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 18, 2022 Meeting No. 2866
2. Minutes of June 1, 2022 Meeting No. 2867

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:

3. PUD-168-A-1 Claude Neon Federal, Jesse Bucelluni (CD 8) Location: Southeast corner of East 81st Street South and South Harvard Avenue requesting a PUD Minor Amendment to allow additional monument sign.

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

4. **Z-7654 Leanne Robison** (CD 2) Location: West of the southwest corner of South Elwood Avenue and West 37th Place South requesting rezoning from RS-3 to IL

5. **Z-7655 Wallace Design Collective, Dani Fields** (CD 3) Location: West of North Mingo Road and south of Pine at the northeast corner of East Marshall Street and North 94th East Avenue requesting rezoning from RD, RM-2, RM-1 to CG with optional development plan and RM-3

6. **Z-7656 JR Donelson** (CD 6) Location: Southwest corner of East 31st Street South and South 177th East Avenue requesting rezoning from MPD-1 to RS-4

7. **Z-7658 City Council** (CD 6) Location: 33 properties south of the southeast corner of East Admiral Place and South 161st Street East Avenue and North of the northwest corner of East 21st Street South and South 193rd East Avenue requesting rezoning from RS-3, RE and RS-1 to AG-R

8. **CZ-532 Troy Wilsead** (County) Location: East of the southeast corner of East 126th Street North and North 97th East Avenue requesting rezoning from AG to IL to permit a mini-storage facility. (Related to TCCP-10)

**PUBLIC HEARING-COMPREHENSIVE PLAN AMENDMENTS**

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

9. **TCCP-10 Troy Wilsead** (County) Location: East of the southeast corner of East 126th Street North and North 97th East Avenue requesting to change the Land Use Designation from Commercial to Industrial to allow an industrial use for a mini-storage (Related to CZ-532)

**PUBLIC HEARING-PLATS**

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

10. **West End Lofts** (CD 2) Preliminary Plat, Location: Southeast corner of West 61st Street South and South 33rd West Avenue

11. **Maybelle Villas II** (CD 2) Preliminary Plat, Location: South of the southeast corner of West 81st Street South and South Maybelle Avenue

12. **Battle Creek Park Phase III** (CD 6) Preliminary Plat, Location: East of the northeast corner of East 41st Street South and South 145th East Avenue
OTHER BUSINESS

13. Commissioners’ Comments

ADJOURN

CD = Council District

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

Visit our website at tulsaplaying.org  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>Case Number:</th>
<th>PUD-168-A-1 Minor Amendment</th>
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</thead>
<tbody>
<tr>
<td>Hearing Date:</td>
<td>June 15, 2022</td>
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</tbody>
</table>

**Case Report Prepared by:**
Jay Hoyt

**Owner and Applicant Information:**
Applicant: Jesse Bucelluni – Claude Neon Federal
Property Owner: Dan Garneau

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

![Location Map Image]

**Applicant Proposal:**
Concept summary: PUD minor amendment to allow additional monument sign.

Gross Land Area: 2.0 Acres
Location: SEC E 81st St S and S Harvard Ave
Development Area D-1

**Zoning:**
Existing Zoning: CS/OL/PUD-168-A
Proposed Zoning: No Change

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

**Staff Data:**
TRS: 8316

**Staff Recommendation:**
Staff recommends approval.

**City Council District:** 8
*Councilor Name:* Phil Lakin, Jr.

**County Commission District:** 3
*Commissioner Name:* Vicki Adams
SECTION I: PUD-168-A-1 Minor Amendment

Amendment Request: Modify the PUD Development Standards to allow an additional ground sign.

The current PUD development standards allow for two monument signs for the shopping center development that are limited to tenant signs for the development and are limited to 400 sf in area and 16 ft in height. The applicant proposes to add a monument sign for the Kum & Go project being constructed at this location.

The sign shall be limited to 25 ft in height and 100 sf in sign area. The proposed signage can be seen on the attached exhibit provided by the applicant and will be located near the intersection of 81st St and Harvard Ave as shown on the applicant’s site plan exhibit.

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

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

Staff has reviewed the request and determined:

1) PUD-168-A-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-168-A.

2) The sign be limited to 25 ft in height and 100 sf in sign area.

3) All remaining development standards defined in PUD-168-A shall remain in effect.

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

With considerations listed above, staff recommends approval of the minor amendment to allow an additional monument sign.
Subject Tract

PUD-168-A-1

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.
25' MONUMENT

Kum & Go # 2361

Elevation A
scale: 1/4" = 1'- 0"

Elevation B
scale: 1/4" = 1'- 0"

4' x 8' KUM & GO - AREA: 25.12 SQ FT
1'8" x 4'10" GO FRESH MARKET - AREA: 8.05 SQ FT
5'7 5/8" x 7'1" GAS PRICE SIGN - AREA: 39.92 SQ FT

PROJECT / CLIENT NAME: KUM & GO #2361
LOCATION:
ACCOUNT EXECUTIVE: TERRY HOWARD
DATE OF ORIGINAL DWG: MAY 10, 2022
SIGN TYPE / DESCRIPTION: MONUMENT SIGN
SHEET NAME: KG-25.0
Case Number: Z-7654

Hearing Date: June 15, 2022

Case Report Prepared by:
Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Leanne Robison
Property Owner: Thomas Owen and Reynoso Yolanda Cole

Applicant Proposal:
Present Use: Vacant
Proposed Use: Boat & RV Storage
Concept summary: Rezone to IL allowing all uses in the IL district.
Tract Size: 3.25 ± acres
Location:
West of the southwest corner of South Elwood Avenue and West 37th Place South
416 West 37 Place South

Zoning:
Existing Zoning: RS-3
Proposed Zoning: IL

Comprehensive Plan:
Land Use Map: Employment
Stability and Growth Map: Area of Growth

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 9223
CZM: 46

City Council District: 2
Councilor Name: Jeannie Cue

County Commission District: 2
Commissioner Name: Karen Keith
SECTION I: Z-7654

DEVELOPMENT CONCEPT: The subject tract and requested zoning designation will allow IL uses that are consistent with the expected development of the surrounding area and uses allowed would have little environmental impact on surrounding properties. The site is in a FEMA flood plain area and uses will be limited to those that can be integrated into a flood plain site.

EXHIBITS:
- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
  - Hand drawn concept sketch.

DETAILED STAFF RECOMMENDATION:

Uses allowed by right in the IL district are primarily intended to provide areas suitable for manufacturing, wholesaling, warehousing, and other industrial activities that have few if any adverse land use or environmental impacts and,

Employment land use designation in the Tulsa Comprehensive Plan contemplates a wide variety of uses that are typically allowed in a light industrial district and,

The subject property is in a FEMA regulated flood plain and will require significant engineering analysis for any development and will require subdivision compliance review prior to issuing a building permit and,

IL uses are consistent with the expected development of the surrounding area and uses allowed would have little environmental impact on surrounding properties therefore,

Staff recommends Approval of Z-7654 to rezone property from RS-3 to IL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The uses along with the supplemental regulations required in an IL district are consistent with the Employment land use designation of the comprehensive plan.

Land Use Vision:

Land Use Plan map designation: Employment

Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts,
attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

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

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

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

**Transportation Vision:**

**Major Street and Highway Plan:** None

**Trail System Master Plan Considerations:** None except the subject tract is within ½ mile of the River Parks West Trail system.

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** Vacant property with little topography and no significant vegetation or wildlife habitat.

**Environmental Considerations:** This site is in the middle of a mapped flood plain area just west of the Arkansas River. Significant flooding will occur on this site during the 100-year flood event. Rezoning the site from RS-3 to IL will prohibit any future residential uses in the flood plain and development in the flood plain for any allowed industrial uses will be regulated by development services and meet or exceed Tulsa standards for development in the floodplain.

*See Illustration on next page for graphic representation of lot in flood zone.*

The blue shading is FEMA flood zone
The hand drawn magenta line is the subject property.
Streets:

<table>
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<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tr>
<td>West 37th Place South</td>
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<td>50 feet</td>
<td>2</td>
</tr>
</tbody>
</table>

Utilities:
The subject tract has municipal water and sewer available however capacity to provide service has not been verified.

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>RS-3</td>
<td>Employment</td>
<td>Growth</td>
<td>Mobile home residential</td>
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<tr>
<td>East</td>
<td>IM</td>
<td>Employment</td>
<td>Growth</td>
<td>Warehouse and outdoor storage</td>
</tr>
<tr>
<td>South</td>
<td>IM</td>
<td>Employment</td>
<td>Growth</td>
<td>Vacant flood plain area</td>
</tr>
<tr>
<td>West</td>
<td>RS-3</td>
<td>Employment</td>
<td>Growth</td>
<td>Vacant flood plain area</td>
</tr>
</tbody>
</table>
SECTION III: Relevant Zoning History

History: Z-7654

Subject Property:

ZONING ORDINANCE: Ordinance number 11822 dated June 1970, established zoning for the subject property.

Surrounding Property:

Z-7411 November 2017: All concurred in approval of a request for rezoning a 4.34± acre tract of land from RS-3/IM to IL on property located West of the Southwest corner of West 36th Place South and South Elwood Avenue.

BOA-21803 December 2014: The Board of Adjustment approved a Special Exception to permit the removal of the screening requirement, on property located at 3702 South Elwood Avenue.

BOA-18445 July 1999: The Board of Adjustment approved a Variance to permit setback from an R District from the required 75' to 25' to permit warehouse in an IM District & a Special Exception to remove the requirement for screening from an abutting R District which is vacant land on the west property line, on property located at East 37th Street & Elwood.

BOA-15632 January 1991: The Board of Adjustment approved a Variance to permit two dwelling units on one lot of record & a Special Exception to permit a mobile home in a Residential District & a Variance of the required side yard from 5' to 0' to permit an existing mobile home & a Variance of the one-year time limit and removal bond requirements, on property located at Lot 6, Block 3, Garden City Addition.

BOA-12291 December 1982: The Board of Adjustment approved a Variance to permit the setback from the centerline of 37th Place from 50' to 32', on property located at 608 West 37th Place.

Z-4695 March 1975: All concurred in approval of a request for rezoning a tract of land from RS-3 to IM on property located West 37th Place South.
Note: Graphic overlays may not precisely align with physical features on the ground.
Case Report Prepared by:
Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Wallace Design Collective c/o Dani Fields
Property Owner: JR & B Construction Services LLC

Applicant Proposal:
Present Use: Vacant
Proposed Use: Office, Storage and Residential
Concept summary: Office, Storage on the east portion of the site and Residential uses and building types as allowed in the RM-3 district on the west side of the property.
Tract Size: 2.98 ± acres
Location:
West of North Mingo Road and South of Pine at the northeast corner of East Marshall Street and North 94th East Avenue.

Zoning:
Existing Zoning: RD, RM-2, RM-1
Proposed Zoning: CG with an optional development plan on the east portion and RM-3 on the west.

Comprehensive Plan:
Land Use Map: Mixed-Use Corridor
Stability and Growth Map: Area of Growth

Staff Recommendation:
Staff recommends approval.

City Council District: 3
Councilor Name: Crista Patrick
County Commission District: 1
Commissioner Name: Stan Sallee

Case Number: Z-7655 w/ optional development plan
Hearing Date: June 15, 2022

Location Map:
(shown with City Council Districts)
SECTION I: Z-7655

DEVELOPMENT CONCEPT: The applicant is seeking to change multiple zoning designations on a single parcel to allow office and storage on the east portion of the site. On the west part of the property the applicant has requested RM-3 zoning to allow all residential uses and building types as allowed in the zoning category.

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:
  - Exhibit A illustrating boundaries of RM-3 and CG with development plan.
  - Legal Descriptions

DETAILED STAFF RECOMMENDATION:

Z-7655 is requesting a CG zoning district with an optional development plan to allow certain uses in a CG district that are consistent with a Mixed-Use Corridor land use designation in the Tulsa Comprehensive Plan and,

Z-7655 is also requesting an RM-3 zoning district without a development plan to allow a variety of residential uses that are consistent with a Mixed-Use Corridor land use designation in the Tulsa Comprehensive Plan and,

The Tulsa Comprehensive Plan recognizes this area as an Area of Growth and the normal uses that are allowed in a CG district may not be consistent with the expected future development of the surrounding area; however, CG zoning with use limitations and supplemental regulations in the development plan are consistent with expected future development patterns in the area and,

The development plan outlined in Section II below is consistent with the provisions of the Tulsa Zoning code and,

Uses and Building Types in the RM-3 district and as requested for the west portion of the property on the subject tract is consistent with the expected development in the surrounding area therefore,

Staff recommends Approval of Z-7655 to rezone property from RD, RM-2, and RM-1 to CG with an optional development plan and RM-3 as illustrated by the development Area boundary exhibit.

SECTION II: OPTIONAL DEVELOPMENT PLAN FOR CG Area (west 178 feet +/-)

CG Development Area Development Standards:

The optional development plan standards for the area Zoned CG will conform to the provisions of the Tulsa Zoning Code for development in a CG district with its supplemental regulations except as further refined below. All uses categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited. Some uses may only be allowed if approved at the Board of Adjustment through the special exception process. Those uses are labeled (only with special exception approval)
PERMITTED USE CATEGORIES, SUBCATEGORIES and SPECIFIC USES

A) RESIDENTIAL (see allowed residential building types below)

1. Household Living
   - Single household
   - Two households on a single lot
   - Three or more households on single lot

2. Group Living
   - Assisted living facility
   - Community group home
   - Convent/monastery/novitiate
   - Elderly/retirement center
   - Life care retirement center

B) PUBLIC, CIVIC, AND INSTITUTIONAL

1. Fraternal Organization (only with special exception approval)
2. Library or Cultural Exhibit
3. Natural Resource Preservation
4. Parks and Recreation
5. Postal Services (only with special exception approval)
6. Religious Assembly
7. Safety Service

C) COMMERCIAL

1. Animal Service
   - Grooming
   - Veterinary

2. Broadcast or Recording Studio (only with special exception approval)

3. Commercial Service
   - Building service
   - Business support service
   - Consumer maintenance/repair service
   - Personal improvement service
   - Research service (only with special exception approval)

4. Financial Services
   - Personal credit establishment

5. Lodging
   - Bed and breakfast
   - Short-term rentals

6. Office
   - Business or professional office
   - Medical, dental or health practitioner office

8. Restaurants and Bars
   - Restaurant
9. Retail Sales
   - Building supplies and equipment
   - Consumer shopping goods
   - Convenience goods
   - Grocery store

10. Self-service Storage Facility

11. Studio, Artist, or Instructional Service

12. Trade School

E) WHOLESALE, DISTRIBUTION AND STORAGE
   1. Equipment and Material Storage, Outdoor
   2. Trucking and Transportation Terminal
   3. Warehouse
   4. Wholesale Sales and Distribution

H) AGRICULTURAL
   1. Community Garden
   2. Farm, Market or Community-supported
   3. Horticulture Nursery (only with special exception approval)

I) PERMITTED RESIDENTIAL BUILDING TYPES
   Household Living
   1. Single household
      - Detached house (only with special exception approval)
      - Townhouse
      - Patio House (only with special exception approval)
      - Mixed-Use building
      - Vertical mixed-use building
   2. Two Households on single lot
      - Duplex (Special Exception)
      - Mixed-use building
      - Vertical mixed-use building
   3. Three or more households on single lot
      - Multi-unit house (only with special exception approval)
      - Apartment/Condo
      - Mixed-Use building
      - Vertical mixed-use building

SITE DEVELOPMENT REQUIREMENTS: In addition to the supplemental standards required for
development in a CG district the following standards shall apply.

1. Signage:
   - In the CG district dynamic display signs are prohibited.
   - The maximum sign height shall be limited to 12 feet and ground signage shall be
     monument style.
   - Illuminated wall signs are prohibited on the North, West and South face of any building.
2. Outdoor storage:
   - Outdoor storage areas must be on a paved surface and may not be located in front of any building or within 150 feet of Marshall Street.

3. Lighting
   - Site lighting (pole mounted or wall mounted) shall not exceed 16 feet in height and pointed down and away from any residential district.

4. Trash enclosures
   - All trash enclosures must be placed within 50 feet of the east boundary of the CG district.

SECTION III: Supporting Documentation

Neighborhood Engagement: The applicant has mailed information about the proposed development and received input from the surrounding properties. Staff has received some email correspondence with concerns about the multifamily component of the request.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The CG district with the optional development plan and the RM-3 zoning request are both consistent with the Mixed-Use Corridor land use designation.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor
A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa's modern thoroughfares that pair high-capacity transportation facilities with housing, commercial, and employment uses. The streets 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. 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.

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

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

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS: None

Staff Summary: The site is empty and surrounded by residential development, commercial development and a church.

Environmental Considerations: None that would affect site development

Streets:

<table>
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<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tr>
<td>Marshall Street for CG tract</td>
<td>None</td>
<td>50 feet</td>
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<tr>
<td>Marshall Street and North 94th East Avenue RM-3 tract</td>
<td>None</td>
<td>50 feet</td>
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Utilities: The subject tract has municipal water and sewer available, but capacity of existing utility infrastructure is unknown.

Surrounding Properties:

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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>
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<tr>
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<td>East</td>
<td>CS</td>
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<td>Commercial</td>
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<tr>
<td>South</td>
<td>CG and CS</td>
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<td>West</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single Family Residential</td>
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SECTION IV: Relevant Zoning History

History: Z-7655

Subject Property:

ZONING ORDINANCE: Ordinance number 13013 dated November 20th, 1973, established zoning for the subject property.
BOA-14949 October 1988: The Board of Adjustment approved a Special Exception to permit a temporary tent revival (brush arbor), on property located at SW/c North Mingo and East Newton Street.

BOA-3756 January 1962: The Board of Adjustment granted Airport Free Will Baptist Church permission to erect a church, on property located at The North 198 feet of the NE ¼, SE ¼, NE ¼ of Section 36-20-13, Tulsa County, Oklahoma.

Surrounding Property:

BOA-19767 February 2004: The Board of Adjustment approved a Special Exception to permit “Other Trades and Services” for contractor services business, on property located at 1150 North Mingo.

BOA-19644 July 2003: The Board of Adjustment approved a Special Exception to permit Use Unit 15, foundation construction and repair, in a CS zoned district, on property located at N. of NW/c East Marshall Street & North Mingo Road.

BOA-19522 February 2003: The Board of Adjustment approved a Special Exception to permit auto repair in a CS zoned district, on property located at 9404 East Marshall.

BOA-14949 October 1988: The Board of Adjustment approved a Special Exception to permit a temporary tent revival (brush arbor), on property located at SW/c North Mingo and East Newton Street.

BOA-14807 April 1988: The Board of Adjustment DENY a Special Exception to permit to allow a home occupation for a kennel (6 dogs) in an RS-3 zoned district, on property located at 9448 East Newton Street.

BOA-8938 February 1976: The Board of Adjustment approved a Special Exception to permit a home beauty shop subject to the shop being closed on Sundays in an RS-3 District, on property located at Lot 6, Block 13, Amended Plat of Van Acres Addition.

BOA-8207 March 1974: The Board of Adjustment approved a Special Exception to permit a mobile home in an RS-3 District, on property located at 9186 East Latimer Court.

BOA-7816 March 1973: The Board of Adjustment approved a Special Exception to permit a mobile home in an RS-3 District, on property located at 9186 East Latimer Court.

BOA-7370 March 1972: The Board of Adjustment approved a Variance to permit erecting a combination business and residence building in a CS District, on property located at the Southwest corner of Marshall Street and Mingo Road.

BOA-7360 March 1972: The Board of Adjustment approved a Variance to permit a mobile home in a CS District, on property located at Southwest corner of Marshall Street and Mingo Road.

BOA-7350 March 1972: The Board of Adjustment approved a Special Exception to permit a mobile home in an RS-3 District, on property located at 9186 East Latimer Court.

BOA-6899 March 1971: The Board of Adjustment approved a Special Exception to permit a mobile home in an RS-3 District, on property located at 9186 East Latimer Court.
Note: Graphic overlays may not precisely align with physical features on the ground.

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

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-7655
20-13 36
LEGAL DESCRIPTION: WEST TRACT
THE WEST 157.50 FEET OF THE EAST 335.00 FEET OF THE WEST 360.00 FEET OF THE NORTH 387.00 FEET OF THE SOUTH 412.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 SE/4 NE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

LEGAL DESCRIPTION: EAST TRACT
THE EAST 335.00 FEET OF THE WEST 360.00 FEET OF THE NORTH 387.00 FEET OF THE SOUTH 412.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 SE/4 NE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

LESS AND EXCEPT

THE WEST 157.50 FEET OF THE EAST 335.00 FEET OF THE WEST 360.00 FEET OF THE NORTH 387.00 FEET OF THE SOUTH 412.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 SE/4 NE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.
**Case Report Prepared by:**
Dwayne Wilkerson

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

![Location Map](image)

**Zoning:**
*Existing Zoning:* MPD-1
*Proposed Zoning:* RS-4

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

**Staff Data:**
*TRS:* 9423
*CZM:* 50, 40

**Applicant Proposal:**
*Present Use:* Vacant
*Proposed Use:* Residential
*Concept Summary:* Rezone for Single Family Residential Zoning
*Tract Size:* 117.49 ± acres
*Location:* Southwest corner of East 31st Street South at South 177th East Avenue.

**Staff Recommendation:**
Staff recommends approval.

**Case Number:** Z-7656
**Hearing Date:** June 15, 2022

**Owner and Applicant Information:**
*Applicant:* JR Donelson
*Property Owner:* Flat Top Development LLC

**City Council District:** 6
*Councilor Name:* Connie Dodson

**County Commission District:** 1
*Commissioner Name:* Stan Sallee
SECTION I: Z-7656

DEVELOPMENT CONCEPT: The applicant has requested rezoning the tract from MPD-1 to RS-4 without a development plan. The original concept for MPD-1 (Concord) was a master planned community that utilized new urbanist design principles in order to create a walkable, environmentally sustainable, and economically diverse community. The project was proposed to be a mixed-use master planned community consisting of multiple housing types, recreational, civic and commercial uses with integrated open space and park development. That neighborhood model has several physical, social, and economic attributes that provide several positive consequences that help to sustain a pattern of livability and economic vitality.

The RS-4 zoning seems to be more palatable with local lending institutions.

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:
    Settlers Preliminary Plat
    Concord Development site plan illustration

DETAILED STAFF RECOMMENDATION:

RS-4 as requested will eliminate the possibility of integrating a commercial and mixed-use component to the neighborhood as was previously designed. RS-4 zoning only allows single family residential homes and conflicts with the Neighborhood Center land use designation map in the Tulsa Comprehensive Plan. MPD-1 was consistent with the New Neighborhood and Neighborhood Center land use designation in the Comprehensive Plan and was compatible with the existing and expected development of surrounding areas however,

Uses allowed in an RS-4 district are consistent with the New Neighborhood land use designation. Stormwater Detention facilities will be placed in the area where Neighborhood Center land use designation was identified on the land use plans. It is unlikely that the Neighborhood Center could ever be developed as illustrated on the Comprehensive Plan land use maps and,

Residential zoning districts are primarily intended to create, maintain, and promote a variety of housing opportunities for individual households and to maintain and promote the desired physical character of existing and developing neighborhoods. RS-4 zoning establishes minimum lot size but does not identify a maximum lot size and,

RS-4 zoning district allows uses and building types that are consistent with the expected development in the surrounding area therefore,

Staff recommends Approval of Z-7656 to rezone property from, MPD-1 to RS-4.

SECTION III: SUPPORTING DOCUMENTATION

NEIGHBORHOOD ENGAGEMENT: None provided

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
Staff Summary: MPD-1 was consistent with the expected use for a Neighborhood Center and New Neighborhood however the commercial component of that plan was moved away from the intersection at the northeast edge of the site. Unfortunately, RS-4 zoning will eliminate the ability to establish the Neighborhood Center as identified on the land use plan. In this instance the RS-4 zoning request conflicts with the Neighborhood Center designation however the preliminary plat illustrates a large reserve area that will be designated as a stormwater detention facility and will be included in a reserve area. It is unlikely that a Neighborhood Center could ever be developed at the southwest corner of East 31st Street South at South 177th East Avenue. The development standards required in our zoning code for RS-4 zoning are consistent with the expected development and align themselves the New Neighborhood Land Use Vision:

**Land Use Plan map designation:** Neighborhood Center and New Neighborhood

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

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

**Areas of Stability and Growth designation:** Areas 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 on 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:** None except the Secondary Arterial designation in the major street and highway plan.

**Major Street and Highway Plan:** None except the Secondary Arterial designation on East 31st and on South 177th East Avenue in the major street and highway plan.

**Trail System Master Plan Considerations:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None
DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The property is undeveloped and has been historically used for rearing cattle and other agricultural purposes.

Environmental Considerations: Tulsa regulatory flood plain bisects the property in two locations. Both of those flood plain areas will be maintained as open spaces during the subdivision compliance process and will be protected from future development with easements and reserve areas.

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 31st Street South</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
<td>2</td>
</tr>
<tr>
<td>South 177th East Avenue</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
<td>2</td>
</tr>
</tbody>
</table>

Utilities: The subject tract will require offsite sanitary sewer extensions and offsite water infrastructure improvements to provide municipal water and sewer services.

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 at intersection AG on the remainder</td>
<td>Neighborhood Center at intersection New Neighborhood on the remainder</td>
<td>Growth</td>
<td>Vacant / agricultural land</td>
</tr>
<tr>
<td>East</td>
<td>CS RS-5, and RM-O</td>
<td>Neighborhood Center at intersection New Neighborhood on the remainder</td>
<td>Growth</td>
<td>Vacant / agri cultural land</td>
</tr>
<tr>
<td>South</td>
<td>AG</td>
<td>New Neighborhood</td>
<td>Growth</td>
<td>Vacant / agricultural land</td>
</tr>
<tr>
<td>West</td>
<td>AG</td>
<td>New Neighborhood</td>
<td>Growth</td>
<td>Vacant wooded with steep slopes</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

History: Z-7656

ZONING ORDINANCE: Ordinance number 24116 dated April 2019, established zoning for the subject property.

Subject Property:

MPD-1 April 2019: All concurred in approval of a request for rezoning a 117.5+ acre tract of land from AG to Master Planned Development (MPD) on property located Southwest corner of East 31st Street and South 177th East Avenue.
Surrounding Property:

Z-7605 April 2021: All concurred in approval of a request for rezoning a 136.78+ acre tract of land from AG to RS-5 on property located Southeast corner of East 31st street south and South 177th East Avenue.

BOA-11669 November 1981: The Board of Adjustment approved a Special Exception to permit multifamily use in a CS district & a Special Exception to permit the modification of the screening requirements & a Variance to permit more than (40) units on a lot & a Variance of the setback requirements, on property located at the SE Corner of East 31st Street and South 145th East Avenue.

BOA-17616 January 1997: The Board of Adjustment approved a Special Exception to permit a model airplane facility in an AG & CS zoned district & a Variance of required parking from 4274 to 45 and a Variance of required all weather surface to permit parking on gravel & grass, on property located at Northeast corner 31st and Lynn Lane.

BOA-17432 July 1996: The Board of Adjustment approved a Special Exception to permit a model airplane facility in an AG zoned district & a Variance of the required all-weather surface to allow parking on gravel & grass, on property located at ½ mile South of 21st Street & Lynn Lane on east side.

BOA-16770 August 1994: The Board of Adjustment approved a Special Exception to permit a mobile home in an AG zoned district & a Variance to permit two dwelling units on one lot of record, on property located at 17001 East 31st Street.

BOA-16956 February 1995: The Board of Adjustment approved a Special Exception to permit experimentation and testing of RF Telemetry Digital Seismic Recording Systems, on property located at 16101-16811 East 31st Street.

BOA-6811 November 1970: The Board of Adjustment approved a Special Exception to permit occupying a mobile home in an AG district, on property located at Northeast of 31st Street and Lynn Lane.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
SUBJECT TRACT

Growth and Stability

Area of Growth
Area of Stability

Feet

0 250 500

Z-7656
19-14 23

6.4
INTRODUCTION

PROJECT DESCRIPTION

Concord is a new master planned community located in eastern Tulsa, Oklahoma that utilizes New Urbanism design principals in order to create a vibrant, walkable, environmentally sustainable, and economically diverse community. Concord is proposed to be a mixed-use master planned community consisting of multiple housing types, recreational, civic, and commercial uses surrounded by open space and parks. The design and inspiration for developing Concord was born out of the idea that well designed, attractive, and sought after walkable communities aren’t just communities people should have to vacation to in order to experience.

The development is seeking rezoning under the Master Plan Development (MPD) zoning designation in order to construct a variety of housing typologies that more closely reflect urban lot and setbacks standards, implement more pedestrian friendly thoroughfares standards, and allow for a mix of residential and neighborhood commercial uses all within the same development project.
Case Number: Z-7658
Hearing Date: June 15th, 2022

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: 33 properties South of the Southeast corner of East Admiral Place and South 161st East Avenue and North of the Northwest corner of East 21st Street South and South 193rd East Avenue

Zoning:
Existing Zoning: RS-1, RE, RS-3
Proposed Zoning: AG-R

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

Staff Recommendation:
Staff recommends approval.

City Council District: 6
Councilor Name: Connie Dodson
County Commission District: 1
Commissioner Name: Stan Sallee
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 includes properties from Phase II of the program.

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-7658 includes 33 properties located between East Admiral Place and East 21st Street and between South 161st East Avenue and South 193rd 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-7658 to rezone properties from RE/RS-1/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: New Neighborhood, Mixed-Use Corridor, Neighborhood Center

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.

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.

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

Areas of Stability and Growth designation: Area of Growth

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

Transportation Vision:

Major Street and Highway Plan: The area under application for Phase II includes 4 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:
The there are existing FEMA and City of Tulsa Regulatory Floodplain areas included within the Phase II 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 II 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

**Case Report Prepared by:**
Jay Hoyt

**Owner and Applicant Information:**
*Applicant:* Troy Wilstead  
*Property Owner:* TJ&T Properties LLC

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

![Location Map Image]

**Applicant Proposal:**
*Present Use:* Rural Residential  
*Proposed Use:* Mini-Storage  
*Concept summary:* Rezone from AG to IL to permit a mini-storage facility.  
*Tract Size:* 2.75 ± acres  
*Location:* 9940 E 126 ST N  
East of the SE/c E 126th St N and N 97th E Ave

**Zoning:**
*Existing Zoning:* AG  
*Proposed Zoning:* IL

**Comprehensive Plan:**
*Land Use Map:* Commercial (proposed to be revised to Industrial with case TCCP-10)

**Staff Recommendation:**
Staff recommends approval.

**County Commission District:** 1  
*Commissioner Name:* Stan Sallee
SECTION I: CZ-532

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject lot from AG to IL to permit a mini-storage facility. The site is located within the Commercial land use designation of the Tulsa County Comprehensive Plan, which this proposal would not be compatible with, however a concurrent application has been submitted (TCCP-10) to amend the comprehensive plan designation from Commercial to Industrial which this proposal would be compatible with. The comprehensive plan designates the property immediately east as Industrial as well as multiple properties to the south of the subject lot, so the proposed use and land use designation would be compatible with the future land use of the area.

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

DETAILED STAFF RECOMMENDATION:

CZ-532 is non-injurious to surrounding proximate properties;

The allowed uses in an IL district will have little environmental impact on surrounding properties, and

CZ-532 is not consistent with the current land use designation however the applicant has submitted an amendment to the Tulsa County Comprehensive Plan Amendment, TCCP-10. The applicant has requested revising the land use designation from Commercial to Industrial. Staff supports that request therefore,

Staff recommends Approval of CZ-532 to rezone property from AG to IL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject property is located within the fenceline of Owasso. The Tulsa County Comprehensive Land Use Plan (adopted July 2019) and the Owasso Comprehensive Plan (adopted in 2014 and amended in 2016 and 2018) designates the land use as Commercial.

Land Use Vision:

Land Use Plan map designation:

Commercial (current designation)

The Commercial Land Use District represents areas of retail trade and services. Typically, these areas are located around nodes of arterial street intersections or in some cases, at intersections of collectors and arterials. Commercial Districts can also be found in corridors that have an established commercial use pattern, such as the Smith Farm area, or highly visible areas, such as along US-169, SH-20, and 116th St. N. west of US-169. The Commercial District includes uses that range from small
neighborhood convenience shopping areas, single free standing buildings, big box retailers, restaurants, automotive services centers, and other similar retail uses.

Industrial (proposed by designation in TCCP-10)

The Industrial Land Use District represents the highest intensity of land use in Owasso. The Plan calls for industrial uses to be targeted around existing patterns of industrial activity, including: locations near S. 5th St. and Main St. east and west sides of US-169 south of 76th St. N. and near the existing quarry sites near 66th St. N. and 129th E. Ave. Most of Owasso's current industrial activity includes light industrial uses, such as warehousing and storage and facilities and small manufacturing shops. It is expected that this trend will continue with perhaps targeted efforts for research and development facilities. Some higher intensity commercial uses may be appropriate in the Industrial/Regional Employment Use district. These may include more intensity auto and truck repair, truck rental facilities, lumber yard, etc., which are also found in the CH zoning district.

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: E 126th St N is designated as a Secondary Arterial

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 currently contains a Single-Family Residence

Environmental Considerations: None

Streets:

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
<tbody>
<tr>
<td>E 126th St N</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>2</td>
</tr>
</tbody>
</table>

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

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<tbody>
<tr>
<td>North</td>
<td>AG</td>
<td>Residential</td>
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<td>South</td>
<td>AG</td>
<td>Commercial</td>
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<td>Vacant/Agricultural</td>
</tr>
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<td>AG</td>
<td>Industrial</td>
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<td>Agricultural</td>
</tr>
<tr>
<td>West</td>
<td>AG</td>
<td>Commercial</td>
<td>N/A</td>
<td>Residential</td>
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</table>
SECTION III: Relevant Zoning History

History: CZ-532

**ZONING ORDINANCE**: Resolution number 98254 dated September 15, 1980, established zoning for the subject property.

**Surrounding Property:**

**CBOA-2730 February 2019**: The Board of Adjustment Withdrawal a Variance to permit two dwelling units on a single lot of record, on property located at 12221 North 97th Avenue East.

**CBOA-281 October 1982**: The Board of Adjustment approved a Special Exception to permit mobile home in an AG-R District, on property located at West of SW/c 126th Street No. & 97th East Avenue.
Note: Graphic overlays may not precisely align with physical features on the ground.
LEGEND
Owasso
Comprehensive Plan
- Commercial
- Industrial
- Neighborhood Mixed Use
- Parks/Recreation
- Public/Institutional
- Residential
- Transitional

SUBJECT TRACT
LAND USE PLAN
COMMERCIAL

CZ-532
21-14 06
**Case Report Prepared by:**
Robi Jones

**Owner and Applicant Information:**
**Applicant:** Troy Wilstead
**Property Owner:** TJ&T Properties LLC

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

**Applicant Proposal:**
**Present Use:** Rural Residential
**Proposed Use:** Mini-Storage
**Present Land Use Designation:** Commercial
**Proposed Land Use Designation:** Industrial
**Tract Size:** 2.75 ± acres
**Location:** East of the southeast corner of East 126th Street North and North 97th East Avenue

**Zoning:**
**Existing Zoning:** AG
**Proposed Zoning:** IL (CZ-532)

**Comprehensive Plan:**
**Fenceline:** Owasso

**Staff Data:**
TRS: 1406
CZM: 12

**Staff Recommendation:**
Staff recommends approval.

**County Commission District:** 1
**Commissioner Name:** Stan Sallee
Property Information and Land Use Request

The subject property is a 2.75-acre, unplatted tract of land located east of the southeast corner of East 126th Street North and North 97th East Avenue. The applicant has submitted the following Comprehensive Plan amendment request to amend the land use designation of the of the subject property from Commercial to Industrial. This request is accompanied by a concurrent rezoning request (CZ-532), which proposes a zoning change on the subject tract from AG to IL in order to allow an industrial use for a mini-storage.

Background

The parcel subject to this Comprehensive Plan amendment request is located within the fenceline of Owasso and abuts AG (Agricultural) zoning and to the north, south, east, and west. There is a parcel to the northeast that is zoned CS (Commercial Shopping) and is the site of a mini-storage business located in Collinsville Corporate Limits. Collinsville’s fenceline begins just north of East 126th Street North. The Major Street and Highway Plan designates East 126th Street North as a Secondary Arterial.

The land use designation of the subject property was designated as Commercial in the 2030 GrOwasso Land Use Master Plan which was adopted in 2014. It was later adopted on June 19, 2019 (Resolution 2796:1002) by Tulsa Metropolitan Area Planning Commission and approved by the Board of County Commissioners on July 15, 2019, as part of the Tulsa County Comprehensive Land Use Plan.

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

The Commercial designation is defined in both the 2030 GrOwasso Master Land Use Plan and the Tulsa County Comprehensive Land Use Plan as follows: The Commercial Land Use District represents areas of retail trade and services. Typically, these areas are located around nodes of arterial street intersections or in some cases, at intersections of collectors and arterials. Commercial Districts can also be found in corridors that have an established commercial use pattern, such as the Smith Farm area, or highly visible areas, such as along US-169, SH-20, and 116th St. N. west of US-169. The Commercial District includes uses that range from small neighborhood convenience shopping areas, single free-standing buildings, big box retailers, restaurants, automotive services centers, and other similar retail uses.

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

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

The Industrial designation is defined in both the 2030 GrOwasso Master Land Use Plan and the Tulsa County Land Use Plan as follows: The Industrial/Regional Employment Land Use District represents the highest intensity of land use in Owasso. The Plan calls for industrial uses to be targeted around existing patterns of industrial activity, including locations near S. 5th St. and Main St. east and west sides of US-169 south of 76th St. N. and near the existing quarry sites near 66th St. N. and 129th E. Ave. Most of Owasso’s current industrial activity includes light industrial uses, such as warehousing and storage and facilities and small manufacturing shops. It is expected that this trend will continue with perhaps targeted efforts for research and development facilities. Some higher intensity commercial uses may be appropriate in the Industrial/Regional Employment Use district. These may include more intensity auto and truck repair, truck rental facilities, lumber yard, etc., which are also found in the CH zoning district.
The City of Collinsville has zoned several parcels industrial in an area north of 126th St. N. in the northwestern portion of the Owasso fenceline, and there are already some existing industrial businesses operating in this location. For this reason, the Plan shows a large area as Industrial/Regional Employment Districts just across the street from this emerging industrial area in Collinsville. Additionally, Owasso does not have a lot of land area left in which to place small industrial users, so it made sense to show this area as Industrial/Regional Employment. With the new standards in the zoning code for landscaping and buffering in place, adequate protection for any nearby residential areas is enhanced.

**Zoning and Surrounding Uses**

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>N</td>
<td>AG</td>
<td>Residential</td>
<td>Residential</td>
</tr>
<tr>
<td>S</td>
<td>AG</td>
<td>Commercial</td>
<td>Vacant/Agricultural</td>
</tr>
<tr>
<td>E</td>
<td>AG</td>
<td>Industrial</td>
<td>Agricultural</td>
</tr>
<tr>
<td>W</td>
<td>AG</td>
<td>Commercial</td>
<td>Residential</td>
</tr>
</tbody>
</table>

**Applicant's Justification**

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

1. How conditions on the subject site have changed, as well as those on adjacent properties and immediate area.
2. How changes have impacted the subject site to warrant the proposed amendment.
3. How the proposed change will enhance the surrounding area and Tulsa County.

The applicant submitted the following responses:

**Justification of Request**

"The Comprehensive Plan says its objectives are to encourage and promote quality development and utilize existing infrastructure and city services. We believe this project meets these objectives.

While the property is zoned Agricultural, it is no longer a suitable zoning for the site as industrial companies are choosing to locate further North of Tulsa or in or around the existing area. However, the subject property is an ex in-fill location for this multi-building industrial project with relatively convenient access to existing services and utilities. Also, the property is in a central location with excellent access to major roadways and to the several of the premier residential areas to include Owasso, Collinsville, and Sperry. In addition, this project will substantially increase the Property Tax roll value of the property."

9.3

REVISED 6/9/2022
Additional Information provided by the applicant:

Request:

TJT Properties, LLC is requesting to rezone the subject property from AG (Agricultural) to IM (Industrial) to allow for the development of a new industrial project. The future land use of the property is mini storage.

Site Characteristics & History:

The property is owned by TJT Properties, LLC. It is currently an undeveloped piece of land. The proposed project will entail a new industrial site with 8 mini storage buildings. The site is 3.8 acres +/-.

Surrounding Uses:

North: Property has a mini storage of 177 units with 8 buildings.  
Zoned: Industrial
East: Undeveloped- Owasso has made their comprehensive plan  
Zoned: Industrial
West: AG with Comprehensive Plan of commercial

Staff Summary & Recommendation

The applicant is requesting to amend the land use designation from Commercial to Industrial. They have submitted a concurrent request to rezone the property from Agricultural to Industrial Light. Staff contacted the Planning Manager in the City of Owasso, Karl Fritch, for comments. Mr. Fritch reviewed the request and stated that The City of Owasso supports the proposed change as it would conform to the industrial/regional employment category in Owasso’s proposed new Land Use Plan (to be adopted in July 2022).

The conditions surrounding the subject site have changed over time and industrial growth is anticipated in this area. The proposed rezoning will increase an opportunity for industrial development which is supported by the future land use plan that the City of Owasso is recommending.

Staff recommends approval of the Industrial land use designation as requested by the applicant.
Robi, We are OK with the change and rezoning at this location as it will conform to the industrial/regional employment category in our proposed new Land Use Plan (to be adopted in July). See the map below of the area and proposed land use in this location. Please let me know if you have further questions. Thanks

Regards,

Karl A. Fritschen, MRCP, AICP, RLA
Planning Manager

200 S. Main
City of Owasso, OK 74055
918.376.1545

"Those who dare to fail miserably can achieve greatly."

- John F. Kennedy

From: Jones, Robi <rjones@incog.org>
Sent: Monday, May 16, 2022 12:56 PM
TCCP-10 LAND USE PLAN

Tulsa County Land Use Plan
Fenceline: Owasso

- Commercial
- Industrial
- Neighborhood Mixed Use
- Parks/Recreation
- Public/Institutional
- Residential
- Transitional
Subject Tract

TCCP-10

21-14 06

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

Aerial Photo Date: 2020/2021
**Case:** West End Lofts  
**Hearing Date:** June 15, 2022

<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td><strong>Applicant:</strong> Wallace Design</td>
</tr>
<tr>
<td></td>
<td><strong>Owner:</strong> Hiram Munoz</td>
</tr>
</tbody>
</table>

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

![Location Map Image]

**Applicant Proposal:**  
Preliminary Plat  
12 lots, 3 blocks, 4+ acres  
*Location:* Southeast corner of South 33rd West Avenue and West 61st Street South

**Zoning:**  
CS with Z-7490 Optional Development Plan

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

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

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

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

West End Lofts - (CD 2)
Southeast corner of South 33rd West Avenue and West 61st Street South

This plat consists of 12 lots, 3 blocks, 4 ± acres.

The Technical Advisory Committee (TAC) met on June 2, 2022 and provided the following conditions:

1. **Zoning:** The property is zoned CS with and optional development plan (Z-7490) to allow for private streets. Lots are required to conform to the optional development plan standards and optional development plan number and standards must be reflected on the plat.

2. **Addressing:** City of Tulsa will assign addresses to the plat. Address assignments must be shown on the face of the final plat.

3. **Transportation & Traffic:** Infrastructure Development Plans (IDP) must include all required streets, ADA ramps, and sidewalks. IDP must be approved prior to approval of the final plat. Sidewalks must be located on both sides of the street and extend to the arterial street. Private streets must conform to requirements for public streets in the City of Tulsa. Revise access dimensions to align with public street connections.

4. **Sewer:** Sanitary sewer extensions are required to obtain IDP approval prior to release of the final plat. Adequate easement must be provided to cover all proposed extensions. Offsite easements must be recorded and reflected on the final plat.

5. **Water:** Water main extensions are required to obtain IDP approval prior to release of the final plat. Adequate easement must be provided to cover all proposed extensions. Offsite easements must be recorded and reflected on the final plat.

6. **Engineering Graphics:** Submit a subdivision data control sheet with final plat. Surveyor CA number expires and will need to be updated on final plat. Update location map to show all platted property boundaries. Label all other areas as unplatted. Graphically show a bearing angle and distance from the POC to the POB.

7. **Stormwater, Drainage, & Floodplain:** Drainage plans must be submitted and approved through the IDP process. Approval for IDP must be obtained prior to approval of the final plat.

8. **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. Infrastructure located in the gas company easement must receive written acceptance by the easement holder.
Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter is required prior to approval of the final plat.
Note: Graphic overlays may not precisely align with physical features on the ground.
Note: Graphic overlays may not precisely align with physical features on the ground.

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

Downtown Neighborhood Center

Employment

New Neighborhood

Existing Neighborhood

Regional Center

Park and Open Space

Arkansas River Corridor

WEST END LOFTS
18-12 03
FOR INFORMATION ONLY
The Owner hereby stipulates that the public utility easements designated on the accompanying plats as "Public Utility Easements" for the several purposes of excavation, surveying, sampling, testing, volatilization, and/or all public access, including access to the public water mains, sanitary and storm sewers, electric and gas services, telephone and cable television service, right-of-way for public fire protection and emergency medical service, for the laying of public gas and electric lines, and access for ambulance service and fire fighting apparatus and their equipment, be and the same is hereby dedicated and set aside for the public use and benefit of the City of Tulsa, Oklahoma, and the Owner agrees to be bound thereby.

The Owner hereby stipulates that the Owner shall be responsible for the repair of damage to sidewalks or curbs in front of his property, caused by the maintenance of any public utility lines or equipment and agrees to pay for any such damages or repairs.

The Owner hereby stipulates that the Owner shall be responsible for the repair of any private water supply line or equipment, caused by the maintenance of any public utility lines or equipment, and agrees to pay for any such repairs.

The Owner hereby stipulates that the Owner shall be responsible for the repair of any private sewer line or equipment, caused by the maintenance of any public utility lines or equipment, and agrees to pay for any such repairs.

The Owner hereby stipulates that the Owner shall be responsible for the repair of any private gas supply line or equipment, caused by the maintenance of any public utility lines or equipment, and agrees to pay for any such repairs.

The Owner hereby stipulates that the Owner shall be responsible for the repair of any private electric line or equipment, caused by the maintenance of any public utility lines or equipment, and agrees to pay for any such repairs.

The Owner hereby stipulates that the Owner shall be responsible for the repair of any private telephone line or equipment, caused by the maintenance of any public utility lines or equipment, and agrees to pay for any such repairs.

The Owner hereby stipulates that the Owner shall be responsible for the repair of any private cable television line or equipment, caused by the maintenance of any public utility lines or equipment, and agrees to pay for any such repairs.

The Owner hereby stipulates that the Owner shall be responsible for the repair of any private storm sewer line or equipment, caused by the maintenance of any public utility lines or equipment, and agrees to pay for any such repairs.

The Owner hereby stipulates that the Owner shall be responsible for the repair of any private sanitary sewer line or equipment, caused by the maintenance of any public utility lines or equipment, and agrees to pay for any such repairs.

The Owner hereby stipulates that the Owner shall be responsible for the repair of any private fire protection line or equipment, caused by the maintenance of any public utility lines or equipment, and agrees to pay for any such repairs.

The Owner hereby stipulates that the Owner shall be responsible for the repair of any private ambulance line or equipment, caused by the maintenance of any public utility lines or equipment, and agrees to pay for any such repairs.

The Owner hereby stipulates that the Owner shall be responsible for the repair of any private emergency medical service line or equipment, caused by the maintenance of any public utility lines or equipment, and agrees to pay for any such repairs.
STATE OF OKLAHOMA
COUNTY OF TULSA
This instrument was acknowledged before me this ___ day of ____, 2012, by Leon Monarco.

[Signature]
Notary Public

[Stamp]

CERTIFICATE OF SURVEY

[Stamp]
Wade Barret
Licensed Land Surveyor
**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**

- **Applicant:** Wallace Design
- **Owner:** Last Chance Maybelle, LLC

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

**Applicant Proposal:**

- Preliminary Plat
  - 8 lots, 1 block on 6.33 ± acres
  - **Location:** South of the southeast corner of West 81st Street South and South Maybelle Avenue

**Zoning:**
RS-2 with an optional development plan, Z-7631

**Staff Recommendation:**

- Staff recommends **approval** of the preliminary plat

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

**County Commission District:**
2
- **Commissioner Name:** Karen Keith
PRELIMINARY SUBDIVISION PLAT

Maybelle Villas - (CD 2)
South of the southeast corner of West 81st Street South and South Maybelle Avenue

This plat consists of 8 lots, 1 block, 6.33 ± acres.

The Technical Advisory Committee (TAC) met on June 2, 2022 and provided the following conditions:

1. **Zoning:** The property is zoned RS-2 with an optional development plan (Z-7631) to permit lots to be served by the private street in Maybelle Villas. Lots must conform to the requirements of the optional development plan and the optional development plan standards and case number must be reflected on the final plat and in the deed of dedication.

2. **Addressing:** City of Tulsa will assign addresses to the plat. Address assignments must be shown on the face of the final plat.

3. **Transportation & Traffic:** Infrastructure Development Plans (IDP) must include all required streets, ADA ramps, and sidewalks. IDP must be approved prior to approval of the final plat. Sidewalks must be located on both sides of residential streets. Where homes already exist, developer is required to install sidewalks as part of the IDP. Private streets must conform to requirements for public streets in the City of Tulsa. Deed of dedication must include language for the homeowner’s association and requirements for maintenance of common areas and private infrastructure.

4. **Sewer:** Sanitary sewer extensions are required to obtain IDP approval prior to release of the final plat. Adequate easement must be provided to cover all proposed extensions. Offsite easements must be recorded and reflected on the final plat.

5. **Water:** Water main extensions are required to obtain IDP approval prior to release of the final plat. Adequate easement must be provided to cover all proposed extensions. Offsite easements must be recorded and reflected on the final plat.

6. **Engineering Graphics:** Submit a subdivision data control sheet with final plat. Remove contours from final plat submittals. Add Tulsa County, State of Oklahoma to the plat subtitle. Update location map to show platted boundaries and label all other areas as unplatted. Graphically show all pins found or set that are associated with the plat. Add a bearing angle from POC to POB to the written legal description.

7. **Stormwater, Drainage, & Floodplain:** Drainage plans must be submitted and approved through the IDP process. Approval for IDP must be obtained prior to approval of the final plat.

8. **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. Infrastructure located in the gas company easement must receive written acceptance by the easement holder.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter is required prior to approval of the final plat.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
Growth and Stability

Area of Growth
Area of Stability

MAYBELLE VILLAS II

18-12 14
**Case:** Battle Creek Park Phase III  
**Hearing Date:** June 15, 2022

<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Wallace Design</td>
</tr>
<tr>
<td></td>
<td>Owner: Glenwood Homes</td>
</tr>
</tbody>
</table>

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

![Location Map Image](image)

### Applicant Proposal:
- **Preliminary Plat**
- 124 lots, 6 blocks, 27.62 ± acres
- **Location:** East of the northeast corner of East 41st Street South and South 145th East Avenue

### Zoning:
- RS-3

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

### City Council District 6:
- **Councilor Name:** Connie Dodson

### County Commission District 1:
- **Commissioner Name:** Stan Sallee

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

Battle Creek Park Phase III - (CD 6)
East of the northeast corner of East 41st Street South and South 145th East Avenue. This plat consists of 124 lots, 6 blocks, 27.62 ± acres.

The Technical Advisory Committee (TAC) met on June 2, 2022 and provided the following conditions:

1. **Zoning:** The property is zoned RS-3 (Residential Single-Family). All lots proposed are required to conform to the RS-3 lot regulations found in the City of Tulsa Zoning Code.

2. **Addressing:** City of Tulsa will assign addresses to the plat. Address assignments must be shown on the face of the final plat.

3. **Transportation & Traffic:** Infrastructure Development Plans (IDP) must include all required streets, ADA ramps, and sidewalks within the public ROW. IDP must be approved prior to approval of the final plat. Bring block lengths into compliance with Subdivision & Development Regulations by adding mid-block pedestrian connections or street connections. Pedestrian connections will require ADA ramps and crossings at the mid-block point.

4. **Sewer:** Sanitary sewer extensions are required to obtain IDP approval prior to release of the final plat. Adequate easement must be provided to cover all proposed extensions. Offsite easements must be recorded and reflected on the final plat.

5. **Water:** Water main extensions are required to obtain IDP approval prior to release of the final plat. Adequate easement must be provided to cover all proposed extensions. Offsite easements must be recorded and reflected on the final plat.

6. **Engineering Graphics:** Submit a subdivision data control sheet with final plat. Remove contours from final plat submittal. Add stub street language as required by the Subdivision & Development Regulations. Graphically show all pins found or set associated with the plat. Update location map to show all platted property boundaries. Label all other areas as unplatted.

7. **Stormwater, Drainage, & Floodplain:** Drainage plans must be submitted and approved through the IDP process. Approval for IDP must be obtained prior to approval of the final plat.

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

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter is required prior to approval of the final plat.
Note: Graphic overlays may not precisely align with physical features on the ground.
PRELIMINARY PLAT

Battle Creek Park PHASE III

A SUBDIVISION OF POLK COUNTY, KEECHING, NOOK HREF OF THE SOUTH HALF (1/2) OF SECTION TWENTY-TWO (22), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST ON THE INDIAN BASE AND principal meridian, CITY OF POLK, COUNTY OF POLK, STATE OF FLORIDA, according to the U.S. government surveys.

WORK PARTICULARLY PERMITTED AS FOLLOWING:

SECTIONS 1-15, BUCKLE WOODLANDS FROM SHORELINE TO 200 FT.

The owner of any plat affecting the following property, or any party interested in the same, is hereby notified that the WORK PARTICULARLY PERMITTED is hereby granted to the owner of any plat affecting the following property, or any party interested in the same, to construct a 300-ft. wide roadway and drainage easement, utility easement, fee simple ownership and public rights as follows:

1. The owner hereby acknowledges receipt of the preliminary plat for future approval and hereby agrees to construct and maintain the work described herein at their own expense and risk. The owner hereof shall be free and clear of all obligations and liens in connection with the construction and maintenance of said roadway and drainage easement, utility easement, fee simple ownership and public rights.

2. The Owner hereby acknowledges receipt of the preliminary plat for future approval and hereby agrees to construct and maintain the work described herein at their own expense and risk. The owner hereof shall be free and clear of all obligations and liens in connection with the construction and maintenance of said roadway and drainage easement, utility easement, fee simple ownership and public rights.

3. The Owner hereby acknowledges receipt of the preliminary plat for future approval and hereby agrees to construct and maintain the work described herein at their own expense and risk. The owner hereof shall be free and clear of all obligations and liens in connection with the construction and maintenance of said roadway and drainage easement, utility easement, fee simple ownership and public rights.

4. The Owner hereby acknowledges receipt of the preliminary plat for future approval and hereby agrees to construct and maintain the work described herein at their own expense and risk. The owner hereof shall be free and clear of all obligations and liens in connection with the construction and maintenance of said roadway and drainage easement, utility easement, fee simple ownership and public rights.

5. The Owner hereby acknowledges receipt of the preliminary plat for future approval and hereby agrees to construct and maintain the work described herein at their own expense and risk. The owner hereof shall be free and clear of all obligations and liens in connection with the construction and maintenance of said roadway and drainage easement, utility easement, fee simple ownership and public rights.

6. The Owner hereby acknowledges receipt of the preliminary plat for future approval and hereby agrees to construct and maintain the work described herein at their own expense and risk. The owner hereof shall be free and clear of all obligations and liens in connection with the construction and maintenance of said roadway and drainage easement, utility easement, fee simple ownership and public rights.

7. The Owner hereby acknowledges receipt of the preliminary plat for future approval and hereby agrees to construct and maintain the work described herein at their own expense and risk. The owner hereof shall be free and clear of all obligations and liens in connection with the construction and maintenance of said roadway and drainage easement, utility easement, fee simple ownership and public rights.

8. The Owner hereby acknowledges receipt of the preliminary plat for future approval and hereby agrees to construct and maintain the work described herein at their own expense and risk. The owner hereof shall be free and clear of all obligations and liens in connection with the construction and maintenance of said roadway and drainage easement, utility easement, fee simple ownership and public rights.

9. The Owner hereby acknowledges receipt of the preliminary plat for future approval and hereby agrees to construct and maintain the work described herein at their own expense and risk. The owner hereof shall be free and clear of all obligations and liens in connection with the construction and maintenance of said roadway and drainage easement, utility easement, fee simple ownership and public rights.

10. The Owner hereby acknowledges receipt of the preliminary plat for future approval and hereby agrees to construct and maintain the work described herein at their own expense and risk. The owner hereof shall be free and clear of all obligations and liens in connection with the construction and maintenance of said roadway and drainage easement, utility easement, fee simple ownership and public rights.

11. The Owner hereby acknowledges receipt of the preliminary plat for future approval and hereby agrees to construct and maintain the work described herein at their own expense and risk. The owner hereof shall be free and clear of all obligations and liens in connection with the construction and maintenance of said roadway and drainage easement, utility easement, fee simple ownership and public rights.

12. The Owner hereby acknowledges receipt of the preliminary plat for future approval and hereby agrees to construct and maintain the work described herein at their own expense and risk. The owner hereof shall be free and clear of all obligations and liens in connection with the construction and maintenance of said roadway and drainage easement, utility easement, fee simple ownership and public rights.

13. The Owner hereby acknowledges receipt of the preliminary plat for future approval and hereby agrees to construct and maintain the work described herein at their own expense and risk. The owner hereof shall be free and clear of all obligations and liens in connection with the construction and maintenance of said roadway and drainage easement, utility easement, fee simple ownership and public rights.

14. The Owner hereby acknowledges receipt of the preliminary plat for future approval and hereby agrees to construct and maintain the work described herein at their own expense and risk. The owner hereof shall be free and clear of all obligations and liens in connection with the construction and maintenance of said roadway and drainage easement, utility easement, fee simple ownership and public rights.

15. The Owner hereby acknowledges receipt of the preliminary plat for future approval and hereby agrees to construct and maintain the work described herein at their own expense and risk. The owner hereof shall be free and clear of all obligations and liens in connection with the construction and maintenance of said roadway and drainage easement, utility easement, fee simple ownership and public rights.
Battle Creek Park PHASE III

A SUBDIVISION IN TULSA COUNTY, OKLAHOMA, BEING PART OF THE SOUTH HALF (1/2) OF SECTION TWENTY-TWO (22), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST, IN THE INDIAN RASB AND MINEROUT CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

Preliminary Plat

Battle Creek Park PHASE III

Certificate of Survey

LaMont, Brooks, Culp, Lonergan & Associates, Inc., Licensed Professional Land Surveyor

Date: February 28, 1980

Abstract:

Matthew H. Colwell, AICP

Project: Battle Creek Park PHASE III

Surveyor: David L. Mokar

Date: March 2, 1980

Certification:

I, Matthew H. Colwell, AICP, hereby execute this instrument this day of

February 28, 1980,

In Witness Whereof, Owner has Executed This Instrument This Day of

February 28, 1980

Matthew H. Colwell, AICP

Surveyor's Certificate

I, David Mokar, hereby certify that the foregoing survey is true and correct in all respects.

David L. Mokar, AICP

Surveyor

Date: March 2, 1980

County of Tulsa

State of Oklahoma

This instrument was recorded on the 28th day of February, 1980, in the office of the County Clerk of Tulsa County, State of Oklahoma.