

**TULSA METROPOLITAN AREA PLANNING COMMISSION**

INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024

[www.tmapc.org](http://www.tmapc.org)**Corridor Development Plan****[ ] Optional Development Plan****APPLICATION INFORMATION**RECEIVED BY: jw DATE FILED: 09/23/2020 PRC DATE: **11/05/2020** HEARING DATE: **11/18/2020** CASE NUMBER: **CO-9****[X] CITY [ ] COUNTY** REFERRAL CITIES (ZONING ONLY): \_\_\_\_\_ RELATED CASE # \_\_\_\_\_

NEIGHBORHOOD ASSOCIATIONS:

**SUBJECT PROPERTY INFORMATION**ADDRESS OR DESCRIPTIVE LOCATION: **N. of the NW/c of E. 88<sup>th</sup> St. S. & S. Mingo Rd.**TRACT SIZE: **19.59+acres/ 853343.89+sq. ft.**

LEGAL DESCRIPTION: (email to [esubmit@incog.org](mailto:esubmit@incog.org)): A TRACT OF LAND IN THE WEST HALF (W/2) OF SECTION ELEVEN (11), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 13 EAST; THENCE SOUTH 88°35'23" WEST ALONG THE NORTH LINE OF SAID NW/4 A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°14'42" EAST PARALLEL WITH THE EAST LINE OF SAID NW/4 A DISTANCE OF 272.40 FEET; THENCE NORTH 88°35'23" EAST PARALLEL WITH THE NORTH LINE OF SAID NW/4 A DISTANCE OF 200.00 FEET TO A POINT THAT IS 25.00 FEET WEST OF THE EAST LINE OF SAID NW/4; THENCE SOUTH 01°14'42" EAST PARALLEL WITH SAID EAST LINE A DISTANCE OF 1,058.62 FEET; THENCE NORTH 88°31'19" EAST A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST LINE OF SAID NW/4; THENCE SOUTH 01°14'42" EAST ALONG SAID EAST LINE A DISTANCE OF 1,330.99 FEET TO THE SOUTHEAST CORNER OF SAID NW/4; THENCE SOUTH 88°27'19" WEST AND ALONG THE SOUTH LINE OF SAID NW/4 FOR A DISTANCE OF 30.00 FEET; THENCE SOUTH 01°14'42" EAST A DISTANCE OF 39.64 FEET; THENCE NORTH 78°08'42" WEST A DISTANCE OF 171.08 FEET TO A POINT ON THE SOUTH LINE OF THE NW/4 OF SAID SECTION 11 SAID POINT BEING SOUTH 88°27'15" WEST A DISTANCE OF 196.61 FEET FROM THE SOUTHEAST CORNER OF SAID NW/4; THENCE CONTINUING NORTH 78°08'42" WEST A DISTANCE OF 752.57 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FRY CREEK NO. 2; THENCE NORTH 00°00'31" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 2,153.10 FEET; THENCE NORTH 08°57'52" EAST CONTINUING ALONG SAID RIGHT-OF-WAY A DISTANCE OF 101.24 FEET; THENCE NORTH 35°38'00" EAST CONTINUING ALONG SAID RIGHT-OF-WAY A DISTANCE OF 235.18 FEET TO A POINT 50.00 FEET SOUTH OF THE NORTH LINE OF THE NW/4 OF SAID SECTION 11; THENCE NORTH 88°35'23" EAST PARALLEL WITH SAID NORTH LINE A DISTANCE OF 279.64 FEET; THENCE NORTH 01°24'37" WEST A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF SAID NW/4; THENCE NORTH 88°35'23" EAST ALONG SAID NORTH LINE A DISTANCE OF 219.56 FEET TO THE POINT OF BEGINNING. AND A TRACT OF LAND THAT IS THE WEST ONE HUNDRED (100) FEET OF THE EAST TWO HUNDRED TWENTY-FIVE (225) FEET OF THE NORTH TWO HUNDRED SEVENTY-TWO AND FOUR TENTHS (272.4) FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4 OF SECTION ELEVEN (11), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

PRESENT ZONING: **AG** PRESENT USE: **Single-family Residential** T-R-S: **8313** CZM: **53** ATLAS: \_\_\_\_\_ CD: **7****INFORMATION ABOUT YOUR PROPOSAL**PROPOSED ZONING: **CO** PROPOSED USE: **Office, Medical, Senior living, and Commercial** DEV. AREAS AFFECTED IN PLAN: \_\_\_\_\_LAND USE DESIGNATION: **New Neighborhood**GROWTH OR STABILITY DESIGNATION: **Area of Growth**

IS PROPOSAL A SIGNIFICANT DEVIATION FROM COMPREHENSIVE PLAN?: [ ] Y [ ] N COMP PLAN AMEND CASE # \_\_\_\_\_

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	<b>Planning Design Group-Katy O'Meilie</b>	<b>CONKLIN, JAMES D AND</b>	
ADDRESS	<b>5314 S. Yale Ave. Suite 510</b>	<b>DEBORAH A TRUSTEES</b>	
CITY, ST, ZIP	<b>Tulsa, OK 74135</b>	<b>JAMES D &amp; DEBORAH A CONKLIN TR</b>	
DAYTIME PHONE	<b>918-628-1255</b>	<b>8600 S MINGO RD</b>	
EMAIL	<b>komeilia@pdgtulsa.com</b>	<b>TULSA OK</b>	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE:			

DOES OWNER CONSENT TO THIS APPLICATION [ ] Y [ ] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? \_\_\_\_\_

APPLICATION FEES (Make checks payable to INCOG)			
BASE APPLICATION FEE	\$ 1500		
ADDITIONAL FEE	\$ 0	APPLICATION SUBTOTAL	\$ 1500
NEWSPAPER PUBLICATION	\$ 275		
SIGNS	\$130 X 1 =	\$ 130	
300' PROPERTY OWNERS MAILING & POSTAGE (Minimum Mailing will be to 15 Property Owners)	\$ 64	NOTICE SUBTOTAL	\$ 469
RECEIPT NUMBER: <b>232963</b>		TOTAL AMOUNT DUE	\$ 1969

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

**DISPOSITION**

TMAPC REC.:	COUNCIL/COMMISSION ACTION:
	DATE/VOTE
DATE/VOTE	ORDINANCE/RESOLUTION NO.:
PLAT NAME	PLAT WAIVER [ ] Y [ ] N DATE:

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[www.tmapc.org](http://www.tmapc.org)**Corridor Development Plan****[ ] Optional Development Plan****APPLICATION INFORMATION**

RECEIVED BY: jw

DATE FILED: 09/23/2020

PRC DATE: 10/15/2020

HEARING DATE: 11/4/2020

CASE NUMBER: CO-9

**[X] CITY [ ] COUNTY**

REFERRAL CITIES (ZONING ONLY):

RELATED CASE #

NEIGHBORHOOD ASSOCIATIONS:

**SUBJECT PROPERTY INFORMATION**ADDRESS OR DESCRIPTIVE LOCATION: **8600 S MINGO RD E**

TRACT SIZE: 19.59+acres/ 853343.89+sq. ft.

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**INFORMATION ABOUT YOUR PROPOSAL**PROPOSED ZONING: **CO**PROPOSED USE: **Office, Medical, Senior living, and Commercial**

DEV. AREAS AFFECTED IN PLAN: \_\_\_\_\_

LAND USE DESIGNATION: **New Neighborhood**GROWTH OR STABILITY DESIGNATION: **Area of Growth**

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EMAIL	<b>komeilia@pdgtulsa.com</b>	<b>TULSA OK</b>	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE: <i>Katy O'Meilia</i>		9.24.20	

DOES OWNER CONSENT TO THIS APPLICATION [X] Y [ ] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? *Planning Consultant*

APPLICATION FEES (Make checks payable to INCOG)			
BASE APPLICATION FEE	\$ 1500		
ADDITIONAL FEE	\$ 0	APPLICATION SUBTOTAL	\$ 1500
NEWSPAPER PUBLICATION	\$ 275		
SIGNS	\$130 X 1 =	\$ 130	
300' PROPERTY OWNERS MAILING & POSTAGE (Minimum Mailing will be to 15 Property Owners)	\$ 64	NOTICE SUBTOTAL	\$ 469
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DATE/VOTE	ORDINANCE/RESOLUTION NO.:
PLAT NAME	PLAT WAIVER [ ] Y [ ] N DATE:

## PLATTING REQUIREMENT

### PLATTING/ SUBDIVISION CONFORMANCE REVIEW REQUIREMENT

For the purposes of providing a proper arrangement of streets and assuring the adequacy of open spaces for traffic, utilities, and access of emergency vehicles, commensurate with the intensification of land use customarily incident to a change of zoning, a platting requirement or subdivision conformance review is established as follows:

For any land which has been rezoned to a zoning classification other than AG upon application of a private party or for any land which has been granted a special exception by the Board of Adjustment to permit those uses expressly stated in Section 70.080-B.1.b of the City of Tulsa Zoning Code and Section 260 of the Tulsa County Zoning Code, no building permit or zoning clearance permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, or a subdivision conformance review as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated.

I hereby certify that I have read and understand the above requirements and that I will plat, replat or comply with standards set by the subdivision conformance review for the subject property.

CO-9.

  
\_\_\_\_\_  
**Applicant's Signature**

9.24.20  
\_\_\_\_\_  
**Date**

**AUTHORIZATION FOR INCOG TO OBTAIN NAMES AND MAILING ADDRESSES  
OF OWNERS OF PROPERTY WITHIN 300 FEET (or more until a minimum of 15 property owners  
are notified) LOCATED IN TULSA AND OSAGE COUNTY ONLY\***

### AUTHORIZATION AND RELEASE

I authorize the INCOG Staff to obtain property owner's names and addresses as required for application number CO-9. I understand that INCOG Staff will use the Tulsa and Osage County Assessor's computer database to ascertain the names and addresses of the property owners. That database may not reflect recent ownership changes. I understand that I remain responsible for providing INCOG with the names and addresses of property owners within 300 feet **(or more until a minimum of 15 property owners are notified)** of the property that is the subject of this application. I agree to provide any updates or corrections to INCOG at least 25 days prior to the public hearing on this application.

For valuable consideration duly received and acknowledged, I hereby release and forever discharge INCOG, its agents and successors from any actual or potential cause of action, suit or proceeding brought by me, my agents or assigns, based on the names and addresses obtained by INCOG as required in this application.

\* I understand and accept that the applicant is responsible for providing INCOG the names and mailing addresses of the owners of those properties that are within the required notice area but are not in Tulsa or Osage Counties.

  
\_\_\_\_\_  
**Applicant's Signature**

9.24.20  
\_\_\_\_\_  
**Date**



**MPD, CO, PUD APPLICATIONS:**

For any project where a development plan is provided; whether required or optional, the applicant must provide a complete statement of intent.

The statement shall be included in the submittal packet and must provide specific answers to the following concepts.

- 1) *Identify why the proposed development cannot be implemented with any of the other applicable zoning regulations.*
- 2) *Provide specific information outlining how the development plan will result in a project that is consistent with the City's adopted comprehensive plans that affect the site. This may include the Tulsa Comprehensive Plan, small area plans, sector plans, special studies or other documents that help guide future development in the City of Tulsa.*
- 3) *Include details identifying how the development plan will provide a greater public benefit than could be achieved using conventional zoning regulations.*

**Please attach your statement of intent separately and include any illustrations or text to support your request. Please sign below that you understand, have read, this.**

Applicant Signature: \_\_\_\_\_

*Katy O'mulia*

**SA OVERLAY APPLICATIONS:**

For applications requesting a Special Area (SA) Overlay, the applicant must provide a statement of intent as part of the submittal packet.

The statement must provide responses to the following items:

- 1) *Identify the desired outcomes of the proposed Overlay that cannot be achieved through other zoning tools.*
- 2) *Describe how the proposed overlay meets at least one of the purposes, as stated in Section 20.030-B.1.*
  - a. *Protects unique development, building or land use patterns in residential, commercial or mixed-use areas when such patterns are not adequately addressed by applicable zoning regulations;*
  - b. *Promote reinvestment and redevelopment in residential, commercial or mixed-use areas where change is desired and when existing zoning regulations hinder achievement of the desired change; or*
  - c. *Help implement neighborhood plans or planning studies.*

Staff may require additional information to support your request prior to final draft of the Overlay.

**Please attach your statement of intent separately and include any illustrations or text to support your request.**

Applicant Signature: \_\_\_\_\_

*Katy O'mulia*

**Tulsa Metropolitan Area Planning Commission (TMAPC) Case Number: CO-9**

**Date: Wednesday, 11/18/2020 1:00 PM**

**City Council Chamber, 2<sup>nd</sup> Level, One Technology Center, 175 East 2<sup>nd</sup> Street**

**Planning Review Committee (PRC) Meeting**

**Date: Thursday, 11/05/2020 1:30 PM Immediately following the 1:30 p.m. TAC meeting**

**INCOG, Large Conference Room, 8<sup>th</sup> Floor, INCOG, 2 West 2<sup>nd</sup> Street**

**A person knowledgeable of the application and the property must attend the meeting to represent the application.** Site Plans and development proposals should be submitted at the time of application. Photos or renderings may be presented at the hearing.

***PLATTING REQUIREMENTS:***

For any land which has been rezoned upon application of a private party, no building permit or zoning clearance permit may be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated. Provided that the Planning Commission, pursuant to their exclusive jurisdiction over subdivision plats, may waive the platting requirement upon a determination that the above stated purposes have been achieved by previous platting or could not be achieved by a plat or replat.

**If your application is approved, you will need additional permits.**

Contact the Permit Center at 918-596-9456 if your tract is in the City of Tulsa **or**

Tulsa County Building Inspector's Office at (918) 596-5293 if in unincorporated Tulsa County.

**Tulsa Metropolitan Area Planning Commission**  
**2 West 2<sup>nd</sup> Street, Suite 800**  
**Tulsa, Oklahoma 74103**  
**(918) 584-7526**

## EXHIBIT A: 8600 MINGO CORRIDOR OVERLAY LEGAL DESCRIPTION

A TRACT OF LAND IN THE WEST HALF (W/2) OF SECTION ELEVEN (11), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 13 EAST; THENCE SOUTH 88°35'23" WEST ALONG THE NORTH LINE OF SAID NW/4 A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°14'42" EAST PARALLEL WITH THE EAST LINE OF SAID NW/4 A DISTANCE OF 272.40 FEET; THENCE NORTH 88°35'23" EAST PARALLEL WITH THE NORTH LINE OF SAID NW/4 A DISTANCE OF 200.00 FEET TO A POINT THAT IS 25.00 FEET WEST OF THE EAST LINE OF SAID NW/4; THENCE SOUTH 01°14'42" EAST PARALLEL WITH SAID EAST LINE A DISTANCE OF 1,058.62 FEET; THENCE NORTH 88°31'19" EAST A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST LINE OF SAID NW/4; THENCE SOUTH 01°14'42" EAST ALONG SAID EAST LINE A DISTANCE OF 1,330.99 FEET TO THE SOUTHEAST CORNER OF SAID NW/4; THENCE SOUTH 88°27'19" WEST AND ALONG THE SOUTH LINE OF SAID NW/4 FOR A DISTANCE OF 30.00 FEET; THENCE SOUTH 01°14'42" EAST A DISTANCE OF 39.64 FEET; THENCE NORTH 78°08'42" WEST A DISTANCE OF 171.06 FEET TO A POINT ON THE SOUTH LINE OF THE NW/4 OF SAID SECTION 11 SAID POINT BEING SOUTH 88°27'15" WEST A DISTANCE OF 196.61 FEET FROM THE SOUTHEAST CORNER OF SAID NW/4; THENCE CONTINUING NORTH 78°08'42" WEST A DISTANCE OF 752.57 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FRY CREEK NO. 2; THENCE NORTH 00°00'31" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 2,153.10 FEET; THENCE NORTH 08°57'52" EAST CONTINUING ALONG SAID RIGHT-OF-WAY A DISTANCE OF 101.24 FEET; THENCE NORTH 35°38'00" EAST CONTINUING ALONG SAID RIGHT-OF-WAY A DISTANCE OF 235.18 FEET TO A POINT 50.00 FEET SOUTH OF THE NORTH LINE OF THE NW/4 OF SAID SECTION 11; THENCE NORTH 88°35'23" EAST PARALLEL WITH SAID NORTH LINE A DISTANCE OF 279.64 FEET; THENCE NORTH 01°24'37" WEST A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF SAID NW/4; THENCE NORTH 88°35'23" EAST ALONG SAID NORTH LINE A DISTANCE OF 219.56 FEET TO THE POINT OF BEGINNING.

AND

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## **PROJECT MEETINGS SUMMARY**

Prior to filing for the rezoning, the 8600 S. Mingo project/consulting team met digitally with Councilwoman Wright and residents of the Shadow Ridge Estates neighborhood on various occasions to talk through concerns regarding the proposed zoning change. Councilwoman Wright took the lead on scheduling, facilitating, and mediating the discussions with the neighbors. Through these meetings and conversations, the neighborhood and property owner were able to reach consensus on certain regulating items that the proposed development and Corridor Overlay rezoning application would incorporate into the application in order to mitigate their concerns. Below is a list of the date and times of all digital meetings conducted, as well as the meetings notes from the final meeting held that includes specific agreed upon items that will be placed in the Corridor Overlay Rezoning Application that is filed for the project.

### **Meeting Date & Times**

1. July 30, 2020 @ 10:00 am held via Go-to-Meeting
  - a. This meeting was to introduce our team to Councilwoman Wright and tell her about the proposed rezoning application. All subsequent meetings were conducted with the councilwoman and neighbors together.
2. September 9, 2020 @ 1:00 pm held via Go-to-Meeting
3. October 1, 2020 @ 4:00 pm held via Go-to-meeting



## **MEETING NOTES**

Re: **8600 S. Mingo Rezoning – Neighborhood Meeting**  
Broken Arrow, OK

Date: 10/1/2020

Attendees: Katy O'Meilia: PDG, Planning/Zoning Consultant  
Jim Burcham: Owner Rep  
Dwayne Wilkerson: INCOG  
Councilwoman Wright: City of Tulsa  
Approximately 8-10 neighbors

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### **Project Overview and Discussion**

PDG began by giving an overview of the changes to the site plan that has occurred since the last time we spoke with the neighbors. Those changes included:

- Clear delineation of the Tulsa Regulatory Floodplain on the site
- Modifications to Development Area B and C to remove buildings from the floodplain area.
- Incorporating proposed areas for detention ponds that must be located outside of the regulatory floodplain area.
- Making it clear that Development Area A east of the floodplain does include residential uses that are part of a mixed-use building. Residential use could occur in either a vertical or horizontal mixed-use pattern.

Below are specific height and uses that were presented during the meeting:

### **Development Area A**

- Height for buildings that front Mingo Rd. are governed by parking. If buildings want to build taller than they will have to utilize parking garages. Otherwise, they will be limited to a height in which they can meet the parking requirements through surface parking lots.
- The remainder of Development Area A has a maximum height of 6 stories.
- Area A allows for the following uses:
  - Household Living – [Single, Two, Three or more households on single lot] Limited to specific uses below
    - Mixed-use building
    - Vertical mixed-use building
  - Group Living – limited to specific uses below
    - Assisted Living
    - Community Group Home
    - Elderly/Retirement Center
    - Life Care Retirement Center
  - Public, Civic, and Institutional – Limited to subcategories below
    - Government services
    - Hospital
    - Parks and Recreation
    - Natural Resource Preservation
    - Safety Services





- Commercial – Limited to subcategories below
  - Financial services
  - Lodging – limited to specific hotel use
  - Office
  - Restaurants and bars
  - Retail Sales
  - Studio, Artist, or Instructional Services

#### **Development Area B**

- Height for Development Area B is limited to 5 stories
- Area B allows for the following uses:
- Residential - Limited to subcategories below
  - Household Living –Limited to specific uses below
    - Single-family
    - Patio house
    - Duplex
    - Townhouse
    - Cottage house development
    - Mixed-use building or Vertical mixed-use building - No apartment units are permitted
- Group Living – limited to specific uses below
  - Assisted Living
  - Community Group Home
  - Elderly/Retirement Center
  - Life Care Retirement Center
- Public, Civic, and Institutional – Limited to subcategories below
  - Government services
  - Parks and Recreation
  - Natural Resource Preservation
  - Safety Services
- Commercial – Limited to subcategories below
  - Financial services
  - Office
  - Restaurants
  - Retail Sales
  - Studio, Artist, or Instructional Services

#### **Development Area C**

- Height for Development Area C is capped at 35' /3 stories.
- Area C allows for the following uses:
  - Household Living –Limited to specific uses below
    - Single-family
    - Patio house
    - Duplex
    - Townhouse
    - Cottage house development



- Mixed-use building or Vertical mixed-use building - No apartment units are permitted
- Group Living – limited to specific uses below
  - Assisted Living
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- Public, Civic, and Institutional – Limited to subcategories below
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- Commercial – Limited to subcategories below
  - Financial services
  - Office
  - Restaurants
  - Retail Sales
  - Studio, Artist, or Instructional Services

#### **Feedback from Neighborhood**

1. 5 story height allowed for in Development Area B was a concern. While there is existing tree canopy located between the Shadow Ridge lots located at the properties southwest corner, the tree canopy is mostly deciduous so many months out of the year they will have an unobstructed view onto the project site.
2. They like the idea of the evergreen screening but asked if the requirement could create a denser screening hedge. The current requirement calls for a evergreen tree per 50 feet of linear fence line.
3. 3 story height in Development Area C was a concern. Having modern style office or mixed-use buildings was a concern. It was suggested that architectural regulations be put in place, so future development looks like residential style office buildings.
4. Commercial uses where a concern for Development Track B and C. A police officer that lives in the neighborhood commented that this type of development situated at the back of a twenty acre lot creates an unseen pocket that tends to leave adjoining neighborhoods more open to people coming over fences into backyards unseen.
5. Residential uses such as townhomes where a concern because the neighbors where likely to be stuck looking at the back of garages and there would be activity on the site all the time. Whereas office uses only get utilized during the day and not on weekends.
6. Lights from commercial or office buildings shining into existing residents' homes was a concern.
7. Fencing along the west property line was requested.
8. Stormwater and flooding are a major concern.
  - a. INCOG staff and PDG explained that any new development will have to meet rigorous stormwater requirements prior to being issued any building permits.
  - b. New development is not allowed to discharge directly onto neighboring properties and the discharge from the site can be no higher that what current conditions allow for.
  - c. INCOG staff relayed that Tulsa has some of the most stringent stormwater and drainage regulations in the country.
  - d. Current flooding and drainage problems could be caused by blockages to water



flow further upstream. Also, regulations that were in place 20-30 years ago when neighborhood was built may not have required enough or proper drainage requirements that are now not sufficient or functioning very well.

9. Wildlife displacement was a concern. Councilwoman Wright has reached out to determine what if anything can be outside of zoning to help mitigate this concern.

#### **Consensus for Moving Forward with the Application**

1. Owner has agreed to limit Development Tracts C to a maximum of two stories. Design of the building shall limit second story windows where possible from directly facing residential uses located in the southwest corner of the tract.
2. Owner has agreed to limit 50% / half of Development Tract B that is closest to the west property line to 2 stories maximum while the other 50% of the tract that is located closer to the floodplain on the east can have an allowed maximum height of 3 stories.
3. Owner has agreed to only allow for light office and group/ senior living style residential uses in Development Tracts B and C.
4. Owner has agreed to require a 6' tall screening fence along the west property line. Note that fencing in the southwest corner of the site may or may not be allowed based on floodplain regulations and will be deemed allowable by the City of Tulsa during the site plan and permitting stage of development.
5. Owner has agreed to require a vegetative evergreen screen along the west property line. 1 tree per every 40 linear feet of fence shall be required. Trees may be spaced as needed or planted in groups.
6. Owner has agreed to write in lighting standard that will mitigate glare and directional lighting from shining into existing homes.
7. Owner has agreed to include a 100' building setback in the southwest corner of Development Tract C so many of the existing trees can be preserved.
8. Development Track A that is located east of the floodplain is appropriate for more intense development such as medical, office, commercial, and mixed-use with a residential component. Building heights fronting Mingo Rd. shall be governed by parking requirements while the remaining portions of Development Track A shall be limited to 6 stories.
9. The Owner is not comfortable placing architectural style regulations into the application. This is very limiting when trying to market office tracks for sale. In addition, architectural style is subjective and what some think as good or appropriate may not be agreed upon by others. INCOG staff also expressed concerns about zoning over stepping into requiring specific styles of architecture.

#### **Next Steps Discussed**

- Rezoning application will be submitted on October 8.
- Application will arrive at Planning Commission on November 18<sup>th</sup>.

*Katy O'Meilia*

10/1/2020  
Katy O'Meilia, RLA, LEED AP

Submitted to:  
INCOG & City of Tulsa, Oklahoma  
October 8, 2020

# **8600 S. MINGO RD. CORRIDOR OVERLAY TULSA, OKLAHOMA**

SUBMISSION FOR CORRIDOR OVERLAY ZONING

**Prepared By:**

Planning Design Group  
5314 S. Yale Ave., Suite 510  
Tulsa, OK 74135  
918-628-1255

**Prepared For:**

Mr. Jim Conklin  
8600 S. Mingo  
Tulsa, OK 74113

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### Exhibits

- Exhibit A: Legal Description
- Exhibit B: Existing Zoning
- Exhibit C: Existing Site Conditions
- Exhibit D: Conceptual Site Plan
- Exhibit E: Development Area Diagram
- Exhibit F: Street Diagram



## DEVELOPMENT CONCEPT

8600 S. Mingo is a ± 20-acre parcel of land located on the west side of S. Mingo Road mid-block between 81<sup>st</sup> Street and 91<sup>st</sup> Street. The property is bounded on the north by Meadowbrook Golf Course, S. Mingo Rd. on the east, agricultural land to the south, and a combination of floodplain and the Shadow Ridge Estates neighborhood to the west.

Current development patterns in the projects immediate area include suburban style apartments located on the east side of S. Mingo Rd., single-family residential at the southwest corner of the project site, and undeveloped agricultural and golf course properties. North of the project site at the E. 81<sup>st</sup> Street and S. Mingo Rd intersection is a mix of commercial strip style development, fast food establishments, a hotel, and professional offices. East of the intersection adjacent to Highway 64 is the Tulsa Community College Southeast Campus. South of the project site at the E. 91<sup>st</sup> St. and S. Mingo Rd. intersection includes undeveloped agricultural land planned for medical development and a gas station located on the southeast corner. Just east of the intersection is the Hillcrest Hospital's South campus, The Utica Park Clinic, a hotel, professional offices, and the St. Francis Hospital South Campus. Existing zoning patterns between 81<sup>st</sup> and 91<sup>st</sup> along S. Mingo Rd. included a mix of corridor zoning, several PUD's, Office, commercial, multi-family, and two tracts of RS-3 residential zoning.

The 8600 S. Mingo Rd. rezoning application is a proposed Corridor Overlay Zoning District consisting of Mixed-Use, Residential, Retail, Restaurant, Office, Professional Medical Offices, and Senior/Assisted Living facilities. These proposed land uses are consistent with existing and planned development patterns within the project area.

The Corridor Overlay development area is proposed to be served by a combination of public and private streets. The developments main entrance will be from S. Mingo Road. A centrally located public street is envisioned to run through the site with future public street connection points that allow north and south bound vehicular access from the project site.

A significant amount of Tulsa Regulatory Floodplain bisects the site. The taller, more intense land uses are planned to occur east of the floodplain, with the tallest buildings being allowed along the S. Mingo Rd. frontage. Less intense office and senior living uses are planned for areas west of the floodplain. These development tracts limit height and require greater setbacks and screening where adjacent to the existing single-family neighborhood in the southwest corner of the site.

Open space in the form of detention ponds, plazas, streetscapes, and parks are planned for the site. The open space will be dispersed throughout the project site and will serve as amenity space for future development.

# **1. DEVELOPMENT AREA A STANDARDS**

Gross Area:

+/- 10 acres

## **A. PERMITTED USE CATEGORIES, SUBCATEGORIES, AND SPECIFIC USES FOR DEVELOPMENT AREA A**

### **Residential - Limited to subcategories below**

- Household Living -- [Single, Two, Three or more households on single lot] Limited to specific uses below
  - Mixed-use building
  - Vertical mixed-use building

### **Group Living -- limited to specific uses below**

- Assisted Living
- Community Group Home
- Elderly/Retirement Center
- Life Care Retirement Center

### **Public, Civic, and Institutional -- Limited to subcategories below**

- Government services
- Hospital
- Parks and Recreation
- Natural Resource Preservation
- Safety Services

### **Commercial -- Limited to subcategories below**

- Financial services
- Lodging -- limited to specific hotel use
- Office
- Restaurants and bars
- Retail Sales
- Studio, Artist, or Instructional Services

**B. LOT & BUILDING REGULATIONS**

Building Setbacks	
Maximum Building Coverage	50% of net lot area
Minimum Building Perimeter Setbacks (feet)	
From the north boundary	30
From the east boundary / S. Mingo Rd.	50
From the south boundary	30
From the west boundary / Floodplain	0
Maximum Building Height (stories/feet)	
Fronting S. Mingo Rd.	Unlimited*
Remainder of Development Area	6 stories/75'

\* Height for uses fronting Mingo Rd. shall be governed by parking requirements.

**C. MINIMUM OFF-STREET PARKING & BICYCLE PARKING SPACES  
REQUIREMENTS**

All uses shall meet the parking ratio as required by Chapter 55 of the Tulsa Zoning Code.

## **2. DEVELOPMENT AREA B STANDARDS**

Gross Area: +/- 3.88 acres

**A. PERMITTED USE CATEGORIES, SUBCATEGORIES, AND SEPCIFC USES FOR  
DEVELOPMENT AREA B**
**Group Living – limited to specific uses below**

- Assisted Living
- Community Group Home
- Elderly/Retirement Center
- Life Care Retirement Center

**Commercial – Limited to subcategories below**

- Light Office

**B. LOT & BUILDING REGULATIONS**

<b>Building Setbacks</b>	
<b>Maximum Building Coverage</b>	40% of net lot area
<b>Minimum Building Perimeter Setbacks (feet)</b>	
From the north boundary	30
From the east boundary / Floodplain	0
From the south boundary	20
From the west boundary	30
<b>Maximum Building Height (feet)</b>	
50% of the Development Area closest to the west property line	2 stories / 30'
Remaining 50% of the Development Area moving east toward the floodplain	3 stories / 40'

**C. MINIMUM OFF-STREET PARKING & BICYCLE PARKING SPACES REQUIREMENTS**

All uses shall meet the parking ratio as required by Chapter 55 of the Tulsa Zoning Code.

**3. DEVELOPMENT AREA C STANDARDS**

Gross Area: +/- 2.95 acres

**A. PERMITTED USE CATEGORIES, SUBCATEGORIES, AND SEPCIFC USES FOR DEVELOPMENT AREA C****Group Living – limited to specific uses below**

- Assisted Living
- Community Group Home
- Elderly/Retirement Center
- Life Care Retirement Center

**Commercial – Limited to subcategories below**

- o Light Office

**B. LOT & BUILDING REGULATIONS**

Building Setbacks	
Minimum Building Coverage	40% of net land area
Minimum Building Perimeter Setbacks (feet)	
From the north boundary	30
From the east boundary / Floodplain	0
From the south boundary	20
From the west boundary	100
Maximum Building Height (feet)	2 stories/ 30'*

\* Design of two-story buildings where possible shall limit the use of windows that directly face existing single-family residential homes located in the southwest corner of Development Tract C.

**C. MINIMUM OFF-STREET PARKING & BICYCLE PARKING SPACES REQUIREMENTS**

All uses shall meet the parking ratio as required by Chapter 55 of the Tulsa Zoning Code.

**4. GENERAL PROVISIONS**

**A. OPEN SPACE AREA**

- A minimum of 10% of the net land area for the twenty-acre site shall be utilized as open space. Patios, plazas, parks, detention ponds, open green space and rooftop gardens, decks, and terraces may count toward the open space requirement.

**B. LANDSCAPE & SCREENING REQUIREMENTS**

- All required landscaping shall be installed and irrigated in accordance with the provisions of the Landscape Chapter 65 of the Tulsa Zoning Code.
- A portion of the southwest corner of Development Area C contains Tulsa Regulatory Floodplain. The portion of the southwest corner abutting existing single-family homes where



future stormwater detention is not required, shall maintain the existing tree canopy that falls within the required 100-foot building setback.

- A min. 6 ft. tall opaque screening fence shall be placed along the entire length of on the site's western property line.
  - Fencing locating in the project areas southwest corner shall be subject to Tulsa Regulatory Floodplain regulations. City of Tulsa will decide upon what is and is not allowed in the floodplain areas during site design and permitting stages of development.
- Where floodplain regulations will allow, a screening hedge of evergreen trees shall be planted along the fence line at a minimum of 1 tree per 40 lineal feet between the existing single-family residential located in the SW corner and any new development located within Development Area B and C. Plantings may be planted in rows or grouped.
- The ground floor of parking structures must be screened from view of abutting public sidewalks by a liner building and/or landscape screening. The street-facing façade of parking structures must be oriented horizontally (maintain a horizontal line) on all street-facing facades, so that the sloping nature of parking floors is not repeated on the exterior façade.
- Surface parking lots located adjacent to a public street shall be screened. Parking screening options include landscaping, berms, and/or a low fence or wall.

### **C. ACCESS & CIRCULATION**

- The project will have one access point from S. Mingo Rd. A secondary access point from S. Mingo Rd. may be required shall be determined during the site design phase of development. If required, the development project will comply with the location and requirements as outlined by the City of Tulsa Fire and Engineering Department.
- The development will consist of both public and private streets. At a minimum, the public streets will connect vehicular traffic from the S. Mingo Rd. entrance, through the development, and provide both a public stub out street to the north of the property and to the south of the property (See Exhibit F: Street Diagram).
  - The north and the south stub out locations depicted on the conceptual site plan are proposed locations. Final locations shall be approved by the City of Tulsa's Traffic Engineering department during the final site plan phase of development.
  - North and South stub outs shall accommodate future two-way traffic movements.

- Sidewalks shall meet the sidewalk requirements of the Tulsa Zoning code.

#### **D. STORMWATER & DRAINAGE**

- On site stormwater detention will be provided. All development within the CO Overlay District shall comply with City of Tulsa Stormwater and City of Tulsa Regulatory Floodplain regulations.
- The conceptual masterplan shows three potential locations for roadway crossings through the City of Tulsa Regulatory Floodplain. Final roadway layout and crossing points shall be determined during engineering and the detailed site plan phase of development.

#### **E. SIGNAGE**

- All development within the 3600 Mingo CO Overlay District shall comply with City of Tulsa Chapter 60 Office Zoning District signage regulations.

#### **F. LIGHTING**

- All development within the 3600 Mingo CO Overlay District shall comply with City of Tulsa Chapter 67 Outdoor Lighting regulations.
- Exterior lighting shall be limited to shielded fixtures designed to direct light downward and away from adjoining and nearby residential properties, provided that decorative lighting directed from ground level toward a building shall be permitted. Shielding shall be further designed to prevent the light producing element or reflector of the light from being visible to a person standing within a residential district.
- Light standards within all development areas, whether pole or building mounted shall not exceed 35 feet in height.

#### **G. TRASH, MECHANICAL, AND EQUIPMENT AREAS**

- All trash, mechanical, and equipment areas (including utility service transformers, pedestals, or other equipment provided by franchise utility providers), including building mounted shall be screened from public view in such a manner that such areas cannot be seen by person standing at ground level.
- Trash dumpsters shall be screened by masonry construction with solid material doors and shall cover a minimum of ninety-five percent (95%) capacity to the gate frame.

## **H. SITE PLAN REVIEW**

- No building permit shall be issued until a detailed site plan has been submitted to the TMAPC and approved as following the Corridor Overlay development standards.

## **EXHIBIT A: 8600 MINGO CORRIDOR OVERLAY**

### **LEGAL DESCRIPTION**

A TRACT OF LAND IN THE WEST HALF (W/2) OF SECTION ELEVEN (11), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 13 EAST; THENCE SOUTH 88°35'23" WEST ALONG THE NORTH LINE OF SAID NW/4 A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°14'42" EAST PARALLEL WITH THE EAST LINE OF SAID NW/4 A DISTANCE OF 272.40 FEET; THENCE NORTH 88°35'23" EAST PARALLEL WITH THE NORTH LINE OF SAID NW/4 A DISTANCE OF 200.00 FEET TO A POINT THAT IS 25.00 FEET WEST OF THE EAST LINE OF SAID NW/4; THENCE SOUTH 01°14'42" EAST PARALLEL WITH SAID EAST LINE A DISTANCE OF 1,058.62 FEET; THENCE NORTH 88°31'19" EAST A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST LINE OF SAID NW/4; THENCE SOUTH 01°14'42" EAST ALONG SAID EAST LINE A DISTANCE OF 1,330.99 FEET TO THE SOUTHEAST CORNER OF SAID NW/4; THENCE SOUTH 88°27'19" WEST AND ALONG THE SOUTH LINE OF SAID NW/4 FOR A DISTANCE OF 30.00 FEET; THENCE SOUTH 01°14'42" EAST A DISTANCE OF 39.64 FEET; THENCE NORTH 78°08'42" WEST A DISTANCE OF 171.06 FEET TO A POINT ON THE SOUTH LINE OF THE NW/4 OF SAID SECTION 11 SAID POINT BEING SOUTH 88°27'15" WEST A DISTANCE OF 196.61 FEET FROM THE SOUTHEAST CORNER OF SAID NW/4; THENCE CONTINUING NORTH 78°08'42" WEST A DISTANCE OF 752.57 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FRY CREEK NO. 2; THENCE NORTH 00°00'31" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 2,153.10 FEET; THENCE NORTH 08°57'52" EAST CONTINUING ALONG SAID RIGHT-OF-WAY A DISTANCE OF 101.24 FEET; THENCE NORTH 35°38'00" EAST CONTINUING ALONG SAID RIGHT-OF-WAY A DISTANCE OF 235.18 FEET TO A POINT 50.00 FEET SOUTH OF THE NORTH LINE OF THE NW/4 OF SAID SECTION 11; THENCE NORTH 88°35'23" EAST PARALLEL WITH SAID NORTH LINE A DISTANCE OF 279.64 FEET; THENCE NORTH 01°24'37" WEST A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF SAID NW/4; THENCE NORTH 88°35'23" EAST ALONG SAID NORTH LINE A DISTANCE OF 219.56 FEET TO THE POINT OF BEGINNING.

AND

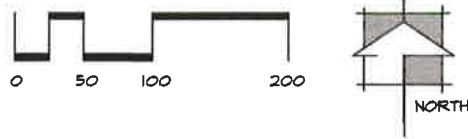
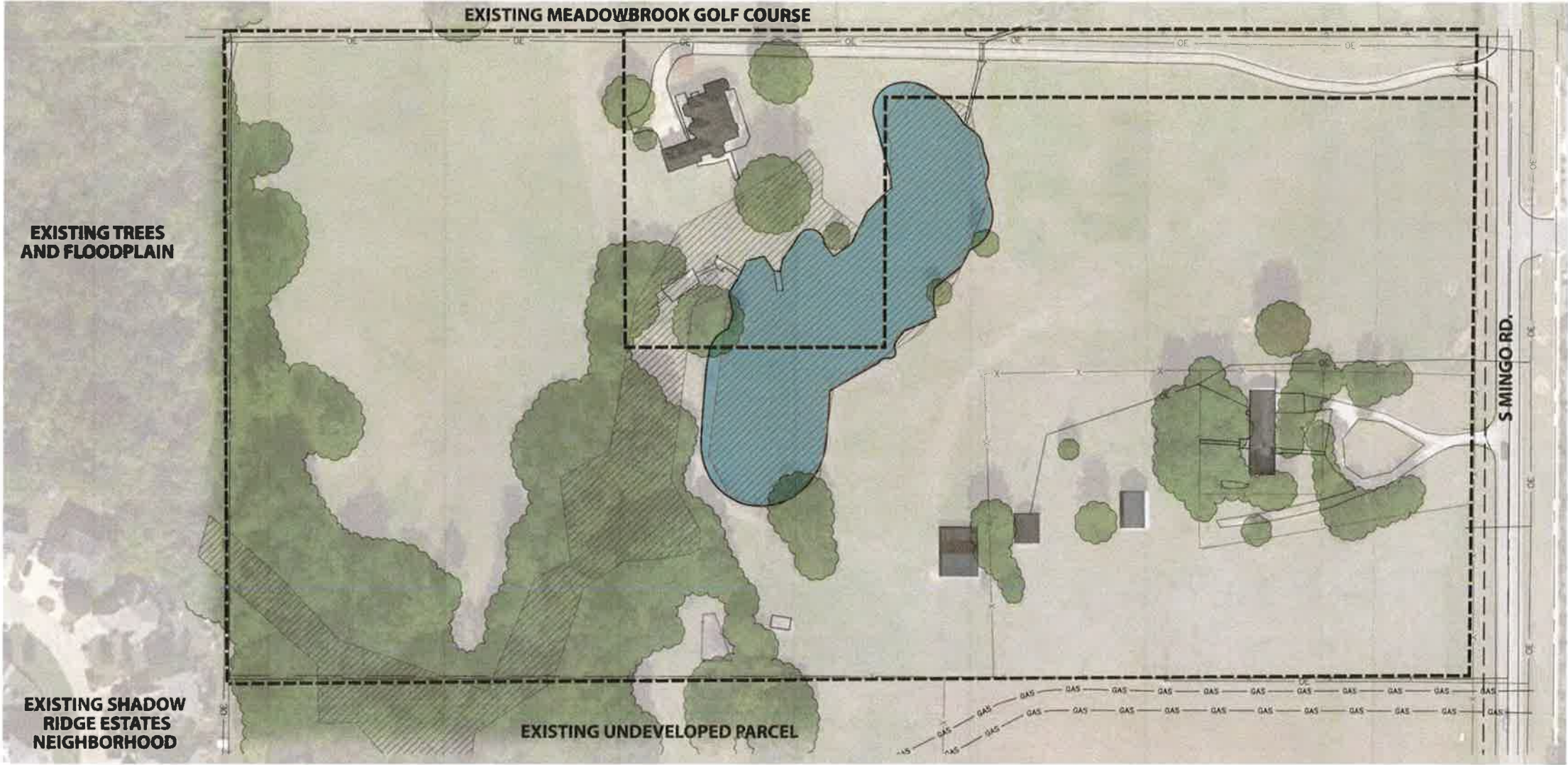
A TRACT OF LAND THAT IS THE WEST ONE HUNDRED (100) FEET OF THE EAST TWO HUNDRED TWENTY-FIVE (225) FEET OF THE NORTH TWO HUNDRED SEVENTY-TWO AND FOUR TENTHS (272.4) FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4 OF SECTION ELEVEN (11), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

## [REDACTED]





EXHIBIT C: EXISTING SITE CONDITIONS



LEGEND

- TULSA REGULATORY FLOODPLAIN
- EXISTING TREE CANOPY
- EXISTING POND
- SITE BOUNDARY
- TOTAL SITE = ± 20 ACRES

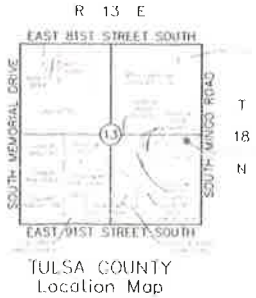




EXHIBIT D: CONCEPTUAL SITE PLAN





## EXHIBIT E: DEVELOPMENT AREAS

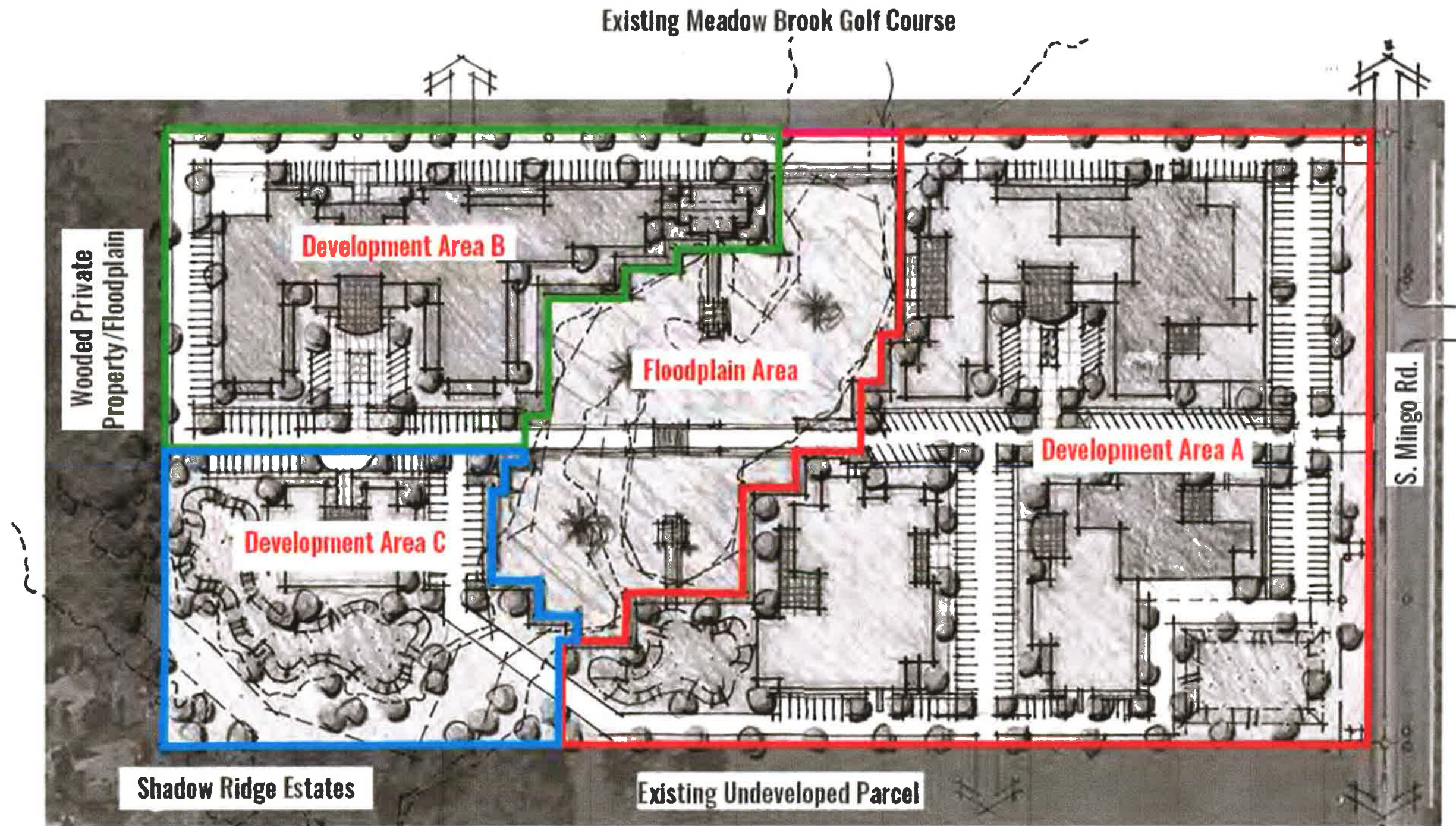
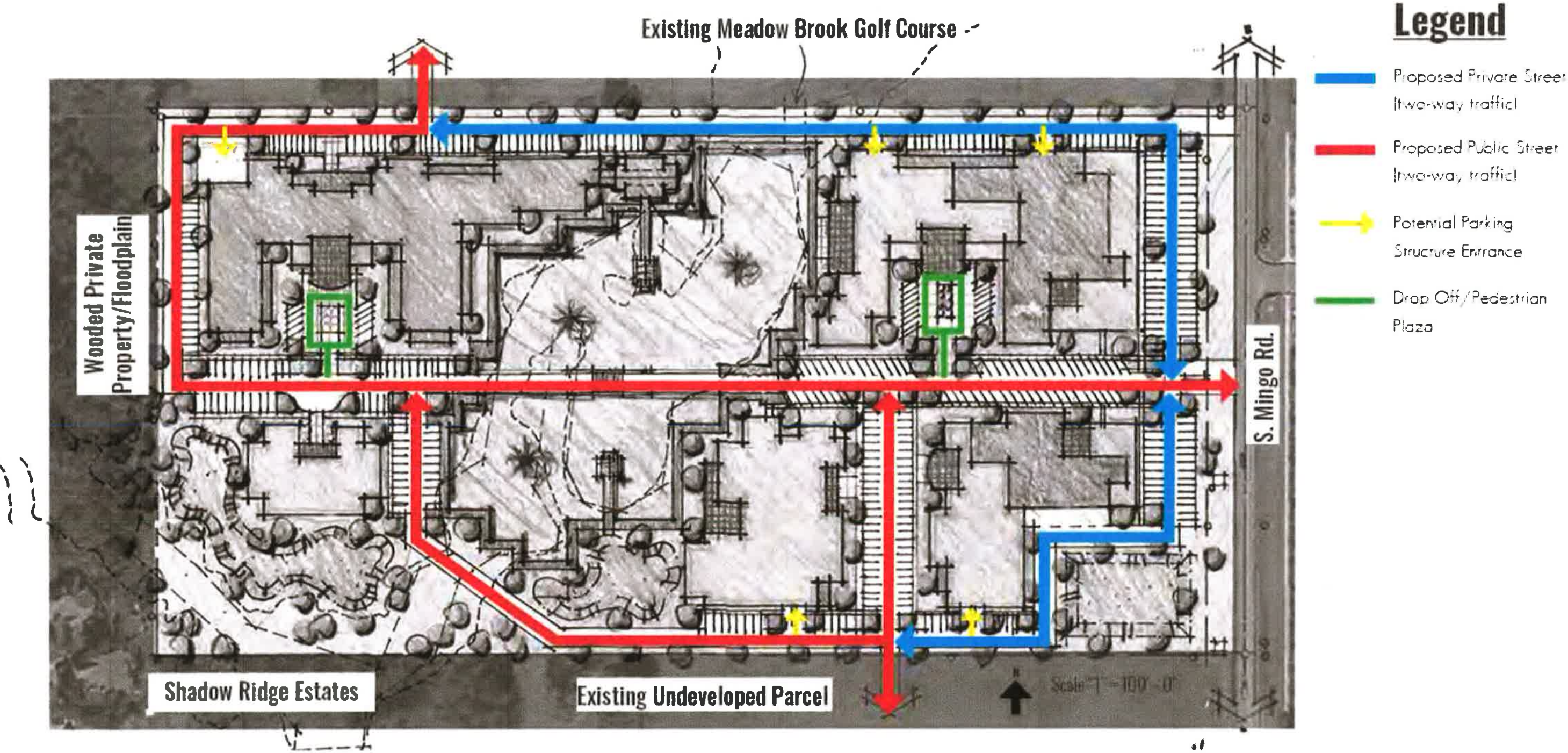




EXHIBIT F: STREET DIAGRAM





Two West 2nd Street #800  
Tulsa, OK 74103-3116  
(918)584-7526 Fax: (918)583-1024  
[www.incog.org](http://www.incog.org)

**RECEIPT**

Date: 10/06/20

### Payment Details

Credit Card Charge

5% credit card fee	\$0.00
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TOTAL AMOUNT PAID	\$0.00
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Receipt taken by: B. Agnew



Two West 2nd Street #800  
Tulsa, OK 74103-3116  
(918)584-7526 Fax: (918)583-1024

[www.incog.org](http://www.incog.org)

Receipt No. **232963**

**RECEIPT**

**Customer  
Name**

## Planning Design Group

Date: 10/06/20

Fees below vary to each individual case

[illegible]

### Payment Details

☒ Check No. 15563      ☐ Cash  
☐ DISC ☐ MC ☐ VISA      ☐ Fee Waived

### Credit Card Charge

5% credit card fee	\$0.00
--------------------	--------

TOTAL AMOUNT PAID	\$0.00
-------------------	--------

Receipt taken by: B. Agnew

**NOTICE  
OF PUBLIC HEARING FOR PROPOSED ZONING CHANGE**

**CASE NUMBER: CO-9**

**PRESENT ZONING:** AG (Agricultural)  
(Agrícola)

**PROPOSED ZONING:** CO (Corridor)  
(Corredor)

**LOCATION:** North of the northwest corner of East 88th Street South  
& South Mingo Road

**PUBLIC HEARING**

Wednesday, 11/18/2020 1:00 PM

Watch at [TGOVonline.org](https://tgoonline.org)

Visit [tulsaplanning.org](https://tulsaplanning.org) for videoconference & call-in info

Tulsa City Hall, Council Chambers

175 East 2nd Street, Tulsa, OK

\*Seating is very limited due to COVID-19\*

Tulsa Metropolitan Area Planning Commission  
Questions? Call 918-584-7526.