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

Call to Order:

REPORTS:

Chairman's Report:
Work session Report:
Director's Report:

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

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

1. **PUD-533-C-1 Tanner Consulting, LLC** (CD 5) Location: Northeast of the northeast corner of I-44 East and South Memorial Drive requesting a **PUD Minor Amendment** to allow for the phasing of development including the landscaping plan.

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

2. **Z-7687 Hugo Salcedo** (CD 3) Location: North of the northwest corner of East 11th Street South and South 101st East Avenue requesting rezoning from **RM-2 to CS**
3. **Z-7688 Lisa Robertson** (CD 2) Location: West of the northwest corner of West 51st Street South and South Union Avenue requesting rezoning from RM-2 and OL to OL

4. **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, October 5, 2022 and November 2, 2022) **Staff requests a continuance to January 4, 2023**

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

5. **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, October 5, 2022 and November 2, 2022) **Staff requests a continuance to January 4, 2023**

**OTHER BUSINESS**

6. **Commissioners' Comments**

**ADJOURN**

CD = Council District

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

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

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

**Case Number:** PUD-533-C-1  
**Minor Amendment**

**Hearing Date:** December 21, 2022

**Case Report Prepared by:**  
Dylan Siers

**Owner and Applicant Information:**

- **Applicant:** Tanner Consulting, LLC
- **Property Owner:** M-H Real Estate, LLC

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

![Location Map](image)

**Applicant Proposal:**

- **Concept summary:** PUD minor amendment to allow for the phasing of development including the landscaping plan.
- **Gross Land Area:** 6.31 Acres
- **Location:** NE of the NE/c of I-44 E & S Memorial Drive

**Zoning:**
- **Existing Zoning:** OM/CS/PUD-533-C  
- **Proposed Zoning:** No Change

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

**Staff Data:**
- **TRS:** 9313

**Staff Recommendation:**

Staff recommends approval.

**City Council District:** 5  
**Councilor Name:** Grant Miller

**County Commission District:** 2  
**Commissioner Name:** Karen Keith
SECTION I: PUD-533-C-1 Minor Amendment

Amendment Request: PUD minor amendment to allow phasing of development including the landscaping plan.

Currently, the provisions within PUD-533-C do not allow for the phasing of development. This minor amendment would support this. The applicant has requested that the development be done in two phases and that the last sentence within Development Area B-2, Section I, Landscaping read as "If paving is phased, required landscaping shall be installed within each phase.". In conclusion the landscape plan will be phased with the development phases.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(13) of the City of Tulsa Zoning Code.

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

Staff has reviewed the request and determined:

1) PUD-533-C-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-533-C-1.

2) All remaining development standards defined in PUD-533-C and subsequent amendments shall remain in effect.

Exhibits included with staff report:
INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
PUD Landscape Plan (Showing phases)
General Notes and Details

With considerations listed above, staff recommends approval of the minor amendment to allow phasing of development including the landscaping plan.
Subject Tract

PUD-533-C-1

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

Aerial Photo Date: 2020/2021

19-13 13
**City of Tulsa, Oklahoma**

**PUD-533-C Development Standards**

**Landscape Requirements**

- A minimum of 10 wide landscape buffer strips shall be provided along the entire perimeter boundary.
- A 15' wide sidewalk in addition to the sidewalk drive shall be provided with a minimum of 12 wide landscape buffer strips.
- A 10' wide parking lot adjacent to the sidewalk drive shall be provided with a minimum of 10 wide landscape buffer strips.

**PLANT SCHEDULE**

<table>
<thead>
<tr>
<th>Plant Type</th>
<th>Low</th>
<th>Medium</th>
<th>High</th>
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<tr>
<td>Arborvitae</td>
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<td>60</td>
<td>80</td>
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<tr>
<td>Boxwood</td>
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<tr>
<td>Privet</td>
<td>20</td>
<td>40</td>
<td>60</td>
</tr>
<tr>
<td>Groundcover</td>
<td>10</td>
<td>20</td>
<td>30</td>
</tr>
</tbody>
</table>

**PLANTING NOTES**

- All new plants and trees to receive irrigation as required by code.

**REFER TO SHEET L2 FOR PLANTING NOTES**
NOTES LÀWN ANTIPATING

PLANTING NOTES
1. The Contractor shall provide plant material consistent with the site conditions and verify items on his/her satisfaction.
2. The Contractor is responsible for maintaining all plantings on site and is required to verify the identity and suitability for the site conditions.
3. The Landscape Architect is responsible for ensuring that all plant materials are properly installed at the correct location.

IRRIGATION NOTES
1. The proposed irrigation system must be designed and installed by a qualified contractor.
2. The system must be designed to provide adequate coverage to all areas of the site.
3. The contractor shall ensure that all irrigation lines are properly labeled and maintained.

SOIL PREPARATION NOTES
1. All areas shall be prepared prior to planting.
2. All areas shall be tested for soil type and moisture content.
3. All areas shall be prepared for planting as required.

LAWN NOTES
1. All areas shall be maintained in a healthy condition.
2. All areas shall be kept free of debris and trash.
3. All areas shall be maintained in a manner that is consistent with the landscape architect's specifications.

SECTION: DECIDUOUS TREE PLANTING

1.1-1.2
Within Development Area B-2, Section I., Landscaping, replace the final sentence as follows:

“LANDSCAPING:

....

In addition to the minimum number of trees required to comply with Zoning Code buffering standards, plus the additional buffering trees along the perimeters as described above (proposed to be required by this PUD), 34 landscaping trees shall be planted and maintained within parking islands or on the peripheries of the parking areas.

If paving is phased, required landscaping shall be installed within each phase.”
Tulsa Metropolitan Area
Planning Commission

**Case Number:** Z-7687

**Hearing Date:** December 21st, 2022

**Case Report Prepared by:**
Dwayne Wilkerson

**Owner and Applicant Information:**
*Applicant:* Hugo Salcedo
*Property Owner:* Pink Panther Insulation

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

**Applicant Proposal:**
*Present Use:* Residential
*Proposed Use:* CS

*Concept summary:* Rezone from RM-2 to CS for redevelopment opportunities consistent with the Town Center land use designation.

*Tract Size:* 0.32 ± acres

*Location:* North of the Northwest corner of East 11th Street South and South 101st East Avenue

**Zoning:**
*Existing Zoning:* RM-2
*Proposed Zoning:* CS

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

**Staff Recommendation:**
Staff recommends approval.

**Staff Data:**
*TRS:* 9406
*CZM:* 39

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

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

REVISED 12/14/2022
SECTION I: Z-7687

DEVELOPMENT CONCEPT: The applicant requests rezoning from RM-2 to CS. Uses allowed in the CS districts and with the lot and building standards are consistent with the Town Center Land use designation of the Tulsa Comprehensive Plan.

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

DETAILED STAFF RECOMMENDATION:

The CS district is primarily intended to accommodate convenience, neighborhood, subcommunity, community, and regional shopping centers providing a range of retail and personal service uses. Uses and development patterns contemplated in the Town Center land use designation are consistent with the primary goals of the CS district and,

The Major Street and Highway Plan does not affect site redevelopment opportunities and,

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

Staff recommends Approval of Z-7687 to rezone property from RM-2 to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The current RM-2 zoning is limited to multifamily development. The Town Center land use designation supports mixed use development that is consistent with CS zoning. CS zoning expands the uses allowed and supports mixed use buildings and multifamily development.

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

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

**Transportation Vision:**

**Major Street and Highway Plan:** None

**Trail System Master Plan Considerations:** None

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The site is undeveloped. The land is nearly flat and does not have any significant vegetation.

**Environmental Considerations:** None that would affect site development

**Streets:**

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>East 101st Street South</td>
<td>None</td>
<td>50 feet</td>
<td>2 lanes without curb</td>
</tr>
</tbody>
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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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<tbody>
<tr>
<td>North</td>
<td>RM-2</td>
<td>Town Center</td>
<td>Growth</td>
<td>Residential</td>
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<td>East</td>
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<td>Lodging / Multi Family</td>
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<td>South</td>
<td>CS</td>
<td>Town Center</td>
<td>Growth</td>
<td>Vacant</td>
</tr>
<tr>
<td>West</td>
<td>CS</td>
<td>Town Center</td>
<td>Growth</td>
<td>Religious Assembly</td>
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</table>
SECTION III: Relevant Zoning History

History: Z-7687

Subject Property:

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

Surrounding Property:

BOA-23063 January 2021: The Board of Adjustment approved a Special Exception to permit a Residential/group Living/Re-entry facility in the CS District, on property located at 10117 East 11th Street South.

BOA-19702 November 2003: The Board of Adjustment approved a Special Exception to permit Use Unit 12a in a CS district within 150’ of an R zoned lot & a Special Exception of the required screening on the east and north, on property located at 9801-9897 East Street.

BOA-18381 April 1999: The Board of Adjustment approved a Variance to permit the required frontage for CS zoned district from 150’ to 86’ on an arterial street, on property located at 9801 East 11th Street.

BOA-16690 June 1994: The Board of Adjustment approved a Special Exception to permit automobile repair in a CS zoned district, on property located at 9939 East 11th Street.

BOA-8629 June 1975: The Board of Adjustment approved a Special Exception to permit a heating and air conditioning services in CS district, on property located at 782 South 101st East Avenue.

BOA-8103 November 1973: The Board of Adjustment approved a Special Exception to permit a vehicle repair and service installation in a CS district, on property located at north of 11th Street and West of 101st East Avenue.

Z-5076 June 1978: All concurred in approval of a request for rezoning a tract of land from AG to IL on property located 9897 East 11th Street South.
Subject Tract Z-7687

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

Aerial Photo Date: 2019/2021
Growth and Stability

- Area of Growth
- Area of Stability

SUBJECT TRACT

Z-7687

19-14 06

2.9
**Tulsa Metropolitan Area Planning Commission**

<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwayne Wilkerson</td>
<td><strong>Applicant:</strong> Lisa Robertson</td>
</tr>
<tr>
<td></td>
<td><strong>Property Owner:</strong> SUMMERFIELD HOLDINGS LLC</td>
</tr>
</tbody>
</table>

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

**Applicant Proposal:**

*Present Use:* Office and Vacant  
*Proposed Use:* Office  
*Concept summary:* The single parcel is partially zoned OL with the remainder zoned RM-2. The applicant requested a single ordinance that rezones the entire parcel to OL.  
*Tract Size:* 0.3 ± acres  
*Location:* West of the Northwest corner of West 51st Street South & South Union Ave

**Zoning:**

*Existing Zoning:* RM-2 on the north portion and OL on the south.  
*Proposed Zoning:* OL

**Comprehensive Plan:**

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

**Staff Recommendation:**

*Staff recommends approval.*

**Staff Data:**

*TRS:* 9227  
*CZM:* 46

**City Council District:** 2  
*Councilor Name:* Jeannie Cue  
**County Commission District:** 2  
*Commissioner Name:* Karen Keith
DEVELOPMENT CONCEPT: The applicant is owner of a parcel of land that is currently zoned RM-2 and OL. The boundary between the zoning districts is not clearly identified. The applicant, with staffs support, has requested a single ordinance to rezone the entire parcel to OL.

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

DETAILED STAFF RECOMMENDATION:

OL zoning is consistent with the Mixed-Use Corridor land use designation and the Area of Growth and,

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

The development standards in the OL district provide adequate design and development standards for building size and parking design to help mitigate office expansion closer to the existing neighborhood and,

This site is at the north edge of a Mixed-Use Corridor and included in an Area of Growth that recognizes opportunities for appropriate infill development on the abutting properties therefore,

Staff recommends approval of Z-7688 and supports the idea of rezoning the entire property to insure that the parcel included in the legal description is zoned OL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Use and lot and building regulations allowed in the OL zoning on this tract of land is consistent with the Comprehensive plan.

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 that affects site development

**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 south portion of the site is zoned OL and a single-story office building occupies the site. The north portion of the site is zoned RM-2 and is vacant.

**Environmental Considerations:** None that affect site development.

**Streets:**

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tbody>
<tr>
<td>South Vancouver Avenue</td>
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<td>50 feet</td>
<td>2 lane without curb</td>
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<tr>
<td>West 51st Street South</td>
<td>Residential Collector</td>
<td>60 feet</td>
<td>2 lanes with center median and curbs 1 lane westbound 1 lane east bound</td>
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</table>

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

**Surrounding Properties:**
<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
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<td>Growth</td>
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<td>Recreational vehicle sales and service</td>
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<td>RS-3</td>
<td>Mixed-Use Corridor</td>
<td>Growth</td>
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</tr>
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</table>

**SECTION III: Relevant Zoning History**

**History:** Z-7688

**ZONING ORDINANCE:** Ordinance number 11822 dated June 26, 1970, established zoning for the subject property.

**Subject Property:**

**BOA-15580 November 1990:** The Board of Adjustment approved a Variance to permit the maximum square footage of sign display surface area from 32 sq ft to 64 sq ft to permit replacement of an existing sign and a Variance of the required 50' setback from an R district on the west property line to 44' to permit a business sign, on property located at the east 84.3' of the south 164.5' of Lot 5, Block 3, Greenfield Acres Addn.

**BOA-7763 January 1973:** The Board of Adjustment approved a Special Exception to permit removal of the screening requirements on the north and west boundary lines in an OL District, on property located at 1801 West 51st Street.

**BOA-6240 March 1969:** The Board of Adjustment approved a Special Exception to permit extending a nonconforming use (buying and selling heavy equipment), to permit erecting a 30' x 60' storage building in a U-1C district, on property located at 3935 North Lewis Avenue.

**Surrounding Property:**

**BOA-22687 July 2019:** The Board of Adjustment approved a Verification to permit the 1,000-foot spacing requirement for a medical marijuana dispensary from another medical marijuana dispensary, on property located at 4948 South Union Avenue West.

**Z-7415 January 2018:** All concurred in approval of a request for rezoning a .55+ acre tract of land from RS-3 to CS on property located West of the southwest corner of West 51st Street South & South Union Avenue.

**BOA-21561 April 2013:** The Board of Adjustment approved a Special Exception to permit a Tire Shop in a CS district, on property located at 5102 South Union Avenue West.

**BOA-21448-A November 2012:** The Board of Adjustment approved a Modification of previously approved site plan to show building and parking moved 80 feet to the west; & Reconsideration of the Variance of the screening requirement (BOA-21448) along westerly boundary of site, on property located at 2020 West 51st Street South.
The Board of Adjustment approved a Variance to permit a wall sign in a Residential District, on property located at 2601 East 81st Street.

The Board of Adjustment approved a Variance to permit the sign setback requirements, measured from the centerline of West 51st street and South Union Avenue, from 50' to 41' on both streets to permit the replacement of an existing nonconforming sign, on property located at 4966 South Union.

All concurred in approval of a request for rezoning a acre tract of land from RS-3 & OL to P zoning on property located The south 164.5' of Lot 6, Block 2, Greenfield Acres Addn.

The Board of Adjustment approved a Variance to permit the size of an accessory building from 750 square feet to 1,400 square feet for a garage in an RS-3 District, on property located at 1809 West 51st Street.

All concurred in approval of a request for rezoning a acre tract of land from RS-3 to OL on property located Lot 6, Block 3, Greenfield Acres Addn.

The Board of Adjustment approved a Variance to permit the frontage requirements of U-1C, to permit extending a church building 9 feet into the front yard, on property located at 4929 South Waco Avenue.

The Board of Adjustment approved a Special Exception to permit a children's day nursery at, on property located at 4886 South Vancouver.

The Board of Adjustment approved an application of the First Bible Missionary Church for permission to erect a church, on property located at on Lot 7, Block 3, Greenfield Acres Addn.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

Z-7688
19-12 27
Subject Tract Z-7688
19-12 27

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

Staff recommends a continuance for CZ-535 and TCCP-11 to January 4th 2023.

The applicant has submitted PUD 865 but not in time for the December 21st date when CZ-535 and TCCP-11 are scheduled to be heard.

Please forward this staff continuance request to the Planning Commission so all three applications can be heard at the same time.

Thanks

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

From: Wilkerson, Dwayne
Sent: Thursday, December 15, 2022 9:41 AM
To: Sawyer, Kim; Miller, Susan
Cc: John Parks; R. Louis Reynolds; Hoyt, Jay
Subject: CZ-535 and TCCP-11 (Related to PUD 865) STAFF CONTINUANCE REQUEST

Kim,

Staff recommends a continuance for CZ-535 and TCCP-11 to January 4th 2023.

The applicant has submitted PUD 865 but not in time for the December 21st date when CZ-535 and TCCP-11 are scheduled to be heard.

Please forward this staff continuance request to the Planning Commission so all three applications can be heard at the same time.

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

TULSA PLANNING OFFICE