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 July 6, 2022 Meeting No. 2869
2. Amend the minutes of May 18, 2022 Meeting No. 2866 to correct the legal of PUD-360-H (page 23)

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-592-B-1 Tom Newman (CD 9) Location: North of the northeast corner of East 41st Street South and South Harvard Avenue requesting a PUD Minor Amendment to add Apartment/Condo as a permitted use

PUBLIC HEARING-REZONING
Review and possible recommendation of approval, approval with modifications, denial, or deferral of the following:
4. **CZ-533 Nathan Cross** (County) Location: Northeast corner of East 136th Street North and North Memorial Drive requesting rezoning from AG to RE and PUD-862 (Withdrawn by applicant)

5. **PUD-862 Nathan Cross** (County) Location: Northeast corner of East 136th Street North and North Memorial Drive requesting rezoning from AG to RE and PUD-862 (Withdrawn by applicant)

6. **Z-7659 Fayettea Willis** (CD 1) Location: South of Gilcrease Expressway, east side of North Peoria Avenue and west of North Quaker Avenue requesting rezoning from RS-3 to CS (Related to CPA-97) (Continued from July 6, 2022)

7. **PUD-181-B Ashton Pritchett** (CD 6) Location: North of the northwest corner of East 21st Street and South 145th East Avenue requesting a PUD Abandonment (Related to Z-7660 and CPA-97) (Continued from July 6, 2022)

8. **Z-7660 Ashton Pritchett** (CD 6) Location: North of the northwest corner of East 21st Street and South 145th East Avenue requesting rezoning from RD and RS-3 to CG with an optional development plan (Related to PUD-181-B and CPA-97) (Continued from July 6, 2022)

9. **Z-7665 Sharon Cole** (CD 1) Location: Northeast corner of West Pine Street and North 24th West Avenue requesting rezoning from RM-1 to CS with an optional development plan (Related to CPA-100) (Continued from July 6, 2022)

10. **Z-7666 Tulsa City Council c/o Jonathan Belzley** (CD 4) Location: Southeast corner of East 10th Street and South Rockford Avenue requesting rezoning from RS-4 to MX1-U-45

11. **Z-7667 Mark Capron** (CD 2) Location: Northwest corner of West 71st Street South and South Elwood Avenue requesting rezoning from AG to CS

**PUBLIC HEARING-PLATS**

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

12. **Settler's Hill** (CD 6) Preliminary Plat, Location: Southwest corner of East 31st Street South and South 177th East Avenue (Applicant requests continuance to August 3, 2022)

**PUBLIC HEARING-COMPREHENSIVE PLAN AMENDMENTS**

Review and possible adoption, adoption with modifications, denial, or deferral of the following:
13. **CPA-97 Fayette Willis (CD 1)** Location: South of Gilcrease Expressway, east side of North Peoria Avenue and west of North Quaker Avenue requesting to amend the Land Use Map designation from **Existing Neighborhood** to **Regional Center** (Related to Z-7659) (Continued from July 6, 2022)

14. **CPA-98 Ashton Prickett (CD 6)** Location: North of the northwest corner of East 21st Street and South 145th East Avenue requesting to amend the Land Use Map designation from **Existing Neighborhood** and **New Neighborhood** to **Mixed-Use Corridor** (Related to Z-7660 and PUD-181-B) (Continued from July 6, 2022)

15. **CPA-100 Sharon Cole (CD 1)** Location: Northeast corner of West Pine Street and North 24th West Avenue requesting to amend the Land Use Map designation from **Parks and Open Space** to **Neighborhood Center** (Related to Z-7665) (Continued from July 6, 2022)

**OTHER BUSINESS**

16. Commissioners’ Comments

**ADJOURN**

CD = Council District

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

Visit our website at [tulsaplanning.org](http://tulsaplanning.org) email address: esubmit@incog.org

**TMAPC Mission Statement:** The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region’s current and future residents.
<table>
<thead>
<tr>
<th><strong>Case Number:</strong></th>
<th>PUD-592-B-1 Minor Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hearing Date:</strong></td>
<td>July 20, 2022</td>
</tr>
</tbody>
</table>

**Case Report Prepared by:**
Jay Hoyt
Amended 7.18.2022

**Owner and Applicant Information:**
Applicant: Tom Newman
Property Owner: Impact Productions, Inc.

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

![Location Map](image)

**Applicant Proposal:**
Concept summary: PUD minor amendment to add Apartment/Condo as a permitted use.
Gross Land Area: 1.34 Acres
Location: North of the NW/e Northeast corner of E 41st St S and S Harvard Ave
3939 S Harvard Ave
Lot 1, Block 1 Forty-First Place
Development Area A

**Zoning:**
Existing Zoning: CS/CH/PUD-592-B
Proposed Zoning: No Change

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

**Staff Recommendation:**
Staff recommends approval.

**Staff Data:**
TRS: 9321

**City Council District:** 9
*Councilor Name:* Jayme Fowler

**County Commission District:** 3
*Commissioner Name:* Vicki Adams
SECTION I: PUD-592-B-1 Minor Amendment

Amendment Request: Modify the PUD Development Standards to add apartment/condo to the allowable uses.

The current development standards for Development Area A of PUD-592-B allow Offices, video and sound recording studios and warehousing of equipment, materials and props accessory with the office use and off-street parking. The applicant is proposing to add Apartment/Condo to the allowable uses. The third floor of the existing building is a large, open space, in which the applicant wishes to add condos. Apartment/Condo is an allowable use by right within both of the underlying zoning classifications of the PUD, which are CS and CH.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(15) of the City of Tulsa Zoning Code.

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

Staff has reviewed the request and determined:

1) PUD-592-B-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-592-B.

2) All remaining development standards defined in PUD-592-B remain in effect.

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

With considerations listed above, staff recommends approval of the minor amendment to modify the PUD Development Standards to add Apartment/Condo to the allowable uses.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

Subject Tract

PUD-592-B-1

19-13 21
Sawyer, Kim

From: Foster, Nathan
Sent: Thursday, June 30, 2022 2:19 PM
To: Siers, Dylan
Cc: Sawyer, Kim; Wilkerson, Dwayne; Hoyt, Jay
Subject: FYI

FW: Withdrawal of CZ-533 and PUD 862 [IWOV-ACTIVE.FID498475]

NYI.

From: Cross, Nathan S. <ncross@dsda.com>
Sent: Thursday, June 30, 2022 2:17 PM
To: Foster, Nathan <NFoster@incog.org>
Cc: Megan Pasco <MPasco@tannerbaitshop.com>; Erik Enyart <eenyart@tannerbaitshop.com>; Justin Morgan <justin@tannerbaitshop.com>
Subject: Withdrawal of CZ-533 and PUD 862 [IWOV-ACTIVE.FID498475]

Nathan:

Just called you but missed you. Hope you are doing well. I am withdrawing the above-referenced applications. Please make necessary arrangements to remove them from the agenda and note them as withdrawn. We will likely be refileing shortly.

Nathan
From: Foster, Nathan  
Sent: Thursday, June 30, 2022 2:19 PM  
To: Siers, Dylan  
Cc: Sawyer, Kim; Wilkerson, Dwayne; Hoyt, Jay  
Subject: FW: Withdrawal of CZ-533 and PUD 862 [IWOV-ACTIVE.FID498475]

FYI.

From: Cross, Nathan S. <ncross@dlda.com>  
Sent: Thursday, June 30, 2022 2:17 PM  
To: Foster, Nathan <NFoster@incog.org>  
Cc: Megan Pasco <MPasco@tannerbaitshop.com>; Erik Enyart <eenyart@tannerbaitshop.com>; Justin Morgan <justin@tannerbaitshop.com>  
Subject: Withdrawal of CZ-533 and PUD 862 [IWOV-ACTIVE.FID498475]

Nathan:

Just called you but missed you. Hope you are doing well. I am withdrawing the above-referenced applications. Please make necessary arrangements to remove them from the agenda and note them as withdrawn. We will likely be refiling shortly.

Nathan
### Case Report Prepared by:
Dwayne Wilkerson

### Owner and Applicant Information:
- **Applicant:** Fayetta Willis
- **Property Owner:** Willou Properties LLC

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

![Location Map Image]

### Applicant Proposal:
- **Present Use:** Vacant
- **Proposed Use:** Small scale commercial and business uses that support the surrounding neighborhood

**Concept summary:** Rezone and amend the Comprehensive Plan land use map for a redevelopment opportunity that covers 4 lots. 2 lots that face North Peoria have previously been zoned and combined. Rezoning these two lots and combining with adjacent properties will allow a neighborhood scale development.

- **Tract Size:** 0.34 + acres
- **Location:** South of Gilcrease Expressway, east side of North Peoria and west of North Quaker Ave.

### Zoning:
- **Existing Zoning:** RS-3
- **Proposed Zoning:** CS

### Comprehensive Plan:
- **Existing Land Use Map:** Existing Neighborhood
- **Proposed Land Use Map:** Neighborhood Center
- **Stability and Growth Map:** Area of Growth

### Staff Recommendation:
**Staff recommends approval of CS zoned property.**

### Staff Data:
- **TRS:** 0319
- **CZM:** 29

### City Council District:
- **1**

### Councilor Name:
Vanessa Hall-Harper

### County Commission District:
- **1**

### Commissioner Name:
Stan Sallee
SECTION I: Z-7659

DEVELOPMENT CONCEPT: The applicant has submitted a rezoning application and a concurrent land use map amendment that if approved will support a redevelopment opportunity that covers 4 lots. The subject property covers two of those lots. The remaining two lots are zoned CS and have frontage on North Peoria where commercial access will be provided.

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

DETAILED STAFF RECOMMENDATION:

Z-7659 requesting CS zoning is not consistent with the current land use map designation that calls this area an existing neighborhood however,

The CS district is primarily intended to accommodate convenience, neighborhood, subcommunity, community, and regional shopping centers providing a range of retail and personal service uses and the applicant has submitted a request for a land use map change to support a coordinated effort to provide neighborhood services at this location and,

The subject properties have been combined with the CS zoned property west of the subject tract with a plan for construction of a neighborhood office and retail development. With that lot combination and the concurrent request to change the land use map, staff supports the rezoning request for this specific site and,

Uses, building types and supplemental regulations allowed in a CS district are consistent with the expected development of the area, therefore

Staff recommends Approval of Z-7659 to rezone property from RS-3 to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The request for CS zoning is not consistent with the land use designation of the comprehensive plan however the analysis of the area supports land use map modifications which could support a small-scale commercial development on this site.

Land Use Vision:

Existing Land Use Plan map designation: Existing Neighborhood

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

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

**Proposed Land Use Plan map designation: Neighborhood Center**

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

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

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

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

**Transportation Vision:**

**Major Street and Highway Plan:**

**Multi-modal Corridor**

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

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.
Residential Collector: (28th Street North)
The north boundary of the subject tract was established by the Winstead Addition Plat filed in 1946. That plat dedicated 25 feet of street right of way which anticipated construction of 28th Street north and a connection to North Peoria. The major street and highway plan illustrates a residential collector along that right of way alignment however a street has never been constructed and the north portion of the right of way has never been dedicated to the city.

Trail System Master Plan Considerations:
The subject property abuts the Peoria Trail system which is a multi-use trail. The development of this site will provide access to the trail and create an opportunity for trail access into the neighborhood east of the subject property.

Small Area Plan: This site is in the Unity Heritage Neighborhoods Sector Plan. That Sector Plan was adopted in 2016 and states that there may be opportunities for appropriately size and scale neighborhood retail throughout the district. With this general consideration staff supports a related land use plan change to include the subject tracts to Neighborhood Center and also change the two lots west of the subject tract to a Neighborhood Center.

Special District Considerations: This site is in the Healthy Neighborhood Overlay. That overlay provides spacing restrictions on small box discount stores. The existing small box discount store adjacent to this site will prohibit construction of another similar store on this property.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: All four lots are undeveloped and wooded.

Street view from Northwest corner looking East.
Environmental Considerations: None that would affect site redevelopment

Streets:

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<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Existing # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Peoria Avenue</td>
<td>Secondary Arterial with Multi Modal Corridor designation</td>
<td>100 feet</td>
<td>4 (2 each direction with center median)</td>
</tr>
<tr>
<td>North Quaker Street</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
</tr>
<tr>
<td>East 28th Street North (undeveloped street right of way)</td>
<td>Residential Collector</td>
<td>60 feet</td>
<td>None</td>
</tr>
</tbody>
</table>

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

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>CS</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Small Box discount store and self-storage</td>
</tr>
<tr>
<td>East</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Growth</td>
<td>Single-family residential homes</td>
</tr>
<tr>
<td>South</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Growth</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>West</td>
<td>CH</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

History: Z-7659 Related to CPA-97

SUBJECT PROPERTY:

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

LLA-426: A Lot Line Adjustment was approved combining 2 adjoining lots and the subject property in April 2022. The western portion of that request were previously zoned CS. The eastern portion of that request is the subject property and are currently zoned RS-3.

Surrounding Property:

SA-3 April 2018: All concurred in approval at city council (TMPAC recommended denial) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7).
**BOA-22401 February 2018:** The Board of Adjustment approved a Special Exception to permit a self-storage facility in a CS District, on property located at 2817 North Peoria Avenue East.

**BOA-15448 July 1990:** The Board of Adjustment approved a Special Exception to permit a museum in an RS-3 zoned district & a Variance to permit the 25' setback from abutting properties to 0', on property located at 2715 N. Peoria Avenue East.

**BOA-12804 September 1983:** The Board of Adjustment approved a Variance to permit setback requirement from the centerline of Quincy Avenue from 50 to 40 feet to permit a residence in an RS-3 zoned district, on property located at South of the Southeast corner of 28th Street North and Quincy Avenue.

**Z-5825 July 1983:** All concurred in approval of a request for rezoning a tract of land from RS-3 to CS on property located Lots 1 and 2, Block 1 Winstead Addition.

**BOA-7227 November 1971:** The Board of Adjustment approved a Special Exception to permit using property for church use and parking & a Special Exception to modify the screening requirements & a Variance of one acre minimum in residential districts for church, on property located at 2740 North Quincy Avenue.
Gnph¡c overlays may not precisely align with physical features on the ground.

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

Aerial Photo Date: 2020/2021

69
Proposed Redevelopment Area includes 4 parcels. All four parcels will be changed to Neighborhood Center with CPA-97.

The subject tract is referencing the rezoning case # 7659 for the east two tracts.
Good Afternoon
Yes I have no problem with the change of date. Yes the neighborhood center designation I support.

Fayetta Willis
918-378-3528

On Jun 30, 2022, at 12:04 PM, Wilkerson, Dwayne <DWilkerson@incog.org> wrote:

Good morning Fayetta.

Staff (me) will request a continuance for your zoning and for the comprehensive plan amendment request. We need to move the hearing date to July 20th for both items. It is important to change the comprehensive plan for all 4 of your properties and clean up the land use maps to match the existing zoning and your proposed zoning. We are required to publish that change in the paper. July 20th I will recommend approval for the requested CS zoning and a land use change to Neighborhood Center. Please let me know if you support the continuance date and if you support the land use change to Neighborhood Center.

Here is a brief description of how a neighborhood center should be developed.

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

Respectfully,

Dwayne Wilkerson, ASLA, PLA
Principal Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9475
dwilkerson@incog.org
**Tulsa Metropolitan Area Planning Commission**

**Case Report Prepared by:** Nathan Foster

**Owner and Applicant Information:**

- **Applicant:** Ashton Prickett
- **Property Owner:** Eastland Park LLC

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

**Applicant Proposal:**

- **Present Use:** Vacant
- **Proposed Use:** Commercial

**Concept Summary:** Abandonment of PUD-181 and a rezoning to CG with an optional development plan to permit select commercial uses and establish additional standards for neighborhood edge.

- **Tract Size:** 6 ± acres
- **Location:** North of the northwest corner of East 21st Street South and South 145th East Avenue

**Zoning:**

- **Existing Zoning:** PUD-181, RD, RS-3
- **Proposed Zoning:** CG with an optional development plan, PUD-181-B

**Comprehensive Plan:**

- **Existing Land Use Map:** New Neighborhood
- **Proposed Land Use Map:** Mixed-Use Corridor
- **Stability and Growth Map:** Area of Growth

**Staff Recommendation:**

Staff recommends approval of the PUD abandonment only with the approval of Z-7660 and the recommended optional development plan.

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

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

**Staff Data:**

- **TRS:** 9409
- **CZM:** 39

**Case Number:** PUD-181-B
(Related to Z-7660 & CPA-98)

**Hearing Date:** July 20, 2022 (Staff requested continuance from July 6th to July 20th)
DEVELOPMENT CONCEPT: PUD-181-B requests abandonment of a portion of PUD-181. There is a concurrent rezoning request (Z-7660) that includes a request to rezone the site from RS-3 & RD to CG with an optional development plan.

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

DETAILED STAFF RECOMMENDATION:
Staff recommends approval of PUD-181-B which will abandon a portion of PUD-181 for the subject site. Staff recommendation is contingent upon the approval of Z-7660 which will rezone the site to CG with an optional development plan and approval of CPA-98.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
The existing land use designation on the site of “New Neighborhood” would not support the rezoning to CG. The applicant has submitted a concurrent request to change the land use designation on the site from “New Neighborhood” to “Mixed-Use Corridor”. Staff is supportive of the request to amend the land use designation. All street frontage for the site is derived from South 145th East Avenue, a secondary arterial street. There are no connections from the site to the existing established neighborhoods.

Land Use Vision:

Existing Land Use Plan map designation: New Neighborhood

The New Neighborhood designation 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.

Proposed Land Use Plan map designation: Mixed-Use Corridor

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.
**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:* South 145th East Avenue is designated as a Primary Arterial and will require appropriate right-of-way dedication during subdivision plat or compliance review.

*Trail System Master Plan Considerations:* None

*Small Area Plan:* None

*Special District Considerations:* None

*Historic Preservation Overlay:* None

**DESCRIPTION OF EXISTING CONDITIONS:**

The subject tract is currently vacant. It is surrounded by properties zoned for residential with an existing neighborhood to the south and west. The tract north of this site is also vacant, as well as the sites across South 145th East Avenue.

**Environmental Considerations:** Portions of this site are impacted by the City of Tulsa Regulatory Floodplain. Floodplain areas will be required to be placed in overland drainage easements as part of the subdivision plat/compliance review process. Development within the floodplain areas is restricted and subject to additional development requirements outlined in City of Tulsa Ordinances.

**Streets:**

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<thead>
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<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tbody>
<tr>
<td>South 145th East Avenue</td>
<td>Primary Arterial</td>
<td>120’</td>
<td>2</td>
</tr>
</tbody>
</table>

**Utilities:**

The subject tract has municipal water available along South 145th East Avenue. Sanitary Sewer service will be required to be extended to the subject site to accommodate development plans.

**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>
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<td>RS-3/PUD-181</td>
<td>New Neighborhood</td>
<td>Growth</td>
<td>Vacant</td>
</tr>
<tr>
<td>South</td>
<td>RD/PUD-181</td>
<td>Existing Neighborhood</td>
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</tr>
</tbody>
</table>
SECTION III: Relevant Zoning History

History: Z-7660 Rel. PUD-181-B

Subject Property:

ZONING ORDINANCE: Ordinance number 11817 dated June 26, 1970, established zoning for the subject property.

PUD-181 April 1976: Ordinance number 13590 established PUD-181 for the subject property and surrounding properties.

Surrounding Property:

BOA-23132 May 2021: The Board of Adjustment approved a Special Exception to permit a medical marijuana growing operation, on property located at 14303 East 21st Street South.

Z-7598 May 2021: All concurred in approval of a request for rezoning a tract of land from CS to CG on property located West of the Northwest corner of East 21st street South & South 145th East Avenue.

BOA-14689 December 1987: The Board of Adjustment approved a Special Exception to permit a church and church related uses in an RS-3 zoned district, on property located at ¼ mile north of NE/c 145th East Avenue and 21st Street.

BOA-14688 December 1987: The Board of Adjustment approved a Variance to permit a detached accessory building to be in a side yard, on property located at 7804 South 28th West Avenue.

Z-4841 December 1965: All concurred in approval of a request for rezoning a tract of land from RS-1 & RS-3 to RS-3 on property located BEG NEC SE TH S876.26 W756.59 S249.74 W467.13 N1125.01 E1224.77 POB SEC 9 19 14 27.298ACS.

PUD-181 March 1976: All concurred in approval of a proposed Planned Unit Development on a 165.668+ acre tract of land for on property located North and West of 21st street and 145th East Avenue.

Z-4338 March 1973: All concurred in approval of a request for rezoning a tract of land from RS-3 to CS on property located 14531 East 21st Street South.
Note: Graphic overlays may not precisely align with physical features on the ground.

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

Aerial Photo Date: 2020/2021
**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**
Applicant: Ashton Prickett  
Property Owner: Eastland Park LLC

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

*Concept summary:* Rezoning to CG with an optional development plan to permit select commercial uses and establish additional standards for neighborhood edge and abandoning PUD-181.

*Tract Size:* 6 + acres  
*Location:* North of the northwest corner of East 21st Street South and South 145th East Avenue

**Zoning:**
*Existing Zoning:* RD, RS-3  
*Proposed Zoning:* CG with an optional development plan, PUD-181-B

**Comprehensive Plan:**
*Existing Land Use Map:* New Neighborhood  
*Proposed Land Use Map:* Mixed-Use Corridor  
*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**
Staff recommends approval with the optional development plan provisions outlined in Section II of the staff report and with the abandonment of PUD-181

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

**County Commission District:** 1  
*Commissioner Name:* Stan Sallee
SECTION I: Z-7660

DEVELOPMENT CONCEPT:

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

Applicant Exhibits:

DETAILED STAFF RECOMMENDATION:
The applicant has requested to rezone the subject tract from RS-3/RD to CG with an optional development plan. Included with the application is an optional development plan that provides additional protections for the neighborhood areas adjacent to the site. The applicant has also requested an amendment to the land use map to change the land use designation from “New Neighborhood” to “Mixed-Use Corridor”. With the inclusion of the optional development plan standards, the CG zoning is consistent with the requested Mixed-Use Corridor land use recommendations of the Tulsa Comprehensive Plan.

Staff recommends approval of Z-7660 to rezone property from RS-3 & RD to CG with an optional development plan with the abandonment of PUD-181 and approval of a land use map amendment to mixed-use corridor.

SECTION II: Z-7660 OPTIONAL DEVELOPMENT PLAN STANDARDS:

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

Uses with “*” require special exception approval by the City of Tulsa Board of Adjustment.

PERMITTED USE CATEGORIES:

RESIDENTIAL (if in allowed building types identified below)
- Single household
- Two households on single lot
- Three or more households on single lot

PUBLIC, CIVIC, AND INSTITUTIONAL
- Day Care
- Library or Cultural Exhibit
- Natural Resource Preservation
- Parks and Recreation
- Religious Assembly

COMMERCIAL
- Animal Service
• Grooming
• Veterinary

Commercial Service
• Building service
• Business support service
• Consumer maintenance/repair service
• Personal improvement service

Financial Services
Office
• Business or professional office
• Medical, dental or health practitioner office

Restaurants and Bars
• Restaurant

Retail Sales
• Building supplies and equipment
• Consumer shopping goods
• Convenience goods
• Grocery store
• Small box discount store

Self-service Storage Facility
Studio, Artist, or Instructional Service

WHOLESALE, DISTRIBUTION, & STORAGE
• Equipment & Materials Storage, Outdoor
• Warehouse
• Wholesale Sales and Distribution

RESIDENTIAL BUILDING TYPES:

HOUSEHOLD LIVING
Single Household
• Detached House*
• Townhouse
• Mixed-Use Building
• Vertical Mixed-Use Building

Two households on single lot
• Duplex*
• Mixed-Use Building
• Vertical Mixed-Use Building

Three or more households on single lot
• Multi-Unit House
SITE DEVELOPMENT REQUIREMENTS:

Construction and Lot Development will conform to the CG regulations as described in the Tulsa Zoning Code, with the following additional requirements:

a. A minimum 20' wide landscape buffer including an F1 screen along property lines adjacent to R zoning districts.

b. Dynamic Displays are prohibited.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The existing land use designation on the site of “New Neighborhood” would not support the rezoning to CG. The applicant has submitted a concurrent request to change the land use designation on the site from “New Neighborhood” to “Mixed-Use Corridor”. Staff is supportive of the request to amend the land use designation. All street frontage for the site is derived from South 145th East Avenue, a primary arterial street. There are no connections from the site to the existing established neighborhoods.

Land Use Vision:

Existing Land Use Plan map designation: New Neighborhood

The New Neighborhood designation 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.

Proposed Land Use Plan map designation: Mixed-Use Corridor

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.

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:* South 145th East Avenue is designated as a Primary Arterial and will require appropriate right-of-way dedication during subdivision plat or compliance review.

*Trail System Master Plan Considerations:* None

*Small Area Plan:* None

*Special District Considerations:* None

*Historic Preservation Overlay:* None

**DESCRIPTION OF EXISTING CONDITIONS:**

The subject tract is currently vacant. It is surrounded by properties zoned for residential with an existing neighborhood to the south and west. The tract north of this site is also vacant, as well as the sites across South 145th East Avenue.

*Environmental Considerations:* Portions of this site are impacted by the City of Tulsa Regulatory Floodplain. Floodplain areas will be required to be placed in overland drainage easements as part of the subdivision plat/compliance review process. Development within the floodplain areas is restricted and subject to additional development requirements outlined in City of Tulsa Ordinances.

**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>
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<tr>
<td>South 145th East Avenue</td>
<td>Primary Arterial</td>
<td>120'</td>
<td>2</td>
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</tbody>
</table>

**Utilities:**

The subject tract has municipal water available along South 145th East Avenue. Sanitary Sewer service will be required to be extended to the subject site to accommodate development plans.

**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/PUD-181</td>
<td>New Neighborhood</td>
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History: Z-7660 Rel. PUD-181-B

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Aerial Photo Date: 2020/2021
To Whom it May Concern,

Subject: City Rezoning, Case Z-7660

EASTLAND PARK LLC has proposed rezoning from RD,RS-3 to CG a 6 acre parcel of land north of E 19th Place and west of S 145th East Ave.

As a resident of Eastland Park Addition I am taking this opportunity to share with you some history with you concerning this 6 acre parcel.

During flooding rain, watershed runoff is collected from E 21 St and S 145th East Ave into a dirt channel along the westside of S 145th north across E 19th Place and north into the Cooley Creek Watershed. Water had in the past flooded across this 6 acre parcel west to the fence line of houses located on the east side of S 143 East Ave.

A previous owner of this parcel had changed the topo while removing rocks, trees and some leveling. While clearing this property the existing watershed channel running from the southeast corner to middle of the north property line was partially filled to smooth the grade of the property. The Tulsa Regulatory Floodplain Area Map, Atlas sheet 39, indicates this watershed channel as a Tulsa Regulatory Floodplain Area.

This fact must be significant as I was informed by the City of Tulsa that the previous property owner was instructed to halt all activity. A City of Tulsa crew later was seen on this property and explained they were instructed to take the channel down about 4 ft. The next day City of Tulsa equipment was removed, work stopped and this channel now remain as it was then. That owner did not develop the property and later sold it

Later an individual who owned property to the north had installed a concrete culvert on the channel just south of the 6 acre parcel's north property line. This culvert was install to allow dump truck and other equipment used in a surface mining operation access to S 145th East Ave. This culvert has caused some minor flooding as it had restrict water flow to Cooley Creek.

This rezoning request needs to consider the impact to the floodplain and access by the city to maintain the dirt channel. I would also be concern of any hard surface for parking and storage being constructed to would effect the absorption of water runoff.

Please take my concerns and that of the adjoining property owners when writing Staff Recommendations for Z-7660.

Sincerely,
Willard Koch
I recently noticed a sign about a zoning change proposal, Case Z-7660/PUD-181/ CPA-98 north of the NW corner of 19th Place and South 145th East Ave. I have grave concerns about this zoning change from residential to commercial - not only because it impacts the value of houses bordering this property in my neighborhood, but 1/3 of this 6 acre parcel of land, located next to S 145th East Ave, is in the floodplain. Any construction of buildings or entrance roads would first need to be approved for environmental impact. One reason no additional housing has been built on this parcel is because of the floodplain. I request that the entity asking for this zoning change be required to first prove they can legally build on this site. They already created a gravel road across this flood plain without apparent regulatory approval which has created some minor flooding as it has restricted water flow into Cooley Creek. Any additional building on this 6 acre parcel of land would greatly impact potential flooding in my neighborhood. I have included 2 pdf files. One is a copy of the Tulsa Regulatory and FEMA Floodplains plat and the second PDF is an enlargement of the section of this plat showing the parcel of land in question in relation to the floodplain.

Please take my concerns and that of the adjoining property owners when make your recommendation on this proposed zoning change.

Gayle Tapp
Area of Proposed Rezoning highlighted in yellow
Note that roadside construction is in floodplain
**Case Number:** Z-7665  
(related to CPA-100)

**Hearing Date:** July 20, 2022  
Continued to July 20th for optional development plan

**Location Map:**
![Location Map Image]

**Owner and Applicant Information:**
*Applicant:* Sharon Cole  
*Property Owner:* The Cole Family Investment Trust

**Applicant Proposal:**
*Present Use:* Vacant  
*Proposed Use:* Fine Dining Restaurant  
*Concept summary:* Rezone request to allow all uses permitted in the CS district.  
*Tract Size:* 4.11 ± acres  
*Location:* Northeast corner of West Pine Street and North 24th West Ave  
1615 N 24th W Ave

**Zoning:**
*Existing Zoning:* RM-1  
*Proposed Zoning:* CS with optional development plan

**Comprehensive Plan:**
*Existing Land Use Map:* Park and Open Space  
*Proposed Land Use Map:* Neighborhood Center (CPA-100)  
*Stability and Growth Map:* Area of Stability  
*Proposed Stability and Growth map:* Growth (CPA-100)

**Staff Recommendation:**
Staff recommends approval but only with optional development plan outlined in section II below.

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

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

**County Commission District:**
*Osage County District 2*  
*Commissioner Name:* Steve Talburt

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**Case Report Prepared by:**
Dwayne Wilkerson  
*Staff report amended July 20th prior to planning commission meeting*
SECTION I: Z-7665

APPLICANTS DEVELOPMENT CONCEPT:

This 4.11 acres wooded lot was the first lot to be developed in this area of Gilcrease in 1975. This half-wooded lot crowns the high western end of Pine Street that is around the corner from the Gilcrease Museum. The top of the 12,000 square foot building provides a majestic view of downtown, that must be one of the best views of Northern and Downtown Tulsa, that just has to be shared.

The applicant is requesting to amend the Comprehensive Plan from Parks and Open Space to Neighborhood Center. The proposed rezoning will allow this underutilized property to be developed as a restaurant. The applicant stated that “Many in the neighborhood expressed desire to see change and improvement to the deteriorated property.” The property itself is unique as it is not a part of the PUD located to the north or the PUD located to the east. Since the property is not located within that PUD, a rezoning request is needed for the applicants intended use. The subject property is close to West Pine Street which is designated as a secondary arterial on the Major Street and Highway Plan, which supports the Neighborhood Center designation.

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:
  - Area illustration
  - Site illustration

DETAILED STAFF RECOMMENDATION:

CS zoning as requested by the applicant for Z-7665 is not consistent with the current land use designation of the site however,

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

The proposed zoning map amendment is being considered in conjunction with a Comprehensive Plan amendment changing the land use map from Parks and Open Space to Neighborhood Center. Staff supports the Comprehensive Plan amendment that will remove inconsistencies from the comprehensive plan and illustrate opportunities to redevelop the existing building on the site and support the existing RM-1 zoning designation and,

The existing zoning for the site was approved long before the current comprehensive plan effort and the current building was approved for office uses by a board of adjustment action in BOA-12957 in 1983. The board of adjustment approved the office use partially because of its consistency with the original development pattern established with the overall Gilcrease Hills Planned Development area established by Community Development Plan #52 in 1968. That plan was abandoned in 1975 and redevelopment opportunities have been limited to multifamily residential uses and the office use. Rezoning the site with a development plan will help integrate the existing building and adjacent property into the fabric of the planed effort that was started in 1968 and,

9.2

REVISED 7/20/2022
This site has been used for commercial and special event purposes supporting the Gilcrease neighborhood since it was constructed in 1975 and rezoning the site to support commercial re-development will establish opportunities for retail development consistent with the surrounding property therefore,

Staff recommends Approval of Z-7665 to rezone property from RM-1 to CS but only with the optional development plan outlined in section II below.

SECTION II: OPTIONAL DEVELOPMENT PLAN DEVELOPMENT PLAN STANDARDS

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in CS district with its supplemental regulations and accessory use provisions 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.

PERMITTED USE CATEGORIES, SUBCATEGORIES AND SPECIFIC USES:

Residential Use Category:
Household Living (as if in allowed in the residential building types listed below
- Single households
- Two households on a single lot
- Three or more households on a single lot

Group Living:
- Assisted Living Facility
- Community Group Home
- Convent/Monastery/Novitiate
- Elderly Retirement Center
- Life care retirement center

Public, Civic and Institutional:
- College or University
- Day Care
- Hospital
- Library or Cultural Exhibit
- Natural Resource Preservation
- Parks and Recreation
- Postal Services
- Religious Assembly
- Safety Service
- Religious Assembly
- School
  Established on or before Jan. 1, 1998
  Others
- Utilities and Public Service Facility (Minor only)
- Wireless Communication Facility
  Freestanding tower
  Building or tower-mounted antenna

REVISED 7/20/2022
Commercial:
- Animal service
  - Grooming
  - Veterinary
- Assembly and Entertainment
  - Other indoor
    - Small up to 250 person capacity
      - (Small indoor use requires special exception approval if alcoholic beverages are sold or served, and the subject lot is located within 150 feet of any residential zoning district other than R-zoned street right-of-way)
  - Other outdoor
    - (Requires special exception approval).
- Broadcast or Recording Studio
- Commercial Service
  - Building service
  - Business support service
  - Personal improvement service
  - Research service
- Financial Services (except personal credit establishment is prohibited)
- Lodging
  - Bed and Breakfast
  - Short-term rental
- Office
  - Business or professional office
  - Medical, dental or health practitioner office
- Restaurants and Bars
  - Restaurant (The restaurant may only be included in the existing building.)
- Retail Sales
  - Consumer shopping goods
  - Convenience goods
- Studio, Artist or Instructional Service
- Trade School

Agricultural
- Community Garden
- Farm, Market- or Community-Supported

Other:
- Drive-through Facility (as component of an allowed principal use)

Residential building types
Household living
- Single household
  - Detached house (requires special exception approval)
  - Townhouse
  - Mixed-Use building
  - Vertical mixed-use building
- Two households on a single lot
  - Mixed-use building
  - Vertical-mixed use building
- Three or more households on a single lot
SUPPLEMENTAL REGULATIONS FOR THE DEVELOPMENT PLAN.

Existing Building:
The existing stone building must remain on site and may be remodeled and maintained as necessary for allowed uses. Rooftop dining and assembly areas are allowed. Demolition of the building is not allowed unless approved through the minor amended process defined in Section 70.040.1 of the Tulsa zoning code.

Building Height:
Maximum building height shall not exceed 35 feet.

Dumpster Screening:
Dumpsters shall be set back at least twenty (20) feet from the north boundary of the Project and shall be locked and screened from view from all street rights-of-way and R-zoned property. Dumpster screening shall be of masonry construction with steel frame doors. The doors shall be covered with appropriate covering containing a minimum of ninety-five percent (95%) opacity.

Lighting:
Lighting that can be seen from the west and north adjacent properties will be facing downwards and away from residential properties. All pole mounted lights shall be limited to a maximum height of 16 feet in parking areas and 8 feet in pedestrian areas outside the parking lot and building.

Signage:
Signage shall conform to the provisions of the Tulsa Zoning Code for signage in a CS district with the following additional restrictions:

1. One monument sign is allowed on the subject tract and that sign shall have a maximum height of 25 FT and a maximum display surface area of 100 square feet. *A dynamic display is permitted to be mounted on the freestanding sign but shall not exceed 48 SF of display surface area (in addition to the 100 SF permitted above) and shall otherwise comply with the provisions of the Tulsa Zoning Code.

2. The freestanding sign shall be monument style signage and shall not be closer than 125 feet from the north property line.

3. Illuminated wall signage is prohibited

SECTION III: Support

Neighborhood Engagement:

Applicant has lived in Gilcrease for almost 18 years and intends to remain long term. After seeing the subject property going into disrepair, being frequented by drug dealers and homeless people, she purchased it to secure, improve and to preserve the natural beauty of the property. The owners had not been able to sell the Property. She considered multiple options regarding the use of the Property and sought input from others, since she did not want to make that her primary residence. Applicant became passionate about turning the amazing existing structure into a Fine Dining Steakhouse. Others whom she spoke with, especially those active with the Gilcrease Museum supported the idea because of the loss of the Fine Dining facility there.
During the last two (2) years, the applicant has personally questioned support of the proposed use from many residents, property owners, administrators of adjacent properties, and professionals. The population of this informal questioning included, but was not limited to, those from: adjacent properties of all three areas (Gilcrease Hills, Holly Heights, and non-addition homeowners); areas of Gilcrease, North Tulsa, Downtown Tulsa, Tulsa and those working at Downtown Tulsa; surrounding communities Pawhuska, Skiatook, Sand Springs, Berry Hill, Sapulpa, Broken Arrow, and Bixby. All were in support.

At the beginning of April 2022, the applicant’s contact telephone number was posted at the entrance to the property. As a result, several neighbors called Applicant on the telephone, and discussed the plans. and were in support. Applicant has spoken with many who walked or have driven by the property, and those who have come onto the property questioning its use. They were supportive. Applicant also spoke with many who attended the yard sales in the Spring of 2021 at the property that were publicly posted in the neighborhood and on the internet. They were supportive and encouraging. Applicant has spoken with the Director of the Gilcrease Museum. All of the aforementioned people were supportive.

On July 5th, The Applicant met with approximately 50 members of the Gilcrease Homeowners’ Association, City Councilor Vanessa Hall-Harper (Dist. 1), and the current and past Presidents of the HOA during a pre-scheduled meeting that was announced via email to the HOA members. Applicant showed a 3-minute video of the proposal for the Fine Dining Restaurant and fielded questions. At the meeting, there were approximately than ten (10) people who expressed negative concerns, with approximately three (3) who expressed disapproval. Some who had negative concerns have since voiced support.

At the July 6th TMAPC hearing, Applicant requested a continuance of the vote to address the concerns and to propose an optional development plan. A major concern was to prevent undesirable use for the neighborhood and safety. Certain plans to address concerns are listed above. Additionally, Applicant offers to exclude several uses from future development considerations. Some of those uses that will not be included in the development plan include:

- Medical Marijuana Dispensary,
- Funeral or Mortuary Service
- Fueling Center
- Grocery Store
- Small box discount store
- Plasma Center

July 13th a meeting was held in the Tulsa Planning Office at 1:00pm and included approximately 20 members of the surrounding neighborhood, property owners association representatives, the developer and her architect along with representatives from the Tulsa Planning Office Staff. The development plan included in this staff report reflects some of the efforts of that meeting.

A meeting with members of the HOA and others was scheduled for the evening of July 13, 2022, with notice being sent by the HOA via its protocols. Applicant intends this Optional Development Plan to assist in the integration of the proposed zoning changes into the community.

July 19th a town hall meeting with the City Councilor and approximately 100 people attended and expressed their thoughts. The amendments included in the staff report reflect changes that came from that meeting.

SECTION IV: Supporting Documentation
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

**Staff Summary:** CS zoning is not consistent with the existing land use maps however staff supports the proposed Neighborhood Center land use designation and the rezoning request from RM-1 to CS.

Land Use Vision:

*Existing Land Use Plan map designation: Park and Open Space*

This building block designates Tulsa’s Park and open space assets. These are areas to be protected and promoted through the targeted investments, public-private partnerships, and policy changes identified in the Parks, Trails, and Open Space chapter. Zoning and other enforcement mechanisms will assure that recommendations are implemented. No park and/or open space exists alone: they should be understood as forming a network, connected by green infrastructure, a transportation system, and a trail system. Parks and open space should be connected with nearby institutions, such as schools or hospitals, if possible.

This designation includes neighborhood-serving parks, golf courses, and other public recreation areas. Amenities at these park facilities can include playgrounds, pools, nature trails, ball fields, and recreation centers. With the exception of private golf establishments, these areas are meant to be publicly used and widely accessible, and infrastructure investments should ensure as much. Local parks are typically surrounded by existing neighborhoods and are designated areas of stability.

Destination and cultural parks

These areas include Turkey Mountain Urban Wilderness Area, Woodward Park, RiverParks, the Gathering Place, Mohawk Park & Zoo, LaFortune Park and similar places. These parks offer a range of amenities over a large, contiguous area. Amenities at these parks include not only outdoor facilities, but also events spaces, museums, club houses, zoos, and park-complementing retail and service establishments which do not egregiously encroach into protected natural areas. These parks draw visitors from around the metro area and have the highest tourism potential. Ensuring public access (and appropriate infrastructure investments) is a major facet of planning for these establishments. Destination and cultural parks are large scale, dynamic parks that draw residents and visitors from the region and may be designated as an area of growth.

Local parks

This designation includes neighborhood-serving parks, golf courses, and other public recreation areas. Amenities at these park facilities can include playgrounds, pools, nature trails, ball fields, and recreation centers. With the exception of private golf establishments, these areas are meant to be publicly used and widely accessible, and infrastructure investments should ensure as much. Local parks are typically surrounded by existing neighborhoods and are designated areas of stability.

Open space

Open spaces are the protected areas where development is inappropriate, and where the natural character of the environment improves the quality of life for city residents. These include environmentally sensitive areas (e.g., floodplains or steep contours) where construction and utility service would have negative effect on the city’s natural systems. Open space tends to have limited access points and is not used for recreation purposes. Development in environmentally sensitive areas is uncharacteristic and rare and should only occur following extensive study which shows that development will have no demonstrably negative effect. Open space also includes cemeteries, hazardous waste sites, and other similar areas without development and where future land development and utility service is inappropriate. Parcels in the city meeting this description of open space are designated as areas of stability.

9.7
**Proposed Land Use Plan map designation:** Neighborhood Center

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

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

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

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

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

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

**Transportation Vision:**

**Major Street and Highway Plan:** None except the secondary arterial designation for West Pine Street.

**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 existing site was developed as an assembly and event center and sales office for the Gilcrease Hills development that surrounds the property.
Environmental Considerations:

It should be noted that the site is part of the Cross Timbers ecoregion defined by the United States Environmental Protection Agency. This ecoregion stretches across all of central Oklahoma, and it is likely that some of the trees on this site are part of the same old growth forest that is recognized nearby in the Keystone Ancient Forest. The vegetation and terrain are unique to the Tulsa Metropolitan Area.

The contours illustrated below are shown at 2 foot intervals.
Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<tr>
<td>North</td>
<td>RS-3</td>
<td>Parks and Open Space</td>
<td>Area of Stability</td>
<td>Open Space</td>
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<tr>
<td>South</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Area of Stability</td>
<td>Single-family Residential</td>
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</tbody>
</table>
SECTION IV: Relevant Zoning History

History: Z-7665

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

Subject Property:

BOA-17239 December 1995: The Board of Adjustment approved a Variance to permit the maximum structure height from 35' to 39' to permit modifications to an existing structure, on property located at 1615 North 24th West Avenue.

BOA-12951 December 1983: The Board of Adjustment approved a Special Exception to permit office use, less and except funeral homes, prescription pharmacy and transportation ticket office in an RM-1 zoned district & Variance to permit a one-story building height to three stories in an RM-1 zoned district, on property located at NE corner of North 24th West Avenue and West Pine Street.

BOA-12910 December 1983: The Board of Adjustment approved to reverse the building inspector’s decision regarding conformity of an existing business (architectural firm) in an RM-1 zoned district, on property located at Ne corner of North 24th West Avenue and West Pine St.

Surrounding Property:

BOA-7518 June 1972: The Board of Adjustment approved a Variance to permit to permit erecting 103 dwelling units on one lot in an RM-1 District, on property located at Northwest Corner of Pine Street and Union Avenue.

PUD-167 December 1974: All concurred in approval of a proposed Planned Unit Development on a 6+ acre tract of land for on property located North and East of NE/c North 25th West Ave. and West Pine.

PUD-232-B September 1993: All concurred in approval of a proposed Planned Unit Development on a tract of land for on property located Northwest corner of W. Pine Street and N. Union Avenue.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

Z-7665
CPA-100
20-12 27
To: Tulsa Metropolitan Planning Commission

RE: Case Number: Z-7665 (related to CPA-100)

My name is C J Hurlbut, I am a homeowner in Gilcrease Hills Neighborhood since 1984, past Gilcrease Hills Homeowners Association board member for over 10 years and represented the Board as President 4 years, plus I have served and continue to serve on several standing committees to serve the Gilcrease Hills Homeowners Association community. I am deeply concerned and am asking TMAPC to deny any change in rezoning from its original and current zoning for following reasons:

1. (Intended use and history)

This property in question is surrounded on all sides by the Gilcrease Hills Homeowners Association homes and common areas (green belts) that are set aside within the community and are zoned the same as this parcel in question of parks and open spaces. The Gilcrease Hills Development corporation developed and marketed this community to allow for residential homes only with no commercial use allowed. This four plus acre parcel with the building that is proposed to be converted to a restaurant is completely outside any known intended use I have of the original development company’s development planning. It is my understanding that the developer built the building, parking lot, etc for the sole purpose of developing and marketing of Gilcrease Hills Development in the early 1970’s. After the initial development of the community the building was no longer used or needed for its original purpose. I believe it was then sold and used by an architect to operate his business for several years. After that it was purchased by an individual who made substantial modifications to use as a home, but actual residence may or may not have occurred before the current condition of it being vacant for past few years. I have never known this property to be used for special event purposes other than the marketing use by the developer for which it was intended.

2. (Potential harm to forested area and safety hazard to community)

This current application for rezoning to CS is in my opinion completely out of compliance with the Gilcrease Hills Development plan to be only residential. I do not believe there is any substantial benefit that could outweigh the harm to this community to have a commercial development of any kind inside the boundaries of the community. The community is a beautifully developed area of homes with many acres of common areas. These common areas are also zoned Parks and Open areas the same as this four plus acre parcel which all have native forested land that is considered old growth area that should be protected. This parcel of four plus acres does include a portion of that native forested area that for the rest of the area is protected from being developed, but changing that to CS zoning would allow that forested area on the property to be destroyed. The community does not have a need for a restaurant within the boundaries of our community, and having such would greatly increase the traffic on our streets in the community which are also routinely used for foot traffic as well since there are no sidewalks in the community of Gilcreasee Hills. This could cause a huge safety concern for all of us and especially our children’s safety as that street in front of the property is a common area for our walking.
and riding bicycles within the neighborhood. Also we have paved trails through the common areas that interconnect with the streets and so that would also pose further danger of using those established trails when entering a busy street used for business. One of those trails borders this property as you can see in the picture and diagram included in the application for rezoning.

3. (Commercial shopping and restaurants already available to community)

The community does have a designated shopping center adjoining the community that was also part of the Gilcrease Hills Development plan that provides a range of retail and personal services serving the community and there is absolutely no need to add another business enterprise as being proposed inside the neighborhood proper. This shopping center known as Gilcrease Hills Shopping Center does I believe have available space for additional commercial development and would be a much more logical place for a new restaurant similar to what this applicant for rezoning is proposing.

4. (Question whether building can be ADA compliant as legally required)

In addition the building on the property was built and used as a commercial property before ADA became law requiring access for people with disabilities. This structure is now to the best of my knowledge 3 stories high without an elevator. This would prevent use of the facility by many people unless substantial and very expensive modifications including possibly an elevator to accommodate those with mobility limitations. Therefore, I question the feasibility and probability of this building ever being ADA compliant for a restaurant and I think would probably cause the new property owner to either change plan or transfer ownership to someone else that might use it for other commercial use that could be more or equally adverse to our community.

5. (For the best interests of Gilcrease Hills community)

I humbly request that this rezoning to CS or any other rezoning change application be denied and left as Parks and Open Space zoning.

Respectfully submitted:  

C.J. Hurlbut  
2143 N. Vancouver Ave.  
Tulsa, OK 74127  
Email: hurlbut.cj@gmail.com  
Phone: 918-519-1117
To: TMAPC

From: C J Hurlbut, resident of Gilcrease Hills since 1984

Case Number: Z-7665 (C-100)

Greetings:

This 4.11 acre parcel of land zoned RM-1 with land use of Parks and Open Space was originally used by the developer of Gilcrease Hills. The building on it which still exists, but vacant now was built for the use of the developer and occupied in Spring of 1971 by the Gilcrease Hills Development Corporation as an information center for the marketing of Gilcrease Hills development. The building was considered non-conforming for other uses when the Development Corporation had ended their use of it and so in December 1983 a special exception by the Board of Adjustment (BOA-12951) was granted to allow for office use only for architectural engineering, planning, interior design, feasibility studies, construction management, accounting relating to that business, and real estate sales in an RM-1 zoned district. Since that was a special exception made and with the structure no longer being used for that purpose for past several years it appears to me that the building and other structures including parking lot, are not in compliance with the RM-1 zoning. Therefore, the request to rezone appears to me to be a means by the applicant to make this structure conforming for other uses. Rezoning to allow a different use of this property in my opinion will be incompatible with the best interest or the safety, health, and welfare of the people in Gilcrease Hills. There is no reference made to any further exceptions for use of the structure and, if not, then the structure appears to me to be non-conforming and cannot be used for any other use than that provided in Case No. 12951, December 1983. The minutes of that case showed concern by the residents protesting that special exception that allowing an exception for use of the building could be a precedent for further change in use of the property over time that would be adverse to the community. This continues to be a major concern as well today and if this change in zoning is approved it will open the door to further harm to our community beyond this property being vacant and out of conformity with the zoning for any other use than the exception in 1983.

Reference: BOA-12951 December 1983, special exception approved

C J Hurlbut,
Member of Gilcrease Hills Homeowners Association

2143 N. Vancouver Ave.
Tulsa, OK 74127
To Whom It May Concern,

My name is Tena Paul and I have been a resident of Gilcrease Hills for 23.5 years. My home is just one block from the proposed zoning change for the Northeast corner of West Pine Street and North 24th West Avenue.

I would like to express my concerns with changing the zone of this area from residential to commercial. I attended the meeting held at the Gilcrease Hills Homeowners Association on July 5, 2022. I was not satisfied nor impressed with Ms. Cole's presentation or answers she provided. I would love nothing more than to have a fine dining restaurant nearby, but since this area is a residential area, more specifically, an area close to where my family lives, I do not agree that the zone should be allowed to change. My general consensus from the meeting was most residents are against this proposal. I am sure Ms. Cole's intentions are pure and her desire to open a fine dining restaurant in the area are admirable. However, there is no way she can guarantee that her business will always be successful. Having said that, if the request to have the zone is changed, there is no limit to the types of businesses that can be opened in this space in the future. This is very concerning to me as a homeowner. My family deserves to have ability to enjoy a nice, peaceful neighborhood that we've enjoyed since moving to the area. Although my main concern regarding changing the zoning to commercial is the types of businesses that can operate in the building, I am also concerned with increased traffic flow, safety and having a business in my neighborhood. I commend Ms. Cole for any repairs she's already made to the building and I admire her desire to bring a business to the area, unfortunately, I cannot agree with her plan for this building.

I trust that the committee will listen to the residents wishes and take those wishes into consideration when making a decision on the next steps in this process. I would also think that Ms. Cole would want the community's support in any business effort.

Thank you for your consideration,
Tena M. Paul
Hello this is Shirley Cobbins

I live in Gilcrease Hills and am not wanting the new zoning.

Thank You
Cathleen Thomas

I live on Newton Court which is 3 blocks past the intersection where this will be

I am not wanting the additional traffic here.

I am not wanting a commercial anything in that spot.

Cathleen Thomas
I am wondering about the zoning change request and future of the property on the northeast corner of west Pine Street and North 24th West Ave. I live in the neighborhood and I am concerned.

Where can I find more information prior to the hearing date listed on all signage?

Best,
LaTonya
**TMApC**

**Tulsa Metropolitan Area Planning Commission**

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**Case Number:** Z-7666  
**Hearing Date:** July 20, 2022

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**Case Report Prepared by:**  
Dwayne Wilkerson

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**Owner and Applicant Information:**  
Applicant: Tulsa City Council C/O Jonathan Belzley  
Property Owner: New Leaf Development LLC

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

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**Zoning:**  
*Existing Zoning:* RS-4  
*Proposed Zoning:* MX1-U-45

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

---

**Applicant Proposal:**  
*Present Use:* Vacant Land  
*Proposed Use:* Apartment/Office Retail  
*Concept summary:*  
*Tract Size:* 0.3 ± acres  
*Location:* Southeast corner of East 10th Street and South Rockford Avenue

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**Staff Recommendation:**  
Staff recommends approval.

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**Staff Data:**  
TRS: 9306  
CZM: 37

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**City Council District:** 4  
*Councilor Name:* Kara Joy McKee  
**County Commission District:** 2  
*Commissioner Name:* Karen Keith

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**REVISED 7/14/2022**
SECTION I: Z-7666

DEVELOPMENT CONCEPT: Rezoning from RS-4 to Mixed Use Urban Character with a maximum height of 45 feet to allow a mixed-use building including residential on the upper floors and allowing commercial opportunities on the lower floor. The subject property is eligible to take advantage of the City of Tulsa Mixed-Use rezoning incentive program. The program is currently available in certain areas near the Bus Rapid Transit corridors until December 31, 2023.

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

DETAILED STAFF RECOMMENDATION:

The MX1, Neighborhood Mixed-use district is intended to accommodate small scale retail, service and dining uses that serve nearby residential neighborhoods. The district also allows a variety of residential uses and building types. MX1 zoning is generally intended for application in areas designated by the comprehensive plan as neighborhood centers, main streets and mixed-use corridors. This site on the edge of the Main Street designation along East 11th street and consistent with the Downtown Neighborhood vision of the comprehensive plan and,

The Urban Character designation is generally intended to be applied in areas with height levels of walkability, but where a greater variety of building types are present or desired, such as areas designated by the Comprehensive Plan as Neighborhood, Town and Regional Centers and along some plan-designated Mixed-Use Corridors. The build-to-zone requires the buildings to be not further than 20 feet from the right-of-way. This character zone is consistent with the Downtown Neighborhood designation and is also consistent with the Neighborhood Infill Overlay and,

Increased density allowed by the MX1-U-45 designation is consistent goals of the Bus Rapid Transit Investment along Peoria and,

The Downtown Neighborhood district is consistent with goals and executive summary of the Pearl District Small Area Plan that was adopted in 2019 therefore,

Staff recommends Approval of Z-7666 to rezone property from RS-4 to MX1-U-45

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The building types, uses and height are consistent with the goals of the Downtown Neighborhood and the Pearl District Small Area Plan.

Land Use Vision:

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

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

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:** Pearl District Small Area Plan was established in and area from Highway 75 to Utica in an east west direction and from Interstate Highway 244 south to East 11th Street. This plan supersedes the 2006 6th Street Infill Plan and was adopted in 2019. The plan recommended Downtown Neighborhood, Employment, Mixed-use Corridors and Main Street land use designations. Parks and Open space were recommended in areas where storm water management facilities were planned. At this time the status of the land acquisition for stormwater detention facilities is unknown.

**Special District Considerations:** This property is partially included in the Route 66 overlay that provides incentives for neon signage. This site is also included in the Neighborhood Infill Overlay that provides opportunities for infill development that allows small scale multifamily development and accessory dwelling units.

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The subject property is vacant, and the buildings have been removed.

**Environmental Considerations:** The Elm Creek master drainage plan for the area will affect redevelopment efforts in the neighborhood but this site is not affected. The status of the planned stormwater detention facilities is unknown.
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Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

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<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
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SECTION III: Relevant Zoning History

History: Z-7666

ZONING ORDINANCE: Ordinance number 18449 dated May 11, 1995, established zoning for the subject property.

Subject Property:

**SA-5 August 2021:** All concurred in approval of the proposal is to apply supplemental NIO (Neighborhood Infill Overlay) zoning to Multiple properties located within certain neighborhoods adjacent to downtown. The goal of the proposed overlay is to encourage “missing middle” housing by allowing additional residential building types, decreasing the parking requirement, allowing accessory dwelling units (ADU’s) by-right, and reducing the minimum lot and building regulations. The overlay would apply only to RS-3 thru RM-3 zoned lots within the proposed boundary.

The Neighborhood Infill Overlay (NIO) establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. The overlay allows for a variety of residential housing types in a manner that is compatible, in mass and scale, with the character of surrounding properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of residential land and available public infrastructure.
SA-4 (Route 66 Overlay) June 2018: All concurred in approval to apply supplemental zoning, RT66 (Route 66 Overlay), to multiple properties along South 193rd East Avenue, East 11th Street, South Mingo Road, East Admiral Boulevard, East Admiral Place, West 11th Street South, and Southwest Boulevard, on a portion of the subject property along Southwest Boulevard.

Surrounding Property:

BOA-23272 February 2022: The Board of Adjustment approved a Variance to permit increased permitted number of signs along E. 11th street to permit 1 freestanding sign and 5 roof signs & a Variance to allow roof signs within 30-feet of other roof signs, on property located at 1018 South Rockford Ave East.

SA-5 August 2021: All concurred in approval of the proposal is to apply supplemental NIO (Neighborhood Infill Overlay) zoning to Multiple properties located within certain neighborhoods adjacent to downtown. The goal of the proposed overlay is to encourage “missing middle” housing by allowing additional residential building types, decreasing the parking requirement, allowing accessory dwelling units (ADU’s) by-right, and reducing the minimum lot and building regulations. The overlay would apply only to RS-3 thru RM-3 zoned lots within the proposed boundary.

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

Z-7442 July 2018: All concurred in approval of a request for rezoning a 1.71+ acre tract of land from OL to CH & MX1-P-U on property located East of the southeast corner of South Peoria Ave. & East 11th Street South.

BOA-21645 October 2013: The Board of Adjustment approved a Special Exception to permit required off-street parking to be located on a lot other than the lot containing the primary use to allow a restaurant, on property located at 1018 & 1019 South Rockford Avenue East. 1501, 1503 & 1505 East 11th Street South.

BOA-23272 February 2022: The Board of Adjustment approved a Variance to permit increased permitted number of signs along E. 11th street to permit 1 freestanding sign and 5 roof signs & a Variance to allow roof signs within 30-feet of other roof signs, on property located at 1018 South Rockford Ave East.

BOA-9059 May 1976: The Board of Adjustment approved a Special Exception to permit off-street parking in a Residential District abutting an Office District in an RM-2 District, on property located at 1011 South Quincy.

BOA-3909 September 1962: The Board of Adjustment granted permission to permit a house on Lot 1, Block 8, East Lynn Addition now occupied by dwelling on rear of lot in a U-2-B District, on property located at Lot 1, Block 8, East Lynn Addition.
Subject Tract

Z-7666
19-13 06

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

Aerial Photo Date: 2020/2021

10.7
Note: Graphic overlays may not precisely align with physical features on the ground.
**TMAPC**

Tulsa Metropolitan Area Planning Commission

**Case Number:** Z-7667

**Hearing Date:** July 20, 2022

<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
</thead>
</table>
| Dwayne Wilkerson         | Applicant: Wallace Design Collective c/o Mark Capron  
                          | Property Owner: B2 Investments LLC |

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

![Location Map](image)

**Applicant Proposal:**

- **Present Use:** Vacant
- **Proposed Use:** Commercial
- **Concept Summary:** Rezone to CS to allow shopping center development
- **Tract Size:** 18.13 ± acres
- **Location:** Northwest corner of West 71st Street, South and South Elwood

**Zoning:**

- **Existing Zoning:** AG
- **Proposed Zoning:** CS

**Comprehensive Plan:**

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

**Staff Recommendation:**

Staff recommends approval.

**Staff Data:**

- **TRS:** 8202
- **CZM:** 51

**City Council District:** 2

- **Councilor Name:** Jeanie Cue

**County Commission District:** 2

- **Commissioner Name:** Karen Keith
SECTION I: Z-7667

APPLICANTS DEVELOPMENT CONCEPT:
Rezone from AG to CS for shopping center development.

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

DETAILED STAFF RECOMMENDATION:
Z-7667 request rezoning from AG to CS. The CS district is primarily intended to accommodate convenience, neighborhood, subcommunity, community, and regional shopping centers providing a range of retail and personal service uses. Uses permitted in the mixed-use corridor land use designation are consistent with the primary intentions of the CS district and,

The Major Street and Highway Plan anticipates expansion of Elwood Avenue that may be important as this corridor continues to develop, and

Supplemental regulations, and building types allowed in a CS district are consistent with the expected development pattern, therefore

Staff recommends Approval of Z-7667 to rezone property from AG to CS.

SECTION II: Supporting Documentation

NEIGHBORHOOD ENGAGEMENT:
The applicant has not provided information about neighborhood engagement.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CS zoning is consistent with the mixed-use corridor land use designation and with the general goals established in the West Highlands small area plan. The proposal does not include any development design standards that might be beneficial to creating a destination location for users of the Turkey Mountain Urban Wilderness area.

Land Use Vision: Mixed-Use Corridor

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.
Areas of Stability and Growth designation: Area of Growth

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

Transportation Vision:

Major Street and Highway Plan: Multi-Modal Corridor:

West 71st Street South is considered a multi-modal corridor. Future development should emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail, and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

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

Trail System Master Plan Considerations: None provided by the applicant. The site is adjacent to the trail network in the Turkey Mountain master plan area unfortunately there are not recommendations on adjacent properties in the master plan area and the small area plan is silent regarding site development considerations at this location.

Small Area Plan: West Highlands/Tulsa Hills Small Area Plan (Adopted 2014 and amended 2019)

The anticipated development is consistent with the West Highlands Small Area Plan and the Turkey Mountain master plan however some of the priorities outlined in the small area plan specific to this site are not required in this application.

- The subject property is located at the east edge of the plan area and is entirely included in the mixed-use corridor land use designation that supports commercial development. The anticipated development allowed in this designation will not guarantee opportunities to preserve existing vegetation except in the natural drainage and flood area on the west edge of the property.
- The plan encourages development of natural drainage areas where appropriate and includes natural stream be restoration and greenspace preservation.

Special District Considerations:

The subject property is adjacent to the study area outlined in the Turkey Mountain master planning effort. The development team has not provided design considerations beyond the minimum standards for development in a CS district.
Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The west boundary of the site is established along a tributary of Hagar Creek and is included in the Tulsa Regulatory Flood Plain. The site is vacant and heavily wooded.

Environmental Considerations: The water quality in Hager Creek will be affected by this development and staff supports keeping the stream channel in its natural condition.

Streets:

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>West 71st Street</td>
<td>Primary Arterial with Commuter Corridor</td>
<td>120 feet</td>
<td>5 lanes. Two each direction with center turn lane</td>
</tr>
<tr>
<td></td>
<td>designation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>South Elwood Avenue</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>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>AG and RS-3</td>
<td>Mixed-use Corridor</td>
<td>Stability</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>East</td>
<td>AG</td>
<td>Parks and Open Space</td>
<td>Stability</td>
<td>Turkey Mountain Wilderness Area</td>
</tr>
<tr>
<td>South</td>
<td>CS/PUD-738</td>
<td>Vacant</td>
<td>Growth</td>
<td>Vacant</td>
</tr>
<tr>
<td>West</td>
<td>AG</td>
<td>Vacant and floodplain</td>
<td>Growth</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

### SECTION III: Relevant Zoning History

**History: Z-7667**

**Subject Property:**

**ZONING ORDINANCE:** Ordinance number 11827 dated June 26, 1970, established zoning for the subject property.

**BOA-10991 May 1980:** The Board of Adjustment approved a Special Exception to permit the cleanout and reworking of oil and gas wells in the vicinity, on property located at 71st Street and Elwood Avenue.

**Surrounding Property:**

**Z-7389 April 2017:** All concurred in approval of a request for rezoning a 2.54+ acre tract of land from RS-3 to CS on property located.

**BOA-21248 March 2011:** The Board of Adjustment approved a Special Exception to permit a home occupation (window film application) within an existing building in an RS-3 district and a Variance to permit signs for the home occupation, on property located at 704 West 71st Street.

**Z-7286 November 2014:** All concurred in approval of a request for rezoning a 3.52+ acre tract of land from RS-3 & AG to CS on property located Southeast corner of West 71st Street & South Jackson Avenue.

**BOA-8106 November 1973:** The Board of Adjustment approved a Special Exception to permit a mobile home in an RS-3 district, on property located at 6810 South Elwood Avenue.
Continuance request for Settler’s Hill preliminary plat to the August 3rd agenda.

I agree. I didn’t know when you had to have your staff packet submitted.

Therefore, I request the Preliminary Plat review by the TMAPC to be continued until August 3rd.

Thank you,

JR Donelson
Case Number: CPA-97
Comprehensive Plan Amendment
(Related to Z-7659)

Hearing Date: July 20, 2022
(Staff requested continuance from July 6th to July 20th)

Case Report Prepared by:
Roshita Taylor

Owner and Applicant Information:
Applicant: Fayetta Willis
Property Owner: Willou Properties LLC

Location Map: (shown with City Council Districts)

Applicant Proposal:
Present Use: Vacant
Proposed Use: Small scale commercial and business uses that support the surrounding neighborhood
Concept summary: Increase to allow a neighborhood scale development.
Tract Size: 0.7+ acres
Location: South of the Gilcrease Expressway, east side of N. Peoria Ave. and west of N. Quaker Ave.

Comprehensive Plan:

Land Use Map
Existing: Existing Neighborhood, Regional Center
Proposed: Neighborhood Center

Stability and Growth Map
Existing: Area of Growth
Proposed: Area of Growth

Zoning
Existing Zoning: RS-3 & CS
Proposed Zoning: CS

Staff Recommendation:
Staff recommends approval of the Neighborhood Center land use designation as submitted by the applicant.

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

County Commission District: 1
Commissioner Name: Stan Sallee

REVISED 7/14/2022
Property Information and Land use Request

The subject property is 0.7±acres of land located south of the Gilcrease Expressway, on the east side of North Peoria Avenue and west of North Quaker Avenue. The applicant has submitted a Comprehensive Plan amendment request to amend the land use designation of the subject property from Existing Neighborhood and Regional Center to Neighborhood Center. This request is accompanied by a concurrent rezoning request (Z-7659), which proposes a zoning change from RS-3 to CS in order to accommodate convenience, neighborhood, subcommunity, community, and regional shopping centers providing a range of retail and personal service uses.

Background

The applicant submitted a concurrent rezoning application (Z-7659) from RS-3 to CS on the eastern 0.34± acre portion of the site to support development of a commercial shopping use. This site and the immediate surrounding area were designated as an Existing Neighborhood and Regional Center when the Comprehensive Plan was adopted in 2010. This site is also in the Sector Plan, which was adopted in 2016.

The parcel subject to this Comprehensive Plan amendment request is located in north Tulsa in an area south of the Gilcrease Expressway and east of North Peoria Ave. Currently the property is vacant and undeveloped with a Dollar General store and self-service storage facility to the north, which is zoned CS, and a RS-3 single family residential neighborhood is located to the south and east. The area falls into the Healthy Neighborhoods Zoning Overlay. The purpose of the Healthy Neighborhoods overlay (HNO) is to modify and supplement regulations in a specified area where there is a desire for greater diversity in retail options and convenient access to fresh meats, fruits, and vegetables.

North Peoria Avenue is a designated route for the Peoria Bus Rapid Transit (BRT). It is also designated as a Multi-modal Corridor and future development should emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multi-modal streets are located in high intensity mixed-use commercial, retail, and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Existing Land Use and Growth Designations: Existing Neighborhood, Regional Center, Area of Growth

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

*Regional Centers* are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

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

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

**Proposed Land Use Designation: Neighborhood Center**

The applicant is proposing the *Neighborhood Center land* use designation for the entirety of the subject property. 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.

**Zoning and Surrounding Uses**

The applicant is proposing the *Neighborhood Center land* use designation for the entirety of the subject property:

<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>N</td>
<td>CS</td>
<td>Regional Center</td>
<td>Area of Growth</td>
<td>Small Box discount store and self-storage</td>
</tr>
<tr>
<td>S</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Area of Growth</td>
<td>Single-family Residential</td>
</tr>
<tr>
<td>E</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Area of Growth</td>
<td>Single-family Residential</td>
</tr>
<tr>
<td>W</td>
<td>RS-3</td>
<td>Regional Center</td>
<td>Area of Growth</td>
<td>Vacant</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, and.
3. How the proposed change will enhance the surrounding area and the City of Tulsa.

The applicant submitted the following responses:

"To Whom It May Concern,
I, Fayetta M. Willis, the owner of 2800 N Peoria Ave, Lots 23 & 24 and 2800 N Quaker Ave Lots 1 & 2. I have had the lots combined into one official lot. The lots on 2800 N. Quaker are zoned residential lots. I would like the residential lots re-zoned to commercial lots to go along with the other lot combination, to be used as one commercial lot.

I plan to build retail spaces that will provide the residents in the surrounding neighborhood with more goods and services that are not afforded to them at this time. My retail space will offer opportunities for more jobs for individuals in the surrounding neighborhood. The residents in the area would not have to go far from home to get to work, especially if transportation is an issue. Entrepreneurs can acquire a retail spot for their businesses in north Tulsa rather than traveling to farther locations to rent a unit and providing economic growth in the area. Salons, restaurants, or office space can be opened closer to the surrounding neighborhood. Individuals would not have to travel to a further distance to get to those good and services."

Staff Summary & Recommendation

The applicant is currently requesting a Neighborhood Center land use designation along the east side of North Peoria Avenue. The proposed expansion will increase an opportunity for mixed-use areas for small-scale employment, retail, dining, and services. The vision identified in PlanItulsa encourages accommodating convenience, neighborhood, subcommunity, community, and regional shopping centers providing a range of retail and personal service uses so future zoning designations should include CS districts to accomplish that goal.

The Unity Heritage Neighborhoods Sector Plan was adopted in 2016 and states that there may be opportunities for appropriately size and scale neighborhood retail throughout the district. This project area anticipated with this development is partially included in a Regional Center land use designation. Residents in the area spend roughly $67 million annually, most of it outside of the area. While it is not expected that the full leakage amount could be translated into retail shops within the area, it does suggest there may be market opportunities for appropriately sized and scale neighborhood retail.

The proposed Neighborhood Center land use designation will increase an opportunity for a more significant mix of development opportunities in this area. A small strip commercial development could provide development opportunities and services for surrounding residents.

Staff recommends approval of the Neighborhood Center land use designation as requested by the applicant.
SUBJECT TRACT LAND USE PLAN: EXISTING NEIGHBORHOOD REGIONAL CENTER

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

CPA-97
20-13 19
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.
Case Number: CPA-98
Comprehensive Plan Amendment
(Related to Z-7660, PUD-181-B)

Hearing Date: July 20, 2022
(Staff requested continuance from July 6th to July 20th)

Case Report Prepared by:
Andrea Craig

Owner and Applicant Information:
Applicant: Ashton Prickett
Property Owner: Eastland Park LLC

Location Map:
(shown with City Council Districts)

Applicant Proposal:
Present Use: Vacant
Proposed Use: Commercial
Concept summary: Designate Mixed-use Corridor land use along S. 145th East Avenue to support business opportunities.
Tract Size: 6 + acres
Location: North of the northwest corner of East 21st Street South and South 145th East Avenue.

Zoning:
Existing Zoning: RD, RS-3, PUD-181
Proposed Zoning: CG w/ optional development plan (Z-7660) & abandon PUD-181 (PUD-181-B)

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

Staff Recommendation:
Staff recommends approval of the Mixed-Use Corridor land use designation as submitted by the applicant.

City Council District: 6
Councilor Name: Connie Dodson
County Commission District: 1
Commissioner Name: Stan Sallee
Property Information and Land use Request

The subject property is a 6-acre tract of land located north of the northwest corner of East 21st Street South and South 145th East Avenue. The applicant has submitted a request to amend the land use designation on the of the subject property from New Neighborhood to Mixed-Use Corridor. This request is accompanied by two concurrent rezoning requests (Z-7660, PUD-181-B), which propose a change on the subject tract from RD, RS-3 and PUD-181-B to CG with an optional development plan in order to permit a mixture of businesses that will support commercial development along South 145th East Avenue.

Background

The parcel subject to this Comprehensive Plan amendment request is located in east Tulsa and surrounded by development and vacant residential & agriculturally zoned land and both Existing Neighborhood and New Neighborhood land use designations. The New Neighborhood land use designation for the subject property was put in place with the adoption of the 2010 Tulsa Comprehensive Plan.

The Major Street and Highway Plan designates S. 145th East Avenue as a primary arterial street and East 21st Street South as a primary arterial as well as a multi-modal corridor, indicating that any future street improvements should follow the multi-modal street cross sections and will focus expanding travel choices for pedestrians, bicyclists, and transit users, making these choices attractive through design and proximity to mixed-use commercial, retail and residential areas with substantial pedestrian activity.

Existing Land Use and Growth Designations: New Neighborhood & Area of Growth

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.

Proposed Land Use Designation: Mixed-Use Corridor

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.
Zoning and Surrounding Uses

<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>N</td>
<td>RS-3/PUD-181</td>
<td>New Neighborhood</td>
<td>Growth</td>
<td>Vacant</td>
</tr>
<tr>
<td>S</td>
<td>RD/PUD-181</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Residential</td>
</tr>
<tr>
<td>E</td>
<td>AG</td>
<td>New Neighborhood</td>
<td>Growth</td>
<td>Vacant</td>
</tr>
<tr>
<td>W</td>
<td>RS-3/PUD-181</td>
<td>Existing Neighborhood</td>
<td>Stability</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; and;
3. How the proposed change will enhance the surrounding area and the City of Tulsa.

The applicant submitted the following responses:

1. **Conditions of the Subject Area:**
   
   *The current subject area is undeveloped land.*

2. **How do these changes impact the subject area?**
   
   *The subject area is part of PUD-181-B Development area "C" and was filed on November 7th, 1975. The proposed use of this area was to be RS3 and assigned as "garden style apartments" not to exceed 250 units.*

   *This property has been undeveloped since its filing 46 years ago.*

   *The surrounding lots of undeveloped land have the same common ownership as this undeveloped land.*

   *The current planned change is to add a commercial structure to encompass professional services offices and warehouse space for those offices. Because this property has gone undeveloped for so long, there is an opportunity for development on land that might otherwise go undeveloped for many more years.*

   *With this opportunity, the possibility for further development in the Eastgate corridor may arise on several other Parcels of land in the general area, creating more opportunity for additional neighborhoods, commercial spaces, and accessibility for the local community in the area in relation to the Land Use plan assigned by the City of Tulsa.*

   *The level of traffic flow will not be as substantial as it would be if Garden Style apartments were introduced.*
3. How the change will enhance the surrounding area and the City of Tulsa:

The proposed use will increase accessibility for the local residents of the area, as well as offer potential for further development in the area in both the residential and commercial areas aligning with the City of Tulsa’s growth plan.

The Eastgate corridor near 145th E Ave is primarily underdeveloped. With the opportunity for new development to start, this area could begin to see an increased presence of new development especially to the southeast.

Staff Summary & Recommendation

The applicant is currently requesting a change to Mixed-Use Corridor land use designation north of the northwest corner of East 21st Street South and South 145th East Avenue. The proposed use of the parcel will increase the opportunity for a more significant mix of development opportunities in this area where continued residential development is expected.

Using a portion of the New Neighborhood for a Mixed-use Corridor land designation will encourage commercial development which will have little impact on the surrounding neighborhoods due to the provisions in the optional development plan submitted with the concurrent rezoning request (Z-7660). The development plan hopes to establish a 20’ landscape buffer and screening requirement around the perimeter of the property adjacent to residential districts. In addition to doing this, it will restrict certain uses allowed by CG zoning such as animal boarding, sexually oriented businesses, vehicle sales and service uses which would keep the traffic and noise pollution at a minimum. This ensures compatibility between existing neighborhoods and potential developments on the site.

Staff recommends approval of the Mixed-Use Corridor land use designation as requested by the applicant.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
Case Report Prepared by:
Dylan Siers

Owner and Applicant Information:
Applicant: Sharon Cole
Property Owner: The Cole Family Investment Trust

Applicant Proposal:
Land Use Map change from Parks and Open Space to Neighborhood Center
Stability and Growth Map change from an Area of Stability to an Area of Growth
Tract Size: 4.11 + acres
Location: Northeast corner of West Pine Street and North 24th West Ave

Staff Recommendation:
Staff recommends approval of Neighborhood Center and Area of Growth designations

Comprehensive Plan:

Land Use Map
Existing: Parks and Open Space
Proposed: Neighborhood Center

Stability and Growth Map
Existing: Area of Stability
Proposed: Area of Growth

Zoning
Existing Zoning: RM-1
Proposed Zoning: CS (Z-7665)

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

County Commission District: Osage County District 2
Commissioner Name: Steve Talburt
Property Information and Land use Request

The applicant has submitted this proposed Comprehensive Plan amendment (CPA-100) with a concurrent rezoning request (Z-7665) to request a change in both the Land Use and the Growth and Stability designation of the subject property from Parks and Open Space to Neighborhood Center and Area of Stability to Area of Growth. The concurrent zoning request proposes CS from RM-1 for a restaurant.

Background

The Land Use and Area of Stability or Growth designations for the subject property were made in 2010 with the adoption of the 2010 Tulsa Comprehensive Plan. At this time, the subject property was assigned a Land Use designation of Parks and Open Space and an Area of Stability or Growth designation of Area of Stability. As there are no other plans that cover this area that offer land use recommendations, the 2010 Tulsa Comprehensive Plan solely provides guidance regarding land use for this area.

The subject property is located just east of the Gilcrease Museum and was previously the Gilcrease information center. The intent of the proposed development is to remodel the current building and construct a steak house restaurant. The parcels abutting the subject property to the northwest are currently zoned RM-1/PUD-167 carrying a Land Use Map designation of Existing Neighborhood, as well as an Area of Growth and Stability Map designation of Area of Stability. These parcels contain townhomes to the north. The parcel abutting the subject property to the north and the east is zoned RS-3 and carries a Parks and Open Space Land Use designation, as well as an Area of Stability designation.

Existing Land Use and Growth Designations

A Parks and Open Space land use designation was assigned to the area subject to the amendment request at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

“These are areas to be protected and promoted through the targeted investments, public private partnerships, and policy changes identified in the Parks, Trails, and Open Space chapter. Zoning and other enforcement mechanisms will assure that recommendations are implemented. No park and/or open space exists alone: they should be understood as forming a network, connected by green infrastructure, a transportation system, and a trail system. Parks and open space should be connected with nearby institutions, such as schools or hospitals, if possible.”

When the Tulsa Comprehensive Plan was developed and adopted in 2010, the subject tract was designated as an Area of Stability:
"The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life."

Proposed Land Use and Growth Designations (Tulsa Comprehensive Plan)

The applicant is proposing the Neighborhood Center land use designation for the subject property:

"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."

The applicant is also proposing the Area of Growth, growth designation for the subject property:

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

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

Zoning and Surrounding Uses

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<th>Existing Use</th>
</tr>
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<tbody>
<tr>
<td>North</td>
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<td>Parks and Open Space</td>
<td>Area of Stability</td>
<td>Open Space</td>
</tr>
<tr>
<td>South</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Area of Stability</td>
<td>Single-family Residential</td>
</tr>
<tr>
<td>East</td>
<td>RM-1/PUD-232</td>
<td>Existing Neighborhood</td>
<td>Area of Stability</td>
<td>Single-family Residential</td>
</tr>
<tr>
<td>West</td>
<td>RM-1/PUD-167</td>
<td>Existing Neighborhood</td>
<td>Area of Stability</td>
<td>Townhomes</td>
</tr>
</tbody>
</table>

15.3
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; and;
3. How the proposed change will enhance the surrounding area and the City of Tulsa.

“This amazing 4.11 acres wooded lot was the first lot to be developed in this area of Gilcrease in 1975. This half-wooded lot crowns the high western end of Pine Street that is around the corner from the Gilcrease Museum. The top of the 12,000 square foot building provides a majestic view of downtown, that must be one of the best views of Northern and Downtown Tulsa, that just has to be shared. The building was built as the Gilcrease Informational Center, and was zoned as residential multifamily, with a Land Use designation as Parks and Open Spaces. Growth and changes in Tulsa, North Tulsa, Downtown Tulsa and Gilcrease, welcome a neighborhood center land use for an upper end steakhouse providing fine dining and entertainment. Built as the Gilcrease informational center, it remains an architectural amazement, featuring a spacious open interior, with a suspended second floor, an almost all window 3rd floor room and balcony providing one of the best views of the North Tulsa and Downtown Tulsa areas, and an even more spectacular rooftop view. The lot and view is peaceful. The view and peaceful wooded surroundings are too amazing to keep private and would love to share with the community and the world as a gem in the crown of the Gilcrease and North Tulsa areas, complimenting the new phase of Gilcrease Museum around the corner. It is something to make the neighborhood proud. For many years, the building was being used as the architectural offices of the original owner, architect and builder, D. Leon Ragsdale, now deceased, who assisted in the design and development of the area. It fell into disrepair after being vandalized. Homeless and drug addicts have wreaked havoc over the last few years, living in the woods, repeatedly breaking into the building, and damaging the one-time neighborhood attraction. The new owner, even for more than a year while under contract for sale, has cleaned up the litter and debris from the homeless and drug addicts living in the woods and those invading the building, even defending herself at gunpoint, and has defended the building and property for safety and to better the location. Many in the neighborhood express desire to see change and improvement to the deteriorated property. The proposal is to open an upper end steak house restaurant, with a unique elegant experience, with much of the dining area being outside in patio type areas. The proposal would increase the outside usage by approximately 2000 square feet of new outside, open and screened/glassed areas. Large patios will be added to the front and rear of the building and a roof top seating area will be created. This will significantly expand the use and function of open space areas, keeping in mind previous designation, but welcoming and sharing it as a neighborhood center. Attractive landscaping will improve the overall look and feel of the property, increasing neighborhood appeal. Lovely decorative rock and iron fencing will divert the look of the present black top 70 space parking lot that already exists in the front of the property. Creative landscaping will enhance usability of walk paths, with bridges and seating, creating a peaceful experience and exposure to nature. Tulsa is becoming a world class city and is growing and changing rapidly. Many exciting new developments have been and are occurring in the Gilcrease, North Tulsa, and Downtown Tulsa areas and in Tulsa in general. The new belt way and near-by Route 66 will bring increased awareness and access to the area. The massive renovation project of the Gilcrease Museum
around the corner, and lack of continuation of its fine dining restaurant, create a need for a new unique fine dining experience. Downtown Tulsa, just across the highway, is bursting at the seams and heading this way. Our vision aligns with the changes, seeking to add value as a world class facility, honoring the past, present and future for Tulsa and local community. The proposal gives area residents a fine dining and entertainment option close to home and will attract other Tulsans and out of town guests to the lush hills of Gilcrease. It adds area appeal with the beautiful gardens and will complement the renovated Gilcrease Museum around the corner, providing service for its patrons, and exposure to the Museum for patrons of the restaurant. It will attract visitors into the area, generating interest and revenue into the community. As wonderful food and a beautiful experience do, patrons will develop a psychological tie to Tulsa and the community, creating a basis to return and remain. Further impact in the community is the support of women rising out of and remaining free from abuse, addiction, criminal activity, and for those coming out of foster care (in loving memory of Applicant’s daughter). The applicant founded a women’s homes association in the community to provide safety and support for women in their journey of a better life for themselves and their children. She envisions the new use of the property as a vehicle to support the women with funding and jobs. Amending the Land Use designation will enable the property to be rezoned to enable the beautiful transformation. Even without the amendment, the property will be put to good use and rented as a women’s sober living home or male drug diversion program. The applicant has visited with numerous close and adjacent neighbors living in the area concerning the proposal. All have responded warmly with excitement and encouragement as a welcomed change.

Staff Summary & Recommendation

The applicant is currently requesting a Neighborhood Center land use designation and an Area of Growth. Neighborhood Centers 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 Growth 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. Additionally, 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.

The Comprehensive Plan outlines the following criteria that was used to previously identify areas of growth that can be used to identify new Areas of Growth:

-Underutilized land, especially surface parking lots or vacant buildings downtown or along corridors
-Areas already undergoing positive change which is expected to continue
-Areas adjacent to transit and around transit stations, existing and planned
-Areas along corridors with frequent bus service that can accommodate development on underutilized land
-Locations where appropriate infill development will promote shorter and less frequent auto trips
-Areas with special opportunities such as where major public or private investments are planned
The applicant is requesting to amend the Comprehensive Plan from Parks and Open Space to Neighborhood Center. They have submitted a concurrent request to rezone the property from Residential Multi-Family (RM-1) to Commercial Shopping (CS). If approved, the proposed rezoning will allow this currently underutilized property to be utilized as a restaurant. The applicant stated that “Many in the neighborhood expressed desire to see change and improvement to the deteriorated property.”. The property itself is unique as it is not a part of the PUD located to the north or the PUD located to the east.

The subject property is close to West Pine Street which is designated as a secondary arterial on the Major Street and Highway Plan, which supports the Neighborhood Center designation. With the Go Plan’s designation of this stretch of West Pine Street as a Bike Lane and the subject property’s proximity to West Pine Street as a Multi-Modal Corridor, the Neighborhood Center land use designation and Area of Growth designation is an appropriate fit for this property.

There are several positive changes occurring near this property which includes the renovation of the Gilcrease Museum, the future improvements to North Gilcrease Museum Road, and the mountain bike trails being built just west of the Gilcrease Museum. These positive changes will encourage other developments to occur in the area and support the amendment to the Comprehensive Plan from Parks and Open Space to Neighborhood Center.

Staff recommends approval of the Neighborhood Center and Area of Growth designations.
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2020/2021
Subject

0

100

Feet

z-7665
cPA-100

20-12

27

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

Aerial Photo Date: 2020/2021

Z-7665

CPA-100

20-12 27
To: Tulsa Metropolitan Planning Commission

RE: Case Number: Z-7665 (related to CPA-100)

My name is C J Hurlbut, I am a homeowner in Gilcrease Hills Neighborhood since 1984, past Gilcrease Hills Homeowners Association board member for over 10 years and represented the Board as President 4 years, plus I have served and continue to serve on several standing committees to serve the Gilcrease Hills Homeowners Association community. I am deeply concerned and am asking TMAPC to deny any change in rezoning from its original and current zoning for following reasons:

1. (Intended use and history)

This property in question is surrounded on all sides by the Gilcrease Hills Homeowners Association homes and common areas (green belts) that are set aside within the community and are zoned the same as this parcel in question of parks and open spaces. The Gilcrease Hills Development corporation developed and marketed this community to allow for residential homes only with no commercial use allowed. This four plus acre parcel with the building that is proposed to be converted to a restaurant is completely outside any known intended use I have of the original development company’s development planning. It is my understanding that the developer built the building, parking lot, etc for the sole purpose of developing and marketing of Gilcrease Hills Development in the early 1970’s. After the initial development of the community the building was no longer used or needed for its original purpose. I believe it was then sold and used by an architect to operate his business for several years. After that it was purchased by an individual who made substantial modifications to use as a home, but actual residence may or may not have occurred before the current condition of it being vacant for past few years. I have never known this property to be used for special event purposes other than the marketing use by the developer for which it was intended.

2. (Potential harm to forested area and safety hazard to community)

This current application for rezoning to CS is in my opinion completely out of compliance with the Gilcrease Hills Development plan to be only residential. I do not believe there is any substantial benefit that could outweigh the harm to this community to have a commercial development of any kind inside the boundaries of the community. The community is a beautifully developed area of homes with many acres of common areas. These common areas are also zoned Parks and Open areas the same as this four plus acre parcel which all have native forested land that is considered old growth area that should be protected. This parcel of four plus acres does include a portion of that native forested area that for the rest of the area is protected from being developed, but changing that to CS zoning would allow that forested area on the property to be destroyed. The community does not have a need for a restaurant within the boundaries of our community, and having such would greatly increase the traffic on our streets in the community which are also routinely used for foot traffic as well since there are no sidewalks in the community of Gilcrease Hills. This could cause a huge safety concern for all of us and especially our children’s safety as that street in front of the property is a common area for our walking
and riding bicycles within the neighborhood. Also we have paved trails through the common areas that interconnect with the streets and so that would also pose further danger of using those established trails when entering a busy street used for business. One of those trails borders this property as you can see in the picture and diagram included in the application for rezoning.

3. (Commercial shopping and restaurants already available to community)

The community does have a designated shopping center adjoining the community that was also part of the Gilcrease Hills Development plan that provides a range of retail and personal services serving the community and there is absolutely no need to add another business enterprise as being proposed inside the neighborhood proper. This shopping center known as Gilcrease Hills Shopping Center does I believe have available space for additional commercial development and would be a much more logical place for a new restaurant similar to what this applicant for rezoning is proposing.

4. (Question whether building can be ADA compliant as legally required)

In addition the building on the property was built and used as a commercial property before ADA became law requiring access for people with disabilities. This structure is now to the best of my knowledge 3 stories high without an elevator. This would prevent use of the facility by many people unless substantial and very expensive modifications including possibly an elevator to accommodate those with mobility limitations. Therefore, I question the feasibility and probability of this building ever being ADA compliant for a restaurant and I think would probably cause the new property owner to either change plan or transfer ownership to someone else that might use it for other commercial use that could be more or equally adverse to our community.

5. (For the best interests of Gilcrease Hills community)

I humbly request that this rezoning to CS or any other rezoning change application be denied and left as Parks and Open Space zoning.

Respectfully submitted:

C J Hurbut
2143 N. Vancouver Ave.
Tulsa, OK 74127
Email: hurlbut.cj@gmail.com
Phone: 918-519-1117

15.14
To: TMAPC

From: C J Hurlbut, resident of Gilcrease Hills since 1984

Case Number: Z-7665 (C-100)

Greetings:

This 4.11 acre parcel of land zoned RM-1 with land use of Parks and Open Space was originally used by the developer of Gilcrease Hills. The building on it which still exists, but vacant now was built for the use of the developer and occupied in Spring of 1971 by the Gilcrease Hills Development Corporation as an information center for the marketing of Gilcrease Hills development. The building was considered non-conforming for other uses when the Development Corporation had ended their use of it and so in December 1983 a special exception by the Board of Adjustment (BOA-12951) was granted to allow for office use only for architectural engineering, planning, interior design, feasibility studies, construction management, accounting relating to that business, and real estate sales in an RM-1 zoned district. Since that was a special exception made and with the structure no longer being used for that purpose for past several years it appears to me that the building and other structures including parking lot, are not in compliance with the RM-1 zoning. Therefore, the request to rezone appears to me to be a means by the applicant to make this structure conforming for other uses. Rezoning to allow a different use of this property in my opinion will be incompatible with the best interest or the safety, health, and welfare of the people in Gilcrease Hills. There is no reference made to any further exceptions for use of the structure and, if not, then the structure appears to me to be non-conforming and cannot be used for any other use than that provided in Case No. 12951, December 1983. The minutes of that case showed concern by the residents protesting that special exception that allowing an exception for use of the building could be a precedent for further change in use of the property over time that would be adverse to the community. This continues to be a major concern as well today and if this change in zoning is approved it will open the door to further harm to our community beyond this property being vacant and out of conformity with the zoning for any other use than the exception in 1983.

Reference: BOA-12951 December 1983, special exception approved

C J Hurlbut,

Member of Gilcrease Hills Homeowners Association

2143 N. Vancouver Ave.

Tulsa, OK 74127
To Whom It May Concern,

My name is Tena Paul and I have been a resident of Gilcrease Hills for 23.5 years. My home is just one block from the proposed zoning change for the Northeast corner of West Pine Street and North 24th West Avenue.

I would like to express my concerns with changing the zone of this area from residential to commercial. I attended the meeting held at the Gilcrease Hills Homeowners Association on July 5, 2022. I was not satisfied nor impressed with Ms. Cole’s presentation or answers she provided. I would love nothing more than to have a fine dining restaurant nearby, but since this area is a residential area, more specifically, an area close to where my family lives, I do not agree that the zone should be allowed to change. My general consensus from the meeting was most residents are against this proposal. I am sure Ms. Cole’s intentions are pure and her desire to open a fine dining restaurant in the area are admirable. However, there is no way she can guarantee that her business will always be successful. Having said that, if the request to have the zone is changed, there is no limit to the types of businesses that can be opened in this space in the future. This is very concerning to me as a homeowner. My family deserves to have ability to enjoy a nice, peaceful neighborhood that we’ve enjoyed since moving to the area. Although my main concern regarding changing the zoning to commercial is the types of businesses that can operate in the building, I am also concerned with increased traffic flow, safety and having a business in my neighborhood. I commend Ms. Cole for any repairs she’s already made to the building and I admire her desire to bring a business to the area, unfortunately, I cannot agree with her plan for this building.

I trust that the committee will listen to the residents wishes and take those wishes into consideration when making a decision on the next steps in this process. I would also think that Ms. Cole would want the community’s support in any business effort.

Thank you for your consideration,

Tena M. Paul
Hello this is Shirley Cobbins

I live in Gilcrease Hills and am not wanting the new zoning.

Thank You
I live on Newton Court which is 3 blocks past the intersection where this will be

I am not wanting the additional traffic here.

I am not wanting a commercial anything in that spot.

Cathleen Thomas
I am wondering about the zoning change request and future of the property on the northeast corner of west Pine Street and North 24th West Ave. I live in the neighborhood and I am concerned.

Where can I find more information prior to the hearing date listed on all signage?

Best,
LaTonya