandoning the PUD removes barriers for future development opportunities for main street style development.

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:
  - Neighborhood engagement email that Renaissance Neighborhood association supports the rezoning

DETAILED STAFF RECOMMENDATION:

Abandoning the PUD and rezoning to CS is primarily intended to accommodate convenience, neighborhood, subcommunity, community, and regional shopping centers providing a range of retail and personal service uses. Uses and lot and building regulations permitted in the CS district are consistent with the Main Street land use designation in the Comprehensive Plan and the Urban Arterial with the Main Street overlay on the Major Street and Highway Plan and,

Abandoning the PUD and rezoning to RS-4 is primarily intended for single family residential homes that were prohibited in 1992. The RS-4 standards allow urban lots that are consistent the existing residential development pattern anticipated on the edges of the existing neighborhood land use areas and,

The combined effort of abandoning the outdated PUD along with rezoning the commercial development area to CS and residential lot to RS-4 are consistent with Main Street and Existing Neighborhood land use designations in the Comprehensive Plan therefore,

Staff recommends approval of PUD 484-A to abandon PUD 484 but only with the approval of the Z-7648 rezoning the site from CH, OL and RS to CS and RS-4

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Abandonment of the PUD and rezoning will help remove obstacles that were established in the PUD. The southern portion of the parcel will be rezoned to RS-4 and the northern portion of the parcel will be rezoned to CS. This will allow redevelopment that is consistent with the Tulsa Comprehensive Plan.
Land Use Vision:

Land Use Plan map designation:

Main Street
The northern 3/4ths of the subject tract is considered Main Streets are Tulsa’s classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures

Existing Neighborhood
The southern 1/4th of the subject tract is considered Existing Neighborhood.

Areas of Stability and Growth designation:
Area of Growth,
The northern 3/4ths of the parcel is considered an 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.”

Area of Stability
The southern 1/4th of the subject tract is considered an Area of Stability. The Areas of Stability includes approximately 75% of the city’s total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision:

Major Street and Highway Plan:
East 11th Street south is classified as an Urban Arterial with Main Street designation. The Main Street designation encourages building placement closer to the curb and encourages pedestrian oriented development.
Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: This site is included in the Route 66 overlay that supports affects sign standards encouraging neon and is immediately south the Tulsa University Campus.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Existing single story commercial development.

Environmental Considerations: None that would affect site redevelopment.

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>East 11&lt;sup&gt;th&lt;/sup&gt; Street South</td>
<td>Urban Arterial with Main Street Designation</td>
<td>70 feet</td>
<td>4 lanes (2 each direction)</td>
</tr>
<tr>
<td>South Delaware Place</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
</tr>
</tbody>
</table>

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

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>CH</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Tulsa University</td>
</tr>
<tr>
<td>East</td>
<td>CH, OL and RS-3</td>
<td>Main Street and Existing Neighborhood</td>
<td>Growth and Area of Stability</td>
<td>Commercial and Single-family dwelling</td>
</tr>
<tr>
<td>South</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Area of Stability</td>
<td>Single-family dwelling</td>
</tr>
<tr>
<td>West</td>
<td>CH, OL and RS-3</td>
<td>Main Street and Existing Neighborhood</td>
<td>Growth and Area of Stability</td>
<td>Commercial and Single-family dwelling</td>
</tr>
</tbody>
</table>

Neighborhood Engagement: The subject property is included in the Renaissance Neighborhood Association area. That group is active in zoning and land use decisions. We have received correspondence, met with the neighborhood association representative, and have received support from that neighborhood supporting the rezoning request and for the abandonment of the planned unit development.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 17690 dated April 13, 1992, replaced Ordinance number 11815, establishing the current zoning for the subject property.
Subject Property:

SA-4 (Route 66 Overlay) June 2018: All concurred in approval to apply supplemental zoning, RT66 (Route 66 Overlay), to multiple properties along South 193rd East Avenue, East 11th Street, South Mingo Road, East Admiral Boulevard, East Admiral Place, West 11th Street South, and Southwest Boulevard, on a portion of the subject property along Southwest Boulevard.

PUD-484 April 1992: All concurred in approval of a proposed Planned Unit Development on a tract of land for on property located Southeast corner of E. 11th Street & S. Delaware Place.

Surrounding Property:

SA-4 (Route 66 Overlay) June 2018: All concurred in approval to apply supplemental zoning, RT66 (Route 66 Overlay), to multiple properties along South 193rd East Avenue, East 11th Street, South Mingo Road, East Admiral Boulevard, East Admiral Place, West 11th Street South, and Southwest Boulevard, on a portion of the subject property along Southwest Boulevard.

BOA-21713 May 2014: The Board of Adjustment approved a Special Exception to permit required off-street parking on a lot other than the lot containing the use (Section 1301.D); & a Modification to a previously approved site plan (BOA-19528) to reduce approved parking from 311 spaces to 244 spaces in the RM-2 and CH district; & a Variance of the off-street parking setback requirement from the centerline of East 10th Street from 50 feet to 35 feet in the RM-2 and CH Districts & a Variance of the screening fence requirement to extend existing fence type as approved under BOA-19528 in the RM-2 and CH districts & a Modification of the required tie agreement of Track A,B, and C as established by BOA-19528 and removal of Tract C as part of required parking , on property located at NE/c and NW/c of East 11th Street South and South Columbia Avenue.

BOA-20284 June 2006: The Board of Adjustment approved a Special Exception to permit Use Unit 5 (University Housing) in the RM-2 and OL districts & a Special Exception to permit required parking on a lot not containing the principal use & a Variance of the maximum structure height in the RM-2 district from 35 ft. to 45 ft. and a Variance of the 75 ft. setback for 3-story multi-family buildings in the RM-2 district from an RS district, on property located at east side of S. Delaware Ave. to the west side of Skelly Stadium between E. 11th St. and E. 8th St..

BOA-19615 June 2003: Amended Exhibit H, Tract C, off-street parking plan east of South Delaware Avenue to add the two lots to the site, landscape, and screening and lighting plan approved by the Board in Case No. 19528; & a Variance deleting the screening requirements of Section 504.B of the Tulsa Zoning Code to permit off-street parking on the west side of the PK parking district lots on the east side of South Delaware Avenue, without a 3’ high screening fence or berm as shown on Amended Exhibit H (The screening requirements of Section 504.B will be met along the south side of the PK lots along East 12th Street) & a Variance of the off-street parking setback from the centerline of South Delaware Avenue required by Section 1302.B of the zoning code from 50’ to 35’. & a Variance of the off-street parking setback from the centerline of East 12th street required by Section 1302.B of the Tulsa zoning Code from 50’ to 38’ & a Variance deleting the screening requirement of Section 1302.E to permit the use of the two PK district lots with screening as shown on Amended Exhibit H. (The two PK district lots will be screened on the east side by a 6’ high screening and on the south side by a 3’ high screening fence required in the PK district.) located NE/c S. Delaware Ave. & E. 12th St.

BOA-19528 February 2003: The Board of Adjustment approved a Special Exception to permit Use Unit 23, within the existing CH and CG districts and the requested additional CG district & a Variance of the Major Street Plan setback required under Section 215 reducing the urban arterial setback on the
westside of the centerline of Delaware from 35' to 22'. & a Variance of the building setback required by Section 703 in the CG zoning district on the west side of the centerline of Delaware from 85' (35' urban arterial right-of-way width plus 50') to 22' for approximately 75' & a Variance of the requirements of Section 1301.D to permit a part of the required off-street parking for the offices and plant facilities within Tract A to be located within Tracts B and C (Exhibits G-H). and a Variance deleting the screening requirement of Section 1302.A for the existing off-street parking in Tract B in a RM-2 district along the north boundary and the north 20' of the west boundary (Exhibit G) & a Variance from the centerline of 10th Street required by Section 1302.B from 50' to 35' to permit existing off-street parking in Tract B to be located along the north boundary & a Variance deleting the screening requirement of Section 1032.A to permit off-street parking setback from the centerline of Delaware required by Section 1302.B from 50' to 35' to permit off-street parking in Tract C along the east side of Delaware, on property located at 2745 e. 11th St.

BOA-18983 February 2001: The Board of Adjustment approved a Variance to permit design standards for off-street parking areas & a Special Exception to reduce required parking spaces from 28 to 20 spaces, on property located at 2913 E. 11th St.

BOA-17572 November 1996: The Board of Adjustment approved a Variance to permit the setback from 11th street from 50' to 32' for 6 directional signs, on property located at 2918 East 11th Street.

BOA-17505 September 1996: The Board of Adjustment approved a Variance to permit the required setback from 11th St from 50' to 35' to erect a new sign, on property located at 2918 E. 11th St.

BOA-17430 July 1996: The Board of Adjustment approved a Variance to permit required parking to be located on a lot other than the lot containing the principal use & Variance to permit the multiple lots within the site to be considered as a single lot for the purpose of establishing and measuring building and parking setbacks and calculation the amount and locating signage within the site, on property located at 2900-2998 East 11th Street.

BOA-16896 January 1995: The Board of Adjustment approved a Special Exception to permit a student community center in an RS-3 zoned district, on property located at 1128 South College.

BOA-14474 May 1987: The Board of Adjustment approved a Variance to permit the setback from the centerline of 11th Street from 50' to 33' to allow for a sign, on property located at 2924 East 11th Street.

BOA-14291 December 1986: The Board of Adjustment approved a Variance to permit the screening requirement between an OL and RS-3 District, on property located at SW/c East 11th and South Delaware Place.

BOA-12609 June 1983: The Board of Adjustment approved a Variance to permit the designated setback from the centerline of 11th Street from 50' to 40' (edge of right-of-way) for a sign, on property located at SE corner of 11th Street and Delaware Avenue.

BOA-12423 January 1983: The Board of Adjustment approved a Variance to permit more than 750 square feet of detached accessory building and more than 20% rear yard coverage, on property located at 1127 South Evanston Avenue.

BOA-8934 February 1976: The Board of Adjustment approved a Special Exception to permit modification of the screening requirements where the purpose of the screening requirement cannot be achieved on the west south and east property lines in a CH District, on property located at 2800 East 11th Street.

5.4
REVISED 4/28/2022
**BOA-5617 December 1967:** The Board of Adjustment approved a *Special Exception* to permit extending a restaurant use into a U-3A district a distance of 37 feet, on property located at 2918 East 11th Street.

**BOA-5514 August 1967:** The Board of Adjustment approved a *Variance* to permit to modify major street setback requirements in a U-3E district to permit erection of a sign 32 feet from the centerline of 11th Street, on property located at Lot 6, Block 27, College Addition.

**BOA-2011 November 1948:** The Board of Adjustment approved waiver of set-back requirements along Delaware Avenue to permit erection of a building on Lots 18, 19, and the South 4 feet of Lots 20, Block 3, Signal Addition approximately fifteen feet beyond the established major street building line along Delaware.

**BOA-1665 May 1944:** The Board of Adjustment approved waiver of set-back requirements along Eleventh Street to permit erection of a temporary building approximately nine feet over the established setback line on Lot 11, Block 26, College Addition, on property located at Northwest corner of 11th & Evanston.

**BOA-1381 June 1941:** The Board of Adjustment approved a waiver of set-back requirements along Eleventh Street to permit erection of a 5' x 9' temporary frame building ten feet over the established set-back line on Lot 1, Block 3, Pilche Summit Addition on property located at 2922 East 11th Street to house portable hot dog stand.

5/4/2022 1:00 PM
SUBJECT TRACT
LAND USE PLAN
MAIN STREET
EXISTING NEIGHBORHOOD

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

Z-7648/PUD-484-A
19-13 08
Hey Dwayne and Felicity,

Sunday I received a unanimous vote to support the changes to the PUD on this property. I understood from our meeting that once we had that, you all would start to draft the changes needed. Am I remembering this correctly? What do I need to do next?

Thank you,
Tom

PS, also just left Dwayne a voicemail.

**Case Report Prepared by:**
Dwayne Wilkerson

**Owner and Applicant Information:**
*Applicant:* Tom Neal  
*Property Owner:* Roger Marshall LLC

**Applicant Proposal:**
*Present Use:* Commercial/Retail/Parking  
*Proposed Use:* Add residential use to south portion of the PUD.

*Concept summary:* Abandon PUD 484 and rezone site to allow CS uses and add single family detached residential development opportunity on the south edge.

*Tract Size:* 0.75 ± acres  
*Location:* Multiple Parcels at the southeast corner of East 11th Street South and South Delaware Place.

**Zoning:**
*Existing Zoning:* OL, RS-3, and CH with PUD PUD 484.

**Comprehensive Plan:**
*Land Use Map:* Existing Neighborhood, Main Street  
*Stability and Growth Map:* Area of Growth, Area of Stability

**Staff Recommendation:**
*Staff recommends approval of rezoning as noted below but only with the abandonment of PUD 484.*

*Proposed Zoning:*
- **CS:** All of Lots 24, 23, 22, 21 and the North 40 feet of Lot 20 in Block 2 of SIGNAL ADDN, City of Tulsa, Tulsa County, State of Oklahoma
- **RS-4:** North 40 feet of lot 19 and the South 10 feet of lot 20 in Block 2 of SIGNAL ADDN, City of Tulsa, Tulsa County, State of Oklahoma

**Staff Data:**
*TRS:* 9308  
*CZM:* 37

**City Council District:** 4  
*Councilor Name:* Kara Joy McKee

**County Commission District:** 2  
*Commissioner Name:* Karen Keith

**Case Number:** Z-7648  
*(Related to PUD 484-A to abandon PUD 484).*

**Hearing Date:** May 4, 2022
DEVELOPMENT CONCEPT: The PUD was approved in 1992 and required development standards for large street setbacks and surface parking in front of buildings. That pattern is no longer consistent with the expected development goals in the Tulsa Comprehensive Plan. Rezoning these properties and abandoning the PUD removes barriers for future development opportunities for main street style development.

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:
- Neighborhood engagement email that Renaissance Neighborhood association supports the rezoning

LEGAL DESCRIPTIONS:

CS zoning: All of Lots 24, 23, 22, 21 and the North 40 feet of Lot 20 in Block 2 of SIGNAL ADDN, City of Tulsa, Tulsa County, State of Oklahoma

RS-4 zoning: North 40 feet of lot 19 and the South 10 feet of lot 20 in Block 2 of SIGNAL ADDN, City of Tulsa, Tulsa County, State of Oklahoma

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. Uses and lot and building regulations permitted in the CS district are consistent with the Main Street land use designation in the comprehensive plan and the Urban Arterial with the Main Street overlay on the Major Street and Highway Plan and,

RS-4 Zoning is primarily intended for single family residential homes on smaller urban lots that are consistent the existing residential development pattern and,

The combined effort of abandoning the outdated PUD along with rezoning the commercial development area to CS and residential lot to RS-4 are consistent with Main Street Designations Comprehensive Plan the existing neighborhood land use designation therefore,

Staff recommends approval of Z-7648 to rezone property from CH, OL, and RS-3 with PUD 484 to CS, RS-4 but only with the approval of the abandonment of PUD 484.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Abandonment of the PUD and rezoning will help remove obstacles that were established in the PUD. The southern portion of the parcel will be rezoned to RS-4 and the northern portion of the parcel will be rezoned to CS. This will allow redevelopment that is consistent with the Tulsa Comprehensive Plan.
**Land Use Vision:**

**Land Use Plan map designation:**

**Main Street**
The northern 3/4ths of the subject tract is considered Main Streets are Tulsa’s classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

**Existing Neighborhood**
The southern 1/4th of the subject tract is considered Existing Neighborhood.

**Areas of Stability and Growth designation:**

**Area of Growth,**
The northern 3/4ths of the parcel is considered an 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.”

**Area of Stability**
The southern 1/4th of the subject tract is considered an Area of Stability. The Areas of Stability includes approximately 75% of the city’s total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

**Transportation Vision:**

**Major Street and Highway Plan:**
East 11th Street south is classified as an Urban Arterial with Main Street designation. The Main Street designation encourages building placement closer to the curb and encourages pedestrian oriented development.
**Trail System Master Plan Considerations:** None

**Small Area Plan:** None

**Special District Considerations:** None except this is also included in the Route 66 overlay that supports affects sign standards encouraging neon. This site is immediately south the Tulsa University Campus.

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** Existing single story commercial development.

**Environmental Considerations:** None that would affect site redevelopment.

**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>East 11th Street South</td>
<td>Urban Arterial with Main Street Designation</td>
<td>70 feet</td>
<td>4 lanes (2 each direction)</td>
</tr>
<tr>
<td>South Delaware Place</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
</tr>
</tbody>
</table>

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

**Surrounding Properties:**

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>CH</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Tulsa University</td>
</tr>
<tr>
<td>East</td>
<td>CH, OL and RS-3</td>
<td>Main Street and Existing Neighborhood</td>
<td>Growth and Area of Stability</td>
<td>Commercial and Single-family dwelling</td>
</tr>
<tr>
<td>South</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Area of Stability</td>
<td>Single-family dwelling</td>
</tr>
<tr>
<td>West</td>
<td>CH, OL and RS-3</td>
<td>Main Street and Existing Neighborhood</td>
<td>Growth and Area of Stability</td>
<td>Commercial and Single-family dwelling</td>
</tr>
</tbody>
</table>

**Neighborhood Engagement:**
The subject property is included in the Renaissance Neighborhood Association area. That group is active in zoning and land use decisions. We have received correspondence, met with the neighborhood association representative, and have received support from that neighborhood supporting the rezoning request and for the abandonment of the planned unit development.
SECTION III: Relevant Zoning History

History: Z-7648 (Rel. to PUD-484-A)

ZONING ORDINANCE: Ordinance number 17690 dated April 13, 1992, replaced Ordinance number 11815, establishing the current zoning for the subject property.

Subject Property:

SA-4 (Route 66 Overlay) June 2018: All concurred in approval to apply supplemental zoning, RT66 (Route 66 Overlay), to multiple properties along South 193rd East Avenue, East 11th Street, South Mingo Road, East Admiral Boulevard, East Admiral Place, West 11th Street South, and Southwest Boulevard, on a portion of the subject property along Southwest Boulevard.

PUD-484 April 1992: All concurred in approval of a proposed Planned Unit Development on a tract of land for on property located Southeast corner of E. 11th Street & S. Delaware Place.

Surrounding Property:

SA-4 (Route 66 Overlay) June 2018: All concurred in approval to apply supplemental zoning, RT66 (Route 66 Overlay), to multiple properties along South 193rd East Avenue, East 11th Street, South Mingo Road, East Admiral Boulevard, East Admiral Place, West 11th Street South, and Southwest Boulevard, on a portion of the subject property along Southwest Boulevard.

BOA-21713 May 2014: The Board of Adjustment approved a Special Exception to permit required off-street parking on a lot other than the lot containing the use (Section 1301.D); & a Modification to a previously approved site plan (BOA-19528) to reduce approved parking from 311 spaces to 244 spaces in the RM-2 and CH district; & a Variance of the off-street parking setback requirement from the centerline of East 10th Street from 50 feet to 35 feet in the RM-2 and CH Districts & a Variance of the screening fence requirement to extend existing fence type as approved under BOA-19528 in the RM-2 and CH districts & a Modification of the required tie agreement of Track A,B, and C as established by BOA-19528 and removal of Tract C as part of required parking , on property located at NE/c and NW/c of East 11th Street South and South Columbia Avenue.

BOA-20284 June 2006: The Board of Adjustment approved a Special Exception to permit Use Unit 5 (University Housing) in the RM-2 and OL districts & a Special Exception to permit required parking on a lot not containing the principal use & a Variance of the maximum structure height in the RM-2 district from 35 ft. to 45 ft. and a Variance of the 75 ft. setback for 3-story multi-family buildings in the RM-2 district from an RS district, on property located at east side of S. Delaware Ave. to the west side of Skelly Stadium between E. 11th St. and E. 8th St..

BOA-19615 June 2003: Amended Exhibit H, Tract C, off-street parking plan east of South Delaware Avenue to add the two lots to the site, landscape, and screening and lighting plan approved by the Board in Case No. 19528; & a Variance deleting the screening requirements of Section 504.B of the Tulsa Zoning Code to permit off-street parking on the west side of the PK parking district lots on the east side of South Delaware Avenue, without a 3’ high screening fence or berm as shown on Amended Exhibit H (The screening requirements of Section 504.B will be met along the south side of the PK lots along East 12th Street) & a Variance of the off-street parking setback from the centerline of South Delaware Avenue required by Section 1302.B of the zoning code from 50’ to 35’. & a Variance of the off-street parking setback from the centerline of East 12th street required by Section 1302.B of the Tulsa zoning Code from 50’ to 38’ & a Variance deleting the screening requirement of Section
1302.E to permit the use of the two PK district lots with screening as shown on Amended Exhibit H. (The two PK district lots will be screened on the east side by a 6' high screening and on the south side by a 3' high screening fence required in the PK district.) located NE/c S. Delaware Ave. & E. 12th St.

**BOA-19528 February 2003**: The Board of Adjustment approved a *Special Exception* to permit Use Unit 23, within the existing CH and CG districts and the requested additional CG district & a *Variance* of the Major Street Plan setback required under Section 215 reducing the urban arterial setback on the westside of the centerline of Delaware from 35' to 22'. & a *Variance* of the building setback required by Section 703 in the CG zoning district on the west side of the centerline of Delaware from 85' (35' urban arterial right-of-way width plus 50') to 22' for approximately 75' & a *Variance* of the requirements of Section 1301.D to permit a part of the required off-street parking for the offices and plant facilities within Tract A to be located within Tracts B and C (Exhibits G-H). and a *Variance* deleting the screening requirement of Section 1302.A for the existing off-street parking in Tract B in a RM-2 district along the north boundary and the north 20' of the west boundary (Exhibit G) & a *Variance* from the centerline of 10th Street required by Section 1302.B from 50' to 35' to permit existing off-street parking in Tract B to be located along the north boundary & a *Variance* deleting the screening requirement of Section 1032.A to permit off-street parking setback from the centerline of Delaware required by Section 1302.B from 50' to 35' to permit off-street parking in Tract C along the east side of Delaware, on property located at 2745 e. 11th St.

**BOA-18983 February 2001**: The Board of Adjustment approved a *Variance* to permit design standards for off-street parking areas & a Special Exception to reduce required parking spaces from 28 to 20 spaces, on property located at 2913 E. 11th St.

**BOA-17572 November 1996**: The Board of Adjustment approved a *Variance* to permit the setback from 11th street from 50' to 32' for 6 directional signs, on property located at 2918 East 11th Street.

**BOA-17505 September 1996**: The Board of Adjustment approved a *Variance* to permit the required setback from 11th St from 50' to 35' to erect a new sign, on property located at 2918 E. 11th Street.

**BOA-17430 July 1996**: The Board of Adjustment approved a *Variance* to permit required parking to be located on a lot other than the lot containing the principal use & *Variance* to permit the multiple lots within the site to be considered as a single lot for the purpose of establishing and measuring building and parking setbacks and calculation the amount and locating signage within the site, on property located at 2900-2998 East 11th Street.

**BOA-16896 January 1995**: The Board of Adjustment approved a *Special Exception* to permit a student community center in an RS-3 zoned district, on property located at 1128 South College.

**BOA-14474 May 1987**: The Board of Adjustment approved a *Variance* to permit the setback from the centerline of 11th Street from 50' to 33' to allow for a sign, on property located at 2924 East 11th Street.

**BOA-14291 December 1986**: The Board of Adjustment approved a *Variance* to permit the screening requirement between an OL and RS-3 District, on property located at SW/c East 11th and South Delaware Place.

**BOA-12609 June 1983**: The Board of Adjustment approved a *Variance* to permit the designated setback from the centerline of 11th Street from 50' to 40' (edge of right-of-way) for a sign, on property located at SE corner of 11th Street and Delaware Avenue.
BOA-12423 January 1983: The Board of Adjustment approved a Variance to permit more than 750 square feet of detached accessory building and more than 20% rear yard coverage, on property located at 1127 South Evanston Avenue.

BOA-8934 February 1976: The Board of Adjustment approved a Special Exception to permit modification of the screening requirements where the purpose of the screening requirement cannot be achieved on the west south and east property lines in a CH District, on property located at 2800 East 11th Street.

BOA-5617 December 1967: The Board of Adjustment approved a Special Exception to permit extending a restaurant use into a U-3A district a distance of 37 feet, on property located at 2918 East 11th Street.

BOA-5514 August 1967: The Board of Adjustment approved a Variance to permit to modify major street setback requirements in a U-3E district to permit erection of a sign 32 feet from the centerline of 11th Street, on property located at Lot 6, Block 27, College Addition.

BOA-2011 November 1948: The Board of Adjustment approved waiver of set-back requirements along Delaware Avenue to permit erection of a building on Lots 18, 19, and the South 4 feet of Lots 20, Block 3, Signal Addition approximately fifteen feet beyond the established major street building line along Delaware.

BOA-1665 May 1944: The Board of Adjustment approved waiver of set-back requirements along Eleventh Street to permit erection of a temporary building approximately nine feet over the established setback line on Lot 11, Block 26, College Addition, on property located at Northwest corner of 11th & Evanston.

BOA-1381 June 1941: The Board of Adjustment approved a waiver of set-back requirements along Eleventh Street to permit erection of a 5’ x 9’ temporary frame building ten feet over the established set-back line on Lot 1, Block 3, Pilche Summit Addition on property located at 2922 East 11th Street to house portable hot dog stand.
Subject Tract

Z-7648
PUD-484-A
19-13 08

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

Sunday I received a unanimous vote to support the changes to the PUD on this property. I understood from our meeting that once we had that, you all would start to draft the changes needed. Am I remembering this correctly? What do I need to do next?

Thank you,
Tom

PS, also just left Dwayne a voicemail.

**Case:** Red Hawk Hill  
**Hearing Date:** May 4, 2022

**Case Report Prepared by:** Nathan Foster

**Owner and Applicant Information:**  
**Applicant:** Lloyd Garrison  
**Owner:** Southwest 160, LLC

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

<table>
<thead>
<tr>
<th>EXHIBITS: Site Map, Aerial, County Land Use Plan, Minor Subdivision Plat</th>
</tr>
</thead>
</table>

**Applicant Proposal:**  
Minor Subdivision Plat  
4 lots, 1 block, 55.04 ± acres  
**Location:** East of the southeast corner of East 166th Street North and North Sheridan Road

**Zoning:** AG (Agriculture)

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

**County Commission District:** 1  
**Commissioner Name:** Stan Sallee
MINOR SUBDIVISION PLAT

Red Hawk Hill - (County)
East of the southeast corner of East 166th Street North and North Sheridan Road

This plat consists of 4 lots, 1 block on 55.04 ± acres.

The Technical Advisory Committee (TAC) met on December 2, 2021 and provided the following conditions:

1. **Zoning:** Property is zoned AG (Agriculture). Proposed lots conform to the requirements of the AG district.
2. **Addressing:** Approved as submitted.
3. **Transportation & Traffic:** Approved as submitted.
4. **Sewer/Water:** Approved as submitted. All release letters received.
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.
LEGEND

Collinsville
Land Use Plan

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

RED HAWK HILL
22-13 14

SUBJECT TRACT

E 166th ST N
## Case Report

**Case:** Patterson Farms  
**Hearing Date:** May 4, 2022

### Owner and Applicant Information:

**Applicant:** AAB Engineering, LLC  
**Owner:** Brandon Perkins Development

### Location Map:

(Shown with City Council Districts)

![Location Map](image)

### Zoning:

**RS-4**

### Applicant Proposal:

**Preliminary Plat**

- 181 lots, 7 blocks, 39.69 ± acres
- **Location:** West of the northwest corner of East 41st Street South and South 145th East Avenue

### Staff Recommendation:

Staff recommends **approval** of the preliminary plat

### City Council District:

- **City Council District:** 6  
  - **Councilor Name:** Connie Dodson
- **County Commission District:** 1  
  - **Commissioner Name:** Stan Sallee

**Attachments:** Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual Improvements Plan
Patterson Farms - (CD 6)
West of the northwest corner of East 41st Street South and South 145th East Avenue

The Technical Advisory Committee (TAC) met on April 21, 2022 and provided the following conditions:

1. **Zoning:** The property is zoned RS-4. Proposed lots conform to the requirements of the RS-4 district.

2. **Addressing:** City of Tulsa will assign addresses to each lot. Assigned address is required to be affixed to the face of the final plat prior to approval.

3. **Transportation & Traffic:** Sidewalks and ramps are required to be installed along both sides of all internal streets and along East 41st Street South. IDP approval is required prior to approval of final plat. Provide pedestrian connection to Reserve A through Block 4 to extend allowable block length. Provide a pedestrian connection to the northwest to connect pedestrians with the stub street and provide access to the soccer park immediately north. Modification of the subdivision regulations will still be required for block length on block 2. Add street names to the final plat.

4. **Sewer/Water:** Sewer and water extensions are required to obtain IDP approval prior to approval of the final plat. Show all easements with recording information and dimensions.

5. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Add “City of Tulsa” before Tulsa County in the plat subtitle. Show all platted properties in the location map and label all other property has unplatted. Label subject property. Provide a written legal description. Graphically show all property pins found or set associated with this plat. Provide a bearing angle from the face of the plat to be basis of bearing.

6. **Stormwater, Drainage, & Floodplain:** Improvements to the stormwater system must obtain IDP approval 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.
Modification to the Subdivision & Development Regulations:

The applicant has requested a modification to Section 5-030.3 of the Subdivision and Development Regulations to extend allowable block length for block 2. Staff recommends approval of the modification with the condition of the pedestrian connection being provided to the northwest to provide access to the soccer facility.

Staff recommends APPROVAL of the preliminary subdivision plat and the modification to the Subdivision & Development Regulations subject to the conditions provided by TAC and all other requirements of the Subdivisions Regulations. City of Tulsa release letter is required prior to final plat approval.
Growth and Stability:
- **Area of Growth**
- **Area of Stability**

**SUBJECT TRACT**

**PATTERSON FARMS**

19-14 21
PRELIMINARY PLAT

Patterson Farms

THE SOUTHWEST QUARTER (SEW) OF THE SOUTHEAST QUARTER (SE) OF SECTION 21,
TOWNSHIP 10 NORTH, RANGE 16 EAST 1/2, TULSA COUNTY, STATE OF OKLAHOMA

OWNERS/DEVELOPERS

BRANDON COOK, LLC

711 N. 200TH E. OAKLAND ST.
TULSA, OKLAHOMA 74116

PHONE: 918-747-3322
EMAIL: brandoncook@brandoncook.com
WEBSITE: www.brandoncook.com

ENGINEERS/SURVEYORS

AMB ENGINEERING LLC

CERTIFICATE OF AUTHORIZATION, NO. 90, DATED: JANUARY 19, 2021

PHONE: 918-949-5411
WEBSITE: www.ambengineering.com

NOTARY PUBLIC

LINDA ALLEN, ALLEN, AMITY & COMPANY

7401 S. 29TH EAST AVE.
TULSA, OKLAHOMA 74133

PHONE: 918-688-8632
WEBSITE: www.7401.com

NOTARY PUBLIC

KELLY MILLER, MILLER, STEPHEN & COMPANY

7401 S. 29TH EAST AVE.
TULSA, OKLAHOMA 74133

PHONE: 918-688-8632
WEBSITE: www.7401.com

SECTION 21, TOWNSHIP 10 NORTH, RANGE 16 EAST 1/2,
TULSA COUNTY, OKLAHOMA

Preliminary Plat

SECTION I. PUBLIC STREETS AND UTILITIES

A. PUBLIC STREETS AND UTILITIES

1. The street layout proposed for the patterned street network is shown on the accompanying plat.

B. DESIGN AND CONSTRUCTION OF PUBLIC UTILITIES

1. The location of public utilities, including water lines, sanitary sewer lines, storm sewers, gas lines, and electric lines shall be as shown on the accompanying plat.

C. CONSTRUCTION OF PUBLIC UTILITIES

1. The construction of public utilities shall be performed in accordance with the specifications and standards established by the appropriate governmental agencies.

D. MAINTENANCE OF PUBLIC UTILITIES

1. The maintenance of public utilities shall be performed by the owners in accordance with the provisions of the accompanying plat.

SECTION II. OWNERSHIP

A. OWNERSHIP

1. The ownership of the property shall be as shown on the accompanying plat.

B. CONVEYANCE OF PROPERTY

1. The conveyance of property shall be performed in accordance with the provisions of the accompanying plat.

SECTION III. DEDICATION AND RESTRICTIVE COVENANTS

A. DEDICATION

1. The dedication of the streets and easements shall be as shown on the accompanying plat.

B. RESTRICTIVE COVENANTS

1. The restrictive covenants shall be as shown on the accompanying plat.

SECTION IV. ENFORCEMENT, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

1. The enforcement of the restrictive covenants shall be as shown on the accompanying plat.

B. AMENDMENT

1. The amendment of the restrictive covenants shall be as shown on the accompanying plat.

C. SEVERABILITY

1. The severability of the restrictive covenants shall be as shown on the accompanying plat.
### Case Report Prepared by:
Nathan Foster

### Owner and Applicant Information:
**Applicant:** AAB Engineering, LLC
**Owner:** QuikTrip Corporation

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

![Location Map](image)

### Applicant Proposal:
**Preliminary Plat**

1 lot, 1 block, 1.73 ± acres

**Location:** Southwest corner of South 33rd West Avenue and West 45th Street South

### Zoning:
**IL/R66 Overlay**

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

### City Council District:
**2**

**Councilor Name:** Jeannie Cue

### County Commissioner District:
**2**

**Commissioner Name:** Karen Keith

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

QT 0018 - (CD 2)
Southwest corner of South 33rd West Avenue and West 45th Street South

The Technical Advisory Committee (TAC) met on April 21, 2022 and provided the following conditions:

1. **Zoning:** The property is zoned IL. The lot conforms to the requirements of the IL district.

2. **Addressing:** City of Tulsa will assign addresses to each lot. Assigned address is required to be affixed to the face of the final plat prior to approval.

3. **Transportation & Traffic:** Sidewalks and ramps are required to be installed along West 45th Street South and South 33rd West Avenue. IDP approval is required prior to final plat approval. Street closure/vacation for South 34th West Avenue must be completed prior to final plat approval.

4. **Sewer/Water:** Sewer and water extensions are required to obtain IDP approval prior to approval of the final plat. Show all easements with recording information and dimensions. 17.5 U/E required along the east, west, and south property lines.

5. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Add “City of Tulsa” before Tulsa County in the plat subtitle. Show all platted properties in the location map and label all other property has unplatted. Label subject property. Provide a written legal description. Graphically show all property pins found or set associated with this plat. Provide a bearing angle from the face of the plat to be basis of bearing.

6. **Stormwater, Drainage, & Floodplain:** Improvements to the stormwater system must obtain IDP approval 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 Subdivisions Regulations. City of Tulsa release letter is required prior to final plat approval.
SUBJECT TRACT
LAND USE PLAN
EMPLOYMENT

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
A tract of land that is part of Range Addition to Red Fork, Now City of Tulsa, situated in the Northeast Quarter (NE/4) of Section Twenty-Eight (28), Township Nineteen (19) North, Range Twelve (12) East of the Town Meridian, Tulsa County, State of Oklahoma.

SECTION I. PUBLIC STREETS AND UTILITIES

A. PUBLIC STREETS AND UTILITIES

1. The owner herein desires to dedicate to the public the street right of way depicted on the accompanying plat, the Bride pathway dedicated as "LT 1/3" from the approximate centerline of the street on the accompanying plat, for the general purposes of maintenance, landscaping, operating, connecting and using the same for public streets and utilites, including sidewalks, alleys, driveways, public utilities, electric and telephone lines and conduits, sewers, drainage lines and conduits, gas lines and conduits, water lines and conduits, and all other improvements, extensions and additions thereto, together with the right of ingress and egress for the general purposes of development, landscaping, connecting, operating, maintaining, and using the same for public streets and utilites, including sidewalks, alleys, driveways, public utilities, electric and telephone lines and conduits, sewers, drainage lines and conduits, gas lines and conduits, water lines and conduits, and all other improvements, extensions and additions thereto. The dedication herein shall be subject to any easements, restrictions, and dedications as shown on the accompanying plat.

2. The owner hereby reserves the right to construct, maintain, repair, alter, and otherwise control the street and utility facilities as shown on the accompanying plat, including but not limited to the street, utilities, and any easements, restrictions, and dedications as shown on the accompanying plat.

3. The owner hereby warrants that all streets, utilities, and any easements, restrictions, and dedications as shown on the accompanying plat are dedicated to the public for the general purposes of maintenance, landscaping, operating, connecting and using the same for public streets and utilites, including sidewalks, alleys, driveways, public utilities, electric and telephone lines and conduits, sewers, drainage lines and conduits, gas lines and conduits, water lines and conduits, and all other improvements, extensions and additions thereto. The dedication herein shall be subject to any easements, restrictions, and dedications as shown on the accompanying plat.

SECTION II. ENFORCEMENT, DURATION, AMENDMENTS, AND SEVERABILITY

A. ENFORCEMENT

The owner herein reserves the right to enforce the dedication of the streets and utilities as shown on the accompanying plat, including but not limited to the street, utilities, and any easements, restrictions, and dedications as shown on the accompanying plat, for the general purposes of maintenance, landscaping, operating, connecting and using the same for public streets and utilites, including sidewalks, alleys, driveways, public utilities, electric and telephone lines and conduits, sewers, drainage lines and conduits, gas lines and conduits, water lines and conduits, and all other improvements, extensions and additions thereto.

B. DURATION

This dedication shall remain in full force and effect and shall be unconditionally conveyed to the public for the general purposes of maintenance, landscaping, operating, connecting and using the same for public streets and utilites, including sidewalks, alleys, driveways, public utilities, electric and telephone lines and conduits, sewers, drainage lines and conduits, gas lines and conduits, water lines and conduits, and all other improvements, extensions and additions thereto.

C. AMENDMENTS

Any amendments or modifications to the dedication of the streets and utilities as shown on the accompanying plat shall be subject to the approval of the owner. Any amendments or modifications shall be in writing and executed on behalf of the owner, and shall be accompanied by a survey plat showing the changes.

D. SEVERABILITY

In the event that any portion of the dedication of the streets and utilities as shown on the accompanying plat is held to be invalid or unenforceable, the remainder of the dedication shall remain in full force and effect.

IN WITNESS WHEREOF: The owner has executed this instrument the ___ day of ____, 202__.

COUNTY CORPORATION AND OKLAHOMA CORPORATION

By: [Signature]

STATE OF OKLAHOMA

COUNTY OF TULSA

I, the undersigned, do hereby certify that the instrument of record hereinafter described was recorded in the office of the County Clerk of the County of Tulsa, State of Oklahoma, and that the same is a true and correct copy of the original instrument as of date hereof.

Notary Public

[Signature]
A TRACT OF LAND THAT IS PART OF YANCEY ADDITION TO RED FORK, NOW CITY OF TULSA, SITUATED IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

CONCEPTUAL IMPROVEMENT PLAN

QT 0018

OWNED:
QUIKTRIP CORPORATION
AN OKLAHOMA CORPORATION
1600 E. 116TH ST. SOUTH
TULSA, OK 74116
PHONE: (918) 621-7172
EMAIL: douglas@quicktrip.com
CONTACT: DOUGLAS CHAMBERS

ENGINEERSURVEYOR:
AAB ENGINEERING, LLC
CERTIFICATE OF AUTHORIZATION NO. 2010, EXP. JUNE 30, 2022
2800 S. MARY ANN, TULSA, OK 74105
PHONE: 918-513-1088
EMAIL: info@aabeng.com
CONTACT: ALAN BRADLEY

CONTRACTOR:
ENGINEERING, LLC
AAB
ENGINEERING, LLC
CERTIFICATE OF AUTHORIZATION NO. 2010, EXP. JUNE 30, 2022
2800 S. MARY ANN, TULSA, OK 74105
PHONE: 918-513-1088
EMAIL: info@aabeng.com
CONTACT: ALAN BRADLEY

LEGEND

- BUILDING
- SIDEWALK
- STORM DRAIN (SD)
- MUNICIPAL ENGINEER/PLANNING
- CEMENT CURB AND GUTTER
- PROPOSED PAVING
- PROPOSED HWY

CONTACTS

MUNICIPAL AUTHORITY
CITY OF TULSA
175 N. MARY ANN
TULSA, OK 74105

PUBLIC WORKS
OKLAHOMA NATURAL GAS COMPANY
714 S. MARY ANN
TULSA, OK 74105

CITY OF TULSA
714 S. MARY ANN
TULSA, OK 74105

PUBLIC WORKS
OKLAHOMA NATURAL GAS COMPANY
714 S. MARY ANN
TULSA, OK 74105

CITY OF TULSA
714 S. MARY ANN
TULSA, OK 74105

QT 0018
SHEET 1/1