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: A work session will be held on August 17, 2022 in the 3rd floor presentation room in City Hall to discuss: Tulsa County Zoning Code, Tracy Park Historic Preservation Overlay, Neighborhood Character Overlay, Planitulsa update, and Kirkpatrick Heights/Greenwood Master Plan.

Director’s Report:
Review and possible approval, approval with modifications, denial, or deferral of the following:

1. Minutes of July 20, 2022 Meeting No. 2870

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

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

2. Z-7625a Lou Reynolds (CD 8) Location: Northeast corner of East 81st Street South and South Harvard Avenue requesting a to allow retaining wall tie-backs to be located in a portion of the 25 foot landscape buffer (Staff requests a continuance to August 17, 2022)

PUBLIC HEARING-PLATS
Review and possible approval, approval with modifications, denial, or deferral of the following:
3. **Settler's Hill** (CD 6) Preliminary Plat, Location: Southwest corner of East 31st Street South and South 177th East Avenue (Continued from July 20, 2022)

4. **Magnolia Ridge Phase III** (County) Preliminary Plat, Location: North and west of the intersection of East 86th Street North and North Memorial Drive

5. **Huntington Park 2** (CD 6) Preliminary Plat, Location: North and east of the intersection of East 51st Street South and South 177th East Avenue

6. **Williams Court** (CD 1) Preliminary Plat, Location: North of the northwest corner of East Virgin Street and North Trenton Avenue

7. **JR&B Office** (CD 3) Preliminary Plat, Location: West of the northwest corner of East Marshall Street and North Mingo Road

**PUBLIC HEARING-REZONING**

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

8. **CZ-534 Nathalie Cornett** (County) Location: South of the southwest corner of West 201st Street South and South Union Avenue requesting rezoning from AG to CG to permit commercial uses

9. **Z-7669 Brian Letzig** (CD 9) Location: East of the southeast corner of South Canton Avenue and East 68th Street South requesting rezoning from OL to CG with optional development plan (Applicant requests a continuance to September 7, 2022)

10. **Z-7670 Lou Reynolds** (CD 1) Location: West of the northwest corner of North Harvard Avenue and East 36th Street North requesting rezoning from RS-3 to IL

11. **Z-7662 Dani Fields, Wallace Design Consultants** (CD 2) Location: West side of Riverside Parkway (South Delaware Avenue) near the intersection of East 106th Street South requesting rezoning from AG and RDO-2 to CS and RDO-2 (Continued from July 7, 2022)

12. **CZ-532 Troy Wilsead** (County) Location: East of the southeast corner of East 126th Street North and North 97th East Avenue requesting rezoning from AG to IL to permit a mini-storage facility. (Related to TCCP-10) (Continued from June 15, 2022)

**PUBLIC HEARING-COMPREHENSIVE PLAN AMENDMENTS**

Review and possible adoption, adoption with modifications, denial, or deferral of the following:
13. **TCCP-10 Troy Wilseed** (County) Location: East of the southeast corner of East 126th Street North and North 97th East Avenue requesting to change the Land Use Designation from **Commercial to Industrial** to allow an industrial use for a mini-storage (related to CZ-532) (Continued from June 15, 2022)

**OTHER BUSINESS**

14. 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 [tulsaplanining.org](http://tulsaplanining.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.
From: Wilkerson, Dwayne
Sent: Tuesday, July 26, 2022 11:55 AM
To: R. Louis Reynolds; Sawyer, Kim
Cc: Nathalie M. Cornett (NCornett@EllerDetrich.com); Hoyt, Jay
Subject: Z-7625 a (minor amendment staff request for continuance to August 17th)

Kim,

I have been in conversation with the applicant regarding this item and have agreed to request a continuance for Z-7625a from August 3th to August 17th.

Please include this request in the agenda packet for planning commission August 3rd meeting.

Thanks

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
Case: Settler's Hill

**Hearing Date:** August 3, 2022

**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**

**Applicant:** JR Donelson
**Owner:** Flat Top Development, LLC

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

**Applicant Proposal:**

Preliminary Plat

321 lots, 17 blocks, on 177.49 ± acres

**Location:** Southwest corner of East 31st Street South and South 177th East Avenue

**Zoning:**

Existing: MPD-1
Pending: RS-4

**Staff Recommendation:**

Staff recommends **approval** of the preliminary plat

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

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

Settler's Hill - (CD 6)
Southwest corner of East 31st Street South and South 177th East Avenue

This plat consists of 321 lots, 17 blocks, 177.49 ± acres to be platted in 4 phases as defined by the attached exhibit provided by the applicant.

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

1. **Zoning:** The property is currently zoned MPD-1. TMAPC recommended approval of a rezoning to RS-4 (Z-7656) on June 15, 2022. The rezoning must be approved and effective prior to the approval of a final plat. Lots must conform to the requirements of the RS-4 district.

2. **Addressing:** City of Tulsa will assign addresses to the plat. Address assignments must be shown on the face of the final plat along with address disclaimer. Update street names as required by the City of Tulsa.

3. **Transportation & Traffic:** Infrastructure Development Plans (IDP) must include all required streets, ADA ramps, and sidewalks. IDP must be approved prior to approval of the final plat. Sidewalks must be located on both sides of residential streets and adjacent to arterial streets. Sidewalks along dedicated reserve areas must be installed by the developer prior to final plat approval. Collector streets with a dedicated 60' of right-of-way are required from E. 31st Street to the south boundary and from S. 177th East Avenue to the west boundary.

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

5. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Update location map to reflect only platted boundaries and label subject tract. Include the coordinate system used under the basis of bearing heading. Provide a bearing angle shown on the face of the plat. Graphically show all pins found or set associated with the plat. Graphically label the point of beginning on the face of the plat. Remove contours from final plat.

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

7. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site. Infrastructure located in the gas company easement must receive written acceptance by the easement holder.
Staff recommends APPROVAL of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter is required prior to approval of the final plat.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
SUBJECT TRACT

Growth and Stability

Area of Growth

Area of Stability

SETTLER'S HILL

19-14 23
July 18, 2022

Nathan Foster
Planner
Incog

Re: Settler’s Hill preliminary plat

Nathan, Settler’s Hill will be constructed in four phases. The owner plans to construct the project, based on economic conditions. The initial time frame for the four phases is shown below:

Phase 3  begin grading in August 2024.  House construction in August of 2025.
Phase 4  begin grading in August 2025.  House construction in June of 2026.

For these phases we are respectfully requesting the preliminary plat approval of Settler’s Hill be extended for all construction phases. Understanding the preliminary plat is good for one year, we will not have the four final plats filed for phase 4 for approximately four years. As construction / development will be based on economic conditions.

Thank you,
JR Donelson
For Flat Top Development, LLC
Case Report Prepared by: Nathan Foster

Owner and Applicant Information:
Applicant: Kellogg Engineering
Owner: K&S Developments, INC

Location Map: (shown with County Commission districts)

Applicant Proposal:
Preliminary Plat
144 lots, 11 blocks, 40.12 ± acres
Location: North and west of the intersection of East 86th Street North and North Memorial Drive

Zoning: RS (Residential Single-Family)

Staff Recommendation:
Staff recommends approval of the preliminary plat

County Commission District: 1
Commissioner Name: Stan Sallee
PRELIMINARY SUBDIVISION PLAT

Magnolia Ridge Phase III - (County)
North and west of the intersection of East 86th Street North and North Memorial Drive

This plat consists of 144 lots, 11 blocks on 40.12 ± acres.

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

1. **Zoning:** The property is zoned RS (Residential Single-Family) under the Tulsa County Zoning Code. Lots conform to the RS district standards.

2. **Addressing:** INCOG will assign addresses. Include assigned addresses on face of the final plat and provide address disclaimer.

3. **Transportation & Traffic:** Sidewalks will be required per Subdivision & Development Regulations. Dimension right-of-way and provide recording information or indicate right-of-way being dedicated by the plat. Label streets per addressing and County Engineer. Final street construction plans must be approved by the County Engineer and installed prior to final plat release.

4. **Sewer:** Sewer service to be provided by the City of Owasso. City of Owasso release letter required prior to final plat approval.

5. **Water:** Water line plans must be submitted to Rural Water District No. 3, Washington County. All requirements of the district must be met for final plat approval.

6. **Engineering Graphics:** Submit subdivision control data sheet with final plat. Update CA number for surveyor. Update location map to reflect only platted boundaries and label all plats. Label all other property as unplatted. Graphically show all pins or set that are associated with the plat. Ensure accuracy of legal description with face of the plat.

7. **Stormwater, Drainage, & Floodplain:** Plans for stormwater and drainage must be approved by the Tulsa County Engineer and improvements must be in place prior to final plat approval.

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

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. Tulsa County release is required prior to final plat approval.
CLOSURE REPORT
MAGNOLIA RIDGE PHASE III

Courses from Point of Commencement to Point of Beginning

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POINT OF BEGINNING

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Curve No.1

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| Curve No.3     | Radius: 25.00 | Chord: 35.19 | Degree: 229°10'59" | Dir: Right |

|                |               |              |                 |            |
Magnolia Ridge III Closure Report 30222.docx

Length: 39.04 Delta: 89°28'44" Chord BRG: N 46°02'38" W
N 01°18'16" W 198.92'

Curve No.4
Radius: 25.00 Chord: 15.31 Degree: 229°10'59" Dir: Right
Length: 15.56 Delta: 35°39'33" Chord BRG: N 16°31'31"

Curve No.5
Radius: 55.00 Chord: 89.64 Degree: 104°10'27" Dir: Left
Length: 104.79 Delta: 109°09'51" Chord BRG: N 20°13'38" W
N 01°18'18" W 117.26'
S 88°41'42" W 790.00'
S 01°18'18" E 19.91'
S 88°48'00" W 133.72'

POINT OF BEGINNING

Aggregate Course Length = 6241.01 feet
Computed Closure = S 90° E 0.00 feet

Basis of bearing is the Oklahoma State Plane Coordinate System.

I, Kevin M Newlun, Benchmark Surveying and Land Services, Inc., certify the legal description for MAGNOLIA RIDGE PHASE III closes in accord with existing records and is a true representation of the real property as described, and meets the minimum technical standards for land surveying the State of Oklahoma.

Kevin M Newlun
Oklahoma LS No. 1289
**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**
*Applicant: C. Joseph Watt*
*Owner: Lynn Lane 44, LLC*

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

**Applicant Proposal:**
*Preliminary Plat*
*170 lots, 10 blocks, 2 reserves on 44.37 ± acres*
*Location: North and east of the intersection of East 51st Street South and South 177th East Avenue*

**Zoning:** RS-4/PUD-816

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

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

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

Huntington Park 2 - (CD 6)
North and east of the intersection of East 51st Street South and South 177th East Avenue

This plat consists of 170 lots, 10 blocks, 44.37 ± acres. Preliminary plat was previously approved in February of 2018.

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

1. **Zoning:** The property is zoned RS-3 with a planned unit development (PUD-816). Lots are required to conform to the requirements of the PUD. PUD standards must be included in the deed of dedication and the PUD number must be reflected on the face of the plat.

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

3. **Transportation & Traffic:** Infrastructure Development Plans (IDP) must include all required streets, ADA ramps, and sidewalks. IDP must be approved prior to approval of the final plat. Sidewalks must be located on both sides of residential streets and along adjacent arterial streets. Construction traffic must utilize existing construction access at the north of the property.

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

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

6. **Engineering Graphics:** Submit a subdivision data control sheet with final plat. Provide expiration for Engineer/Surveyor CA number. Under benchmark heading provide the northing/easting coordinates. Graphically show all pins found or set associated with the plat.

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

8. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site. Any public
infrastructure proposed within existing franchise utility easements must obtain written permission from easement holders.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter is required prior to approval of the final plat.
SUBJECT TRACT
LAND USE PLAN:
NEW NEIGHBORHOOD

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

HUNTINGTON PARK II
19-14 25
**Case:** Williams Court  
**Hearing Date:** August 3, 2022

**Case Report Prepared by:** Nathan Foster

**Owner and Applicant Information:**  
*Applicant:* C. Joseph Watt  
*Owner:* Williams Housing & Investments, LLC

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

![Location Map](image)

**Applicant Proposal:**  
Preliminary Plat  
6 lots, 1 block, on 0.64 ± acres  
*Location:* North of the northwest corner of East Virgin Street and North Trenton Avenue

**Zoning:** RS-3

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

**City Council District:** 1  
*Councilor Name:* Vanessa Hall-Harper  
**County Commission District:** 1  
*Commissioner Name:* Stan Sallee
PRELIMINARY SUBDIVISION PLAT

Williams Court - (CD 1)
North of the northwest corner of East Virgin Street and North Trenton Avenue

This plat consists of 6 lots, 1 block, 0.64 ± acres.

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

1. **Zoning**: The property is zoned RS-3. Townhome development will require special exception approval by the City of Tulsa Board of Adjustment. Special Exception approval must be obtained prior to final plat approval. Proposed lots can only be approved in conjunction with an approved townhome development.

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

3. **Transportation & Traffic**: City of Tulsa right-of-way permits will be required for new driveways. Sidewalks will be required on all lots as part of new construction.

4. **Sewer/Water**: If sanitary sewer or water extensions are required, IDP approval must be obtained prior to release of the final plat. Adequate easements must be provided to cover all proposed extensions. Any required offsite easements must be recorded and reflected on the final plat.

5. **Engineering Graphics**: Submit a subdivision data control sheet with final plat. Provide expiration for Engineer/Surveyor CA number. Under benchmark heading provide the northing/easting coordinates. Graphically show all pins found or set associated with the plat.

6. **Stormwater, Drainage, & Floodplain**: Provide drainage information for site to determine whether stormwater improvements will be required. If required, IDP approval must be obtained prior to final plat approval. Required easements must be reflected on the face of the plat.

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

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter is required prior to approval of the final plat.
SUBJECT TRACT
LAND USE PLAN:
EXISTING NEIGHBORHOOD
Growth and Stability

- Area of Growth
- Area of Stability

WILLIAMS COURT
20-13 30
Preliminary Plat
Williams Court
A RESUBDIVISION OF ALL OF LOTS FOURTEEN (14), FIFTEEN (15), SIXTEEN (16) AND SEVENTEEN (17) IN BLOCK SIX (6) OF COOT'S ADDITION IN SECTION THIRTY (30), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

Owner/Developer:
Williams Housing & Investments, LLC
44 Willow Creek Dr.
Glenn Heights, Texas 75154
Phone: (214) 780-7282
Contact: Dawn Williams or Ashley Rucker
E-mail: william_Mouse17@gmail.com

Engineer/Geologist:
Stemmle & Associates, Inc.
12600 S. Sheridan, Suite 200
Tulsa, Oklahoma 74133
Phone: (918) 462-0123

Owne/Developer:
Williams Housing & Investments, LLC
44 Willow Creek Dr.
Glenn Heights, Texas 75154
Phone: (214) 780-7282
Contact: Dawn Williams or Ashley Rucker
E-mail: william_Mouse17@gmail.com

Legend:
- Utility Easement
- Number of Inches
- M = Meet on Line

Note:
PROJECT SHEETS SHOWN ON THIS PLAT ARE ACCURATE AT THIS TIME. THE PLAT AND ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NOT BE RUBBED IN OR USED FOR LEGAL PURPOSES.

Monumentation:
SET OF BOUNDARIES MARKED USING ENSIGN營 東
SET OF BOUNDARIES MARKED USING ABOVE MONUMENTATION

Bearing:

THIS DOCUMENT IS PREPARED BY WILLIAMS HORMING & INVESTMENTS, LLC, IN ACCORDANCE WITH THE REQUIREMENTS OF THE OKLAHOMA STATUTES AND IS ACCURATE TO THE BEST OF WILLIAMS HORMING & INVESTMENTS, LLC'S KNOWLEDGE.
 lots 14, 15, 16 & 17, block 6
coots addition
City of Tulsa, Tulsa County, Oklahoma

proposed townhome dimensions
38' x 57.75' 1,790 sf per floor
2 floors total 3,580 per unit
**Case:** JR&B Office

**Hearing Date:** August 3, 2022

**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**
*Applicant:* Mark Capron, Wallace Design
*Owner:* JR&B Construction Services, LLC

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

![Location Map](image)

**Applicant Proposal:**
Preliminary Plat
2 lots, 1 block, on 6.56± acres
*Location:* West of the northwest corner of East Marshall Street and North Mingo Road

**Zoning:**
Existing: RD, RM-2, RM-1
Pending: RM-3/CG with optional development plan (Z-7655)

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

**City Council District:** 3
*Councilor Name:* Crista Patrick

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

JR & B Office - (CD 3)
West of the northwest corner of East Marshall Street and North Mingo Road

This plat consists of 2 lots, 1 block, 6.56 ± acres.

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

1. **Zoning:** The property is currently zoned RD, RM-2, and RM-1. TMAPC recommended approval of a rezoning (Z-7655) on June 15, 2022, to change the zoning to RM-3 and CG with an optional development plan. Rezoning must be approved and effective prior to the filing of the final plat. Optional development plan standards must be included in the deed of dedication and the optional development plan number must be depicted on the face of the plat.

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

3. **Transportation & Traffic:** Sidewalks or a fee-in-lieu of sidewalks will be required for street frontages in conjunction with new construction. New driveways require right-of-way permits from the City of Tulsa.

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

5. **Airport:** Avigation notice provided by the airport must be affixed to the face of the plat.

6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Add "City of Tulsa" before Tulsa County in the plat subtitle. Update location map to reflect only platted boundaries and label subject tract. Include the coordinate system used under the basis of bearing heading. Provide a bearing angle shown on the face of the plat. Graphically show all pins found or set associated with the plat. Graphically label the point of beginning on the face of the plat.

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

8. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site. Infrastructure located in the gas company easement must receive written acceptance by the easement holder.
Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter is required prior to approval of the final plat.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
PRELIMINARY PLAT

JR & B Office

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (NE4 S7/4 NE4) OF SECTION THIRTY-SIX (36), TOWNSHIP TWENTY (20), RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

OWNER:
JR & B Construction Services, LLC
9142 South 273rd East Avenue
Broken Arrow, Oklahoma 74014

CONTACT: JESSIE PRICE

ENGINEER:
Wallace Design Collective, PC
123 North Martin Luther King, Jr. Blvd.
Tulsa, Oklahoma 74122
Phone: (918) 566-2016

SURVEYOR:
Wallace Design Collective, PC
410 North Wallis Avenue
Oklahoma City, Oklahoma 73104
Phone: (405) 236-5858

LEGEND

- BUILDING ENCLOSED
- LOT
- BUILDING ENCLOSED WITH CONCERNED
- STREET
- UTILITY EASEMENT
- THREE (3) KNOT

SUBDIVISION ELEMENTS

- SUBDIVISION EASEMENTS, ROAD WITH FUTURE BLOCK
- SUBDIVISION EASEMENTS, 20 FEET (1200')
- SUBDIVISION EASEMENTS, 10 FEET (600')
- SUBDIVISION EASEMENTS, 5 FEET (300')

REGULATIONS

- ZONING CODE AT ALL PROPERTY OWNED (ULM)

CONSTRUCTION

- CITY OF TULSA, MUNICIPALITY OF TULSA
- COUNTY OF TULSA, STATE OF OKLAHOMA
- OKLAHOMA STATE BOARD OF HEALTH

REMARKS

- GENERAL DATUM ASSIGNED THROUGH HORIZONTAL PLANE (NORTH AMERICA 1983, CSA 1963)

ACCORDANCE:

- ACCORDANCE STATED ON THIS PLAT ARE ACCORDING TO THE TALK THE PLAN WAS FILED.
- OATH OF DEED.
- OATH OF SECURITY.

CONSTRUCTION:

- FULLY DRAWN WITHIN THE MINIMUM REQUIREMENTS OF THE OKLAHOMA STATE BOARD OF HEALTH.
PRELIMINARY PLAT

JR & B Office

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

1. PLACE, STATE AND CITY OF RECORD

The deed is recorded in the Public Records of the State of Florida, City of Tampa, County of Hillsborough, Florida.

2. NAME OF OWNER

The owner of the premises is JR & B Office.

3. LOCATION OF PROPERTY

The property is located in the City of Tampa, County of Hillsborough, State of Florida.

4. TYPE OF DATE

The date of the plat is October 30, 2022.

5. DESCRIPTION OF PROPERTY

The premises described in the plat consist of that certain parcel of land situated in the City of Tampa, Florida, and more particularly described as follows:

- North boundary: Being a line (hereinafter referred to as the "northern boundary") beginning at the northwest corner of the property and extending southeasterly to the southeastern corner of the property.
- South boundary: Being a line (hereinafter referred to as the "southern boundary") beginning at the southeastern corner of the property and extending northerly to the northerly boundary.
- East boundary: Being a line (hereinafter referred to as the "eastern boundary") beginning at the northerly boundary and extending southerly to the southerly boundary.
- West boundary: Being a line (hereinafter referred to as the "western boundary") beginning at the southerly boundary and extending northerly to the northerly boundary.

6. PURPOSE OF DEDICATION

The purpose of the dedication is to establish a restrictive covenant for the use and enjoyment of the premises.

7. RESTRICTIVE COVENANTS

The restrictive covenants contained in the plat are as follows:

- The premises shall be used only for the purposes set forth in Section II of the plat.
- No building shall exceed the height limitations set forth in Section III of the plat.
- The premises shall be maintained in a clean and sanitary condition.
- No parking of vehicles shall be allowed on the premises.
- The premises shall be exempt from all future special assessments by the City of Tampa.

8. ACKNOWLEDGMENT

The above-described plat has been acknowledged by the undersigned, JR & B Office, and is subject to the restrictions and covenants set forth herein.

THE END.
PRELIMINARY PLAT

JR & B Office

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

SECTION B - IMPROVEMENT, ELEVATION, AMENDMENT AND SUSPENSION

A. ENFORCEMENT

The restrictions herein set forth are covenants to run with the land and shall be binding upon the grantee, its heirs, executors, administrators, devisees, legatees, successors in interest, and assigns. Any person violating or attempting to violate any of the provisions of this deed shall be subject to the penalties set forth in this deed. Any person violating or attempting to violate any of the provisions of this deed shall be subject to the penalties set forth in this deed.

The restrictions herein set forth shall be enforceable by the County, the City of Tuls, and the State of Oklahoma, and shall be binding upon the grantee, its heirs, executors, administrators, devisees, legatees, successors in interest, and assigns.

B. AMENDMENT

The restrictions herein set forth shall be enforceable by the County, the City of Tuls, and the State of Oklahoma, and shall be binding upon the grantee, its heirs, executors, administrators, devisees, legatees, successors in interest, and assigns.

C. SUSPENSION

The restrictions herein set forth shall be enforceable by the County, the City of Tuls, and the State of Oklahoma, and shall be binding upon the grantee, its heirs, executors, administrators, devisees, legatees, successors in interest, and assigns.

IN WITNESS WHEREOF, JR & B CONSTRUCTION SERVICES, LLC has executed this instrument the day of 2023.

JULIAN B. MARSH
Secretary

STATE OF OKLAHOMA

COUNTY OF TULSA

This instrument was acknowledged before me on this day of 2023, by JULIAN B. MARSH, Secretary of JR & B CONSTRUCTION SERVICES, LLC.

NOTARY PUBLIC

Date

JULIAN B. MARSH

SECRETARY

SECRETARY

STATE OF OKLAHOMA

COUNTY OF TULSA

This instrument was acknowledged before me on this day of 2023, by JULIAN B. MARSH, Secretary of JR & B CONSTRUCTION SERVICES, LLC.

NOTARY PUBLIC

Date

JULIAN B. MARSH

SECRETARY

SECRETARY
CONCEPTUAL IMPROVEMENTS PLAN

JR & B Office

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (NE4 SE4 NW4) OF SECTION THIRTY (30) NW1, TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MEERDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.
Case Number: CZ-534
Hearing Date: August 3, 2022

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Nathalie Cornett
Property Owner: Shannon Stone Jones

Location Map:
(shown with County Commission Districts)

Applicant Proposal:
Present Use: Vacant
Proposed Use: Commercial
Concept summary: Rezone from AG to CG to permit commercial uses.
Tract Size: 1.71+ acres
Location: South of the southwest corner of West 201st Street South and South Union Avenue

Zoning:
Existing Zoning: AG
Proposed Zoning: CG

Comprehensive Plan:
Land Use Map: Rural Commercial

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 6215
CZM: 70

County Commission District: 3
Commissioner Name: Vicki Adams
SECTION I: CZ-534

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from AG to CG to permit commercial development on the subject lot. Per the applicant, there are currently no specific plans for the future uses of the commercial development. The subject lot is located within the Rural Commercial land use designation of the Tulsa County Comprehensive Land Use Plan, specifically within the South Tulsa County area plan. The South Tulsa County area plan was adopted as part of the Tulsa County Comprehensive Land Use Plan on October 26, 2020.

The proposal would be compatible with the general future land use of the area, which designates a Rural Commercial land use designation to the north, south, east and west of the subject lot.

EXHIBITS:
INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Applicant Exhibits:
   Exhibit A – Legal Description

DETAILED STAFF RECOMMENDATION:
CZ-534 is non-injurious to surrounding proximate properties;
CZ-534 is compatible with the Rural Commercial land use designation of the Tulsa County Comprehensive Land Use Plan;
CZ-534 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-534 to rezone property from AG to CG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the Rural Commercial land use designation of the Tulsa County Comprehensive Plan as identified in the Unincorporated Tulsa County Land Use Designations (South Tulsa County) portion of the Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Rural Commercial

This designation provides for a mix of retail and service uses that are typically needed by residents in rural areas and surrounding agricultural operations. Developments in Rural Commercial designated areas may include a mix of uses, recognizing that separation of uses is not practical in a rural setting.

Areas of Stability and Growth designation: N/A

Transportation Vision:

[Signature]

REVISED 7/27/2022
Major Street and Highway Plan: US Highway 75 is designated as a Freeway.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant.

Environmental Considerations: None

Streets:

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>US Hwy 75</td>
<td>Freeway</td>
<td>Per ODOT Standards 4</td>
<td></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</td>
<td>Rural Commercial</td>
<td>N/A</td>
<td>Vacant</td>
</tr>
<tr>
<td>South</td>
<td>CS</td>
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<td>Commercial</td>
</tr>
<tr>
<td>East</td>
<td>AG</td>
<td>Rural Commercial</td>
<td>N/A</td>
<td>Single-Family/Agricultural</td>
</tr>
<tr>
<td>West</td>
<td>AG</td>
<td>Rural Commercial</td>
<td>N/A</td>
<td>Single-Family</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

History: CZ-534

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

Surrounding Property:

CBOA-2306 August 2008: The Board of Adjustment approved a Use Variance to permit a taxidermist (Use Unit 15) in an AG district, on property located at NE/c Hwy 75 and W. 211th St.

CBOA-1729 April 2000: The Board of Adjustment approved a Use Variance to permit agriculture sales in an AG zoned district, on property located at 20601 South US Hwy-75.
CBOA-1711 March 2000: The Board of Adjustment approved an Appeal from determination of County Inspector, classifying proposed use in Use Unit 15; & a request for a Special Exception to permit Use Unit 15 use in CS zoned district, to permit sales of instruments, supplies and equipment for use in measurement of natural gas, including testing and calibration of instruments equipment and products, on property located at 20600 South Vancouver.

CBOA-1499 April 1997: The Board of Adjustment approved a Special Exception to permit mobile home sales in a CS district, on property located at 20612 South Highway 75.

CBOA-791 December 1987: The Board of Adjustment approved a Special Exception to permit an automotive and allied activity in a CS zoned district, on property located at 206th Street South and US Highway 75.

CBOA-561 June 1985: The Board of Adjustment approved a Variance to permit to permit two dwelling units per lot of record in an AG zoned district, on property located at 201st Street and 75 Highway.
Note: Graphic overlays may not precisely align with physical features on the ground.
Exhibit “A”

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SECTION FIFTEEN (15), TOWNSHIP SIXTEEN (16) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NE/4 OF SAID SECTION 15; THENCE SOUTH 89°16'17" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 100.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 75; THENCE NORTH 01°27'27" WEST ALONG SAID RIGHT OF WAY LINE 30.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°16'17" WEST 192.06 FEET; THENCE NORTH 01°35'56" WEST 387.43 FEET; THENCE NORTH 89°16'17" EAST 193.01 FEET TO SAID HIGHWAY RIGHT OF WAY LINE; THENCE SOUTH 01°27'27" EAST ALONG SAID RIGHT OF WAY LINE 387.42 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 74,584.72 SQUARE FEET OR 1.71 ACRES.
Kim,

The applicant has requested a continuance for Z-7669 to the September 7th agenda.

Nathan Foster
Senior Planner

Tulsa Planning Office
918.579.9481
nfoster@incog.org

From: Brian Letzig &lt;brian.letzig@wdesignsite.com&gt;
Sent: Tuesday, July 26, 2022 11:37 AM
To: Foster, Nathan &lt;NFoster@incog.org&gt;
Subject: Z-7669 Continuance Request

Nathan,

We would formally like to request a continuance for case number Z-7669 that has a hearing date of 08/03/2022 to the first available spot in September, which I believe is 09/07/2022.

Thank you,
Brian Letzig, Associate AIA
project manager

W Design | Architecture and Interiors
608 East 3rd Street | Tulsa, OK 74120
p 918.794.6616 | f 918.794.6602
d 918.863.2318 | c 405.269.6063

Summer Hours: Please note, our office is observing summer hours and will be closing at noon on Fridays.
Case Number: Z-7670
Hearing Date: August 3, 2022

Owner and Applicant Information:
Applicant: Lou Reynolds
Property Owner: Helen P. Powell Revocable Trust

Applicant Proposal:
Present Use: Residential
Proposed Use: Animal Shelter

Concept summary: Rezoning request from RS-3 to IL to allow site development that conforms with the IL zoning and supplemental regulations.

Tract Size: 18.49 ± acres
Location: West of the northwest corner of North Harvard and East 36th Street North

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

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

Staff Recommendation:
Staff recommends approval.

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

County Commission District: 1
Commissioner Name: Stan Sallee
SECTION I: Z-7670

DEVELOPMENT CONCEPT: The applicant has requested rezoning from RS-3 to IL to allow site development that conforms with the IL zoning and supplemental regulations.

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

DETAILED STAFF RECOMMENDATION:

The IL district is primarily intended to provide areas suitable for manufacturing, wholesaling, warehousing, and other industrial activities that have few if any adverse land use or environmental impacts. Those areas are consistent with the Employment land use designation of the Tulsa Comprehensive Plan and,

The supplemental regulations and development standards that are included in the Zoning Code for permitted uses are intended to help integrate potential development with the surrounding property owners and,

The proposed use for animal shelter is directly south of the Tulsa SPCA and the anticipated development of this site is expected to be compatible with that use therefore,

Staff recommends Approval of Z-7670 to rezone property from RS-3 to IL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: IL zoning as requested by applicant is consistent with the Employment land use designation in the comprehensive plan.

Land Use Vision:

Land Use Plan map designation: Employment

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

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

10. 2

REVISED 7/27/2022
Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is mostly vacant land with a detached single-family home.

Environmental Considerations: None that would affect site development.

Streets:

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>East 38th Street North</td>
<td>none</td>
<td>50 feet</td>
<td>1-1/2 lanes with side ditches</td>
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<tr>
<td>East 36th Street North</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
<td>Transitions from 2 lanes on east boundary to 4 lanes with median on west boundary</td>
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Utilities: The subject tract has municipal water and sewer available.
Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<tr>
<td>North</td>
<td>IL</td>
<td>Employment</td>
<td>Growth</td>
<td>Vacant and light industrial uses</td>
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<tr>
<td>East</td>
<td>RS-3</td>
<td>Employment</td>
<td>Growth</td>
<td>Vacant and single family homes on large lots</td>
</tr>
<tr>
<td>South</td>
<td>RS-3</td>
<td>Employment</td>
<td>Growth</td>
<td>Single family homes on large lots</td>
</tr>
<tr>
<td>West</td>
<td>IL</td>
<td>Employment</td>
<td>Growth</td>
<td>Highway 75</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

History: Z-7670

Subject Property:

ZONING ORDINANCE: Ordinance number 11802 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

Z-6914 December 2003: All concurred in approval of a request for rezoning a tract of land from RS-3 to IL on property located Lots 1, 2, and 3, Block 10 and Lots 4, 5, 6 and 7, Block 11, LAKE VIEW HEIGHTS ADDITION

BOA-18080 June 1998: The Board of Adjustment approved a Special Exception to permit an animal shelter in a RS-3 district, on property located at 2910 Mohawk Blvd.

BOA-17549 October 1996: The Board of Adjustment approved a Variance to permit a sign with a display surface area larger than 300 SF, which is visible from an R district to be located with 200' of the R district, on property located at 2932 East 38th Street North.

BOA-15537 September 1990: The Board of Adjustment approved a Variance to permit the minimum setback from expressway (US 75) from 10' to 0.2', & a Variance of the minimum setback from a nonarterial street from 25' to 21.4' & a Special Exception to waive the requirement for a screening fence along the southerly property line abutting an RS-3 District, on property located at 3000 North Mohawk Boulevard.

Z-6293 September 1990: All concurred in approval of a request for rezoning a tract of land from RS-3 to IL on property located East 38th Street North.

Z-6289 August 1990: All concurred in approval of a request for rezoning a tract of land from RS-3 to IL on property located 3000 East Mohawk Blvd North.

BOA-14437 April 1987: The Board of Adjustment approved a Special Exception to permit an existing mobile home in an RS-3 zoned district & a Variance of the time regulation from 1 year to permanently, on property located at 3630 North Harvard Avenue.
BOA-11352 February 1981: The Board of Adjustment approved a Special Exception to permit a mobile home in an RS-3 District, on property located at 3630 North Harvard Avenue.

BOA-11851 March 1982: The Board of Adjustment approved a Special Exception to permit a mobile home in an RS-3 District & Variance to leave mobile home indefinitely on the subject property indefinitely, on property located at 3630 North Harvard.
Subject Tract

Z-7670
20-13 17

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

Aerial Photo Date: 2020/2021
### Case Number: Z-7662

**Hearing Date:** August 3, 2022  
Applicant continuance from July 6 to August 3, 2022

### Owner and Applicant Information:

- **Applicant:** Wallace Design Consultants C/O Dani Fields  
- **Property Owner:** John Powell, LTD CO Robert W. McGregor

### Case Report Prepared by:

Dwayne Wilkerson

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

![Location Map](image)

### Applicant Proposal:

- **Present Use:** Vacant  
- **Proposed Use:** Commercial and Retail  
- **Concept summary:** The applicant is proposing to rezone the property for a commercial and retail development along the Arkansas River adjacent to Riverside Parkway.  
- **Tract Size:** 21.4 ± acres  
- **Location:** West Side of Riverside Parkway (South Delaware Avenue) near the intersection of East 106th Street South

### Zoning:

- **Existing Zoning:** AG/RDO-2  
- **Proposed Zoning:** CS/RDO-2

### Comprehensive Plan:

- **Existing Land Use Map:** Arkansas River Corridor  
- **Stability and Growth Map:** Area of Growth

### Staff Recommendations:

Staff recommends approval.

### Staff Data:

- TRS: 8-3-29  
- CZM: 56

### City Council District:

- **2**

### County Commission District:

- **2**

- **Commissioner Name:** Karen Keith

REVISED 7/27/2022
SECTION I: Z-7662

DEVELOPMENT CONCEPT: The proposal is to rezone the subject property located inside the Arkansas River Corridor, also part of the River Design Overlay (RDO-2 district) from AG to CS. The CS zoning request is proposed for all the allowed uses and as regulated in the RDO-2 district.

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: Project boundary exhibit

DETAILED STAFF RECOMMENDATION:

Z-7662 is requesting a zoning change from AG to CS. Z-7662 is included in the River Design Overlay (RDO) where use limitations in RDO-2 district limits uses to encourage pedestrian activity and sensitive development along the Arkansas River and,

This district requires additional landscaping, provides flexibility for reduced parking requirements, and provides guidance on building placement, design standards and orientations that are important to the vision contemplated in the Arkansas River land use designation and,

The CS district is primarily intended to accommodate convenience, neighborhood, subcommunity, community, and regional shopping centers providing a range of retail and personal service uses which are consistent with the expected future development in this area west of Riverside Parkway and,

Uses and building types allowed in the CS district are compatible with the Riverside Parkway transportation vision and will support the idea of creating a vibrant and active river facing development and,

The supplemental regulations outlined in the zoning code for CS district development in the RDO-2 district are compatible with the existing development pattern in the area therefore,

Staff recommends Approval of Z-7662 to rezone property from AG to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The RDO-2 District requirements in the zoning code along with the provisions of the CS zoning district are consistent with the Arkansas River Corridor land use designation in the Comprehensive plan. This site will also support development that is consistent with the continuation of the Arkansas River Trail Plan identified in the GO plan and is consistent with the anticipated development pattern along the Riverside Parkway.

Land Use Vision: Arkansas River Corridor

Existing Land Use Plan map designation: Arkansas River Corridor.

REVISED 7/27/2022
The Arkansas River Corridor is located along the Arkansas River and scenic roadways running parallel and adjacent to the river. The Arkansas River Corridor is comprised of a mix of uses - residential, commercial, recreation and entertainment – that are well connected and primarily designed for the pedestrian. Visitors from outside the surrounding neighborhoods can access the corridor by all modes of transportation.

This Corridor is characterized by a set of design standards that support and enhance the Arkansas River Corridor as a lively people-oriented destination. The Corridor connects nodes of high-quality development with parks and open spaces. The natural habitat and unique environmental qualities are amenities and are respected and integrated as development and redevelopment occur. The future development of this Corridor is intended to complement the residential character of adjacent thriving neighborhoods by providing appropriate transitions and connections to the Arkansas River.

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

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

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

**Transportation Vision:**

**Major Street and Highway Plan:** This site is adjacent to the Arkansas River which anticipates a multi-use trail system near the top of the riverbank. This site will gain vehicular access from Riverside Parkway.

**Trail System Master Plan Considerations:** The trail system expansion planned along the top bank of the Arkansas river will be located in the buffer area between the top of the riverbank and the development of the site. An easement will be required for the trail system during the subdivision compliance process. The applicant will work with the Tulsa Planning Office to determine the trail alignment with the site plan and the trail easement will be established during the subdivision compliance process. The applicant should anticipate an easement with width not less than 25 feet but is advised that a greater width could be required to satisfy detailed design considerations.

**Small Area Plan:** This site is not in a small area plan however several studies and planning efforts have been prepared over the last 20 years. None of those studies have been included in the comprehensive small plan area efforts for the city. All of the plans recognize the importance of appropriate development along the river including low water dam projects, trail system expansion and commercial, mixed-use, residential zones and development of key development areas along the river.
Special District Considerations: This site is an important part of the development of the Arkansas River as an active destination location for Tulsa.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The subject property is partially in the 100-year flood plain area from the Arkansas River and detailed flood plain management will affect site development opportunities.

Environmental Considerations: Development of this site will require careful integration of new structures into an environmentally sensitive area that is impacted by a floodplain and possible eagle habitat.

Streets:

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<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tbody>
<tr>
<td>Riverside Parkway</td>
<td>Parkway</td>
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Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>AG</td>
<td>Arkansas River Corridor</td>
<td>Growth</td>
<td>Vacant</td>
</tr>
<tr>
<td>East</td>
<td>AG</td>
<td>Park and Open Space</td>
<td>Stability</td>
<td>Soccer Field</td>
</tr>
<tr>
<td>South</td>
<td>AG and RT</td>
<td>Arkansas River Corridor</td>
<td>Growth</td>
<td>Tennis Club and horticulture nursery</td>
</tr>
<tr>
<td>West</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>Arkansas River</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

History: Z-7662

ZONING ORDINANCE: Ordinance number 11832 dated June 26, 1970, established zoning for the subject property.

Subject Property:

SA-1 September 2016: All concurred in approval of a request for a Special Area Overlay on multiple properties along the Arkansas River extending from W. 11th St. S. to E. 121st St. S., to establish the River Design Overlay as a supplemental zoning, RDO-1, RDO-2, or RDO-3 and regulations to govern the form, function, design and use of the properties located within the boundaries of the River Design Overlay District. The regulations are generally intended to maintain and promote the Arkansas River corridor as a valuable asset to the city and region in terms of economic development and quality of life.
**BOA-17146 September 2015:** The Board of Adjustment **denied** a *Special Exception* to permit an outdoor recreation facility (3 ball diamonds with lights concession stand, rest rooms and accessory uses), on property located at 10510 South Delaware Avenue.

**BOA-7615 September 1972:** The Board of Adjustment **approved** a *Special Exception* to permit a member-owned tennis club with the following facilities: 14 outdoor tennis courts, 7 indoor tennis courts, swimming pool, locker rooms, sauna baths, mixed grills, and lounge in an AG District, on property located at 111th Street and South Delaware Avenue.

**Surrounding Property:**

**SA-1 September 2016:** All concurred in **approval** of a request for a Special Area Overlay on multiple properties along the Arkansas River extending from W. 11th St. S. to E. 121st St. S., to establish the River Design Overlay as a supplemental zoning, RDO-1, RDO-2, or RDO-3 and regulations to govern the form, function, design and use of the properties located within the boundaries of the River Design Overlay District. The regulations are generally intended to maintain and promote the Arkansas River corridor as a valuable asset to the city and region in terms of economic development and quality of life.
Subject Tract

Z-7662

18-13 29

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

Aerial Photo Date: 2020/2021
Land Use Plan Categories

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

SUBJECT TRACT
LAND USE PLAN
ARKANSAS RIVER CORRIDOR

Z-7662
18-13 29
Growth and Stability

- Area of Growth
- Area of Stability

Z-7662
18-13 29
Wilkerson, Dwayne

From: Joe Schulte <jschulte@southwoodnursery.com>
Sent: Thursday, June 30, 2022 2:09 PM
To: Wilkerson, Dwayne
Cc: Margaret Schulte
Subject: Subject Tract Z-7662 at 106th and Delaware

Mr. Wilkerson,

We have received information from Mark Capron at Wallace Design regarding a zoning case from AG to CS in our area. The proposed change area is across Riverside Parkway to the west of our nursery production greenhouses. We are in favor of this change.

Sincerely,
Joe Schulte
Southwood Landscape & Garden Center
Case Number: CZ-532 (related to TCCP-10)

Hearing Date: August 3, 2022
(Continued from June 15, 2022 to August 3, 2022)

<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jay Hoyt</td>
<td>Applicant: Troy Wilstead</td>
</tr>
<tr>
<td></td>
<td>Property Owner: TJ&amp;T Properties LLC</td>
</tr>
</tbody>
</table>

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

| Zoning:                 | Staff Recommendation:            |
| Existing Zoning: AG     | Staff recommends approval.       |
| Proposed Zoning: IL     |                                  |

| Comprehensive Plan:     | Staff Data:                       |
| Land Use Map: Commercial (proposed to be revised to Industrial with case TCCP-10) | TRS: 1406 |
|                         | CZM: 12                           |

| County Commission District: 1 | Commissioner Name: Stan Sallee |

REVISED 7/27/2022
SECTION I: CZ-532

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

Staff has spoken with the City of Owasso regarding possible changes to the upcoming land use plan update on the subject lot and surrounding area. They stated that they intended to proceed with proposing Regional Employment/Industrial land use designation in those changes.

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

DETAILED STAFF RECOMMENDATION:

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

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

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

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

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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

Land Use Vision:

Land Use Plan map designation:

Commercial (current designation)

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

Industrial (proposed by designation in TCCP-10)

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

Areas of Stability and Growth designation: N/A

Transportation Vision:

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

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site currently contains a Single-Family Residence

Environmental Considerations: None

Streets:

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

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

Surrounding Properties:

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

History: CZ-532

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

Surrounding Property:

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

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

Legend:
- Commercial
- Industrial
- Neighborhood Mixed Use
- Parks/Recreation
- Public/Institutional
- Residential
- Transitional

Subject Tract Land Use Plan Commercial

CZ-532
21-14 06
12.8°
Written Protest:

Regarding Case's CZ-532 and TCCP-10 Troy Wilstead

Land Currently Zoned AG requesting zoning to Commercial to Industrial (County) Location East of southeast corner of East 126th St North and North 97th East Avenue.

We The Neighbors are Opposed to Changing Land from AG to Commercial or Industrial. We are also Opposed to another mini-storage as there is already one on the opposite side of the street with vacant land to the East and West of it.

I James Rinck am Opposed to it, as it is not a suitable location. The back of his land is flood prone approximately 0.4 acres from a creek that runs along the back. Constructing a Mini-Storage on 2.7 acres would become a impervious surface for the Storm Water and all his water has to come across my land and other Neighbors land as well. The extra Storm Water coming off his place would cause increasing flood heights and velocities to the existing creek as defined in Chapter 10.

If this is Approved: It should be with Special Amendments. Hydrologist Engineering Plans, PUD Plans, Screening Requirements, and Time lines of each being completed as per Chapter 11.

All That signed this Protest have done so at their free will.

Date: 7/26/2022
Date: 7/12/2022
Date: 7/26/2022
Date: 7/12/2022
Date: 7/26/2022
Date: 7/12/2022
Date: 7/26/2022
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<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
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</thead>
<tbody>
<tr>
<td>Robi Jones</td>
<td>Applicant: Troy Wilstead</td>
</tr>
<tr>
<td></td>
<td>Property Owner: TJ&amp;T Properties LLC</td>
</tr>
</tbody>
</table>

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

**Applicant Proposal:**

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

**Zoning:**

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

**Comprehensive Plan:**

- **Fenceline:** Owasso

**Staff Recommendation:**

Staff recommends approval.

**Staff Data:**

- **TRS:** 1406
- **CZM:** 12

**County Commission District:** 1

- **Commissioner Name:** Stan Sallee
Current Staff Comments (August 3, 2022):

Staff reached out to Karl Fritchen, Planning Manager with the City of Owasso, to discuss the update to Owasso’s Comprehensive Plan which is now scheduled for action in August 2022. Mr. Fritchen explained the public process that Owasso has conducted in preparation for the update. They have been active in reaching out to the community for public input. In addition to hosting public meetings, they took advantage of several social media platforms including Next Door, Facebook, and a webpage in which the community could engage and submit comments to a survey.

The proposed land use plan will still move forward with the recommendation of Industrial / Regional Employment along East 126th Street between Memorial Road and Garnett Road with the exception of two Commercial nodes. (See attached 2035 Land Use Master Plan.)

Once Owasso’s Comprehensive Plan is updated, an amendment to the Tulsa County Comprehensive Land Use Plan will be forthcoming. The goal is to keep all the municipality’s comprehensive plans in unincorporated Tulsa County updated in the Tulsa County Comprehensive Land Use Plan.

Since Owasso plans to continue their path forward with the proposed Industrial land use designation on the subject property, staff continues to recommend approval for an Industrial land use designation on the subject property.

Previous Staff Comments (June 15, 2022):

Property Information and Land Use Request

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

Background

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

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

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

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

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

The Industrial designation is defined in both the 2030 GroWassO Master Land Use Plan and the Tulsa County Land Use Plan as follows: The Industrial/Regional Employment Land Use District represents the highest intensity of land use in Owasso. The Plan calls for industrial uses to be targeted around existing patterns of industrial activity, including locations near S. 5th St. and Main St. east and west sides of US-169 south of 76th St. N. and near the existing quarry sites near 66th St. N. and 129th E. Ave. Most of Owasso’s current industrial activity includes light industrial uses, such as warehousing and storage and facilities and small manufacturing shops. It is expected that this trend will continue with perhaps targeted efforts for research and development facilities. Some higher intensity commercial uses may be appropriate in the Industrial/Regional Employment Use district. These may include more intensity auto and truck repair, truck rental facilities, lumber yard, etc., which are also found in the CH zoning district.

The City of Collinsville has zoned several parcels industrial in an area north of 126th St. N. in the northwestern portion of the Owasso fenceline, and there are already some existing industrial businesses operating in this location. For this reason, the Plan shows a large area as Industrial/Regional Employment Districts just across the street from this emerging industrial area in Collinsville. Additionally, Owasso does not have a lot of land area left in which to place small industrial users, so it made sense to show this area as Industrial/Regional Employment. With the new standards in the zoning code for landscaping and buffering in place, adequate protection for any nearby residential areas is enhanced.

Zoning and Surrounding Uses

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

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

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

The applicant submitted the following responses:

**Justification of Request**

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

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

**Additional Information provided by the applicant:**

Request:

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

Site Characteristics & History:

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

Surrounding Uses:

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

**Staff Summary & Recommendation**

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

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

Staff recommends approval of the Industrial land use designation as requested by the applicant.
The image depicts a map of Tulsa County Land Use Plan Fenceline Owasso. The map shows various land use categories including Commercial, Industrial, Neighborhood Mixed Use, Parks/Recreation, Public/Institutional, Residential, and Transitional. The map is color-coded to differentiate between these uses. The boundaries of the land uses are marked with solid and dashed lines. The map scale is indicated at the bottom, ranging from 0 to 400 feet. The map is dated 21-14 06.
Jones, Robi

From: Fritschen, Karl <kfritschen@CityOfOwasso.com>
Sent: Monday, May 16, 2022 3:37 PM
To: Jones, Robi
Subject: RE: County Comp Plan

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

Regards,

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

200 S. Main
City of Owasso, OK 74055
918.376.1545

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

- John F. Kennedy

[Map image]
2035 LAND USE MASTER PLAN
A PLAN TO GUIDE THE FUTURE GROWTH OF OWASSO, OKLAHOMA

Legend

Land Use Categories

- Manufacturing
- Resource Recovery
- High Bay
- High Bay (park and recreation)
- High Bay (manufacturing and distribution)
- Industrial Park
- Interchange
- Industrial Mix
- Waterfront
- US Highway
- State Highway
- County Road
- Waterway
- Flood Plain and Surface Water Features
  - Waterway
  - Irrigation Canal
  - Flood Plain

Key Facilities

- Park
- Controlled Development
- Fire Station
- Access Road
- Subdivision
- Golf Course
- Trolley Stop
- Church
- Hospital
- Parks
- Water Treatment Facility

Focus Areas

- Economic Development
- Residential Growth
- Transportation
- Environmental Stewardship
- Natural Resources
- Water
- Parks and Open Space
- Community Development
- Public Safety

Regional Transportation

- Regional Transportation
- Local Transportation
- Street Network
- Bike Paths
- Pedestrian Paths

2035 Land Use

Low Density Residential
- Traditional
- Suburban
- High Density Residential
- Traditional
- Suburban
- Industrial
- Traditional
- Suburban
- Office
- Traditional
- Suburban
- Retail
- Traditional
- Suburban

2015 Land Use

Low Density Residential
- Traditional
- Suburban
- High Density Residential
- Traditional
- Suburban
- Industrial
- Traditional
- Suburban
- Office
- Traditional
- Suburban
- Retail
- Traditional
- Suburban

Future Land Use

Low Density Residential
- Traditional
- Suburban
- High Density Residential
- Traditional
- Suburban
- Industrial
- Traditional
- Suburban
- Office
- Traditional
- Suburban
- Retail
- Traditional
- Suburban

2035 Growth

- Economic Development
- Residential Growth
- Transportation
- Environmental Stewardship
- Natural Resources
- Water
- Parks and Open Space
- Community Development
- Public Safety
Written Protest:

Regarding Case's CZ-532 and TCCP-10 Troy Wilstead

Land Currently Zoned AG requesting zoning to Commercial to Industrial (County) Location East of southeast corner of East 126th St North and North 97th East Avenue.

We The Neighbors are Opposed to Changing Land from AG to Commercial or Industrial. We are also Opposed to another mini-storage as there is already one on the opposite side of the street with vacant land to the East and West of it.

I James Rinck am Opposed to it, as it is not a suitable location. The back of his land is flood prone approximately 0.4 acres from a creek that runs along the back. Constructing a Mini-Storage on 2.7 acres would become an impervious surface for the Storm Water and all his water has to come across my land and other Neighbors land as well. The extra Storm Water coming off his place would cause increasing flood heights and velocities to the existing creek as defined in Chapter 10.

If this is Approved: It should be with Special Amendments. Hydrologist Engineering Plans, PUD Plans, Screening Requirements, and Time lines of each being completed as per Chapter 11.

All That signed this Protest have done so at their free will.

1. [Signature] Date: 7/24/2022
2. [Signature] Date: 7/26/2022
3. [Signature] Date: 7/26/2022
4. [Signature] Date: 7/26/2022
5. __________________________ Date: __________________________
6. __________________________ Date: __________________________
7. __________________________ Date: __________________________
8. __________________________ Date: __________________________
9. __________________________ Date: __________________________