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 May 4, 2022 Meeting No. 2865

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. Z-4789-SP-2-3 Marcell Westbrook (CD 7) Location: West of the northwest corner of South Garnett Road and East 75th Place South requesting a Corridor Minor amendment to reduce the building setback from the southern property line from 25 feet to 10 feet

3. PUD-207-20 Jeff Andrews (CD 8) Location: West of the northwest corner of East 928th Street South and South Sheridan Road requesting a PUD Minor Amendment to increase allowable building height to 35 feet
PUBLIC HEARING-REZONING
Review and possible recommendation of approval, approval with modifications, denial, or deferral of the following:

4. **Z-7649 Kelsey Pierce** (CD 5) Location: West of the northwest corner of East 21st Street South and South Memorial Drive requesting rezoning from **CS and RM-1 to CG with optional development plan**

5. **CZ-531 Jason Trotter** (County) Location: North of the northeast corner of East 126th Street North and North Garnett Road requesting rezoning from **AG to IM to permit industrial uses**

6. **PUD-360-H Crunch Fitness** (CD 8) Location: Northwest corner of East 91st Street South and South Memorial Drive requesting a **PUD Major Amendment** to add Assembly and Entertainment Large to allowable uses to permit a fitness center

7. **CO-15 Stuart VanDeWiele** (CD 7) Location: West of the Southwest corner of East 41st Street South and South Garnett Road requesting **Corridor Development Plan** to add a variety of uses to originally approved site plan

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

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 (Continued from May 4, 2022) **(Staff requests a continuance to June 1, 2022)**

9. **75 Center** (County) Preliminary Plat, Location: Southwest corner of East 86th Street North and North Yale Avenue

10. **North Tulsa Commerce Center** (County) Authorization for Accelerated Release of Building Permits and Modification to the Subdivision & Development Regulations to defer dedication of easements and right-of-way to final plat, Location: Northeast corner of East 76th Street North and North Yale Avenue

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 tulsaplaning.org email address: esubmit@incog.org

TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region’s current and future residents.
<table>
<thead>
<tr>
<th><strong>Case Number:</strong></th>
<th>Z-4789-SP-2-3 Minor Amendment</th>
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<tbody>
<tr>
<td><strong>Hearing Date:</strong></td>
<td>May 18, 2022</td>
</tr>
</tbody>
</table>

**Case Report Prepared by:**
Jay Hoyt

**Owner and Applicant Information:**
Applicant: Marcell Westbrook
Property Owner: Same

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

**Applicant Proposal:**
Concept summary: Corridor minor amendment to reduce the building setback line from the southern property line along E 75th Pl S from 25 ft to 10 ft.
Gross Land Area: 0.2 acres
Location: West of the NW/c of S Garnett Rd and E 75th Pl S
7450 S 111th E Ave
Lot 12 Block 3 Hampton South

**Zoning:**
Existing Zoning: CO/Z-4789-SP-2
Proposed Zoning: No Change

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

**Staff Data:**
TRS: 8407

**Staff Recommendation:**
Staff recommends approval

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

**County Commission District:** 1
**Commissioner Name:** Stan Sallee
Amendment Request: Modify the Corridor Plan to reduce the building setback line from the southern property line along E 75th Pl S from 25 ft to 10 ft to permit a storage shed and privacy fence.

The original approval of the corridor zone stated that the building setbacks would be per plat. The plat for the subject lot shows a 25 ft building setback line along E 75th Pl S and S 111th E Ave. The subject lot is a corner lot with the primary frontage located on S 111th E Ave. The applicant is proposing to place a storage shed on the south side of the existing home along with a privacy fence adjacent to E 75th Pl S.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 25.040D.3.b(5) of the Corridor District Provisions of the City of Tulsa Zoning Code.

"Minor amendments to an approved corridor development plan may be authorized by the Planning Commission, which may direct the processing of an amended development plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved development plan."

Staff has reviewed the request and determined:

1) The requested amendment does not represent a significant departure from the approved development standards in Z-4789-SP-2.

2) All remaining development standards defined in Z-4789-SP-2 and subsequent amendments shall remain in effect.

Exhibits included with staff report:
INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Mortgage Inspection Report plan
Applicant Storage Shed drawing

With considerations listed above, staff recommends approval of the minor amendment request to reduce the building setback line from the southern property line along E 75th Pl S from 25 ft to 10 ft.
Subject Tract
Z-4789-SP-2-3
18-14 07

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

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

INVOICE NO.: FT 19-97715
MORTGAGOR: WESTBROOK, MARCELL D. & GWYNDELLEN D.

CLIENT: FRISCO TITLE COMPANY
BOKF, NA DBA BANK OF OKLAHOMA, ITS SUCCESSORS AND/OR
ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR
AMERICAN EAGLE TITLE INSURANCE COMPANY
1906-0022-80

THIS PROPERTY LIES IN ZONE "X-UNSHADED" FLOOD
HAZARD AREA PER F.I.R.M. COMMUNITY PANEL NO.
40143C0386L, AS LAST REVISED 10/16/12.

THE FOLLOWING RECORDED DOCUMENTS DO NOT AFFECT THIS PROPERTY:
13. JOINT MAINTENANCE AGREEMENTRecorded in BOOK 5485 PAGE 714.
14. REPORT OF COMMISSIONERSRecorded in BOOK CASE NO.87153 PAGE .
15. UTILITY EASEMENTRecorded in BOOK 4832 PAGE 291.
16. UTILITY EASEMENTRecorded in BOOK 4832 PAGE 298.
17. UTILITY EASEMENTRecorded in BOOK 4882 PAGE 409.

LEGAL DESCRIPTION AS PROVIDED:
LOT TWELVE (12), BLOCK THIREF (3), HAMPTON SOUTH, A SUBDIVISION IN THE
<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
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</thead>
<tbody>
<tr>
<td>Jay Hoyt</td>
<td>Applicant: Jeff Andrews</td>
</tr>
<tr>
<td></td>
<td>Property Owner: Mark &amp; Sharon Giles</td>
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</tbody>
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<th>Location Map: (shown with City Council Districts)</th>
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<td><img src="image" alt="Location Map" /></td>
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<th>Applicant Proposal:</th>
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<tbody>
<tr>
<td>Concept summary: PUD minor amendment to increase allowable building height to 35 ft.</td>
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<tr>
<td>Gross Land Area: 0.14 Acres</td>
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<tr>
<td>Location: West of the NW/c of E 98th St S and S Sheridan Rd</td>
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<tr>
<td>Lot 2, Block 3 Mill Creek Pond</td>
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<th>Zoning:</th>
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<tr>
<td>Existing Zoning: RS-2/PUD-207</td>
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<tr>
<td>Proposed Zoning: No Change</td>
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<thead>
<tr>
<th>Comprehensive Plan:</th>
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</thead>
<tbody>
<tr>
<td>Land Use Map: Existing Neighborhood</td>
</tr>
<tr>
<td>Growth and Stability Map: Stability</td>
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</table>

<table>
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<tr>
<th>Staff Data:</th>
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<tbody>
<tr>
<td>TRS: 8322</td>
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<th>Staff Recommendation:</th>
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<tbody>
<tr>
<td>Staff recommends approval.</td>
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<table>
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<tr>
<th>City Council District: 8</th>
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<tbody>
<tr>
<td>Councilor Name: Phil Lakin</td>
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<tr>
<th>County Commissioner District: 3</th>
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<tr>
<td>Commissioner Name: Vicki Adams</td>
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</table>
SECTION I: PUD-207-20 Minor Amendment

Amendment Request: Modify the PUD Development Standards to increase the allowable building height to 35 ft.

Currently, the development standards for PUD-207 limit the building height for single-family homes to 26 ft. The applicant is proposing to increase the allowable height to 35 ft for a new home to be constructed on the subject lot. The underlying zoning for the lot, RS-2, would permit a maximum building height of 35 ft, so the proposed increase to 35 ft for the subject lot within the PUD would be consistent with RS-2 bulk and area requirements.

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

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

Staff has reviewed the request and determined:

1) PUD-207-20 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-207.

2) All remaining development standards defined in PUD-207 and subsequent amendments shall remain in effect.

Exhibits included with staff report:
INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)

With considerations listed above, staff recommends approval of the minor amendment to increase allowable building height to 35 ft.
Note: Graphic overlays may not precisely align with physical features on the ground.
Hearing Date: May 18, 2022

Case Number: Z-7649

Owner and Applicant Information:
Applicant: Kelsey Pierce
Property Owner: Alta View Real Estate Partnership LLC

Applicant Proposal:
Present Use: Animal Hospital

Proposed Use: Animal Hospital and Boarding

Concept summary: Rezoning to allow uses as defined in the development plan attached. The specific proposal is for Animal Services including boarding, shelter, grooming and veterinary uses.

Tract Size: 0.96 ± acres

Location:
West of the Northwest corner of East 21st Street
South & South Memorial Drive
7717 E 21 ST S

Zoning:
Existing Zoning: CS and RM-1

Proposed Zoning: CG w/ optional development plan

Comprehensive Plan:
Land Use Map: Neighborhood Center

Stability and Growth Map: Area of Growth

Staff Recommendation:
Staff recommends approval but only with the Optional Development Plan standards outlined in Section II

City Council District: 5
Councilor Name: Mykey Arthrell-Knezek

County Commission District: 2
Commissioner Name: Karen Keith
SECTION I: Z-7649

DEVELOPMENT CONCEPT: The immediate goal for this request is to allow an Animal Service business that including boarding or shelters, grooming and a veterinary clinic. The north portion of the subject tract is zoned RM-1 and the remainder is zoned CS. Neither of the zoning categories allows that service without rezoning.

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 plan

DETAILED STAFF RECOMMENDATION:

CG zoning without the optional development plan allows uses that are not compatible with the surrounding properties and are not consistent with the existing building styles on the site however,

The CG district is primarily intended to accommodate established commercial uses, while providing protection to adjacent residential areas and accommodate the grouping of compatible commercial and light industrial uses and,

The Neighborhood Center land use designation is intended to accommodate pedestrian and local traffic. The development plan outlined in Section II is intended to help integrate the proposed uses in a way that improves pedestrian and local traffic conditions adjacent to a multi modal corridor street. The development plan also provides a meaningful buffer adjacent to residential areas and,

The development plan included in Section II below provides use limitations and site development standards that are consistent with the development plan provisions of the Tulsa Zoning Code and supports meaningful opportunities for long range redevelopment and,

Site improvements required on the site adjacent to 21st Street are consistent with the major street and highway plan and the landscape provisions of the Tulsa Zoning code therefore,

Staff recommends Approval of Z-7649 to rezone property from CS and RM-1 to CG but only with the provisions of the development plan identified in Section II as follows:

SECTION II: Z-7649 OPTIONAL DEVELOPMENT PLAN STANDARDS:

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in a Commercial General (CG) district with its supplemental regulations except as further refined below. All use categories, subcategories or specific uses and building types that are not listed in the following permitted list are prohibited.

PERMITTED USE CATEGORIES, SUBCATEGORIES AND SPECIFIC USES:

Residential Use Category:
- Household Living (only if allowed in residential building types included below)
  - Two households on a single lot
• Three or more households on a single lot

Group Living:
• Assisted living facility
• Community group home
• Convent/monastery/novitiate
• Elderly/retirement center
• Life care retirement center

Public, Civic and Institutional:
• Day care
• Hospital
• Library or cultural exhibit
• Religious assembly
• Safety Service
• School
• Utilities and public service facility
  o Minor
  o Major
• Wireless communication facility (Freestanding tower and Building or tower-mounted antenna)

Commercial Use Category:
• Animal services
  o Boarding or shelter
  o Grooming
  o veterinary
• Assembly and Entertainment (Other Indoor, small up to 250-person capacity)
• Broadcast or recording studio
• Commercial Service
  o Building service
  o Business support service
  o Consumer maintenance/repair service
  o Personal improvement service
• Financial Services
• Funeral or mortuary service
• Office:
  o Business or professional office
  o medical, dental or health practitioner office
• Parking, Non-accessory
• Restaurant and bar
  o Restaurant
• Retail Sales:
  o Building supplies and equipment
  o consumer shopping goods
  o convenience goods
  o grocery store
  o small box discount store,
  o medical marijuana dispensary
• Studio, artis, or instructional service
• Trade school

Agricultural Use Category:
• Community Garden
Permitted Residential Building Types:

Household Living
- Two households on a single lot
  - Mixed-use building
  - Vertical mixed-use building
- Three or more households on a single lot
  - Mixed-use building
  - Vertical mixed-use building

Site Development Standards:
The concept development plan illustrates a landscape buffer along the east boundary of the subject tract and extends approximately 120 feet from the northeast corner to the rear of the existing building. That landscape area must meet or exceed the following minimum standards for outdoor boarding and shelter areas.

- Pets are not allowed within 10 feet of the east boundary.
- A landscape buffer along the east boundary of the subject tract shall be installed and maintained where the subject property abuts multifamily development and where the abutting property is Zoned RM-2.
- Evergreen shrubs and trees shall meet or exceed the minimum standard for an F1 Screen with a minimum width of 10 feet. Shrubs shall be planted and installed in the buffer area with a minimum installed height of 36 inches and maximum spacing of 6 feet. Trees shall be installed with a minimum height of 12 feet and maximum spacing of 25 feet in the landscape buffer area.
- A screening fence or wall with a minimum height of 6 feet shall be installed in the landscape buffer areas.
- As an alternative: A masonry screening wall may be used to meet the screening requirements and reduce the landscape area to a minimum of 5 feet. In that instance the shrubs are not required but evergreen trees are required with a maximum spacing of 25 feet in the landscape buffer area.

Vehicular Use area requirements:
- The building permit plans for the pet play yard area, and rear parking area additions to the site shall include modifications to the front parking area. Those improvements will include removing pavement from the street right of way and installing a vehicular use buffer on the lot as required by Section 65 of the Tulsa zoning code.
- The occupancy of the modified space for outdoor play areas will not be approved until those parking improvements are installed.

SECTION III: Supporting Documentation
**Neighborhood Engagement:** (Applicant Summary)

On January 13, 2022, Alta View Real Estate Partnership LLC and its tenant, Alta Vista Animal Hospital (“Alta Vista”), sent a notice via mail to all neighboring property owners within at least a 300-foot radius of the subject property. The letter outlined Alta Vista’s intent to seek rezoning of its property. The notice summarized the proposed rezoning matter and notified the owners of the Alta Vista’s neighborhood gathering on February 5, 2022, to answer any questions and address any concerns of the neighboring property owners.

On February 2, 2022, Alta Vista sent an additional notice to the same property owners confirming their intent to host the neighborhood gathering on February 5, 2022.

On February 5, 2022, Alta Vista hosted the neighborhood gathering. They displayed multiple visual depictions of the changes to the subject property and plans for improvements to the property and the boarding services it would offer if the rezoning is approved by the City of Tulsa. The property owner, other managers of the property, employees of Alta Vista, and Alta Visa’s legal counsel were present to answer questions from the surrounding property owners. Despite Alta Vista’s efforts to get the word out about the meeting, no one attended this gathering to ask any questions or express any concerns.

Even though no one attended the gathering, Alta Vista has received multiple positive communications from the surrounding community since it sent notices on January 13, 2022. Many individuals have stated they will be writing to the Tulsa Metropolitan Area Planning Commission recommending approval of the rezoning. As far as currently known, Alta Vista has received no negative comments or concerns about this rezoning matter.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary:* CG zoning with the optional development plan is consistent with the Neighborhood Center concept represented in the Tulsa Comprehensive Plan.

**Land Use Vision:**

*Land Use Plan map designation:* Neighborhood Centers

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

*Areas of Stability and Growth designation:* Area of Growth

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

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

**Transportation Vision:**

**Major Street and Highway Plan:**
East 21st Street South 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. Multimodal 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.

**Trail System Master Plan Considerations:** None

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The site is developed with a single-story commercial building and surface parking. The north side of the property is partially zoned RM-1 and undeveloped.
Environmental Considerations: None that would accept site redevelopment

Streets:

<table>
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<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tr>
<td>East 21st Street South</td>
<td>Secondary Arterial with Multi Modal Corridor street designation</td>
<td>100 feet</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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<tr>
<td>North</td>
<td>RM-1</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Large Lot Residential</td>
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<tr>
<td>East</td>
<td>RM-2 and CS</td>
<td>Neighborhood Center</td>
<td>Growth</td>
<td>Multifamily and commercial strip center</td>
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<td>South</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single Family across East 21st Street</td>
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<tr>
<td>West</td>
<td>CS</td>
<td>Neighborhood Center</td>
<td>Growth</td>
<td>Commercial auto sales</td>
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SECTION III: Relevant Zoning History

History: Z-7649

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

Subject Property:

BOA-21385 February 2012: The Board of Adjustment approved a Variance to permit a sign with an electronic message center to be located less than 200 feet from a designated residential area or district (Section 1221.C.2.c), on property located at 7717 East 21st Street.

BOA-7353 March 1972: The Board of Adjustment approved a Variance to modify the setback requirements to permit the erection of a building 90’ from the centerline of 21st Street (Ordinance requires 110’) as per plot plan, on property located at 7717 East 21st Street.

Surrounding Property:

BOA-22831 January 2020: The Board of Adjustment approved a Verification of the 1,000-foot spacing requirement for a medical marijuana dispensary from another medical marijuana dispensary, on property located at 7727 East 21st Street South.

BOA-21292 July 2011: The Board of Adjustment approved a Special Exception to permit Automobile Sales (Use Unit 17) in a CS district; & a Special Exception to modify the screening requirement from an abutting R district along 77th East Avenue & a Variance to permit the display of vehicles offered for sale within 300 ft. of an adjoining R district, on property located at 7701 East 21st Street.

BOA-8922 March 1976: The Board of Adjustment approved a Special Exception to permit modification of the screening requirements where the purpose of the screening requirements cannot be achieved; & a Variance of the front setback requirement from 110’ to 99 to permit a cashier’s building in a CS District, on property located at 7701 East 21st Street.

BOA-7317 February 1972: The Board of Adjustment approved a Variance to permit erecting two signs with 65 sq. ft. of surface area in an RM-1 District (Ordinance permits one sign 32 sq. ft.), on property located at 7625 East 21st Street.

BOA-6877 January 1971: The Board of Adjustment approved a Variance to permit erecting 208 units on one lot in an RM-1 district, on property located at 7600 block on East 21st Street.

BOA-5549 December 1967: The Board of Adjustment denied a Variance to permit operation of a sales office, on property located at 7734 East 21st Street.
Note: Graphic overlays may not precisely align with physical features on the ground.

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

Aerial Photo Date: 2020/2021
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-7649
19-13 11
SITE MAP
ALTA VISTA ANIMAL HOSPITAL

EXISTING BUILDING
8,856 sq ft
ZONED CS

EVERGREEN TREES ALONG FENCE FOR ADDITIONAL SOUND BARRIER

CJC Architects, Inc.
1401 S Denver Ave, Suite B
Tulsa, OK 74119-3445
918-582-7129
cjcarchitects.com

Project Number 2112
Date 8/27/2021
Drawing Number X0
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<th><strong>Owner and Applicant Information:</strong></th>
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<tr>
<td>Jay Hoyt</td>
<td><strong>Applicant:</strong> Michael Martin</td>
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<td><strong>Property Owner:</strong> MOZL LLC SERIES 13101</td>
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**Location Map:**
(shown with County Commission Districts)

![Location Map Image]

**Zoning:**
*Existing Zoning:* AG  
*Proposed Zoning:* IM

**Comprehensive Plan:**
*Land Use Map:* Industrial  
*Stability and Growth Map:* N/A

**Staff Data:**
*TRS:* 2432  
*CZM:* 75

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<td><strong>Present Use:</strong> Vacant</td>
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<tr>
<td><strong>Proposed Use:</strong> Industrial Uses</td>
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</table>

**Concept summary:** Rezone from AG to IM to permit industrial uses  
**Tract Size:** 7.86 ± acres  
**Location:** 13101 N 113 E Ave  
N of the NE/c of E 126th St N and N Garnett Rd

**Staff Recommendation:**
Staff recommends approval.

**County Commission District:** 1

**Commissioner Name:** Stan Sallee
SECTION I: CZ-531

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from AG to IM to permit industrial uses on the subject lot.

The applicant intends to develop the site in two phases. The first phase is to consist of an industrial storage area on the eastern portion of the lot as shown on the renderings provided by the applicant. The second phase will be enclosed industrial spaces as shown on the floor plan provided by the applicant. The land use for the site is designated as Industrial in the Tulsa County Comprehensive Plan. This proposal would be compatible with that designation.

EXHIBITS:
- INCOG Case map
- INCOG Aerial
- Tulsa County Comprehensive Plan Land Use Map
- Applicant Exhibits:
  - Site Plan
  - Renderings
  - Floor Plan

DETAILED STAFF RECOMMENDATION:

The IM District is designed to group together a wide range of industrial uses, which may produce moderately objectionable environmental influences in their operation and appearance. CZ-531 contemplates rezoning this site from AG to IM which is consistent with the Industrial land use designation of the Tulsa County Comprehensive Plan and,

The allowed uses in an IM district will have little environmental impact on surrounding properties therefore,

Staff recommends Approval of CZ-531 to rezone property from AG to IM.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary:

The site is located within the fenceline of the City of Collinsville. The City of Collinsville 2030 Comprehensive Plan was adopted as part of the Tulsa County Comprehensive Plan on September 9, 2019. The planning process for the update of the 2030 Plan was developed by the City Planning Staff and Planning Commission and formalized by the City Commission. Citizen participation in the planning process was sought in a variety of ways. General coverage was given in the local Collinsville News regarding the initiation and progress of the study. The Steering Committee was appointed by the City Commission and included elected and appointed officials and citizen representatives of the business and lay community. The committee hosted public forums and conducted an on-line public survey to solicit input on planning and land use related matters pertaining to the update.
Land Use Vision:

Land Use Plan map designation: Industrial

Industrial areas form basic employment and economic development centers for the residents of Collinsville and the planning area. The external impacts industrial uses have on abutting less-intense areas must be considered along with the special needs of industrial areas for access and transportation, water, sewer, and electric services.

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: N 113th E Ave is designated as a Secondary Arterial

Trail System Master Plan Considerations: The GO Plan recommends a shared path as well as indicates a Sidewalk Gap along N 113th E Ave.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant, forested land.

Environmental Considerations: None

Streets:

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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>N 113th E Ave</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>2</td>
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<tr>
<td>E 130th St N</td>
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<td>N/A</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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<td>North</td>
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<td>South</td>
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<td>Single-Family/Industrial</td>
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<tr>
<td>West</td>
<td>AG</td>
<td>Industrial</td>
<td>N/A</td>
<td>Vacant</td>
</tr>
</tbody>
</table>
SECTION III: Relevant Zoning History

History: CZ-531

ZONING ORDINANCE: Resolution number 12875 dated July 12, 1973 established zoning for the subject property.

Surrounding Property:

CBOA-848 November 1988: The Board of Adjustment approved a Special Exception to permit storage of dismantled automobiles and trucks in an IM zoned district, on property located at North of NE/c 126th Street North and Highway 169.

BOA-1798 March 2001: The Board of Adjustment denied a Special Exception to permit an AG zoned district for Use Unit 20, (Commercial Recreation Paintball Field) & a Variance to permit 30 paved parking spaces; and an Appeal of Administrative Official’s Notice to stop and remove all business activity and related equipment dated October 16, 2000, on property located at 12731 North 118th East Avenue.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
PHASE 1: Super Storage Location Relative To 8 Acres

PHASE 2: Enclosed Industrial Spaces - See Building Sample Floor Plans (Layout TBD)
Through Camera Hour Access PANEL SYSTEM is the primary exit for the facility.

Light Poles - Security Camera Positions Through Facility

ACCESS CONTROL PANEL 24 Hour Access

AUTOMATIC CANTILEVER GATE SYSTEM This is the primary access / exit for the facility.
Light Poles - Security Camera Positions Through Facility

This is the connex box that can be rented by a client and placed inside the laydown yard.

This is the gate into an individual laydown yard.
Through Camera It, Link wsPrivacy Facility Through a 32' wide drive path around the facility that allows entry and exit of large vehicles / semi's / etc. This also permits plenty of room for access of fork lifts and personal load / unload transport vehicles.
A 32' wide drive path around the facility that allows entry and exit of large vehicles / semis / etc. This also allows plenty of room for access of fork lifts and personnel load / unload transport vehicles.
This is a sample ONLY. This is representative of the concept and not specific to the project at this time.
Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Crunch Fitness
Property Owner: Tulsa County LLC

Applicant Proposal:
Present Use: Vacant retail store
Proposed Use: Fitness Center
Concept summary: Add Assembly and Entertainment Large to allowable uses to permit a fitness center
Tract Size: 2.28 ± acres
Location: 7827 E 91 ST S
NWc of E 91st St S and S Memorial Dr
Development Area 2-A-1

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

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

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 8314
CZM: 53

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

Case Number: PUD-360-H
Hearing Date: May 18, 2022
SECTION I: PUD-360-H

DEVELOPMENT CONCEPT: The applicant is proposing to add Assembly and Entertainment, Large (>250 person capacity) to the allowable uses of Development Area 2-A-1 of the PUD to permit a fitness center.

The current permitted uses in Development Area 2-A-1 are those permitted by right in the CS district. The proposed Assembly and Entertainment use is considered a special exception use in the City of Tulsa Zoning Code. A major amendment to the PUD is required to add the use due to the use being a special exception use. The applicant intends to operate a Crunch Fitness facility within Development Area 2-A-1.

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

DETAILED STAFF RECOMMENDATION:

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

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

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

Staff recommends Approval of PUD-360-H to add Assembly and Entertainment, Large, to the permitted uses of Development Area 2-A-1.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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

Land Use Vision:

Land Use Plan map designation: Town Center

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

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

Transportation Vision:

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

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

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site currently contains a retail shopping center

Environmental Considerations: None

Streets:

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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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<tr>
<td>S Memorial Dr</td>
<td>Primary Arterial</td>
<td>120 Feet</td>
<td>4</td>
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<td>E 91st St S</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
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Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

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<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
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<tr>
<td>North</td>
<td>AG/OL/PUD-529</td>
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<td>Growth</td>
<td>Self-Storage/Utilities</td>
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<td>South</td>
<td>CS/PUD-360-A/PUD-360-G</td>
<td>Town Center</td>
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<td>Shopping Center</td>
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<td>East</td>
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<td>Town Center</td>
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<td>West</td>
<td>OL/RM-0/PUD-360-E</td>
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<td>Growth</td>
<td>Shopping Center</td>
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</tbody>
</table>
SECTION III: Relevant Zoning History

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

Subject Property:

PUD-360-E October 2008: All concurred in approval of a proposed Major Amendment to PUD-360 on a 20+ acre tract of land to add a dog grooming and boarding facility (Use Unit 15) on property located north of the northwest corner of East 91st Street South and South Memorial Drive and part of the subject property.

PUD-360-C April 2005: All concurred in approval of a proposed Major Amendment to PUD-360 on a 20+ acre tract of land to allow a woman's health facility on property located north of the northwest corner of East 91st Street South and South Memorial Drive and part of the subject property.

PUD-360-B February 2003: All concurred in approval of a minor amendment to permit an hourly daycare center on property located north of the northwest corner of East 91st Street South and South Memorial Drive and part of the subject property.

PUD-360-A September 1989: All concurred in approval of a Major Amendment to a PUD to reduce the setbacks and required landscaped area within the original PUD-360 tract located on property located north of the northwest corner of East 91st Street South and South Memorial Drive and part of the subject property.

PUD-360 August 1984: All concurred in approval of a request to rezone a 20+ acre tract for commercial use, zoned CS/RM-0, on property located north of the northwest corner of East 91st Street South and South Memorial Drive and part of the subject property.

Surrounding Property:

PUD-448-A January 2017: All concurred in approval to abandon PUD-488-A, on property located east of the northeast corner of East 91st Street South and South Memorial Drive.

Z-7342/PUD-386-C August 2016: All concurred in approval of a request to rezone a 10+ acre tract of land from RM-1/CS/PUD-386 to CG with an Optional Development Plan, approving all uses and customary accessory uses as allowed by right in a CS district on the entirety of subject parcels, and restricts the allowed used of a vehicle sales and service on the western 578 feet to that and a Major Amendment to abandon PUD, on property located north of northeast corner of South Memorial Drive East and East 91st Street South.

Z-7227 July 2013: All concurred in denial of a request for rezoning a 2+ acre tract of land from AG to CS and approval to OL with accompanied PUD on property located on the east side of South Memorial Drive at East 87th Court.

BOA-20894 April 2008: The Board of Adjustment approved a variance of the setback requirement abutting a public street from 25 feet to 22 feet (Section 903); to permit a building addition; per plan, on property located within PUD-360, east of the subject property.
PUD-704/ Z-5620-SP-12 May 2004: All concurred in approval of a proposed Planned Unit Development on a 12.08+ acre tract of land for an automobile dealership on property and with modifications located south of the southeast corner of east 91st Street South and South Memorial Drive.

PUD-405-H June 2000: All concurred in approval of a request for a major amendment to PUD-405 to add 16,000 square feet of allowable floor area to the existing automobile dealership on Lot 5 to expand the business on the adjoining Lot 6. The property is located on the northeast corner of East 92nd Street and South 78th East Avenue.

Z-6516 January 1996: All concurred in approval of a request for rezoning a 4.17+ acre tract of land from CS to OL for mini-storage on property located north of the northwest corner of East 91st Street South and south Memorial Drive.

Z-6475/PUD-529 January 1995: All concurred in denial of a request for rezoning a 4+ acre tract of land from AG to CS and approval of AG to OL with accompanied PUD on property located north of the northwest corner of East 91st Street South and south Memorial Drive.

PUD-448 May 1989: All concurred in approval of a proposed Planned Unit Development on a 32.6+ acre tract of land for mixed use development on property located on the northeast corner of East 91st Street South and South Memorial Drive.
Subject Tract

PUD-360-H

18-13 14

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

PUD-360-H
18-13 14
**Case Report Prepared by:**
Dwayne Wilkerson

**Owner and Applicant Information:**
*Applicant:* Stuart Van De Wiele  
*Property Owner:* Ruffin Hotel of Tulsa LLC

**Applicant Proposal:**
*Present Use:* Vacant Hotel  
*Proposed Use:* Multifamily

*Concept summary:* Add a variety of uses to originally approved corridor site plan. The original plan only allowed a hotel use.

*Tract Size:* 7.11 ± acres  
*Location:* West of the Southwest corner of East 41st Street South & South Garnett Road  
*Address:* 10918 E 41 ST

**Zoning:**
*Existing Zoning:* CO  
*Proposed Zoning:* CO-15

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

**Staff Recommendation:**
Staff recommends approval.

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

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

The property located at 10918 E 41 Street, Tulsa, OK 74146 (the “Subject Property”) was originally developed as a hotel / hospitality facility in approximately 1982. The Subject Property ceased operations as a hotel / hospitality facility in March of 2020 and was, for short period, thereafter, used a temporary housing facility for homeless individuals. The Subject Property has been vacant since May of 2021 and remains vacant at the date of filing of this application. The Subject Property is in need of rehabilitation to bring it back to any reasonable commercial use.

The Subject Property is anticipated to be acquired by GoodHomesCo, LLC and redeveloped for multifamily use on an open market rental basis.

The Subject Property has been zoned CO (Corridor) since 1982 (Z-5444) and appears to have also had a CO zoning designation prior thereto.

The Subject Property is a 7.11 acre +/- (309,898 sq. ft. +/-) parcel of land located on the south side of 41st Street and just east of Highway 169. The Subject Property is bounded on the west, north and east by CS (Commercial Shopping) properties and on the South by a large RM-2 (Residential Multifamily 2) zoned area containing several multifamily facilities.

The Subject Property rezoning application is a proposed Corridor Zoning district consisting of Residential use (multifamily) and accessory uses customary thereto. These proposed land uses are consistent with existing and planned development patterns within the project area and will assist in addressing a shortage of workforce housing stock in the City of Tulsa.

The Corridor Development plan (as amended) will consist of a single development area (Development Area A) which is served by 41st Street. The Subject Property will continue to have its entrance on 41st Street.

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:

DETAILED STAFF RECOMMENDATION:

Uses and development standards as outlined in CO-15 are consistent with the Town Center land use designation in the Tulsa Comprehensive Plan; and

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

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

Permitted Uses, building types and supplemental standards outlined in CO-15 are consistent with the provisions of the Corridor chapter of the Tulsa Zoning Code.
Anticipated uses, lot and building regulations along with normal supplemental regulations in the Tulsa Zoning Code as provided CO-15 are consistent with the existing development pattern in this area of Tulsa; and

Staff recommends Approval of CO-15 to rezone property from CO that only allowing a hotel to CO-15 as included in the development plan.

SECTION II: CO-15

CORRIDOR DEVELOPMENT PLAN AS AMENDED:

CO-15 will conform to the provisions of the Tulsa Zoning Code for development in a CO district and its supplemental regulations as identified in Section 25 of the Tulsa Zoning Code.

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

Development Standards

Gross Land Area: +/- 7.11 acres

A. Permitted Use Categories, Subcategories, and Specific Uses

Residential - (Use categories, subcategories, and customarily accessory uses allowed only as follows, and in the building types shown below)

Household Living – [Three or more households on a single lot] only if allowed in the building types identified below.

Public, Civic and Institutional - (Use categories, subcategories, and customarily accessory uses allowed only as follows)

- College or University
- Hospital
- School
- Wireless Communication Facility (building mounted only)

Commercial - (Use categories, subcategories, and customarily accessory uses allowed only as follows)

- Financial Services
- Lodging
- Office
- Restaurants and Bars

B. Building Types for Household Living

- Apartment / condo
- Mixed-use building
- Vertical mixed-use building

C. Lot and Building Regulations

D. Maximum Building Coverage

Minimum Lot Area 300,000 square feet
Maximum Building Height 140 feet
Maximum Floor Area 235,000 square feet
Minimum Building Setbacks

Rev 5/12/2022
Street Setback (41st Street) 25' from the north lot line
From west boundary 20'
From south boundary 20'
From east boundary 20'
Internal lot lines 0'

Open space per dwelling unit is not required while redeveloping and repurposing the existing building as identified in Section II (Development Concept)

E. Maximum Dwelling Units

The Subject Property currently contains three hundred twenty (320) hotel rooms. The Subject Property shall not contain more than three hundred twenty (320) dwelling units.

F. Minimum Off-Street Parking Spaces Requirements

There shall be a minimum of three hundred twenty (320) parking spaces within the Subject Property.

G. Landscape & Screening Requirements

All required landscaping shall be installed and irrigated in accordance with the provisions of the Landscape Chapter 65 of the Tulsa Zoning Code.

H. Access

The Subject Property shall have a minimum of one access point to 41st Street.

I. Signage

All signage on the Subject Property shall comply with Corridor District signage standards required in the City of Tulsa Zoning Code Chapter 60.090-C.

J. Lighting

All outdoor lighting in the Subject Property shall comply with City of Tulsa Chapter 67 Outdoor Lighting regulations.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The proposal for repurposing the existing hotel as outlined in Section II is consistent with the Town Center Land Use designation. Additional uses and standards identified that might be added to the site that are also included in the development plan 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

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

Multi-modal streets 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.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is fully developed with the hotel that was anticipated in the previous corridor site plan.
Environmental Considerations: None that affect site development

Streets:

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<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<td>East 41st Street South</td>
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<td>5 (two lanes each direction plus a center turn lane)</td>
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<tr>
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<td>designation</td>
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Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
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<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>CS</td>
<td>Town Center</td>
<td>Growth</td>
<td>Shopping Center</td>
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<tr>
<td>East</td>
<td>CS</td>
<td>Town Center</td>
<td>Growth</td>
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SECTION IV: Relevant Zoning History

History: CO-15

Subject Property:

ZONING ORDINANCE: Ordinance number 14889 dated October 31st, 1980, established zoning for the subject property.
**CO-12 February 2022:** April 7th 2022 the Tulsa Metropolitan Area Planning Commission recommended approval (with a 7-0-0 vote) for a proposed mixed use redevelopment of the existing hotel site. The applicant withdrew the application prior to the City Council hearings.

**BOA-12943 December 1983:** The Board of Adjustment approved a *Variance* to permit a satellite dish as an accessory use in a CO zoned district under the provisions of Section 1670 & approved a *Variance* of the 60’ height limitation to permit a satellite dish in a CO zoned district under the provisions of Section 1670, on property located at East of the Southwest Corner of South 109th East Avenue East 41st Street.

**Z-5444 October 1980:** All concurred in approval of a request for rezoning a tract of land from CS to CO with a site plan that only allowed a Hotel on the subject property located at 10918 E. 41st Street.

**Surrounding Property:**

**BOA-21051 April 2010:** The Board of Adjustment approved a *Verification* of the spacing requirement to permit a digital outdoor advertising sign of 1,200 ft. from any other digital outdoor advertising sign facing the same traveled way, on property located at 10710 East 41st Street South.

**BOA-20610 November 2007:** The Board of Adjustment approved a *Variance* to permit required parking to 28 parking spaces, on property located at 4126 South Garnett Road.

**BOA-20564 August 2007:** The Board of Adjustment approved a *Modification* of a previously approved plan to permit a restaurant remodel, on property located at 10901 East 41st Street.

**BOA-20499 May 2007:** The Board of Adjustment approved a *Special Exception* to permit Other Trades and Services (Use Unit 15) in a CS district, on property located at 4200 Block of South Garnett Road.

**BOA-20402 December 2006:** The Board of Adjustment approved a *Special Exception* to permit a car wash in a CS district, adjoining a convenience store, on property located at 11120 East 41st Street.

**BOA-20138 October 2005:** The Board of Adjustment approved a *Variance* to permit required frontage in a CS district from 150' to 38' on S. Garnett Road to permit a lot split, on property located at South & West of the SW/c of 41st Street & South.

**BOA-19301 February 2002:** The Board of Adjustment approved a *Special Exception* to permit a drive-in restaurant in a CS district, on property located at East 41st South & East of US-169.

**BOA-18882 October 2000:** The Board of Adjustment approved a *Variance* to permit required 464 parking spaces to permit 426 parking spaces for an existing apartment complex & a Variance of land area per dwelling units to permit the existing 288 units on one lot of record as depicted on the survey, on property located at 4343 South 109th East Avenue.

**BOA-16831 September 1994:** The Board of Adjustment approved a *Variance* to permit requirement that all access be principally from internal collector service streets, on property located at SW/c of 41st Street and South Garnett Road.

**BOA-14358 January 1987:** The Board of Adjustment approved a *Variance* to permit signage from 159 sq. ft to 265 sq. ft. on the south side of the building and from 210 sq. ft. to 354 sq. ft. on the east
side of the building to allow for a sign in a CS zoned district, on property located at 4030 South Garnett Road.

**BOA-10716 October 1979:** The Board of Adjustment approved a Variance to permit more than 40 units on one lot and approved an exception to permit apartments in a CS District in September 1979, per plot plan, & a Special Exception to permit multifamily dwellings and similar uses in a CS District, on property located at Southeast of 41st Street and Mingo Valley Expressway.
Subject Tract

CO-15
19-14 30

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

Aerial Photo Date: 2020/2021
E 41st ST S

Subject Tract CO-15

0 50 100

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

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

CO-15
19-14 30
Kim,

Staff is requesting another continuance on this item to the June 1st hearing date. We are waiting on revised materials from the applicant.

Thanks,

Nathan Foster
Senior Planner

Tulsa Planning Office
918.579.9481
nfoster@incog.org
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: AAB Engineering</td>
</tr>
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<td></td>
<td>Owner: Calvin Miller Swindwell Trust</td>
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<tr>
<th><strong>Location Map:</strong></th>
<th><strong>Applicant Proposal:</strong></th>
</tr>
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<tbody>
<tr>
<td>(shown with County Commission districts)</td>
<td>Preliminary Plat</td>
</tr>
<tr>
<td><img src="image" alt="Location Map" /></td>
<td>2 lots, 1 block, 10.73 acres</td>
</tr>
<tr>
<td></td>
<td>Location: Southwest corner of East 86th Street North and North Yale Avenue</td>
</tr>
</tbody>
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<tr>
<th><strong>Zoning:</strong></th>
<th><strong>Staff Recommendation:</strong></th>
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<tbody>
<tr>
<td>CS</td>
<td>Staff recommends approval of the preliminary plat</td>
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<tr>
<th><strong>County Commission District:</strong></th>
<th><strong>Commissioner Name:</strong></th>
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<tbody>
<tr>
<td>1</td>
<td>Stan Sallee</td>
</tr>
</tbody>
</table>

EXHIBITS: Site Map, Aerial, Tulsa County Land Use Plan, Plat Submittal
PRELIMINARY PLAT

75 Center - (County)
Southwest corner of East 86th Street North and North Yale Avenue

This plat consists of 2 lots, 1 block on 10.73 ± acres.

The Technical Advisory Committee (TAC) met on May 5, 2022 and provided the following conditions:

1. **Zoning:** Property is zoned CS (Commercial – Shopping). Proposed lots conform to the requirements of the CS district.

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

3. **Transportation & Traffic:** Apply limits of access to 86th Street North and North Yale Avenue to align with proposed driveways. Indicate full dimension of right-of-way and recording information. If the right-of-way is being dedicated by the plat, indicate "by plat". Include information for ODOT right-of-way adjacent to west side of the platted boundary.

4. **Sewer/Water:** On-site sewage disposal requires approval by Oklahoma Department of Environmental Quality. ODEQ certificate required on face of the final plat. Water service to be provided by Washington County Rural Water District #3. Any improvements to existing water lines must be approved through the RWD. Release letter is required from the rural water district prior to final plat approval.

5. **Stormwater, Drainage, & Floodplain:** Site is required to meet drainage requirements for Tulsa County. Drainage plans must be approved by the County Engineer prior to final plat approval. Any easements must be shown on the face of the plat.

6. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: Release letters are required from all franchise utilities serving the site. Certificate of Records Search from Oklahoma Corporation Commission for oil & gas activity must be submitted.

Staff recommends **APPROVAL** of the preliminary plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations. Final plat must be released by the County Engineer prior to approval.
LEGEND

Unincorporated County Plans
Future Land Use

- Yellow: Rural Residential/Agricultural
- Red: Rural Commercial
- Green: Parks and Open Space
- Blue: Public/Semi-Public
- Purple: Industrial

75 CENTER
21-13 28
**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**

*Applicant: VTRE Development, LLC*

*Owner: KCI Tulsa Commerce Center Land, LLC*

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

**Applicant Proposal:**

Request for authorization to receive accelerated release of building permits & modification of Subdivision & Development Regulations to defer required right-of-way and easement dedications to final plat.

2 lots, 1 block, 44.29 ± acres

*Location: Northeast corner of East 76th Street North and North Yale Avenue*

**Zoning:** IM

**Staff Recommendation:**

Staff recommends **approval** of the authorization to receive an accelerated release of a building permit and the modification to the Subdivision & Development Regulations.

**County Commission District:** 1

*Commissioner Name: Stan Sallee*

Attachments: Site Map, Aerial, Land Use, Site Plan, Infrastructure Plan, Preliminary Plat
ACCELERATED RELEASE OF BUILDING PERMIT

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

The subject property is required to obtain full compliance with the Subdivision & Development Regulations due to a recently approved rezoning. The applicant has requested that the Planning Commission authorize Tulsa County to issue building permits prior to the filing of a final plat. The Subdivision & Development Regulations require the approval of a preliminary plat prior to authorization for an accelerated release of building permits. The preliminary plat has been submitted and reviewed by the Technical Advisory Committee and was approved by TMAPC on January 5, 2022.

The plat includes the dedication of utility easements, access limitations, and additional right-of-way dedications for the subject site. Improvements to infrastructure on the site, primarily sanitary sewer, will be required prior to the filing of the final plat to accommodate future development goals. Sanitary sewer service for this project will be provided by the City of Tulsa and will require the developer to obtain multiple off-site easements prior to the approval of the final plat.

The Technical Advisory Committee met on May 5th, 2022 and had no objections to the authorization for accelerated release of building permits with the condition that the accelerated permits be restricted to foundation-only permits.

If approved, this authorization only removes the requirement that the final plat be filed prior to building permits being issued. All other codes and requirements for Tulsa County remain in place.

Modification to the Subdivision & Development Regulations:

The applicant has requested a modification to Section 10-110.6-B that requires the dedication of all required ROW and easements prior to permit issuance. It is preferred by staff that all on-site easements and dedications be included with the final plat rather than dedicated by multiple separate instruments.

Staff recommends approval of the accelerated release of a building permit and the requested modification with the following conditions:

1. If an accelerated release is approved, no final inspection of buildings or structures may occur, and no certificate of occupancy may be issued until a final plat for the subject property has been approved and recorded.
2. Accelerated Release applies to foundation only permits with no vertical construction until a final plat for the subject property has been approved and recorded.