TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2877

November 2, 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:

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

1. Minutes of October 19, 2022 Meeting No. 2876

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

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

2. PUD-650-A-1 Lori Worthington (CD 5) Location: North of the northeast corner of South Yale Avenue and East Skelly Drive requesting a PUD Minor Amendment to increase allowable wall signage

3. Z-7460a Randy Branstetter (CD 2) Location: North of the northeast corner of West 91st Street South and South Maybelle Avenue requesting a ODP Minor Amendment to allow 7 building permits before the required street extension is complete

4. PUD-594-1 Darshan Patel (CD 3) Location: Northwest corner of East Admiral Place and North Harvard Avenue and requesting a PUD Minor Amendment to allow a coin based laundromat service
PUBLIC HEARING-PLATS
Review and possible approval, approval with modifications, denial, or deferral of the following:

5. **Admiral Ranch** (CD 6) Preliminary Plat and Modification of Subdivision and Development Regulations to remove temporary turnaround requirement for stub street exceeding 150 feet and increase maximum block length, Location: North of the northeast corner of East 11th Street South and South 177th East Avenue

6. **8Q Addition** (CD 4) Preliminary Plat, Location: Southeast corner of East 8th Street South and South Quincy Avenue

7. **Replat of Lot 1 in Woodland Hills Mall** (CD 7) Preliminary Plat, Location: North of the northeast corner of East 71st Street South and South Memorial Drive (Related to Replat of Lot 1 in Woodland Hills Mall Accelerated Release of Building Permits)

8. **Replat of Lot 1 in Woodland Hills Mall** (CD 7) Request for Accelerated Release of Building Permits and Modification of Subdivision and Development Regulations to defer dedication of easements and financial guarantees to final plat, Location: North of the northeast corner of East 71st Street South and South Memorial Drive (Related to Replat of Lot 1 in Woodland Hills Mall Preliminary Plat)

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

9. **MPD-4 Stephen Schuller** (CD 2) Location: Northeast corner of East 81st Street South and South Lewis Avenue requesting rezoning to a Master plan Development that anticipates future development opportunities (Staff requests a continuance to December 7, 2022)

10. **PUD-636-E/ Z-5457-SP-5 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 (Continued from October 5, 2022 and October 19, 2022)

11. **Z-7681 Lion Clendenen** (CD 9) Location: East of the northeast corner of South Harvard Avenue and East 45th Street South requesting rezoning from **RS-1 to OL**

12. **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, September 21, 2022 and October 5, 2022)

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

13. 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, September 21, 2022 and October 5, 2022)

OTHER BUSINESS

14. Commissioners’ Comments

ADJOURN

CD = Council District

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

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

TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region’s current and future residents.
### Case Number: PUD-650-A-1
**Minor Amendment**

### Hearing Date: November 2, 2022

### Case Report Prepared by:
Jay Hoyt

### Owner and Applicant Information:
**Applicant:** Lori Worthington / A-Max Signs
**Property Owner:** Decatur Realty LLC

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

![Location Map](image)

### Applicant Proposal:
**Concept summary:** PUD minor amendment to increase allowable wall signage.
**Gross Land Area:** 14.7 Acres
**Location:** North of the NE/c S Yale Ave and E Skelly Dr
**Lot:** Lot 7, Block 1 Midtown Village

### Zoning:
**Existing Zoning:** CS/OM/OL/PUD-650-A
**Proposed Zoning:** No Change

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

### Staff Recommendation:
Staff recommends approval.

### Staff Data:
**TRS:** 9327

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

### County Commission District:
**3**
**Commissioner Name:** Kelly Dunkerley
SECTION I: PUD-650-A-1 Minor Amendment

Amendment Request: Modify the PUD Development Standards to increase the allowable wall signage.

Currently, the development standards for PUD-650-A limit the wall signage to 2 sf per linear foot of building wall to which attached or tenant space width. The applicant has a tenant space 27 ft in width, which would allow a 54 sf sign. They propose to install a sign 63.17 sf in area, which would exceed the area allowed by the PUD.

Wall signs in commercial zones, without a PUD overlay, are allowed 3 sf per linear foot of building wall to which attached or tenant space width. The proposed sign would be just under what would be allowed if the allowable area per linear foot was 2 ½ sf, which would be appropriate for the shopping center.

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

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

Staff has reviewed the request and determined:

1) PUD-650-A-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-650-A.

2) All remaining development standards defined in PUD-650-A and subsequent amendments shall remain in effect.

Exhibits included with staff report:
   INCOG zoning case map
   INCOG aerial photo
   Applicant Proposed Signage

With considerations listed above, staff recommends approval of the minor amendment to increase allowable wall signage from 2 to 2 ½ sf per linear foot of building wall to which attached or tenant space width.
1.2 CHANNEL LETTERS

SCALE: 3/4” = 1’-0"

Letters / Underline:

Capsule:

Recessed:
7” x 4-1/2” Extruded Alum. w/ 1-1/2’ Alum. Sq. Tube Braces, Painted To Match - SW 8113 Interactive Cream (Satin).

A · max To Add Photocell To Raceway.

A · max To Add Photocell To Raceway.

27’ Frontage

Center Over Windows

SPACE AVAILABLE
87792-9011

20' 6-3/8”

Channel Letters:
120V @ 6A

6-6”

15-5”

24-5”

EXISTING
SCALE: 3/4” = 1’-0”

PROPOSED
SCALE: 3/4” = 1’-0”

www.amaxsign.com
89,079 E. 55th Place
Tulsa, Oklahoma 74146
Ph: (918) 622-9221 ... Fax: (918) 622-0660
## Case Report Prepared by:
Jay Hoyt

## Owner and Applicant Information:
Applicant: Randy Branstetter
Property Owner: The Estates at Tulsa Hills, LLC

## Applicant Proposal:
Concept summary: ODP minor amendment to allow 7 building permits before the required street extension is complete.
Gross Land Area: 40 ± Acres
Location: North of the NEC W 91st St S and S Maybelle Ave

## Zoning:
Existing Zoning: RS-1/Z-7460
Proposed Zoning: No Change

## Comprehensive Plan:
Land Use Map: New Neighborhood
Growth and Stability Map: Growth

## Staff Recommendation:
Staff recommends denial

## Staff Data:
TRS: 8214

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

## County Commission District:
2
**Commissioner Name:** Karen Keith
SECTION I: Z-7460a Minor Amendment

Amendment Request: Revise the Optional Development Plan Standards to allow 7 building permits before the required street extension is complete.

Currently the Optional Development Plan Standards state that street improvements to South Maybelle Avenue meeting or exceeding the minimum standards of a residential collector street including its required sidewalks shall be completed from the current end of pavement on South Maybelle Avenue to 91st St prior to issuing residential building permits.

The applicant is proposing to allow 7 residential building permits be issued before the street extension is complete. Staff has spoken with the City of Tulsa Development Services Department, who has expressed concern about allowing residential building permits before the required street improvements have been completed.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 70.040.1.1.a(1) of the City of Tulsa Zoning Code.

"Any deviation expressly authorized at the time of development plan approval."

Staff has reviewed the request and determined:

1) Z-7460a represents a significant departure from the approved development standards in the Optional Development Plan.

2) If approved, all remaining development standards defined in Z-7460 shall remain in effect.

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

With considerations listed above, staff recommends denial of the minor amendment to allow 7 building permits before the required street extension is complete.
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: Darshan Patel – fresharkitektur, LLC
Property Owner: Pete Patel

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

![Location Map](image)

**Applicant Proposal:**
Concept summary: PUD minor amendment to allow a coin based laundromat service.
Gross Land Area: 1.32 Acres
Location: NW/c of E Admiral Pl and N Harvard Ave
Lots 11 & 12, Block 1 Pomeroy Hills

**Zoning:**
Existing Zoning: RS-3/CH/PUD-594
Proposed Zoning: No Change

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

**Staff Recommendation:**
Staff recommends approval.

**Staff Data:**
TRS: 9305

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

**County Commission District:** 2
Commissioner Name: Karen Keith
SECTION I: PUD-594-1 Minor Amendment

Amendment Request: Modify the PUD Development Standards to allow a coin based laundromat service.

Currently, the development standards for PUD-594 limit the uses allowed to those within Use Unit 13 – Convenience Goods and Services as established under the previous City of Tulsa Zoning Code, which was replace by the current City of Tulsa Zoning Code in 2016. Under the previous zoning code, the proposed use would have been classified as Use Unit 14 – Shopping Goods and Services. Under the current zoning code, the proposed use would fall under the Use Category of Commercial Service – Consumer Maintenance/Repair Service.

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

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

Staff has reviewed the request and determined:

1) PUD-594-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-594.

2) All remaining development standards defined in PUD-594 shall remain in effect.

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

With considerations listed above, staff recommends approval of the minor amendment to add Commercial Service – Consumer Maintenance/Repair Service to the allowable uses of the PUD to permit a coin based laundry service.
Note: Graphic overlays may not precisely align with physical features on the ground.
Exhibit ‘A’

PUD-594

W Design, LLC on behalf of the property owner is requesting a minor amendment to PUD-594 to allow for a coin operated laundromat service tenant with adjacent future business tenant. The Minor Amendment being requested is to add use unit 14 (Shopping Good and Services) per the previous zoning code to the allowed uses listed in PUD-594. The subject tract has an underlying zoning of CH complying with such use group as a use-by-right and will not increase any incompatibility with the present and future use of nearby properties.

This minor amendment request is for PUD-594 known as “QuikTrip Store No. 85R” (A tract of land that is part of Subdivision “QuikTrip #85R-Commercial Center Replat Prt. L11&12 B1 Pomeroy Hts. (33873).
**Case:** Admiral Ranch  
**Hearing Date:** November 2, 2022

### Case Report Prepared by:
Nathan Foster

### Owner and Applicant Information:
*Applicant:* Tanner Consulting, LLC  
*Owner:* School of the Ozarks, INC

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

![Map of Tulsa Metropolitan Area showing City Council districts]

### Applicant Proposal:
- Preliminary Plat and Modifications of the Subdivision and Development Regulations
- 280 lots, 18 blocks, 90.03 ± acres
- 3 Phases
  - *Location:* North of the northeast corner of East 11th Street South and South 177th East Avenue

### Zoning:
RS-4 with an optional development plan, Z-7623

### Staff Recommendation:
Staff recommends **approval** of the preliminary plat and the modification request to increase maximum block length with conditions.

Staff recommends **denial** of the modification request to remove the requirement for a temporary turnaround on a stub street with a length greater than 150 feet.

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

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

Admiral Ranch - (CD 6)
North of the northeast corner of East 11th Street South and South 177th East Avenue

This plat consists of 280 lots, 18 blocks, 90.03 ± acres. The applicant has proposed 3 phases as illustrated on the attached phasing plan.

The Technical Advisory Committee (TAC) met on October 20, 2022, and provided the following conditions:

1. **Zoning:** The property is zoned RS-4 with an optional development plan, Z-7623. The optional development plan restricts the use of the lots to single-family homes and requirements for open space. Calculations for open space must be provided on the face of the plat. Include development standards for Z-7623 in the deed of dedication.

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

3. **Transportation & Traffic:** New public streets are required to obtain IDP approval. For temporary dead-ends “stub streets” a sign must be posted indicating the use of the stub street as a “Future Street Extension”. The developer is required to provide sidewalks adjacent to South 177th East Avenue and adjacent to reserve areas within the plat. Sidewalks on individual lots are required per Title 35, Section 602, Tulsa Revised Ordinances. ADA ramps are required at street intersections. Label and dimension right-of-way adjacent to the site. Provide recording information for previously dedicated right-of-way and label any areas being dedicated by the plat. Provide limits of no access along South 177th East Avenue. Temporary dead-end streets "stub streets" greater than 150 feet in length are required to provide temporary turnarounds. Block lengths are required to comply with the block length maximums in the Subdivision & Development Regulations unless modified by TMAPC. IDP approval is required prior to final plat approval.

4. **Sewer/Water:** Water and sanitary sewer extensions are required to obtain IDP approval prior to release of the final plat. Adequate easement must be provided to cover all proposed extensions. Any required offsite easements must be recorded and reflected on the final plat. Increase perimeter easements to 17.5 feet where required by Development Services.

5. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. In the location map, label all platted properties and label the plat location as “project location” or “site”. Provide the date or range of dates of the last site visit by the surveyor. Add notation required by Section 5-060.5 to temporary dead-end streets.

6. **Stormwater, Drainage, & Floodplain:** Drainage plans must be submitted and approved through the IDP process. Approval for any required IDP must
be obtained prior to approval of the final plat. There are existing FEMA and City of Tulsa Regulatory Floodplains on the site. Development of these areas must comply with City floodplain ordinances and the optional development plan. If offsite easements are needed for drainage purposes, those easements must be recorded and shown on the face of the final plat prior to final approval.

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

**Modifications of the Subdivision & Development Regulations:**

*Section 5-060.5 – A.1 Temporary Dead-End Streets “Stub Streets”*

Temporary turnarounds must be provided at the end of stub streets if the stub street is more than 150 feet in length.

The applicant has requested a modification to remove the requirement for a temporary turnaround on a stub street 152 feet in length. City of Tulsa has objected to the modification. 150 feet is the maximum length allowable without a temporary turnaround. The plat should be revised to include areas for temporary turnarounds as required by the regulations or to reduce stub street length to 150 feet.

*Section 5-030.3 Block Length*

Block length maximums are established by the Subdivision & Development Regulations depending upon the size along the block face. For lots with an average width of 50-60 feet, the maximum block length allowed is 700 feet.

The applicant has requested a modification to allow an extended block length for the areas currently shown as Block 1, Block 2, and Block 3 on the preliminary plat. Due to the existing drainage areas and the requirements for untouched open space in the development plan, staff supports the request for an extended block length only for the areas described. Staff supports the modification with a condition that an additional stub street be added east of Reserve A to provide connectivity to the south.

Staff recommends APPROVAL of the preliminary plat and the modification of the Subdivision & Development Regulations for block lengths subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter is required prior to approval of the final plat.

Staff recommends DENIAL of the modification of the Subdivision & Development Regulations to remove the requirement for temporary turnarounds on stub streets longer than 150 feet.
SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD

Land Use Plan Categories

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

ADIMIRAL RANCH
19-14 01

5 4
Preliminary Plat

Admiral Ranch

PART OF THE WEST HALF (1/2) OF SECTION 1, TOWNSHIP 24 NORTH, RANGE 23 WEST (1/4) OF THE THIRD MERIDIAN, LOCATED IN THE CITY OF OKLAHOMA, OKLAHOMA COUNTY, OKLAHOMA.

1. DESCRIPTION OF FUTURE DEVELOPMENT:

1.1 Preliminary Plat:

The preliminary plat of Admiral Ranch, as shown on the accompanying plan, is hereby dedicated and declared to be a Plat of Land in the City of Oklahoma, Oklahoma County, Oklahoma, and the same is hereby accepted by the City of Oklahoma, Oklahoma County, Oklahoma, in accordance with the provisions of the Uniform Easements Act and the Uniform Platting Act of the State of Oklahoma.

1.2 Easements and Restrictions:

1.2.1 Easements:

The following easements are hereby created and declared:

1.2.1.1 Easement for Public Access:

An easement for public access is hereby created and declared for a width of 30 feet along the southern boundary of the plat, as shown on the preliminary plat, for the purpose of providing access to and from the plat.

1.2.1.2 Easement for Utility Lines:

An easement for utility lines is hereby created and declared for a width of 30 feet along the northern boundary of the plat, as shown on the preliminary plat, for the purpose of providing access to and from the plat.

1.3 Undeveloped Land:

The undeveloped land is hereby dedicated and declared to be a Plat of Land in the City of Oklahoma, Oklahoma County, Oklahoma, and the same is hereby accepted by the City of Oklahoma, Oklahoma County, Oklahoma, in accordance with the provisions of the Uniform Easements Act and the Uniform Platting Act of the State of Oklahoma.

1.4 Section I: Streets and Utilities Easements:

The streets and utilities easements are hereby created and declared for a width of 30 feet along the southern boundary of the plat, as shown on the preliminary plat, for the purpose of providing access to and from the plat.

2. USE OF LAND:

2.1 Residential Use:

The land is hereby dedicated and declared to be a Plat of Land in the City of Oklahoma, Oklahoma County, Oklahoma, and the same is hereby accepted by the City of Oklahoma, Oklahoma County, Oklahoma, in accordance with the provisions of the Uniform Easements Act and the Uniform Platting Act of the State of Oklahoma.

2.2 Commercial Use:

The land is hereby dedicated and declared to be a Plat of Land in the City of Oklahoma, Oklahoma County, Oklahoma, and the same is hereby accepted by the City of Oklahoma, Oklahoma County, Oklahoma, in accordance with the provisions of the Uniform Easements Act and the Uniform Platting Act of the State of Oklahoma.

3. SETTLEMENT:

3.1 Settlement:

The settlement is hereby dedicated and declared to be a Plat of Land in the City of Oklahoma, Oklahoma County, Oklahoma, and the same is hereby accepted by the City of Oklahoma, Oklahoma County, Oklahoma, in accordance with the provisions of the Uniform Easements Act and the Uniform Platting Act of the State of Oklahoma.

4. PRIVILEGE USE:

4.1 Privilege Use:

The privilege use is hereby dedicated and declared to be a Plat of Land in the City of Oklahoma, Oklahoma County, Oklahoma, and the same is hereby accepted by the City of Oklahoma, Oklahoma County, Oklahoma, in accordance with the provisions of the Uniform Easements Act and the Uniform Platting Act of the State of Oklahoma.

5. SUMMARY:

The summary of development is hereby dedicated and declared to be a Plat of Land in the City of Oklahoma, Oklahoma County, Oklahoma, and the same is hereby accepted by the City of Oklahoma, Oklahoma County, Oklahoma, in accordance with the provisions of the Uniform Easements Act and the Uniform Platting Act of the State of Oklahoma.

6. SUMMARY:

The summary of dedication is hereby dedicated and declared to be a Plat of Land in the City of Oklahoma, Oklahoma County, Oklahoma, and the same is hereby accepted by the City of Oklahoma, Oklahoma County, Oklahoma, in accordance with the provisions of the Uniform Easements Act and the Uniform Platting Act of the State of Oklahoma.

7. CONCLUSION:

The conclusion of dedication is hereby dedicated and declared to be a Plat of Land in the City of Oklahoma, Oklahoma County, Oklahoma, and the same is hereby accepted by the City of Oklahoma, Oklahoma County, Oklahoma, in accordance with the provisions of the Uniform Easements Act and the Uniform Platting Act of the State of Oklahoma.

Dated this ______ day of September, 2022.

[Signatures]

Admiral Ranch

OKLAHOMA COUNTY

OKLAHOMA

STATE OF OKLAHOMA

September 8, 2022
<table>
<thead>
<tr>
<th><strong>Case: 8Q Addition</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
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<tbody>
<tr>
<td><strong>Hearing Date:</strong> November 2, 2022</td>
<td><strong>Applicant:</strong> Route 66 Engineering</td>
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<tr>
<td><strong>Owner:</strong> New Leaf Development, LLC</td>
<td><strong>Staff Recommendation:</strong> Staff recommends <em>approval</em> of the preliminary plat</td>
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| **Location Map:**  
(shown with City Council districts) | **Applicant Proposal:** |
<table>
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<tr>
<td><img src="image" alt="Location Map" /></td>
<td>Preliminary Plat</td>
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<tr>
<td>6 lots, 1 block, 0.28 ± acres</td>
<td><strong>Location:</strong> Southeast corner of East 8th Street South and South Quincy Avenue</td>
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| **Zoning:**  
RM-2 (Residential Multifamily) | **City Council District:** 4  |
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<tr>
<td><strong>Councilor Name:</strong> Kara Joy McKee</td>
<td><strong>County Commission District:</strong> 2</td>
</tr>
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<td><strong>Commissioner Name:</strong> Karen Keith</td>
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</table>
PRELIMINARY SUBDIVISION PLAT

8Q Addition - (CD 4)
Southeast corner of East 8th Street South and South Quincy Avenue

This plat consists of 6 lots, 1 block, 0.28 ± acres.

The Technical Advisory Committee (TAC) met on October 20, 2022, and provided the following conditions:

1. **Zoning:** The property is zoned RM-2 (Residential Multifamily). Lots comply with the lot and building regulations for townhouses.

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

3. **Transportation & Traffic:** Sidewalks are required per Title 35, Section 602, Tulsa Revised Ordinances. ADA ramps are required at street intersections. Label and dimension right-of-way adjacent to the site. Provide recording information for previously dedicated right-of-way and label any areas being dedicated by the plat. IDP approval is required prior to final plat approval.

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

5. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Remove contours from final plat submittal. In the location map, label all platted properties and label the plat location as “project location” or “site”. Provide graphically on the face of the plat all property pins found or set associated with the plat. Under the basis of bearing information include the coordinate system used and provide a bearing angle shown on the face of the plat. Graphically label the point of beginning (POB) and point of commencement (POC) on the face of the plat. Provide a date of preparation. Provide the date or range of dates of the last site visit by the surveyor.

6. **Stormwater, Drainage, & Floodplain:** Drainage plans must be submitted and approved through the IDP process. Approval for any required IDP must be obtained prior to approval of the final plat. This site does not contain any FEMA or City of Tulsa Regulatory floodplain. If offsite easements are needed for drainage purposes, those easements must be recorded and shown on the face of the final plat prior to final approval.

7. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.
Note: Graphic overlays may not precisely align with physical features on the ground.

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

Aerial Photo Date: 2020/2021

Subject Tract 8Q 19-13 06
SUBJECT TRACT
LAND USE PLAN
DOWNTOWN NEIGHBORHOOD

Land Use Plan Categories

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

8Q
19-13 06
DEED OF DEDICATION AND DECLARATION OF RESTRICTIVE COVENANTS

A RE-SUBDIVISION OF LOTS FIFTEEN (15) AND SIXTEEN (16), BLOCK THREE (3), EAST LYNN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Preliminary Plat 8Q ADDITION

1. STATE OF OKLAHOMA

2. COUNTY OF __________

3. BEFORE ME, the undersigned Notary Public in and for said county and state, on this ______ day of ______, 20__ personally appeared to me ________________________________, being known to me to be the identical person who subscribed his name as the maker of the present instrument, and acknowledged to me the execution of the within instrument as his free and voluntary act and deed and for such company for which the same is done and for the purpose thereunto set forth.

4. SHOWN UNDER MY SEAL OF OFFICE THE DAY AND YEAR AFORESAID.

5. COMMISSION EXPIRES ____________________________

NOTARY PUBLIC

PRELIMINARY PLAT 8Q ADDITION

PRELIMINARY PLAT

PRELIMINARY PLAT 8Q ADDITION

A RE-SUBDIVISION OF LOTS FIFTEEN (15) AND SIXTEEN (16), BLOCK THREE (3), EAST LYNN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

PARTIES TO THE PRELIMINARY PLAT


CERTIFICATE OF OWNERSHIP

WHEREOF, NEW LEAF DEVELOPMENT, LLC an Oklahoma limited liability company, being the owner of the Subdivision, hereby appends the foregoing declaration of conditions, restrictions and reservations on this __________ day of __________________, 20__.

BY ____________________________

STATE OF OKLAHOMA

COUNTY OF ____________________________

BEFORE ME, the undersigned Notary Public in and for said county and state, on this ______ day of ______, 20__ personally appeared to me ________________________________, being known to me to be the identical person who subscribed his name as the maker of the present instrument, and acknowledged to me the execution of the within instrument as his free and voluntary act and deed and for such company for which the same is done and for the purpose thereunto set forth.

SHOWN UNDER MY SEAL OF OFFICE THE DAY AND YEAR AFORESAID.

COMMISSION EXPIRES ____________________________

NOTARY PUBLIC

PRELIMINARY PLAT 8Q ADDITION

PRELIMINARY PLAT

PRELIMINARY PLAT 8Q ADDITION

A RE-SUBDIVISION OF LOTS FIFTEEN (15) AND SIXTEEN (16), BLOCK THREE (3), EAST LYNN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

PARTIES TO THE PRELIMINARY PLAT


CERTIFICATE OF OWNERSHIP

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BY ____________________________

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COUNTY OF ____________________________

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SHOWN UNDER MY SEAL OF OFFICE THE DAY AND YEAR AFORESAID.
1. The contractor shall complete "take" at 6118 E Branch St, then proceed as instructed. Erosion will be evident at this location.

2. This erosion control plan will incorporate erosion control measures and techniques to prevent sediment and debris from leaving the site through existing storm drain systems or into adjacent private and public property. Contractors shall subject the following plans to a consulting engineer for approval:

   a. Plans to protect adjacent properties and water resources from erosion and sedimentation.
   b. Plans to prevent erosion and sedimentation during construction.
   c. Plans to remove and replace erosion control measures.
   d. Plans to prevent the discharge of sediment-laden water into streams, ponds, swales, or other water bodies.

3. All perimeter erosion and sediment control measures shall be installed prior to the commencement of any activity.

4. The appropriate erosion control devices shall be installed.

5. Erosion control devices shall be inspected and maintained no less than weekly or weekly within 24 hours of a rainfall event of 0.5 inches or more. Maintenance shall be conducted to meet the standards specified by the consulting engineer.

6. Sediment and erosion control measures shall be removed following construction or during permanent stabilization of the disturbed and graded areas, whichever occurs first.

7. All disturbed areas within the construction area shall be restored and stabilized and shall meet or exceed pre-development conditions.

8. The silt fence shall remain in place until all construction and grading projects have been completed.

9. Actions shall be taken to prevent the discharge of silt and sediment into any public waterways. Silt fences shall be maintained and replaced as necessary.

10. Soil stockpiles shall be located away from streams, ponds, swales, and other bodies of water. Stockpiles shall be designed and constructed to prevent erosion and sedimentation.

11. Where construction or land disturbing activities will or may temporarily cease on any portion of the site, temporary site stabilization measures shall be required as soon as practicable but no later than 14 calendar days after the site ceases operations.

12. Sediment-laden groundwater encountered during trenching, boring, or other excavation activities shall be pumped to a sediment trapping device prior to being discharged into a stream, pond, swale, or catch basin.

13. Erosion control measures such as erosion and sediment basins shall be placed by the contractor as necessary.

14. No grading shall be done in the night of way and regulatory floodplains. Place erosion control and stabilize around floodplains.

TOTAL DISTURBED AREA: 12,350 S.F.

0.28 ACRES
Case: Replat of Lot 1 in Woodland Hills Mall
(Related to Replat of Lot 1 in Woodland Hills Mall
Accelerated Release of Building Permits)

Hearing Date: November 2, 2022

<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
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<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Wallace Design</td>
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<td>Owner: Woodland Hills Mall, LLC</td>
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<th>Location Map: (shown with City Council districts)</th>
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<td><img src="image" alt="Location Map" /></td>
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<th>Applicant Proposal:</th>
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<tr>
<td>Preliminary Plat</td>
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<tr>
<td>1 lot, 1 block, 11.8 ± acres</td>
</tr>
<tr>
<td>Location: North of the northeast corner of East 71st Street South and South Memorial Drive</td>
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<th>Zoning:</th>
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<td>Existing: CG &amp; OL</td>
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<td>Proposed: CG</td>
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<th>Staff Recommendation:</th>
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<tr>
<td>Staff recommends approval of the preliminary plat</td>
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<th>City Council District: 7</th>
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<tr>
<td>Councilor Name: Lori Decter Wright</td>
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<th>County Commission District: 3</th>
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<tbody>
<tr>
<td>Commissioner Name: Kelly Dunkerley</td>
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</table>
PRELIMINARY SUBDIVISION PLAT

Replat of Lot 1 Woodland Hills Mall - (CD 4)
North of the northeast corner of East 71st Street South and South Memorial Drive

This plat consists of 6 lots, 1 block, 0.28 ± acres.

The Technical Advisory Committee (TAC) met on October 20, 2022, and provided the following conditions:

1. **Zoning:** The property is currently zoned OL and CG. TMAPC recommended approval of a rezoning (Z-7677) to CG for the entire site on October 5, 2022.

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

3. **Transportation & Traffic:** New building construction will require compliance with the Sidewalk requirements of Title 35, Section 602, Tulsa Revised Ordinances. Provide easement for sidewalk across driveway at Memorial Drive.

4. **Sewer/Water:** Water line relocation is required prior to new building construction. Dimension all easements and right-of-way either on-site or adjacent to the site. Any required offsite easements must be recorded and reflected on the final plat prior to approval.

5. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Remove contours from final plat submittal. In the location map, label all platted properties and label the plat location as “project location” or “site”. Provide graphically on the face of the plat all property pins found or set associated with the plat. Provide date/range of dates for last visit of surveyor to site. Provide email address for project surveyor.

6. **Stormwater, Drainage, & Floodplain:** Onsite storm sewer is private and will tie to existing private storm sewers. No floodplain is present on the site.

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

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

Aerial Photo Date: 2020/2021

0 200 400 Feet

REPLAT LOT 1
WOODLAND HILLS MALL
18-13 01
Replat of Lot 1 in Woodland Hills Mall

Preliminary Plat

Date: [Missing]

Be it known that on this day of , 2023, in the County of , State of , that the undersigned, s/o , , and , , conducted, designed, and prepared, under the direction and control of , , , , of , , as the architect and engineer of Record, a plat for the purpose of dedication of a plat of land to be referred to as "Lot 1 in Woodland Hills Mall." The said plat has been prepared in conformity with the laws of the State of , and is in all respects true and correct.

The said plat was drawn to scale and is in conformity with the requirements of the laws governing plats for dedication.

The said plat is hereby dedicated for the purpose of dedication as a preliminary plat of land to be referred to as "Lot 1 in Woodland Hills Mall." The said plat is hereby submitted for recording and is to be recorded in the Office of the Recorder of , State of , for the purposes of dedication.

In witness whereof, the undersigned has hereunto set his hand and seal of on this day of , 2023.

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Replat of Lot 1 in Woodland Hills Mall

Replat of a portion of Lot 1, Block 1, Woodland Hills Mall (Plat No. 3560)
A tract of land being a part of the Southwest Quarter (S/W) of Section 1, Township 18 North, Range 13 East, of the Indian Bas and Marquis, City of Tulsa, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof

OWNER:
Woodland Hills Mall, LLC
225 West Washington Street
Indianapolis, IN 46204
Phone: (317) 263-7978

ENGINEER:
Wallace Design Collective, PC
123 MLK Jr.- Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-6668

SURVEYOR:
Bennett Surveying, Inc.
P.O. Box 848
Chouteau, OK 74337
Phone: (918) 935-0350

Surveyor's Certificate:
The undersigned Surveyor certifies that the Plat shown above is a true and accurate representation of the survey performed. The Plat is intended for the purpose of sale of real property and is in compliance with applicable laws and regulations.
**Case:** Replat of Lot 1 in Woodland Hills Mall
(Related to Replat of Lot 1 in Woodland Hills Mall Preliminary Plat)

**Hearing Date:** November 2, 2022

---

**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**
*Applicant:* Wallace Engineering
*Owner:* Woodland Hills Mall, LLC

---

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

---

**Applicant Proposal:**
Request for authorization to receive accelerated release of building permits & modification of Subdivision & Development Regulations to defer required performance guarantee and dedications to final plat

1 lot, 1 block, 11.8 ± acres

*Location:* North of the northeast corner of East 71st Street South and South Memorial Drive

---

**Zoning:**
Existing: CG & OL
Proposed: CG

**Staff Recommendation:**
Staff recommends approval of the authorization to receive an accelerated release of a building permit and the modification to the Subdivision & Development Regulations

---

**City Council District:** 7
*Councilor Name:* Lori Decter Wright

**County Commission District:** 3
*Commissioner Name:* Kelly Dunkerley
ACCELERATED RELEASE OF BUILDING PERMIT

Replat of Lot 1 in Woodland Hills Mall (CD 7)
North of the northeast corner of East 71st Street South and South Memorial Drive

The subject property is required to obtain full compliance with the Subdivision & Development Regulations due to the rezoning case on the site, Z-7677. A portion of the site was required to be rezoned from an existing OL designation due to the proposed construction of a larger building on the site.

The applicant has requested that the Planning Commission authorize the City of Tulsa to issue building permits prior to the filing of a final plat. The Subdivision & Development Regulations require the approval of a preliminary plat prior to authorization for an accelerated release of building permits. The preliminary plat has been submitted and reviewed by the Technical Advisory Committee and is being presented concurrently with this request.

The subject tract was previously platted in 1975 as a part of Lot 1 of the Woodland Hills Mall addition. The proposed development on the site will be vacating easements dedicated by that original plat and dedicating new easements for the relocation of a public water line.

The Technical Advisory Committee met on October 20th, 2022 and had no objections to the authorization for accelerated release of building permits.

If approved, this authorization only removes the requirement that the final plat be filed prior to building permits being issued. All other codes and requirements of the City of Tulsa remain in place.

Modification to the Subdivision & Development Regulations:

The applicant has requested a modification to Section 10-110.6-B and C that require the dedication of all required ROW and easements and the submittal of a performance guarantee for outstanding infrastructure. Staff is supportive of the modification request with the condition that these requirements remain in place prior to final plat approval.

The public infrastructure work for this project includes the relocation of a public water line that is required to be relocated prior to the issuance of any building permits. All other infrastructure for the project is in place.

Staff recommends approval of the accelerated release of a building permit and the requested modification with the following conditions:

1. If an accelerated release is approved, no final inspection of buildings or structures may occur, and no certificate of occupancy may be issued until a final plat for the subject property has been approved and recorded.
2. Requirements for performance guarantees on any outstanding public infrastructure remain in place but are deferred to final plat approval.
3. Required easements must be reflected on the final plat.
REPLAT LOT 1
WOODLAND HILLS MALL
18-13 01

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

Replat of Lot 1 in
Woodland Hills Mall

Replat of a portion of Lot 1, Block 1, Woodland Hills Mall (Plat No. 3560)
A tract of land being a part of the Southwest Quarter (SW/4) of Section 1, Township 19 North, Range 13
East, of the Indian Mul and Missouri, City of Tulsa, Tulsa County, State of Oklahoma, according to the U.S.
Government Survey thereof.

OWNER:
Woodland Hills Mall, LLC
225 North Washington Drive
Oklahoma City, OK 73104
Phone: (405) 232-716

ENGINEER:
Wallace Design Collective, PC
123 MLK Jr. Blvd.
Tulsa, Oklahoma 74103
Phone: (918) 627-585

SURVEYOR:
Bennett Surveying, Inc.
P.O. Box 848
Oklahoma City, OK 73137
Phone: (918) 935-0350

FLOOD ZONE NOTE

The property described has been designated by the Flood Insurance Rate Map (FIRM) as being within the "A" floodplain. The property owner is advised to contact the Flood Insurance Administrator for information relative to the Flood Insurance Rate Map and the floodplain designation of the property described.

LEGAL DESCRIPTION

The property described is located in Section 1, Township 19 North, Range 13 East, of the Indian Mul and Missouri, City of Tulsa, Tulsa County, State of Oklahoma, being a tract of land being a part of the Southwest Quarter (SW/4) of Section 1, Township 19 North, Range 13 East, of the Indian Mul and Missouri, City of Tulsa, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

SITE DATA

Total Acreage: 6.929 acres
Number of Lots: 1

BASIS OF BEARINGS

Basis of bearings to be determined by the surveyor.

LEGAL DESCRIPTION

The property described is located in Section 1, Township 19 North, Range 13 East, of the Indian Mul and Missouri, City of Tulsa, Tulsa County, State of Oklahoma, being a tract of land being a part of the Southwest Quarter (SW/4) of Section 1, Township 19 North, Range 13 East, of the Indian Mul and Missouri, City of Tulsa, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

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Replat of Lot 1 in
Woodland Hills Mall

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Kim,

I have been in conversation with the applicant regarding MPD-4.

Staff request a continuance to December 7th 2022.

Dwayne Wilkerson, ASLA, PLA
Principal Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9475
dwilkerson@incog.org
Case 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 / Z-5457-SP-4

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

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 8211
CZM: 51

City Council District: 2
Councilor Name: Jeannie Cue

County Commission District: 2
Commissioner Name: Karen Keith
SECTION I: PUD-636-E / Z-5457-SP-5

DEVELOPMENT CONCEPT: The applicant is proposing to revise the development standards of the PUD/Corridor 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 25 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.

Staff Note: Staff supports amending the provisions of the landscape standards in the PUD to conform the chapter 65 of the Tulsa Zoning Code. Except as noted in the Detailed Staff recommendation the original provisions of PUD 636-B will apply.

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 as submitted
  - Concept Site Plan

DETAILED STAFF RECOMMENDATION:

The provisions of PUD-636-E / Z-5457-SP-5 are consistent with the provisions of the PUD and Corridor Provisions of the of the Tulsa Zoning Code and,

Staff has reviewed the corridor district provisions and determined that this amendment does not have an adverse effect on the surrounding property owners therefore,

Staff recommends Approval of PUD-636-E / Z-5457-SP-5 as follows.

- The maximum floor area for PUD-636-E: 30,000 sq. ft.
- Minimum Building setback: 25 feet from east line of lot-1, block-1 abutting highway 75
- Landscape standards: Landscape and screening standards shall conform to the provisions of chapter 65 of the Tulsa zoning code.

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 78\textsuperscript{th} St S does not have a designation.

**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:**

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<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
<tbody>
<tr>
<td>W 78\textsuperscript{th} St S</td>
<td>None</td>
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**Utilities:**
The subject tract has municipal water and sewer available.

**Surrounding Properties:**

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<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>
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<tr>
<td>East</td>
<td>AG (Hwy 75)/CO</td>
<td>N/A / Regional Center</td>
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<td>Highway/Retail</td>
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<td>West</td>
<td>CO/PUD-636</td>
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</table>

\text{REvised 10/26/2022}
SECTION III: Relevant Zoning History

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

Subject Property:

PUD-636 October 2000: Ordinance number 19935 dated October 2, 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: Ordinance number 23029 dated January 20, 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/CO/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

10.7
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>
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</thead>
<tbody>
<tr>
<td>20,000 SF</td>
<td>25,289 SF (.25 FAR)</td>
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**Minimum Building Setbacks**

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</thead>
<tbody>
<tr>
<td>50 FT</td>
<td>From the East Boundary of Lot 1, Block 1</td>
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<tr>
<td>30 FT</td>
<td>From the East Boundary</td>
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**Total Landscape Area**

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<tr>
<td>10%</td>
<td>30%</td>
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**Interior Parking Lot Landscaping**

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<tr>
<td>35 sf per space</td>
<td>18 sf per space</td>
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**End Cap and Requirement and Minimum Island Size**

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</thead>
<tbody>
<tr>
<td>Required</td>
<td>Not Required</td>
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</tbody>
</table>

All other provisions of the PUD shall remain in effect as previously approved by the City of Tulsa.
**Case Report Prepared by:**
Dwayne Wilkerson

**Owner and Applicant Information:**
*Applicant: Llon Clendenen*
*Property Owner: Clendenen Properties LLC*

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

![Location Map Image]

**Applicant Proposal:**
*Present Use: vacant*
*Proposed Use: medical/dental office*
*Concept summary: Expand dental office including surface parking area.*
*Tract Size: 0.46 ± acres*
*Location: East of the Northeast corner of South Harvard Avenue and East 45th Street South*

**Zoning:**
*Existing Zoning: RS-1*
*Proposed Zoning: OL*

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

**Staff Recommendation:**
Staff recommends approval.

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

**County Commission District:** 3
*Commissioner Name: Kelly Dunkerley*
SECTION I: Z-7681

DEVELOPMENT CONCEPT: The applicant has request rezoning a lot east of the existing dental office with the idea that the medical practice is expanding and needs additional parking.

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

Applicant Exhibits: None included

DETAILED STAFF RECOMMENDATION:
OL zoning is consistent with the Mixed-Use Corridor land use designation and the Area of Growth however staff has received some objection to the request and,

The uses permitted in an OL district are intended to facilitate the development and preservation of low-intensity office development uses in this zoning district are intended to promote neighborhood employment uses and services and,

The development standards in the OL district are adequate to provide adequate design and development standards for building size and parking design to help mitigate the encroachment into the existing neighborhood and

This site is at the eastern side of the Mixed-Use Corridor land use designation and the Area of Growth that recognizes appropriate infill development therefore,

Staff recommends approval of Z-7681 to rezone property from RS-1 to OL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Mixed-Use Corridor and the Area of Growth both support the idea of appropriate small infill development.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa's modern thoroughfares that pair high-capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.
Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary:

The site was originally zoned for detached single family dwelling. The home has been removed and gravel spread on a portion of the site. Large trees have been preserved and the site is gently sloping to the south toward a street with no curb and no visible underground drainage solution.

The image below is street view taken in March 2022 from the southwest corner of the subject property looking northeast.
Environmental Considerations: None that would affect site redevelopment.

Streets:

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<td>East 45th Street South</td>
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Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

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<th>Location</th>
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<th>Existing Land Use Designation</th>
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<td>South</td>
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<td>Mixed-Use Corridor</td>
<td>Growth</td>
<td>Detached Single Family</td>
</tr>
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SECTION III: Relevant Zoning History

History: Z-7681

Subject Property:
ZONING ORDINANCE: Ordinance number 11823 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

BOA-22795 December 2019: The Board of Adjustment approved a Variance to permit two additional wall signs on the East elevation in an OL District with one street frontage, on property located at 4436 South Harvard Avenue East.

BOA-21811 December 2014: The Board of Adjustment approved a Variance to permit wall sign to exceed the permitted display surface area from 36 square feet to 39.5 square feet along East 44th Street; & a Variance to permit two signs to be erected per street frontage of a lot and to exceed the permitted display surface area from 32 square feet to 55.49 square feet along South Harvard Avenue, on property located at 4408 South Harvard Avenue.

BOA-21785 October 2014: The Board of Adjustment approved a Variance to increase the cubic content of a non-conforming structure & a Variance to allow a two-story building in an OL District & a Variance to reduce the setback from 100 feet to 65 feet from the centerline of South Harvard Avenue, on property located at 3305 East 45th Street.

BOA-20240 March 2006: The Board of Adjustment denied a Special Exception to permit a .40 Floor Area Ratio in an OL district; and a Variance to permit a 3-story building in an OL district, on property located at 4416 South Harvard.

BOA-18568 October 1999: The Board of Adjustment approved a Variance to permit maximum building height in OL zoned district from one-story to two-stories & a Special Exception to increase F.A.R. from .30 to .34, on property located at 4416 South Harvard.

BOA-17817 September 1997: The Board of Adjustment approved a Special Exception to permit the screening requirement along the E. property line, on property located at NE/c 45th Street & South Harvard.

BOA-14453 April 1987: The Board of Adjustment approved a Variance to permit setback from the centerline of South Harvard Avenue from 50’ to 45’ to allow for a sign, on property located at 4436 South Harvard.

BOA-13545 May 1985: The Board of Adjustment approved a Special Exception to permit a satellite dish to be used with an existing insurance office in an OL zoned district, on property located at 4412 South Harvard.

BOA-11092 July 1980: The Board of Adjustment denied a Variance to permit a 3’ x 5’ sign on a lot that has three other signs in an OL District, on property located at 4515 South Harvard Avenue.

BOA-11082 September 1980: The Board of Adjustment approved a Special Exception to permit .40 floor area ratio, and a building height of two stories in an OL District, on property located at 4520 S. Harvard Ave.

BOA-11058 June 1980: The Board of Adjustment approved a Special Exception to permit the screening requirement where existing physical features provide visual separation of uses (on the north and the west), on property located at 4412 South Avenue.
**BOA-11036 May 1980:** The Board of Adjustment approved a *Special Exception* to permit the screening requirements where an alternative screening will provide visual separation of uses, on property located at 4416 South Harvard Avenue.

**BOA-10673 September 1979:** The Board of Adjustment approved a *Variance* to permit the setback requirements from 100' to 99' from the centerline of Harvard Avenue, on property located at south and east of 45th street and Harvard Avenue.

**BOA-10386 April 1979:** The Board of Adjustment approved a *Special Exception* to permit a floor area ratio of .40 and a building height of two stories in an OL District, on property located at 4404-4427 South Harvard Avenue.

**Z-5315 September 1979:** All concurred in approval of a request for *rezoning* a tract of land from RS-1 to OL on property located 4503 S. Harvard Ave E.

**Z-5246 April 1979:** All concurred in approval of a request for *rezoning* a tract of land from RS-1 to OL on property located 4415 S. Harvard Ave E.

**Z-5284 August 1979:** All concurred in approval of a request for *rezoning* a tract of land from RS-1 to OL on property located 3305 East 45th St S.

**Z-5094 April 1978:** All concurred in approval of a request for *rezoning* a tract of land from OL & RS-1 to OL on property located 4503 S. Harvard Avenue E.

**Z-5134 September 1978:** All concurred in approval of a request for *rezoning* a tract of land from RS-1 to OL on property located 4436 S. Harvard Ave E.

**Z-4969 April 1977:** All concurred in approval of a request for *rezoning* a tract of land from RS-1 to OL on property located 4516 S. Jamestown Ave E.

**Z-4817 November 1975:** All concurred in approval of a request for *rezoning* a tract of land from RS-1 to OL on property located 4408 S. Harvard Avenue E.

**Z-4721 October 1974:** All concurred in approval of a request for *rezoning* a tract of land from RS-1 to OL on property located 4520 S. Harvard Avenue E.

**Z-5284 August 1979:** All concurred in approval of a request for *rezoning* a tract of land from RS-1 to OL on property located 3305 East 45th St S.
Note: Graphic overlays may not precisely align with physical features on the ground.
Growth and Stability

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<th>Color</th>
<th>Description</th>
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<tbody>
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<td>Area of Growth</td>
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<tr>
<td>Yellow</td>
<td>Area of Stability</td>
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</table>

Z-7681
19-13 28
October 24, 2022

TMAPC
c/o INCOG
2 W. 2nd St., Suite 800
Tulsa, OK 74103

Re: Case Number Z-7681
Lot 12, Blk. 1, Villa Grove HGTS No. 1
City of Tulsa, Tulsa County, Oklahoma

Ladies and Gentlemen:

On behalf of Riverview Property Co., LLC, we wish to object to the requested change in the zoning from RS-1 (Residential Single Family) to OL (Office Low).

We own a residential home at 3336 E. 45th St.

Very truly yours,

Mark E. Meador
Managing Member

MEM/bm
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 shall 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 [Turley]
- 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 Plan supports 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
- Stan Sallee- District 1 County Commissioner
- Mike Craddock- Chief Deputy County Commissioner of District 1
- Michelle Barnett- Partner Tulsa Senior VP of Economic Development
- Ashley Chaney- Partner Tulsa Business Liaison Services Manager
- Austin Britt- Partner Tulsa Economic Development Specialist
- Leisha Pearson- Oklahoma Commerce Dept./ Aerospace and Defense/ ACES Program Manager
- Dan Luton- Programs Director for Oklahoma Center for the Advancement of Science and Technology
- Heather McDowell- Northeast Ok Rep. for Oklahoma Center for the Advancement of Science and Technology
- Kristina Wadley- Oklahoma Manufacturing Alliance

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 with evidence that a portion of the property has been excavated or mined.
Environmental Considerations: None

Streets:

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<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tr>
<td>E 66th St N</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
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<tr>
<td>N Pittsburgh Ave</td>
<td>Residential Collector</td>
<td>60 Feet</td>
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Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

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<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<tr>
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<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.
Bird Creek Industrial Park Redevelopment Plans

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 stakeholders, 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 ave 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 included 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-fuctional 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 lessees operating in an eco-industrial park, mixed use, sustainable, environmentally friendly Development.
Section line and west line of subject tract

Staff recommends excluding the west 200 feet of the subject tract from the IL zoning request.

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
Tulsa County Land Use Plan

Area - Turley

- Rural Residential/Agricultural
- Rural Commercial
- Parks and Open Space
- Public/Semi-Public
- Industrial
- 100 Year Floodplain
PROPERTY DESCRIPTION:
The S/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. KAVER 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 30th DAY OF JULY, 2022

MCKINNON LAND SURVEYING, LLC.
19482 US HIGHWAY 62, NOWATA, OK 74048
(918) 239-3827
EMAIL: MCKINNON.LANDSURVEYING@GMAIL.COM
C.A. NO. 8511 EXP. 6/30/2023
PROPERTY DESCRIPTION:
(RECORDED IN DOCUMENT #2006010613 AT TULSA COUNTY CLERKS OFFICE)

AND
(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>

C1 430.00'(M&D) 428.50'(M) 429.20'(D) 410.99'(M) S 42°28'58" W 57°05'44"
C2 1065.90'(M&D) 442.23'(M) 443.02'(D) 439.07'(M) N 52°08'12" E 23°48'50"
C3 492.80'(M&D) 358.00'(M) 357.01'(D) 350.18'(M) N 19°07'05" E 41°37'25"

MCKINNON LAND SURVEYING, LLC.
19482 US HIGHWAY 60, NOWATA, OK 74048
(918) 230-3927
EMAIL: MCKINNONLANDSURVEYING@GMAIL.COM
C.A. NO. 8511  EXP. 6/30/2023

PAGE 2 OF 2

12/13
Sawyer, Kim

From: Thomas McCoy <tfrmccoy@gmail.com>  
Sent: Wednesday, September 14, 2022 9:56 PM  
To: Wilkerson, Dwayne <DWilkerson@incog.org>  
Subject: CZ-535 (TCCP-11) Continuance Request for September 21, 2022 Planning Commission Public Hearing

Dwayne,

A group of very concerned neighbors is opposed to proposed changes to the comprehensive land use map and the proposed zoning change.

1) In their proposal, the applicant claims to have, “collaborated with a host of business professionals, community stakeholders, community outreach organizations to assist in addressing the needs and concerns of the community”.

   a. We see no evidence of collaboration. None of the neighbors in the area of the proposed zoning change have been contacted and there have not been any group meetings with the neighbors to solicit their input or address any concerns.

   b. The County updated the land use plan approximately 2 years ago, the stakeholders involved deemed the long term plan as agricultural.

      i. There is no evidence the decisions made during the crafting of the long term plan are out of date.

      ii. In fact, a quick survey of the industrial zoning to the east of highway 75 indicated ample vacant land zoned for industrial development with all of the necessary utilities in place.
iii. Additionally, the nearest property zoned industrial is a speculative development with 14 parcels. The gas station is the only developed parcel.

2) We do not see a demonstrated need for additional lands zoned industrial in this area. We fear the proposed zoning change is simply speculative in nature from an out of state developer with no evidence of a real user.

3) My family is very concerned that the zoning change will adversely affect the value of our property. We have a very beautiful 175-acre ranch located here in Tulsa County with a focus on family, wildlife preservation and cattle ranching. We have the following concerns with the proposed zoning change that would be very detrimental to the aesthetics and value of the ranch:
   a. Giant ugly warehouses on the border of the property.
   b. Increased traffic
   c. Increased crime
   d. Increased noise
   e. Lighting pollution
   f. Uninvited odors
   g. Unaddressed water runoff plan
   h. Detrimental impact on the local wildlife

We are requesting a continuance of the TCCP-11 and the related CZ-535 hearing scheduled for September 21, 2022 for the following reasons:
1) My wife and I are the single largest neighbor with over ½ mile of frontage on the CZ-535 zoning proposal and we have had zero engagement from the applicant. If the proposed zoning change were to go through, our property would be adversely impacted in a significant way.
2) We are planning to present a Formal Protest Petition against the proposed zoning map amendment for zoning case number CZ-535. We need more time to assemble the petition.
3) Should the planning commission insist that a change to the zoning and the long-term plan is warranted and needed, we would request the applicant a) engage with the neighborhood and b) amend the application to include a PUD that would address and mitigate neighborhood concerns.

Sincerely,
Thomas F McCoy
(918) 671-6429
tfrmccoy@gmail.com
Good morning sir I have attached info from our neighborhood meeting we held last Friday evening for the zoning proposal change. It was a very good meeting with everybody that showed up and we were able to give everyone clarity to what we are looking to accomplish. One thing to note is Mr. McCoy did not show up for the meeting to address any further concerns. I look forward to seeing you at the meeting tomorrow sir. Thanks.

John Parks
Neighborhood Meeting For Zoning of CZ-535

Host- Tetra Development, Inc. and Tetra Ok Holdings, LLC.
   918-729-2402
   johnparks@tetraddevelopment.com

Meeting Site: Office at 219
   219 East Rogers
   Skiatook, Ok

Meeting Time: September 30th, 2022
   6 P.M. – 7 P.M.

Invitees- All neighbors in area of proposed development for the property lying on 66th street and Highway 75 corridor. Anybody not able to attend may contact us to discuss any questions or concerns by phone or email.

Meeting Discussion: To address any and all concerns of the surrounding community with regards to the proposed development of the subject property that lies on 66th street and Highway 75 corridor intersection.

Meeting Notes: There were a total of seven attendees for the meeting on the 30th to discuss the rezoning proposal. We had a very substantive conversation with all attendees and addressed all their concerns with the proposed development. This meeting created a very helpful dialogue for all parties on how we can move forward and work together.
Sign In Sheet
9-30-22

Print  Sign
Bruce Fritts  Bruce F
Betty Greenwald  Betty Greenwald
Jackie & Jeannie Vent  Y.L.
Betsy McElheny  Betty McElheny
Nina Fritts  Nina Fritts
Tasha Bates  Tasha Bates

Scanned with CamScanner 12/15
Economic Impact of Project Parks

### Impact of all civil, utilities and road constructions in Tulsa County (2023 dollars)

<table>
<thead>
<tr>
<th>Impact Type</th>
<th>Employment</th>
<th>Labor Income</th>
<th>Total Value Added</th>
<th>Total Output</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct Effect</td>
<td>650</td>
<td>18,725,240</td>
<td>21,806,277</td>
<td>45,000,000</td>
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<tr>
<td>Indirect Effect</td>
<td>68</td>
<td>6,508,305</td>
<td>9,439,358</td>
<td>17,987,909</td>
</tr>
<tr>
<td>Induced Effect</td>
<td>95</td>
<td>4,514,366</td>
<td>8,284,138</td>
<td>15,176,507</td>
</tr>
<tr>
<td>Total Effect</td>
<td>813</td>
<td>29,747,911</td>
<td>39,529,773</td>
<td>78,164,417</td>
</tr>
</tbody>
</table>

*The amount of total tax generated from the constructions is $7,045,388.
*The amount of tax (city and county) generated from the constructions is $440,457.

### Impact of capital investment/operations (2023 dollars)

<table>
<thead>
<tr>
<th>Impact Type</th>
<th>Employment</th>
<th>Labor Income</th>
<th>Total Value Added</th>
<th>Total Output</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct Effect</td>
<td>1,600</td>
<td>198,143,092</td>
<td>193,678,110</td>
<td>385,000,000</td>
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<tr>
<td>Indirect Effect</td>
<td>634</td>
<td>52,373,014</td>
<td>78,465,546</td>
<td>151,826,426</td>
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<tr>
<td>Induced Effect</td>
<td>934</td>
<td>44,494,600</td>
<td>81,730,178</td>
<td>149,746,450</td>
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<tr>
<td>Total Effect</td>
<td>3,168</td>
<td>295,010,706</td>
<td>353,873,834</td>
<td>686,572,876</td>
</tr>
</tbody>
</table>

*The amount of total tax generated from the capital investment is $66,572,876.
*The amount of tax (city and county) generated from the capital investment is $3,626,100.

The project will generate a total output impact of over $764.7 million with $430 million in direct impact and 334 million in indirect & induced impacts.

- Every $1 in direct output produced through the project’s related spending will generate an additional $0.78 in indirect and induced output (an output multiplier of about 1.78)

This project is responsible for a total of 3,981 paid jobs. It will directly employ 2,250 workers and is responsible for an additional 1,731 indirect and induced jobs.

An additional spillover output impact of over $611 million will be generated throughout the Tulsa Metro Area as a result of this project.
Formal Protest Petition against a proposed Zoning Map Amendment  
Zoning Case number CZ-535

Persons signing the protest petition must be at least eighteen (18) years of age and must hold record title to their properties, as shown in the land records of the Tulsa County Clerk.

If a lot is owned jointly by more than one owner, all owners must sign the protest petition.

If a lot is owned by a trust, the trustee must sign, noting that he or she signs "as trustee". If there is more than one trustee, and no single trustee is authorized to sign, then all the trustees must sign.

If a lot is owned by a corporation, the president or a vice-president or the chair or vice chair of the board of directors, must sign.

If a lot is owned by a limited liability company, a manager must sign.

If a lot is owned by any other legal entity, the person signing the protest petition must be someone authorized by that entity to convey title to land.

We are against the request outlined zoning case# CZ-535.  
We do not support rezoning property from AG to IL.

Full Address or Legal Description:  N/2 SW NE LESS 4.80ACS FOR HWY & LESS N152 S304 E764.7 W789.7 N/2 SW NE SEC 33 21 13 12.533ACS Section: 33 Township: 21 Range: 13

Owner name on Assessor's records:  CHAPMAN, BETTY

Name:  Betty Chapman Signature:  Betty Chapman

Name:  Signature

Contact # and/or email:  (918) 376 4105

Signature Date:  09/29/2022

Full Address or Legal Description:  

Owner name on Assessor's records:  

Name:  Signature

Name:  Signature

Contact # and/or email:  

Signature Date:  

12.20
Formal Protest Petition against a proposed Zoning Map Amendment
Zoning Case number CZ-535

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We are against the request outlined zoning case# CZ-535.
We do not support rezoning property from AG to IL.

Full Address or Legal Description: ALL THAT PRT NE LYING E CL BIRD CREEK LESS BEG 2554.54S NEC NE TH S77.39 TO PT ON SL NE W TO PT IN CL BIRD CREEK NWLY ALG CL TO PT E APPROX 1016 POB SEC 32 21 13 150.114ACS Section: 32 Township: 21 Range: 13

Owner name on Assessor’s records: MCCOY LIVING TRUST C/O THOMAS F & SARAH J MCCOY TTEES

Name: Thomas F. McCoy Signature
Name: Sarah J. McCoy
Contact # and/or email: (918) 671 6429 tfmccoy@gmail.com
Signature Date: 9/29/22

Full Address or Legal Description: PRT NE & PRT NE SE BEG 2554.54S NEC NE TH S77.39 TO PT ON NEC NE SE S1320.73 TO SECR NE SE W APPROX563 TO CL BIRD CREEK N & NWLY ALG CL APPROX1492 E APPROX 1016 POB SEC 32 21 13 23.886ACS Section: 32 Township: 21 Range: 13

Owner name on Assessor’s records: MCCOY LIVING TRUST C/O THOMAS F & SARAH J MCCOY TTEES

Name: Thomas F. McCoy Signature
Name: Sarah J. McCoy
Contact # and/or email: 
Signature Date: 9/29/22
Formal Protest Petition against a proposed Zoning Map Amendment
Zoning Case number CZ-535

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We are against the request outlined zoning case# CZ-535.
We do not support rezoning property from AG to IL.

Full Address or Legal Description: NE NW LESS NE NW SEC 33 21 13 30ACS  Section: 33 Township: 21
Range: 13

Owner name on Assessor’s records: GRUENWALD PROPERTIES LLC
Name: Betty Gruenwald Signature BETTY GRUENWALD
Name: ______________________________ Signature ______________________________
Contact # and/or email: 918-485-4252
Signature Date: 9-16-22

Full Address or Legal Description: N152 S304 E764.7 W789.7 N/2 SW NE SEC 33 21 13 2.668ACS
Section: 33 Township: 21 Range: 13

Owner name on Assessor’s records: LOPEZ, ANTONIO
Name: Antonio Lopez Signature YOAN MARCELO LOPEZ
Name: ______________________________ Signature ______________________________
Contact # and/or email: 
Signature Date: ______________________________

12.22
Formal Protest Petition against a proposed Zoning Map Amendment
Zoning Case number CZ-535

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We are against the request outlined zoning case# CZ-535.
We do not support rezoning property from AG to IL.

Full Address or Legal Description: W/2 NE NE NW SEC 33 21 13 5ACS Section: 33 Township: 21 Range: 13

Owner name on Assessor’s records: VENT, JACKIE LYNN AND JEANNIE MAY
Name: Jackie Lynn Vent Signature
Name: Jeannie May Vent Signature
Contact # and/or email: 918-637-2994
Signature Date: 9-27-22

Full Address or Legal Description: N/2 E/2 E/2 NE NW SEC 33 21 13 5ACS Section: 33 Township: 21 Range: 13

Owner name on Assessor’s records: FRITTS, BRAD & NINA
Name: Brad Fritts Signature
Name: Nina Fritts Signature
Contact # and/or email: 918-579-5156
Signature Date: 09-27-22

12.23
Formal Protest Petition against a proposed Zoning Map Amendment  
Zoning Case number CZ-535  

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We are against the request outlined zoning case# CZ-535. We do not support rezoning property from AG to IL.

Full Address or Legal Description: PRT SE SW BEG 565.57W SEC SW TH N330.21 W235.25 S330.2 E235.25 POB LESS S50 FOR RD SEC 28 21 13 1.51AC Section: 28 Township: 21 Range: 13

Owner name on Assessor’s records: HUCKANS, RICHARD HASKELL  
Name: Richard Huckans Signature:  

Contact # and/or email: (918) 925 - 5508  
Signature Date: 9-21-22

Full Address or Legal Description: BEG 800.82W SECR SW TH N330.2 W165.16 S330.2 E165.16 POB LESS S50 THEREOF FOR RD SEC 28 21 13 1.062ACS Section: 28 Township: 21 Range: 13

Owner name on Assessor’s records: JOBE, TONY GALE AND LINDA ANNETTE  
Name: Tony G Jobe Signature:  
Name: Linda A Jobe Signature:  
Contact # and/or email: 2J7625@ATLASOR.COM  
Signature Date: 9/23/2022 Cell 918-704-3387 Tony  
Cell 918-519-8557 Linda 12.24
Formal Protest Petition against a proposed Zoning Map Amendment
Zoning Case number CZ-535

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We do not support rezoning property from AG to IL.

Full Address or Legal Description: W/2 SW SW SE SW LESS S50 THEREOF FOR RD SEC 28 21 13 1.06AC

Section: 28 Township: 21 Range: 13

Owner name on Assessor’s records: GOINS, TONY D & APRIL MCINTOSH

Name: TONY D. GOINS Signature

Name: APRIL MCINTOSH Signature

Contact # and/or email: 918-855-8225

Signature Date: 9-18-22

Full Address or Legal Description: TR IN NW NW BEG NEC NW NW TH W135 S322.66 E135 N322.66 POB SEC 33 21 13 1AC Section: 33 Township: 21 Range: 13

Owner name on Assessor’s records: PARSONS, CASSIE L REV TRUST

Name: CASSIE L. PARSONS Signature

Name: ______________________________ Signature

Contact # and/or email: CASSIE PARSONS @ ATT/IN

Signature Date: 9-23-22 918-520-3263

12-25
Formal Protest Petition against a proposed Zoning Map Amendment
Zoning Case number CZ-535

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We do not support rezoning property from AG to IL.

Full Address or Legal Description: BEG 330.19N SWC SE SW TH N671.57 E328.83 S671.60 W328.81 POB SEC 28 21 13 5.071ACS Section: 28 Township: 21 Range: 13

Owner name on Assessor’s records: DUGAN, CHAD

Name: CHAD DUGAN Signature: Chad Dugan

Name: ___________________________ Signature: ___________________________

Contact # and/or email: 918-724-2221

Signature Date: 7-19-22

Full Address or Legal Description: E/2 SW LESS BEG SECR SW TH N495.22 W680.62 S165.1 W639.38 S330.22 E1320 & LESS BEG 330.19N SWC SE SW TH N671.57 E328.83 S671.60 W328.81 POB SEC 28 21 13 62.430ACS

Section: 28 Township: 21 Range: 13

Owner name on Assessor’s records: KEITH, PAYNE

Name: Payne Keith Signature: Payne Keith

Name: ___________________________ Signature: ___________________________

Contact # and/or email: 918-798-9848

Signature Date: 7-18-22
Formal Protest Petition against a proposed Zoning Map Amendment
Zoning Case number CZ-535

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If a lot is owned by a limited liability company, a manager must sign.

If a lot is owned by any other legal entity, the person signing the protest petition must be someone authorized by that entity to convey title to land.

We are against the request outlined zoning case# CZ-535.
We do not support rezoning property from AG to IL.

Full Address or Legal Description: W1/2W1/2SW SEC. 28-21-13 Section: 28 Township: 21 Range: 13

Owner name on Assessor’s records: PILAND, JAMES R AND ANN

Name: James Piland  Signature: James Piland
Name: Ann Piland  Signature: Ann M Piland

Contact # and/or email: 918.760.4064  jplandejpland.com

Signature Date: 7/18/32

12.27
Formal Protest Petition against a proposed Zoning Map Amendment
Zoning Case number CZ-535

Persons signing the protest petition must be at least eighteen (18) years of age and must hold record title to their properties, as shown in the land records of the Tulsa County Clerk.

If a lot is owned jointly by more than one owner, all owners must sign the protest petition.

If a lot is owned by a trust, the trustee must sign, noting that he or she signs “as trustee”. If there is more than one trustee, and no single trustee is authorized to sign, then all the trustees must sign.

If a lot is owned by a corporation, the president or a vice-president or the chair or vice chair of the board of directors, must sign.

If a lot is owned by a limited liability company, a manager must sign.

If a lot is owned by any other legal entity, the person signing the protest petition must be someone authorized by that entity to convey title to land.

We are against the request outlined zoning case# CZ-535. We do not support rezoning property from AG to IL.

Full Address or Legal Description: W1/2 SW NW NE SEC 33-21-13 Section: 33 Township: 21 Range: 13

Owner name on Assessor’s records: COLE, ALLEN & DANA

Name: Allen Cole Signature

Name: Dana Cole Signature

Contact # and/or email: 9189061110 9189068717

Signature Date: ________________

Full Address or Legal Description: ____________________________

Owner name on Assessor’s records: ____________________________

Name: ____________________________ Signature ____________________________

Name: ____________________________ Signature ____________________________

Contact # and/or email: ____________________________

Signature Date: ____________________________
Formal Protest Petition against a proposed Zoning Map Amendment
Zoning Case number CZ-535

Persons signing the protest petition must be at least eighteen (18) years of age and must hold record title to their properties, as shown in the land records of the Tulsa County Clerk.

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We are against the request outlined zoning case# CZ-535. We do not support rezoning property from AG to IL.

Full Address or Legal Description: BEG SECR SW TH W330.32 N330.22 E35 N165 E295.32 S POB SEC 28 21 13
3.62ACS Section: 28 Township: 21 Range: 13

Owner name on Assessor's records: KEITH, PAYNE L
Name: PAYNE L KEITH Signature
Name: ____________________________ Signature

Contact # and/or email: 918 798 9848
Signature Date: 9-20-22


Owner name on Assessor's records: BURGER, LISA ROBIN
Name: Lisa Robin Risinger Signature
Name: ____________________________ Signature

Contact # and/or email: Lisa Robin Burger@yahoo.com
Signature Date: 9-29-22

12.29
Formal Protest Petition against a proposed Zoning Map Amendment
Zoning Case number CZ-535

Persons signing the protest petition must be at least eighteen (18) years of age and must hold record title to their properties, as shown in the land records of the Tulsa County Clerk.

If a lot is owned jointly by more than one owner, all owners must sign the protest petition.

If a lot is owned by a trust, the trustee must sign, noting that he or she signs "as trustee". If there is more than one trustee, and no single trustee is authorized to sign, then all the trustees must sign.

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If a lot is owned by a limited liability company, a manager must sign.

If a lot is owned by any other legal entity, the person signing the protest petition must be someone authorized by that entity to convey title to land.

We are against the request outlined zoning case# CZ-535.
We do not support rezoning property from AG to IL.

Full Address or Legal Description: SENWSW &E1/2SWSW SEC. 28-21-13 Section: 28 Township: 21 Range: 13

Owner name on Assessor's records: KEITH, PAYNE L & JAMIE L

Name: PAYNE L KEITH Signature

Name: JAMIE L KEITH Signature

Contact # and/or email: 918 798 9848

Signature Date: 9-27-22

Full Address or Legal Description: ____________________________

Owner name on Assessor's records: ____________________________

Name: ____________________________ Signature_____________________

Name: ____________________________ Signature_____________________

Contact # and/or email: ____________________________

Signature Date: ____________________________

12 30
Formal Protest Petition against a proposed Zoning Map Amendment
Zoning Case number CZ-535

Persons signing the protest petition must be at least eighteen (18) years of age and must hold record title to their properties, as shown in the land records of the Tulsa County Clerk.

If a lot is owned jointly by more than one owner, all owners must sign the protest petition.

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If a lot is owned by any other legal entity, the person signing the protest petition must be someone authorized by that entity to convey title to land.

We are against the request outlined zoning case# CZ-535. We do not support rezoning property from AG to IL.

Full Address or Legal Description: W/2 NW NW NE LESS .408ACS TO STATE & LESS S165 N392 THEREOF & LESS S268 W/2 NW NW NE SEC 33 21 13 1.309ACS Section: 33 Township: 21 Range: 13

Owner name on Assessor’s records: ZUNIGA, REGINALDO & MARIA HERNANDEZ

Name: Maria Hernandez Signature: Maria Hernandez

Name: Reginaldo Zuniga Signature: Reginaldo Zuniga

Contact # and/or email: 918-230-9124

Signature Date: 9-29-22

Full Address or Legal Description: S.165'O N.392'W1/2NWNWNE SEC. 33- 21-13 1.25 AC. Section: 33 Township: 21 Range: 13

Owner name on Assessor’s records: KILGORE, DEBRA & DANA COLE

Name: Dana Cole Signature: Dana Cole

Name: Signature

Contact # and/or email: 9189068717 dcole2710@gmail.com

Signature Date: 9-27-2022

12.31
**Case Number:** TCCP-11 (related to CZ-535)

**Hearing Date:** November 2, 2022
(Continued from September 7, September 21, and October 5, 2022)

**Case Report Prepared by:**
Jeremy Banes

**Owner and Applicant Information:**

**Applicant:** John Parks

**Property Owner:** Wisdom Ministries Inc.

### 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

### Location Map:

(Shown with County Commissioner Districts)

![Map Image]

### 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, (Resolution 2830:1020) 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>
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<td>AG</td>
<td>Agricultural</td>
<td>Vacant/Agricultural</td>
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<td>Vacant/Agricultural</td>
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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 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 increase tax base to the City of Tulsa or Unincorporated areas of Tulsa County. After the first concepts considering 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 an amendment to the land use designation from Rural Residential Agricultural to Industrial for the entire site. It is staff’s recommendation to respect the current land use designation around the perimeter of the subject tract with a generous buffer separating proposed industrial uses from abutting property owners west and north of the subject property.

The zoning code allows two options to provide transition guidelines between the applicants request and abutting property owners. 1) Rezoning request could include a Planned Unit Development that provides use and design limitations between new industrial development and the existing agricultural properties. 2) The zoning boundary could be significantly set back in an effort to allow some level of confidence that industrial development would not significantly adversely affect abutting properties that are currently considered agricultural and residential uses. The applicant has 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 buffer-zone between this site and adjacent residential properties west and north of the northwest corner of the subject tract.
E 76TH ST N

Subject Tract
TCCP-11
21-13 33

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

13.9
From: Thomas McCoy <tfrmccoy@gmail.com>
Sent: Wednesday, September 14, 2022 9:56 PM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Subject: CZ-535 (TCCP-11) Continuance Request for September 21, 2022 Planning Commission Public Hearing

Dwayne,
A group of very concerned neighbors is opposed to proposed changes to the comprehensive land use map and the proposed zoning change.

1) In their proposal, the applicant claims to have, “collaborated with a host of business professionals, community stakeholders, community outreach organizations to assist in addressing the needs and concerns of the community”.

   a. We see no evidence of collaboration. None of the neighbors in the area of the proposed zoning change have been contacted and there have not been any group meetings with the neighbors to solicit their input or address any concerns.

   b. The County updated the land use plan approximately 2 years ago, the stakeholders involved deemed the long term plan as agricultural.

      i. There is no evidence the decisions made during the crafting of the long term plan are out of date.

      ii. In fact, a quick survey of the industrial zoning to the east of highway 75 indicated ample vacant land zoned for industrial development with all of the necessary utilities in place.
iii. Additionally, the nearest property zoned industrial is a speculative development with 14 parcels. The gas station is the only developed parcel.

2) We do not see a demonstrated need for additional lands zoned industrial in this area. We fear the proposed zoning change is simply speculative in nature from an out of state developer with no evidence of a real user.

3) My family is very concerned that the zoning change will adversely affect the value of our property. We have a very beautiful 175-acre ranch located here in Tulsa County with a focus on family, wildlife preservation and cattle ranching. We have the following concerns with the proposed zoning change that would be very detrimental to the aesthetics and value of the ranch:
   a. Giant ugly warehouses on the border of the property.
   b. Increased traffic
   c. Increased crime
   d. Increased noise
   e. Lighting pollution
   f. Uninvited odors
   g. Unaddressed water runoff plan
   h. Detrimental impact on the local wildlife

We are requesting a continuance of the TCCP-11 and the related CZ-535 hearing scheduled for September 21, 2022 for the following reasons:

1) My wife and I are the single largest neighbor with over ½ mile of frontage on the CZ-535 zoning proposal and we have had zero engagement from the applicant. If the proposed zoning change were to go through, our property would be adversely impacted in a significant way.

2) We are planning to present a Formal Protest Petition against the proposed zoning map amendment for zoning case number CZ-535. We need more time to assemble the petition.

3) Should the planning commission insist that a change to the zoning and the long-term plan is warranted and needed, we would request the applicant a) engage with the neighborhood and b) amend the application to include a PUD that would address and mitigate neighborhood concerns.

Sincerely,
Thomas F McCoy
(918) 671-6429
tfrmccoy@gmail.com