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

Call to Order:

REPORTS:

Chairman's Report:

Work session Report: A work session will be held on March 22nd at 10:30am in the 3rd floor presentation room. We will be discussing several items, including zoning code amendments (relating to day cares, housing, Neighborhood Infill Overlay for Dawson neighborhood); amendments to Historic Preservation Unified Design Guidelines related to Parks & Open Space; and status updates on Planitulsa & Riverwood Neighborhood Improvement Strategy.

Director's Report:

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

1. Minutes of February 15, 2023 Meeting No. 2884

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-567-D-1 Michael Scarbrough (CD 7) Location: West of the southwest corner of South Garnett Road and East 71st Street South requesting a PUD Minor Amendment to add a car wash as an allowed use.
3. **PUD-215-18 Sandra Franco** (CD 8) Location: West of the northwest corner of East 87th Street South and South Memorial Drive requesting a **PUD Minor Amendment** to increase allowable driveway width in the right-of-way

**PUBLIC HEARING-PLATS**

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

4. **Saint Francis Hospital South** (CD 7) Request for Accelerated Release of Building Permits, Location: Northeast corner of East 91st Street South and Highway 169 (Continued from January 18, 2023, February 1, 2023 and February 15, 2023)

5. **41st Storage Center** (CD 6) Preliminary Plat, Location: West of the northwest corner of East 41st Street South and South Garnett Road

**PUBLIC HEARING-REZONING**

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

6. **CZ-538 Ryan McCarty** (County) Location: Southwest corner of 171st Street South and South Sheridan Road requesting rezoning from **AG to CG** to permit a mini-storage facility and office (continued from February 15, 2023)

7. **CZ-539 Todd Harmon** (County) Location: South of the southeast corner of East 106th Street North and North Garnett Road requesting rezoning from **RE to CG** to permit a mini-storage facility and office

**OTHER BUSINESS**

8. Commissioners' Comments

**ADJOURN**

CD = Council District

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

Visit our website at tulsaplanining.org  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.
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<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
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<tbody>
<tr>
<td>Dylan Siers</td>
<td>Applicant: Michael Scarbrough</td>
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<td>Property Owner: Richard Karle</td>
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<th>Location Map:</th>
<th>Applicant Proposal:</th>
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<tr>
<td>(shown with City Council Districts)</td>
<td>Concept summary: PUD minor amendment to add a car wash as an allowed use.</td>
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<tr>
<th>Zoning:</th>
<th>Staff Recommendation:</th>
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<tr>
<td>Existing Zoning: Z-4789-SP-6-c/PUD-567-D</td>
<td>Staff recommends approval.</td>
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<td>Proposed Zoning: No Change</td>
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<th>Comprehensive Plan:</th>
<th>Staff Data:</th>
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<tr>
<td>Land Use Map: Regional Center</td>
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<td>Growth and Stability Map: Growth</td>
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<th>City Council District: 7</th>
<th>County Commission District: 1</th>
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<tr>
<td>Councilor Name: Lori Decter Wright</td>
<td>Commissioner Name: Stan Sallee</td>
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SECTION I: PUD-567-D-1 Minor Amendment

Amendment Request: PUD Minor Amendment to add a car wash as an allowed use.

Currently, the development standards for PUD-567-D only allow the uses included in Use Unit 15 – Other Trades and Services. This minor amendment would allow a car wash use included in Use Unit 17 – Automotive and Allied Activities as established under the previous City of Tulsa Zoning Code. The previous corridor development plan amendment (Z-4789-SP-6-c) added the use of minor vehicle maintenance to the North 275 feet of lot 1 block 2 of the Woodland Park Center Subdivision. The area mentioned included the area that is now PUD-567-D. The subsequent amendment to PUD-567 was not clear on whether a car wash was allowed. This minor amendment would clarify that a car wash is an allowed use in PUD-567-D.

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-567-D-1 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.

2) PUD-567-D-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-567-D.

3) All remaining development standards defined in PUD-567-D shall remain in effect.

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

With considerations listed above, staff recommends approval of the minor amendment to add a car wash as an allowed use.
Subject Tract

PUD-567-D-1

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

Aerial Photo Date: 2020/2021
Note: Graphical overlays may not precisely align with physical features on the ground.
**TMA(9**

**Tulsa Metropolitan Area Planning Commission**

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<th>Case Report Prepared by:</th>
<th>Case Number: PUD-215-18 Minor Amendment</th>
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<th>Owner and Applicant Information:</th>
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<tr>
<td>Applicant: Sandra Franco</td>
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<td>Property Owner: Coronado, Manuel &amp; Martha E Rodriguez</td>
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<th>Applicant Proposal:</th>
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<td>Concept summary: PUD minor amendment increase allowable driveway width in the right-of-way.</td>
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<td>Gross Land Area: 0.27 Acres</td>
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<td>Location: W of the NW/c of E 87th St S and S Memorial Dr</td>
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<td>Lot 24, Block 25 Chimney Hills Estates BLK 18-31</td>
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<th>Zoning:</th>
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<td>Proposed Zoning: No Change</td>
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<th>Comprehensive Plan:</th>
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<td>Land Use Map: Existing Neighborhood</td>
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<td>Growth and Stability Map: Stability</td>
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<th>Staff Recommendation:</th>
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<td>Staff recommends approval.</td>
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<td>Councilor Name: Phil Lakin, Jr.</td>
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<th>County Commission District: 3</th>
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<tr>
<td>Commissioner Name: Kelly Dunkerley</td>
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3.1
SECTION I: PUD-215-18 Minor Amendment

Amendment Request: Revise the PUD Development Standards to increase the allowable driveway width within the street right-of-way.

Currently driveways in RS zoned lots with a width of 75+ feet cannot exceed 50% of the lot frontage or 27 ft of driveway width in the right-of-way whichever is less. The applicant is proposing to construct a drive that is 36 ft in width in the street right-of-way. The subject lot is a corner lot and has approximately 220 ft of total frontage. This would bring the total requested drive width to 16% of the total frontage.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.

"Changes in structure heights, building setbacks, yards, driveway coverage measured by width, square footage or percentage of the yard, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved PUD standards and the character of the development are not substantially altered."

Staff has reviewed the request and determined:

1) PUD-215-18 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.

2) PUD-215-18 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-215.

3) All remaining development standards defined in PUD-215 and subsequent amendments shall remain in effect.

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

With considerations listed above, staff recommends approval of the minor amendment to the PUD Development Standards to increase the allowable driveway width within the street right-of-way.
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.
**Case: Saint Francis Hospital South**

**Hearing Date:** March 1, 2023 (Continued from February 15, February 1, 2023 and January 18, 2023)

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<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: Nathalie Cornett, Eller &amp; Detrich</td>
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<td>Owner: Saint Francis Health System</td>
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<tr>
<th>Location Map: (shown with City Council districts)</th>
<th>Applicant Proposal:</th>
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<tr>
<td><img src="image" alt="Location Map" /></td>
<td>Request for authorization to receive accelerated release of building permits</td>
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<td>2 lots, 1 block, 40.93 ± acres</td>
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<td>Location: Northeast corner of East 91st Street South and Highway 169</td>
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<tr>
<th>Zoning: CO/PUD-586-A</th>
<th>Staff Recommendation:</th>
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<tr>
<td></td>
<td>Staff recommends approval of the authorization to receive an accelerated release of a building permit</td>
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<td>Commissioner Name: Kelly Dunkerley</td>
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ACCELERATED RELEASE OF BUILDING PERMIT

Saint Francis Hospital South - (CD 7)
Northeast corner of East 91st Street South and Highway 169

The subject property is required to obtain full compliance with the Subdivision & Development Regulations due to a rezoning to PUD-586-A that occurred in December of 2001. A portion of the property was platted following the original approval, but the remainder of the tract is still subject to the platting requirements in the Tulsa Zoning Code Section 70.080.

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 for this project was approved on April 6, 2022.

The project is seeking to abandon and reconfigure existing public infrastructure that impacts that site. The abandonment of certain public infrastructure will include the closure and vacation of existing public utility easements that impact the project site. No construction will be permitted within the existing easements until closure of the easements has been completed. If approved, this application would allow work to begin on portions of the project that exist within the previously unplatted areas while the process to close and vacate existing easements continues. Closed easements will be depicted on the final plat. Any easements that have completed the vacation process will be removed from the final plat.

The Technical Advisory Committee met on January 5, 2023 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.

Staff recommends approval of the accelerated release of a building permit 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.

Staff has determined that circumstances related to the subject property reasonably preclude the future use or improvement of the area for which dedication of right-of-way and easements would be required and recommend TMAPC include these findings to defer those dedications to the final plat.
SUBJECT TRACT LAND USE PLAN
REGIONAL CENTER

Downtown Neighborhood
Main Street
Mixed-Use Corridor
Regional Center
Town Center

Neighborhood Center
Employment
Existing Neighborhood
Park and Open Space
Arkansas River Corridor

SAINT FRANCIS HOSPITAL SOUTH
18-14 18
Growth and Stability

SAINT FRANCIS HOSPITAL SOUTH
18-14 18
**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**
Applicant: AAB Engineering
Owner: Arborstone Land Holdings Tulsa 41st LLC

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

**Applicant Proposal:**
Preliminary Plat
1 lot, 1 block, 5.49 ± acres
Location: West of the northwest corner of East 41st Street South and South Garnett Road

**Zoning:**
CS (Commercial – Shopping)

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

**City Council District:** 6
Councilor Name: Christian Bengel

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

41st Storage Center - (CD 6)
West of the northwest corner of East 41st Street South and South Garnett Road

This plat consists of 1 lot, 1 block on 5.49 ± acres.

The Technical Advisory Committee (TAC) met on February 16th and provided the following conditions:

1. Zoning: The property is currently zoned CS (Commercial -Shopping). The City of Tulsa Board of Adjustment approved a special exception for mini-storage on the subject site and a variance of the requirement for lots in CS to provide 50 feet of frontage on March 9, 2021 in BOA-23084. Proposed lot conforms to the requirements with the variance approval from the BOA.

2. Addressing: City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat along with the address disclaimer. Ensure addresses match assignments given by City of Tulsa.

3. Transportation & Traffic: Provide public street names on the face of the plat. Ensure access is provided to the proposed new lot through existing access to East 41st Street. Provide language for mutual access easement in deed of dedication.

4. Sewer: Label and dimension easements, both existing and those being dedicated by the plat. Any offsite easements to cover public infrastructure extensions required by this project are required to be filed and reflected on the face of the plat.

5. Water: Label and dimension easements, both existing and those being dedicated by the plat. Any offsite easements to cover public infrastructure extensions required by this project are required to be filed and reflected on the face of the plat.

6. Engineering Graphics: Submit subdivision control sheet with final plat. Remove contours from final plat submittal. Update location map to include platted boundaries and label all other areas as unplatted. Include coordinate system used under Basis of Bearing heading and provide a bearing angle shown on the face of the plat. Graphically show all pins found or set associated with the plat. Provide date of last site visit by the surveyor. Label the point of beginning (POB) on the face of the plat. Ensure accuracy of written legal description.

7. Stormwater, Drainage, & Floodplain: FEMA and City of Tulsa Regulatory Floodplain for Sugar Creek exist on the subject property. Floodplain should be plotted by elevation and contained within an overland drainage easement. Development in the floodplain area is required to conform to Title 11-A. Proposed development conflicts with existing drainage easements on property. Existing easements must be vacated before final plat.

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

Aerial Photo Date: 2020/2021
PRELIMINARY PLAT

41st Storage Center


OWNER/DEVELOPER
ARBORSTONE STORAGE TULSA 41ST STREET TULSA, LLC

5403 S. 51ST W., TULSA, OK 74107
PHONE: 918-540-1680
EMAIL: info@arborstonestorage.com

ENGINEER/SURVEYOR
AAP ENGINEERING LLC
CERTIFICATE OF AUTOMATION NO. 150, APRIL 30, 2024
SIGNED: P. SORENSEN
PRAIRIE SURVEY, INC.
EMAIL: info@apengineering.com

CONTACTS
MUNICIPAL AUTHORITY
112 S. 19TH W. TULSA, OK 74108

OKLAHOMA NATURAL RESOURCE OFFICE
2400 N. SEAGRAVE, TULSA, OK 74105

PUBLIC SERVICE COMPANY
3444 S. 21ST, TULSA, OK 74114

LOCAL CITIES
TULSA, OK

LEGEND
The following symbols are used to indicate data on this plat.

- = Floodplain:
- = Floodway:
- = Buffer:
- = Critical Area:
- = Hazard Area:
- = Special Area:
- = Area of Special Concern:
- = Area of Special Focus:
- = Area of Special Use:
- = Area of Special Protection:
- = Area of Special Preservation:
- = Area of Special Conservation:
- = Area of Special Preservation:
- = Area of Special Conservation:
- = Area of Special Protection:
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- = Area of Special Floodplain:
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PRELIMINARY PLAT

OWN/DEVELOPER
ARBORSTONE STORAGE TULSA 41514 STREET TULSA, LLC
10330 East 24 Street, Suite 100
Tulsa, Oklahoma 74133
Toll Free: 800-639-0377
http://www.arborstonestorage.com
bank: wells fargo 9082
mail: 41514 street tulsa, ok 74135

DEED OF DEED AND RESTRICTIVE COVENANTS

Section 1. The undersigned agrees to the terms, conditions, and restrictions set forth in the deed of dedication and restrictive covenants attached hereto.

Section 2. The undersigned agrees to the terms, conditions, and restrictions set forth in the deed of dedication and restrictive covenants attached hereto.

Section 3. The undersigned agrees to the terms, conditions, and restrictions set forth in the deed of dedication and restrictive covenants attached hereto.

Section 4. The undersigned agrees to the terms, conditions, and restrictions set forth in the deed of dedication and restrictive covenants attached hereto.

Section 5. The undersigned agrees to the terms, conditions, and restrictions set forth in the deed of dedication and restrictive covenants attached hereto.

Section 6. The undersigned agrees to the terms, conditions, and restrictions set forth in the deed of dedication and restrictive covenants attached hereto.

Section 7. The undersigned agrees to the terms, conditions, and restrictions set forth in the deed of dedication and restrictive covenants attached hereto.

Section 8. The undersigned agrees to the terms, conditions, and restrictions set forth in the deed of dedication and restrictive covenants attached hereto.

Section 9. The undersigned agrees to the terms, conditions, and restrictions set forth in the deed of dedication and restrictive covenants attached hereto.

Section 10. The undersigned agrees to the terms, conditions, and restrictions set forth in the deed of dedication and restrictive covenants attached hereto.

Section 11. The undersigned agrees to the terms, conditions, and restrictions set forth in the deed of dedication and restrictive covenants attached hereto.

Section 12. The undersigned agrees to the terms, conditions, and restrictions set forth in the deed of dedication and restrictive covenants attached hereto.

Section 13. The undersigned agrees to the terms, conditions, and restrictions set forth in the deed of dedication and restrictive covenants attached hereto.

Section 14. The undersigned agrees to the terms, conditions, and restrictions set forth in the deed of dedication and restrictive covenants attached hereto.

Section 15. The undersigned agrees to the terms, conditions, and restrictions set forth in the deed of dedication and restrictive covenants attached hereto.

Section 16. The undersigned agrees to the terms, conditions, and restrictions set forth in the deed of dedication and restrictive covenants attached hereto.

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Section 28. The undersigned agrees to the terms, conditions, and restrictions set forth in the deed of dedication and restrictive covenants attached hereto.

Section 29. The undersigned agrees to the terms, conditions, and restrictions set forth in the deed of dedication and restrictive covenants attached hereto.

Section 30. The undersigned agrees to the terms, conditions, and restrictions set forth in the deed of dedication and restrictive covenants attached hereto.
CONCEPTUAL IMPROVEMENTS FOR 41st Storage Center

A PART OF THE VACATED PORTION OF RAVENWOOD, AN ADDITION TO THE CITY OF TULSA, SITUATED IN THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4) OF SECTION NINETEEN (19), TOWNSHIP NINETEEN (19), NORTH, RANGE FOURTEEN (14), EAST, TULSA COUNTY, OKLAHOMA.

OWNER/DEVELOPER
ARBOROKE STORAGE TULSA, 41st STREET TULSA, LLC
2015 S 24th Street
Tulsa, OK 74120
EMAIL: info@arborstonestorage.com

ENGINEER/SURVEYOR
MAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 670, DIV., JUNE 30, 2024
PHONE: 918-509-5133
EMAIL: MARK@MABENGG.COM

CONCEPTUAL IMPROVEMENTS LOCATION MAP

CONCEPTUAL IMPROVEMENTS LOCATION MAP

FLOORPLAN

FLOORPLAN

SUBDIVISION DATA

SUBDIVISION STATISTICS

CONTACTS
MUNICIPAL AUTHORITY
170 E 2nd Street
Tulsa, OK 74103

PUBLIC SERVICE COMPANY
Oklahoma Gas & Electric Company
3227 N 20th Street
Tulsa, OK 74103

OKLAHOMA MATERIALS LLC
106 E 23rd Street
Tulsa, OK 74103

PRIVATE WATERLINE
PROPOSED STORM SEWER
PROPOSED PAVING

LEGEND
UTILITY EASEMENT
PAVEMENT
PRIVATE WATERLINE
PROPOSED STORM SEWER
PROPOSED PAVING

SUBDIVISION DATA

SUBDIVISION STATISTICS

CONTACTS

FLOORPLAN

CONCEPTUAL IMPROVEMENTS LOCATION MAP

CONCEPTUAL IMPROVEMENTS LOCATION MAP

FLOORPLAN

FLOORPLAN
Case Number: CZ-538

Hearing Date: March 1, 2023
(Continued from February 15, 2023)

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Ryan McCarty
Property Owner: Pine Springs Development Group LLC

Applicant Proposal:

Present Use: Vacant
Proposed Use: Mini-Storage & Office
Concept summary: Rezone from AG to CG to permit a mini-storage and office.
Tract Size: 9.83 ± acres
Location: Southwest corner 171st Street South and South Sheridan Road

Zoning:
Existing Zoning: AG
Proposed Zoning: CG

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

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 7334
CZM: 67

County Commission District: 3
Commissioner Name: Kelly Dunkerley
SECTION I: CZ-538

DEVELOPMENT CONCEPT: The applicant has requested to rezone from AG to CG to permit all uses that are allowed in a CG district. The immediate goal is to construct a mini-storage facility with an office and would be allowed in the CG district. The proposal lies primarily within the Commercial and Neighborhood Commercial land use designation however two small portions of the subject tract are located in Rural Residential designation of the City of Bixby Comprehensive Plan, which has been adopted as part of the Tulsa County Comprehensive Plan. This proposal is compatible with these designations, with the exception of the two small portions of the subject area located in Rural Residential. Staff has contacted the City of Bixby who has stated they have no issues or concerns with the proposed zoning change.

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

DETAILED STAFF RECOMMENDATION:

CZ-538 is non-injurious to surrounding proximate properties and consistent with the Tulsa County Comprehensive Plan;

CZ-538 is consistent with the anticipated future development pattern of the surrounding property therefore,

Staff recommends Approval of CZ-538 to rezone property from AG to CG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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

Land Use Vision:

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

Commercial
The Commercial designation denotes areas that create retail and commercial destinations for City residents, as well as others throughout the region. This designation may also support offices and business parks. Development shall have direct access to major roads and transit.

Neighborhood Commercial

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

Rural Residential

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

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: E 171st St S is designated as a Primary Arterial. S Sheridan Rd is designated as a Secondary Arterial.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant agricultural land.

Environmental Considerations: None

Streets:

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
<tbody>
<tr>
<td>E 171st St S</td>
<td>Primary Arterial</td>
<td>120 Feet</td>
<td>2</td>
</tr>
<tr>
<td>S Sheridan Rd</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>2</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<tbody>
<tr>
<td>North</td>
<td>AG</td>
<td>Commercial/Neighborhood/Commercial/Rural Residential</td>
<td>N/A</td>
<td>Vacant</td>
</tr>
<tr>
<td>South</td>
<td>AG/RE/PUD-863</td>
<td>Neighborhood/Commercial/Rural Residential</td>
<td>N/A</td>
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<td>East</td>
<td>AG</td>
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**SECTION III: Relevant Zoning History**

**History:** CZ-538

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

**Surrounding Property:**

**CZ-536/PUD-863 December 2022:** All concurred in approval of a request to rezone a 135.27+ acre tract of land from AG to RE and approval of a proposed Planned Unit Development for a single-family residential subdivision, on property located Southwest corner of East 171st Street south and South Sheridan Road.
Subject Tract

CZ-538
17-13 34

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

Aerial Photo Date: 2020/2021
Case Number: CZ-539  
Hearing Date: March 1st, 2023

<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jay Hoyt</td>
<td>Applicant: Todd Harmon</td>
</tr>
<tr>
<td></td>
<td>Property Owner: David Leo and Jerri Ann Sandridge co-trustees Sandridge Family Trust</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Location Map: (shown with County Commission Districts)</th>
<th>Applicant Proposal:</th>
</tr>
</thead>
<tbody>
<tr>
<td>[Image of location map]</td>
<td>Present Use: Residential</td>
</tr>
<tr>
<td></td>
<td>Proposed Use: Mini Storage</td>
</tr>
<tr>
<td></td>
<td>Concept summary: Rezone from RE to CG to permit a mini-storage facility</td>
</tr>
<tr>
<td></td>
<td>Tract Size: 4.36 ± acres</td>
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<td>Location: South of the Southeast corner of East 106th Street North and North Garnett Road</td>
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<tr>
<th>Zoning:</th>
<th>Staff Recommendation:</th>
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<tbody>
<tr>
<td>Existing Zoning: RE</td>
<td>Staff recommends approval.</td>
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<tr>
<td>Proposed Zoning: CG</td>
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</tbody>
</table>

| Comprehensive Plan: | |
|---------------------||
| Land Use Map: Commercial | |
| Stability and Growth Map: | |

<table>
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<tr>
<th>Staff Data:</th>
<th>County Commission District: 1</th>
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</thead>
<tbody>
<tr>
<td>TRS: 1417</td>
<td>Commissioner Name: Stan Sallee</td>
</tr>
<tr>
<td>CZM: 12</td>
<td></td>
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</tbody>
</table>

REVISED 2/22/2023
SECTION I: CZ-539

DEVELOPMENT CONCEPT: The applicant has requested to rezone from RE to CG to permit a mini-storage facility. The proposal lies within the Commercial land use designation of the City of Owasso Comprehensive Plan, which has been adopted as part of the Tulsa County Comprehensive Plan. This proposal is compatible with this designation.

Staff has spoken with the City of Owasso concerning the proposed rezoning and mini-storage facility. They have stated that they no longer have CG zoning within the City limits of Owasso, so if the site were ever to be annexed, they would require the applicant to overlay a PUD onto the site, with requirements for a front commercial component. They do not have any major concerns about the proposal and have requested buffering from the neighboring properties. The Tulsa County Zoning Code requires a 6 foot screening wall or fence to be constructed along lot lines abutting R zoned lots for any mini-storage development.

EXHIBITS:
- INCOG Case map
- INCOG Aerial
- Comprehensive Plan Land Use Map
- Correspondence from City of Owasso

DETAILED STAFF RECOMMENDATION:

CZ-539 is non-injurious to surrounding proximate properties and consistent with the Tulsa County Comprehensive Plan;

CZ-539 is consistent with the anticipated future development pattern of the surrounding property therefore,

Staff recommends Approval of CZ-539 to rezone property from RE to CG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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

Land Use Vision:

Land Use Plan map designation: Commercial

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

Transportation Vision:

Major Street and Highway Plan: N Garnett Rd is designated as a Secondary Arterial

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site currently contains a single-family residence

Environmental Considerations: None

Streets:

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<tr>
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<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>N Garnett Rd</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>4</td>
</tr>
</tbody>
</table>

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

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RE</td>
<td>Commercial</td>
<td>N/A</td>
<td>Single-Family</td>
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<tr>
<td>South</td>
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<td>Transitional</td>
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<td>East</td>
<td>RE</td>
<td>Commercial</td>
<td>N/A</td>
<td>Single-Family</td>
</tr>
<tr>
<td>West</td>
<td>CG</td>
<td>Commercial</td>
<td>N/A</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

History: CZ-539

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

Surrounding Property:

CBOA-2024 March 2003: The Board of Adjustment approved a Variance to permit two dwelling units on one lot of record, on property located at 11328 E. 106th Street.
Good Morning Dylan! I hope you are doing well – it has been a minute since we’ve talked!

We appreciate you sending this over! Alexa and I did meet with the applicants back in early January as they were curious on if this rezoning would be possible within city limits. We aren’t opposed to the mini storage but we no longer allow properties to rezone to CG within the city limits of Owasso and its not allowed at all within CS zoning. If a property was zoned CG and annexed then we would require them to go through a PUD and we would ask them to include a front commercial component.

Ultimately, it does match our land use plan in that area so we don’t have major concerns but we would ask for design requirements that would buffer adjacent properties. We usually try to make a large effort to buffer more intense commercial uses especially when they are located near residential neighborhoods. Do you all allow mini storage by right in CG?

Thanks again!

Wendy Kramer
City Planner
200 S. Main Street
Owasso, OK 74055
Direct: 918-376-1545
wkramer@cityofowasso.com