TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2886

March 22, 2023, 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 March 1, 2023 Meeting No. 2885

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:

PUBLIC HEARING-REZONING
Review and possible recommendation of approval, approval with modifications, denial, or deferral of the following:
2. **Z-7694 Michael Scarbrough** (CD 5) Location: North of the Northeast corner of South Yale Avenue and East 33rd Street South requesting rezoning from RS-2 and CS to CS (Related to PUD-514-B)

3. **PUD-514-B Michael Scarbrough** (CD 5) Location: North of the Northeast corner of South Yale Avenue and East 33rd Street South requesting a PUD Major Amendment to allow several uses including a car wash. (Related to Z-7694)

4. **Z-7695 Nathan Cross** (CD 6) Location: West of the Northwest corner of East 11th Street South and South 193rd East Avenue requesting rezoning from AG to RS-5 with an optional development plan

5. **Z-7696 John Droz** (CD 4) Location: Southwest corner of East 12th Place South and South Lewis Avenue requesting rezoning from RS-3 to MX1-U-45

6. **CZ-540 Joe Pace** (County) Location: North of the Northeast corner of North Garnett Road and East 180th Street North requesting rezoning from AG and RE to RS (Related to Foster Creek preliminary plat)

**PUBLIC HEARING-PLATS**

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

7. **Foster Creek** (County) Preliminary Plat and Modification of the Subdivision and Development Regulations to extend allowable block length, Location: North of the northeast corner North Garnett Road and East 180th Street North (Related to CZ-540)

8. **OKTUL BR** (CD 7) Preliminary Plat, Location: Northeast corner of East 88th Street South and South Mingo Road

9. **Elwood Square** (CD 2) Preliminary Plat, Southwest corner of West 71st Street South and South Elwood Avenue

10. **The Crossing at Battle Creek Phase VII** (CD 6) Preliminary Plat, Location: North and east of the northeast corner of East 41st Street South and South 145th East Avenue

**OTHER BUSINESS**

11. 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 Report Prepared by:
Dwayne Wilkerson
Replaced all text 3.21.2023

Owner and Applicant Information:
Applicant: Michael Scarbrough
Property Owner: Richard Karle

Applicant Proposal:
Present Use: Vacant Bank
Proposed Use: Express Car Wash
Concept summary: Rezoning from RS-2 to CS to allow for a car wash and Major amendment to PUD 514 to meet current zoning code provisions.

Tract Size: 1 ± acres
Location: North of the Northeast corner of South Yale Avenue and East 33rd Street South

Zoning:
Existing Zoning: RS-2, CS
Proposed Zoning: CS with PUD 514-B

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

Staff Recommendation:
Staff recommends approval but only with the provisions of PUD 514-B

City Council District: 5
Councilor Name: Grant Miller
County Commission District: 1
Commissioner Name: Stan Sallee

Case Number: Z-7694
Related to PUD-514-B

Hearing Date: March 22nd, 2023

Staff Data:
TRS: 9322
CZM: 48

REVISED 3/21/2023
DEVELOPMENT CONCEPT: The subject tract was part of a larger lot and development plan outlined in PUD-514. The PUD was approved in 1994 and included approximately 3.66 acres. Prior to that process it looks like the west portion of the PUD was rezoned from RS-2 to CS. The east portion of the subject tract was never changed to CS and has been RS-2 since before the first PUD approval. The applicant is proposing a drive through car wash in an area where the zoning and the PUD did not allow any type of personal vehicular service. In conjunction with the rezoning request the applicant has provided a companion application for a PUD major amendment that allows a wide variety of uses including the proposed car wash.

This rezoning application will rezone the east portion of the subject tract from RS-2 to CS. The companion PUD-514-B application will replace PUD-514 and all major and minor amendments thereto for the subject property.

This rezoning application from RS-2 to CS and Major amendment PUD-514-B will replace all previous ordinances and minor amendments or other zoning approvals that have been contemplated on this site. The major amendment will make references to the current zoning code.

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:

Uses and supplemental regulations that are defined in the CS district are consistent with the comprehensive plan and,

The CS district with the provisions of PUD-514-B is in harmony with the existing and expected development in the area and,

The CS district and related PUD provide unified treatment of the development possibilities of the site and does not affect the remainder of the original PUD and,

The zoning request along with the PUD are consistent with the stated purposes and standards of the PUD chapter of the Tulsa Zoning code therefore,

Staff recommends Approval of Z-7694 to rezone property from RS-2 to CS but only with the provisions of PUD 514-B.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CS zoning with the provisions of PUD-514-B is consistent with the Mixed-Use Corridor vision in the Tulsa 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

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

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

Transportation Vision:

Major Street and Highway Plan: 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: Currently a Financial Services building with a drive through facility occupies the site. The facility is closed.

Environmental Considerations: None that affect site redevelopment

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 Yale Avenue</td>
<td>Primary Arterial</td>
<td>60'</td>
<td>5</td>
</tr>
</tbody>
</table>

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

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>CS and RD</td>
<td>Mixed Use Corridor/Existing Neighborhood</td>
<td>Growth</td>
<td>Tire Shop and Duplexes</td>
</tr>
<tr>
<td>East</td>
<td>RS-2</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single Family Homes</td>
</tr>
<tr>
<td>South</td>
<td>CS and RS-2</td>
<td>Mixed Use Corridor</td>
<td>Growth</td>
<td>Music Store</td>
</tr>
<tr>
<td>West</td>
<td>CH</td>
<td>Mixed Use Corridor</td>
<td>Growth</td>
<td>Apartments and Hotels</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

History: Z-7694 Rel. PUD-514-B

Subject Property:


PUD-514: All concurred in approval of a proposed Planned Unit Development on a tract of land for on property located at the Northeast corner of South Yale Avenue and East 33\textsuperscript{rd} Street South to provide sufficient parking to an existing music store. Notes in the file for PUD-514 mentioned that west 250 feet of the subject tract was zoned CS.

BOA-7357 March 1972: The Board of Adjustment approved a Special Exception to permit establishing off-street parking in conjunction with commercial use on adjoining property, on property located at 3245 South Yale Avenue.

BOA-6721 November 1970: The Board of Adjustment approved a Variance to modify the frontage requirements in a CS district (Ordinance requires 150' frontage, applicant proposes to split a lot with a 180' front into two lots being 90' wide), on property located at 3500 Block of south Yale Avenue.

Surrounding Property:

PUD-514-A: All concurred in approval of a proposed Planned Unit Development on a tract of land for on property located at the Northeast corner of South Yale Avenue and East 33\textsuperscript{rd} Street South to add the Use Unit 4 use of antennae and supporting structures.
**BOA-22046 March 2016:** The Board of Adjustment approved a Variance to permit the required lot width in the RS-2 District from 75 feet to 66.39 feet, on property located at 5011 East 33rd Street South.

**BOA-22037 February 2016:** The Board of Adjustment approved a Special Exception to permit vehicle sales in the CS District & Variance to allow for outdoor storage and outdoor merchandise display within 300 feet of an abutting R District, on property located at 3225 South Yale Avenue East.

**BOA-21221 February 2011:** The Board of Adjustment approved a Verification to permit spacing requirement for a Use Unit 12a – bar use of 50 ft. from an R district, 300 ft. from a park, school, or church, and 300 ft. from any other Adult Entertainment establishment, on property located at 3120 South Yale Avenue East.

**BOA-19564 April 2003:** The Board of Adjustment approved a Variance to permit required 20' setback from the driving surface of a street for a changeable copy sign to 17', on property located at South of SE/c E. 32nd Street & South Yale.

**BOA-17389 May 1996:** The Board of Adjustment approved a Variance to permit required parking to be located in the street right-of-way or in the planned street right-of-way on East 33rd Street and South Yale Avenue, on property located at 3259 South Yale Avenue.

**BOA-16899 December 1994:** The Board of Adjustment denied a Special Exception to permit automobile sales in a CS zoned district, on property located at 3310 South Yale Avenue.

**BOA-15620 December 1990:** The Board of Adjustment denied a Variance to permit the required front yard from 25' to 7' to permit construction of a new attached garage, on property located at 3242 South Braden.

**BOA-14246 October 1986:** The Board of Adjustment approved a Variance to permit the setback from the centerline of Yale Avenue from 110' to 100' and from centerline of east 32nd Street from 50' 45' and a Variance of the parking requirements to allow for 8 parking spaces, on property located at the SE/c of 32nd Street and Yale Avenue.

**BOA-14204 September 1986:** The Board of Adjustment approved a Minor Variance to permit a business sign 50' from the centerline of Yale avenue instead of the required 60' setback, on property located at South of SW/c of 31st and Yale (4820 East 32nd Street).

**BOA-13638 June 1985:** The Board of Adjustment deny a Special Exception to permit Use Unit 17, automotive and allied activities, in a CS district & deny a Variance to permit open air storage or display of merchandise with 300' of an adjoining R district, on property located at 3220 South Yale.

**BOA-13502 March 1985:** The Board of Adjustment approved a Special Exception to permit Use Unit 17, Automotive and Allied Activities, in a CS zoned district, on property located at the SE corner of 32nd Street and Yale.

**BOA-13032 1984:** The Board of Adjustment approved a Variance to permit the required lot width of 75' to 10' and a Variance of the required land area of 10,875 sq. ft. to 9,300 sq. ft. all to permit a lot split in an RS-2 district under the provisions of Section 1670, on property located at north of the NW corner of east 33rd Street and South Braden Avenue.
**BOA-10662 August 1979**: The Board of Adjustment approved a *Special Exception* to permit vehicle repair in a CS District; and a Variance of the setback requirements from 110' to 91' from the centerline of Yale at the NW corner of 34th Street and Yale Avenue.

**BOA-10313 January 1979**: The Board of Adjustment approved a *Special Exception* to permit within a CS District an increase in permitted display surface area. This request is to increase the permitted display surface area of two canopy signs. One canopy sign totaling 80 square feet and the other 30 square feet, on property located at 33030 South Yale Avenue.

**BOA-10257 December 1978**: The Board of Adjustment approved a *Special Exception* to permit a "Reader Board" sign of 61 square feet; a "U-Haul" sign of 88 square feet; and a 5' roof canopy sign totaling 16 square feet. (The 88 square foot "U-Haul" sign is already in existence.), on property located at 3303 South Yale Avenue.

**BOA-9949 May 1978**: The Board of Adjustment approved a *Special Exception* to permit a rental outlet for U-Haul trucks and trailers in a CS district, on property located at 3303 South Yale Avenue.

**BOA-8868 December 1975**: The Board of Adjustment approved a *Variance* to permit the front setback requirements from 25' to 15' and a *Variance* of the rear yard requirements from 20' to 15' in an RD District, on property located at 32nd street and Allegheny Avenue.

**BOA-8439 January 1975**: The Board of Adjustment denied a *Special Exception* to permit sells of farm tractors, cars, and farm equipment in a CS District, on property located at 3205 South Yale Avenue.

**BOA-8347 September 1974**: The Board of Adjustment denied a *Special Exception* to permit sells of farm tractors, cars, and farm equipment in a CS District, on property located at 3205 South Yale Avenue.

**Z-4161 September 1972**: All concurred in approval of a request for rezoning a tract of land from RS-2 to RD on property located 3206 South Allegheny Avenue.

**BOA-7649 November 1972**: The Board of Adjustment denied a permit use of a commercial building for the operation of a building contract construction service and storage in a CS district, on property located at 3225 South Yale Avenue.

**BOA-6601 April 1970**: The Board of Adjustment approved a *Variance* to permit a sign 34' 6" high, on property located at 3120 South Yale Avenue
LEGAL DESCRIPTION

A part of Lot 1, Block 2, YORKSHIRE ESTATES, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat No. 1105, being more particularly described as follows:

COMMENCING at the Northwest corner of Lot 1, Block 2, in said YORKSHIRE ESTATES Addition, THENCE N88°32'55"E along the North line of said Lot 1 a distance of 195.00 feet to the POINT OF BEGINNING; THENCE continuing N88°32'55"E along the North line of said Lot 1 a distance of 204.52 feet; THENCE S88°31'06"W a distance of 204.63 feet; THENCE North 01°25'02"W a distance of 105.11 feet to a point on the North line of said Lot 1 and to the POINT OF BEGINNING.

Containing 21,491.75 Sq. Ft. or 0.4934 Acres, more or less.

Legal Description prepared on March 21, 2023 by Troy Dee, Registered Professional Land Surveyor No. 1745.

I, Troy Dee, hereby state that the above plat is a true and correct representation of a survey made on the ground, under my supervision. Witness my signature and surveyors seal this 21st day of March, 2023.

Prepared by

GOLDEN
LAND SURVEYING

TROY DEE
PLS #1745
March 21, 2023
A part of Lot 1, Block 2, YORKSHIRE ESTATES, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat No. 1105, being more particularly described as follows:

COMMENCING at the Northwest corner of Lot 1, Block 2, in said YORKSHIRE ESTATES Addition; THENCE N88°32'55"E along the North line of said Lot 1 a distance of 195.00 feet to the POINT OF BEGINNING; THENCE continuing N88°32'55"E along the North line of said Lot 1 a distance of 204.52 feet; THENCE S01°28'32"E a distance of 105.00 feet; THENCE S88°31'06"W a distance of 204.63 feet; THENCE North 01°25'02"W a distance of 105.11 feet to a point on the North line of said Lot 1 and to the POINT OF BEGINNING.

Containing 21,491.75 Sq. Ft. or 0.4934 Acres, more or less.

Legal Description prepared on March 21, 2023 by Troy Dee, Registered Professional Land Surveyor No. 1745.
## Case Report

**Case Number:** PUD-514-B  
**Related to:** Z-7694  
**Hearing Date:** March 22rd, 2023

**Case Report Prepared by:**  
Dwayne Wilkerson  
*Replaced all text 3.21.2023*

**Owner and Applicant Information:**  
**Applicant:** Michael Scarbrough  
**Property Owner:** Richard Karle

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

![Location Map](image)

**Applicant Proposal:**  
**Present Use:** Vacant Bank  
**Proposed Use:** Car wash.

**Concept summary:** Major amendment to PUD-514 requiring new development to meet current zoning code provisions and rezoning from RS-2 to CS to allow several uses in a CS district including a car wash.

**Tract Size:** 1 ± acres  
**Location:** North of the Northeast corner of South Yale Avenue and East 33rd Street South

### Zoning:

**Existing Zoning:** PUD-514  
**Proposed Zoning:** PUD-514-B

### Comprehensive Plan:

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

### Staff Recommendation:

Staff recommends approval of PUD-514-B but only with underlying rezoning change from RS-2 to CS.

### Staff Data:

**TRS:** 9322  
**CZM:** 48

### City Council District:

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

### County Commission District:

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

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*REVISED 3/21/2023*
SECTION I: PUD-514-B

DEVELOPMENT CONCEPT:

The Original PUD-514 was approved in 1994 and included approximately 3.66 acres. The PUD included two development areas Development area A (Said Music) and Development area B (Drive through bank). Both development areas allowed for a mix of retail and office uses. PUD-514-B is a major amendment related to a rezoning request that is limited to the Development Area B (the north 1 acre) of the original PUD 514. Development area B was most recently used as a drive through bank. The applicant is proposing a drive through car wash. The PUD never contemplated a car wash, and the underlying zoning is not appropriate therefore a major amendment has been presented for approval.

The PUD and underlying zoning will remove all references to the 1984 zoning code and PUD 514-B will rely on current zoning code standards, current process and supplemental regulations that are allowed in the PUD Legacy District chapter of the code. Modifying the underlying zoning and preparing a major amendment to the PUD is expected to allow uses that were not contemplated and remove barriers for many development opportunities on this site.

This rezoning application from RS-2 to CS and PUD-514-B will replace all previous ordinances and minor amendments that have been previously approved on the subject property.

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:

Uses and supplemental regulations that are defined in the CS district are consistent with the comprehensive plan and,

The CS district with the provisions of PUD-514-B is in harmony with the existing and expected development in the area and,

The CS district and related PUD provide unified treatment of the development possibilities of the site and does not affect the remainder of the original PUD and,

The zoning request along with the PUD are consistent with the stated purposes and standards of the PUD chapter of the Tulsa Zoning code therefore,

Staff recommends approval of PUD 514-B but only with the approval of the underlying zoning from CS and RS-2 to CS.

SECTION II: Major Amendment for PUD-514-B Development Standards

PUD-514-B and rezoning replaces all the previously approved development standards defined in development area B of PUD-514.

Uses that are not included in the permitted use list below are prohibited.
Land Area: 1 acre (also referred to Development area B in PUD 514)

Permitted Uses:

Residential Use Category
Household living (only if included in the residential building types defined in building type paragraph below)
- Single household
- Two households on a single lot
- Three or more households on a single lot

Group Living
- Assisted living facility.
- Convent/monastery novitiate
- Elderly/retirement center

Public, Civic and Institutional
- Day Care
- Hospital
- Library or Cultural Exhibit
- Natural Resource Preservation
- Parks and Recreation
- Religious Assembly
- Safety Service
- School
- Utilities and Public Service Facility
  - Minor
- Wireless Communication Facility
  - Building or tower-mounted antenna

Commercial
- Animal Service
  - Grooming
  - Veterinary
- Broadcast or Recording Studio
- Commercial Service
  - Personal Improvement Service
- Financial Services
  - Personal credit establishment
- Office
  - Business or professional office
  - Medical, dental or health practitioner office
- Restaurants and bars
  - Restaurant
- Retail Sales
  - Building supplies and equipment
  - Consumer shopping goods
  - Convenience goods
  - Grocery Store
  - Small Box Discount Store
  - Medical Marijuana Dispensary
- Studio, Artist, or Instructional Service
- Vehicle Sales and Services
  - Personal Vehicle repair and maintenance (limited to a car wash)

REvised 3/21/2023
Fueling station
Other
Drive in or Drive through Facility

**Residential Building Types:**

**Household Living**
- Single household
- Townhouse
- Two households on a single lot
  - Mixed-use building
  - Vertical mixed-use building
- Three or more households on a single lot
  - Mixed-use building
  - Vertical mixed-use building

**Lot and Building Regulations:**

<table>
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<th>Lot and Building Regulations</th>
<th>Value</th>
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<tbody>
<tr>
<td>Minimum lot area</td>
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<td>Minimum street frontage</td>
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<td>Maximum floor area ratio</td>
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<td>Minimum lot area per dwelling unit</td>
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<td>Minimum open space per dwelling unit</td>
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<td>Building Setbacks</td>
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<td>Street</td>
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<td>East boundary of the subject tract</td>
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<td>North Boundary of the subject tract</td>
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<td>Maximum building coverage</td>
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<tr>
<td>Maximum building height</td>
<td>35 feet</td>
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<tr>
<td>Parking ratio as required in Chapter 55 of the Tulsa zoning code</td>
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**Landscaping and Screening Requirements:**

In addition to the provisions of the landscape standards in the Tulsa Zoning Code the following shall apply:

1. A landscape buffer with a minimum width of ten (10) foot landscape shall be located along the east boundary of the subject tract. Inside that landscape buffer trees that are classified as large trees in the plant list for the City of Tulsa will be planted with a maximum spacing of 25 feet along the length of that property line.

2. A masonry screening wall with a minimum height of six (6) feet high or higher shall be located along the east boundary of the subject tract and along the east 230 feet of the north boundary of the subject tract.

**Outdoor lighting:**

In addition to the outdoor lighting provisions of Chapter 67 of the Tulsa zoning code the following shall apply.

1. No freestanding pole light fixtures shall be installed closer than one hundred (100) feet from the east boundary of the subject tract. All pole mounted lights shall be limited to a maximum height of 16 feet.

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REVISED 3/21/2023
2. Drive-through canopy lights shall be at least forty (40) feet from the east boundary of the subject tract and shall be directed downward.

3. Building mounted light fixtures shall be mounted no higher than twenty (20) feet high and shall be shielded from adjacent residential properties and directed downward.

Signage:
In addition to the signage provisions of Chapter 60 of the Tulsa zoning code the following shall apply.

Wall signage
1. Illuminated wall signage is prohibited on the east and north wall of any structure.
2. Wall signage shall be limited to 1.5 square feet of display surface area per linear foot of building wall which is attached.
3. Dynamic display wall signage is prohibited.

Ground signage
1. Ground signage shall be limited to one sign on the subject property.
2. Ground signage shall be monument style with a maximum height of 20 feet and a display surface area not exceeding 68 square feet.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CS zoning with the provisions of PUD-514-B is consistent with the Mixed-Use Corridor vision in the Tulsa 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

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.
Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Transportation Vision:

**Major Street and Highway Plan:** 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 occupied by a vacant building that was a financial institution with a multiple drive through lane.

**Environmental Considerations:** None that will affect site redevelopment:

**Streets:**

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Yale Avenue</td>
<td>Primary Arterial</td>
<td>60'</td>
<td>5</td>
</tr>
</tbody>
</table>

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

**Surrounding Properties:**

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>CS and RD</td>
<td>Mixed Use Corridor/Existing Neighborhood</td>
<td>Growth</td>
<td>Tire Shop and Duplexes</td>
</tr>
<tr>
<td>East</td>
<td>RS-2</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single Family Homes</td>
</tr>
<tr>
<td>South</td>
<td>CS and RS-2</td>
<td>Mixed Use Corridor</td>
<td>Growth</td>
<td>Music Store</td>
</tr>
<tr>
<td>West</td>
<td>CH</td>
<td>Mixed Use Corridor</td>
<td>Growth</td>
<td>Apartments and Hotels</td>
</tr>
</tbody>
</table>

**SECTION IV:** Relevant Zoning History

**History:** PUD-514-B Z-7694 Rel. Z-7694
**Subject Property:**

**ZONING ORDINANCE:** Ordinance number 11823 dated June 26, 1970 established CS and RS-2 zoning on the subject tract.

**PUD-514:** All concurred in approval of a proposed Planned Unit Development on a tract of land for on property located at the Northeast corner of South Yale Avenue and East 33rd Street South to provide sufficient parking to an existing music store. Notes in the file for PUD-514 mentioned that west 250 feet of the subject tract was zoned CS.

**BOA-7357 March 1972:** The Board of Adjustment approved a Special Exception to permit establishing off-street parking in conjunction with commercial use on adjoining property, on property located at 3245 South Yale Avenue.

**BOA-6721 November 1970:** The Board of Adjustment approved a Variance to modify the frontage requirements in a CS district (Ordinance requires 150' frontage, applicant proposes to split a lot with a 180' front into two lots being 90' wide), on property located at 3500 Block of South Yale Avenue.

**Surrounding Property:**

**PUD-514-A:** All concurred in approval of a proposed Planned Unit Development on a tract of land for on property located at the Northeast corner of South Yale Avenue and East 33rd Street South to add the Use Unit 4 use of antennae and supporting structures.

**BOA-22046 March 2016:** The Board of Adjustment approved a Variance to permit the required lot width in the RS-2 District from 75 feet to 66.39 feet, on property located at 5011 East 33rd Street South.

**BOA-22037 February 2016:** The Board of Adjustment approved a Special Exception to permit vehicle sales in the CS District & Variance to allow for outdoor storage and outdoor merchandise display within 300 feet of an abutting R District, on property located at 3225 South Yale Avenue East.

**BOA-21221 February 2011:** The Board of Adjustment approved a Verification to permit spacing requirement for a Use Unit 12a – bar use of 50 ft. from an R district, 300 ft. from a park, school, or church, and 300 ft. from any other Adult Entertainment establishment, on property located at 3120 South Yale Avenue East.

**BOA-19564 April 2003:** The Board of Adjustment approved a Variance to permit required 20' setback from the driving surface of a street for a changeable copy sign to 17', on property located at South of SE/c E. 32nd Street & South Yale.

**BOA-17389 May 1996:** The Board of Adjustment approved a Variance to permit required parking to be located in the street right-of-way or in the planned street right-of-way on East 33rd Street and South Yale Avenue, on property located at 3259 South Yale Avenue.

**BOA-16899 December 1994:** The Board of Adjustment denied a Special Exception to permit automobile sales in a CS zoned district, on property located at 3310 South Yale Avenue.

**BOA-15620 December 1990:** The Board of Adjustment denied a Variance to permit the required front yard from 25' to 7' to permit construction of a new attached garage, on property located at 3242 South Braden.
BOA-14246 October 1986: The Board of Adjustment approved a Variance to permit the setback from the centerline of Yale Avenue from 110' to 100' and from centerline of east 32nd Street from 50' 45' and a Variance of the parking requirements to allow for 8 parking spaces, on property located at the SE/c of 32nd Street and Yale Avenue.

BOA-14204 September 1986: The Board of Adjustment approved a Minor Variance to permit a business sign 50' from the centerline of Yale Avenue instead of the required 60' setback, on property located at South of SW/c of 31st and Yale (4820 East 32nd Street).

BOA-13638 June 1985: The Board of Adjustment deny a Special Exception to permit Use Unit 17, automotive and allied activities, in a CS district & deny a Variance to permit open air storage or display of merchandise with 300' of an adjoining R district, on property located at 3220 South Yale.

BOA-13502 March 1985: The Board of Adjustment approved a Special Exception to permit Use Unit 17, Automotive and Allied Activities, in a CS zoned district, on property located at the SE corner of 32nd Street and Yale.

BOA-13032 1984: The Board of Adjustment approved a Variance to permit the required lot width of 75' to 10' and a Variance of the required land area of 10,875 sq. ft. to 9,300 sq. ft. all to permit a lot split in an RS-2 district under the provisions of Section 1670, on property located at north of the NW corner of east 33rd Street and South Braden Avenue.

BOA-10662 August 1979: The Board of Adjustment approved a Special Exception to permit vehicle repair in a CS District; and a Variance of the setback requirements from 110' to 91' from the centerline of Yale at the NW corner of 34th Street and Yale Avenue.

BOA-10313 January 1979: The Board of Adjustment approved a Special Exception to permit within a CS District an increase in permitted display surface area. This request is to increase the permitted display surface area of two canopy signs. One canopy sign totaling 80 square feet and the other 30 square feet, on property located at 33030 South Yale Avenue.

BOA-10257 December 1978: The Board of Adjustment approved a Special Exception to permit a “Reader Board” sign of 61 square feet; a “U-Haul” sign of 88 square feet; and a 5’ roof canopy sign totaling 16 square feet. (The 88 square foot “U-Haul” sign is already in existence.), on property located at 3303 South Yale Avenue.

BOA-9949 May 1978: The Board of Adjustment approved a Special Exception to permit a rental outlet for U-Haul trucks and trailers in a CS district, on property located at 3303 South Yale Avenue.

BOA-8868 December 1975: The Board of Adjustment approved a Variance to permit the front setback requirements from 25' to 15' and a Variance of the rear yard requirements from 20' to 15' in an RD District, on property located at 32nd street and Allegheny Avenue.

BOA-8439 January 1975: The Board of Adjustment denied a Special Exception to permit sells of farm tractors, cars, and farm equipment in a CS District, on property located at 3205 South Yale Avenue.

BOA-8347 September 1974: The Board of Adjustment denied a Special Exception to permit sells of farm tractors, cars, and farm equipment in a CS District, on property located at 3205 South Yale Avenue.

REVISED 3/21/2023
Z-4161 September 1972: All concurred in approval of a request for rezoning a tract of land from RS-2 to RD on property located 3206 South Allegheny Avenue.

BOA-7649 November 1972: The Board of Adjustment denied a permit use of a commercial building for the operation of a building contract construction service and storage in a CS district, on property located at 3225 South Yale Avenue.

BOA-6601 April 1970: The Board of Adjustment approved a Variance to permit a sign 34' 6" high, on property located at 3120 South Yale Avenue.
Subject Tract Z-7694/PUD-514-B

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

Aerial Photo Date: 2020/2021

3.12
Growth and Stability

- Area of Growth
- Area of Stability

Z-7694/PUD-514-B
19-13 22
Case Report Prepared by:
Austin Chapman

Owner and Applicant Information:
Applicant: Nathan Cross
Property Owner: Fair Oaks Ranch-Tulsa County LLC

Location Map:
(shown with City Council Districts)

Applicant Proposal:
Present Use: Vacant/Agriculture
Proposed Use: Single-Family Residential

Concept summary: Rezone to allow single family residential development with wide range of lot sizes that are consistent with the New Neighborhood land use designation in the comprehensive plan.

Tract Size: 80 ± acres
Location: West of the NW/c of E. 11th St. S. & S. 193rd E. Ave.

Zoning:
Existing Zoning: AG

Proposed Zoning: RS-5 with optional development plan

Comprehensive Plan:
Land Use Map: New Neighborhood
Stability and Growth Map: Area of Growth

Staff Recommendation:
Denial of Z-7695 to rezone property from AG to RS-5 w/ ODP, but recommends Approval for RS-4 w/ the ODP outlined in Section II of the staff report.

City Council District: 6
Councilor Name: Christian Bengel

County Commission District: 1
Commissioner Name: Stan Sallee
APPlicants DEVELOPMENT CONCEPT:

The proposed development on the subject property is an 80-acre RS-5 neighborhood in the growing area of East Tulsa. The site is located a mile south of Interstate 44 and is minutes from the Hard Rock Casino and Catoosa Hills. This development aims to complement and support economic growth in Tulsa, the MidAmerica Industrial Park, and surrounding areas by providing reasonably priced single-family homes in an area that lacks diverse housing options. To facilitate this goal and blend the development with the surrounding established neighborhoods, this optional development plan (ODP) increases the minimum lot width as allowed in RS-5 from 30-feet to 40-feet, restricts permitted uses, and guarantees minimum open space.

The proposed development would be a continuation of the development approved in the abutting re-zoning Z-7623, which was approved in June of 2022.

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

Applicant Exhibits:
- I. Development Overview
- II. Development Standards
- III. Development Standards Comparison

Exhibit A: Concept Site Plan (street pattern illustration and common open space)

DETAILED STAFF RECOMMENDATION:

The applicant requested RS-5 zoning with an optional development plan that is not compatible with the existing surrounding properties. The applicant submittal included an optional development plan that allowed 40-foot-wide lots. Staff does not support that request, however, staff recommends approval of RS-4 lot and building standards.

Single family residential development with the provisions of the optional development plan are consistent with the anticipated future development pattern of the surrounding property and;

The optional development standards and supplemental regulations for common open space requirements and masonry screening walls along 11th street as defined in Section II are consistent with the development plan provisions allowed in the Tulsa Zoning Code and;

Lot and building regulations in Z-7695 are consistent with the New Neighborhood land use designation of the Comprehensive Plan therefore,

Staff recommends Denial of Z-7695 to rezone property from AG to RS-5, however staff recommends Approval for RS-4 w/ the ODP outlined in Section II.

SECTION II: OPTIONAL DEVELOPMENT PLAN:

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in an RS-4 district with its supplemental regulations, except as further refined and
restricted below. All use categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited:

PERMITTED USE CATEGORY

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in an RS-4 district with its supplemental regulations, except as further refined and restricted below. All use categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited:

PERMITTED USE CATEGORY

A) RESIDENTIAL
   Household Living (if in allowed building type identified below)
   Single household

B) PUBLIC, CIVIC, AND INSTITUTIONAL
   Natural Resource Preservation
   Safety Service
   Utilities and Public Service Facility (minor)
   Wireless Communication Facility (building or tower-mounted antenna)

C) COMMERCIAL
   Lodging (short-term rental)

D) AGRICULTURAL
   Community Garden

RESIDENTIAL BUILDING TYPES

   Single household
   Detached house

MINIMUM COMMON SPACE PRESERVATION:

20% (16 acres)*

* Preservation of common open space is a crucial part of this development. The areas within the Tulsa Regulatory and FEMA floodplains as well as the areas illustrated on Exhibit A will remain undisturbed, except where street crossings, multipurpose trails, utilities, or stormwater drainage and detention facilities are required. Vegetative undergrowth, trash, and flood debris may be cleared and cleaned but tree cover in these areas shall remain undisturbed to the extent possible. The exact boundary of the open space will be determined during the platting and engineering process, but it shall not be less than the area stated above.

EAST 11th STREET ACCESS MANAGEMENT:

Private residential driveway connections to East 11th street are prohibited.

11th STREET SCREENING.
Screening fencing or screening wall construction along East 11th street and within 20 feet of the planned right of way shall be maintained by the property owner’s association and shall be masonry construction.

SECTION III: Neighborhood Engagement
The applicant has contacted neighborhood leaders and Councilor Bengel, staff has requested the applicant provide the Planning Commission with a summary of those engagements.

Staff Summary: Property owners in the surrounding community are generally opposed to the lot sizes being proposed. It is clear that the surrounding property owners are not opposed to residential development and generally support development with AG-R or RE sized lots as an effort to integrate residential uses into the rural residential area.

Much of the opposition included discussions about lack of public infrastructure that may not support increased population and housing density.

SECTION IV: Supporting Documentation
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site abuts existing neighborhood land uses and is bisected by a flood plain that will significantly affect site development opportunities. The abutting RS-3 properties were developed with stub streets that anticipated street connectivity. Street connectivity is an important component of the comprehensive plan and connection to those existing stub streets will be required during the subdivision development process. Staff recommendation of an RS-4 district allows lots as small as 5500 square feet and is consistent with the New Neighborhood land use designation.

Land Use Vision:

Land Use Plan map designation: New Neighborhood
The New Neighborhood residential building block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity and shall be paired with an existing or New Neighborhood or Town Center.

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:

East 11th Street is considered a secondary arterial and planned for 4 lane traffic as population increases. Street right of way will be dedicated for future planned arterial street improvements. The City of Tulsa arterial street improvements are not generally included as part of the developer infrastructure requirements and staff is not aware of immediate plans for widening of E. 11th Street.

Another residential collector is proposed running East and West on the subdivision to align with the residential collector identified in the proposed Admiral Ranch Subdivision which received preliminary plat approval on 11.02.22. The collector street requires a minimum of 60-feet of street right-of-way and wider pavement than the minimum residential street section.

South 185th East Avenue other proposed Residential collector will be constructed by the developer as part of this planned development but will may up in a different configuration than shown on the major street and highway plan. Those alignments will be identified during the subdivision compliance review process.

East of the subject tract several street rights-of-way have been dedicated to the public, but street infrastructure was never constructed. Exhibit A from the applicant has illustrated connectivity to those rights-of-way however at this time there is no plan for extending pavement from the east boundary of the subject tract to 193rd East Avenue.
(From City of Tulsa Major Streets Highway Plan)

Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
<tbody>
<tr>
<td>E. 11th St. S.</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
<td>2</td>
</tr>
<tr>
<td>S. 185th E. Ave</td>
<td>Residential Collector</td>
<td>60 feet</td>
<td>2</td>
</tr>
<tr>
<td>S. 186th E. Ave</td>
<td>None.</td>
<td>50 feet</td>
<td>2</td>
</tr>
</tbody>
</table>

**Trail System Master Plan Considerations:** The trail system master plan does not provide guidance for trail plans in the flood plain area however the regulatory flood plain provides an opportunity for developers to include park and trail amenities that can be used by the surrounding property owners.

**Small Area Plan:** This site is included in the East Tulsa Neighborhood plan that was adopted in 2005. That plan has not been included in the current Tulsa Comprehensive plan however the plan is still referenced as part of any zoning consideration if it is included in the detailed study area. This site is approximately 2 miles east of the detailed study so no additional recommendations are included in the zoning analysis.

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Environmental Considerations:** This site is bisected by a tributary of Spunky Creek and the site design will be affected by the regulatory flood plain. Current flood maps show the FEMA flood hazard mapping running through the north of the property and the Southwest corner. Preservation of the natural character of the flood plain and drainage areas is an important part of the development plan for this site. Preservation of the open space as illustrated on the concept plan included in this staff report is part of the Optional Development Plan standards in Section II.

**Utilities:**

The subject tract has municipal water and sewer available. Sanitary sewer main line extensions are anticipated.
### Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-3</td>
<td>Existing neighborhood</td>
<td>Stability where the existing neighborhood abuts the site: Growth in all other locations</td>
<td>Single family residential in the northeast quadrant of the site, Undeveloped elsewhere</td>
</tr>
<tr>
<td>East</td>
<td>RS-1 and AG</td>
<td>New Neighborhood</td>
<td>Stability</td>
<td>Large agricultural and residential lots with limited development. Included in this area is the Indian Hills Subdivision in which the platted streets were not constructed.</td>
</tr>
<tr>
<td>South</td>
<td>AG</td>
<td>New Neighborhood</td>
<td>Growth</td>
<td>Large agricultural lots with limited development.</td>
</tr>
<tr>
<td>West</td>
<td>RS-4 w/ ODP and AG</td>
<td>New Neighborhood</td>
<td>Growth</td>
<td>Large agricultural lots with limited development and the proposed Admiral Ranch Subdivision.</td>
</tr>
</tbody>
</table>
SECTION III: Relevant Zoning History

History: Z-7695 w/ ODP

Subject Property:

ZONING ORDINANCE: Ordinance number 11818 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

Z-7672 October 2022: All concurred in approval of a request for rezoning 9 properties of land from RS-1 & RS-3 to AG-R on property located between the northeast corner of East 21st Street and South 145th East Avenue and the Southwest corner of East Admiral Place and South 193rd East Avenue. This rezoning was Phase 3 of a City Council initiated program to allow AG-R rezoning at no charge to interested property owners in East Tulsa neighborhood areas.

Z-7623 June 2022: All concurred in approval of a request for rezoning a 89.62± acre tract of land from AG to RS-4 with an optional development plan to allow single family residential development with wide range of lot sizes, on property located South and east of the southeast corner of east Admiral Place & South Lynn Lane Road.

BOA-23144 June 2021: The Board of Adjustment approved a Variance to reduce the minimum lot width in the AG district to permit a lot split, on property located at 18518 east 11th Street South.

SA-4 (Route 66 Overlay) June 2018: All concurred in approval to apply supplemental zoning, RT66 (Route 66 Overlay), to multiple properties along South 193rd East Avenue, East 11th Street, South Mingo Road, East Admiral Boulevard, East Admiral Place, West 11th Street South, and Southwest Boulevard, on a portion of the subject property along Southwest Boulevard.

BOA-4241 June 1985: The Board of Adjustment approved a Special Exception to permit a day care center in carl Sandburg Elementary School in an RS-3 zoned district, on property located at 18580 East 3rd Street.
Z-7695 with Optional Development Plan

Subject Tract

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2020/2021
Z-7695 with Optional Development Plan
19-14 01
Growth and Stability

Area of Growth
Area of Stability

Z-7695 with Optional Development Plan
19-14 01
Optional Development Plan Z-____

11th & 193rd

EXHIBIT A
CONCEPTUAL SITE PLAN
CONCEPTUAL LAYOUT DATED DECEMBER 21, 2022

LEGEND

- - - - COLLECTOR STREET

RESIDENTIAL DEVELOPMENT

COMMON OPEN SPACE

NOT TO SCALE

NORTH

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2961
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

December 2022
Optional Development Plan Z-

11th & 193rd

ADIMRAL RANCH PRELIMINARY PLAT APPROVED 11/2/2022

APPLICANT:
NATHAN CROSS
TWO W SECOND ST, SUITE 700
TULSA, OK 74103
918-891-5252

CONSULTANT:
TANNER CONSULTING LLC
5323 S LEWIS AVE
TULSA, OK 74105
918-745-9929

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

December 2022

NORTH
TABLE OF CONTENTS

I. DEVELOPMENT OVERVIEW ........................................................................................................... 3
II. DEVELOPMENT STANDARDS ..................................................................................................... 3
III. DEVELOPMENT STANDARDS COMPARISON ........................................................................... 4
EXHIBIT A: Conceptual Site Plan ...................................................................................................... 5
I. DEVELOPMENT OVERVIEW

Tulsa Zoning Code Section 70.040-A Purpose

Development plans are required with some property owner-initiated rezonings and are optional with other property owner initiated rezonings. The purpose is to depict a property owner’s generalization plan for the type, amount and character of development proposed on the subject property. By providing certainty about development proposals, development plans provide review and decision-making bodies with additional information on which to base a rezoning decision.

11th & 193rd is a proposed 80-acre RS-5 neighborhood in the growing area of East Tulsa. The site is located a mile south of Interstate 44 and is minutes from the Hard Rock Casino and Catoosa Hills. This development aims to complement and support economic growth in Tulsa, the MidAmerica Industrial Park, and surrounding areas by providing reasonably priced single-family homes in an area that lacks diverse housing options. To facilitate this goal and blend the development with the surrounding established neighborhoods, this optional development plan (ODP) increases the minimum lot width as allowed in RS-5 from 30' to 40', restricts permitted uses, and guarantees minimum open space.

II. DEVELOPMENT STANDARDS

11th & 193rd shall be developed in accordance with the use and development regulations of the RS-5 district of the Tulsa Zoning Code, except as noted herein:

<table>
<thead>
<tr>
<th>Permitted Uses:</th>
<th>Detached House, Short-Term Rental, Community Garden</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Width:</td>
<td>40 FT</td>
</tr>
<tr>
<td>Minimum Lot Size:</td>
<td>4,400 SF</td>
</tr>
<tr>
<td>Minimum Lot Area Per Unit:</td>
<td>4,400 SF</td>
</tr>
<tr>
<td>Minimum Open Space Per Unit:</td>
<td>1,550 SF</td>
</tr>
<tr>
<td>Minimum Common Space Preservation:</td>
<td>20% (16 Acres)</td>
</tr>
</tbody>
</table>

COMMON SPACE: Preservation of common open space is a crucial part of this development. The areas within the Tulsa Regulatory and FEMA floodplains as well as the areas illustrated on Exhibit A will remain undisturbed, except where street crossings, multipurpose trails, utilities, or stormwater drainage and detention facilities are required. Vegetative undergrowth, trash, and flood debris may be cleared and cleaned but tree cover in these areas shall remain undisturbed to the extent possible. The exact boundary of the open space will be determined during the platting and engineering process, but it shall not be less than the area stated above.
III. DEVELOPMENT STANDARDS COMPARISON

The table below illustrates how this development plan compares to Tulsa Zoning Districts RS-4 and RS-5, specifically comparing the development standards for detached houses.

<table>
<thead>
<tr>
<th></th>
<th>RS-4</th>
<th>RS-5 ODP</th>
<th>RS-5</th>
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</thead>
<tbody>
<tr>
<td>Minimum Lot Width:</td>
<td>50'</td>
<td>40'</td>
<td>30'</td>
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<tr>
<td>Minimum Lot Size:</td>
<td>5,500 SF</td>
<td>4,400 SF</td>
<td>3,300 SF</td>
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<tr>
<td>Minimum Lot Area Per Unit:</td>
<td>5,500 SF</td>
<td>4,400 SF</td>
<td>3,300 SF</td>
</tr>
<tr>
<td>Minimum Open Space Per Unit:</td>
<td>2,500 SF</td>
<td>1,550 SF</td>
<td>600 SF</td>
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<tr>
<td>Minimum Common Space Preservation:</td>
<td>None</td>
<td>20% (16 AC)</td>
<td>None</td>
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</table>

<table>
<thead>
<tr>
<th>Permitted Residential Uses:</th>
<th>Detached House, Patio House, Townhouse, Duplex</th>
<th>Detached House</th>
<th>Detached House, Patio House, Townhouse, Cottage House Development Duplex, Multi-Unit House</th>
</tr>
</thead>
</table>

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929
Total Area Inside Radius: 2,519,253.3 sq. ft.

Remaining 2,519,253.3 sq. ft. (100%)

Protest petition draft (57 parcels)

Z-7695 with Optional Development Plan

19-14 01
**Case Number:** Z-7696  
**Hearing Date:** March 22\(^{nd}\), 2023

**Case Report Prepared by:**  
Dwayne Wilkerson

**Owner and Applicant Information:**  
*Applicant:* John Droz  
*Property Owner:* CONCEPT BUILDERS INC

**Applicant Proposal:**  
*Present Use:* Vacant  
*Proposed Use:* Townhouses

**Concept summary:** Rezoning to mixed-use to support new construction infill. The 45-foot height limitation is consistent expected height of future development in the Main Street Corridor.

**Tract Size:** 0.36 ± acres  
**Location:** Southwest corner of East 12\(^{th}\) Place South and South Lewis Avenue

**Zoning:**  
*Existing Zoning:* RS-3  
*Proposed Zoning:* MX1-U-45

**Comprehensive Plan:**  
*Land Use Map:* Existing Neighborhood, Main Street  
*Stability and Growth Map:* Area of Growth, Area of Stability

**Staff Recommendation:**  
Staff recommends approval.

**Staff Data:**  
*TRS:* 9307  
*CZM:* 37

**City Council District:** 4  
*Councilor Name:* Laura Bellis

**County Commission District:** 2  
*Commissioner Name:* Karen Keith

REvised 3/13/2023
SECTION I: Z-7696

DEVELOPMENT CONCEPT: Rezone three lots to support to mixed-use development similar to expected development in the 11th and South Lewis neighborhood area. The maximum building height will be limited to 45 feet which is consistent expected height of future development in the Main Street Corridor.

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

DETAILED STAFF RECOMMENDATION:

The applicant for Z-7696 request MX1-U-45. MX1 is a neighborhood mixed-use zoning category and considered the least intensive MX district and allows uses that are consistent with the main street land use designation. The urban character designation allows vertical mixed use, commercial and civic/institutional buildings and the height is 45 feet. The building types, building placement and building height are consistent with the Main Street land use designation in the comprehensive plan.

MX1-U-45 allows uses a mix of uses including residential uses that are consistent with the existing neighborhood land use designation in the Tulsa Comprehensive Plan and,

MX1-U-45 is consistent with the anticipated redevelopment in the Main Street designation area along South Lewis Avenue and,

The uses, building placement requirements and building types required in MX1-U-45 is consistent with the Lewis Avenue reconstruction, therefore,

Staff recommends Approval of Z-7696 to rezone property from RS-3 to MX1-U-45.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The mixed-use zoning request supports infill development that is contemplated in the land use designation of the comprehensive plan.

Land Use Vision:

Land Use Plan map designation:

Existing Neighborhood (West Lot)
The Existing Neighborhood category is intended to preserve and enhance Tulsa’s existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.
Main Street (East two lots)
Main Streets are Tulsa’s classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide, and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

Areas of Stability and Growth designation:

Area of Stability
The Areas of Stability includes approximately 75% of the city’s total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

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:
Staff Note: South Lewis Avenue is considered an urban arterial with a planned right of way width of 70 feet. The build-to-zone standard will be established from the planned right of way line which is 35 feet from the section line near the center of Lewis.

Major Street and Highway Plan:

The subject tract is at the southwest corner of East 12th Street and South Lewis Avenue and has three lots that will be assembled into one development area with access planned off of East 12th street.

East 12th street does not have a street designation.

South Lewis Avenue is considered a multi-modal corridor. Future development should emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal
streets are located in high intensity mixed-use commercial, retail, and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

**Trail System Master Plan Considerations:** None

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** Two lots of the subject tract are vacant at the intersection. A detached single-family home is on the west portion of the property.

**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 12th Street</td>
<td>None</td>
<td>50 feet</td>
<td>2 lanes with on-street parking</td>
</tr>
<tr>
<td>South Lewis Avenue</td>
<td>Urban Arterial with Multi Modal Corridor designation</td>
<td>70 feet</td>
<td>2 with center turn lane</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>MX1-U-45</td>
<td>Main Street</td>
<td>Growth</td>
<td>Vacant commercial and empty lots</td>
</tr>
<tr>
<td>East</td>
<td>IL</td>
<td>Main Street</td>
<td>Growth</td>
<td>Converted warehouse with retail uses and rail</td>
</tr>
</tbody>
</table>
SECTION III: Relevant Zoning History

History: Z-7696

Subject Property:

ZONING ORDINANCE: Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

BOA-22824 January 2020: The Board of Adjustment approved a Verification of the 1,00-foot spacing requirement for a medical marijuana dispensary from another medical marijuana dispensary, on property located at 2311 East 12th Place South.

Z-7491 November 2019: All concurred in approval of a request for rezoning a 0.55+ acre tract of land from RS-3 & OM to MX1-U-45 to, on property located Northwest corner of East 12th Place South and South Lewis Avenue.

BOA-22592 March 2019: The Board of Adjustment approved a Variance to permit the increased allowed display surface area for a sign and to permit the sign to be oriented along S. Lewis Ave; Variance to permit a dynamic display sign to be located within 200 ft. of an R zoned district, on property located at 1205 South Gillette Ave East.

BOA-22447 June 2018: The Board of Adjustment approved a Special Exception to permit a Personal Improvement Use in an OM zoning district, on property located at 1222 South Lewis Ave.

BOA-19434 August 2002: The Board of Adjustment approved a Variance to permit required rear yard an accessory building may occupy from 30% (322.5 square feet) to 36.2% (388.5 square feet), on property located at 1716 East 14th Place.

BOA-17168 September 1995: The Board of Adjustment approved a Variance to permit required setback from the centerline of Lewis from 100' to 27.5 & a Variance of the required setback from an abutting R district from 75' to 34' to permit an existing building & a Variance of the required screening from an abutting R district, on property located at N. of NE/c S. Lewis Ave and E. 13th Street.

BOA-14459 April 1987: The Board of Adjustment approved a Special Exception to permit a home occupation for a hand carved sign business in a residence, on property located at 1220 South Lewis Place.

BOA-13625 June 1985: The Board of Adjustment approved a Variance to permit an office in an RS-3 zoned district, on property located at 2322 East 13th Street.
BOA-10312 January 1979: The Board of Adjustment approved a variance to permit parking on a lot not containing the use; and a Variance of the number of required parking spaces, on property located at 1205 South Gillette Avenue.

Z-5203 December 1978: All concurred in approval of a request for rezoning a tract of land from RM-2 to PK on property located 1204-1205 South Gillette Ave.

BOA-6925 March 1971: The Board of Adjustment approved a Variance to permit the setback requirements from the centerline of Lewis to 75' in an IL district, on property located at 13th Street and Lewis Avenue.

Z-3940 July 1971: All concurred in approval of a request for rezoning a tract of land from RS-3 to OM on property located 1222 South Lewis Ave.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
Good morning,
I will forward this to the planning commission.

Thanks,

Dylan Siers
Planner
Tulsa Planning Office
2 W. 2nd St., 8th Floor Tulsa, OK 74103
918.579.9465
dsiers@incog.org

COMPLAINT: CASE # Z7696
2/27/2023

Attention: Dylan Siers / Planner

I am writing to express my strong opposition to rezoning of the corner lots on the corner of Lewis and East 12th Place, Tulsa OK 74104. While the local community may be unable to prevent development, that in itself will be detrimental to the area, nearly all residents in the neighborhood are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity and potentially lower the property values of the existing community.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multi family dwellings are inconsistent with the neighborhoods developed in the area. The proposed rezoning is going to allow a 45ft high building and at this height you can see the span of 3 backyards which in itself is a gross invasion of privacy. As of this letter there are no 2 story houses or apartments in this area.
Also NOTE **** that the proposed address of 2308 East 12th Place is NOT vacant. It is a residential rental for the applicant John Droz as proposed in the application form.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

Eugene Hunt Concerned Resident

Eugene W. Hunt 2304 East 12th Place Tulsa, OK 74104 918-599-9601 genehunt43@yahoo.com
Case Number: CZ-540

Hearing Date: March 22\textsuperscript{nd}, 2023

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Joe Pace
Property Owner: William S. Ford

Applicant Proposal:
Present Use: Residential/AG
Proposed Use: Single Family
Concept summary: Rezone from AG and RE to RS to permit a single-family development
Tract Size: 66.7 ± acres
Location: North of the Northeast corner of North Garnett Road and East 180th Street North

Location Map:
(shown with County Commission Districts)

Staff Data:
TRS: 2405
CZM: 4

Staff Recommendation:
Staff recommends approval.

Zoning:
Existing Zoning: AG,RE
Proposed Zoning: RS

Comprehensive Plan:
Land Use Map: Residential
Stability and Growth Map: N/A

County Commission District: 1
Commissioner Name: Stan Sallee
SECTION I: CZ-540

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject site from AG and RE to RS to permit a residential subdivision. Lots within the RS district are required to be a minimum of 6,900 sf in area. The site is located within the Residential designation of the City of Collinsville Comprehensive Plan which has been adopted as part of the Tulsa County Comprehensive Plan. The proposed residential subdivision would be compatible with this designation. Staff has spoken with the City of Collinsville who did not have any objections to the proposed zoning change.

EXHIBITS:
- INCOG Case map
- INCOG Aerial
- Tulsa County Comprehensive Plan Land Use Map

DETAILED STAFF RECOMMENDATION:

CZ-540 is non-injurious to surrounding proximate properties;

CZ-540 is compatible with the Residential Land Use designation of the Tulsa County Comprehensive Plan;

CZ-540 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-540 to rezone property from AG and RE to RS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary:
The site is located within the fenceline of the City of Collinsville. The City of Collinsville 2030 Comprehensive Plan was adopted as part of the Tulsa County Comprehensive Plan on September 9, 2019. The planning process for the update of the 2030 Plan was developed by the City Planning Staff and Planning Commission and formalized by the City Commission. Citizen participation in the planning process was sought in a variety of ways. General coverage was given in the local Collinsville News regarding the initiation and progress of the study. The Steering Committee was appointed by the City Commission and included elected and appointed officials and citizen representatives of the business and lay community. The committee hosted public forums and conducted an on-line public survey to solicit input on planning and land use related matters pertaining to the update.

Land Use Vision:

Land Use Plan map designation: Residential

Residential land use includes single-family homes, duplexes, townhouses, apartment units, and manufactured homes.

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: N 113th E Ave is designated as a Secondary Arterial
Trail System Master Plan Considerations:

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>
</tr>
</thead>
<tbody>
<tr>
<td>N 113th E Ave</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>2</td>
</tr>
</tbody>
</table>

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

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>AG</td>
<td>Residential</td>
<td>N/A</td>
<td>Single-Family/Agricultural</td>
</tr>
<tr>
<td>South</td>
<td>AG</td>
<td>Residential</td>
<td>N/A</td>
<td>Single-Family/Agricultural</td>
</tr>
<tr>
<td>East</td>
<td>AG</td>
<td>Residential</td>
<td>N/A</td>
<td>Single-Family/Agricultural</td>
</tr>
<tr>
<td>West</td>
<td>AG</td>
<td>Residential</td>
<td>N/A</td>
<td>Single-Family/Agricultural</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

History: CZ-540

ZONING ORDINANCE: Resolution number 197041 dated April 11, 2005 & Resolution number 98254, dated September 15, 1980, established zoning for the subject property.

Subject Property:

None Relevant

Surrounding Property:

None Relevant
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
SUBJECT TRACT
LAND USE PLAN
RESIDENTIAL

LEGEND
Collinsville
Land Use Plan
- Agriculture
- Residential
- Office
- Commercial
- Industrial
- Public and Quasi Public
- Recreation and Open Space

CZ-540
22-14 05
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td><strong>Applicant:</strong> Joe Pace</td>
</tr>
<tr>
<td></td>
<td><strong>Owner:</strong> William S. Ford</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th><strong>Zoning:</strong></th>
<th><strong>Staff Recommendation:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing: AG and RE</td>
<td>Staff recommends approval of the preliminary plat and the modification of the Subdivision &amp; Development Regulations</td>
</tr>
<tr>
<td>Proposed: RS</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>County Commission District:</strong> 1</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Commissioner Name:</strong> Stan Sallee</td>
</tr>
</tbody>
</table>
**PRELIMINARY SUBDIVISION PLAT**

**Foster Creek** - (County)
North of the northeast corner of North Garnett Road and East 180th Street North

This plat consists of 73 lots, 3 blocks, 66.98 ± acres.

The Technical Advisory Committee (TAC) met on March 2, 2023, and provided the following conditions:

1. **Zoning:** The subject property is currently zoned AG and RE. There is a concurrent rezoning request (CZ-540) to rezone the property to RS for single-family residential development. The lots conform to the RS zoning district standards. Approval of CZ-540 and the subsequent zoning change must be effective prior to final plat approval.

2. **Addressing:** Addresses to be assigned by INCOG. Add address assignments to the face of the plat and include address disclaimer. Street names must be approved by the County Engineer.

3. **Transportation & Traffic:** New public streets are required to obtain plan approval from the Tulsa County Engineer. Blocks exceeds the allowable block length defined in the Subdivision & Development Regulations. Modification approval for block length is required for final plat approval. Add notation required by Section 5-060.5 to temporary dead-end streets.

4. **Sewer/Water:** On-site sewage disposal must be approved by the Oklahoma Department of Environmental Quality and signature must be included on plat for final plat approval. Water to be served by Washington County Rural Water District #3. Rural water district must approve all plans and release the plat prior to final plat approval.

5. **Engineering Graphics:** Add signature block for TMAPC and County Engineer. Example can be provided by the Tulsa Planning Office.

6. **Stormwater, Drainage, & Floodplain:** Drainage plans must be submitted and approved by the Tulsa County Engineer prior to final plat 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 5-030.3 Block Length

Block length maximums are established by the Subdivision & Development Regulations depending upon the lot size along the block face. For lots with an average width of greater than 125 feet, the maximum block length allowed is 1500 feet.

The applicant has requested a modification to allow an extended block length for Block 1 between lots 1-25 on the preliminary plat. Due to adjacent property concerns and the absence of an arterial street to the north, including the limits of Tulsa County jurisdiction, a connection to the north is seen as impractical per the modification requirements of Section 5.030-C. An extension of the allowable block length for the northernmost block in the subdivision is supported with the following conditions:

1. Provide two stub streets to the east of the development to connect to undeveloped/unplatted tracts adjacent to the subject site.
2. Provide a stub street to the south or extend cul-de-sac to southern boundary of the property to allow for future extension of streets to the south.
3. Provide a connection through Block 2 to connect internal streets and reduce block length for Block 2.

Staff supports the request for an extended block length only for the areas described and with the conditions stated above.

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. Tulsa County 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
Boundary Survey

A Part of the NW/4
Sec. 5, T-22-N, R-14-E, I.B.&M.
Tulsa County, Oklahoma

Surveyor's Statement

I, J. A. BROWN, a registered land surveyor in the State of Oklahoma, hereby certify that the work done hereon is a boundary survey. The work was performed in accordance with the provisions of the Oklahoma Statutes and the American Standards for Surveys. The surveyor certifies that the information contained in this survey is complete and accurate to the best of his knowledge and belief. The survey is performed to the best of his ability and with the equipment available.

J. A. BROWN
Registered Land Surveyor


LEGAL DESCRIPTION - 66.982 Acres Tract

A tract of land in the Northwest Quarter (NW/4) of Section Five (5) in Township Twenty-two (22) North and Range Fourteen (14) East of the Indiana Base and Meridian (I.B.&M.), according to the U.S. Government Survey, named Tulsa County, State of Oklahoma, being more particularly described as follows:

Bullard Survey

Surveyor's Certificates

Legal Description

Notes

1. The legal descriptions shown herein were prepared by J. A. Brown, Oklahoma licensed professional land surveyor, in compliance with the provisions of the Oklahoma Statutes.
2. The survey and the information contained herein have been verified or checked by the surveyor, and all measuring and calculations were done with the best of his ability. No liability is assumed for any errors or omissions.
3. All boundaries shown are approximate and may not be drawn to scale.
4. This survey was made for the surveyor in compliance with the Oklahoma State Plane Coordinate System, North Zone.
**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**
*Applicant:* C. Joseph Watt
*Owner:* FLDES VB PH1, LLC

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

![Location Map Image]

**Applicant Proposal:**
Preliminary Plat
1 lot, 1 block, on 8 ± acres
*Location:* Northeast corner of East 88th Street South and South Mingo Road

**Zoning:**
CO/PUD-559

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

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

**County Commission District:** 3
*Commissioner Name:* Kelly Dunkerley
PRELIMINARY SUBDIVISION PLAT

OKTUL BR - (CD 7)
Northeast corner of East 88th Street South and South Mingo Road

This plat consists of 1 lot, 1 block, 8 ± acres.

The Technical Advisory Committee (TAC) met on November 17, 2022 and provided the following conditions:

1. **Zoning:** The subject property is zoned CO with a Planned Unit Development (PUD-559). The proposed lot conforms to the requirements of the Planned Unit Development. PUD number must be included on the face of the final plat. Adopted PUD standards must be included in the deed of dedication for the final plat.

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

3. **Transportation & Traffic:** City of Tulsa right-of-way permits will be required for new driveways. Sidewalks with required ADA ramps will be required along all street frontages.

4. **Sewer/Water:** Both sanitary sewer and water main extensions are required, IDP approval must be obtained 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 data control sheet with final plat. In the location map, add and label all platted boundaries and label all other areas as unplatted. Graphically show all property pins found or set that are associated with the plat. Provide a date for last site visit by the surveyor. Under the basis of bearing information include “3501” after North Zone. Add signature block for city officials.

6. **Stormwater, Drainage, & Floodplain:** Stormwater system improvements will be required. IDP approval must be obtained prior to final plat approval. Required easements must be reflected on the face of the plat. Floodplain areas are required to be placed in an overland drainage easement.

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

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

Aerial Photo Date: 2020/2021
Preliminary Plat
OKTUL BR
PART OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTH-HALF (S/2) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST
CITY OF TULSA, TULSA COUNTY, OKLAHOMA
P.U.D.-559

Engineer/Surveyor:
Sisemore & Associates, Inc.
Certificate of Authorization No. 2412 Ex. June 20, 2023
2920 S. Sheridan Rd., Ste. 210
Tulsa, Oklahoma 74133
Phone: (918) 460-3633
Email: jeff@sisemore.com

Subdivision Statistics:
Number of Lots: 5
Number of Acres: 2.01
Lot Size in Acres: 0.40
Lot Size in Feet: 100

Legend:
- HOUSES
- STREETS
- LINES
- WATER LINES
- ELECTRICAL LINES
- SEWER LINES
- STORM DRAIN LINES
- PAVING
- CULVERTS
- CONTACTORS
- SURVEYS
- ROADS
- TRAFFIC SIGNS
- MILE MARKERS
- HIGHWAY SIGNS
- WIND TURBINES
- POWER LINES
- Hydroplan
- Trees

Monumentation:
All monuments are in accordance with the OKM
Basis of Survey:
Survey performed by P.L. Albritton, P.L.
Benchmark:
The Benchmark is located on the SW corner of the SWQUARTER

Scale: 1/4" = 1'-0"
Preliminary Plat
OKTUL BR

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. DEVELOPMENT REQUIREMENTS

B. USE LIMITATIONS

B.1. IMPROVEMENTS

B.2. PLANNED UNIT DEVELOPMENT RESTRICTIONS

B.2.1. SECURITY

B.2.2. ACCESS

B.2.3. USE AND OCCUPANCY

B.2.4. COMPLIANCE WITH LAWS

B.2.5. COMPLIANCE WITH STANDARDS

B.2.6. VOTER APPROVAL

B.2.7. ARTICLES, DURATIONS, AMENDMENTS, AND GROWTH

C. DOCUMENTATION

C.1. CERTIFICATE OF SURVEY

C.2. COMMISSIONER

C.3. CERTIFICATE OF COMPLIANCE

C.4. COMMISSIONER SIGNATURES

C.5. PUBLIC MEETING

C.6. COMMISSIONER DUTIES

C.7. COMMISSIONER SIGNATURES

C.8. PUBLIC MEETING

C.9. COMMISSIONER DUTIES

C.10. COMMISSIONER SIGNATURES

C.11. PUBLIC MEETING

C.12. COMMISSIONER DUTIES

C.13. COMMISSIONER SIGNATURES

C.14. PUBLIC MEETING

C.15. COMMISSIONER DUTIES

C.16. COMMISSIONER SIGNATURES

C.17. PUBLIC MEETING

C.18. COMMISSIONER DUTIES

C.19. COMMISSIONER SIGNATURES

C.20. PUBLIC MEETING

C.21. COMMISSIONER DUTIES

C.22. COMMISSIONER SIGNATURES

C.23. PUBLIC MEETING

C.24. COMMISSIONER DUTIES

C.25. COMMISSIONER SIGNATURES

C.26. PUBLIC MEETING

C.27. COMMISSIONER DUTIES

C.28. COMMISSIONER SIGNATURES

C.29. PUBLIC MEETING

C.30. COMMISSIONER DUTIES

C.31. COMMISSIONER SIGNATURES

C.32. PUBLIC MEETING

C.33. COMMISSIONER DUTIES

C.34. COMMISSIONER SIGNATURES

C.35. PUBLIC MEETING

C.36. COMMISSIONER DUTIES

C.37. COMMISSIONER SIGNATURES

C.38. PUBLIC MEETING

C.39. COMMISSIONER DUTIES

C.40. COMMISSIONER SIGNATURES

C.41. PUBLIC MEETING

C.42. COMMISSIONER DUTIES

C.43. COMMISSIONER SIGNATURES

C.44. PUBLIC MEETING

C.45. COMMISSIONER DUTIES

C.46. COMMISSIONER SIGNATURES

C.47. PUBLIC MEETING

C.48. COMMISSIONER DUTIES

C.49. COMMISSIONER SIGNATURES

C.50. PUBLIC MEETING

C.51. COMMISSIONER DUTIES

C.52. COMMISSIONER SIGNATURES

C.53. PUBLIC MEETING

C.54. COMMISSIONER DUTIES

C.55. COMMISSIONER SIGNATURES

C.56. PUBLIC MEETING

C.57. COMMISSIONER DUTIES

C.58. COMMISSIONER SIGNATURES

C.59. PUBLIC MEETING

C.60. COMMISSIONER DUTIES

C.61. COMMISSIONER SIGNATURES

C.62. PUBLIC MEETING

C.63. COMMISSIONER DUTIES

C.64. COMMISSIONER SIGNATURES

C.65. PUBLIC MEETING

C.66. COMMISSIONER DUTIES

C.67. COMMISSIONER SIGNATURES

C.68. PUBLIC MEETING

C.69. COMMISSIONER DUTIES

C.70. COMMISSIONER SIGNATURES

C.71. PUBLIC MEETING

C.72. COMMISSIONER DUTIES

C.73. COMMISSIONER SIGNATURES
**Case Report**

**Case:** Elwood Square  
**Hearing Date:** March 22, 2023

**Case Report Prepared by:** Nathan Foster  
**Owner and Applicant Information:**  
**Applicant:** Jason Ting  
**Owner:** Ting Financial Group, LLC

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

![Location Map](image.png)

**Applicant Proposal:**  
Preliminary Plat  
6 lots, 1 block, 15 + acres  
**Location:** Southwest corner of West 71st Street South and South Elwood Avenue

**Zoning:**  
CS, RM-0, RS-3, PUD-738

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

**City Council District:** 2  
**Councilor Name:** Jeannie Cue  
**County Commission District:** 2  
**Commissioner Name:** Karen Keith
PRELIMINARY SUBDIVISION PLAT

**Elwood Square** - (CD 2)
Southwest corner of West 71st Street South and South Elwood Avenue

This plat consists of 6 lots, 1 block, 15 ± acres.

The Technical Advisory Committee (TAC) met on March 2, 2023 and provided the following conditions:

1. **Zoning:** The property is currently zoned CS, RM-0, and RS-3 with an overlay of Planned Unit Development 738. Lots conform to the requirements of the PUD. Site, landscape, and sign plans for future development will be required to obtain approval by the Tulsa Planning Office prior to building permit issuance. PUD number must be included on the face of the plat. PUD standards must be incorporated into the deed of dedication.

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

3. **Transportation & Traffic:** City of Tulsa right-of-way permits will be required for new driveways. Sidewalks and ADA compliant ramps will be required adjacent to West 71st Street, South Elwood Avenue, and along private drive located within Reserve B. Improvements to the intersection of Elwood Avenue and West 71st Street are required as part of this project. IDP plans for improvements must be approved prior to final plat approval. Dimension access and limits of no access. Label and dimension all right-of-way with recording information or “dedicated by plat”.

4. **Sewer/Water:** IDP approval must be obtained prior to release of the final plat for required sewer and water extensions. 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 data control sheet with final plat. In the plat subtitle add City of Tulsa before Tulsa County. Spell out Indian Base Meridian. Add name and contact information for engineer/surveyor under heading. In the location map, add and label all platted boundaries and label all other areas as unplatted. Under the basis of bearing information include the coordinate system used. Provide a bearing angle preferably shown on the face of the plat. Graphically show all property pins found or set that are associated with the plat. Ensure accuracy of written legal description with surveyed boundary. Add signature block for city officials. Remove contours from final plat submittal. Provide a date for last site visit by the surveyor. Provide list for abbreviations.

6. **Stormwater, Drainage, & Floodplain:** Stormwater improvements will require IDP approval prior to final plat approval. Required easements must be reflected on the face of the plat. Floodplain areas should be drawn based on contours and contained within an overland drainage easement.
7. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

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

Aerial Photo Date: 2020/2021
Land Use Plan Categories

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

ELWOOD SQUARE

18-12 11
SUBJECT TRACT

Growth and Stability

Area of Growth
Area of Stability

ELWOOD SQUARE
18-12 11

W 71ST ST S

W 73RD ST S

S JACKSON AVE
S ELWOOD AVE
**Case Report Prepared by:** Nathan Foster

**Owner and Applicant Information:**
- **Applicant:** Tanner Consulting, LLC
- **Owner:** Rausch Coleman Homes of Tulsa, LLC

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

**Applicant Proposal:**
- Preliminary Plat
- 101 lots, 5 blocks, 16.915 + acres
- **Location:** North and east of the northeast corner of East 41st Street South and South 145th East Avenue

**Zoning:** RS-5

**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

The Crossing at Battle Creek Phase VII - (CD 6)
North and east of the northeast corner of East 41st Street South and South 145th East Avenue This plat consists of 101 lots, 5 blocks, 16.91 ± acres.

The Technical Advisory Committee (TAC) met on March 2, 2023 and provided the following conditions:

1. **Zoning:** A rezoning (Z-7684) was approved by the Tulsa City Council on January 25, 2023 to change the property zoning from RS-4 to RS-5. Ordinance #24982 was published on February 5, 2023 and became effective on March 5, 2023. Official zoning map was not updated prior to the creation of case maps for this case. Proposed lots conform to the RS-5 zoning requirements.

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

3. **Transportation & Traffic:** New streets require approval of an IDP permit. Sidewalks must be installed by the developer along any reserve areas fronting the public street. Sidewalks for individual lots will be required with home construction. Label temporary dead-end streets with requirements of Section 5-060.5 of the Subdivision and Development Regulations. Temporary dead-end streets with a length greater than 150 feet will require the installation of approved turnarounds within an appropriate easement.

4. **Sewer/Water:** IDP approval must be obtained prior to release of the final plat for required sewer and water extensions. 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 data control sheet with final plat. In the location map, add and label all platted boundaries and label all other areas as unplatted. Graphically show all property pins found or set that are associated with the plat. Provide a date for last site visit by the surveyor.

6. **Stormwater, Drainage, & Floodplain:** Stormwater improvements will require IDP approval prior to final plat approval. Required easements must be reflected on the face of the plat.

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

Staff recommends APPROVAL of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter is required prior to approval of the final plat.
The Crossing at Battle Creek VII

LEGEND
- Tulsa Corporate Limits
- Broken Arrow Corporate Limits

The Cross at Battle Creek VII
19-14 22

10.3
The Crossing at Battle Creek VII

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2020/2021
The Crossing at Battle Creek VII

19-14 22
Preliminary Plat
OPTIONAL DEVELOPMENT PLAN Z-7684
The Crossing at Battle Creek
Phase VII

PART OF THE SOUTHEAST QUARTER (EASEL) OF SECTION TWENTY-FIV (25) TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE TOWNSHIP OF INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

Deed of Dedication
Exhibit B, Map 711 by Title

The owner hereby grants to the public the right, with the consent of the owner, to enter, travel over, and use any area of or through the land described herein for the purpose of connecting or continuing any streets or highways which may be constructed or maintained through the said area, and for the purpose of providing, constructing, maintaining, and excluding utilities in said area. The owner shall not be liable for any injury or damage to any street, sidewalk, or utility which may result from the performance of any work or service authorized herein.

The premises described above shall be used for the purpose of extending, constructing, maintaining, and excluding streets, sidewalks, utilities, and other public improvements as may be necessary for the proper development of the premises hereby conveyed.

SECTION 1: PUBLIC STREETS AND UTILITY EASEMENTS

1. EASEMENTS: All streets, sidewalks, and utility easements shall be constructed, maintained, and used for the purpose of extending, constructing, maintaining, and excluding streets, sidewalks, and utilities as necessary for the proper development of the premises hereby conveyed.

2. EASEMENT RIGHTS: The owner hereby grants to the public the right of way through the premises for the purpose of extending, constructing, maintaining, and excluding streets, sidewalks, and utilities as necessary for the proper development of the premises hereby conveyed.

3. EASEMENT AGREEMENT: The owner hereby agrees to execute an agreement with the public utility company or companies providing said service for the purpose of extending, constructing, maintaining, and excluding streets, sidewalks, and utilities as necessary for the proper development of the premises hereby conveyed.

4. EASEMENT MAINTENANCE: The owner shall maintain the streets, sidewalks, and easements in a state of good repair, free from obstructions, and suitable for public use.

5. EASEMENT ACCESS: The premises described above shall be used for the purpose of extending, constructing, maintaining, and excluding streets, sidewalks, and utilities as necessary for the proper development of the premises hereby conveyed.

SECTION 2: LONG-TERM DEVELOPMENT PLAN RESTRICTIONS

1. DEVELOPMENT PLAN: All streets, sidewalks, and utility easements shall be constructed, maintained, and used for the purpose of extending, constructing, maintaining, and excluding streets, sidewalks, and utilities as necessary for the proper development of the premises hereby conveyed.

2. EASEMENT AGREEMENT: The owner hereby agrees to execute an agreement with the public utility company or companies providing said service for the purpose of extending, constructing, maintaining, and excluding streets, sidewalks, and utilities as necessary for the proper development of the premises hereby conveyed.

3. EASEMENT MAINTENANCE: The owner shall maintain the streets, sidewalks, and easements in a state of good repair, free from obstructions, and suitable for public use.

4. EASEMENT ACCESS: The premises described above shall be used for the purpose of extending, constructing, maintaining, and excluding streets, sidewalks, and utilities as necessary for the proper development of the premises hereby conveyed.

SECTION 3: RESTRICTIVE Covenants

1. NO DIVISION OF LOTS: No lots may be divided or sold.

2. PERMIT & USE: All lots within the subdivision shall be used, improved, and maintained as residential lots only. No marina, restaurant, bar, bowling alley, movie theater, amusement park, dance hall, or any similar commercial establishment shall be permitted. No signs shall be erected or displayed within the subdivision except those rightfully authorized by the owner of the premises.

3. RESIDENTIAL PURPOSES: All buildings on any lot within the subdivision, shall be occupied and used for residential purposes only. No gasoline service stations, service shops, repair garages, or similar business shall be permitted.

4. SUBDIVISION PLAN: The Plat of the subdivision shall be prepared and approved by the City of Tulsa, before the issuance of a certificate of occupancy for any building thereon.

5. BUILDING HEIGHT: No building shall exceed a maximum height of 40 feet as measured from the street level to the highest point of the roof, including any chimneys, antennas, or other permanent attachments.

6. SITE IMPROVEMENTS: All streets, sidewalks, and easements shall be designed and constructed in accordance with the specifications approved by the City of Tulsa.

7. EASEMENT RIGHTS: The owner hereby grants to the public the right of way through the premises for the purpose of extending, constructing, maintaining, and excluding streets, sidewalks, and utilities as necessary for the proper development of the premises hereby conveyed.

8. EASEMENT AGREEMENT: The owner hereby agrees to execute an agreement with the public utility company or companies providing said service for the purpose of extending, constructing, maintaining, and excluding streets, sidewalks, and utilities as necessary for the proper development of the premises hereby conveyed.

9. EASEMENT MAINTENANCE: The owner shall maintain the streets, sidewalks, and easements in a state of good repair, free from obstructions, and suitable for public use.

10. EASEMENT ACCESS: The premises described above shall be used for the purpose of extending, constructing, maintaining, and excluding streets, sidewalks, and utilities as necessary for the proper development of the premises hereby conveyed.

DATE OF PREPARATION: February 13, 2013
The Crossing at Battle Creek Phase VII
Conceptual Utility Plan
OPTIONAL DEVELOPMENT PLAN Z-7684

The Crossing at Battle Creek
Phase VII

PART OF THE SOUTHEAST QUARTER, SECTION TWENTY-TWO, TOWNSHIP NORTHEAST OF CENTER, RANGE FOURTEEN (14) EAST OF THE FOURTH MERIDIAN
A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
Rausch Coleman Homes of Tulsa, LLC
4028 North College Suite 302 Suite 9
Fayetteville, Arkansas 72703
Phone: (479) 455-9000

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
5239 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

LOCATION:
R 14 E
EAST 71 ST STREET SOUTH

LEGEND

- Proposed Street
- Proposed Sanitary Sewer
- Proposed Storm Sewer
- Private Drive
- City Street
- County Road
- Proposed Fire Hydrant
- Proposed Manhole
- Stormdrain Alley

DATE OF PREPARATION: FEBRUARY 28, 2003

The Crossing at Battle Creek Phase VII
Sheet 1 of 6