TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2867

June 1, 2022, 1:00 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

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.

Complete Agenda Packet

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. Amend the minutes of May 4, 2022 Meeting No. 2865 (Legal description, page 37)

CONSENT AGENDA
All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

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

NONE

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

2. 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 (Continued from May 18, 2022)
3. **Z-7650 Wallace Design Collective, Dani Fields** (CD 1) Location: Southwest corner of West Archer Street and North Cheyenne Avenue requesting rezoning from **IL to CBD**

4. **Z-7651 Morad El-Raheb** (CD 4) Location: Southwest corner of East 6th Street South and South Trenton Avenue requesting rezoning from **IM to CH**

5. **PUD-459-A Freddy Valverde** (CD 5) Location: Southeast corner of East 21st Street South and South 101st East Avenue requesting a **PUD Major Amendment to Abandon PUD-459** (Related to Z-7652)

6. **Z-7652 Freddy Valverde** (CD 5) Location: Southeast corner of East 21st Street South and South 101st East Avenue requesting rezoning from **OL and CS to OL** (Related to PUD-459-A)

7. **Z-7653 City Council** (CD 6, 3) Location: 41 properties south of the southeast corner of East Admiral Place and South 129th East Avenue and North of the northwest corner of East 21st Street South and South 161st East Avenue requesting rezoning from **RS-3 and RS-2 to AG-R**

**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 and May 18, 2022)

**OTHER BUSINESS**

9. Commissioners' Comments

**ADJOURN**

CD = Council District

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

Visit our website at 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.
**Case Report Prepared by:**
Dwayne Wilkerson

**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 of CG zoning but only with the optional development plan use limitations and standards outlined in Section II.

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

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

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**Case Number:** Z-7649 with optional development plan  
**Hearing Date:** June 1, 2022  
Staff continuance request from May 18, to June 1, 2022

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**Staff Data:**
*TRS:* 9311  
*CZM:* 38
SECTION I: Z-7649

DEVELOPMENT CONCEPT: The immediate goal for this request is to allow an Animal Service business that includes 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

2.7.2
REVISED 5/26/2022
- Three or more households on a single lot

Group Living:
- Assisted living facility
- 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
  - Minor
  - Major
- Wireless communication facility (Freestanding tower and building or tower-mounted antenna)

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

Agricultural Use Category:
- Community Garden
- Farm, market- or community supported
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 REQUIREMENTS:

1) Uses allowed in the development plan are only allowed after following site improvements are installed:

- A landscape buffer is installed along the east boundary of the subject tract, extending approximately 120 feet from the northeast corner of the tract to the rear of the existing building, as illustrated in the concept development plan.

- Parking lot pavement must be removed from the East 21st Street South right of way and a vehicular use buffer has been installed as required by Section 65 of the Tulsa Zoning Code.

- Where the subject tract abuts any R district screening shall meet or exceed the minimum standard for an F1 Screen.

- All site improvements outside the building must meet or exceed the standards identified in the landscape chapter of the Tulsa zoning code.

2) In addition to the requirements listed above, the Animal Services use category which include boarding, sheltering, grooming or veterinary uses is allowed only after the following improvements have been installed on the site.

- Fencing that is adequate to keep pets from accessing property within 10 feet of the east boundary is required and shall have minimum height of 4 feet. This pet barrier does not need to be a screening fence. Pets are not allowed within 10 feet of the east boundary of the subject tract.
  - As an alternative: A masonry screening wall with a minimum height of 6 feet 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.

- Outdoor pet play area surfaces must be a permeable artificial turf play yard designed specifically for dogs. Natural grass is not an acceptable surface.

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. 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 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>
<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 21st Street South</td>
<td>Secondary Arterial with Multi Modal Corridor Street designation</td>
<td>100 feet</td>
<td>4</td>
</tr>
</tbody>
</table>

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

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RM-1</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Large Lot Residential</td>
</tr>
<tr>
<td>East</td>
<td>RM-2 and CS</td>
<td>Neighborhood Center</td>
<td>Growth</td>
<td>Multifamily and commercial strip center</td>
</tr>
<tr>
<td>South</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single Family across East 21st Street</td>
</tr>
<tr>
<td>West</td>
<td>CS</td>
<td>Neighborhood Center</td>
<td>Growth</td>
<td>Commercial auto sales</td>
</tr>
</tbody>
</table>
SECTION III: Relevant Zoning History

History: Z-7649

Subject Property:

ZONING ORDINANCE: Ordinance number 11816 dated June 26, 1970, established zoning for the 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.
Note: Graphic overlays may not precisely align with physical features on the ground.
Growth and Stability

- Area of Growth
- Area of Stability

Z-7649
19-13 11
SITE MAP
ALTA VISTA ANIMAL HOSPITAL

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

EXISTING BUILDING
8,856 sq ft
ZONED CS

8' PRIVACY FENCE
EVERGREEN TREES ALONG FENCE FOR ADDITIONAL SOUND BARRIER

Play Yard
Potty Yard
Potty Yard
Potty Yard
Potty Yard

ZONED RM-1
20X20 STORAGE SHED

E150 SW SW SE SE LESS S50 SEC 11 19 13

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

Date 8/27/2021
Drawing Number X0
**Case Number:** Z-7650  
**Hearing Date:** June 1, 2022

**Case Report Prepared by:**  
Dwayne Wilkerson

**Owner and Applicant Information:**  
**Applicant:** Wallace Design Collective c/o Dani Fields  
**Property Owner:** Ballena Blanca LLC

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

![Location Map](image-url)  
(Technical diagram showing city council districts)

**Applicant Proposal:**  
**Present Use:** Vacant buildings  
**Proposed Use:** Commercial  
**Concept summary:** Change the zoning to allow a broad range of commercial, residential and mix of uses that are allowed in the Central Business District.  
**Tract Size:** 0.4 ± acres  
**Location:** Southwest corner of West Archer Street and North Cheyenne Avenue

**Zoning:**  
**Existing Zoning:** IL  
**Proposed Zoning:** CBD

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

**Staff Recommendation:**  
**Staff recommends approval.**

**Staff Data:**  
**TRS:** 9202  
**CZM:** 36

**City Council District:** 1  
**Councilor Name:** Vanessa Hall-Harper  
**County Commission District:** 2  
**Commissioner Name:** Karen Keith

**REVISED 5/26/2022**
SECTION I: Z-7650

DEVELOPMENT CONCEPT: Change the zoning to allow a broad range of commercial, residential and mix of uses that are allowed in the Central Business District support a mixed-use development that is consistent with the Downtown Neighborhood concept identified in the comprehensive plan.

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

DETAILED STAFF RECOMMENDATION:

The CBD district is primarily intended to accommodate and encourage the most desirable, most productive, most intense use of land, without regard to the regulation of building height, floor area, land coverage and parking requirements, within the central core area of the city and encourages a diversity of high-intensity uses that mutually benefit from close proximity to, and from the available services of, the high transportation carrying capacity afforded by locations within the boundaries of the Inner Dispersal Loop and reserve and promote the public and private investment of the existing central core area.

The request to change zoning from IL to CBD is consistent with the Downtown Neighborhood land use designation and,

Z-7650 is consistent with the land use considerations that were contemplated in the Downtown Area Master Plan and,

The uses, building height and density allowed in a CBD zoning classification are consistent with the expected development of this area therefore,

Staff recommends Approval of Z-7650 to rezone property from IL to CBD.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Rezoning to CBD zoning will support future opportunities for a mixed-use development that is consistent with the Downtown Neighborhood concept identified in the comprehensive plan and in the Downtown Tulsa Master Plan.

Land Use Vision:

Land Use Plan map designation: Downtown Neighborhood

Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.
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: North Cheyenne Avenue and West Archer are urban arterial streets.

Trail System Master Plan Considerations: None

Small Area Plan: Downtown Area Master plan. This plan was adopted in September 2010 and amended in October 2018 to include the Downtown Walkability Analysis.

The Downtown Tulsa Master Plan was adopted prior to the PLANiTULSA land use concepts and included areas outside the central business district. In the plan document it mentioned that the master plan was designed as an integral part of the plan and will serve as a detailed area plan. The major targets of the plan were to revitalize the downtown, connect it to the Tulsa River Park’s Stem and Initiate Rail Transit extending outward from the downtown area to the beginnings of future corridors serving the city and the region. This site is on the north end of a city block that abuts the rail transit corridor on the south side of the block. The downtown master plan included recommendations for redevelopment including many recommendations for buildings with ground floor street transparency, discouraging surface lots, encouraging on-street parking and included streetscape improvements and traffic calming supporting pedestrian safety and activity.

Special District Considerations: None except the Downtown Area Master Plan. That plan encourages preservation of historic structures but did not mention the preservation of the brick street (North Cheyenne Ave) that is adjacent to this site. The concept of including street scape improvements and traffic calming devices is important to the redevelopment of downtown. Brick street preservation can be an important part of placemaking and supporting pedestrian and vehicular safety and activity.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is occupied with one and two-story buildings that were previously used for industrial purposes.
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>West Archer Street</td>
<td>Urban arterial</td>
<td>70 feet</td>
<td>2 and with on-street parking and bike lanes</td>
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<tr>
<td>North Cheyenne Avenue</td>
<td>Urban arterial</td>
<td>70 feet</td>
<td>2 lane brick</td>
</tr>
<tr>
<td>Alley</td>
<td>None</td>
<td>None</td>
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Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<tbody>
<tr>
<td>North</td>
<td>CBD and IL</td>
<td>Downtown Neighborhood</td>
<td>Growth</td>
<td>Vacant two-story building</td>
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<td>East</td>
<td>CBD</td>
<td>Downtown Neighborhood</td>
<td>Growth</td>
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<tr>
<td>South</td>
<td>CBD</td>
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<td>Growth</td>
<td>Vacant two and three-story building</td>
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<td>West</td>
<td>CBD</td>
<td>Downtown Neighborhood</td>
<td>Growth</td>
<td>Industrial building</td>
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SECTION III: Relevant Zoning History

History: Z-7650

Subject Property:

ZONING ORDINANCE: Ordinance number 11814 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

BOA-22701 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 121 North Denver Avenue West.

BOA-22289 July 2017: The Board of Adjustment approved a Verification of the 1,000-foot spacing requirement for a bar from public parks, schools, other bars, and religious assemblies and 50 feet from an R-zoned lot to permit, on property located at 114 West Archer Street North.

Z-7297 May 2015: All concurred in approval of a request for rezoning a .15+ acre tract of land from IL to CBD on property located East of southeast corner of West Archer Street South and North Denver Avenue.

Z-7290 May 2015: All concurred in approval of a request for rezoning a .14 acre tract of land from IL to CBD on property located East of northeast corner of West Archer Street and North Denver Avenue.

BOA-20085 July 2005: The Board of Adjustment approved a Special Exception to modify conditions of a previous approval (BOA-19212) to increase the allowed beds from 320 to 390, on property located at 302 West Archer Street North.

BOA-19519 January 2003: The Board of Adjustment approved a Variance to permit additional number of signs per street frontage from 1 per 100’ to 2 signs, on property located at 121 N. Denver Ave.

Z-6850 March 2002: All concurred in approval of a request for rezoning a tract of land from IL to CBD on property located 210 Reconciliation Way North.

BOA-19212 October 2001: The Board of Adjustment approved a Variance to permit the previously approved conditions (BOA-16534) to increase beds allowed from 285 beds to 320 beds, on property located at 302 W. Archer.

BOA-17580 February 1997: The Board of Adjustment approved a Special Exception to permit a bar in an IL district & a Variance of off-street parking requirements for a bar, on property located at 25 North Cheyenne Avenue.

Z-6607 November 1997: All concurred in approval of a request for rezoning a tract of land from IL to CBD on property located 124 N. Cheyenne Ave West.

Z-6570/PUD-532: All concurred in approval of a request to rezone a tract of land from IM/IL/RS-3/RM-2 to CBD and approval of a proposed Planned Unit Development for the Salvation Army expansion of their existing facilities, on property located at the southwest corner of Denver Avenue and Brady Street.
BOA-16910 January 1995: The Board of Adjustment approved a Special Exception to permit a dance hall in an IL District, & a Variance of the all-weather surface requirement for parking, on property located at 228 West Archer.

BOA-16672 May 1994: The Board of Adjustment approved Amended previously approved site plan, on property located at 300 West Archer.

BOA-16534 March 1994: The Board of Adjustment approved a Special Exception to permit an existing dry cleaners, & a Variance of the required setback from the centerline of North Harvard from 100’ to 77’, & a Variance of the required setback from the centerline of North Indianapolis Avenue from 50’ to 35’, & a Variance of the maximum 3000 sq. ft. permitted for a dry cleaners and a Variance of the number of required parking spaces, on property located at 1445 North Harvard.

Z-6112 July 1986: All concurred in approval of a request for rezoning a tract of land from IM to CBD on property located 302 West Archer St. North.

BOA-12213 September 1982: The Board of Adjustment approved a Special Exception to permit community service center to include residence for transients, worship, and other social services, on property located from Denver to Elwood and from Archer and Brady Streets.

BOA-11937 May 1982: The Board of Adjustment grant permission for uses permitted un Use Units 12 and 13; & a Variance of the parking requirements for Use Unit 12; & a Variance of the parking requirements for Use Unit 13 and the uses permitted in an IL District, on property located at SE corner of Archer Street and Cheyenne Avenue.

BOA-7230 November 1971: The Board of Adjustment approved a Variance to waive the setback requirements in an IL District as per plot plan & a Variance to waive the parking requirements, on property located at Southeast of Cheyenne and Brady.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
Subject Tract

Z-7650
19-12 02

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-7650
19-12 02
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
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<tbody>
<tr>
<td>Dwayne Wilkerson</td>
<td>Applicant: Morad El-Raheb</td>
</tr>
<tr>
<td></td>
<td>Property Owner: Morad El-Raheb</td>
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<tr>
<th><strong>Location Map:</strong> (shown with City Council Districts)</th>
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<th><strong>Applicant Proposal:</strong></th>
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<tr>
<td><strong>Present Use:</strong> Warehouse</td>
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<tr>
<td><strong>Proposed Use:</strong> Commercial and mixed uses</td>
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</tbody>
</table>

**Concept summary:** Existing zoning does not allow some commercial and residential uses that will be beneficial to the redevelopment of this site and building.

**Tract Size:** 0.19 ± acres

**Location:** 1544 E 6 ST S

Southwest corner of South Trenton Avenue and East 6th Street

<table>
<thead>
<tr>
<th><strong>Zoning:</strong></th>
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<tbody>
<tr>
<td><strong>Existing Zoning:</strong> IM</td>
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<td><strong>Proposed Zoning:</strong> CH</td>
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<table>
<thead>
<tr>
<th><strong>Comprehensive Plan:</strong></th>
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<tbody>
<tr>
<td><strong>Land Use Map:</strong> Downtown Neighborhood</td>
</tr>
<tr>
<td><strong>Stability and Growth Map:</strong> Area of Growth</td>
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</table>

<table>
<thead>
<tr>
<th><strong>Small Area Plan:</strong></th>
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<tr>
<td>Pearl District</td>
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<th><strong>Staff Recommendation:</strong></th>
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<tbody>
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<td><strong>Staff recommends approval.</strong></td>
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<th><strong>City Council District:</strong> 4</th>
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<tr>
<td><strong>Councilor Name:</strong> Kara Joy McKee</td>
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<table>
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<tr>
<th><strong>County Commission District:</strong> 2</th>
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<tr>
<td><strong>Commissioner Name:</strong> Karen Keith</td>
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<th><strong>Staff Data:</strong></th>
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<tr>
<td><strong>TRS:</strong> 9306</td>
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<tr>
<td><strong>CZM:</strong> 37</td>
</tr>
</tbody>
</table>
SECTION I: Z-7651

DEVELOPMENT CONCEPT: The CH zoning districts allows a wider variety of uses and has a parking standard that is more consistent with the original building concept. The existing building covers the majority of the lot area.

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

DETAILED STAFF RECOMMENDATION:

Z-7651 is a request to change zoning from IM to CH. Uses allowed within a CS zoning district along with the lot and building regulations are consistent with the Downtown Neighborhood land use vision and,

The CH district is primarily intended to: accommodate high-intensity commercial and related uses primarily in the core area of the city; encourage use of properties and existing buildings along older commercial corridors; and minimize encroachment and adverse land use impacts on stable residential neighborhoods. The requested CH zoning is consistent with the anticipated growth and redevelopment of the Pearl District.

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

Staff recommends Approval of Z-7651 to rezone property from IM to CH.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CH zoning supports the idea of providing opportunities for mixed use development that are not available in the IM district.

Land Use Vision:

Land Use Plan map designation: Downtown Neighborhood

Downtown Neighborhoods are tightly integrated with the Downtown Core. These areas may be comprising university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed-use residential areas. Downtown Neighborhoods provide multimodal and pedestrian oriented transportation options and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.
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 6th Street is considered a Main Street with a commercial/CBD/Industrial Collector designation.

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.

**Trail System Master Plan Considerations:** None except the on street bicycle system.

**Small Area Plan:**

Z-7651 is included in the Pearl District Small Area Plan was adopted and published in 2019.

The Pearl District Small Area Plan replaced the 2006 6th Street Infill Plan, and updated the Tulsa Comprehensive Plan recommendations for this area. In addition to the Pearl District Small Area Plan, the City of Tulsa ("City") is preparing a compatible, implementation-focused Sector Plan in partnership with the Tulsa Development Authority ("TDA"). Together, these Plans are intended to guide public and private improvements in the Pearl District. The Small Area and Sector plans are working towards fulfilling the community's vision with strategies that will help guide the future of the area: develop specific actions to bring positive changes for the community, invest in corridor improvements along major streets, and prioritize continued economic investment.

The look and feel of the Pearl District continue to reflect development patterns of the early 20th century. As one of Tulsa’s earliest mixed-use neighborhoods, the Pearl District has a traditional street grid pattern that includes a mix of single-family residences and neighborhood scale retail, as well as areas of industrial and other employment uses. Residential and commercial uses range in the current state of repair, from well-maintained older homes and newer townhomes to vacant lots and structures in need of repair.

4.3

REVISED 5/26/2022
**Special District Considerations:** This parcel is in the Neighborhood Infill Overlay area.

The Neighborhood Infill Overlay (NIO) establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. The overlay allows for a variety of residential housing types in a manner that is compatible, in mass and scale, with the character of surrounding properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of residential land.

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:**

*Street view from northeast corner of site looking south*

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

**Streets:**

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tr>
<td>East 6th Street</td>
<td>Commercial /CBD/ Industrial Collector</td>
<td>80 feet</td>
<td>2 lanes with on street parking and bike lanes.</td>
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<tr>
<td>South Trenton Avenue</td>
<td>None</td>
<td>50 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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<td>Downtown Neighborhood</td>
<td>Growth</td>
<td>Industrial</td>
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SECTION III: Relevant Zoning History

History: Z-7651

ZONING ORDINANCE: Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

**BOA-23011 October 2020:** The Board of Adjustment approved a Special Exception to permit High-Impact Medical Marijuana processing in the IM District, on property located at 1614 East 6th Street South.

**BOA-18638 January 2000:** The Board of Adjustment approved a Special Exception to permit a church in an IM zoned district, on property located at 1628 & 1632 E. 6th St.

**BOA-17308 February 1996:** The Board of Adjustment approved a Variance to permit required setback from the centerline of 6th St. from 65' to 30', on property located at 1615 E. 6th St.

**BOA-11150 August 1980:** The Board of Adjustment approved a Variance to permit the setback requirements from 37.5' to 31.9' from the centerline of the street; & a Variance of the setback from an R District from 75' to 6' & a Special Exception for the modification of the screening requirements where the purpose of the screening cannot be achieved, on property located at SW corner of 7th Street and Troost Ave.

**BOA-1368 April 1941:** The Board of Adjustment approved a waiver of set-back requirements along 6th St. to permit erection of an addition to existing buildings, on property located at Lot 5, Block 12, Factory Addition 1538 E. 6th Street.

6/1/2022 1:00 PM
Subject Tract

Z-7651

19-13 06

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

Aerial Photo Date: 2020/2021
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<th>Case Report Prepared by:</th>
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<tr>
<td>Dwayne Wilkerson</td>
<td>Applicant: Freddy Valverde</td>
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<tr>
<td></td>
<td>Property Owner: Fame 4 Business Solutions LLC c/o Freddy Valverde</td>
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<th>Location Map: (shown with City Council Districts)</th>
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<th>Applicant Proposal:</th>
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<tr>
<td>Present Use: vacant</td>
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<td>Proposed Use: Office</td>
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<td>Concept summary:</td>
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<td>Tract Size: 0.54 ± acres</td>
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<td>Location: Southwest corner of East 21st Street South &amp; South 101st East Avenue (2101 South 101st East Avenue)</td>
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<th>Zoning:</th>
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<td>Proposed Zoning: OL</td>
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<td>Land Use Map: Town Center</td>
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<td>Stability and Growth Map: Area of Growth</td>
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<th>Staff Recommendation:</th>
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<tr>
<td>Staff recommends approval but only with approval of rezoning request for rezoning subject property to OL</td>
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<tr>
<td>Councilor Name: Mykey Arthrell-Knezek</td>
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<tbody>
<tr>
<td>Commissioner Name: Stan Sallee</td>
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</table>
SECTION I: PUD-459-A Abandonment

DEVELOPMENT CONCEPT:
Applicant has requested rezoning to OL and abandonment of the PUD approved in 1990. That PUD only allows a convenience store with outdated development standards and rezone for office uses are consistent with the Town Center Land use designations

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:
Abandoning the PUD and rezoning the subject property to the OL district is primarily intended to facilitate the development and preservation of low-intensity office development. Uses with the lot and building regulations permitted in the OL district are consistent with the Town Center land use designation. The OL district is also consistent with the expected development along a Primary Arterial Street with the multi modal corridor designation and secondary arterial and,

Abandoning the PUD and rezoning to OL expands the allowed uses that were allowed in the PUD. The current supplemental OL standards allow development and provide standards that is consistent the adjacent Existing Neighborhood land use designations and,

The combined effort of abandoning the outdated PUD along with rezoning the commercial development area to OL is consistent with Town Center land use designation in the Comprehensive Plan therefore,

Staff recommends Approval of PUD-459-A

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: OL zoning allows use and provides supplemental regulations that are consistent with the Town Center Land use vision of the comprehensive plan.

Land Use Vision:

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

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

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

Transportation Vision:

Major Street and Highway Plan:
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. 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.

South 101st Street East Avenue is considered a secondary arterial without a designation

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The property is vacant. In 1990 The site was zoned with a PUD that only allowed a convenience store that was never constructed.
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>East 21\textsuperscript{st} Street South</td>
<td>Primary Arterial with Multi modal corridor designation</td>
<td>120 feet</td>
<td>5 lanes (2 each direction and a left turn lane for west bound traffic)</td>
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<tr>
<td>South 101\textsuperscript{st} East Avenue</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
<td>3 lanes (one each direction with a right turn lane for northbound traffic)</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>
<th>Existing Use</th>
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<tr>
<td>North</td>
<td>CS</td>
<td>Town Center</td>
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<td>Commercial/retail</td>
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<td>East</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
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<td>South</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
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<td>Detached Single family dwelling homes</td>
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<td>Commercial/retail</td>
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SECTION III: Relevant Zoning History

History: PUD-459-A (Rel.Z-7652)

Subject Property:

Z-6268/PUD-459: The City Commission all concurred in approval of a request to rezone the subject property from OL to OL and CS with Ordinance 17283 February 23rd, 1990. The ordinance designated and the subject tract to OL and supplementally zoned the tract PUD. The PUD limited uses to convenience and gasoline sale store.

Surrounding Property:

BOA-22999 September 2020: The Board of Adjustment approved a Special Exception to permit for Commercial/Vehicle Sales and Service/Personal Vehicle Sales & Rental use in a CS District, on property located at 9955 East 21st Street South.

BOA-22880 March 2020: The Board of Adjustment approved a Special Exception to permit Outdoor Equipment and Storage in a CS District, on property located at 9955 East 21st Street South.

BOA-22696 July 2019: The Board of Adjustment approved a Special Exception to permit a wholesale and distribution use in a CS District, on property located at 10131 East 21st Street South.

BOA-20967 August 2009: The Board of Adjustment approved a Variance to permit an outdoor advertising sign outside of a freeway sign corridor, on property located at 9955 East 21st Street South.

BOA-20867 January 2009: The Board of Adjustment approved a verification of the spacing requirement for a liquor store of 300 ft. from blood banks, plasma center, day labor hiring centers bail bond offices, pawn shops, and another liquor store, on property located at 9920 East 21st Street South.

BOA-15911 January 1992: The Board of Adjustment approved a Special Exception to permit automobile sales in a CS District, on property located at 10101 East 21st Street.

BOA-13627 June 1985: The Board of Adjustment approved a Special Exception to permit a satellite dish as an accessory use for an existing insurance office in a CS zoned district, on property located at 9960 East 21st Street.
BOA-13578 May 1985: The Board of Adjustment approved a Variance to permit a 740 sq. ft. outdoor advertising sign in a CS zoned district, on property located at 10101 E. 21st Street South.

BOA-12855 November 1983: The Board of Adjustment approved a Special Exception to permit used car sales in a CS zoned district under the provisions of Section 1680, on property located at NE corner of East 21st Street South and South 101st East Avenue.

BOA-12211 September 1982: The Board of Adjustment approved a Special Exception to sell motor homes, travel trailers, 5th wheel trailers in a CS District, on property located at NW corner of 21st Street and 101st East Avenue.

BOA-11899 April 1982: The Board of Adjustment approved a Special Exception to permit restricted outdoor recreational facility in a CS District, on property located at NW corner of 101st East Avenue and 21st Street.

BOA-11341 January 1981: The Board of Adjustment approved a Special Exception to permit children’s day care home in an RS-3 District, on property located at 2123 South 102nd East Avenue.

6/1/2022 1:00 PM
Note: Graphic overlays may not precisely align with physical features on the ground.
Land Use Plan Categories:

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

SUBJECT TRACT LAND USE PLAN TOWN CENTER
**Case Number:** Z-7652  
(related to PUD 459-A to abandon all of PUD 459)

**Hearing Date:** June 1, 2022

**Case Report Prepared by:**
Dwayne Wilkerson

**Owner and Applicant Information:**
*Applicant:* Freddy Valverde  
*Property Owner:* Fame 4 Business Solutions LLC  
c/o Freddy Valverde

**Applicant Proposal:**
*Present Use:* Vacant  
*Proposed Use:* Office

*Concept summary:* Abandonment of the PUD that only allows a convenience store with outdated development standards and rezone for office uses are consistent with the Town Center Land use designations

*Tract Size:* 0.54 ± acres  
*Location:* Southwest corner of East 21st Street South & South 101st East Avenue (2101 South 101st East Avenue)

**Zoning:**
*Existing Zoning:* OL, CS and PUD 459  
*Proposed Zoning:* OL

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

**Staff Recommendation:**
Staff recommends approval but only if PUD 459 is abandoned.

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

**County Commission District:** 1  
*Commissioner Name:* Stan Sallee
SECTION I: Z-7652

DEVELOPMENT CONCEPT:
Applicant has requested rezoning to OL and abandonment of the PUD approved in 1990. That PUD only allows a convenience store with outdated development standards and rezone for office uses are consistent with the Town Center Land use designations.

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:
Abandoning the PUD and rezoning the subject property to the OL district is primarily intended to facilitate the development and preservation of low-intensity office development. Uses with the lot and building regulations permitted in the OL district are consistent with the Town Center land use designation. The OL district is also consistent with the expected development along a Primary Arterial Street with the multi modal corridor designation and secondary arterial and,

Abandoning the PUD and rezoning to OL expands the allowed uses that were allowed in the PUD. The OL standards allow development that is 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 OL is consistent with Town Center land use designation in the Comprehensive Plan therefore,

Staff recommends approval of Z-7652 to rezone the site to OL but only if PUD 459-A a is approved which will abandon PUD 459.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: OL zoning allows use and provides supplemental regulations that are consistent with the Town Center Land use vision of the comprehensive plan.

Land Use Vision:

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

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

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

Transportation Vision:

Major Street and Highway Plan:

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. 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.

South 101st Street East Avenue is considered a secondary arterial without a designation

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The property is vacant. In 1990 The site was zoned with a PUD that only allowed a convenience store that was never constructed.
Environmental Considerations: None

Streets:

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>East 21st Street South</td>
<td>Primary Arterial with Multi-modal corridor designation</td>
<td>120 feet</td>
<td>5 lanes (2 each direction and a left turn lane for west bound traffic)</td>
</tr>
<tr>
<td>South 101st East Avenue</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
<td>3 lanes (one each direction with a right turn lane for northbound traffic)</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>CS</td>
<td>Town Center</td>
<td>Growth</td>
<td>Commercial/retail</td>
</tr>
<tr>
<td>East</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Detached Single family dwelling homes</td>
</tr>
<tr>
<td>South</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Detached Single family dwelling homes</td>
</tr>
<tr>
<td>West</td>
<td>CS</td>
<td>Town Center</td>
<td>Growth</td>
<td>Commercial/retail</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

History: Z-7652 (Related to PUD-459-A)

ZONING ORDINANCE:

Subject Property:

Z-6268/PUD-459: The City Commission all concurred in approval of a request to rezone the subject property from OL to OL and CS with Ordinance 17283 February 23rd, 1990. The ordinance designated and the subject tract to OL and supplementally zoned the tract PUD. The PUD limited uses to convenience and gasoline sale store.

Surrounding Property:

BOA-22999 September 2020: The Board of Adjustment approved a Special Exception to permit for Commercial/ Vehicle Sales and Service/ Personal Vehicle Sales & Rental use in a CS District, on property located at 9955 East 21st Street South.

BOA-22880 March 2020: The Board of Adjustment approved a Special Exception to permit Outdoor Equipment and Storage in a CS District, on property located at 9955 East 21st Street South.

BOA-22696 July 2019: The Board of Adjustment approved a Special Exception to permit a wholesale and distribution use in a CS District, on property located at 10131 East 21st Street South.

BOA-20967 August 2009: The Board of Adjustment approved a Variance to permit an outdoor advertising sign outside of a freeway sign corridor, on property located at 9955 East 21st Street South.

BOA-20867 January 2009: The Board of Adjustment approved a verification of the spacing requirement for a liquor store of 300 ft. from blood banks, plasma center, day labor hiring centers bail bond offices, pawn shops, and another liquor store, on property located at 9920 East 21st Street South.

BOA-15911 January 1992: The Board of Adjustment approved a Special Exception to permit automobile sales in a CS District, on property located at 10101 East 21st Street.
BOA-13627 June 1985: The Board of Adjustment approved a *Special Exception* to permit a satellite dish as an accessory use for an existing insurance office in a CS zoned district, on property located at 9960 East 21st Street.

BOA-13578 May 1985: The Board of Adjustment approved a *Variance* to permit a 740 sq. ft. outdoor advertising sign in a CS zoned district, on property located at 10101 E. 21st Street South.

BOA-12855 November 1983: The Board of Adjustment approved a *Special Exception* to permit used car sales in a CS zoned district under the provisions of Section 1680, on property located at NE corner of East 21st Street South and South 101st East Avenue.

BOA-12211 September 1982: The Board of Adjustment approved a *Special Exception* to sell motor homes, travel trailers, 5th wheel trailers in a CS District, on property located at NW corner of 21st Street and 101st East Avenue.

BOA-11899 April 1982: The Board of Adjustment approved a *Special Exception* to permit restricted outdoor recreational facility in a CS District, on property located at NW corner of 101st East Avenue and 21st Street.

BOA-11341 January 1981: The Board of Adjustment approved a *Special Exception* to permit children's day care home in an RS-3 District, on property located at 2123 South 102nd East Avenue.

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Note: Graphic overlays may not precisely align with physical features on the ground.
Land Use Plan Categories:
- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

Z-7652
PUD-459-A
19-14 18
Case Number: Z-7653

Hearing Date: June 1, 2022

Case Report Prepared by:
Nathan Foster

Owner and Applicant Information:
Applicant: Tulsa City Council
Property Owner: Multiple Owners

Applicant Proposal:
Present Use: Single-family Residential
Proposed Use: Single-family Residential/Agriculture
Location: 41 properties South of the Southeast corner of East Admiral Place and South 129th East Avenue and North of the Northwest corner of East 21st Street South and South 161st East Avenue.

Zoning:
Existing Zoning: RS-3, RS-2
Proposed Zoning: AG-R

Comprehensive Plan:
Land Use Map: Mixed-Use Corridor, New Neighborhood, Neighborhood Center, Town Center, Existing Neighborhood
Stability and Growth Map: Area of Growth, Area of Stability

Staff Recommendation:
Staff recommends approval.

City Council District: 6, 3
Councilor Name: Connie Dodson & Crista Patrick
County Commission District: 1
Commissioner Name: Stan Sallee
SECTION I: Z-7653

DEVELOPMENT CONCEPT: This group of zoning requests is part of a City Council initiated program to allow AG-R rezonings at no charge to interested property owners in East Tulsa neighborhood areas. This application is Phase I. Phase II properties will be heard at the next TMAPC meeting.

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

DETAILED STAFF RECOMMENDATION:
Z-7653 includes 41 properties located between East Admiral Place and East 31\(^{st}\) Street and between South 129\(^{th}\) East Avenue and South 161\(^{st}\) East Avenue.

In March, City Council initiated a voluntary AG-R zoning program for this area to assist residents with R zoned property who wish to maintain their agricultural uses. The proposed program serves as a tool for property owners to apply to rezone their properties to AG-R with no application fee.

Staff has found the AG-R zoning to align with the existing development patterns of the area. Lots included meet the minimum requirements of AG-R zoning.

Staff recommends approval of Z-7653 to rezone properties from RS-2/RS-3 to AG-R.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Property owners have taken advantage of a voluntary rezoning opportunity initiated by the Tulsa City Council. The program allows for eligible properties to be rezoned from residential designations to AG-R, Agriculture-Residential. AG-R sets larger lot minimums and allows for select agricultural uses that would be prohibited under RS districts. The areas under application consist of large tract, single-family homes, many of which include some agricultural component. AG-R zoning would address compliance issues while aligning the zoning regulations with the development patterns in the area.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor, New Neighborhood, Neighborhood Center, Town Center, Existing Neighborhood

Mixed-Use Corridors are Tulsa's modern thoroughfares that pair high-capacity transportation facilities with housing, commercial, and employment uses. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods. Mixed-Use Corridors usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind.
The New Neighborhood is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity and shall be paired with an Existing or New Neighborhood or Town Center land use designation.

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

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.

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 Growth, Area of Stability

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.

Areas of Stability include 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: The area under application for Phase I includes 6 square mile sections with a variety of major street and highway plan designations. Those designations include Primary Arterials, Secondary Arterials, Residential Collectors, and standard residential streets. In areas where Residential Collectors are planned but not constructed, further subdivision of property would come with a requirement to implement the planned collector streets.
Trail System Master Plan Considerations: None related to AG-R consideration.

Small Area Plan: None

Special District Considerations: East Tulsa Neighborhood Implementation Plan provides guidance for development review and capital project implementation. The plan would be utilized for review of new development proposals or subdivisions.

Historic Preservation Overlay: None.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The majority of the area under application includes large-lot single-family homes with a range of select agricultural uses. Many of the tracts are unplatted and are not served by municipal sanitary sewer. AG-R zoning aligns with the existing development patterns of the area more closely than the existing RS zoning districts.

Environmental Considerations:
There are existing FEMA and City of Tulsa Regulatory Floodplain areas included within the Phase I geography. Development of these areas will be restricted and required to comply with applicable floodplain regulations if proposed.

Streets:
Properties under application are served by a range of existing public streets including arterials, collectors, and residential streets. Close-up aerial images are attached and illustrate the accessible street networks for each property.

Utilities:
The subject tracts are served by municipal water. Many tracts under application utilize on-site sewage disposal and do not have direct access to municipal sanitary sewer service.

Surrounding Properties:
Properties under application are spread throughout the eligible Phase I area. There is a mixture of zoning districts and land use designations in the surrounding areas. Maps of the land use, growth & stability areas, and aerial photos are included in the attached exhibits.

SECTION III: Relevant Zoning History

History: Z-7653

ZONING ORDINANCE: Ordinance number 11812 dated June 26, 1970, established zoning for the subject property.

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

6/15/2022 1:00 PM
Note: Graphic overlays may not precisely align with physical features on the ground.
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Aerial Photo Date: 2020/2021
S 129th E AVE

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

Aerial Photo Date: 2020/2021

Z-7653
19-14
4, 9, 10, 16

7.8
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.

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Z-7653
19-14
4, 9, 10, 16
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Aerial Photo Date: 2020/2021

7.21
Case: Patterson Farms

Hearing Date: June 1, 2022 (Continued from May 4th and May 18th)

Case Report Prepared by:
Nathan Foster

Owner and Applicant Information:
Applicant: AAB Engineering, LLC
Owner: Brandon Perkins Development

Location Map:
(shown with City Council Districts)

Applicant Proposal:
Preliminary Plat and Modification of the Subdivision & Development Regulations to extend block length
181 lots, 7 blocks, 39.69 ± acres
Location: West of the northwest corner of East 41st Street South and South 145th East Avenue

Zoning: RS-4

Staff Recommendation:
Staff recommends approval of the preliminary plat and the modification to extend block length

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
PRELIMINARY SUBDIVISION PLAT

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. Temporary turnaround required for stub streets exceeding 150' in length.

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

Aerial Photo Date: 2020/2021
Subject Tract
Land Use Plan
New Neighborhood

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

Patterson Farms
19-14 21
PATTERSON FARMS

THE SOUTHWEST QUARTER (SE/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 21, TOWNSHIP 49 NORTH, RANGE 14 EAST, TULSA COUNTY, STATE OF OKLAHOMA

ENGINEERS/SURVEYORS

AAR ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 465, ISSUED JUNE 15, 2020
PHONE 918-609-2000
EMAIL: DARRELL@AAROK.COM

OKLAHOMA, IN ANY CIVIL ACTION INVOLVING THE ENFORCEMENT OF THE TERMS OF THIS DEED, THERE IS JURISDICTION IN THE CIVIL COURT OF THE STATE OF OKLAHOMA, IN THE COUNTY WHERE THE LAND IS SITUATED.

II. WITHOUT

DEFENSES, LIMITATIONS OR RESERVATIONS OF ANY KIND, THE OWNER AGREES TO FOLLOW THE DEDICATION AND RESTRICTIVE COVENANTS AND THE TERMS OF THE PRELIMINARY PLAT.

FREEHOLD INFESSION, DECORATION, AMENDMENT, AND SEVERABILITY

The owner of the freehold interest hereby agrees to follow the dedication and restrictive covenants and the terms of the preliminary plat.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

G. The restrictive covenants, conditions, and restrictions hereinafter set forth are covenants, conditions, and restrictions in the nature of easements absolute in the land of the parties hereto, whether the same are contained in written instruments or not, and shall run with the land, and shall be binding upon said land and the successors in interest of the parties respective, for the duration of the term of the same, to the end that the same may be enforced and executed.

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EXHIBIT for
Patterson Farms

LOCATION MAP

EXHIBIT R.1

SOUTH for Pattersott

ENGINEERING & LAND PLANNING

JULY 30, 2024