TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2875

October 5, 2022, 1:00 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

INTRODUCTION AND NOTICE TO THE PUBLIC
At this meeting the TMAPC, in accordance with and pursuant to applicable TMAPC Policies and Procedures, will review, consider, discuss, and may take action on, approve, recommend for approval, amend or modify, recommend for approval with modifications, deny, reject, recommend for denial, or defer action on any item listed on the agenda.

Call to Order:

REPORTS:

Chairman’s Report:
Work session Report:
Director’s Report:

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:

1. Z-7625a Lou Reynolds (CD 8) Location: Northeast corner of East 81st Street South and South Harvard Avenue requesting a Optional Development Plan Minor Amendment to allow retaining wall tie-backs to be located in a portion of the 25 foot landscape buffer (Continued from August 3, 2022 and August 17, 2022)

2. Z-7492a Amy Wightman (CD 3) Location: North of the northeast corner of South Hudson Avenue and East 11th Street South requesting an Optional Development Plan Minor Amendment to allow Low-Impact Manufacturing and Industry by right
and Moderate-Impact Manufacturing and Industry by Special Exception (Continued from September 21, 2022)

3. **PUD-435-C-2 Mike Thedford** (CD 9) Location: East of the northeast corner of East 68th Street South and South Yale Avenue requesting a **PUD Minor Amendment** to increase allowable square footage for buildings

**PUBLIC HEARING-REZONING**

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

4. **CZ-536 Ryan McCarty** (County) Location: Southwest corner of East 171st Street South and South Sheridan Road requesting rezoning from AG to RE to permit a single-family residential subdivision (Related to PUD-863 and Magnolia Crossing Preliminary Plat)

5. **PUD-863 Ryan McCarty** (County) Location: Southwest corner of East 171st Street South and South Sheridan Road requesting PUD-863 (Related to CZ-536 and Magnolia Crossing Preliminary Plat)

6. **Z-7669 Brian Letzeg** (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 (Continued from August 3, 2022 and September 7, 2022)

7. **ZCA-18** Amendment of Chapter 20 of the Zoning Code (Overlay Districts), adding Section 20.090, to establish the regulations of a special area overlay district to be titled “Neighborhood Character Overlay” (“NCO”), for properties which may subsequently be supplementally rezoned to NCO.

8. **PUD-636-E Mark Capron, Wallace Design Collective** (CD 2) Location: North of the northeast corner of West 81st Street South and South Union Avenue requesting a **PUD Major Amendment** to revise the allowable floor area, landscape and setbacks from the east boundary

9. **Z-7677 Mark Capron, Wallace Design Collective** (CD 7) Location: North of the northeast corner of East 71st Street South and South Memorial Drive requesting rezoning from OL and CG to CG

10. **CZ-535 John Parks** (County) Location: Northwest of intersection of Highway 75 and East 66th Street North requesting rezoning from AG to IL (Related to TCCP-11) (Continued from September 7, 2022 and September 21, 2022)

**PUBLIC HEARING-COMPREHENSIVE PLAN AMENDMENTS**
Review and possible adoption, adoption with modifications, denial, or deferral of the following:

11. **TCCP-11 John Parks** (County) Location: Northwest of intersection of Highway 75 and East 66th Street North requesting a land use amendment from Rural Residential/Agriculture to Industrial *(Related to CZ-535)* (Continued from September 7, 2022 and September 21, 2022)

**PUBLIC HEARING-PLATS**

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

12. **Magnolia Crossing** (County) Preliminary Plat, Location: South and east of East 171st Street South and South Yale Avenue *(Related to CZ-536 and PUD-863)*

OTHER BUSINESS

13. Commissioners' Comments

ADJOURN

CD = Council District

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

Visit our website at tulsaplaning.org email address: esubmit@incog.org

**TMAPC Mission Statement:** The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region’s current and future residents.
**Case Number:** Z-7625a  
Minor Amendment  
(Continued from August 3rd and August 17th, 2022)  
**Hearing Date:** October 5, 2022

### Case Report Prepared by:
Jay Hoyt

### Owner and Applicant Information:
**Applicant:** Lou Reynolds
**Property Owner:** Oklahoma Studios, LLC

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

![Map Image]

### Applicant Proposal:
- **Concept summary:** ODP minor amendment to allow retaining wall tie-backs to be located in a portion of the 25 ft landscape buffer.
- **Gross Land Area:** 6.28 ± Acres
- **Location:** NEC E 81st St S and S Harvard Ave
- Lot 6 & 7, Block 3 Timbercrest Addition

### Zoning:
- **Existing Zoning:** OM/Z-7625  
- **Proposed Zoning:** No Change

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

### Staff Data:
**TRS:** 8309

### Staff Recommendation:
Staff recommends denial.

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

### County Commission District:
**3**  
**Commissioner Name:** Kelly Dunkerley
SECTION I: Z-7625a Minor Amendment

Amendment Request: Revise the Optional Development Plan Standards to allow retaining wall tie-backs to be located in a portion of the 25 ft landscape buffer.

Currently the Optional Development Plan Standards require retaining walls, including footings, tie-backs and wall drainage must be placed outside of the 25 foot landscape buffer area as outlined in the Zoning/Optional Development Plan approval for Z-7625. The applicant is proposing to revise the standards to allow tie-backs within the 25 foot landscape buffer in the areas indicated on the site plan provided by the applicant.

Staff does not support this request and feels that the 25 foot landscape buffer approved in the Optional Development plan should be maintained.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 70.040.1.1.a(8) of the City of Tulsa Zoning Code.

"Modification to approved screening and landscaping plans, provided the modification is not a substantial deviation from the original approved plan."

Staff has reviewed the request and determined:

1) Z-7625a represents a significant departure from the approved development standards in the Optional Development Plan but may be considered a minor amendment to Z-7625.

2) If approved, all remaining development standards defined in Z-7625 shall remain in effect.

Exhibits included with staff report:
INCOG zoning case map
INCOG aerial photo
Applicant Exhibit “A”
Applicant Site Plan

With considerations listed above, staff recommends denial of the minor amendment to revise the Optional Development Plan Standards to allow retaining wall tie-backs to be located in a portion of the 25 ft landscape buffer.
Exhibit “A”

The Applicant requests a Minor Amendment to the Z-7625 Optional Development Plan to allow retaining wall tie-backs to be located in a portion of the 25-foot landscape buffer. Except as set forth below, all other development standards of the Optional Development Plan shall remain the same.

RETAINING WALL AND TERRAIN CONSIDERATIONS

Except for the portion of the 25 foot landscape buffer area, shown on the attached Exhibit “A”, in which tie-backs are permitted, retaining walls including footings, tie-backs, and wall drainage must be placed outside of the 25 foot buffer areas defined in the Landscaping and Screening Development Standards.
Case Number: Z-7492a
Minor Amendment
(Continued from September 21, 2022)
Hearing Date: October 5, 2022

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Amy Wightman
Property Owner: Mohamad Soukieh

Location Map:
(shown with City Council Districts)

Applicant Proposal:
Concept summary: ODP minor amendment to allow Low-Impact Manufacturing and Industry by right and Moderate-Impact Manufacturing and Industry by Special Exception

Gross Land Area: 2.8 ± Acres
Location: North of the NEC South Hudson Ave and E 11th St S

Zoning:
Existing Zoning: IL/Z-7492
Proposed Zoning: No Change

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

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 9303

City Council District: 3
Councilor Name: Crista Patrick

County Commission District: 2
Commissioner Name: Karen Keith
SECTION I: Z-7492a Minor Amendment

Amendment Request: Revise the Optional Development Plan Standards to allow Low-Impact Manufacturing and Industry by right and Moderate-Impact Manufacturing and Industry by Special Exception.

Currently the Optional Development Plan Standards limit the allowable uses for the subject lot and does not include Low-Impact Manufacturing and Industry or Moderate-Impact Manufacturing and Industry. The underlying zoning, IL, would permit Low-Impact Manufacturing and Industry by right and Moderate-Impact Manufacturing and Industry by Special Exception. The applicant is proposing to add Low-Impact Manufacturing and Industry as a use by right and Moderate-Impact Manufacturing and Industry as a use allowed by Special Exception as would be allowed by the underlying zoning. The applicant intends to conduct marijuana processing at this location.

The existing development standards of the ODP are as follows:

PERMITTED USE CATEGORIES
  i. PUBLIC, CIVIC, AND INSTITUTIONAL
     Safety Service
  ii. COMMERCIAL
     Animal Service (includes all specific uses)
     Broadcast or Recording Studio
     Commercial Service (includes all permitted specific uses)
     Financial Services (includes all specific uses)
     Funeral or Mortuary Service
     Office (includes all specific uses)
     Parking, Non-accessory
     Restaurant
     Retail Sales (includes all specific uses)
     Self-service Storage Facility
     Studio, Artist, or Instructional Service
     Trade School
     Vehicle Sales and Service
        Commercial vehicle repair/maintenance
        Commercial vehicle sales/rentals
        Fueling Station
        Personal vehicle repair and maintenance
        Personal vehicle sales and rentals
        Vehicle parts and supply sales
        Vehicle body and paint finishing shop
  iii. WHOLESALE, DISTRIBUTION AND STORAGE
       Warehouse
       Wholesale Sales and Distribution
  iv. RECYCLING
      Consumer Material Drop-off Station
v. AGRICULTURAL
   Community Garden
   Farm, Market- or Community-supported
   Horticulture Nursery

vi. OTHER
   Drive-in or Drive-through Facility (as a component of an
   allowed principal use)

No other restrictions have been placed on the subject lot as part of the Optional
Development Plan.

Staff Comment: This request is considered a Minor Amendment as outlined by
Section 70.040.1.1.a(4) of the City of Tulsa Zoning Code.

"Limitation or elimination of previously approved uses, provided the
character of the development is not substantially altered."

Staff has reviewed the request and determined:

1) Z-7492a does not represent a significant departure from the approved
development standards in the Optional Development Plan.

2) If approved, all remaining development standards defined in Z-7492 shall
remain in effect.

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

With considerations listed above, staff recommends approval of the minor
amendment to allow Low-Impact Manufacturing and Industry by right and
Moderate-Impact Manufacturing and Industry by Special Exception.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
**Case Number:** PUD-435-C-2  
**Minor Amendment**

**Hearing Date:** October 5, 2022

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
**Applicant:** Mike Thedford  
**Property Owner:** Laureate Psychiatric Clinic and Hospital INC.

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

![Location Map](image)

**Applicant Proposal:**

**Concept summary:** PUD minor amendment to increase allowable square footage for buildings  
**Gross Land Area:** 21.46 Acres  
**Location:** East of the NE/c of E 68th St S and S Yale Ave  
6655 S Yale Ave  
Lot 1, Block 1 Laureate Extended Development Area A

**Zoning:**  
**Existing Zoning:** RS-3/PUD-435-C  
**Proposed Zoning:** No Change

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

**Staff Recommendation:**  
Staff recommends approval.

**Staff Data:**  
**TRS:** 8303

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

**County Commission District:** 3  
**Commissioner Name:** Kelly Dunkerley

3.1
SECTION I: PUD-435-C-2 Minor Amendment

Amendment Request: Revise the PUD Development Standards to increase the allowable square footage for buildings.

Currently the maximum building floor area for Development Area A is 222,000 sf. The applicant is proposing to increase this to 232,000 sf or just under a 5% increase in allowable floor area to permit and expansion of the Laureate Psychiatric Clinic as indicated on the plans provided by the applicant.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(4) of the City of Tulsa Zoning Code.

"Increases in permitted nonresidential floor area, provided the increased floor area is permitted by the underlying zoning and the floor area of a development area is not increased more than 15%"

Staff has reviewed the request and determined:

1) PUD-435-C-2 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-435.

2) All remaining development standards defined in PUD-435 and subsequent amendments shall remain in effect.

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

With considerations listed above, staff recommends approval of the minor amendment to increase allowable square footage for buildings from 222,000 sf to 232,000 sf.
Laureate
Psychiatric Clinic and Hospital
A part of Saint Francis Health System

Planned Unit Development Area ‘A’
August 16, 2022
# Building Area

## Laureate Psychiatric Clinic and Hospital

### Laureate Hospital

#### Existing Area

<table>
<thead>
<tr>
<th>A</th>
<th>Administration</th>
<th>Beds</th>
<th>UPPPER</th>
<th>LOWER</th>
<th>BSMT</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>ADMIN</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>24,954</td>
</tr>
<tr>
<td></td>
<td>CAD</td>
<td></td>
<td>0</td>
<td>0</td>
<td>4,680</td>
<td>3,245</td>
</tr>
<tr>
<td></td>
<td>TOTAL</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>28,245</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B</th>
<th>Conference Center</th>
<th>Beds</th>
<th>UPPPER</th>
<th>LOWER</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>CONF</td>
<td></td>
<td>0</td>
<td>0</td>
<td>12,274</td>
</tr>
<tr>
<td></td>
<td>CAD</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>TOTAL</td>
<td></td>
<td>0</td>
<td>0</td>
<td>12,274</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C/D</th>
<th>Healthzone/CUP/James</th>
<th>Beds</th>
<th>UPPPER</th>
<th>LOWER</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>GYM/AMES</td>
<td></td>
<td>0</td>
<td>0</td>
<td>74,259</td>
</tr>
<tr>
<td></td>
<td>CUP/SUPPORT</td>
<td></td>
<td>0</td>
<td>0</td>
<td>284</td>
</tr>
<tr>
<td></td>
<td>TOTAL</td>
<td></td>
<td>0</td>
<td>0</td>
<td>74,543</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>E</th>
<th>Pool House</th>
<th>Beds</th>
<th>OPEN</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>OPEN</td>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>TOTAL</td>
<td></td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>F</th>
<th>McDonald Hall - Inpatient</th>
<th>Beds</th>
<th>UPPPER</th>
<th>LOWER</th>
<th>BSMT</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>30 Beds</td>
<td>30</td>
<td>18,274</td>
<td>0</td>
<td>0</td>
<td>41,586</td>
</tr>
<tr>
<td></td>
<td>30 Beds</td>
<td>30</td>
<td>18,380</td>
<td>0</td>
<td>0</td>
<td>41,586</td>
</tr>
<tr>
<td></td>
<td>SUPPORT</td>
<td>0</td>
<td>4,932</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>TOTAL</td>
<td>60</td>
<td>18,274</td>
<td>0</td>
<td>0</td>
<td>41,586</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>G</th>
<th>Moore Hall - Inpatient</th>
<th>Beds</th>
<th>UPPPER</th>
<th>LOWER</th>
<th>BSMT</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>30 Beds</td>
<td>30</td>
<td>18,274</td>
<td>0</td>
<td>0</td>
<td>41,586</td>
</tr>
<tr>
<td></td>
<td>30 Beds</td>
<td>30</td>
<td>18,380</td>
<td>0</td>
<td>0</td>
<td>41,586</td>
</tr>
<tr>
<td></td>
<td>SUPPORT</td>
<td>0</td>
<td>4,932</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>TOTAL</td>
<td>60</td>
<td>18,274</td>
<td>0</td>
<td>0</td>
<td>41,586</td>
</tr>
</tbody>
</table>

### New Area

<table>
<thead>
<tr>
<th>H</th>
<th>Education</th>
<th>Beds</th>
<th>CLASS</th>
<th>UPPPER</th>
<th>LOWER</th>
<th>BSMT</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0</td>
<td>4,101</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>I</th>
<th>Wells Hall - Inpatient</th>
<th>Beds</th>
<th>UPPPER</th>
<th>LOWER</th>
<th>BSMT</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>15 Beds</td>
<td>15</td>
<td>9,240</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>KIT/DINING</td>
<td>0</td>
<td>9,240</td>
<td>716</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>BSMT</td>
<td>0</td>
<td>2,247</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>TOTAL</td>
<td>15</td>
<td>20,727</td>
<td>716</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>J</th>
<th>Logistics</th>
<th>Beds</th>
<th>LOGISTICS</th>
<th>0</th>
<th>0</th>
<th>2,998</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>TOTAL</td>
<td>0</td>
<td>0</td>
<td>2,998</td>
</tr>
</tbody>
</table>

### Total

| 135 | 219,487 | 7,243 |

### Proposed Total

<table>
<thead>
<tr>
<th>PROPOSED TOTAL</th>
<th>Bldg Gross Sq Ft</th>
<th>226,730</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>FUTURE GROWTH</td>
<td>5,270</td>
</tr>
<tr>
<td>PROPOSED NEW P.U.D. LIMIT</td>
<td>232,000</td>
<td></td>
</tr>
</tbody>
</table>

### Notes

- "UPPER" and "LOWER" indicate the floor levels.
- "BSMT" indicates the basement level.
- "TOTAL" columns sum the respective areas across different beds and levels.

---

**Laureate Psychiatric Clinic and Hospital**

"16-Aug-22" indicates the date of the document.

---
PUD Zone A
A – CAD/CSU/Administration

Laureate
Psychiatric Clinic and Hospital
A – CAD/CSU/Administration
Laureate Psychiatric Clinic and Hospital

MOORE HALL - BASEMENT

Legend and Notes:
- Corridors
- Suites
- Shaft
- 2 Hour Wall
- 90 Minute Wall
- 4 Hour Fire Damper
- 6 Hour Fire Damper

General Notes:
1. Buildings fully sprinklered where (X) indicated.
2. All shafts fully illuminated and separated. Walls 30" thick.
3. All shafts fully illuminated and separated. Walls 30" thick.
4. All shafts fully illuminated and separated. Walls 30" thick.
5. All shafts fully illuminated and separated. Walls 30" thick.
6. All shafts fully illuminated and separated. Walls 30" thick.

MOORE HALL - BASEMENT

3.17
I – Wells Hall
I – Wells Hall
**Case Number:** CZ-536  
**Hearing Date:** October 5, 2022  
(Related to case PUD-863)

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
**Applicant:** Ryan McCarty  
**Property Owner:** PINE SPRINGS DEVELOPMENT GROUP LLC

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

![Location Map](image-url)

**Applicant Proposal:**  
**Present Use:** Vacant  
**Proposed Use:** Single-Family Residential  
**Concept summary:** Rezone from AG to RE with a PUD overlay on a portion of rezoning area to permit a single-family residential subdivision.  
**Tract Size:** 135.27 ± acres  
**Location:** Southwest Corner of East 171st Street South and South Sheridan Road

**Zoning:**  
**Existing Zoning:** AG  
**Proposed Zoning:** RE/PUD-863

**Comprehensive Plan:**  
**Land Use Map:** Rural Residential/Neighborhood Commercial

**Staff Recommendation:**  
Staff recommends approval.

**Staff Data:**  
**TRS:** 7334  
**CZM:** 67

**County Commission District:** 3  
**Commissioner Name:** Kelly Dunkerley
SECTION I: CZ-536

DEVELOPMENT CONCEPT: The applicant is requesting to rezone from AG to RE to permit single-family subdivisions. A PUD (PUD-863) is being concurrently proposed with this rezoning to establish the allowable use and the bulk and area requirements. The lots within the PUD area are intended to be half acre minimum in size. Sewer is proposed to be provided through aerobic systems. The proposal lies within the Rural Residential designation of the City of Bixby Comprehensive Plan, which has been adopted as part of the Tulsa County Comprehensive Plan. This proposal, along with the accompanying PUD are compatible with this designation.

EXHIBITS:
INCOG Case map
INCOG Aerial
Comprehensive Plan Land Use Map

DETAILED STAFF RECOMMENDATION:

CZ-536 is non-injurious to surrounding proximate properties and consistent with the Tulsa County Comprehensive Plan;

CZ-536 is consistent with the anticipated future development pattern of the surrounding property therefore,

Staff recommends Approval of CZ-536 to rezone property from AG to RE.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the fenceline of the City of Bixby and is designated as “Rural Residential/Neighborhood Commercial.” The City of Bixby’s Comprehensive Plan – Bixby 2030 Our Vision, Our Future was adopted as part of the Tulsa County Comprehensive Plan on August 15, 2019. The Plan follows the City of Bixby’s fenceline which includes unincorporated areas of Tulsa County. A city’s fenceline is an area preserved for future annexation by virtue of a narrow annexation strip which encloses the area of municipal influence and prevents annexation by other cities. One of the most critical components of a comprehensive plan update is community engagement. Participation by a broad cross section of interests increases the likelihood that the plan’s goals and policies will be based on community consensus, which increases the likelihood for successful plan implementation. Gaining community input was achieved through the following public engagement efforts: Stakeholder Interviews, Steering Committee Meetings, Community Kiosks, Informal Brochures, Project Website, Surveys, and Public Workshops.

Land Use Vision:

Land Use Plan map designation: Rural Residential/Neighborhood Commercial

Rural Residential

The Rural Residential designation denotes areas that have large-lot detached residential development in natural / rural portions of the City. Development in this designation should retain the rural character of the area and will be relatively low in density. However, these areas should offer sufficient access to
schools, parks, trails, and open spaces to maintain the quality of life in the rural setting, and may allow limited commercial uses that support the surrounding rural area.

Neighborhood Commercial

The Neighborhood Commercial designation denotes areas that provide goods and services to meet the frequent shopping needs of residents. Development shall have access to major roads and provide opportunities for walking and biking from nearby residential areas.

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: E 171$^{st}$ St S is designated as a Primary Arterial. S Sheridan Rd is designated as a Secondary Arterial. A Residential Collector is called out along the east and south boundaries of the subject area.

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>E 171$^{st}$ St S</td>
<td>Primary Arterial</td>
<td>120 Feet</td>
<td>2</td>
</tr>
<tr>
<td>S Sheridan Rd</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>2</td>
</tr>
</tbody>
</table>

Utilities: The subject tract has municipal water available. Sewer will be by ODEQ approved septic system.

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 Residential/Industrial/Neighborhood Commercial</td>
<td>N/A</td>
<td>Vacant</td>
</tr>
<tr>
<td>South</td>
<td>AG</td>
<td>Rural Residential</td>
<td>N/A</td>
<td>Vacant/Single-Family</td>
</tr>
<tr>
<td>East</td>
<td>AG</td>
<td>Rural</td>
<td>N/A</td>
<td>Vacant/Single-Family</td>
</tr>
</tbody>
</table>
SECTION III: Relevant Zoning History

History: CZ-536 Rel. PUD-863

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

Surrounding Property:

CZ-521/ PUD-860 December 2021: All concurred in approval of a request for rezoning a 56.52+ acre tract of land from AG to RE with a PUD overlay on a portion of rezoning area to permit a single-family residential subdivision on property located South of the southeast corner of East 171st Street South and South Yale Avenue.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
Case Report Prepared by: Jay Hoyt

Owner and Applicant Information:
Applicant: Ryan McCarty
Property Owner: PINE SPRINGS DEVELOPMENT GROUP LLC

Applicant Proposal:
Present Use: Vacant
Proposed Use: Single-Family Residential
Concept summary: Rezone from AG to RE with a PUD overlay to permit a single-family residential subdivision.
Tract Size: 135.27 ± acres
Location: Southwest Corner of East 171st Street South and South Sheridan Road

Zoning:
Existing Zoning: AG
Proposed Zoning: RE/PUD-863

Comprehensive Plan:
Land Use Map: Rural Residential/Neighborhood Commercial

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 7334
CZM: 67

County Commission District: 3
Commissioner Name: Kelly Dunkerley
SECTION I: PUD-863

DEVELOPMENT CONCEPT: The applicant is requesting to rezone from AG to RE with a PUD overlay to permit a single-family subdivision. A rezoning is being concurrently proposed with this PUD (CZ-536). The proposed PUD will establish the allowable use as well as bulk and area requirements. Lots will need to be large enough to provide sewer systems on each lot and meet Oklahoma Department of Environmental Quality regulations.

EXHIBITS:
INCOG Case map
INCOG Aerial
Comprehensive Plan Land Use Map
Applicant Exhibits:
  Development Concept
  Development Standards
  Exhibit A – Conceptual Site Plan
  Exhibit B – Aerial Photography
  Exhibit C – Site Topography

DETAILED STAFF RECOMMENDATION:

Uses allowed in PUD-863 are consistent with the Rural Residential land use designation identified in the Tulsa County Comprehensive Land Use plan.

PUD-863 allows lots sizes and uses that are consistent with the anticipated future development pattern of the surrounding property;

PUD-863 is consistent with the provisions of the PUD chapter of the Tulsa County Zoning Code, therefore;

Staff recommends Approval of PUD-863 to rezone property from AG to RE, PUD-863.

DEVELOPMENT STANDARDS:

Permitted uses: All uses allowed by right in the RE zoning district specifically Use Unit 6 – Single Family Dwelling and customary facilities and amenities.

Maximum dwelling units (residential lots) allowed by this PUD: ........................................ 160

Minimum lot width (at building setback line): ........................................................................... 110 feet *
* Lots with cul-de-sac frontage may have a minimum width of 30 feet at the right-of-way line but shall meet the minimum requirements for lot area as specified in this PUD.

Minimum lot area: ............................................................... 22,500 square feet

Minimum land area per dwelling unit: ................................................................. 26,250 square feet

Maximum structure height: .......................................................... 35 feet

Off-Street Parking: ........................................ Three (3) enclosed off-street parking spaces per dwelling unit
Front yard: ........................................................................................................ 35 feet

Rear yard: ........................................................................................................ 25 feet

Side yard: ........................................................................................................ 7.5 feet

No residence shall be built nearer than seven and one-half (7.5) feet to any side lot on one side, and seven and one-half (7.5) feet on the other side, thus requiring a combined total of at least fifteen (15) feet between the residences.

**Signage**

Two entry identification signs shall be permitted with a maximum of 64 square feet of display signage surface. Additional signage for amenities will be allowed with a maximum of 16 square feet.

**Access and Circulation**

The subject tract shall be accessed from the west through the existing neighborhood (The Reserve at Magnolia), from the north at East 17th Street South or from the east at South Sheridan Road. Interior vehicular access shall be derived from the three entrance locations with public streets (24 feet in width) throughout. Cul-de-sacs shall have a pavement diameter of 96 feet. Stub streets shall be provided along the north and south property lines for future residential street connections to this property.

**SECTION II: Supporting Documentation**

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

**Staff Summary:** The site is located within the fenceline of the City of Bixby and is designated as “Rural Residential/Neighborhood Commercial.” The City of Bixby’s Comprehensive Plan – Bixby 2030 Our Vision, Our Future was adopted as part of the Tulsa County Comprehensive Plan on August 15, 2019. The Plan follows the City of Bixby’s fenceline which includes unincorporated areas of Tulsa County. A city’s fenceline is an area preserved for future annexation by virtue of a narrow annexation strip which encloses the area of municipal influence and prevents annexation by other cities. One of the most critical components of a comprehensive plan update is community engagement. Participation by a broad cross section of interests increases the likelihood that the plan’s goals and policies will be based on community consensus, which increases the likelihood for successful plan implementation. Gaining community input was achieved through the following public engagement efforts: Stakeholder Interviews, Steering Committee Meetings, Community Kiosks, Informal Brochures, Project Website, Surveys, and Public Workshops.

**Land Use Vision:**

**Land Use Plan map designation:** Rural Residential/Neighborhood Commercial

**Rural Residential**

The Rural Residential designation denotes areas that have large-lot detached residential development in natural / rural portions of the City. Development in this designation should retain the rural character of the area and will be relatively low in density. However, these areas should offer sufficient access to schools, parks, trails, and open spaces to maintain the quality of life in the rural setting, and may allow limited commercial uses that support the surrounding rural area.
Neighborhood Commercial

The Neighborhood Commercial designation denotes areas that provide goods and services to meet the frequent shopping needs of residents. Development shall have access to major roads and provide opportunities for walking and biking from nearby residential areas.

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: E 171st St S is designated as a Primary Arterial. S Sheridan Rd is designated as a Secondary Arterial. A Residential Collector is called out along the east and south boundaries of the subject area.

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>E 171st St S</td>
<td>Primary Arterial</td>
<td>120 Feet</td>
<td>2</td>
</tr>
<tr>
<td>S Sheridan Rd</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>2</td>
</tr>
</tbody>
</table>

Utilities:
The subject tract has municipal water available. Sewer will be by ODEQ approved septic system.

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 Residential/Industrial/Neighborhood Commercial</td>
<td>N/A</td>
<td>Vacant</td>
</tr>
<tr>
<td>South</td>
<td>AG</td>
<td>Rural Residential</td>
<td>N/A</td>
<td>Vacant/Single-Family</td>
</tr>
<tr>
<td>East</td>
<td>AG</td>
<td>Rural Residential</td>
<td>N/A</td>
<td>Vacant/Single-Family/Public Utility</td>
</tr>
<tr>
<td>West</td>
<td>AG/RE</td>
<td>Rural Residential</td>
<td>N/A</td>
<td>Vacant</td>
</tr>
</tbody>
</table>
SECTION III: Relevant Zoning History

History: CZ-536 Rel. PUD-863

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

Surrounding Property:

CZ-521/ PUD-860 December 2021: All concurred in approval of a request for rezoning a 56.52+ acre tract of land from AG to RE with a PUD overlay on a portion of rezoning area to permit a single-family residential subdivision on property located South of the southeast corner of East 171st Street South and South Yale Avenue.
Tulsa County Land Use Plan

Fenceline - Bixby

- Rural Agriculture (Unincorporated)
- Agricultural
- Rural Residential
- Low Density Residential
- Medium Density Residential
- Medium-High Density Residential
- High Density Residential
- Residential Manufactured Home Park
- Mixed Use
- Neighborhood Commercial
- Commercial
- Industrial
- Public/Institutional
- Recreation and Open Space
- Flood District
- 100 Year Floodplain

PUD-863
17-13 34
Development Concept

Magnolia Crossing is a 135-acre master planned, multi-phase single family residential neighborhood in Tulsa County, Oklahoma. The project is located on the west side of South Sheridan Road and the south side of East 171st Street South and is surrounded by unplatted and single-family residential Magnolia neighborhoods. This Planned Unit Development is an overlay covering the RE zoning district and will follow RE dimensional and density standards with a few notable exceptions.

A master property owners’ association will be formed for the neighborhood(s) and dues established for the maintenance of common areas and amenities. Covenants for the neighborhood have been prepared to set forth minimum dwelling sizes, percent of masonry and other criteria which establish and maintain a quality development.

Magnolia Crossing will be a professionally planned neighborhood with passive neighborhood amenities associated with the detention facility including fountains/aerators, new tree plantings, stocked fishing ponds, jogging trails, and substantial green space for the enjoyment of the residents in Magnolia Crossing.
Development Standards

Land Area: .................................................................................................................. 135.3 Acres

Permitted uses: All uses allowed by right in the RE zoning district specifically Use Unit 6 – Single Family
Dwelling and customary facilities and amenities.

Permitted Uses: ................................................................. RE Single Family Residential Development

Residential lot density calculation:

Maximum dwelling units allowed in RE zoning district (5,892,249 / 26,250 square feet): .......... 224

Maximum dwelling units (residential lots) allowed by this PUD: ......................................................... 160

Minimum lot width (at building setback line): ................................................................. 110 feet *

* Lots with cul-de-sac frontage may have a minimum width of 30 feet at the right-of-way line but shall
meet the minimum requirements for lot area as specified in this PUD.

Minimum lot area: ........................................................................................................ 22,500 square feet

Minimum land area per dwelling unit: .................................................................................. 26,250 square feet

Maximum structure height: ................................................................................................. 35 feet

Off-Street Parking: .......................................................... Three (3) enclosed off-street parking spaces per dwelling unit

Front yard: ......................................................................................................................... 35 feet

Rear yard: .......................................................................................................................... 25 feet

Side yard: ............................................................................................................................ 7.5 feet

No residence shall be built nearer than seven and one-half (7.5) feet to any side lot on one side, and
seven and one-half (7.5) feet on the other side, thus requiring a combined total of at least fifteen (15)
feet between the residences.
Signage

Two entry identification signs shall be permitted with a maximum of 64 square feet of display signage surface. Additional signage for amenities will be allowed with a maximum of 16 square feet.

Access and Circulation

The subject tract shall be accessed from the west through the existing neighborhood (The Reserve at Magnolia), from the north at East 171st Street South or from the east at South Sheridan Road. Interior vehicular access shall be derived from the three entrance locations with public streets (24 feet in width) throughout. Cul-de-sacs shall have a pavement diameter of 96 feet. Stub streets shall be provided along the north and south property lines for future residential street connections to this property.

Topography and Existing Soils

The property consists of pastureland with elevations ranging from 703 to 668 feet. The Soil Survey of Tulsa County, Oklahoma was used to help identify soil types present on the site. Existing soils consist of the following:

<table>
<thead>
<tr>
<th>Map Unit Symbol</th>
<th>Map Unit Name</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Bates-Coweta complex, 3 to 5 percent slopes</td>
<td>0.5</td>
<td>0.3%</td>
</tr>
<tr>
<td>12</td>
<td>Dennis silt loam, 1 to 3 percent slopes</td>
<td>36.6</td>
<td>24.4%</td>
</tr>
<tr>
<td>14</td>
<td>Dennis silt loam, 3 to 5 percent slopes, eroded</td>
<td>14.7</td>
<td>9.7%</td>
</tr>
<tr>
<td>16</td>
<td>Dennis-Radley complex, 0 to 12 percent slopes</td>
<td>33.1</td>
<td>22.0%</td>
</tr>
<tr>
<td>43</td>
<td>Okemah silt loam, 0 to 1 percent slopes</td>
<td>21.1</td>
<td>14.0%</td>
</tr>
<tr>
<td>44</td>
<td>Okemah-Parsons-Pharoah complex, 0 to 1 percent slopes</td>
<td>44.4</td>
<td>29.5%</td>
</tr>
<tr>
<td>Totals for Area of Interest</td>
<td></td>
<td>150.5</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Utilities and Drainage

Utilities are available at the development boundaries, with the exception that a septic system for each lot will be required. Storm water drainage will be collected, and detention will be addressed within designated reserve area in accordance with Tulsa County development regulations. Domestic and irrigation water service will be provided by Okmulgee County Rural Water District #6.

Environmental and Open Space Considerations

The property contains a natural stream channel regulated by the U.S. Army Corps of Engineers (USACE). The site design will be developed to meet or exceed the minimum requirements of Section 404 of the Clean Water Act including required permits. This development intends to preserve the existing stream channel / native vegetation.
Amenities

- Preservation of existing greenbelt and 404 stream channel
- Fountains / Aerators
- New tree planting and professional landscaping
- Approximately 28 acres of green space / reserve area
- Stocked fishing ponds
- Jogging trails providing pedestrian connectivity throughout the neighborhood(s)
- Open space areas for neighborhood events

Waiver of Sidewalk Requirement

Due to the existing conditions and design of this property (bar ditches, no curb and gutter, etc.), a sidewalk waiver is requested for this development.

Site Plan Review

For the purposes of site plan review requirements, the approved final plat shall constitute the required detailed site plan.

Platting Requirement

No building permit shall be issued until the area comprising the Planned Unit Development has been included within a subdivision plat submitted to and approved by the Tulsa Metropolitan Area Planning Commission (TMAPC) and the Tulsa County Board of County Commissioners and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved Planned Unit Development and the Tulsa Metropolitan Area Planning Commission (TMAPC) shall be a beneficiary thereof.

Anticipated Construction Schedule

Anticipated construction schedule for the initial phase of Magnolia Crossing is scheduled to begin in October of 2022 and is expected to be complete and ready for lot sales in January of 2023. Subsequent phases will be developed as market conditions allow.

Exhibits

Exhibit A: Conceptual Site Plan
Exhibit B: Aerial Photography
Exhibit C: Site Topography
A TRACT OF LAND THAT IS PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) AND THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE/4 OF SAID SECTION 34; THENCE SOUTH 00°57'39" EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 903.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°57'39" EAST A DISTANCE OF 202.26 FEET TO THE NORTHEAST CORNER OF TRACT NO. 2 OF MAGNOLIA ESTATES, A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 7019; THENCE S 89°02'21" W ALONG THE NORTHERLY LINE OF SAID TRACT NO. 2 A DISTANCE OF 50.00 FEET; THENCE S 88°45'41" E ALONG THE SOUTH LINE OF SAID TRACT NO. 2 A DISTANCE OF 1200.00 FEET; THENCE N 01°07'33" E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 AND THE SOUTH LINE OF MAGNOLIA ESTATES TO THE SOUTHWEST CORNER OF TRACT NO. 1; THENCE S 88°46'40" E A DISTANCE OF 676.98 FEET TO THE SOUTHEAST CORNER OF TRACT NO. 1; THENCE N 88°46'40" E A DISTANCE OF 536.61 FEET; THENCE N 89°14'24" E A DISTANCE OF 160.12 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 5,892,248.98 SQ. FEET OR 135.27 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (ZONE 3501 OK NORTH), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF THE NE/4 OF SECTION 34, T17N, R13E AS SOUTH 00°57'39" EAST.
**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**
*Applicant: Brian Letzig*
*Property Owner: BLUE BULL CAPITAL LLC*

**Case Number:** Z-7669 with optional development plan

**Hearing Date:** October 5, 2022 (Continued from August 3, 2022 and September 7, 2022)

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

**Applicant Proposal:**
*Present Use: Office*
*Proposed Use: Self-Service Storage*
*Concept summary:*
*Tract Size: 6.02 ± acres*
*Location: East of the southeast corner of S. Canton Ave and E. 68th St.*

**Zoning:**
*Existing Zoning: OL*
*Proposed Zoning: CG with ODP*

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

**Staff Recommendation:**
Staff recommends approval.

**Staff Data:**
*TRS: 8303*
*CZM: 53*

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

**County Commission District:** 3
*Commissioner Name: Vicki Adams*
SECTION I: Z-7669

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 OL to CG with an optional development plan. Included with the application is an optional development plan that provides additional protections for the multifamily residential development to east and other low intensity office uses. The development plan limits signage, lighting, and uses otherwise approved in the CG district. With the inclusion of the optional development plan standards, the CG zoning is consistent with the Regional Center land use recommendations of the Tulsa Comprehensive Plan.

Staff recommends approval of Z-7669 to rezone property from OL to CG with an optional development plan.

SECTION II: Z-7669 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
- Commercial Service
  - Building service
  - Business support service
SECTION I: Z-7669

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 OL to CG with an optional development plan. Included with the application is an optional development plan that provides additional protections for the multifamily residential development to east and other low intensity office uses. The development plan limits signage, lighting, and uses otherwise approved in the CG district. With the inclusion of the optional development plan standards, the CG zoning is consistent with the Regional Center land use recommendations of the Tulsa Comprehensive Plan.

Staff recommends approval of Z-7669 to rezone property from OL to CG with an optional development plan.

SECTION II: Z-7669 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
- Commercial Service
  - Building service
  - Business support service
- Consumer maintenance/repair service
- Personal improvement service

Financial Services
Lodging
- Hotel/Motel

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

Trade School

Vehicle Sales and Service
- Personal Vehicle Repair and Maintenance

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
- Mixed-Use Building
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:

SIGNAGE:
Signage for Z-7669 must comply with the signage regulations of the OL district found in Chapter 60 of the Tulsa Zoning Code.

LIGHTING:
Lighting for Z-7669 must comply with the lighting regulations of the OL district found in Chapter 67 of the Tulsa Zoning Code.

VEHICULAR STORAGE:
Covered vehicular storage to be steel framed, with pre-finished standing seam roof, painted structural steel supports, and lower 3 feet of columns to be encased in concrete or masonry materials.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
The CG zoning request is consistent with the Regional Center land use designation. The optional development plan provides protections for the existing residential uses and low-intensity office uses adjacent to the subject site.

Land Use Vision:

Land Use Plan: Regional Center
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.

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

Major Street and Highway Plan:  East 68th Street South is designated as a Residential Collector Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

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 68th Street South</td>
<td>Residential Collector</td>
<td>60</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>RS-3/PUD-435-C</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Hospital</td>
</tr>
<tr>
<td>East</td>
<td>RM-1/OL</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Multifamily</td>
</tr>
<tr>
<td>South</td>
<td>OL</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Office</td>
</tr>
<tr>
<td>West</td>
<td>OL</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Office</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

History: Z-7669 w/ ODP

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

Subject Property:

BOA-19080 May 2001: The Board of Adjustment approved a Special Exception to permit Use Unit 4 “utility facilities” in an OL zoned district & a Variance of the one-story height limit in an OL zoned district to two-story for enlargement of existing building, on property located at 5303 East 71st St. South.
BOA-17434 July 1996: The Board of Adjustment approved a Special Exception to permit a 95' tower in an OL district & a Variance of the height limit in an OL district, on property located at 5305 E. 71st Street South.

Z-6380 January 1993: All concurred in approval of a request for rezoning a 10± acre tract of land from AG to OL on property located 5305 E. 71st Street South.

Surrounding Property:

BOA-23220 December 2021: The Board of Adjustment approved a Special Exception to permit more in the OL Zoning District, on property located at 5401 East 71st Street South.

Z-7334 March 2016: All concurred in approval of a request for rezoning a 1.72± acre tract of land from OL to CS on property located Northeast corner of East 71st Street and South Canton Avenue.

PUD-435-C December 1997: All concurred in approval of a proposed Planned Unit Development on a tract of land for on property located East of the northeast corner of East 68th Street and South Yale Avenue.

Z-4996 June 1997: All concurred in approval of a request for rezoning a tract of land from RS-3 to RM-1 on property located 5477 East 71st Street.

Z-6603/PUD-576 February 1996: All concurred in approval of a request to rezone a tract of land from OM to CS and approval of a proposed Planned Unit Development for a bar without live entertainment, office, and residential uses, all within the existing two-story structure. The tract has 88’ of frontage on Canton and is 150’ deep. Because of the existing structure and layout of the site, adequate parking and landscaping cannot be provided, on property located 6927 South Canton.

BOA-15639 January 1991: The Board of Adjustment approved a Special Exception to permit hospital use in an OL zoned district, on property located at SE/c 68th Street and South Canton Avenue.

BOA-15462 June 1990: The Board of Adjustment approved a Special Exception to permit a beauty salon as a principal use, on property located at 6863 South Canton.

BOA-10899 March 1980: The Board of Adjustment approved a Variance to permit the floor area ratio from 25% to 30% in an OL District, on property located at Northeast of 71st Street and Canton Ave.

BOA-10700 September 1979: The Board of Adjustment approved a Variance to permit the floor area ratio from 25% to 28.3% in an OL District, on property located at 6815 South Canton Avenue.

BOA-10245 December 1978: The Board of Adjustment approved a Variance to permit frontage requirements in an OL District to permit a lot-split, on property located at 6900 Block South Canton Avenue.

BOA-9824 January 1978: The Board of Adjustment approved a Special Exception to permit eight duplexes in an RS-3 District; & a Variance to permit the front and rear yards in an RS-3 District, on property located at the SE corner of 68th Street and Canton Avenue.

Z-5130 June 1978: All concurred in approval of a request for rezoning a tract of land from RS-3 to OL on property located Lot 2, Block 3, Burning Hills.
BOA-9738 November 1977: The Board of Adjustment approved a Special Exception to permit multifamily use in an OL District & a Variance of the number of dwelling units on one lot from 40 units to permit 192 units in an OL District, on property located at 5423 East 71st St.

Z-4410 September 1973: All concurred in approval of a request for rezoning a tract of land from OM & RS-3 to OL on property located 5215 East 71st Street.
Note: Graphic overlays may not precisely align with physical features on the ground.
LAND USE PLAN
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

Z-7669

18-13 03

6.12
Z-7669
18-13 03

Area of Growth
Area of Stability
Public hearing to provide a recommendation to the City Council regarding amending the City of Tulsa Zoning Code, Title 42 Revised Ordinances, to add Section 20.090 establishing the regulations of a Neighborhood Character Overlay (NCO) district.

Background
Over the past few years residential infill development has increased within existing neighborhoods in the City of Tulsa. The Tulsa Planning Office was contacted by representatives of the Renaissance Neighborhood with concerns about the impact of new homes on the established neighborhood character. The purpose of the Neighborhood Character Overlay district is to establish zoning regulations consistent with the existing neighborhood scale and to prevent the negative impact of oversized infill development on existing established neighborhoods.

On June 22, 2022, the Tulsa City Council initiated an effort to develop zoning code amendments that would establish a Special Area Overlay as defined by the City of Tulsa Zoning Code in Section 20.010:

“As the name implies, overlay districts ‘over-loy’ applicable base zoning district classifications to alter some or all of the base zoning district regulations that apply to particular sites. Overlay zoning districts work to modify or supplement the regulations imposed by the base zoning district when necessary to address special situations or accomplish specific city goals. Overlay zoning is intended to be used when the base zoning district applied to an area remains generally appropriate, but when an additional, modified or eliminated requirement could help implement the city’s planning goals or address an area-specific planning, design, or land use regulations issue.”

The first step in the adoption of any overlay district is a zoning code text amendment to codify the provisions of the overlay. If adopted under ZCA-18, the Neighborhood Character Overlay district must then be applied to neighborhood areas through the zoning map amendment procedures of the Tulsa Zoning Code. As part of the original initiation, the City Council included an initiation of zoning map amendments for the areas known as the Renaissance Neighborhood. Staff will prepare a proposed boundary for the zoning map amendments and present those to TMAPC at a later hearing date.

Public Engagement
Throughout the development of the proposed Zoning Code amendments, Tulsa Planning Office met with leadership of the Renaissance Neighborhood Association and the overall neighborhood on several occasions to present the proposed standards. 930 notices were sent to property owners within the neighborhood inviting them to the meetings:

- Renaissance Neighborhood Association Leadership – February 1, 2022
- Renaissance Neighborhood (in-person at Campbell Hotel) – August 4, 2022
- Renaissance Neighborhood (virtual via Zoom) – August 19, 2022

Staff Analysis
The standards in the proposed ZCA-18 are consistent with the requested initiation by the Tulsa City Council. If applied through the zoning map amendment procedures, the standards set forth in ZCA-18 will align the zoning regulations with the existing neighborhood scale. The changes are consistent with the Zoning Code’s general purposes (Section 1.050) and the stated purpose and intent of the applicable overlay.
Staff Recommendation
Approval of the proposed amendments to the City of Tulsa Zoning Code as shown in Attachment II.

Attachment(s)
Attachment I: ZCA-18 – Zoning Code Text Amendments
Section 20.090, NCO, Neighborhood Character Overlay

20.090-A General

1. Purpose and Intent
The Neighborhood Character Overlay (NCO) district establishes zoning regulations that are intended to promote compatibility of infill housing in established neighborhoods.

2. Applicability
a. The regulations of this section apply to newly permitted detached houses, duplexes, and accessory buildings and any building alterations and site modifications for detached houses, duplexes, or accessory buildings that require a building permit within the boundaries of the NCO district. Any building, development, or structure for which a building permit was issued, or a complete building application has been accepted for processing prior to the effective date of the NCO district may be completed in conformance with the issued building permit and other applicable permits and conditions, even if such building, development, or structure does not comply with the provisions of the NCO district. If the building, development, or structure is not commenced and completed within the time allowed under the original building permit and any authorized permit extension, the building, development, or structure may be constructed, completed, and occupied only if it complies with the regulations of the NCO district.

b. Complete applications for development plans, special exceptions, variances, or other zoning-related approvals that are pending approval on the date a property is supplementally zoned NCO must be reviewed wholly under the zoning regulations applicable to the property immediately preceding the date the property was supplementally zoned NCO. Building permits for construction and development approved under such zoning approvals may be issued in accordance with

c. The development administrator is authorized to issue building permits for construction or development approved before the date a property was supplementally zoned NCO and for developments pending approval under ?? even if such building, development, or structure does not fully comply with the NCO district regulations. If building is not commenced and completed within the time allowed under the building permit and any authorized permit extension, then the building, development, or structure may be constructed, completed, and occupied only if it complies with the NCO district regulations.

3. Conflicting Regulations
All applicable regulations of the underlying base zoning district apply to property in the NCO district unless otherwise expressly stated in the NCO district regulations. For properties with approved development plans (PUD, CO, MPD, Optional Development Plan), the approved development plan and development standards apply.

4. Nonconformities
Nonconformities that exist within the NCO district are governed by the regulations of Chapter 80.

20.090-B Lot and Building Regulations
In the Neighborhood Character Overlay district, the supplemental regulations of this section apply to detached houses and duplexes, and lots being used for detached houses and duplexes. General exceptions to these regulations and rules for measuring compliance can be found in Chapter 90.

1. Maximum Building Height
The maximum allowable building height is 30 feet.

2. Maximum Building Width
The maximum allowable building width is 40 feet. For the purposes of the Neighborhood Character Overlay district, building width shall be measured from the exterior wall closest to the side setback to the exterior wall closest to the opposite side setback, parallel to the street setback. For corner lots, building width is measured parallel to the street setback not designated as the side street setback.

3. Maximum Driveway Width
Driveways serving detached houses or duplexes may not exceed 18 feet in width within the right-of-way and within the street setback. Maximum width is applied to the composite of all driveways if multiple curb cuts are provided.

4. Garage Setbacks
Street-facing garage doors must be set back at least 36 feet and may not be located closer to the street than the front façade of the principal residential building. On corner lots, the side street setback along a non-arterial street may be reduced to 20 feet.

20.090-C Accessory Building Regulations
In the Neighborhood Character Overlay, the supplemental regulations of this section apply to all detached accessory buildings including an accessory dwelling unit (ADU) established in conjunction with detached houses or duplexes.

1. Accessory Dwelling Units
Accessory Dwelling Units (ADUs), as defined in Section 45.031, are permitted by right.

2. Maximum Height of Accessory Buildings
The maximum allowable height for accessory buildings is 25 feet with a maximum of two stories.

3. Accessory Building Size
The total aggregate floor area of all accessory buildings may not exceed 750 square feet or 40% of the floor area of the principal residential structure, whichever is greater.

4. Accessory Building Coverage of Rear Setback
The maximum allowable coverage of the rear setback by accessory buildings is 50%.
Hi,

I would like to strongly object to the new proposed zoning laws. As home owners we have the right to do with our property what we wish without the over reach of government. Please contact me back at your earliest convenience so that I may exempt my home from this. My attorney has been contacted as well so if I don’t hear back from you, they can reach out. We strongly object to this to the highest order. We are sovereign beings, card holding members of the Cherokee Nation and my home falls within the 2020 Oklahoma Cherokee Nation Reservation lines, see McGirt V Oklahoma, so your government has no right to implement anything with my home. We will continue doing exactly what we want with our home, and I will involve Cherokee Nation if needed. The State of Oklahoma holds no rights on Cherokee Nation land. We will fight this. How dare you try to rezone our neighborhood to stop us from progressing. We will not comply, and we will be at every meeting moving forward for this. Shame on you for attempting to tell other people what to do with their own homes. If we wanted an HOA, we would have moved into one.

Thank you,
Arynique Swank
Hello,

Please allow this email to serve as my notice that I do not wish for my property at 1239 S. College Avenue, Tulsa, OK 74104 to be included in Neighborhood Character Overlay ZCA-18. I strongly object for several reasons: 1) My house is small and I may wish to expand it in the future should I start a family; 2) I welcome individuals who would wish to demolish and build more extravagant homes. This will increase the property value of the existing homes in the neighborhood; 3) There are several smaller houses in the neighborhood that are unsightly, including one directly to my north. Permitting these houses to be purchased, demolished and rebuilt with more extravagant homes will not only improve property values but also aesthetically improve the neighborhood; and 4) The implementation of ZCA-18 will foreclose on the the right of property owners to improve homes—thereby eliminating a right and foreclosing on additional potential investment in the neighborhood.

Respectfully,
Daniel Levy

---
Daniel A. Levy
Attorney
As of now 100% against it. Doesn’t make much sense as a property owner to limit my potential buyers. Ie “mega mansions”. I do appreciate the opportunity to hear and listen.
Sincerely,
Derrick Harding
Sent from my iPad
Regarding our letter from INCOG referencing ZCA – 18 for the renaissance neighborhood character overlay:

I am not exactly for this but I would like to see that no more cheap owasso style homes are built here but not against improvement with new homes like what is being built on brookside that will improve our home values and neighborhood and give us pride being next to the University and Route 66.

I like the change of not needing a permit to build a garage apartment or a shed.

I am not ok with homeowners not being able to widen their driveway if they want to and have the room to do it.

I would like to see a restriction saying no new duplexes or apartments can be built in this neighborhood. Only homes small and large. I would like to know the process of getting rid of the nasty apartments behind QuikTrip on 11th and college.

Many of us have been part of the solution the last 10-15 years to cleanup and improve this neighborhood to be a safe one to live in and walk in and be a place where people want to live.

We are looking forward to attending the meeting to hear more details. Thank you for caring about our neighborhood and involving us homeowners in the process.

Michelle Adams
1337 S Evanston Ave
Tulsa, OK. 74104

Sent from my iPhone
My husband and I own a duplex at 1221-1223 S. Atlanta Ave. and have received a letter about a zoning change. We are not in favor of the zoning change and do not want our property included in the zoning.

If you have any questions please call me at 918 527-8433.

Thank you Janet and David Wehrenberg
I want to thank Incog and especially Nathan for presenting the proposed overlay to our neighborhood association last night. It was well attended and lots of good questions brought up.

I have lived in the Renaissance neighborhood for 40 years and really appreciate the charm and convenience of this area. I am an architect, mostly residential, and probably understand the parameters involved better than most of my neighbors. I have seen very little change in the area over my tenure here. Yes, a few infills on empty lots or rebuilds due to fire, and a handful of second story additions or garage replacements, but really not that much change. I think the area is mostly filled with empty nesters, very few children around. Young couples buy here, but when the children come, the house is too small, and the school situation encourages them to move elsewhere. I have seen the pattern over and over again. I want to make this point so you know who your audience is.

Most of the homes here are privately owned and owner occupied, very few rentals. A typical home is 2 to 3 bedrooms, one bath, detached garage, one story. The neighborhood started in the early 1930s, and is filled with bungalows and English revival cottages, mostly brick. I understand the purpose of the overlay is to protect this character and discourage tear downs being replaced by oversized crowded homes. I am pleased with this proactive approach. I do, however, have a couple of concerns to address.

The first, and in my mind, most important item is the facilitation of garage apartments to be built on such small lots without BOA clearance. I have personally fought for years trying to keep them out of our area. Yes, the argument may be a needed home for Mom, or added income. Mom will not be able to walk up those icy steps very long. In reality, by the time you tear down an existing garage and replace it with a 2 story structure, you would be lucky to recoup your investment in 20 years. Rentals do encourage a more transient population, which does not make my home value increase. But my biggest concern is the added cars parked on the street. Yes, you can provide drive parking, but not very practical to shuffle cars. Probably half of my neighbors already park in the street because their garage is full. At times, it is hard to get out of my own driveway because of cars parked across from my drive. And you want to add more cars? The parking hampers trash pickup, mail delivery for those with mail boxes at the street. It also can make it difficult for emergency vehicles to navigate.

My second concern is the decrease in open space requirement. The proposal will reduce open space from 4000 sf to 2500 sf per lot. I know the argument is that our lot widths here are substandard for the R3 zoning, but the actual lot sizes in area are above the R3 requirements. My lot is 50x140, or 7000 sf. Again, you seem to be encouraging people to overbuild on their lots. I lived here during the Memorial Day Flood of 1984. The City has put lots of effort in preventing this from happening again, but you don’t address this. As I understand it, there is nothing in the code to prevent you from paving your entire lot. Open space should be addressed as PERMEABLE AREA, as the rain water needs to soak in, not run off.

Again, I really do appreciate all you do. I know you have many people to satisfy, and I have been impressed at how the zoning code has progressed recently. I also know you have developers screaming for fewer restrictions. I just hope that any overlay to an established area will put the protection of the current neighborhood residents and the character of the area above that of a developer. If you have any questions for me, please call.

Thank you
Scott Ferguson, Architect
918-587-1581
fscottf@juno.com

Sent from my iPad
I am Alexander Day and I own the property at 1424 S College Ave.

I attended the Zoom meeting on 8/19 (by the way I never received a follow up email with the meeting info, I had to get the info from the Renaissance Neighborhood email I received on 8/6 which may not be as up-to-date). I am opposed to all 20.090-B regulations. For 20.090-C regulations, I agree with (1) the right to accessory buildings. I'm opposed to (2) unless the prior regulation was more restrictive in which case I'd be for the change although I would raise the limit up to the same as current principal buildings (36'). For (3), I'm not sure if that is more restrictive or less restrictive? If it allows you to build an accessory building in your backyard as long as you maintain a 5' setback on each side whereas before you could not build an additional building unless it was set back 20' from rear of property, then I agree with (3). Essentially, I agree with the proposals that allow homeowners to maximize the building use of their land and oppose limiting building square footage potential. Please see my specific reasoning for each point in Section 2 below.

My general reasoning is as follows:

0) I asked my sister to review this email before sending, and what she said to me, I think, reinforces my points below. She said, "I understand why they are doing this, I love the look of your neighborhood." But then 2 statements later, she said "I could never live in those tiny houses in your neighborhood". She only has a partner and 1 child and has a middle-class income and yet these houses are not sufficiently livable for her. So all my points summarized is, what good are charming houses that are not practical or livable for the average American? These rules are just going to encourage people to move to South Tulsa or Broken Arrow or Jenks, etc, instead of using their money to help prosper our area of Tulsa.

1) The reason for these proposals was given to be maintaining the character of the Renaissance neighborhood. There is nothing worth preserving about the character of the Renaissance neighborhood, many of the homes are old and outdated designs. Using Zillow I counted at least nine 1 bathroom houses just on my street, and none of the houses on my street have more than 2 bathrooms. I believe that if you are going to build a house today, it shouldn't be any less than a 4 bedroom, 2.5-3 bathroom house; a 1000 sq ft home is a waste of perfectly good land. Renaissance is great because of its location, and I am all for people maximizing the benefits of this location. When I see these small old houses with 1 bathroom, even if they look nice on the outside, I think, "man that must suck to live in". Especially when I see nice brick facades on small houses, I think such a waste of money putting lipstick on a pig. If you are going to build a small house it would be better to plop down a 30' Yurt from Pacific Yurts for $17k or a mobile home or some other temporary dwelling until you could save up to build a proper house.

2) If someone wants to build a 4 story 90' wide home that uses every inch of buildable space on a lot, and wants to pay the higher taxes on it, more power to them. My neighbor pointed out that my taxes might go up because of that, which I'm not keen on, but if the tax increase on neighbors who still have small homes could be minimized/prevented then let people who want big homes support Tulsa by paying higher taxes.
3) If I understand it right, the 40’ width restriction would have prevented 1420 S College Ave from being built the way it was. I thought the builder wasted the land’s potential by only building it as a 1 story instead of a 2 story house, but at least he utilized the width well. I believe that lot is 100' wide, and he kept 5' setbacks on each side, so that house must be 90' wide? I don’t see a problem with the size of it, or with the garage being in the front. It seems these regulations would force the design style of the thin house with a driveway running alongside it to a garage in the back, which I’ve seen some nice examples of, but I don’t think they are an efficient use of land.

4) These proposals could hurt the value of the neighborhood in the eyes of buyers. Again, the great thing about the Renaissance neighborhood is location, location, location. If someone wants to buy one of the old dumpy houses, tear it down and build a 4 story house with another building in the back that maximizes the number of people who can comfortably live there, great. If a developer comes in and is willing to pay top dollar to buy the whole neighborhood and build maximum square footage buildings that could house 4x+ the number of people that could live in this space, that is more tax dollars per square mile without equal infrastructure cost increases, see the Youtube videos under (6).

5) The councilwoman mentioned not wanting to see McMansions built in the neighborhood. I haven’t seen anything like that built so far, so my question is that just a generalized fear on her part that it could happen, or does she consider any of the current buildings to be "McMansions". Because when I see a property like 1147 S Evanston Ave with the main house and guest house in the back, I think, "good on them, what a great use of the property, it would be even better if they had built a 3-4 story house". If 1142 S College Ave was 4 stories I’d be fine with that, I just think the bright white paint doesn’t match the neighborhood and would prefer if they matched the facade to the rest of the nice houses in the neighborhood, but it’s not a hill I’d die on. Form should follow function. I don’t consider size to be a "McMansion", I consider "McMansions" to be abominations of aesthetics combining different architectural styles into a deplorable Frankenstein monstrosity of a house design. If the council wants to combat terrible aesthetics then sure focus on that, but not the size of the buildings.

6) We have a housing crisis at the moment and I do not want to limit families from building homes that can house multiple generations or rent spare rooms to friends to help ease that burden. Or if someone wants to build a house with enough rooms that they could rent to multiple Tulsa University students, I think that would be great. And I also believe that we should move away from the suburban model of single-family homes that is unsustainable and destructive to community and start moving back toward a self-sufficient neighborhood model that was the norm before America tried the suburban experiment. I highly recommend watching the videos below that explain that thought process better than I can:

https://www.youtube.com/watch?v=CCOdQsZa15o
https://www.youtube.com/watch?v=bnKlVX968PQ

Section 2

20.090-B Building Regulations
In the NCO-1 district, the supplemental regulations of this section apply in RS zoning districts to detached houses and duplexes. General exceptions to these regulations and rules for measuring compliance can be found in Chapter 90.

1. Maximum Building Height
The maximum allowable building height for principal buildings is 25’.

Absolutely Opposed. Honestly I doubt people will build taller than a 2 story house because I haven’t really seen any examples of people doing that in Oklahoma, which I think is a pity because it maximizes the benefit of building a structure. If someone actually goes for it then more power to them. I don’t think we should codify limiting the height from 36’ to 25’, if there is an issue with a design I think it should be addressed as permits are applied for case-by-case.

2. Maximum Building Width
The maximum allowable building width for principal buildings is 40’.

Absolutely Opposed. I think lots are 50’ wide but many properties are two lots together so 100’. I definitely think that if someone wants to build a 90’ wide building on their 100’ wide lot with 5’ setbacks on each side, good for them. 5’ setbacks are reasonable, forcing people to build dinky little homes is unreasonable. This rule should absolutely be scrapped.

3. Maximum Driveway Width
Driveways serving detached houses or duplexes may not exceed 12’ in width within the right-of-way or within the street setback. Maximum width is applied to the composite of all driveways if multiple curb cuts are provided.

Absolutely Opposed. The width of the driveway of 1420 S College Ave is 17’, which I consider perfectly reasonable for the design intent. My yard is being ruined because of the thin nature of my driveway forcing the other occupant to drive on the grass to get around my car, so I wish I had the funds to double the driveway’s width. My dad bought a house close to Yale Avenue specifically because it was a 2-car wide driveway, and I agree with him that a 2 vehicle driveway is a great property feature, and I think many would agree with that. If you aren’t building a circular driveway then a 2 truck width driveway is essential in any new build in my opinion. If someone wants the entire front yard barring the 5’ setbacks to be driveway I think they should be able to do that. But if a limit absolutely will be made, it should be way wider than 12’, it should be at least 2 truck width’s wide, so probably at least 20’ or wider. On a 100’ wide property I’d say the driveway width should be allowed to be 40’. I would much rather see a nice wide concrete driveway for a front yard with cars in it than see people have to park on the grass or big ruts in their yard from driving around each other, and would much rather a property have plenty of parking space where lots of people can park than have the entire street filled with cars parked on the curb. I’ve driven through a neighborhood nearby where both curbs of the street were lined with cars for a party making the drive between them very tight and nerve-wracking that I would scrape someone’s car. Would much rather have seen most of those cars parked in a wide driveway.

4. Garage Setbacks
All residential garages that are accessed from the street must be set back at least 40’ and may not be located closer to the street than the front façade of the principal residential building. On corner lots, the garage setback can be reduced to 20’ on the applied side street.
Absolutely Opposed. Again, this proposal seems to be targeted at eliminating my neighbor's house design with its garage built into the house on a 30' setback. The real travesty the builder committed was putting two front doors on that house which was nonsensical, but I have no issue with the built-in garage. In fact, I think the garage should have been wider and taller.

20.090-C Accessory Building Regulations
In the NCO-1 district, the supplemental regulations of this section apply to all detached accessory buildings established in conjunction with allowable principal uses.

1. Accessory Dwelling Units
Accessory Dwelling Units (ADUs), as defined in Section 45.031, are permitted by right 1.5.22 within legally established detached accessory buildings that are accessory to detached houses.

Agree

2. Maximum Height of Accessory Buildings
The maximum allowable building height for accessory buildings in RS districts is 25’.

Disagree unless this is a loosening of restrictions instead of being more restrictive.

3. Accessory Building Setbacks
Accessory buildings in RS districts are required to meet all principal building setbacks with the exception of the rear setback which is reduced to 5’.

Agree if this is a loosening of restrictions instead of being more restrictive.

If you have read all of that I appreciate you taking the time to do so and your consideration of my arguments. Please let me know if I misunderstood anything.

Alex
Case Report Prepared by: Jay Hoyt

Owner and Applicant Information:
Applicant: Mark Capron
Property Owner: OKLAHOMA VETERINARY REAL ESTATE LLC

Location Map: (shown with City Council Districts)

Applicant Proposal:
Present Use: Vet. Office
Proposed Use: Commercial/Retail
Concept summary: Major Amendment to revise the allowable floor area, landscape and setbacks from the east boundary
Tract Size: 2.32 ± acres
Location: North of the Northeast corner of West 81st Street South & South Union Avenue

Zoning:
Existing Zoning: PUD-636-B
Proposed Zoning: PUD-636-E

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

Staff Recommendation:
Staff recommends approval.

City Council District: 2
Councilor Name: Jeannie Cue

County Commission District: 2
Commissioner Name: Karen Keith

18
SECTION I: PUD-636-E

DEVELOPMENT CONCEPT: The applicant is proposing to revise the development standards of the PUD to increase the allowable floor area from 20,000 sf to 25,289 sf as well as revise the minimum building setback from the east boundary from 50 ft to 30 ft. In addition the applicant is proposing to revise the landscape requirements to increase the total landscaped area from 10% to 30%, revise the Interior Parking Lot landscaping requirement from 35 sf per space to 18 sf per space and to remove the requirement for a landscaped end cap from the parking area.

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

DETAILED STAFF RECOMMENDATION:
Staff recommends Approval of PUD-636-E to rezone property from PUD-636 to PUD-636-E.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site currently contains a veterinary hospital/pet care facility.

Land Use Vision:

Land Use Plan map designation: Town Center

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

Areas of Stability and Growth designation: Area of Growth

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

Transportation Vision:

Major Street and Highway Plan: W 78th St S does not have a designation.

REVISED 9/27/2022
Trail System Master Plan Considerations: None

Small Area Plan: West Highlands Tulsa Hills

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site currently contains a veterinary facility.

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>W 78th St S</td>
<td>None</td>
<td>N/A</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>CO/PUD-636</td>
<td>Town Center</td>
<td>Growth</td>
<td>Multifamily</td>
</tr>
<tr>
<td>South</td>
<td>CO/PUD-636</td>
<td>Town Center</td>
<td>Growth</td>
<td>Multifamily</td>
</tr>
<tr>
<td>East</td>
<td>AG (Hwy 75)/CO</td>
<td>N/A / Regional Center</td>
<td>Growth</td>
<td>Highway/Retail</td>
</tr>
<tr>
<td>West</td>
<td>CO/PUD-636</td>
<td>Town Center</td>
<td>Growth</td>
<td>Multifamily</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

History: PUD-636-E

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

Subject Property:

PUD-636 October 2000: All concurred in approval of a request to rezone a 108+ acre tract of land from CO to CO/PUD-636 and approval of a proposed Planned Unit Development for a mixed-use development on 108 acres, on property located Northwest corner of US Highway 75 and West 81st Street South.

PUD-636-B/ CO/Z-5457-SP-4 January 2014: All concurred in approval of a request to rezone a 2.3+ acre tract of land from CO/PUD-636 to CO/PUD-636-B/Z-5457-SP-4 and approval of a proposed Planned Unit Development for multi-family purposes & commercial purposes, on property located north of the northwest corner of West 81st street and Highway 75.
Surrounding Property:

CO/Z-5457-SP-3/PUD-636-A January 2014: All concurred in approval of a request to rezone a 6.1+ acre tract of land from CO/PUD-636 to CO/PUD-636-A/Z5457-SP-3 and approval of a proposed Planned Unit Development for multifamily and commercial purposes, on property located north of northwest corner of West 81st Street and US highway 75.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

PUD-636-E
18-12 11

Subject Tract 86
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
Lot 1, Block 1  
Nickel Creek Phase III – PUD – 636-E  
Proposed PUD Major Amendment  
Part of Development Area E

In order to expand the existing building and associated parking lot that was originally develop prior to the current code, and to also preserve existing naturally wooded areas the following PUD amendments are proposed. The proposed concept site plan is attached.

The requested Major Amendment would allow:

Maximum Floor Area

<table>
<thead>
<tr>
<th>Current</th>
<th>Proposed Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>20,000 SF</td>
<td>25,289 SF (.25 FAR)</td>
</tr>
</tbody>
</table>

Minimum Building Setbacks

<table>
<thead>
<tr>
<th>Current</th>
<th>Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>From the East Boundary</td>
<td>From the East Boundary of Lot 1, Block 1</td>
</tr>
<tr>
<td>50 FT</td>
<td>30 FT</td>
</tr>
</tbody>
</table>

Total Landscape Area

<table>
<thead>
<tr>
<th>Current</th>
<th>Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>10%</td>
<td>30%</td>
</tr>
</tbody>
</table>

Interior Parking Lot Landscaping

<table>
<thead>
<tr>
<th>Standard Code</th>
<th>Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>35 sf per space</td>
<td>18 sf per space</td>
</tr>
</tbody>
</table>

End Cap and Requirement and Minimum Island Size

<table>
<thead>
<tr>
<th>Standard Code</th>
<th>Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Required</td>
<td>Not Required</td>
</tr>
</tbody>
</table>

All other provisions of the PUD shall remain in effect as previously approved by the City of Tulsa.
Case Number: Z-7677
Hearing Date: October 5, 2022

Case Report Prepared by:
Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Mark Capron
Property Owner: Woodland Hills Mall, LLC/ Attn: Steve Shea

Location Map:
(shown with City Council Districts)

Applicant Proposal:
Present Use: Retail Building
Proposed Use: Commercial/Retail
Concept summary: This parcel is the west end of Woodland Hills Mall. The applicant is proposing removal of the existing building and replacement with a larger building that extends into the OL district near the ring road surrounding the Mall.
Tract Size: 11.8 ± acres
Location: North of the Northeast corner of East 71st Street South and South Memorial Drive

Zoning:
Existing Zoning: OL, CG
Proposed Zoning: CG

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

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 8301
CZM: 53

City Council District: 7
Councilor Name: Lori Decter Wright

County Commission District: 3
Commissioner Name: Kelly Dunkerley

REVISED: 9/28/2022
SECTION I: Z-7677

DEVELOPMENT CONCEPT:

The subject tract is the west end of Woodland Hills Mall and is a separate parcel and separate ownership from the rest of the mall area. The applicant is proposing removal of the existing building and replacement with a larger building that extends into the OL district near the ring road surrounding the mall. The perimeter of the mall was zoned OL and also PK zoning districts that was apparently established as an effort to establish some limit to the possible expansion of the commercial development in this area.

EXHIBITS:
- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
  - Parcel exhibit with existing zoning.
  - Parcel exhibit that illustrates the area not included in the rezoning request.

DETAILED STAFF RECOMMENDATION:

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

Permitted Uses and the supplemental regulations allowed in the CG district are consistent with the expected future development of the Woodland Hills Mall Area and,

The proposed zoning map amendment is consistent with the policy and intent of the comprehensive plan therefore,

Staff recommends Approval of Z-7677 to rezone property from OL and CG to CG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Rezoning the entire parcel is consistent with the Regional Center Land Use Designation. The existing OL zoning limits retail development and not consistent with the expected development pattern in the area.

Staff note: After the application was advertised it was determined that the driveway access to South Memorial Avenue included in two zoning areas were not advertised. That small area included AG and CS zoning districts. The applicant made the decision to proceed with the area that was properly noticed knowing that some of the site is still not zoned to meet the standards for CG development. Staff will support rezoning the driveway panhandle portion of the property at the earliest possible opportunity.
Land Use Vision:

**Land Use Plan map designation: Regional Center**
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.

**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:** South Memorial Drive is considered a commuter corridor and is the most widespread commercial street type. These arterials typically serve commercial areas that contain many small retail strip centers with buildings set back from front parking lots. Because of this, strip commercial arterials have many intersections and driveways that provide access to adjacent businesses. Historically, this type of street is highly auto oriented and tends to discourage walking and bicycling. On-street parking is infrequent.

Commuter streets are designed with multiple lanes divided by a landscaped median, or a continuous two way left turn lane in the center. Commuter streets are designed to balance traffic mobility with access to nearby businesses. However, because there are so many intersections and access points on commuter streets, they often become congested. Improvements to these streets should come in the form of access management, traffic signal timing and creative intersection lane capacity improvements.
**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 subject property is on the west end of Woodland Hills Mall which was developed with multiple zoning districts. The majority of the land area for the mall was zoned CG. The area near the ring road was zoned OL. It is unknown why the OL district was part of the original zoning action. The site was originally developed long before the city had landscape, lighting, and screening standards in the zoning code and does not represent current land development practices in Tulsa. The zoning for the entire Woodland Hills Mall Area includes AG, CS, OL, PK and CG districts. Those districts are not in alignment with the parcels and staff supports unraveling the unnecessary zoning constraints for the entire mall site. This is the first step rezoning the site Woodland Hills mall area in a way that anticipates site redevelopment.

The zoning code is clear that reconstruction of this parcel will require the subject property to be developed satisfying the current zoning code standards.

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

**Streets:**

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Memorial Drive</td>
<td>Primary Arterial with Commuter Corridor Street designation</td>
<td>120 feet</td>
<td>7 lanes (4 north bound 3 south bound)</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, OL and CG</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Commercial Shopping</td>
</tr>
<tr>
<td>East</td>
<td>CG and OL</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Woodland Hills Mall</td>
</tr>
<tr>
<td>South</td>
<td>CS, OL and CG</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Commercial Shopping</td>
</tr>
<tr>
<td>West</td>
<td>CS</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Commercial shopping</td>
</tr>
</tbody>
</table>
SECTION III: Relevant Zoning History

History: Z-7677

Subject Property:

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

Surrounding Property:

BOA-23134 June 2021: The Board of Adjustment approved a Variance to permit 1,000-foot spacing requirement for a medical marijuana dispensary from another medical marijuana dispensary, on property located at 7033 South Memorial Drive East.

PUD-379-E April 2018: All concurred in approval of a proposed Planned Unit Development on a 21.16+ acre tract of land for Assembly and Entertainment greater than 250-person occupancy on property located South of Southwest corner of East 66th Street South and South Memorial Drive.

Z-7402/PUD-379-D August 2017: All concurred in approval of a request to rezone a 21.15+ acre tract of land from PK/CS/PUD-379 to CS/CG for a microbrewery business to allow a tasting room and brew pub in the shopping center, and approval of a proposed Planned Unit Development for major amendment limits objectionable uses that could be allow in a CG district and also reflects changes that have been made in previous minor and major amendments, on property located south of the southwest corner of East 66th street South and South Memorial Drive.

BOA-22118 August 2016: The Board of Adjustment approved a Special Exception to permit a 4,000 square foot temporary tent as a primary use for a period of 45 days annually for 10 years, on property located at 7021 South Memorial Drive East.

BOA-21692 April 2014: The Board of Adjustment denied a Variance to permit an EMC sign to be within 50 feet of a signalized intersection, on property located at 7035 South Memorial Drive East.

BOA-20491 May 2007: The Board of Adjustment approved a Special Exception to reduce parking requirements 10% for a mixed-use commercial center, on property located at 6808 South Memorial Drive.

BOA-19595 May 2003: The Board of Adjustment approved a Variance to permit the area for display and height of new pole sign, on property located at 6827 South Memorial Drive.

BOA-19403 July 2002: The Board of Adjustment approved a Variance to permit sign display area and height in an AG district from 32 square feet and 20’ in height to 98.6 square feet and 25’ in height, on property located at 6825 S. Memorial.

BOA-19198 August 2001: The Board of Adjustment approved a Variance to permit the maximum sign height from 20’ to 26’-3”, on property located at 6841 South Memorial Drive.

BOA-17807 August 1997: The Board of Adjustment approved a Variance to permit frontage requirements within CG and PK districts, on property located at North NE/c 71st & Memorial.

BOA-17144 August 1995: The Board of Adjustment approved a Variance to permit a pylon sign with a maximum 85 sq ft of display surface area and 9’ in height to be located in the 68th Street ROW at
68th Street and memorial Drive & a Variance to permit a pylon sign in an AG zoned district and a pylon sign 30’ in height and 99 sq ft of display surface area in the AG and Cs zoned district, at the principal entrance to the mall on South Memorial Drive & a Variance to permit a pylon sign with a display surface area of 85 sq ft in the AG District, located at the west entrance to the mall on 71st Street & a Variance to permit a pylon sign 30’ high with a display surface area of 100 sq ft in the OL District, on property located at northeast corner East 71st Street and South Memorial Drive.

**BOA-16149 October 1992:** The Board of Adjustment approved a Variance to permit the maximum square footage permitted for a sign to permit an 80 sq. ft sign, on property located at 6827 S. Memorial Drive.

**BOA-15298 June 1990:** The Board of Adjustment approved a Special Exception to permit Use Unit 17 uses & a Variance to permit the required 200’ frontage to 177.94’ and 142’ to permit a lot split on property located at East of NE/c 71st Street and South Memorial Drive.

**BOA-15258 September 1989:** The Board of Adjustment approved a Variance to permit a projecting roof and flashing sign as a part of a motion picture theater marquee within a PUD, on property located at 6800 South Memorial.

**BOA-14944 October 1988:** The Board of Adjustment approved a Variance to permit sign height, Variance of permitted square footage and a Variance to allow two electronic message center and identification signs & a Variance to allow a flashing sign with greater than 25-watt bulbs, on property located at North and East of NE/c 71st and Memorial.

**BOA-13835 November 1985:** The Board of Adjustment approved a Variance to permit frontage on a public or dedicated street for two lots to allow for a lot-split, on property located at the NE/c of 71st and Memorial.
SUBJECT TRACT
LAND USE PLAN
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

Z-7677
18-13 01
ReZoning Exhibit
OF
PART OF THE WOODLAND HILLS MALL
City of Tulsa, Tulsa County, Oklahoma
September 23, 2022
**Case Report Prepared by:** Dwayne Wilkerson

**Owner and Applicant Information:**
*Applicant:* John Parks  
*Property Owner:* WISDOM MINISTRIES INC

**Applicant Proposal:**
*Present Use:* AG  
*Proposed Use:* IL  
*Concept summary:* Rezone from AG to IL to permit industrial uses.  
*Tract Size:* 187.43 ± acres  
*Location:* Northwest of intersection of Highway 75 and 66th Street North

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

**Comprehensive Plan:**
*Land Use Map:* Rural Residential/Agricultural  
(Proposed to be revised to Industrial by TCCP-11)

**Staff Recommendation:**
Staff recommends approval as requested except the west 200 feet of the north 2640 feet +/- of the subject tract should remain AG.

**County Commission District:** 1  
*Commissioner Name:* Stan Sallee
SECTION I: CZ-535

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject lot from AG to IL to permit an Industrial Park. The site is located within the Rural Residential/Agricultural 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-11) to amend the land use designation from Rural Residential/Agricultural to Industrial which this proposal would be compatible with. The comprehensive plan designates the property immediately to the east and south, across Highway 75, as Industrial, so the proposed use and land use designation would be compatible with the future land use of the area.

EXHIBITS:
- INCOG Case map
- INCOG Aerial
- INCOG Staff recommendation plan graphic
- Tulsa County Comprehensive Plan Land Use Map [Tulley]
- Applicant Industrial Park Redevelopment Plans and concept exhibit

DETAILED STAFF RECOMMENDATION:

CZ-535 request IL zoning for a 187-acre tract. The uses allowed in the IL district may be appropriate however the request does not provide adequate supplemental standards for IL uses that abut residential and agricultural areas north and west of the site. Staff recommends approval of IL zoning on the majority of the site except for a buffer area along the west boundary, and

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

Existing highway infrastructure and the major street and highway plans support the idea of industrial development in this area however,

The Tulsa fence line and the statutory right of way on east side of the west boundary of the subject tract will prohibit development 86.5 feet east of the west boundary of the subject tract. In an effort to provide a reasonable buffer from abutting property owners west of Harvard Avenue, staff concludes that east of Harvard Avenue right-of-way should remain Agricultural and Rural Residential with a width that allows rural residential development east of the future location of North Harvard Avenue and,

CZ-535 is not consistent with the current land use designation however the applicant has submitted an amendment to the Tulsa County Comprehensive Plan Amendment, TCCP-11. The applicant has requested revising the land use designation from Rural Residential/Agricultural to Industrial. Staff supports that request except along the west boundary therefore,

Staff recommends Approval of CZ-535 to rezone property from AG to IL except the west 200 feet of the north 2640 feet +/- shall remain AG.

SECTION II: Supporting Documentation

REGIONAL ENGAGEMENT: The applicant has provided a list of the Regional Outreach Contacts that he has been working with to confirm the need for this type of development in the Tulsa Metropolitan Area.

- Stacy Smith- Tulsa Regional Chamber of Commerce
NEIGHBORHOOD ENGAGEMENT:

Staff has received correspondence from surrounding property ownership and the applicant has organized a neighborhood meeting to discuss this rezoning and comprehensive plan change effort.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is currently located within the Rural Residential / Agricultural designation of the Tulsa County Comprehensive Plan. The proposed use would not be compatible with this designation however, Comprehensive Plan Amendment (TCCP-11) is concurrently proposed for this site, which would change the designation to Industrial. The proposed rezoning would be compatible with this designation.

Land Use Vision:

Land Use Plan map designation: This site is included in the Turley section of the Tulsa County Comprehensive Land Use plan and was adopted by the Board of County Commissioners in December 2022 and is currently designated as a Rural Residential / Agricultural area.

Land that is sparsely occupied and used primarily for farmland, agricultural uses, and single-family homes on large lots. Residential lots generally range from one-half acre or greater and may use on-site services where public utilities are not available.

Industrial (proposed designation in TCCP-11)

This land use category is designed to accommodate industrial uses as well as wholesaling, warehousing, and distribution facilities, which tend to require large buildings and generate more large-truck traffic than other types of land uses.

Areas of Stability and Growth designation: N/A

Transportation Vision:

The snippet on the following page illustrates the existing and planned transportation system surrounding this site. The east side of Highway 75 is the Cherokee Industrial Park that is served by the same transportation network.
**Major Street and Highway Plan:**

North Pittsburgh Ave is designated as a Residential Collector.

East 66th St North is designated as a Secondary Arterial.

North Harvard Avenue is undeveloped; however, it is considered a secondary arterial street in the Tulsa Major Street and Highway plan. The planned location of this arterial street is along the west boundary of the subject tract and is partially inside the Tulsa fence line. The fence line is 70 feet wide and is the east 70 feet of the west 86.5 feet of the subject tract.

When Harvard is fully developed, and the right of way is dedicated the building setback will be 35 feet as defined in current zoning code standards. 200 feet of AG zoned land as measured from the section line will provide approximately 78.5 feet of area for home or building construction between the future North Harvard street setback and the rear zoning line.

**Trail System Master Plan Considerations:** The Go Plan calls for a side path to be constructed along E 66th St N as well as indicating a sidewalk gap along E 66th St N.

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The site is currently vacant, forested land.
Environmental Considerations: None

Streets:

<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>E 66th St N</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>4</td>
</tr>
<tr>
<td>N Pittsburgh Ave</td>
<td>Residential Collector</td>
<td>60 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>Rural Residential/Agricultural</td>
<td>N/A</td>
<td>Vacant</td>
</tr>
<tr>
<td>South</td>
<td>AG</td>
<td>Rural Residential/Agricultural</td>
<td>N/A</td>
<td>Vacant/Hwy 75</td>
</tr>
<tr>
<td>East</td>
<td>AG</td>
<td>Rural Residential/Agricultural</td>
<td>N/A</td>
<td>Vacant/Single-Family/Hwy 75</td>
</tr>
<tr>
<td>West</td>
<td>AG</td>
<td>Rural Residential/Agricultural</td>
<td>N/A</td>
<td>Vacant/Single-Family</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

History: CZ-535

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

Surrounding Property:

CBOA-351 April 1983: The Board of Adjustment approved a Variance to permit two dwelling units (2 mobile homes) per lot of record, on property located at South of the SE corner of 76th Street North and Pittsburg Avenue.

10.05.2022 1:00 PM
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
Staff recommends excluding the west 200 feet of the subject tract from the IL zoning request.

Section line and west line of subject tract

70' wide Tulsa fence line. West boundary is 16.5 feet from the section line.

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

Aerial Photo Date: 2020/2021
PROPERTY DESCRIPTION:
The 5/2 NW/4 and a part of the SW/4 of Section 33, Township 21 North, Range 13 East of the Indian Meridian, Tulsa County, Oklahoma.

(SEE ATTACHED DESCRIPTIONS)

1. Kaleb J. McKinnon, Licensed Professional Land Surveyor No. 1798, in the State of Oklahoma, do hereby certify:
   (1) That the above plat is an accurate representation of survey done under my direction, and is correct to the best of my knowledge and belief;
   (2) That an independent search of the abstract or recorded documents to determine easements, encumbrances or restrictions, was not made;
   (3) This plat of survey meets or exceeds the Oklahoma minimum standards for the practice of land surveying.

DATED THIS 20TH DAY OF JULY, 2022

GENERAL NOTES:
1. THE BASIS OF bearing for this survey is Oklahoma State Plane Coordinate System NAD 83, North Zone.
2. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT

MCKINNON LAND SURVEYING, LLC.
19482 US HIGHWAY 69, NOWATA, OK 74048
PHONE: 918-230-3627
EMAIL: MCKINNONLANDSURVEYING@GMAIL.COM
C.A. NO. 8511  EXP. 6/30/2023
PROPERTY DESCRIPTION:
(RECORDED IN DOCUMENT #2006010613 AT TULSA COUNTY CLERKS OFFICE)
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) AND THE EAST HALF OF THE
SOUTHWEST QUARTER (E/2 SW/4) AND THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST
QUARTER (E/2 SW/4 SW/4) OF SECTION THIRTY-THREE (33), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE
THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING
TO THE U. S. GOVERNMENT SURVEY THEREOF, LESS 31.21 ACRES TAKEN BY THE STATE OF OKLAHOMA IN
CONDEMNATION CASE NO. 69-1628 AND LESS THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST
QUARTER OF THE SOUTHWEST QUARTER (SE/4 SE/4 SW/4) LYING BETWEEN THE CHEROKEE EXPRESSWAY AND
NORTH PITTSBURCH STREET FOR A TOTAL OF 3.53 ACRES, MORE OR LESS, PREVIOUSLY SOLD TO INDUSTRIES
FOR TULSA, INC., TULSA COUNTY, STATE OF OKLAHOMA.

(Recorded in document #2006066401 at Tulsa County Clerks Office)
THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION THIRTY-THREE (33), TOWNSHIP
TWENTY-ONE (21) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY,
STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

<table>
<thead>
<tr>
<th>LINE</th>
<th>BEARING</th>
<th>DISTANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>L1</td>
<td>N 88°48'00&quot; E 121.30'(M&amp;D)</td>
<td></td>
</tr>
<tr>
<td>L2</td>
<td>N 14°14'47&quot; E 148.73'(M) 148.60'(D)</td>
<td></td>
</tr>
<tr>
<td>L3</td>
<td>N 69°43'08&quot; E 89.84'(M) 90.60'(D)</td>
<td></td>
</tr>
<tr>
<td>L4</td>
<td>N 59°57'28&quot; E 153.13'(M) 153.00'(D)</td>
<td></td>
</tr>
<tr>
<td>L5</td>
<td>N 70°54'26&quot; E 463.83'(M) 462.90'(D)</td>
<td></td>
</tr>
<tr>
<td>L6</td>
<td>N 80°52'26&quot; E 129.46'(M) 129.20'(D)</td>
<td></td>
</tr>
<tr>
<td>L7</td>
<td>N 40°29'08&quot; E 285.00'(M) 285.50'(D)</td>
<td></td>
</tr>
<tr>
<td>L8</td>
<td>N 88°48'00&quot; E 80.00'(M&amp;D)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CURVE</th>
<th>RADIUS</th>
<th>ARC LENGTH</th>
<th>CHORD LENGTH</th>
<th>CHORD Breaming</th>
<th>DELTA ANGLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>C1</td>
<td>430.00'(M&amp;D) 428.50'(M) 429.20'(D)</td>
<td>410.99'(M)</td>
<td>S 42°28'58&quot; W</td>
<td>57°05'44&quot;</td>
<td></td>
</tr>
<tr>
<td>C2</td>
<td>1055.90'(M&amp;D) 1052.23'(M) 1053.02'(D)</td>
<td>1043.97'(M)</td>
<td>N 52°08'12&quot; E</td>
<td>23°48'50&quot;</td>
<td></td>
</tr>
<tr>
<td>C3</td>
<td>492.80'(M&amp;D) 491.00'(M) 491.80'(D)</td>
<td>480.18'(M)</td>
<td>N 19°07'05&quot; E</td>
<td>41°37'25&quot;</td>
<td></td>
</tr>
</tbody>
</table>

MCKINNON LAND SURVEYING, LLC.
19482 US HIGHWAY 60, NOWATA, OK 74048
(918) 230-3277
EMAIL: MCKINNONLANDSURVEYING@GMAIL.COM
C.A. NO. B511  EXP. 6/30/2023

10.11
**Case Number:** TCCP-11 (related to CZ-535)

**Hearing Date:** October 5, 2022
(Continued from September 7, 2022 and September 21, 2022)

---

**Case Report Prepared by:** Jeremy Banes

**Owner and Applicant Information:**

**Applicant:** John Parks

**Property Owner:** Wisdom Ministries Inc.

---

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

![Location Map](image)

**Applicant Proposal:**

**Present Use:** Rural Residential/Agricultural

**Proposed Use:** Industrial

**Present Land Use Designation:** Rural Residential/Agricultural

**Proposed Land Use Designation:** Industrial

**Tract Size:** 187.43 ± acres

**Location:** Northwest of intersection of Highway 75 and East 66th Street North

---

**Zoning:**

**Existing Zoning:** AG

**Proposed Zoning:** IL (CZ-535)

**Tulsa County Comprehensive Land Use Plan:**

**Area:** Turley

---

**Staff Recommendation:**

Staff recommends approval as requested except the west 200 feet of the north 2640 feet +/- of the subject tract should remain Rural Residential/Agricultural

---

**Staff Data:**

**TRS:** 1333

**CZM:** 16

---

**County Commission District:** 1

**Commissioner Name:** Stan Sallee
Property Information and Land Use Request

The subject property is approximately 187-acre, unplatted tract of land located northwest of the intersection of Highway 75 and East 66th Street North. The applicant has submitted the following Comprehensive Plan amendment request to amend the land use designation of the subject property from Rural Residential/Agricultural to Industrial. This request is accompanied by a concurrent rezoning request (CZ-535), which proposes a zoning change on the subject tract from AG to IL in order to allow an industrial use for an industrial park.

Background

The parcel subject to this Comprehensive Plan amendment request is located within the area of Turley and abuts AG (Agricultural) zoning and to the north, south, east, and west. The Turley area extends to the east beyond the subject parcel to Highway 75 and to the north beyond the subject parcel to 76th Street North. The Major Street and Highway Plan designates East 66th Street North as a Secondary Arterial and North Pittsburg Avenue as a Residential Collector.

The land use of the subject property was designated as Rural Residential/Agricultural in the Tulsa County Comprehensive Land Use Plan, which was adopted November 18, 2020, by Tulsa Metropolitan Area Planning Commission and approved by the Board of County Commissioners on December 7, 2020.

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

The Rural Residential/Agricultural designation is defined in the Tulsa County Comprehensive Land Use Plan as follows: land that is sparsely occupied and used primarily for farmland, agricultural uses, and single-family homes on large lots. Residential lots generally range from one-half acre or greater and may use on-site services where public utilities are not available.

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 the Tulsa County Land Use Plan as follows: The Industrial land use category is designed to accommodate industrial uses as well as wholesaling, warehousing, and distribution facilities, which tend to require large buildings and generate more large-truck traffic than other types of land uses.

The area surrounding the subject property west of Highway 75, within the area of Turley, has only agricultural zoning with a Rural Residential/Agricultural land use designation. However, there are several parcels zoned as Industrial in an area immediately east of Highway 75. This area extends from East 76th Street North to south of East 66th Street North and from Highway 75 on the west nearly to North Memorial Drive in the northeast. There are already several existing industrial businesses operating in this area just across Highway 75 from the subject area. Rezoning the subject area to Industrial would not be inconsistent with development already occurring in the vicinity.
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>Agricultural</td>
<td>Vacant/Agricultural</td>
</tr>
<tr>
<td>S</td>
<td>AG</td>
<td>Agricultural</td>
<td>Agricultural</td>
</tr>
<tr>
<td>E</td>
<td>AG</td>
<td>Agricultural</td>
<td>Agricultural</td>
</tr>
<tr>
<td>W</td>
<td>AG</td>
<td>Agricultural</td>
<td>Vacant/Agricultural</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 subject property has been idle for its entire existence as far back as I personally can remember, aside from a small oil and gas production facility that no longer exist. The subject property is a well-known and highly desirable highway frontage that sits adjacent to Highway 75 and west of the highly popular and well known existing Cherokee Industrial Park. The surrounding properties in this particular area, as of late has adjusted to accommodate the vast growing needs that continue to fill the industrial footprint that is within the boundaries of Cherokee Industrial Park. While the subject property lies on the west edge of the Cherokee Industrial Park, there is no doubt that the expansion of the requested entitlements for the subject property as well as the surrounding properties on the west side of highway 75 will be needed to maintain the areas potential growth and viability as being an attractive area for future large-scale job creating industrial and Commercial tenants. The area wide conditions are more favorable to the westward expansion of the industrial market and will be less intrusive to the neighboring residents and accommodating to developing industries on the vast amounts of unused agriculture land that is sitting idle at this time.

The ever-expanding need for commercial and industrial in the area is outpacing available property, so the need to expand the industrial footprint is needed for Tulsa County to keep expanding its horizons in these areas and express its availability to attract high profile tenants. The current rate of development and the need for commercial and industrial property in Tulsa County remains at a critically low level at this current time, so making the requested amendments to a property such as the subject area property will only help Tulsa County alleviate the vacancy pressures and strengthen the tax revenue, as well as increased and higher wage paying jobs. By granting the requested changes these amenities can be brought to the area to help it continue to flourish in the commercial and industrial markets."
The subject area lies in a highly beneficial corridor that will attract high end tenants due to the proximity to Tulsa proper as well as its alignment to Highway 75 frontage. Being able to attract high profile corporations to the area will not only bring hundreds if not over a thousand top wage job positions to the area it will increase the quality of life to an area which is still in need of overall social and economic benefits. The subject area property would help contribute to a long-standing use of increased taxes purposed for the county as well as creating an even more attractive landscape for the other available properties in the area to supply buildable acreage to developers so that Tulsa can one day become a premier attraction for large scale commercial and industrial tenants.

Additional Information provided by the applicant:

"Tetra OK Holdings LLC, a local development and consulting firm and its Development Partners have assembled a design concept in an attempt to orchestrate a newly revised rezoning and redevelopment plan for the Bird Creek Industrial Park Site. Tetra OK Holding LLC and its Development partners has collaborated with a host of business professionals, community stake holders, community outreach organizations to assist in addressing the needs and concerns of the community. Together with community input, and our team of professionals we will be transforming Bird Creek Industrial Park (approximately 185.7-acres of space) into a revenue producing asset to the area.

Over the past six months there has been several design concepts to redevelop the Bird Creek Industrial Park into a different economic engine that could possibly bring a strong increased tax base to the City of Tulsa or Unincorporated Tulsa OK. After the first concepts of introducing a full residential development, we quickly found that this was not in the best interest of the community or its surrounding neighbors. The new plan for redevelopment includes a gorgeous water feature dedicated sanctuary where local residents and local workers can enjoy its green space amenities. Amenities which include reflection ponds with shaded walking paths spanning the development.

Spanning the frontage road along the Pittsburgh Avenue exposure of the development, will include a beautifully landscaped frontage, boarding proposed restaurant and retail buildings. The expected tenant mix includes restaurants, banks, Coffee shops, and other Miscellaneous facilities. Boarding he Northern portion of the site parallel to interstate 75 will be a proposed Two large 750 sf warehouse facilities sitting on 100 acres with roads and landscaping throughout. These warehouse facilities will be a welcome complement to the existing commercial and industrial park east of our location.

On the remaining 58 Acres surrounded by all of the above listed facilities and green space development will be other smaller Commercial and industrial warehousing district. This district will be constructed to house Multiple vendors and vendor products as well as space for possible manufacturing facilities.

Tetra and Its Partners are dedicated and understand that a development of this magnitude requires a well-planned and designed infrastructure system. This system will include an elaborate traffic lighting system with up-to-date technology. The site itself will include a energy saving platform and design that will allow its tenants to enjoy large savings on their operating cost. The external and internal digital revolution in motion and technology will include multi-functional designs, renewable energies from solar and water.

This dynamic development plan is prepared and poised to bring hundreds if not thousands of short- and long-term sustainable employment opportunities and benefits, including tax relief to governing bodies and community residents. Tetra and its Development partners are totally committed to working with Local contractors and local workforces. Tetra will be actively seeking a welcomed partnership within the
commercial environment. Tetra understands that keeping community assets (through deposits) within the community makes the partnership a very important tool for a development of this magnitude.

Tetra and its Partners, considers it paramount in developing a comprehensive project plan that will attract and retain both growing and established environmentally friendly businesses. Tetra and its Partners conceptualizes plans that includes companies that are property owners or leasers operating in an eco-industrial park, mixed use, sustainable, environmentally friendly Plan Unit Development."

Staff Summary & Recommendation

The applicant is requesting to amend the land use designation from Rural Residential/Agricultural to Industrial. They have submitted a concurrent request to rezone the property from Agricultural to Industrial (CZ-535).

This site was included in the Tulsa County Land use map study that was adopted in 2020. The conditions east of the subject site across Highway 75 have changed with recent industrial growth beyond what was anticipated at that time. The proposed rezoning associated with this comprehensive plan amendment will increase an opportunity for industrial development to extend west of Highway 75. The existing industrial park located east of Highway 75 has provided employment and manufacturing jobs for Tulsa County and this land use change opens an opportunity to use the existing highway and utility infrastructure in the area for further industrial development. Private residential properties exist abutting the subject property to the North, West, and Southwest.

Staff recommends approval of the Industrial land use designation as requested except the west 200 feet of the north 2640 feet +/- of the subject tract should remain Rural Residential/Agricultural to serve as a natural bufferzone between this site and adjacent residential properties.
Subtract TULSA COUNTY LAND USE PLAN

Area - Turley

- Rural Residential/Agricultural
- Rural Commercial
- Parks and Open Space
- Public/Semi-Public
- Industrial
- 100 Year Floodplain

TCCP-11
21-13 33

0 350 700
E 76TH ST N

SUBJECT TRACT

E 66TH ST N
Subject Tract TCCP-11

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

Aerial Photo Date: 2020/2021

11.7
**Case:** Magnolia Crossing

**Hearing Date:** October 5, 2022  
(Related to CZ-536 & PUD-863)

<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
</table>
| Nathan Foster                | **Applicant:** Ryan McCarty, Select Design  
 **Owner:** Pine Springs Development Group, LLC |

| **Location Map:**  
**(shown with County Commission districts)** |
<table>
<thead>
<tr>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>![Location Map Image]</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Applicant Proposal:</strong></th>
</tr>
</thead>
</table>
| Preliminary Plat  
24 lots, 5 blocks, 20.01 ± acres  
**Location:** South and east of East 171st Street South and South Yale Avenue |

| **Zoning:**  
**Existing:** AG (Agriculture)  
**Proposed:** RE (Residential – Estate)  
**PUD-863** |
|-------------------------------------------------|
| **Staff Recommendation:**  
Staff recommends **approval** of the preliminary plat |

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

Magnolia Crossing – (Tulsa County)
South and east of East 171st Street South and South Yale Avenue

This plat consists of 24 lots, 5 blocks on 20.01 ± acres.

The Technical Advisory Committee (TAC) met on September 8, 2022, and
provided the following comments:

1. **Zoning:** The subject tract is currently zoned AG (Agriculture). The
   concurrent proposal for rezoning (CZ-536) to RE (Residential-Estate) and a
   planned unit development (PUD-863) is required to be approved and
   effective prior to final plat approval to ensure conformance with all applicable
   development standards.

2. **Addressing:** Final address assignments by INCOG must be shown on the
   face of the final plat.

3. **County Engineering:** Public street construction requires approval and
   acceptance by Tulsa County prior to final plat approval. Plans for stormwater
   and drainage are required to be approved and completed prior to final plat
   approval.

4. **Sewer/Water:** On-site sewage disposal must be approved by the Oklahoma
   Department of Environmental Quality. Water service to be provided by
   Okmulgee County Rural Water District 6. Water line extensions must be
   completed, and final plat must be released by the rural water district.

5. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: Release
   letters are required from all utilities serving the site. Provide certificate of
   records from Oklahoma Corporation Commission related to oil & gas activity
   on the site.

Staff recommends **APPROVAL** of the preliminary plat subject to the conditions
provided by TAC and the requirements of the Subdivisions Regulations.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
Magnolia Crossing

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

Subdivision Statistics
SUBDIVISION CONTAINS TWENTY-FOUR (24) LOTS IN THREE (3) BLOCKS
GROSS SUBDIVISION AREA 660.78 FT BY 210.74 ACRES

Basis of Bearings
OKLAHOMA STATE PLANE COORDINATE SYSTEM ON NORTHING DATUM.

Monumentation
ALL CORNER MARKINGS MADE AT LEAST A 6" X 10" STEEL PIN WITH A GREEN PLASTIC CAP STARTED TO CHAIRM.

Benchmark
ON SITE NEIGHBOR SOLID PIN REPORT [DRAW TIME]

Address
ADDRESS MARKED ON THE Plat IS SUBJECT TO CHANGE AND SHOULD NEVER BE RELIANT ON INFORMATION PROVIDED ABOVE.

Floodplain Data
WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WHICH COVERED THE TULSA COUNTY, OKLAHOMA, LANDMARKS GROUP, COMMUNITY NODE MATERIAL, OCTOBER 10, 2010, REGARDING THE SUBJECT PROPERTY TO BE WITHIN A FLOODPLAIN ZONE ALREADY DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN.

Legend
OL = SOLID LINES
UL = UTILITIES
LYA = SCHEDULED TO AVOID
LYC = SCHEDULED TO AVOID
YMD = SCHEDULED TO AVOID
YMD = SCHEDULED TO AVOID
YMD = SCHEDULED TO AVOID
YMD = SCHEDULED TO AVOID
YMD = SCHEDULED TO AVOID
YMD = SCHEDULED TO AVOID
YMD = SCHEDULED TO AVOID
YMD = SCHEDULED TO AVOID

PRELIMINARY PLAT
COUNTY TREASURER STAMP

FINAL PLAT CERTIFICATE OF APPROVAL

Required Additional Information
The Plat is filed in accordance with the Tulsa Metropolitan Area Planning Commission.

Surveyor
FATZ LAND SURVEYING, LLC
1200 CENTRAL AVE
TULSA, OKLAHOMA 74104
PHONE: 918-605-4150
WWW.FATZLANDSURVEYING.COM
E-MAIL: info@fatzlandsurveying.com

Engineer
ENGINEER BY DESIGN, PLLC
2000 W 1000 S
SILK FIFE, OKLAHOMA 74076
PHONE: 405-336-4100
E-MAIL: info@engineerbydesign.com
WWW.ENGINEERBYDESIGN.COM

Owner / Developer
FATZ LAND SURVEYING, LLC
1200 CENTRAL AVE
TULSA, OKLAHOMA 74104
PHONE: 918-605-4150
WWW.FATZLANDSURVEYING.COM
E-MAIL: info@fatzlandsurveying.com

PUD Submission:
ON FILE WITH COUNTY OF TULSA PLANNING DEPARTMENT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP

PRELIMINARY PLAT
COUNTY TREASURER STAMP
SECTION I. STREETS, EASEMENTS AND UTILITIES

I. STREETS AND UTILITY RIGHTS-OF-WAY

The envelope dimension section of the Magnolia Crossing Subdivision Plan and the Statewide Easement Agreement are hereby made part of the Declaration hereof by reference and are incorporated herein as if fully set forth. The assignment, dedication, laying out, designation and establishment of the streets, easements and utility rights-of-way shall be subject to the provisions of the Declaration and the Statewide Easement Agreement or any amendments thereto.

II. EASEMENTS

The easements created, reserved, dedicated and granted herein shall be for the benefit of the MAGNOLIA CROSSING SUBDIVISION and the MAGNOLIA CROSSING SUBDIVISION OWNERS ASSOCIATION and their successors and assigns in fee simple absolute and shall be perpetual in nature.

III. UTILITIES

The Declaration provides for the laying out, dedication, assignment, reservation, establishment and establishment of streets, easements and utility rights-of-way, the dedication, reservation, assignment, establishment and establishment of utility easements, and the reservation of utility easements in fee simple absolute for the benefit of all owners, occupants and lessees of lots and tracts within the Subdivision.

IV. SEWERAGE基站

The sewerage facilities shall be constructed, installed and maintained by the MAGNOLIA CROSSING SUBDIVISION OWNERS ASSOCIATION or its successor and shall be subject to the provisions of the Declaration.

V. STORM DRAINAGE

The storm drainage facilities shall be constructed, installed and maintained by the MAGNOLIA CROSSING SUBDIVISION OWNERS ASSOCIATION or its successor and shall be subject to the provisions of the Declaration.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

The Planned Unit Development Restrictions set forth herein are a part of the Declaration of Magnolia Crossing Subdivision, a Plat of Subdivision, and a Declaration of Planned Unit Development, and are hereby adopted and made part of the Declaration and the Plat of Subdivision, and the Declaration of Planned Unit Development, and are hereby adopted and made part of the Declaration and the Plat of Subdivision, and the Declaration of Planned Unit Development, as if fully set forth.

SECTION III. HOMEOWNERS ASSOCIATION

A. FORMATION OF ASSOCIATION

The Homeowners Association shall be formed by, and its powers, functions and duties shall vest in, the Homeowners Association, as set forth in the Declaration of Magnolia Crossing Subdivision and the Declaration of Planned Unit Development, as if fully set forth.

B. MANAGEMENT AGREEMENT

The declaration of Magnolia Crossing Subdivision, and the Declaration of Planned Unit Development, and the Declaration of Planned Unit Development, as if fully set forth.
CONCEPTUAL IMPROVEMENTS PLAN

Magnolia Crossing

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (SW NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ) REQUIREMENTS FOR MINIMUM LOT SIZE FOR INDIVIDUAL SEPTIC SYSTEMS FOR EACH LOT.

Owner / Developer
Four Springs Development Group LLC
170 EAST 17TH STREET SOUTH, SUITE 150
TULSA, OKLAHOMA 74114
PHONE: (918) 585-1800
WEBSITE: FOURSPRINGSDEV.COM

Surveyor
FORTY SEVEN SURVEYING, LLC
1907 E 116TH SOUTH, SUITE 3
TULSA, OKLAHOMA 74116
PHONE: (918) 291-7303
WEBSITE: FORTYSEVENSURVEYING.COM

Engineer
ENGINEERING DESIGN, PLLC
1907 E 116TH SOUTH, SUITE 3
TULSA, OKLAHOMA 74116
PHONE: (918) 291-7303
WEBSITE: ENGINEERINGDESIGN.COM

DATE PREPARED: 08/04/2021