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 April 5, 2023 Meeting No. 2887

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

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

2. PUD-858-1 John Wyrick (County) Location: West of the northwest corner of South Yale Avenue and East 181st Street South requesting a PUD Minor Amendment to allow an accessory building within a side yard

PUBLIC HEARING-REZONING
Review and possible recommendation of approval, approval with modifications, denial, or deferral of the following:
3. **Z-7711 Carlos Hinojosa** (CD 5) Location: East of the southeast corner of South Memorial Drive and East 21st Street South requesting rezoning from OM to CG

4. **Z-7712 Wallace Design Collective, Mike Thedford** (CD 1) Location: Northeast corner of Martin Luther King Jr. Boulevard and East Reading Street requesting rezoning from RS-4 to RM-0 with an optional development plan (Related to Black Wall Street Square Preliminary Plat)

5. **CZ-541 STP Solutions, INC** (County) Location: North of the northwest corner of East 94th Street South and South 190th East Avenue requesting rezoning from AG-R to RS to permit a single-family residential subdivision (Related to PUD-866) (Continued from April 5, 2023)

6. **PUD-866 STP Solutions, INC** (County) Location: North of the northwest corner of East 94th Street South and South 190th East Avenue requesting PUD-866 for a gated single family residential subdivision with private streets (Related to CZ-541) (Continued from April 5, 2023)

7. **Z-7697 Blas Gaytan** (CD 1) Location: Southwest corner of West Pine Street and North Main Street requesting rezoning from CH and OL to RS-4 (Continued from April 5, 2023)

8. **Z-7681 Lion Clendenen** (CD 9) Location: East of the northeast corner of South Harvard Avenue and East 45th Street South requesting rezoning from RS-1 to OL (Continued from November 2, 2022) (Staff requests a continuance to June 7, 2023)

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

9. **Airport Commerce Center** (CD 3) Preliminary Plat, Location: South of the southeast corner of East Apache Street and North Yale Avenue

10. **Black Wall Street Square** (CD 1) Preliminary Plat, Location: Northeast corner of North Martin Luther King Jr. Boulevard and East Reading Street (Related to Z-7712)

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

**OTHER BUSINESS**

12. **Commissioners’ Comments**

**ADJOURN**

CD = Council District

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

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

**TMAPC Mission Statement:** The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region’s current and future residents.
Case Number: PUD-858-1  
Minor Amendment  

Hearing Date: May 3rd, 2023

Case Report Prepared by:  
Dylan Siers

Owner and Applicant Information:  
Applicant: John Wyrrick  

Property Owner: Tim and Suzanne Sincock

Location Map:  
(shown with County Commission Districts)

Applicant Proposal:  
Concept summary: PUD minor amendment to allow an accessory building within the side yard.  

Gross Land Area: .52 Acres  

Location: West of the Northwest corner of South Yale Avenue and East 181st Street  

South  

Lot 5, Block 8, Magnolia Heights

Zoning:  
Existing Zoning: RE/PUD-858  
Proposed Zoning: No Change

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

Staff Recommendation:  
Staff recommends approval.

Staff Data:  
TRS: 8302

County Commission District: 3  
Commissioner Name: Kelly Dunkerley
SECTIOM I:  PUD-858-1 Minor Amendment

Amendment Request: PUD minor amendment to allow for an accessory building within the side yard.

Currently, the Tulsa County zoning code does not allow for accessory buildings to be located in the side yards without being accompanied by a variance. While the development standards do not explicitly state that you cannot build within the side yard, it does state a 7.5' side setback. The applicant wants to construct an accessory building that is not within the 7.5' setback but is within the side yard of the property.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 1170.7 of the Tulsa County Zoning Code.

"Minor changes in the PUD may be authorized by the Planning Commission, which may direct the processing of an amended subdivision plat, incorporating such changes, so long as a substantial compliance is maintained with the outline development plan and the purposes and standards of the PUD provisions hereof. Changes which would represent a significant departure from the outline development plan shall require compliance with the notice and procedural requirements of an original Planned Unit Development."

Staff has reviewed the request and determined:

1) PUD-858-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-858.

2) All remaining development standards defined in PUD-858 shall remain in effect.

Exhibits included with staff report:
  INCOG zoning case map
  INCOG aerial photo
  INCOG land use plan map
  Site plan
  Site elevation plan
  Site layout

With considerations listed above, staff recommends approval of the minor amendment to allow an accessory building within the side yard.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
**Case Report Prepared by:**
Dwayne Wilkerson

**Owner and Applicant Information:**
*Applicant:* Carlos Hinojosa
*Property Owner:* SHARP, JANICE C REV TR

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

<table>
<thead>
<tr>
<th>District</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
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<td>8</td>
<td></td>
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<tr>
<td>9</td>
<td></td>
</tr>
</tbody>
</table>

**Applicant Proposal:**
*Present Use:* Office
*Proposed Use:* Warehouse/Storage

**Concept summary:** Rezoning from OM to CG allows a wider variety of uses that are consistent with the expected development of the site.

*Tract Size:* 0.96 ± acres
*Location:* East of the Southeast corner of South Memorial Drive and East 21st South

**Zoning:**
*Existing Zoning:* OM
*Proposed Zoning:* CG

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

**Staff Recommendation:**
Staff recommends approval.

**Staff Data:**
TRS: 9313
CZM: 38

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

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

**Case Number:** Z-7711
**Hearing Date:** May 3rd, 2023
SECTION I: Z-7711

DEVELOPMENT CONCEPT: The applicant has proposed rezoning without any use limitations. The immediate plan is to develop the site with office warehouse uses with development standards as allowed in the CG district.

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

Applicant Exhibits:
- None provided.

DETAILED STAFF RECOMMENDATION:

The applicant requested CG zoning on a tract that is not part of any overlay or small area planning process. Tulsa Comprehensive Plan identifies the area as a Mixed-Use Corridor and, The Mixed-Use Corridor designation anticipates a wide variety of uses that would fit the context of the abutting CS properties and,

CG zoning standards do not require the minimum lot and area standards that are common in abutting residential districts however the supplemental standards for uses in a CG district will provide adequate buffer and screening for the residential zoning properties abutting the site and,

CG zoning districts allow a wide variety of uses and more development options than abutting CS districts however the uses allowed are consistent with the expected redevelopment in the surrounding commercially zoned areas therefore,

Staff recommends approval of Z-7711 to rezone property from OM to CG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CG zoning allows uses that are consistent with the expected development pattern contemplated in the Mixed-use corridor. This site is not adjacent to a high-capacity street system, but CG zoning allows building placement close to the street as suggested in the mixed-use corridor land use designation.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

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

**Areas of Stability and Growth designation: Area of Growth**

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

**Transportation Vision:**

**Major Street and Highway Plan:** None

**Trail System Master Plan Considerations:** None

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The property is currently undeveloped with trees and shrubs. The site is generally flat and adjacent to a two lane street with side ditches.

**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>South 92nd East Avenue</td>
<td>None</td>
<td>50 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>RS-3</td>
<td>Mixed-use corridor</td>
<td>Growth</td>
<td>Single family</td>
</tr>
<tr>
<td>East</td>
<td>CS</td>
<td>Mixed-use corridor</td>
<td>Growth</td>
<td>Self storage</td>
</tr>
</tbody>
</table>
SECTION III: Relevant Zoning History

History: Z-7711

Subject Property:

ZONING ORDINANCE: Ordinance number 11816 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

BOA-19742 January 2004: The Board of Adjustment approved an amended site plan previously approved by BOA-19501, on property located at 2161 South 91st East Avenue.

BOA-19501 January 2003: The Board of Adjustment approved a Special Exception to permit a church and accessory use in an RS-3 district, on property located at 2161 South 91st East Avenue.

BOA-18202 September 1998: The Board of Adjustment approved a Special Exception to permit two manufactured buildings in an RS-3 zoned district for use as class rooms & a Variance to allow the buildings permanently on the property & a Variance of the required setback from property line for accessory building form 3' to 0' & Approval of an amended site plan previously approved for temporary manufactured homes on the SE/c, on property located at 9123 East 22nd Place.

BOA-14426 April 1987: The Board of Adjustment approved a Variance to permit setback from freeway right-of-way from 10' to 1' to allow for a sign; per design standards submitted; finding a hardship imposed on the applicant by the close proximity of the business to entrance ramp of the Gilcrease Expressway after the taking, on property located at Block 1, Happy Homes Addition.

BOA-13983 April 1986: The Board of Adjustment approved a Variance to permit outdoor storage in conjunction with an existing mini-storage within 300' of an abutting R District, on property located at the SE/c of 21st Street and South 92nd East Avenue.

Z-5815 June 1983: All concurred in approval of a request for rezoning a tract of land from RS-3 to OM on property located Lots 2 & 10 Block 2 Memorial Acres.

BOA-12287 November 1982: The Board of Adjustment approved a Variance to permit the sign requirements from 32 square feet in an OM district, on property located at 91st East Avenue and 22nd Place.

BOA-11785 January 1982: The Board of Adjustment approved a Special Exception to permit church use and church school use with related activities in an RS-3 District; & a Special Exception to allow a mobile home to remain on property that is used for classrooms, on property located at 9123 East 22nd Place.

BOA-11772 January 1982: The Board of Adjustment approved a Special Exception to permit an increase of the floor area ratio from 25% to 40% in an OL District; & a Variance of the one-story height limitation to permit a two-story building; & a Special Exception to permit the erection of a radio tower whose height will not exceed 148' and, a 3.7 meter earth station & a Variance of the size of a sign in
an OL District & a Special Exception to remove the screening where existing physical features provide visual separation of uses; (b) where an alternative screening will provide visual separation of uses; and (C) grant an extension of time to erect a screen where properties which are to be benefitted are undeveloped, on property located in the vicinity of 22nd Place and 92nd East Avenue.

**BOA-11172 September 1980:** The Board of Adjustment **approved** a Special Exception to permit a mobile home in an RS-3 District, & a request for a Variance to permit more than one mobile home on a lot, on property located at 3701 South Nogales Avenue.

**BOA-11152 November 1980:** The Board of Adjustment **approved** a Request to permit a mobile home on the property for one year to house the Christian School, on property located at 9123 East 22nd Place.

**BOA-8715 August 1975:** The Board of Adjustment **approved** a Special Exception to permit erection of mini storages with caretaker's quarters in CS District, on property located at I-44 & 92nd East Avenue.

**BOA-6991 May 1971:** The Board of Adjustment **approved** a Variance to permit the maintenance of an office in a residence, & permission to park two trash trucks in an RS-3 District, on property located at 2161 South 91st East Avenue.
Subject Tract Z-7711

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

Aerial Photo Date: 2020/2021
Case Number: Z-7712 with optional development plan (related to Black Wall Street Preliminary Plat)

Hearing Date: May 3rd, 2023

Owner and Applicant Information:
Applicant: Wallace Design Collective, Mike Thedford
Property Owner: HABITAT HOUSING INC

Case Report Prepared by:
Dwayne Wilkerson

Location Map:
(Shown with City Council Districts)

Applicant Proposal:
Present Use: Vacant

Proposed Use: Townhouse Development

Concept summary: Rezone property to allow townhouse development with private streets.

Tract Size: 1.75 + acres

Location: Northeast corner of Martin Luther King JR Boulevard and East Reading Street

Zoning:
Existing Zoning: RS-4

Proposed Zoning: RM-0 with optional development plan

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

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 149
CZM: 28

City Council District: 1
Councilor Name: Stan Sallee

County Commission District: 1
Commissioner Name: Vanessa Hall-Harper
SECTION I: Z-7712

DEVELOPMENT CONCEPT: The developer has requested rezoning to allow redevelopment of this parcel with townhome development. The development plan limits use on the subject tract so only a townhome development can be constructed. A concept lot configuration has been attached to illustrate lot layout and street configuration. RM-0 zoning is the zoning requested which supports townhome development building setbacks adjacent to Martin Luther King Jr. Blvd within 10 feet of the planned right-of-way. The townhome development is consistent with the concepts supporting housing choices identified in the Unity Heritage Neighborhood Small Area Plan.

EXHIBITS:
INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
   Topography and utility plan
   Aerial photography, boundary, and adjacent development
   Proposed zoning map.
   Topographic and boundary survey

DETAILED STAFF RECOMMENDATION:

Z-7712 requesting RM-0 zoning with an optional development plan to allow private streets and townhome uses that are compatible with the existing surrounding properties and,

Lot and building regulations identified in the provisions of the optional development plan are consistent with the RM-0 zoning requirements. The lot sizes identified in the optional development plan are consistent with the anticipated future development pattern of the surrounding property and,

The optional development standards defined in Section II is consistent with the development plan standards defined in the Tulsa Zoning Code and,

Lot and building regulations in Z-7712 are consistent with the New Neighborhood land use designation of the Comprehensive Plan therefore,

Staff recommends Approval of Z-7712 to rezone property from RS-4 to RM-0 with the development plan outlined in Section II.

SECTION II: Z-7712 OPTIONAL DEVELOPMENT PLAN STANDARDS:

GENERAL PROVISIONS:

1. All uses, supplemental regulations, residential building types, lot and building regulations, and other relevant regulations shall conform with the provision of the Tulsa Zoning Code for development in an RM-0 zoning district except as outlined in the optional development plan.
2. All use categories, subcategories or specific uses and residential building types that are not listed in the following development plan are prohibited.
3. Lots in the entire optional development plan area may be served by private streets.

4. z

REVISED 4/26/2023
PERMITTED USES CATEGORY:

Residential

Household Living (if in allowed building type identified below)

Uses permitted by right in the RM-0 Zoning District.

Permitted Uses: Uses permitted by right in the RS-2 RM-0 Zoning District.

LOT AND BUILDING STANDARDS:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size for townhouse</td>
<td>1600 sq. ft.</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>20 feet</td>
</tr>
<tr>
<td>Minimum Building Setbacks:</td>
<td></td>
</tr>
<tr>
<td>- Street Setbacks</td>
<td></td>
</tr>
<tr>
<td>Arterial</td>
<td>10 feet (from planned right of way)</td>
</tr>
<tr>
<td>Private Streets</td>
<td>10 feet (from reserve area)</td>
</tr>
<tr>
<td>- Rear Yard</td>
<td>20 feet</td>
</tr>
<tr>
<td>- Side (End Units):</td>
<td>5 ft.</td>
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<tr>
<td>Maximum Building Height</td>
<td>35 feet</td>
</tr>
<tr>
<td>Minimum Open Space Per Lot</td>
<td>1200 SF</td>
</tr>
</tbody>
</table>

PRIVATE STREETS AND MAINTENANCE OBLIGATIONS FOR COMMON AREAS AND IMPROVEMENTS:

1. All lots within the subdivision shall include direct vehicular access to a private street. All private streets shall be in a reserve area as defined on the face of the final plat.

2. All operations and maintenance responsibilities for improvements in reserve areas shall be assigned to the Homeowners Association. The reserve area language in the plat shall include provisions that provide common use and benefit of the owners of the residential lots, their guest, and invitees for providing vehicular and pedestrian access to and from the various residential lots and to and from public streets.

3. Provisions shall be made to allow access to the City of Tulsa, the United States Postal Service, private parcel delivery services, public utility providing service to the subdivision and to any refuse collection service which provides service within the subdivision the right to enter and traverse the private street and to operate thereon all service, emergency and allow government vehicles including, but not limited to, police and fire vehicles and equipment.

4. Private streets and sidewalks abutting private streets shall be constructed to meet or exceed the City of Tulsa Engineering standards for minor residential streets and must satisfy the provisions of the Tulsa Metropolitan Area Subdivision and Development Regulations.
5. Private streets intersecting with public streets must have a vehicular turn around area before any entrance gate that allows a complete turnaround completely outside the street right of way of the intersecting public streets. A building permit is required prior to subdivision entrance features that may include gates, walls, security systems, lighting, and access controls. Entrance features must be reviewed and approved by the technical advisory committee before building permit approval and installation.

VEHICULAR DRIVE LIMITATIONS

Each lot will have access to a garage entrance from the private street system. Driveway access from each lot abutting Martin Luther King Jr Blvd, East Reading Street and North Cincinnati Place is prohibited.

BUILDING TYPE FOR HOUSEHOLD LIVING

Residential

Household Living
Townhouse
  2-unit townhouse
  3+-unit townhouse

PLATTING REQUIREMENT:
A final plat meeting or exceeding the minimum standards of the City of Tulsa shall be filed at the Tulsa County Courthouse prior to receipt of any residential building permit.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Townhome uses and building types are 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 to develop 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:**
Martin Luther King Jr. Blvd is a fully developed secondary arterial street with 4 lanes of traffic. Redevelopment of this site, with any of the anticipated uses that commercial or residential zoning would allow, will increase traffic on existing street infrastructure. Existing street infrastructure can easily support small scale commercial or any residential zoning use in this area.

Part of the street system will include sidewalks. Along Martin Luther King Jr. Blvd a sidewalk has been constructed, however no sidewalks are currently located on East Reading Street or North Cincinnati. Sidewalks with appropriate infill at this site will support the new neighborhood concept and will be required as part of the plat process.

**Trail System Master Plan Considerations:** None

**Small Area Plan:** Unity Heritage Neighborhoods Sector Plan

The unity heritage neighborhood sector plan was adopted in November 2016 and supports a wide variety of housing choices including townhome developments.

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The property was originally platted with 12 lots. None of the original homes are on the site and the subject tract is vacant. Existing easements and utilities are in the original location in the center of the parcel.

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

**Streets:**

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
<tbody>
<tr>
<td>Martin Luther King Jr. Blvd</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
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</tr>
<tr>
<td>East Reading Street</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
</tr>
<tr>
<td>North Cincinnati Place</td>
<td>None</td>
<td>50 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>RS-4</td>
<td>Existing and new neighborhood</td>
<td>Growth and Stability</td>
<td>Detached single family</td>
</tr>
<tr>
<td>East</td>
<td>RS-4</td>
<td>Existing neighborhood</td>
<td>Stability</td>
<td>Detached single family</td>
</tr>
<tr>
<td>South</td>
<td>RS-4</td>
<td>New Neighborhood</td>
<td>Stability</td>
<td>Detached single family</td>
</tr>
<tr>
<td>West</td>
<td>RS-4</td>
<td>Existing neighborhood</td>
<td>Stability</td>
<td>Detached single family</td>
</tr>
</tbody>
</table>

SECTION IV: Relevant Zoning History

History: Z-7712

ZONING ORDINANCE: Ordinance number 11918 dated Sept 1, 1970, established zoning for the subject property.

Subject Property:

SA-3 April 2018: All concurred in approval at city council (TMPAC recommended denial) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7).

Surrounding Property:

PUD-842 January 2016: All concurred in denied of a proposed Planned Unit Development on a 1.60± acre tract of land for on property located Northeast corner of Queen and Martin Luther King.

Z-7321 January 2016: All concurred in denied of a request for rezoning a tract of land from RS-4 to CS on property located NE/c of E. Queen St. and N. Martin Luther King Blvd.

PUD-743-A Abandonment July 2011: All concurred in approval of a proposed Planned Unit Development Abandonment on a tract of land for on property located North and east of northeast corner of North Cincinnati Avenue and East Queen Street.

BOA-20874-A March 2011: The Board of Adjustment approved an Amendment to a condition of a previous approval to extend or eliminate the 2-year time limitation of a childcare center in the RS-3, on property located at 1619 N Boston Place.

BOA-20874 March 2009: The Board of Adjustment approved a Special Exception to permit a childcare center in the RS-3 district; a Variance of the parking requirement for a childcare center; and a Variance of the minimum lot size, minimum frontage required, and minimum building setback from...
an abutting R district to permit a childcare center in the existing dwelling, on property located at 1619 N Boston Place.

**BOA-19744 January 2004:** The Board of Adjustment approved a *Variance* to permit average lot width from 50' to 44' to permit Lot-Split, on property located at 228 East Seminole Place North.

**BOA-18456 June 1999:** The Board of Adjustment approved a *Special Exception* to permit a tent revival in an R zoned district from July 23, 1999, through August 2, 1999, on property located at NE/c East Seminole Place & North Cincinnati.

**BOA-10604 August 1979:** The Board of Adjustment approved a *Variance* to permit the setback requirements as per plot plan to permit an addition to the present dwelling at 208 East Reading Street, on property located at 208 East Reading Street.
Subject Tract

Z-7712

20-12 25

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

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

Aerial Photo Date: 2020/2021
Land Use Plan Categories

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

TOPOGRAPHY AND UTILITY PLAN

Legend
- Proposed Water
- Existing Water
- Proposed Sanitary Sewer
- Existing Sanitary Sewer
- Existing Force Main

NORTH
1" = 50'

4.13
Black Wall Street

AERIAL PHOTOGRAPHY, BOUNDARY, AND ADJACENT DEVELOPMENTS

SITE
1.75 ACRES

NORTH
1" = 200'

Project #2240459

03/23/2023
TOPOGRAPHIC AND BOUNDARY SURVEY FOR
BLOCK THREE (3) DICKASON GOODMAN ADDITION
CITY OF TULSA, TULSA COUNTY, OKLAHOMA
**Case Number:** CZ-541  
(Related to case PUD-866)

**Hearing Date:** May 3rd, 2023  
(Continued from April 5th, 2023)

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
**Applicant:** STP Solutions, Inc  
**Property Owner:** Darin & Eddinah Teeman

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

![Location Map](image)

**Applicant Proposal:**

- **Present Use:** Single-Family Residence
- **Proposed Use:** Residential
- **Concept summary:** Rezone from AG-R to RS with a PUD overlay to permit a gated single-family residential subdivision with private streets.
- **Tract Size:** 6.27 ± acres
- **Location:** North of the Northwest corner of East 94th Street South and South 190th East Avenue

**Zoning:**

- **Existing Zoning:** AG-R
- **Proposed Zoning:** RS/PUD-866

**Comprehensive Plan:**

- **Land Use Map:** Level 1 – Rural Residential
- **Stability and Growth Map:** N/A

**Staff Recommendation:**

- **Staff recommends approval.**

**Staff Data:**

- **TRS:** 8424
- **CZM:** 59

**County Commission District:** 3

- **Commissioner Name:** Kelly Dunkerley
SECTION I: CZ-541

DEVELOPMENT CONCEPT: The applicant is requesting to rezone from AG-R to RS to a permit gated single-family subdivision with private streets. A PUD (PUD-866) is being concurrently proposed with this rezoning to establish the allowable use and the bulk and area requirements. The lots within the PUD area are intended to be a half acre minimum in size. The proposal lies within the Level 1 - Rural Residential designation of the City of Broken Arrow Comprehensive Plan, which has been adopted as part of the Tulsa County Comprehensive Plan. This proposal, along with the accompanying PUD are compatible with this designation.

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

DETAILED STAFF RECOMMENDATION:

CZ-541 is non-injurious to surrounding proximate properties and consistent with the Tulsa County Comprehensive Plan;

CZ-541 is consistent with the anticipated future development pattern of the surrounding property therefore,

Staff recommends Approval of CZ-541 to rezone property from AG-R to RS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located in the Fenceline of the City of Broken Arrow and is designated as Level 1 - Rural Residential. The City of Broken Arrow’s Comprehensive Plan was adopted as part of the Tulsa County Comprehensive Plan on October 6, 2020. The City initiated the Broken Arrow Next Comprehensive Plan with a horizon year of 2040 to create a cohesive vision that will accommodate future growth and maintain the city’s high quality of life. The Plan was adopted by the Broken Arrow City Council on August 6, 2019 (Resolution Number 1255). The vision for the Broken Arrow Next Comprehensive Plan reflects the ideas, needs, and desires of community leaders, staff, and citizens. A variety of engagement techniques were utilized to develop this collective vision throughout the plan’s development. Specific methods used to gather input included the creation of a Steering Committee and Technical Advisory Task Force, stakeholder interviews, four public workshops, design charrette, and an online survey.

Land Use Vision:

Land Use Plan map designation: Level 1 - Rural Residential

Level 1 represents the lowest intensity of land use in Broken Arrow. It is used primarily in the non-urbanized areas of Broken Arrow or to reflect established areas of very low-density residential development that may be expected to remain as an exception in urbanized areas. The principal uses in this level are either agriculturally related or single-family homes on large lots. A request for R-2, RS-2, or RS-3 zoning in the Level 1 may be in accordance with the Comprehensive Plan, provided the site for the rezoning request is located adjacent to an arterial street, or is part of an existing R-2, RS-2, R-3, or RS-3 area which is located adjacent to an arterial street. Due to the uses allowed in this level of
intensity, areas designated as Level 1 should generally be kept free of significant vehicular traffic generators and noisy or polluting uses. In addition, special consideration should be given to the manner in which Level 1 uses abut the other levels of higher intensity.

**Areas of Stability and Growth designation:** N/A

**Transportation Vision:**

**Major Street and Highway Plan:** S 190th E Ave does not have a designation.

**Trail System Master Plan Considerations:** None

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

*Staff Summary:* The subject site currently contains a single-family residence and 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>S 190th E Ave</td>
<td>None</td>
<td>None</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>
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<td>North</td>
<td>AG-R</td>
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SECTION III: Relevant Zoning History

History: CZ-541 (Related to PUD-866)

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

Surrounding Property:

CBOA-1282 August 1994: The Board of Adjustment approved a Special Exception to permit reduced minimum setback distance from oil and gas wells and related storage tanks to permit the construction of new dwelling unit, on property located at 9200 Block of South 187th East Avenue.

CBOA-1073 March 1992: The Board of Adjustment approved a Variance to permit a beauty shop in an AG-R zoned district & a Variance of the all-weather surface parking, on property located at 19122 East 91st Street South.

BOA-7142 September 1971: The Board of Adjustment approved a Variance for a modification of front footage requirements in an AG District to permit a lot split on property located at 18900 E. 91st St South.
Case Number: PUD-866  
(Continued from case CZ-541)

Hearing Date: May 3rd, 2023

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: STP Solutions, Inc.
Property Owner: Darin & Eddinah Teeman

Location Map:
(shown with County Commission Districts)

Applicant Proposal:
Present Use: Single-Family Residence
Proposed Use: Residential

Concept summary: Rezone from AG-R to RS with a PUD overlay to permit a gated single-family residential subdivision with private streets.

Tract Size: 6.27 ± acres
Location: North of the Northwest corner of East 94th Street South and South 190th East Avenue

Zoning:
Existing Zoning: AG-R
Proposed Zoning: RS/PUD-866

Comprehensive Plan:
Land Use Map: Level 1 – Rural Residential
Stability and Growth Map: N/A

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 8424
CZM: 59

County Commission District: 3
Commissioner Name: Kelly Dunkerley
SECTION I: PUD-866

DEVELOPMENT CONCEPT: The applicant is requesting to rezone from AG-R to RS with a PUD overlay to permit a gated single-family subdivision with private streets. A rezoning is being concurrently proposed with this PUD (CZ-541). The proposed PUD will establish the allowable use as well as bulk and area requirements. The lots within the PUD area are intended to be a half acre minimum in size. The proposal lies within the Level 1 - Rural Residential designation of the City of Broken Arrow Comprehensive Plan, which has been adopted as part of the Tulsa County Comprehensive Plan. This proposal, along with the accompanying PUD are compatible with this designation.

The roadway layout shown in the applicants exhibits is preliminary and subject to change. Layout will be determined during the platting process.

EXHIBITS:
- INCOG Case map
- INCOG Aerial
- Comprehensive Plan Land Use Map
- Applicant Exhibits:
  - Statement of Intent
  - Development Standards
  - Exhibit A – Legal Description
  - Exhibit B – Conceptual Development Plan
  - Exhibit C – Topo and Aerial Map
  - Exhibit E – Surrounding Area Utility Map
  - Exhibit F – FEMA Floodplain

DETAILED STAFF RECOMMENDATION:

Uses allowed in PUD-866 are consistent with the Level 1- Rural Residential land use designation identified in the Tulsa County Comprehensive Land Use plan.

PUD-866 allows lots sizes and uses that are consistent with the anticipated future development pattern of the surrounding property;

PUD-866 is consistent with the provisions of the PUD chapter of the Tulsa County Zoning Code, therefore;

Staff recommends Approval of PUD-866 to rezone property from AG-R to RS/PUD-866.

DEVELOPMENT STANDARDS:

Minimum Lot Size: 0.5 acres

Maximum Building Height: 35 feet

Minimum Building Setback from side and rear lot lines: 10 feet

Permitted Uses: Residential single-family. No non-residential uses shall be allowed.
Maximum Number of Dwelling Units: 12 (limited to 1 dwelling unit per ½ acre)

**Vehicular & Pedestrian Circulation**

The proposed roadway will be a private road with a cul-de-sac to meet fire marshal requirements. The private roadway will be 24 foot wide, hard surfaced, without curbs and drainage will be provided for by bar ditches on each side of the roadway.

**SCREENING AND LANDSCAPING**

Shall be in conformance with Tulsa County Zoning Code requirements.

**SIGNS**

One ground sign at the entrance of the road and one sign at the west side of S. 190th Ave will be in place at the subdivision. The signs shall not exceed 10 feet in height and will have a maximum surface area of 40 square feet.

*All standards not established as a part of this PUD shall be per Tulsa County Zoning Code requirements for lots in an RS district.*

**Homeowners Association**

A Homeowners Association (HOA) shall be required to be formed for the proposed subdivision to handle homeowner issues and maintenance of common areas.

**SECTION II: Supporting Documentation**

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary:* The site is located in the Fenceline of the City of Broken Arrow and is designated as Level 1 - Rural Residential. The City of Broken Arrow’s Comprehensive Plan was adopted as part of the Tulsa County Comprehensive Plan on October 6, 2020. The City initiated the Broken Arrow Next Comprehensive Plan with a horizon year of 2040 to create a cohesive vision that will accommodate future growth and maintain the city’s high quality of life. The Plan was adopted by the Broken Arrow City Council on August 6, 2019 (Resolution Number 1255). The vision for the Broken Arrow Next Comprehensive Plan reflects the ideas, needs, and desires of community leaders, staff, and citizens. A variety of engagement techniques were utilized to develop this collective vision throughout the plan’s development. Specific methods used to gather input included the creation of a Steering Committee and Technical Advisory Task Force, stakeholder interviews, four public workshops, design charrette, and an online survey.

**Land Use Vision:**

*Land Use Plan map designation:* Level 1 - Rural Residential

Level 1 represents the lowest intensity of land use in Broken Arrow. It is used primarily in the non-urbanized areas of Broken Arrow or to reflect established areas of very low-density residential development that may be expected to remain as an exception in urbanized areas. The principal uses in this level are either agriculturally related or single-family homes on large lots. A request for R-2, RS-2, or RS-3 zoning in the Level 1 may be in accordance with the Comprehensive Plan, provided the site...
for the rezoning request is located adjacent to an arterial street, or is part of an existing R-2, RS-2, R-3, or RS-3 area which is located adjacent to an arterial street. Due to the uses allowed in this level of intensity, areas designated as Level 1 should generally be kept free of significant vehicular traffic generators and noisy or polluting uses. In addition, special consideration should be given to the manner in which Level 1 uses abut the other levels of higher intensity.

**Areas of Stability and Growth designation:** N/A

**Transportation Vision:**

**Major Street and Highway Plan:** S 190th E Ave does not have a designation.

**Trail System Master Plan Considerations:** None

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

*Staff Summary:* The subject site currently contains a single-family residence and agricultural land.

**Environmental Considerations:** None

**Streets:**

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The subject tract has municipal water and sewer available.

**Surrounding Properties:**

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6.1
SECTION III: Relevant Zoning History

History: PUD-866 (Related to CZ-541)

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

Surrounding Property:

CBOA-1282 August 1994: The Board of Adjustment approved a Special Exception to permit reduced minimum setback distance from oil and gas wells and related storage tanks to permit the construction of new dwelling unit, on property located at 9200 Block of South 187th East Avenue.

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BOA-7142 September 1971: The Board of Adjustment approved a Variance for a modification of front footage requirements in an AG District to permit a lot split on property located at 18900 E. 91st St South.
February 22, 2023

TULSA METROPOLITAN AREA PLANNING COMMISSION
INCOG – 2 West 2nd Street, Suite 800
Tulsa, OK

PUD-XXXX
STATEMENT OF INTENT

The proposed project is located at 9300 S. 190th Street East Ave. It is in the NW4 of Section 24, T18N, R14E, Tulsa County. Please see attached "Plat of Survey" prepared 9/28/2011 by Sisemore Weisz & Associates, Inc. The property is 6.4 acres, more or less and has an existing one (1) story brick home. This home will remain and be incorporated into lot number 10.

1. The current zone of RE – Residential Estate District will not allow for the following requirements of this proposed development:

<table>
<thead>
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<th>Proposed Zone RS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot width min = 150’</td>
<td>Lot width min = 60”</td>
</tr>
<tr>
<td>Lot area one family = 22,500 sf</td>
<td>Lot area one family = 6,900 sf</td>
</tr>
<tr>
<td>Land area one family = 26,250 sf</td>
<td>Land area one family = 8,400 sf</td>
</tr>
</tbody>
</table>

2. This project is not within the corporate limits of Tulsa.

3. This project will provide a greater public benefit by the rezoning to a PUD so the open space on the property can provide affordable housing to the citizens of Tulsa County.

Respectfully submitted:

Terry L. Pollock

Terry L. Pollock
STP Solutions, Inc.
9300 ADDITION

Planned Unit Development
(PUD) #XX

Development of property located at E 94th and S 190th
Currently known as 9300 South 190th E Ave

Owner
Darin Teeman
3031 Edinburgh Dr.
Fort Smith, AR 72908

February 17, 2023

Prepared by

S·T·P
SOLUTIONS, INC.

ENGINEERING
LAND SURVEYING
GEOTECHNICAL SERVICES

7006 NW 63rd St., SUITE 102
BETHANY, OK 73008
terry@stp-solutions.org
CELL: 405.210.3169
# TABLE OF CONTENTS

A1 Proposed location of uses
A2 Development Standards
A3 Vehicular and Pedestrian Circulation
A4 Intensity of residential uses
A5 Screening and Landscaping
A6 Signs

B1 Existing Topographic character, Floodplain, Treed areas, Slope Analysis & Soil Analysis.

B2 Utilities

Exhibits:
- A Legal Description
- B Conceptual Development Plan
- C Existing Zoning Map
- D Topo and Aerial Map
- E Surrounding Area and Utility Map
- F FEMA Floodplain
SECTION A:

A1 PROPOSED LOCATION OF USES
The subdivision is located at 9300 S. 190th East Ave. The subdivision will be 12 lots of approximately 0.50 acre each with a single family home to be built on 11 of the lots. Lot number 10 has an existing home on it and will become a part of the subdivision. See Exhibit B for the conceptual development plan of the property.

There will be no off-street parking allowed in this development. There will be no open spaces or public use areas.

A2 DEVELOPMENT STANDARDS
Base Zone: RS (Residential, Single-Family; see Exhibit C); Tulsa County Zoning Code (Sept. 15, 1980) and TMAPC (Feb. 21, 2018) are the standards for this PUD.

Building Height: 35 feet
Building Setback: 10 feet
Permitted Uses: Residential single-family
Maximum building size: 4000 square feet
Auxiliary building maximum size: 2000 square feet
Maximum Number of Dwelling Units: 12 Total

A3 VEHICULAR & PEDESTRIAN CIRCULATION
The proposed roadway will be a private road with a cul-de-sac to meet fire marshal requirements. The private roadway will be 24 foot wide, hard surfaced, without curbs and drainage will be provided for by bar ditches on each side of the roadway.

This project will not allow for pedestrian circulation by sidewalks, due to the number of lots required.

A4 INTENSITY OF RESIDENTIAL USES
0.5 Dwelling units per acre. No non-residential uses shall be allowed.
A5 SCREENING AND LANDSCAPING

Screening: In conformance with TMAPC subdivision and development regulations.
Landscaping: In conformance with TMAPC subdivision and development regulations.

A6 SIGNS

One ground sign at the entrance of the road and one sign at the west side of S. 190th Ave will be in place at the subdivision. The sign shall not exceed 10 feet in height and will have a maximum surface area of 40 square feet.

SECTION B:

B1 EXISTING TOPOGRAPHIC CARACTER; FLOODPLAIN, TREED AREAS, SLOPE ANALYSIS & SOIL ANALYSIS

The site is 6.3 acres of a grass covered area with one existing 4859 square foot, single-story existing residence. See Exhibit D for the surrounding areas and the topographic character of the property. It drains north-easterly to S. 190th Avenue. The property is not in a FEMA floodplain zone, as reflected in Exhibit F. The soil type at the property location is a Dennis-Bates-Taloka-Parson which is classified as a “clayey and loamy” type of soil.

B2 UTILITIES

Water: Existing 6” waterline at SW corner of property. This line will be extended to serve this subdivision. See Exhibit E.
Existing fire station is at address 201 E. Washington St. Broken Arrow, OK Fire Station #7, 1.2 miles west of the proposed site.
Sanitary Sewer: No public sanitary sewer serves this property. All homes will be provided with on-lot aerobic or conventional septic systems.
Stormwater Detention: Stormwater detention will be provided per incog requirements.
Gas: Existing gas line at SW corner of the property. Gas will be extended along S. 190th Avenue and to each lot on platted easements.
Electric: Electric will be provided from an overhead electric line on the east side of S. 190th Avenue. All electric to serve proposed lots shall be underground.
Legal Description
(TRACT 1)

Legal Description
(TRACT 2)
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING FROM THE NORTHEAST CORNER OF SAID SECTION 24, THENCE WEST ALONG THE NORTH SECTION LINE A DISTANCE OF 1669.47 FEET, THENCE SOUTH 00'01'10" EAST A DISTANCE OF 556.00 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89'20'58" EAST A DISTANCE OF 561.00 FEET, THENCE SOUTH 00'01'10" EAST A DISTANCE OF 241.93 FEET, THENCE NORTH 89'40'46" WEST A DISTANCE OF 560.97 FEET, THENCE NORTH 00'01'10" WEST A DISTANCE OF 245.165 FEET TO THE POINT OF BEGINNING; LESS THE EAST 25 FEET FOR ROADWAY EASEMENT.
EXISTING ZONING MAP

DARIN TEEMAN
9300 S. 190th East Ave.
Broken Arrow, OK 74012

Project No.: E22-103.1

Drawn By: TLP
Checked By: DT
Date: 02/17/23

Scale: None

EXHIBIT C
Please note:
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of features represented. Users of this information should conduct due diligence to ascertain the usability of the information. The City of Broken Arrow makes no warranties, expressed or implied, as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. The user of this information assumes all liability for their dependence on this information, and assumes all responsibility thereof.
Case Number: Z-7697

Hearing Date: May 3rd, 2023
(Continued from April 5th, 2023)

Case Report Prepared by:
Dylan Siers

Owner and Applicant Information:
Applicant: Blas Gaytan
Property Owner: Blas Gaytan

Location Map:
(showed with City Council Districts)

Applicant Proposal:
Present Use: Vacant
Proposed Use: Residential

Concept summary: Rezone to RS-4 to take advantage of opportunities for residential development in the Neighborhood Infill Overlay (NIO) provisions.

Tract Size: 0.24 ± acres
Location: Southwest corner of West Pine Street and North Main Street

Zoning:
Existing Zoning: CH/OL/NIO/HNO
Proposed Zoning: RS-4/NIO/HNO

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

Staff Recommendation:
Staff recommends approval.

City Council District: 1
Councilor Name: Vanessa Hall-Harper

County Commission District: 1
Commissioner Name: Stan Sallee

Staff Data:
TRS: 0235
CZM: 28
SECTION I: Z-7697

DEVELOPMENT CONCEPT: Rezone the site to allow the utilization of the Neighborhood Infill Overlay for a residential project. The Neighborhood Infill Overlay (NIO) establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. In this case the NIO would allow for the development of up to a 6-unit apartment in RS-4 zoning.

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

DETAILED STAFF RECOMMENDATION:

Z-7697 requesting rezoning to the RS-4 district is consistent with the recently adopted Neighborhood Infill Overlay and,

Uses and building types within the RS-4 district are consistent with the surrounding zoning pattern and,

RS-4 is consistent with the anticipated development considered in the Existing Neighborhood land use designation of the comprehensive plan and in the surrounding area therefore,

Staff recommends approval of Z-7697 to rezone property from CH/OL/NIO to RS-4/NIO.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: RS-4 zoning is consistent with the Existing Neighborhood land use designation.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood
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.

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.

**Transportation Vision:**

**Major Street and Highway Plan:** None that affect site redevelopment.

**Trail System Master Plan Considerations:** None

**Small Area Plan:** Unity Heritage Neighborhoods Sector Plan.

The Unity Heritage Plan was adopted in 2016 and adopted 8 goals and 58 implementation measures. About 45% of those implementation measures are complete or ongoing as of July 1, 2020.

Some of those goals include, enhancing the desirability of all neighborhoods in the planning area, preserving, and stabilizing the area’s healthy neighborhoods, and transform and revitalize neighborhoods most impacted by vacancy or poor maintenance.

**Special District Considerations:**

Neighborhood Infill Overlay was approved this year is an important consideration for the expected development in the RS-4 district. The Neighborhood Infill Overlay intends to promote the development of infill housing in already established neighborhoods.

The site is also in the Healthy Neighborhoods Overlay, which has effect on residential uses.

The Unity Heritage Neighborhoods plan recognizes appropriate infill and suggest new building construction similar to the existing neighborhood scale and form.

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The property is currently vacant and directly on the southwest corner of West Pine Street and North Main Street, see image below.
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>
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</thead>
<tbody>
<tr>
<td>East Pine Street</td>
<td>Secondary Arterial</td>
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<tr>
<td>North Main Street</td>
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Utilities: The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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</thead>
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<tr>
<td>North</td>
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<td>Residential</td>
</tr>
<tr>
<td>East</td>
<td>CH/NIO</td>
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<td>RS-4/NIO</td>
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<td>Residential</td>
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<td>West</td>
<td>RS-4/NIO</td>
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<td>Stability</td>
<td>Residential</td>
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</table>

SECTION III: Relevant Zoning History

History: Z-7697
Subject Property:

ZONING ORDINANCE: Ordinance number 11918 dated September 1, 1970, established zoning for the subject property.
SA-5 (Neighborhood Infill Overlay) August 2021: All concurred in approval of a request for a Special Area Overlay on multiple properties along the multiple properties located within certain neighborhoods adjacent to downtown to establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. The overlay allows for a variety of residential housing types in a manner that is compatible, in mass and scale, with the character of surrounding properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of residential land and available public infrastructure.

SA-3 April 2018: All concurred in approval at city council (TMPAC recommended denial) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7).

BOA-20274 April 2006: The Board of Adjustment approved a Special Exception to permit a single-family residential use in an OL and CH district, on property located at 1450-1448 North Main Street.

Surrounding Property:

SA-5 (Neighborhood Infill Overlay) August 2021: All concurred in approval of a request for a Special Area Overlay on multiple properties along the multiple properties located within certain neighborhoods adjacent to downtown to establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. The overlay allows for a variety of residential housing types in a manner that is compatible, in mass and scale, with the character of surrounding properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of residential land and available public infrastructure.

BOA-23121 May 2021: The Board of Adjustment approved a Variance to permit to reduce the 10-foot side building setbacks from R districts in an OL district to permit a single-family home, on property located at 1508 North Main Street West.

SA-3 April 2018: All concurred in approval at city council (TMPAC recommended denial) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7).

BOA-22408 April 2018: The Board of Adjustment approved a Special Exception to permit a fence to exceed 4 feet in height in the front street setback, on property located at 1511 North Main Street East; 11 Pine Street North.

BOA-20273 April 2006: The Board of Adjustment approved a Special Exception to permit a single-family residence on an OL zoned property & a Variance of the setback from centerline of an arterial street from 100’ to align with existing residential structure to the east or 65.6’ & a Variance of one-story to allow two-story in OL, on property located at 110 E. Pine.
BOA-19122 June 2001: The Board of Adjustment approved a *Special Exception* to permit a single-family residence on an OL zoned property & a *Variance* of the setback from centerline of an arterial street from 100’ to align with existing residential structure to the east or 65.6’ & a *Variance* of one-story to allow two-story in OL, on property located at 110 E. Pine.

BOA-16378 July 1993: The Board of Adjustment approved a *Special Exception* to permit residential use in a CG and OL zoned district, on property located at 1441, 1507 and 1508 North Boston Avenue.

BOA-14971 November 1988: The Board of Adjustment approved a Minor *Variance* to permit a side yard setback from 10’ to 8’ to allow for an addition to an existing dwelling, on property located at 1439 North Boston Avenue.

BOA-7503 June 1972: The Board of Adjustment approved a *Variance* to permit modification of the side yard requirements in an RM-1 District to permit building single family residences with 5’ side yards, on property located at 212 & 216 East King Street, 1427 North Boston Avenue & 1207 & 1209 North Main Street.
Note: Graphic overlays may not precisely align with physical features on the ground.
Case Number: Z-7681

Hearing Date: May 3rd, 2023
(Continued from November 2nd, 2022 for preparation of optional development plan (ODP.)
Staff has seen evidence of a preliminary ODP and supports a continuance request to June 7th for completion of the plan.

Case Report Prepared by:
Dwayne Wilkerson

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

Location Map: (shown with City Council Districts)

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

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

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

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 9328
CZM: 47

City Council District: 9
Councilor Name: Jayme Fowler
County Commission District: 3
Commissioner Name: Kelly Dunkerley

REvised 4/27/2023
SECTION I: Z-7681

DEVELOPMENT CONCEPT: The applicant has request rezoning a lot east of an existing dental office with the idea that an office uses will be developed on this lot with specific design details being considered for new site development.

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

DETAILED STAFF RECOMMENDATION:
OL zoning is consistent with the Mixed-Use Corridor land use designation and the Area of Growth however staff has received some objection to the request and,
The uses permitted in an OL district are intended to facilitate the development and preservation of low-intensity office development uses and are intended to promote neighborhood employment uses and services and,
The development standards in the OL district provide adequate design and development standards for building size and parking design to help mitigate office expansion closer to the existing neighborhood and,
This site is at the eastern side of the Mixed-Use Corridor land use designation and the Area of Growth that recognizes appropriate infill development therefore,

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

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

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

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

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

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary:

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

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

Streets:

<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 45th Street South</td>
<td>None</td>
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Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
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<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
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<td>Detached Single Family</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

History: Z-7681

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

Surrounding Property:

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

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

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

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

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

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

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

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

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

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

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

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

BOA-10386 April 1979: The Board of Adjustment approved a Special Exception to permit the screening requirements where an alternative screening will provide visual separation of uses, on property located at 4416 South Harvard Avenue.

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

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

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

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

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

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

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

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

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

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

- Area of Growth
- Area of Stability

Z-7681
19-13 28

8.10
Land Use Plan Categories

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

Z-7681
19-13 28

8.11
Kim,

We have received correspondence from the applicant and neighbor who both support another continuance for Z-7681.

Staff request a continuance to the June 7th Planning Commission meeting.

Ryan,

Thanks for your email.

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

From: Ryan Herron <ryanherron79@hotmail.com>
Sent: Tuesday, April 25, 2023 10:34 AM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Cc: Llon Clendenen <drc@tulsabraces.com>
Subject: Re: Z-7681

Dwayne,

As the adjacent neighbor to the east of the subject lot, I am requesting a continuance. Although myself and Llon are having detailed conversations about his proposed project, our engagement began only about a week ago. Thus, we need more time to work through details, zoning codes, restrictions, and to meet with interested parties to solidify the proposal.

Thank you

Ryan Herron
3323 East 45th Street

Sent from my iPhone
My name is Joe Krebsbach and I live at 4172 E 49th St, Tulsa, OK 74135.

Specifically, the person who owns Tulsa Braces also owns the lot directly behind him (3311 East 45th St - just to the east). He is asking to change the lot from residential RS1 to office OL. He is proposing a 5,000 SF commercial office building.

Some basic issues: parking spillover to 45th, an already busy cut through street, more dumpster noise, more water flow issues, more lights, and just a general disruption of the peaceful neighborhood.

Back in November the committee gave the person suggesting a zoning change a deferral and asked him to engage his neighbors since he had not done that. 6 months later and he still has not engaged any of us.

For these reasons I am strongly objecting to the requested zoning change.

Joe Krebsbach
From: Michelle Phy <mphy849@gmail.com>
Sent: Tuesday, April 18, 2023 4:36 PM
To: esubmit
Subject: Z-7681

Regarding 3311 E 45th st

I’m Michelle phy
4311 S Sandusky
Tulsa, OK

I am against First Brace to expand into our neighborhood! These businesses are starting to inch more and more East. He was supposed to talk to the neighbors on the street and hasn’t even bothered to do so! I don’t live on that street but I do live in the neighborhood. Please deny his request!

Sincerely,
Aggravated neighbor

Get Outlook for iOS
To Whom It May Concern:

I am writing to oppose the commercial rezoning of a lot in my residential neighborhood. The lot in question, 3311 East 45th Street, is adjacent to Tulsa Braces and currently zoned as Residential (RS1). It is my understanding that the owner of this lot wishes to build a 5,000 sq ft commercial office building, and as such has initiated the process to have it rezoned to Office (OL).

As a current homeowner in the Patrick Henry neighborhood, I am against any commercial encroachments into our peaceful neighborhood. Neighbors have to consider the worst possible case in terms of the land uses permitted under the proposed change, which are highly likely to affect parking spillover onto our residential streets, the escalation of an already busy “through” street, increased dumpster noise, more water flow issues, unnecessary and unwanted light pollution, and just a general disruption of our currently tranquil neighborhood.

Thank you,
Kimberly Earickson
4023 E. 45th Place
Tulsa, OK 74135
Mary Pohlman
4168 E. 47th St.
I object to this.
Hi,

I'm a resident of the Patrick Henry neighborhood and I am opposed to the re-zoning being requested in case # Z-7681. We like our neighborhood and don't want it to affect our neighbors, or any of our infrastructure. That intersection is busy enough as an entry point to the neighborhood.

Thanks,
Christine and Dave Rorabaugh
4179 S New Haven Pl
Tulsa, OK 74135

Sent from my iPhone
I am opposed to the rezoning of this residential lot to Office OL pertaining to Z-7681. I do not wish to have any more commercial space encroach into our neighborhood and I am concerned with parking, noise, and over flow traffic into the neighborhood. Thank you.
Elizabeth Sewell
4013 E. 45 St.
Tulsa, OK 74135
I live in the Patrick Henry neighborhood. My name is Jane Crain and I live at 4650 S Louisville Ave, Tulsa, OK 74135. I do not want the commercial offices to encroach into the neighborhood any more than they have. Please do not approve the rezoning of the parcel of land behind Tulsa Braces.

thanks

Jane Crain
My name is Andrea Day Schmidt and I live at 3716 E 46th St, Tulsa OK 74135. I am unable to attend the upcoming meeting, but I want to voice my opposition regarding the proposed residential change for the address 3311 E. 45th street. I am very opposed to changing this from residential to office designation. This continued encroachment into our peaceful residential neighborhood needs to stop.

Thank you.
Andrea Day Schmidt

Sent from my iPhone
Dwayne and Susan:

I am wanting to check in and ask a quick question on the zoning application Z-7681. The first hearing was on 11/2/22 and was given a continuance to the 5/3/23 meeting. Part of that continuance, the board said that he wouldn’t have to pay to reapply but would have to give notice again of the hearing to the neighbors. The hearing is less than a month away and we have not been given any notice by mail or posted signage at the property about the hearing. Lastly, what made me ask this question was due to the board asking the applicant to reach out to the neighbors and show a potential plan for the property. A man showed up to my house today, representing the applicant, with an aerial rendering of the proposed building for the property, to date this is the only interaction we have had with the applicant since the original hearing.

So, is this application still on the agenda for the 5/3/23 meeting and do they have to give notice to the neighbors?

Please let me know as soon as you can, thank you for your time.

Take Care,

Eric Mosley
Owner

FILE COPY
Please see the attached letter and photographs regarding the hearing on the application for rezoning, Case No. Z-7681, submitted on behalf of Ryan and Melissa Herron. The hearing is scheduled for November 2, 2022 at 1:00 p.m.

Respectfully,

Tadd Bogan

Please consider the environment before printing this e-mail.
To Whom It May Concern:

Our firm represents Ryan and Melissa Herron ("Herron") relating to the above-referenced application for rezoning. Herron is the owner of the property located at 3323 E. 45th Street South, Tulsa, OK 74135. The Herron property shares a boundary line with the property subject to the aforementioned application for rezoning. Please be advised that our client objects to the request to rezone the property from RS-1 to OL. Further, enclosed herewith are photographs Herron requests the Commission consider at the hearing on November 2, 2022 at 1:00 p.m.

Respectfully,

JONES, GOTCHER & BOGAN, P.C.

[Signature]
Tadd J.P. Bogan
Case Number Z-7681
Herron Objection to Rezoning
Too many empty bldgs to allow more development in our neighborhood.
Another parking lot that causes flooding in the neighborhood is not progress or a tax benefit to the city.
Office Low
Oficina Baja Intensidad

Public Hearing
Reunion Publica

Nov. 2, 2022, 1:00 p.m.
Tulsa City Hall
Palacio Municipal de Tulsa
175 E. 2nd St.

Watch Live
Ver en vivo
TV: Cox 24
cityoftulsa.viebit.com

Contact
Contacto
918-584.7526
esubmit@incog.org
tulsaplaning.org
October 24, 2022

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

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

Ladies and Gentlemen:

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

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

Very truly yours,

Mark E. Meador
Managing Member

MEM/bm
To: Tulsa Area Planning Commission

We the undersigned owners of property owners affected by the requested zoning change herein, do hereby protest against any change of Zoning which would zone the property to any classification other than it's current residential zoning.

We live in a pleasant low density residential neighborhood. We oppose the requested zoning change from residential to OL-Office Light Intensity. Commercial office use will change the character our neighborhood community, possibly leading to safety issues due to more traffic, no controlled signal light entrances and exits, more people coming and going, more noise, Commercial trash truck traffic in off hours, parking lot and sign lighting pollution, additional stormwater runoff, and ultimately a reduction in property values. The proposed change of use is for a medical/dental office which has higher traffic and parking use than most light office users.

The previous property owner was transparent when selling the property that it was due to the failed previous attempt to change the zoning to OL. He was a professional real estate appraiser and had planned to build his office to occupy.

The applicant has continued to have violations on the residential lot by not maintaining the landscaping, cleaning, screening requirement and continues to park cars on gravel and dirt.

There are plenty of OL properties available to purchase and or lease in the immediate area.
There is no need for additional OL zoning in this area.
There are no changes of circumstances in the area to change to OL.

There are many residential owners moving into the community and have continued to invest their money and make improvements to the homes in this neighborhood and immediately adjacent to the subject property and across the street.

Files Copy

PETITION
Zoning Case Z-7681

To: Tulsa Area Planning Commission

We the undersigned owners of property owners affected by the requested zoning change herein, do hereby protest against any change of Zoning which would zone the property to any classification other than it's current residential zoning.

We live in a pleasant low density residential neighborhood. We oppose the requested zoning change from residential to OL-Office Light Intensity. Commercial office use will change the character our neighborhood community, possibly leading to safety issues due to more traffic, no controlled signal light entrances and exits, more people coming and going, more noise, Commercial trash truck traffic in off hours, parking lot and sign lighting pollution, additional stormwater runoff, and ultimately a reduction in property values. The proposed change of use is for a medical/dental office which has higher traffic and parking use than most light office users.

The previous property owner was transparent when selling the property that it was due to the failed previous attempt to change the zoning to OL. He was a professional real estate appraiser and had planned to build his office to occupy.

The applicant has continued to have violations on the residential lot by not maintaining the landscaping, cleaning, screening requirement and continues to park cars on gravel and dirt.

There are plenty of OL properties available to purchase and or lease in the immediate area.
There is no need for additional OL zoning in this area.
There are no changes of circumstances in the area to change to OL.

There are many residential owners moving into the community and have continued to invest their money and make improvements to the homes in this neighborhood and immediately adjacent to the subject property and across the street.

Signature

Printed Name

Address

Ryan Herron
3323 E 45th St

Eric Mosley
3324 E 45th St

Aaron Lee
3336 E 45th St

Karena Sublett
3937 E 45th St

Bill Jam
2245 E 45th St

William A. Howard
4516 S. Jamestown Ave.

Pete Leider
1133 S. Jamestown Ave.

Bob Jack
4544 S. Jamestown Ave.

Bill Whitmore
4554 S. Jamestown Ave

Juli GRABER
4577 S. Jamestown Ave

Jim Buday
4577 S. Jamestown Ave

Elizabeth Myers
4523 S. Jamestown Ave

Sylvia Pickell
4527 S. Jamestown Ave

Cynthia Pickell
4366 S. Jamestown Ave

Matthew Green
4366 S. Jamestown Ave

Leah Nickel
4343 S. Jamestown Ave

Helen Pratt
4328 S. Jamestown Ave

Charles W. Pratt
4338 S. Jamestown Ave

Tim Nickol
4341 S. Jamestown Ave

Date: Oct 30, 2022
My name is Monica Lissau. Address is 4621 S. Jamestown Ave. Tulsa. Ok 74135.
I am against the zoning change from residential to office low.
Thank you.
Zoning change

I am against the office low encroachment into the neighborhood at 45th.

Sue Hinton
3661 E 49 St
Tulsa, Ok 74135
I am very much against the lot at 45th and Harvard being rezoned for commercial use. I live right off of 45th and do not want any more business creeping into the actual neighborhood. There are plenty of business buildings on Harvard very close that are much better for business than inside the neighborhood. Thanks for you help in this matter.

Meredith Selman
4525 s Jamestown Ave
Tulsa, ok
There will be an item affecting the Patrick Henry neighborhood on the TMAPC agenda on May 3. Specifically, the person who owns Tulsa Braces also owns the lot directly behind him (3311 East 45th St - just to the east). He is asking to change the lot from residential RS1 to office OL. He is proposing a 5,000 SF commercial office building. Our issues with this include: parking spillover to 45th, an already busy cut through street, more dumpster noise, more water flow issues, more lights, and just a general disruption of the peaceful neighborhood.

We already went to round 1 back in November and the committee gave him a deferral and asked him to engage his neighbors since he had not done that. 6 months later and he still has not engaged any of us.

Thank you.

Jason Ervin, MBA
Director, Oncology Service Line
12697 E 51st St South, Tulsa, OK 74146
O: 918-505-3326 • C: 918-232-5318
F: 918-505-3247 • www.ocsri.org

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To Whom It May Concern,

I grew up in the Patrick Henry neighborhood and live close by now. I oppose the Tulsa Braces lot (behind that) to be zoned differently as traffic is already an issue. Also, there are plenty of buildings on Skelly drive vacant and already zoned commercial in which if people keep taking away residential properties to make them commercial what’s going to happen with the vacant commercial lots? Vandalism, that’s what and that’s terrible for our city.

Skelly has much more parking, doesn’t have little children on bicycles that could get hit, the Harvard location just doesn’t need to be commercial when there are plenty of other options specially all the vacant buildings in-between Harvard and Lewis on Skelly.

Much Appreciation for your listening ear,

Wendy and Brian Macha
2809 E 49th St.
Tulsa OK 74105
To whom it may concern,

I am writing in regards to the application for changing the status of the lot on 45th street.

This street is very close to my home and I have concerns about the lot.

I will start by saying I appreciate having successful businesses on Harvard Ave. I understand the business would like to expand. I, however, think it would be much more beneficial if they do not encroach into the neighborhood and we keep the neighborhood filled with homes and families. I have noticed there is plenty of office space available on Harvard. I believe it would benefit not only the neighborhood but also the city if that office space is filled. It should be utilized in business expansions, instead of having empty commercial buildings. Changing the zoning of a lot that filters into our neighborhood trespasses into our community.

Thank you for your time and consideration.

Meredith Selman
4525 S Jamestown Ave
Tulsa, Ok 74135
918-406-8050
Merselman@gmail.com

Sent from my iPhone
Please accept this letter regarding submitted in Case Z-7681. I just noticed that a neighbor said comments should be sent by April 26, 2023. However, Dr. Clendenen held his meeting with Patrick Henry residents on April 27, 2023. For that reason, later-submitted comments should be considered.

Thank you.

Anita Anthony
Date: May 1, 2023  
To: Tulsa Metropolitan Area Planning Commission  
From: Anita Anthony, 4168 East 46th Place, Tulsa, Oklahoma 74135  
Re: Case Number Z-7681

Introduction

Some time prior to the date his application for a zoning designation change was filed, Lon Clendenen purchased a residence with the apparent intent to seek rezoning of the property to add to his nearby commercial endeavor. As I understand it, this body has directed him to “get the neighbors on board,” as if that is the only impediment to his request. As the homeowner in the Patrick Henry neighborhood, I find this sequence of events disconcerting.

Tulsa Braces’ Current Zoning Designation

The current zoning designation for the land on which Tulsa Braces is situated is OL, “intended to facilitate the development and preservation of low-intensity office development.” By contrast, the OM District designation is intended to accommodate medium-intensity office development, together with community facilities typically found in conjunction with offices. OMH district designation is intended to provide for multi-story office development, Tulsa Braces building is currently, with approximately 25 parking places. Tulsa Braces’ website does not reflect any other dentists working there besides Dr. Clendenen, but does note offices also in Bartlesville. What changes to his dental practice create the need for additional land and building space? Are we certain they are related to a medical practice? Is it possible that Tulsa Braces has outgrown its current OL designation?

The Current Housing Market

Despite his assurances that the expanded parking lot of Tulsa Braces will not have access to 45th Street, the same cannot be said for the commercial building Dr. Clendenen seeks to construct on the lot located on 45th Street. He has stated on the Patrick Henry neighborhood Facebook page that he may or may not construct ingress and egress from that building onto 45th Street. This would be the first commercial curb cut into the neighborhood.

That zoning restricts the supply of housing is the reality we live with if we are to have the coexistence of neighborhoods and nearby businesses to serve their residents. Rezoning of land from residential to commercial, however, reduces the supply of housing. We have been in a tight housing market since at least 2020. Recent construction on the street directly adjacent to 45th Street, where Tulsa Braces seeks to expand its business into a neighborhood, includes these newly constructed homes:
Safety

I spent much of the school year of 2019-2020, my son’s senior year at Edison, taking early-morning runs in the Patrick Henry neighborhood and saw some interesting characters emerging from nooks and crannies near occupied residences. The application in front of you in this case would turn a current lot that could be developed for a residence in order to add an unoccupied-at-night building to our neighborhood. At a time when our lots are in high demand for use as residences, there is no reason to allow this to happen.

Conclusion

I appreciate Dr. Clendenen and the Tulsa business he has built. However, the subject property is part of a neighborhood with sought-after residential properties. It is my understanding he has received offers from residents to buy the lot back from him. Perhaps some the City could consider incentivizing Dr. Clendenen to move his business slightly south on Harvard Avenue to the old SteinMart property?

In any event, for the reasons stated above, I urge you to deny the application before you in case number Z-7681.

Thank you for your service to the Tulsa community.
<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> Deborah Palinskee</td>
</tr>
<tr>
<td></td>
<td><strong>Owner:</strong> Raymond Lord</td>
</tr>
</tbody>
</table>

| **Location Map:**           | **Applicant Proposal:**             |
| (shown with City Council districts) | Preliminary Plat                    |
|                             | 10 lots, 1 block, 6.84 ± acres      |
|                             | **Location:** South of the southeast corner of East Apache Street and North Yale Avenue |

| **Zoning:**                 | **Staff Recommendation:**           |
| Current: CG, OL, RS-3       | Staff recommends approval of the preliminary plat |
| Proposed: CG                |                                       |

| **City Council District:** 3 | **County Commission District:** 1   |
| **Councilor Name:** Crista Patrick | **Commissioner Name:** Stan Sallee |
PRELIMINARY SUBDIVISION PLAT

**Airport Commerce Center** - (CD 3)
South of the southeast corner of East Apache Street and North Yale Avenue

This plat consists of 10 lots, 1 block on 6.84 ± acres.

The Technical Advisory Committee (TAC) met on April 20, 2023 and provided the following conditions:

1. **Zoning:** The property is currently zoned CG, OL, and RS-3. TMAPC recommended approval of a rezoning (Z-7708) for the entire site to CG on April 19, 2023. Proposed lots conform to the requirements of the CG district. Rezoning approval must be completed and effective prior to approval of a final plat.

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

3. **Transportation & Traffic:** Sidewalks and appropriate ADA compliant ramps are required along all street frontages adjacent to the property and proposed street. Right-of-way permits will be required for driveways connecting to public streets. IDP approval is required for new public street prior to final plat approval.

4. **Sewer/Water:** IDP approval for sewer and water main extension is required prior to final plat approval. Label and dimension all required or existing easements. Any required offsite easements are required to be recorded and recording information must be provided on the final plat.

5. **Engineering Graphics:** Submit subdivision control data sheet with final plat. Update location map to reflect 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 shown on the face of the plat. Provide a metes and bounds written legal description. Add signature block for city officials. Provide the date of the last site visit by the surveyor.

6. **Stormwater, Drainage, & Floodplain:** IDP approval for storm sewer improvements is required prior to final plat approval. No floodplain comments.

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 final plat approval.
Note: Graphic overlays may not precisely align with physical features on the ground.
SUBJECT TRACT LAND USE PLAN
NEIGHBORHOOD CENTER

**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

**AIRPORT COMMERCE CENTER**

20-13 27
Preliminary Plat
Airport Commerce Center

PART OF LOTS 2 THROUGH 5 INCLUSIVE, SLACK 6 & 7, LEWIS ADDITION,
IN PART OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 13 EAST

CITY OF TULSA, TULSA COUNTY, OKLAHOMA

THE ARCHITECTURAL, ZONING, AND COMMERCIAL RIGHTS AND USES OF THE未來 CITY AIRPORT COMMERCIAL CENTER ARE SUBJECT TO THE CONTROLS OF THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

SITE LOCATION:
The site location of the future city airport commercial center is approximately

DEED OF TRUST:
The deed of trust is executed and delivered by the deeded owner.

SECTION 1. EXISTING UTILITIES

A. UTILITIES

THE SIGNIFICANT UTILITIES TO THE PLAINE ARE DECLARED AS DEEDS ON THE ATTACHED PLAT FOR THE SEVERAL RESIDENTIAL USES AND SERVICES.

B. WATER

THE WATER SUPPLY FOR THE DEVELOPMENT WILL BE PROVIDED BY THE CITY OF TULSA.

SECTION 2. PRIVATE UTILITIES

A. UTILITY SERVICE PROVIDERS

THE SIGNIFICANT UTILITIES TO THE DEVELOPMENT ARE PROVIDED BY THE CITY OF TULSA.

SECTION 3. LOTS AND LADDER

A. LOTS AND LADDER

THE LOTS AND LADDER ARE DIVIDED INTO BLOCKS.

B. LOTS AND LADDER

THE LOTS AND LADDER ARE DIVIDED INTO A. AND B. BLOCKS.

C. LOTS AND LADDER

THE LOTS AND LADDER ARE DIVIDED INTO A. AND B. BLOCKS.

D. LOTS AND LADDER

THE LOTS AND LADDER ARE DIVIDED INTO A. AND B. BLOCKS.

E. LOTS AND LADDER

THE LOTS AND LADDER ARE DIVIDED INTO A. AND B. BLOCKS.

F. LOTS AND LADDER

THE LOTS AND LADDER ARE DIVIDED INTO A. AND B. BLOCKS.

G. LOTS AND LADDER

THE LOTS AND LADDER ARE DIVIDED INTO A. AND B. BLOCKS.

H. LOTS AND LADDER

THE LOTS AND LADDER ARE DIVIDED INTO A. AND B. BLOCKS.

I. LOTS AND LADDER

THE LOTS AND LADDER ARE DIVIDED INTO A. AND B. BLOCKS.

J. LOTS AND LADDER

THE LOTS AND LADDER ARE DIVIDED INTO A. AND B. BLOCKS.

SECTION 4. PROPERTY OWNERS' ASSOCIATION

A. PROPERTY OWNERS' ASSOCIATION

THE PROPERTY OWNERS' ASSOCIATION SHALL BE FORMED AND ASSOCIATED WITH THE DEVELOPMENT AGREEMENTS TO AS THE PROPERTY OWNERS' ASSOCIATION OF THE CITY OF TULSA.

B. PROPERTY OWNERS' ASSOCIATION

THE PROPERTY OWNERS' ASSOCIATION SHALL BE FORMED AND ASSOCIATED WITH THE DEVELOPMENT AGREEMENTS TO AS THE PROPERTY OWNERS' ASSOCIATION OF THE CITY OF TULSA.

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J. PROPERTY OWNERS' ASSOCIATION

THE PROPERTY OWNERS' ASSOCIATION SHALL BE FORMED AND ASSOCIATED WITH THE DEVELOPMENT AGREEMENTS TO AS THE PROPERTY OWNERS' ASSOCIATION OF THE CITY OF TULSA.
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
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<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Mike Thedford</td>
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<td></td>
<td>Owner: Habitat Housing, Inc.</td>
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<table>
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<tr>
<th><strong>Location Map:</strong> (shown with City Council districts)</th>
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<tbody>
<tr>
<td>![Location Map Image] (Click to enlarge)</td>
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<tr>
<th><strong>Case:</strong> Black Wall Street Square (Related to Z-7712)</th>
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<tr>
<td><strong>Hearing Date:</strong> May 3, 2023</td>
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<table>
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<tr>
<th><strong>Applicant Proposal:</strong></th>
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<tbody>
<tr>
<td>Preliminary Plat</td>
</tr>
<tr>
<td>25 lots, 1 block, 1.75 ± acres</td>
</tr>
<tr>
<td><strong>Location:</strong> Northeast corner of North Martin Luther King Jr. Boulevard and East Reading Street</td>
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</tbody>
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<table>
<thead>
<tr>
<th><strong>Zoning:</strong></th>
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<tbody>
<tr>
<td>Current: RS-4</td>
</tr>
<tr>
<td>Proposed: RM-0</td>
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<tr>
<th><strong>Staff Recommendation:</strong></th>
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<tbody>
<tr>
<td>Staff recommends approval of the preliminary plat</td>
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<tr>
<th><strong>City Council District:</strong> 1</th>
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<tbody>
<tr>
<td><strong>Councilor Name:</strong> Vanessa Hall-Harper</td>
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<table>
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<tr>
<th><strong>County Commission District:</strong> 1</th>
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<tr>
<td><strong>Commissioner Name:</strong> Stan Sallee</td>
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/10.1/
PRELIMINARY SUBDIVISION PLAT

Black Wall Street Square - (CD 1)
Northeast corner of Martin Luther King Jr. Boulevard and East Reading Street

This plat consists of 25 lots, 1 block on 1.75 ± acres.

The Technical Advisory Committee (TAC) met on April 20, 2023 and provided the following conditions:

1. **Zoning:** The property is currently zoned RS-4. A concurrent rezoning request (Z-7712) proposes RM-0 zoning for the subject tract. RM-0 would permit the use of townhomes and the configuration of the proposed lots. Rezoning approval must be completed and effective prior to approval of a final plat. Development plan standards for Z-7712 must be reflected in the deed of dedication and the development plan number must be included on the face of the plat.

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

3. **Transportation & Traffic:** Sidewalks and appropriate ADA compliant ramps are required along all street frontages adjacent to the property. Provide approved traffic barriers and a pedestrian connection from the end of the dead-end private drive to the sidewalks along Martin Luther King Jr. Boulevard. Right-of-way permits will be required for driveways connecting to public streets. Remove existing curb cuts within areas defined as limits of no access.

4. **Sewer/Water:** IDP approval for sewer and water main extension is required prior to final plat approval. Label and dimension all required or existing easements. Any required offsite easements are required to be recorded and recording information must be provided on the final plat.

5. **Engineering Graphics:** Submit subdivision control data sheet with final plat. Update location map to reflect all platted boundaries and label all other areas as unplatted. Graphically label the point of beginning.

6. **Fire:** Maintain a 20 foot minimum width for fire access roads.

7. **Stormwater, Drainage, & Floodplain:** IDP approval for storm sewer improvements is required prior to final plat approval. No floodplain comments.

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

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

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

Aerial Photo Date: 2020/2021

Subject Tract
Land Use Plan Categories

- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Existing Neighborhood
- Neighborhood Center
- Employment
- New Neighborhood
- Park and Open Space
- Regional Center
- Arkansas River Corridor
- Town Center
CONCEPTUAL IMPROVEMENTS PLAN
BLACK WALL STREET SQUARE

A REPLAY OF LOTS ONE (1) THRU TWELVE (12), BLOCK THREE (3), DICKSON GOODMAN ADDITION, ALL IN SECTION TWENTY-FIVE (25), TOWNSHIP TWENTY (20), NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.
Item
Consider adoption of an amendment to the City of Tulsa Comprehensive Plan, planitulsa.

Background
In 2019 the Tulsa Planning Office began an update to the City of Tulsa Comprehensive Plan as it approached 10 years since it was last updated in 2010. This process has included a great deal of internal research, analysis, and mapping to understand what has changed since plan adoption and what best practices for comprehensive planning processes have emerged in other cities.

After establishing the base understanding for what needed to be updated in each portion of the comprehensive plan, internal teams were established for each of the proposed plan chapters. These chapters include:

- Development Review Guide
- Future Land Use
- Transportation
- Economic Development
- Housing and Neighborhoods
- Communities
- History, Culture, and Creativity
- Parks and Recreation
- Environment and Natural Resources
- Public Services

These teams conducted significant subject matter expert engagement with more than 200 interviews, meetings, and discussions to inform content development for each chapter. Engagement with the general public followed this subject matter expert engagement, including public meetings about infill development, a series of local homebuilder roundtable discussions, multiple surveys, a substantial series of virtual public meetings, a planitulsa contact email account, and a planitulsa telephone hotline. Across these formats more than 3,000 Tulsans outside of the subject matter expert group contributed their ideas, concerns, and priorities to the process. This input was the foundation for the development of a draft plan. This draft plan was completed in late fall of 2021, and Tulsa Planning Office staff began an review process with a variety of stakeholders internal to the City of Tulsa and INCOG.

By September 21st, 2022, all chapters of the plan had moved through the internal review process, which included review by Tulsa Planning Office, INCOG leadership, City Legal, and City department heads. Contributing departments included Development Services, Engineering Services, Streets & Stormwater, Water & Sewer, Tulsa Police Department, Tulsa Fire Department, Asset Management, Working in Neighborhoods, Municipal Courts, Communications, Mayor’s Office of Resilience and Equity, Tulsa Parks, River Parks Authority, Partner Tulsa, the Housing Policy Director, and the Office of Performance Strategy and Innovation (OPSI). Modifications to the draft plan were made based on the input of these departments. Following this review by departmental leadership, the plan was delivered to TMAPC for review on September 26th, 2022.
the City Council through a series of three small group meetings held on September 13th, 2022, September 14th, 2022, and September 26th, 2022, and to the Mayor’s Office on October 18th, 2022. TMAPC, the Tulsa City Council, and the Mayor’s Office were given several weeks to review the plan and to discuss needed modifications with Tulsa Planning Office staff prior to the release of the draft plan to the general public in November.

Beginning on November 18th, a mailer was sent to 196,200 addresses within the city limits notifying residents of the availability of the draft plan in English and Spanish for public review online through the Konveio interface and in-person at 10 libraries across the city. A series of open house meetings was held in conjunction with each of the 9 City Councilors through the months of December, January, and February. The draft plan remained available for review between November 18th and March 6th, for a total of more than 16 weeks. During that timeframe the draft plan was viewed more than 10,000 times on Konveio, more than 1,000 comments were left between Konveio and comment cards left at the libraries and public meetings, and more than 10,000 upvote/downvote interactions were recorded. The recorded presentations of the plan on the Tulsa Planning Office website, recorded in both English and Spanish, were also viewed more than 1,000 times on Youtube, and the presentation aired several times per day on TGOV. More than 100 input emails were sent to planitulsa@incog.org, and more than 50 voicemails were left at the planitulsa phone number.

After the public review period closed on March 6th, staff worked through the many pieces of input on the plan and made determinations of what changes needed to be made to the draft plan to reflect the input of Tulsa residents. This process included identifying potential changes and reviewing those with City departments relevant to the implementation of such recommendations. Where the plan identifies departments as “Involved Parties” in the implementation of an action, updates occurred to reflect the recent reorganization announcement from the Mayor’s Office. The draft plan that was reviewed by the public remains available for review on the Tulsa Planning Office website, as well as the recorded presentation and information about next steps. These can be found at: https://tulsaplanning.org/programs/projects/planitulsa/

Once all the updates were completed and reviewed, the draft plan was finalized on April 12th, 2023, and both the updated draft and public review draft were sent to TMAPC, along with a list of changes made in the plan, and a spreadsheet of all public comments received. The updated draft is found at: https://tulsaplanning.org/docs/planitulsa/planitulsa-Full-Document-TMAPC-Draft-2023-04-12.pdf

Recommendation
Staff recommends that TMAPC adopt the amendment to the City of Tulsa Comprehensive Plan, planitulsa.

Attachment: Modifications from Public Input
Item
Summary of the changes made to the draft planitulsa document based on the feedback received during the public engagement between 11/18/2022 and 3/6/2023.

Details
This report is organized by the chapters of the plan and includes page references of changes made.

Across all chapters of the plan, Involved Parties were updated to reflect the reorganization of departments at the City, including consolidation of Engineering Services and Streets & Stormwater into "Public Works". For divisions of the Department of City Experience, distinction was made due to the disparate responsibilities of the component divisions, including Tulsa Planning Office, Community Development, Office of Resilience & Equity, Neighborhood Inspections, and Animal Welfare. City Design Studio was not included due to the specific responsibilities of that new division having yet to take a formal shape.

Introduction: Pages i-xxiv
Page iv: Updated TMAPC membership.
Page v: Modified organization names to be more accurate. Audubon Society to Tulsa Audubon Society, Sierra Club to Green Country Sierra Club, Tulsa Airport Improvement Trust to Tulsa Airports Improvement Trust.

Chapter 1: Development Review Guide: Pages 1-58
Page 7: Changed Airport to Tulsa Airports Improvement Trust.
Page 10: Added "non-regulatory" in the description of "Comprehensive Plan".
Page 11: Added "as an ordinance" in the description of "Zoning Code".
Page 11: Added "as a regulation" in the description of "Subdivision Regulations".
Page 12: Fixed typo: "develop" to "development".
Page 13: Added clarification about noticing requirements about Special Exceptions, that posted notice only required when involving a use.
Page 34: Fixed typo: "establish" to "established".

Pages 54-55: Added a new spread on Small Area Plans (SAPs) describing the status of current SAPs, how they are used, implementation information, and a map showing where the active SAP boundaries are in the city.

Page 56: Added reference to Neighborhood Character Overlay but did not add a full description as none are presently established in the city.
Page 57: Updated Zoning Overlays map to show that Owen Park, Tracy Park, and Buena Vista are not within the NIO boundary. Show Tracy Park with an HP overlay.

Chapter 2: Future Land Use: Pages 59-108

Page 75: Added action LU 1.3.3 about the inclusion of SAP recommendations in the development review process.

Page 78: Added public transportation as a consideration in action LU 3.2.1.

Page 82: Added energy efficiency programs as a consideration in action LU 4.4.2.

Page 85: Clarified language in action LU 6.2.3 about development along BRT lines, referencing approved Land Use Frameworks.

Page 91: Changed “mobile home parks” to “manufactured housing subdivisions” in action LU 10.2.2 to reflect modern code language.

Page 96: Added “in ways that are sensitive to neighboring areas” to LU.HW.2.

Chapter 3: Transportation: Pages 109-154

Moved Goal 5 regarding safety to be Goal 1. Note: order of goals does not indicate priority.


Page 123: Added action TR 1.3.4 regarding fare collection technology.

Page 125: Added other involved public safety departments as Involved Parties on action TR 1.6.1.

Page 125: Modified action TR 1.6.3 regarding traffic calming to be less specific to street type.

Page 125: Added action TR 1.6.4 regarding Leading Pedestrian Interval.

Page 125: Added action TR 1.6.5 regarding FHWA and National Transportation Safety Board safety recommendations.

Page 125: Added action TR 1.6.6 to evaluate the feasibility of roundabouts.

Page 126: Added action TR 1.7.4 regarding Walk Friendly Community program.

Page 126: Added action TR 1.7.8 regarding federal Transportation Alternatives Program funds.

Page 128: Added action TR 2.3.3 regarding a position to coordinate bicycle and pedestrian initiatives.

Page 128: Clarified language in action TR 3.1.2 about maintenance, referencing Strategic Planning.
Page 132: Added action TR 4.3.9 regarding working with volunteer organizations to improve transportation safety.

Page 135: Added action TR 5.3.6 regarding sidewalk obstructions.

Page 135: Modified action TR 5.4.1 regarding parking requirements to consider alterations to parking minimums where appropriate, rather than parking maximums.

Page 136: Removed action TR 6.2.2 regarding Transportation Demand Management programs due to redundancy with TR 6.2.1 and TR 6.2.3.

Page 138: Added action TR 7.3.4 regarding microtransit services.

Page 139: Simplified action TR 7.5.1 regarding alternatives to fuel taxes from “Support, investigate, and advocate for” to “Support”.

Chapter 4: Economic Development: Pages 155-200

Page 158: Added “international businesses” in Introduction.

Page 167 and Page 183: Clarified language in goal ED 7, strategy ED 7.3, and action ED 7.3.2 regarding energy.

Page 179, 197, and 198: Changed Tulsa Airport Improvement Trust to Tulsa Airports Improvement Trust.

Page 174: Added action ED 3.1.4 regarding working with Tribes on entrepreneurship programs.

Page 183: Modified action ED 7.3.4 to include re-routing overhead utilities when possible.

Chapter 5: Housing & Neighborhoods: Pages 201-244

Page 209 and Page 219: Modified strategy HN 3.3 regarding affordable housing to include “well-constructed”.

Page 210 and Page 220: Modified goal HN 4 regarding housing discrimination to conform with HUD guidelines.

Page 219: Modified action HN 3.2.1 regarding infill development to consider scale of surrounding land uses.

Page 219: Added action HN 3.3.5 regarding evaluating the effect of short-term rentals on housing.

Page 221: Modified action HN 4.2.1 regarding affordable housing and BRT lines to include “well-constructed” and consider scale of surrounding land uses.
Chapter 6: Communities: Pages 243-278

Removed goal 3 regarding elections due to perceived bias and duplication of efforts conducted by the Tulsa County Election Board.

Added new goal 3 by combining some components of original Goal 7 and new input from the Office of Performance Strategy and Innovation and the City of Tulsa Data Governance Leadership Committee regarding data privacy, data governance, transparency, preparedness for cyber-attacks, and data communication.

Page 247: Generalized language in Key Ideas from community members from "Facebook" to "social media".

Page 247: Modified language in Key Ideas from community members regarding transparency being a priority in communications, policy making, and planning.

Page 260: Modified action CO 5.1.3 regarding festivals and events by broadening language to "celebrate all of Tulsa's many cultures".

Chapter 7: History, Culture, & Creativity: Pages 279-328

Page 287 and Page 299: Modified strategy HCC 3.2 regarding education programs about local tribes to include "language".

Page 294: Added action HCC 1.1.4 regarding the Historic Preservation and Cultural Resources Annex of the City's Hazard Mitigation Plan.

Page 299: Added reference to tribal education departments to action HCC 3.2.2 regarding the promotion of education programs about local tribes.

Page 300: Added reference to hazard mitigation issues to action HCC 3.4.2 regarding working with tribal governments on infrastructure and transportation projects.

Chapter 8: Parks & Recreation: Pages 329-370

Page 337 and Page 351: Modified goal 4 regarding recreational programming availability to include "physical ability".


Page 347: Added new action PR 1.5.1 regarding working with tribal governments on park planning initiatives. Shifted original actions PR 1.5.1, PR 1.5.2, and PR 1.5.3 to PR 1.5.2, PR 1.5.3, and PR 1.5.4.

Page 349: Added action PR 2.4.2 regarding historic designation for sites of significance in parks.
Page 351: Added action PR 4.1.3 regarding partnerships with schools and state agencies for outdoor education programs.

Page 352: Added action PR 4.4.5 regarding programing and information for water sports.

Page 353: Modified action PR 5.1.3 regarding events that promote healthy lifestyles to include healthy ecosystems and environmental stewardship.

Page 356: Modified strategy PR 7.3 regarding using parks as a venue for teaching about sustainable lifestyles to include “healthy ecosystems”.

Page 356: Added action PR 7.4.2 regarding providing waste containers and signage in areas with high numbers of pet dogs.

Page 357: Added action PR 8.3.3 regarding proper pet and animal activity in parks.

Chapter 9: Environment & Natural Resources: Pages 371-418

Page 379 and Page 390: Modified strategy EN 3.2 regarding stormwater runoff to include consideration of contaminants.

Page 380, 392, and 393: Split strategy EN 4.2 into two strategies: EN 4.2 focused on partnerships with organizations who work in wildlife conservation; EN 4.3 focused on specific initiatives related to wildlife stewardship.

Pages 382 and 399: Added strategy EN 6.6 and actions EN 6.6.1 – EN 6.6.4 regarding mining.

Pages 382 and 400: Added strategy EN 6.7 and actions EN 6.7.1 – EN 6.7.5 regarding noise and light pollution.

Page 389: Added action EN 2.7.6 regarding promoting current City of Tulsa environmental programs.

Page 390: Added action EN 3.1.3 regarding education for soil and water contaminants.

Page 392: Modified action EN 4.1.4 regarding tree replacement to include prioritizing native trees.

Page 392: Added action EN 4.1.8 regarding partnering with community members to address tree canopy coverage.

Page 392: Added action EN 4.1.9 regarding education materials for tree maintenance.

Page 392: Modified action EN 4.2.1 regarding migratory birds to include collaboration with local organizations.

Page 392: Added action EN 4.2.2 regarding collaboration with Tulsa County and tribal governments on wildlife conservation.
Page 392: Added action EN 4.2.3 regarding collaboration with local groups focused on wildlife conservation.

Page 393: Generalized language in action EN 4.3.3 regarding naturalist positions to not be exclusive to Oxley Nature Center.

Page 393: Added action EN 4.3.8 regarding educational signage for the Arkansas River.

Page 393: Added action EN 4.3.9 regarding mitigation of non-native species.

Page 393: Modified action EN 4.4.2 regarding pollinator-friendly programs to reference Mayor’s Monarch Pledge Program.

Page 394: Modified action EN 4.4.3 regarding vacant city-owned lot reuse to include opportunity for tree canopy.

Page 394: Added action EN 4.4.5 regarding pollinator education.

Page 395: Modified action EN 4.5.3 regarding lawn care education to include drip irrigation.

Page 395: Modified action EN 5.1.4 to specify support for a specific PSO program.

Page 398: Added action EN 6.3.7 regarding air quality in neighborhoods.

Page 401: Modified strategy EN 7.3 regarding evaluating progress of a sustainability plan to include more stakeholders.

Page 407: Added EN.HW.18 to urban heat island health and wellness section regarding evaluating extreme weather employee policies.

Chapter 10: Public Services: Pages 419-475

Note: Many comments were received regarding the Animal Welfare goal, goal PS 10. Tulsa Planning Office staff took those comments to the Animal Welfare Director and staff to review with them and evaluate what changes should be made to that section; all of those changes requested by Animal Welfare after reviewing the public input are documented here.

Page 421: Modified text introduction from “The primary function of municipal government is to provide public services to residents.” To “One of the primary functions of...”.

Page 432 and Page 458: Removed strategy PS 9.5 regarding developing a marketing campaign to promote public schools due to it being beyond the scope of the City’s communications function.

Page 433 and Page 459: Modified goal PS 10 to state the functions of Animal Welfare more comprehensively.

Page 433: Modified goal PS 10 description to generalize language of who provides care for animals.
Page 441: Modified action PS 3.5.1 regarding youth mentorship programs to include researching successful programs in other communities.

Page 457: Modified action PS 8.5.2 regarding libraries and social workers by removing "volunteer" as that may be a function of implementation.

Page 459: Simplified action PS 10.1.2 regarding researching and implementing best practices.

Page 459: Removed action PS 10.1.3 as it duplicated action PS 10.1.2.

Page 459: Modified action PS 10.2.4 regarding animal euthanasia from "Establish policies..." to "Continue to implement policies..."

Page 460: Modified action PS 10.2.5 regarding animal programs from "Seek ways to connect..." to "Pursue ways to connect..."

Page 460: Modified action PS 10.3.1 regarding operational grants and endowments from "Identify grants..." to "Apply for grants...".

Page 460: Modified action PS 10.3.2 regarding private funding for education from "Seek private funding..." to "Pursue private funding...".

Page 460: Modified action PS 10.3.5 regarding staffing levels from "Ensure adequate levels..." to "Pursue funding for adequate levels..."

Page 460: Modified action PS 10.4.1 regarding animal food reserves to be inclusive of community partners that provide that specific service.

Page 460: Modified action PS 10.4.2 regarding volunteers and donations from "Continually cultivate volunteers..." to "Cultivate volunteers...".

Page 460: Modified action PS 10.4.4 regarding adoption and spay/neuter events from "...offer regular adoption..." to "...periodically offer adoption...".

Page 461: Modified action PS 10.4.6 regarding community engagement to include establishing a community engagement position in Animal Welfare.