

AMENDED
TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2896

August 16, 2023, 1:00 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

INTRODUCTION AND NOTICE TO THE PUBLIC

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

Call to Order:

REPORTS:

Chairman's Report:

Work session Report:

Director's Report:

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

1. Minutes of June 21, 2023 Meeting No. 2892
2. Minutes of July 19, 2023 Meeting No. 2894

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:

3. **PUD-585-A-1 Tulsa Petsuites, LLC** (CD 7) Location: South of the southwest corner of South Memorial Drive and East 61st Street South requesting a **PUD Minor Amendment** to reduce the southern boundary setback in Development Area A

4. **PUD-467-10/Z-6310-SP-5a Miguel Aguirre** (CD 9) Location: East of the northeast corner of South Harvard Avenue and East 51st Street South requesting a **PUD and Corridor Development Plan Minor Amendment** to increase height limit and increase maximum number of floors within development area 3

PUBLIC HEARING-REZONING

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

5. **Z-7730 Ryan Strode** (CD 2) Location: Northeast corner of Highway 75 and West 41st Street South requesting rezoning from **CS and IL to IL** (Continued from July 19, 2023)
6. **Z-7733 Abdul Alhlou** (CD 3) Location: North of the northeast corner of 11th Street South and South 129th East Avenue requesting rezoning from **CS and RS-2 to CG with an optional development plan (Related to CPA-109)** (Continued from August 2, 2023)
7. **Z-7734 Rey Bustos** (CD 6) Location: East of the southeast corner of East 11th Street South and South 161st East Avenue requesting rezoning from **AG to CG with an optional development plan (Related to CPA-106)** (Continued from August 2, 2023)

PUBLIC HEARING-COMPREHENSIVE PLAN AMENDMENTS

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

8. **CPA-106 Rey Bustos** (CD 6) Location: East of the southeast corner of East 11th Street South and South 161st East Avenue requesting to amend the Land Use Map designation from **Neighborhood to Multiple Use (Related to Z-7734)** (Continued from August 2, 2023)
9. **CPA-109 Abdul Alhlou** (CD 3) Location: Northeast corner of 11th Street South and South 129th East Avenue requesting to amend the Land Use Map designation from **Neighborhood to Multiple Use (Related to Z-7733)**

OTHER BUSINESS

10. Commissioners' Comments

ADJOURN


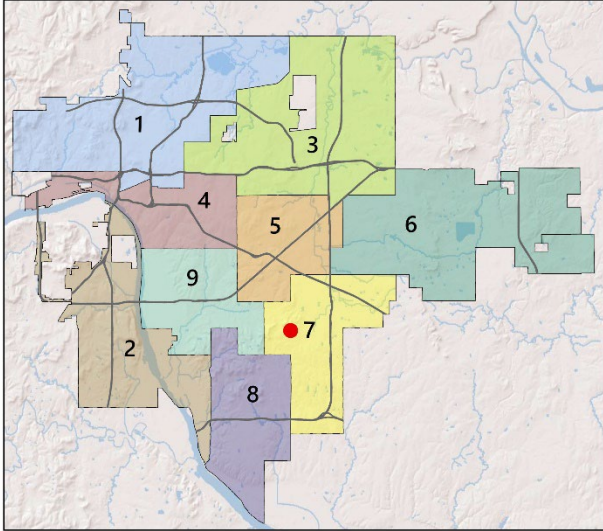
CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify the Tulsa Planning Office at 918-596-7526. Exhibits, petitions, pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained Tulsa Planning Office. All electronic devices must be silenced during the Planning Commission meeting.

Visit our website at tulsaplanning.org

email address: planning@cityoftulsa.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.

	<p><u>Case Number:</u> PUD-585-A-1 Minor Amendment</p> <p><u>Hearing Date:</u> August 16, 2023</p>
<p><u>Case Report Prepared by:</u> Dylan Siers</p>	<p><u>Owner and Applicant Information:</u> Applicant: Tulsa PetSuites, LLC</p> <p>Property Owner: Tulsa PetSuites, LLC</p>
<p><u>Location Map:</u> (shown with City Council Districts)</p> 	<p><u>Applicant Proposal:</u></p> <p>Concept summary: PUD minor amendment to decrease the setback from the southern boundary in development area A from 45' to 20'.</p> <p>Gross Land Area: 1.16 acres</p> <p>Location: South of the southwest corner of South Memorial Drive and East 61st Street South</p>
<p><u>Zoning:</u> Existing Zoning: CS/PUD-585-A Proposed Zoning: No Change</p> <p><u>Comprehensive Plan:</u> Land Use Map: Local Center</p>	<p><u>Staff Recommendation:</u> Staff recommends approval.</p>
<p><u>Staff Data:</u> TRS: 8302</p>	<p><u>City Council District:</u> 7 <i>Councilor Name:</i> Lori Decter Wright</p> <p><u>County Commission District:</u> 3 <i>Commissioner Name:</i> Kelly Dunkerley</p>

May 17th, 2023

SECTION I: PUD-585-A-1 Minor Amendment

Amendment Request: Minor amendment to decrease the setback from the southern boundary of development area A from 45' to 20'.

Currently the PUD has a setback from the southern boundary of 45'. The applicant has requested to decrease the setback to 20' in development area A.

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 30.010.I.2.c(9) of the City of Tulsa Zoning Code.*

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

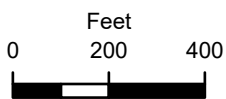
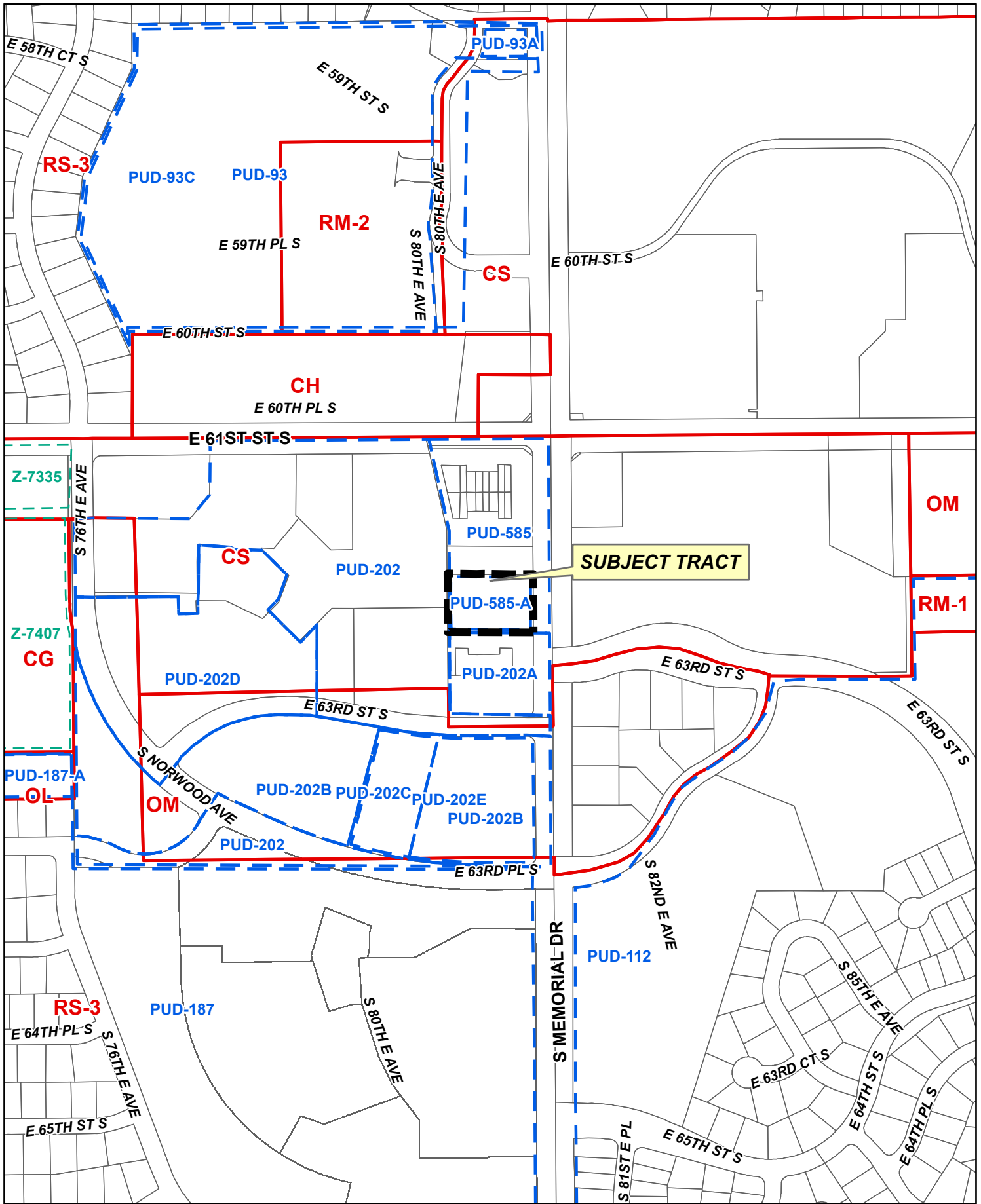
Staff has reviewed the request and determined:

- 1) PUD-585-A-1 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.
- 2) PUD-585-A-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-585-A.
- 3) All remaining development standards defined in PUD-585-A and subsequent amendments shall remain in effect.

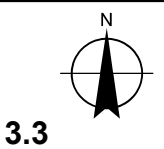
Exhibits included with staff report:

zoning case map
aerial photo

With considerations listed above, staff recommends **approval** of Minor amendment to decrease the setback from the southern boundary in development area A from 45' to 20'.



PUD-585-A-1





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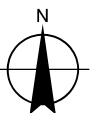


Subject
Tract

PUD-585-A-1

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

Aerial Photo Date: 2021



3.4

Case Number: Minor Amendment
PUD-467-10 and Z-6310-SP-5a

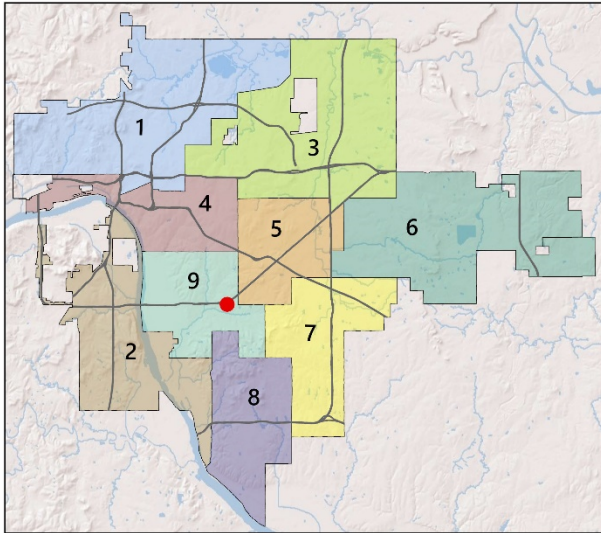
Hearing Date: August 16, 2023
Amended 8/14/2023

Case Report Prepared by:
Dylan Siers

Owner and Applicant Information:
Applicant: Miguel Aguirre

Property Owner: Beyond Good LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to increase the height limit within development area 3 of PUD-467 and increase the story limit from 1 to 2.

Gross Land Area: 1.33 acres

Location: East of the northeast corner of South Harvard Avenue and East 51st Street South

A part of Lot Two (2), Block One (1), DICKENS COMMONS, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, being more particularly described as follows, to-wit:

COMMENCING at the Southwest corner of Lot 3, Block 1, Dickens Commons; Thence due West along the South line of Lot 2, Block 1, Dickens Commons, a distance of 306.62 feet to the Point of Beginning; Thence continuing due West along the South line of said Lot 2, a distance of 242.41 feet; Thence due North for a distance of 223.20 feet to a point on the Northerly line of said Lot 2; Thence North 80°33'00" East and along the Northerly line of said Lot 2 a distance of 245.75 feet; Thence due South a distance of 263.55 feet to the Point of Beginning.

Zoning:
Existing Zoning: CO/PUD-467/Z-6310-SP-5
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Town Center

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 9328

City Council District: 9
Councilor Name: Jayme Fowler

County Commission District: 3
Commissioner Name: Kelly Dunkerley

June 21, 2023

SECTION I: CONCEPT STATEMENT

PUD-467-10 and Z-6310-SP-5a Minor Amendment

Amendment Request: PUD minor amendment to increase the height limit in development area 3 from 22' to 35' and increase the maximum number of stories from 1 to 2.

PUD-467-10 & Z-6310-SP-5a is a minor amendment to increase the height limitation of development area 3 of PUD-467. Currently the height limit is 22', the applicant is proposing to increase this height limit to 35'. This would allow for them to build a second-floor dining area. Since they are wanting to increase the height limitations this amendment also increases the maximum number of stories allowed in development area 3. Currently the maximum number of stories is 1. The applicant has proposed to increase this to 2.

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 30.010.I.2.c(1)(9) and by Section 25.040.E.5 of the City of Tulsa Zoning Code.*

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

"The planning commission is authorized to approve minor amendments to an approved development plan as long as substantial compliance is maintained with the approved development plan."

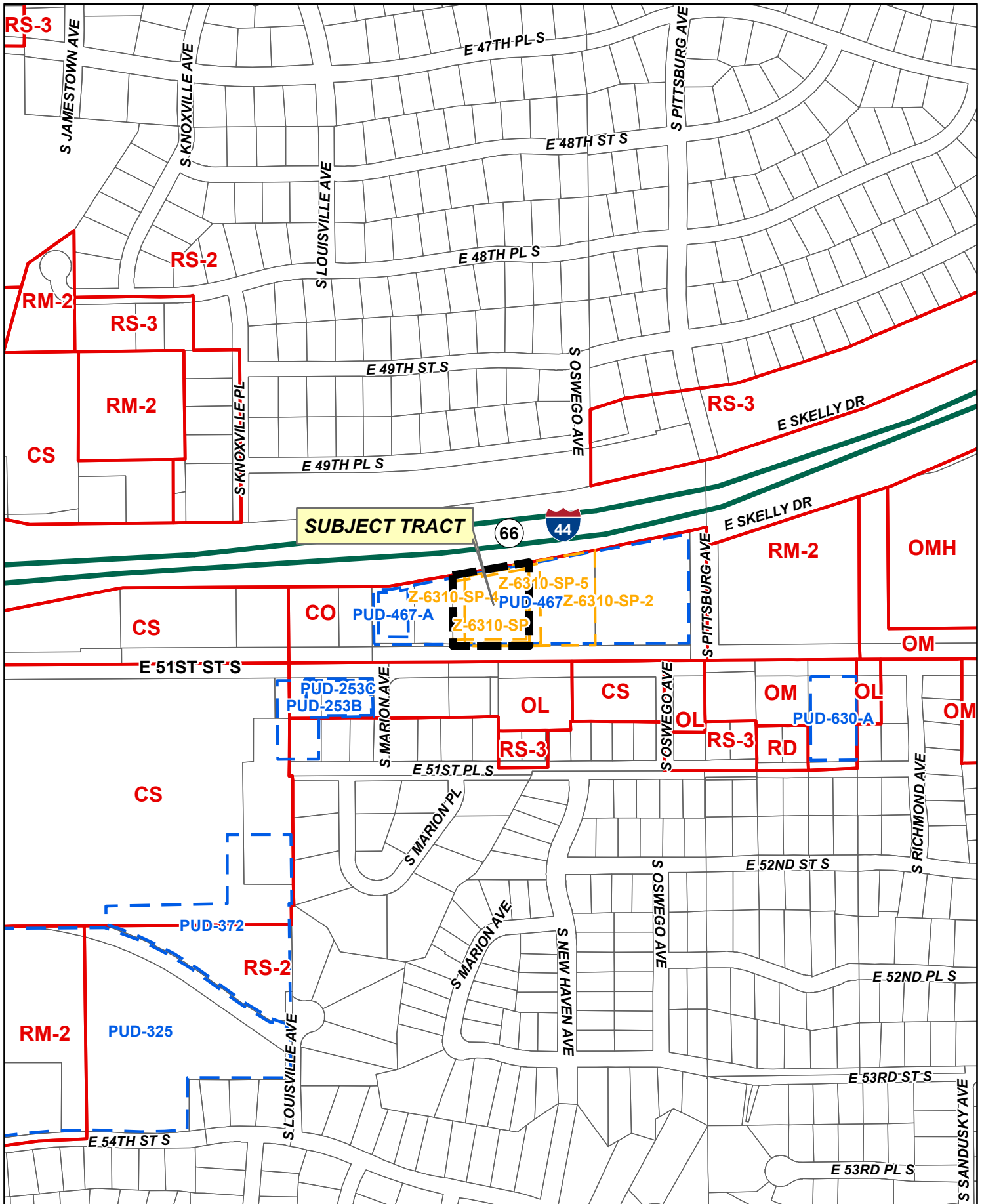
Staff has reviewed the request and determined:

- 1) PUD-467-10 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.
- 2) PUD-467-10 and Z-6310-SP-5a does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-467 and Z-6310-SP-5.
- 3) All remaining development standards defined in PUD-467 and subsequent amendments shall remain in effect.

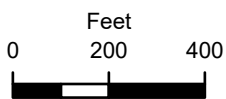
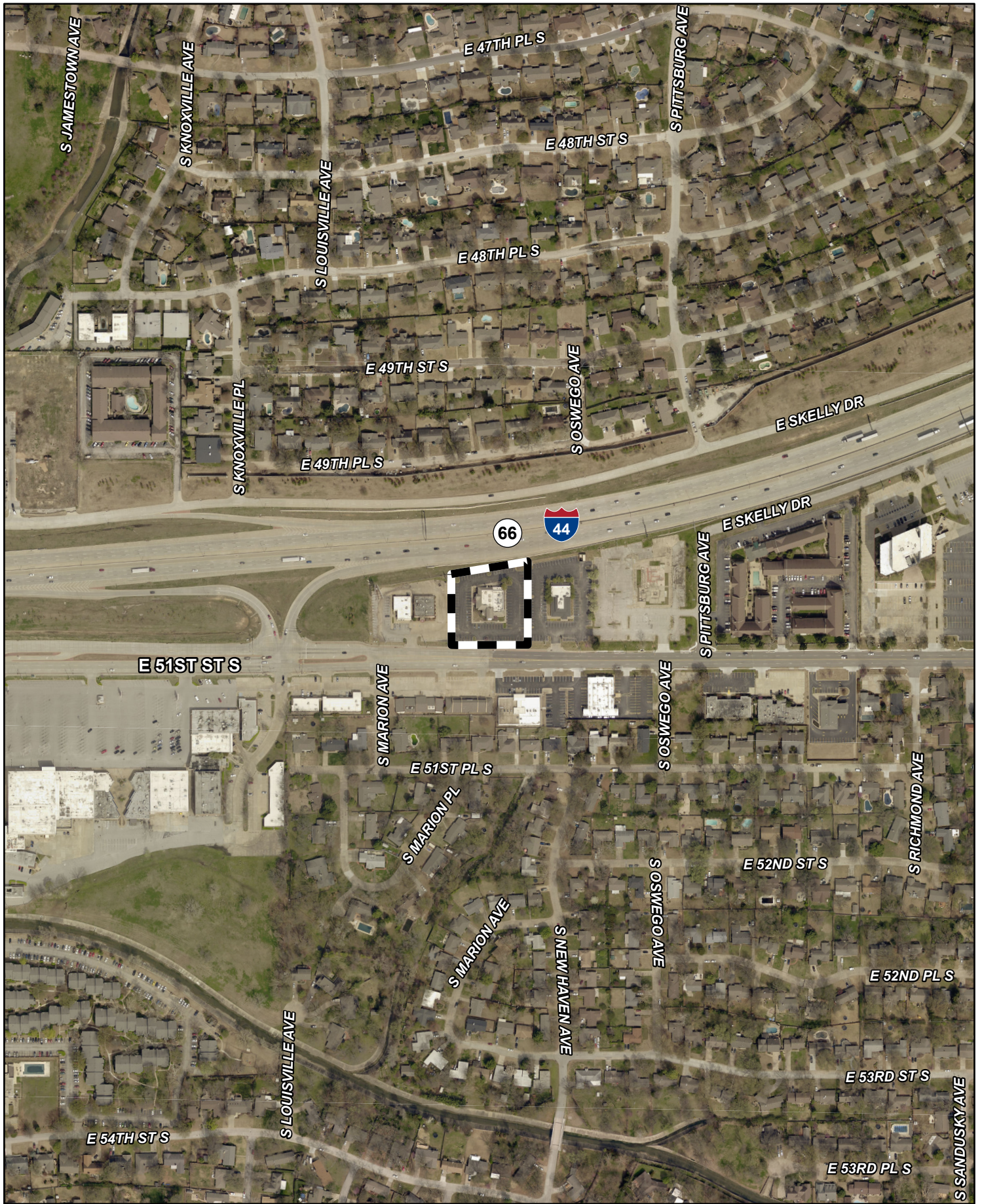
Exhibits included with staff report:

zoning case map
aerial photo
Applicant Exhibits

With considerations listed above, staff recommends **approval** of the minor amendment to increase the height limits and maximum stories in development area 3.



PUD-467-10

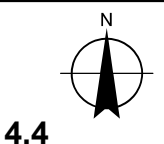


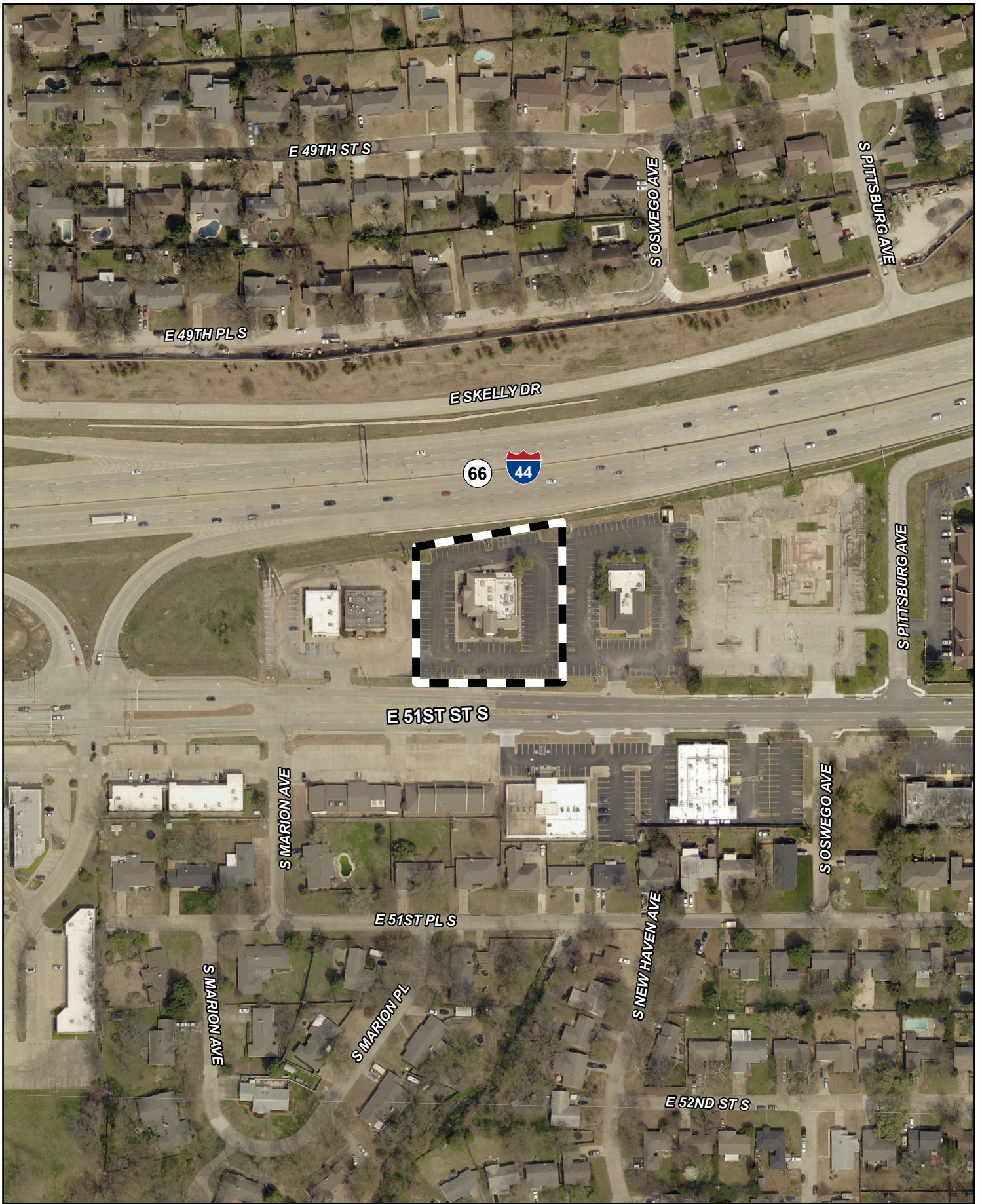
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Tract

PUD-467-10

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

Aerial Photo Date: 2021





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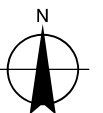
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Tract

PUD-467-10

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

Aerial Photo Date: 2021

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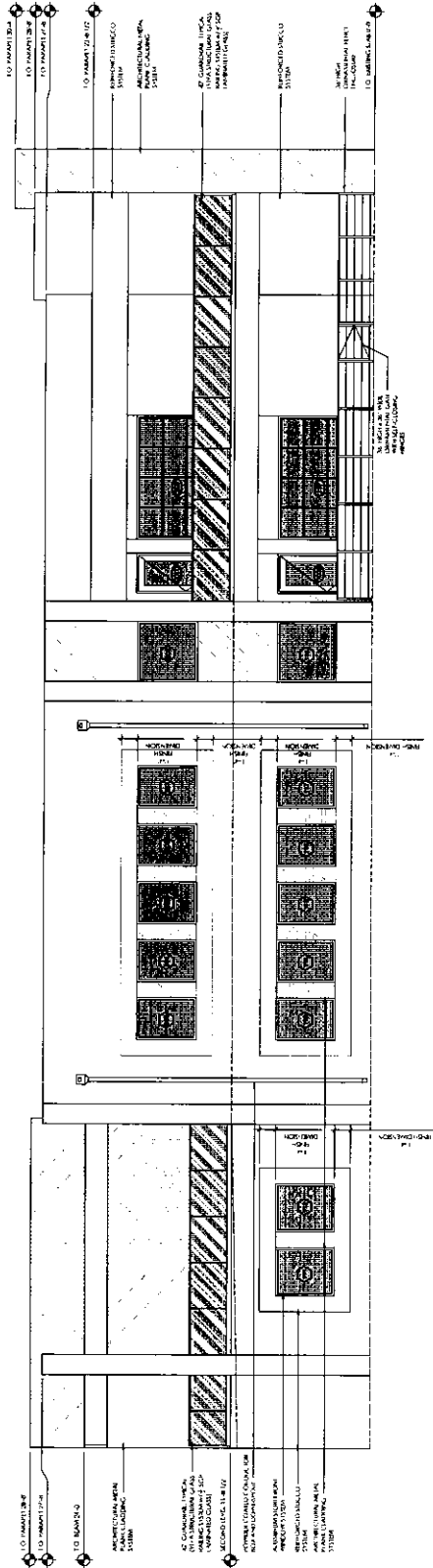
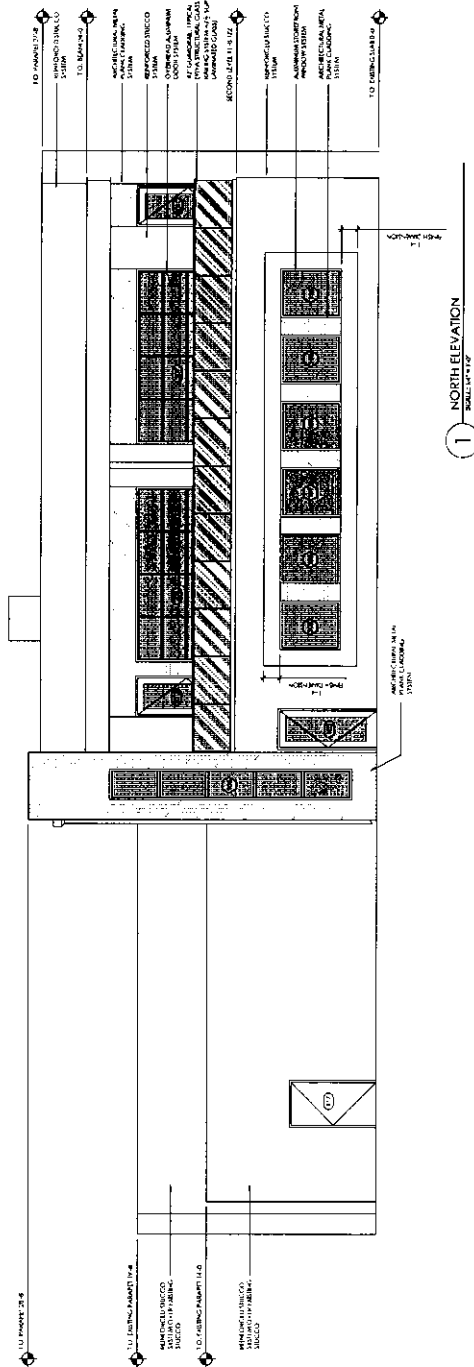
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DM. HIGH SCHOOL/LLC;
EMERGENCY CALLING APP;
12515 B. CARLTON CT. AVE.
CLARK, DM. FIDELITY
918.270.6066

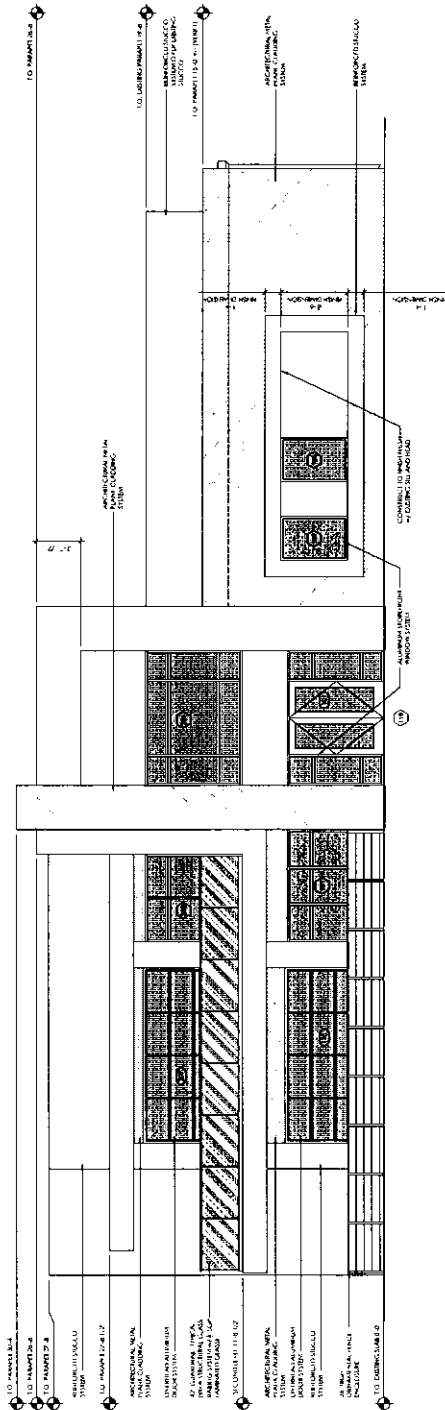


GENERAL NOTES

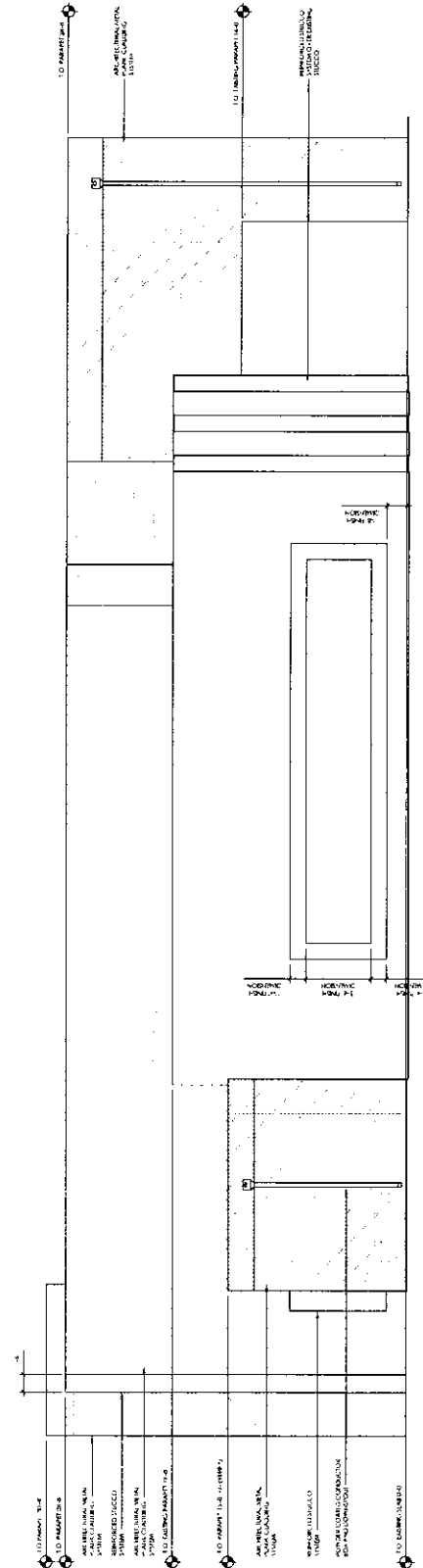
- [illegible]



2
WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

NO.	REVISION	DATE
1	REVISION	10/1/2017
2	REVISION	10/1/2017
3	REVISION	10/1/2017
4	REVISION	10/1/2017
5	REVISION	10/1/2017
6	REVISION	10/1/2017
7	REVISION	10/1/2017
8	REVISION	10/1/2017
9	REVISION	10/1/2017
10	REVISION	10/1/2017

GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA AND THE TULSA COUNTY HEALTH DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA AND THE TULSA COUNTY HEALTH DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA AND THE TULSA COUNTY HEALTH DEPARTMENT.
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DOOR SCHEDULE

NO.	SIZE	HW	TYPE	HW	NOTES
1	3'-0" x 7'-0"	1/2"	1/2"	1/2"	1/2"
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3	3'-0" x 7'-0"	1/2"	1/2"	1/2"	1/2"
4	3'-0" x 7'-0"	1/2"	1/2"	1/2"	1/2"
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7	3'-0" x 7'-0"	1/2"	1/2"	1/2"	1/2"
8	3'-0" x 7'-0"	1/2"	1/2"	1/2"	1/2"
9	3'-0" x 7'-0"	1/2"	1/2"	1/2"	1/2"
10	3'-0" x 7'-0"	1/2"	1/2"	1/2"	1/2"

DOOR SCHEDULE LEGEND

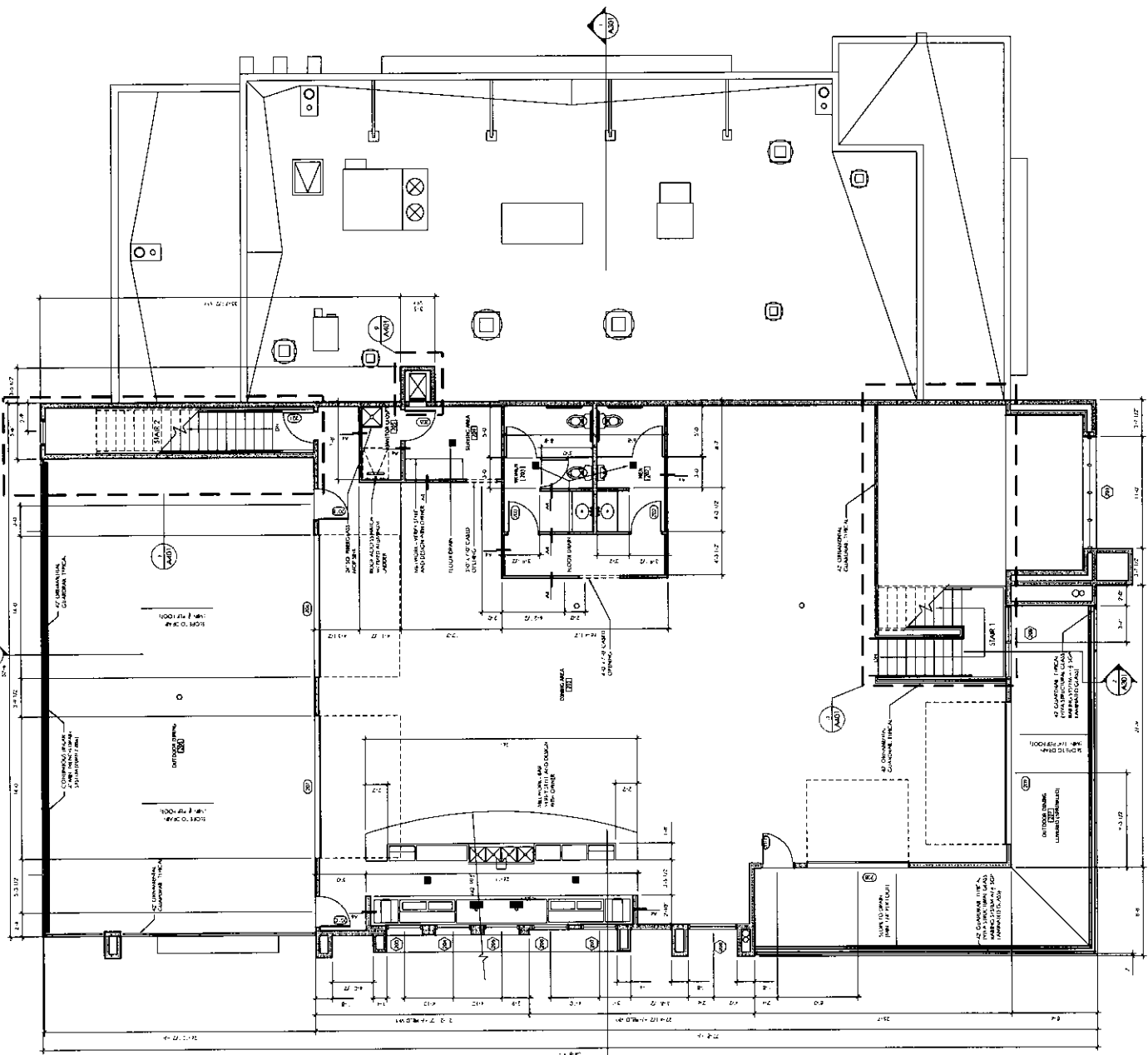
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DOOR HARDWARE GENERAL NOTES

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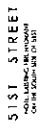
EL PATRON MEXICAN RESTAURANT
2837 E 91ST STREET SOUTH TULSA, OK

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1 SECOND LEVEL PLAN
SCALE: 1/8" = 1'-0"

3837 E 51ST STREET S TULSA, OK

GENERAL NOTES[illegible][illegible]



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7730

Hearing Date: August 16, 2023

Case Report Prepared by:

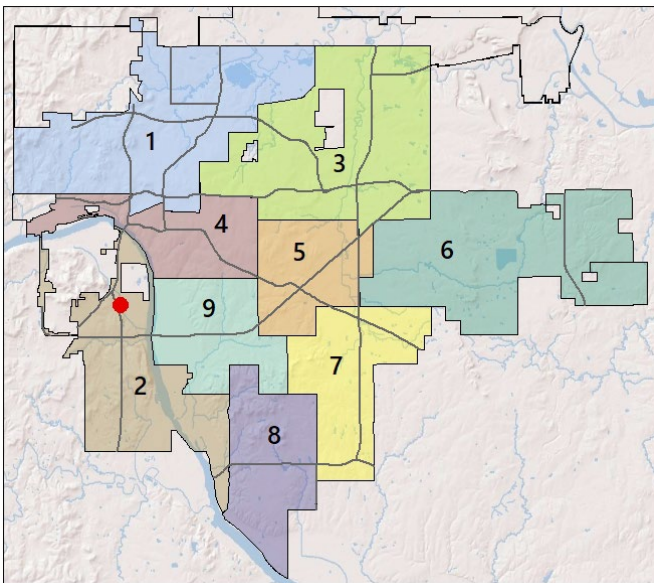
Dylan Siers

Owner and Applicant Information:

Applicant: Ryan Strode

Property Owner: Can't Holdings LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: vacant

Proposed Use: commercial office building

Concept summary: Rezoning to allow for an office building with light industrial uses

Tract Size: 2.28 ± acres

Location: Northeast corner of Highway 75 and West 41st Street South

Zoning:

Existing Zoning: IL, CS

Proposed Zoning: IL

Comprehensive Plan:

Land Use Map: Employment

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9223

CZM: 46

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: Z-7730

DEVELOPMENT CONCEPT: The applicant is requesting a rezoning from CS to IL to accommodate for an office building with light industrial uses. The IL district is primarily intended to provide areas suitable for manufacturing wholesaling, warehousing, and other industrial activities that have few if any adverse land use or environmental impacts. There is IL to the north of the subject property as well as part of the subject property is zoned IL currently.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map

DETAILED STAFF RECOMMENDATION:

The uses along with the lot and building regulations defined in the IL zoning district are consistent with the Tulsa comprehensive plan for an Employment land use designation and,

The property to the north is currently zoned IL with an Employment land use designation. There is also IM zoning to the East. The uses allowed in IL seem to be consistent with the surrounding neighborhood patterns therefore,

Staff recommends Approval of Z-7730 to rezone the property from IL, CS to IL.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Uses and building types allowed in the IL district are consistent with the goals outlined in the Employment land use designation.

Land Use Vision:

Land Use Plan map designation: Employment

The employment designation is intended to accommodate offices, warehousing and storage, manufacturing and assembly, and industrial processes. The “Industrial Site Suitability” map corresponds to the Employment land use designation and indicates where uses that are potentially incompatible with sensitive land uses are best suited to locate. This directs industrial uses to particular areas of the city while discouraging industrial in close proximity to Neighborhood areas.

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: Southwest Tulsa Neighborhood Plan

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Currently the site is vacant. Photo is on West 41st Street looking North towards the subject property.



Environmental Considerations: None

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
West 41 st Street South	Secondary Arterial	100'	2

Utilities:

The subject tract has municipal water and sewer available.

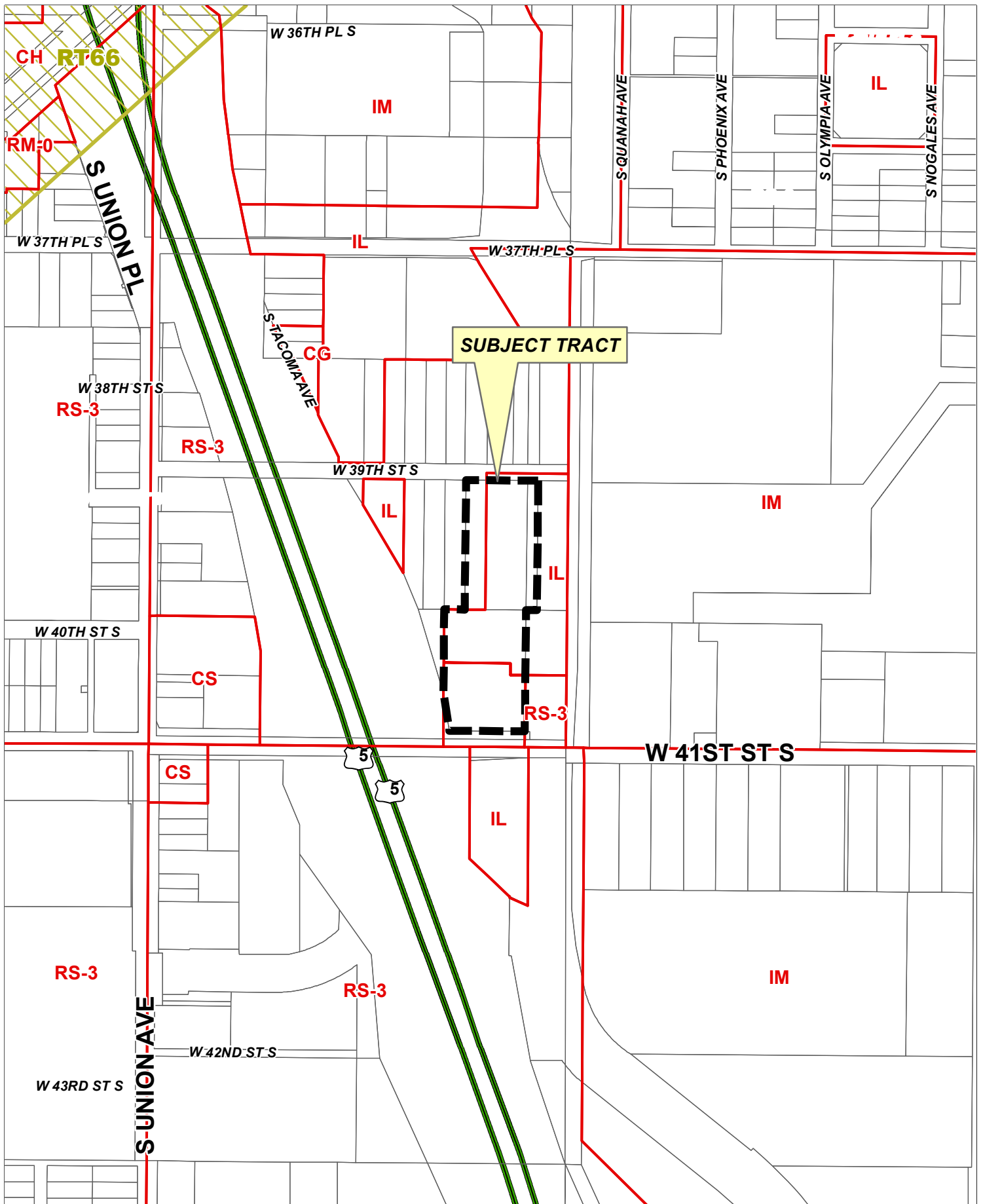
Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	IL/RS-3	Employment	Vacant/Single Family Home
East	IM	Employment	Industrial Uses
South	IL	Employment	Auto Sales
West	RS-3	N/A	Highway 75

SECTION III: Relevant Zoning History

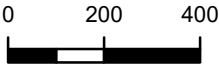
ZONING ORDINANCE: Ordinance number 11822 dated June 26th,1970, established zoning for the subject property.

8/16/2023 1:00 PM



Z-7730

19-12 23





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Feet



Subject
Tract

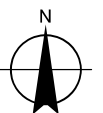
Z-7730

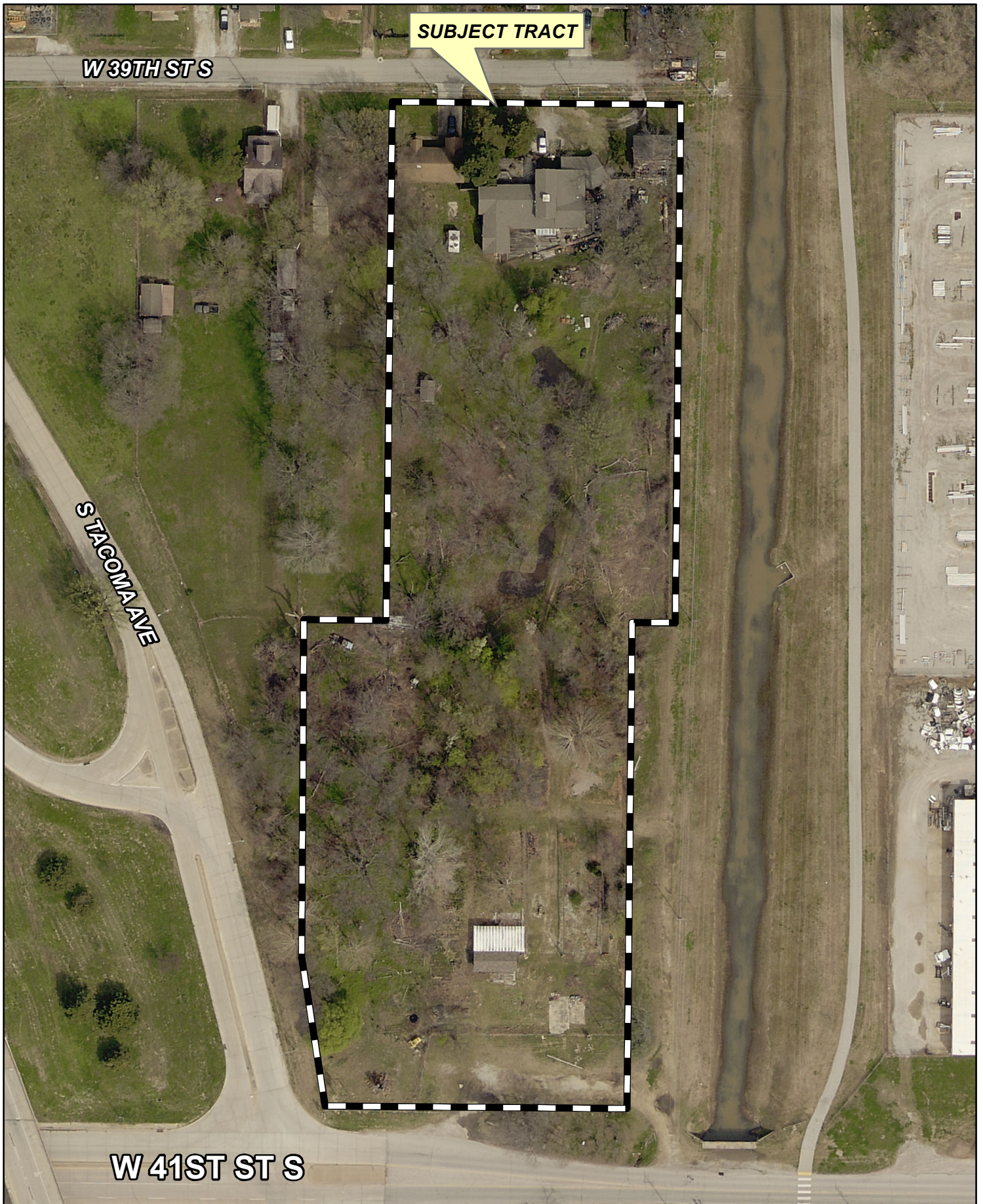
19-12 23

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

Aerial Photo Date: 2021

5.6



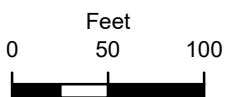


SUBJECT TRACT

W 39TH ST S

S TACOMA AVE

W 41ST ST S



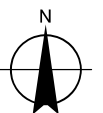
Subject
Tract

Z-7730

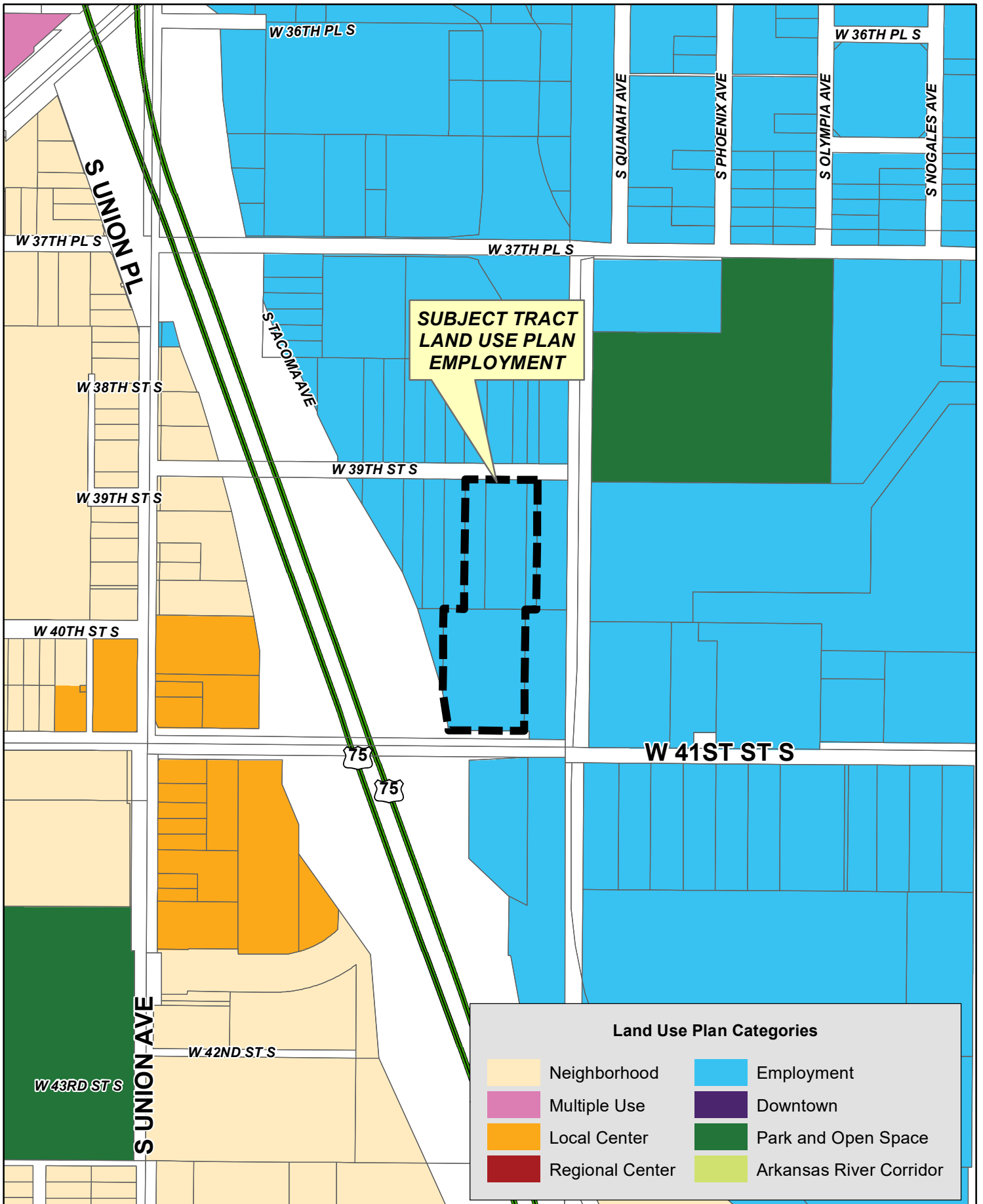
19-12 23

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

Aerial Photo Date: 2021



5.7



Z-7730

19-12 23



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7733

(Related to CPA-109)

Hearing Date: August 16, 2023

(Continued from August 2, 2023)

Case Report Prepared by:

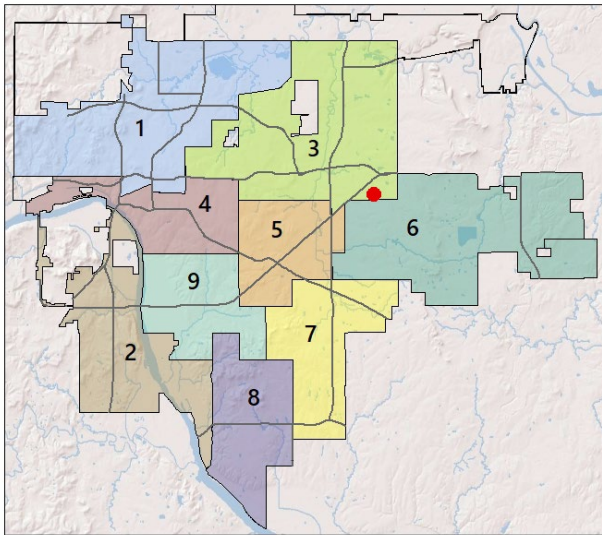
Austin Chapman

Owner and Applicant Information:

Applicant: Abdul Alhlou

Property Owner: Mitchell Trotter III

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Truck Terminal Warehouse/ Storage

Concept summary: Rezone the site from CS and RS-2 to CG with an optional development plan on the northern portion to accommodate a Trucking Terminal/ Warehousing and Storage Uses.

Tract Size: 6.81 ± acres

Location: North of the NE/c of E. 11th St. S. and S. 129th E. Ave.

Zoning:

Existing Zoning: CS and RS-2

Proposed Zoning: CG with an optional development plan

Comprehensive Plan:

Existing Land Use: Neighborhood & Multiple Use

Proposed Land Use: Multiple Use (CPA-109)

Staff Recommendation:

Staff recommends **denial** of CG with an optional development plan but recommends **approval** of CS without an optional development plan.

Staff Data:

TRS: 9404

CZM: 39

City Council District: 3

Councilor Name: Crista Patrick

County Commission District: 1

Commissioner Name: Stan Salee

SECTION I: Z-7733

DEVELOPMENT CONCEPT: Z-7733 is a project planned for a single development area*. The overall site totals 6.81 acres. The site is located north of the northeast corner of East 11th Street and 129th E. Ave. The property is in the southwest quarter of the of Section 4, Township 19 North, Range 14 East, in Tulsa County, Oklahoma.

*The original application submitted included two development areas as shown in the exhibits provided by the applicant. What is referred to as Development Area A has been removed from the application and what is referred to as Development Area B remains.

EXHIBITS:

- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Applicant Exhibits

DETAILED STAFF RECOMMENDATION:

Staff finds that the requested CG zoning to allow a Truck Terminal, Warehouse and Storage uses would not be compatible with recommendations in the Comprehensive Plan and Plan 66. Staff finds that CS zoning is supported by those documents and by the proposed change of the Comprehensive Plan to Multiple Use land use designation. The proposed Trucking and Transportation Terminal, Warehousing and Storage uses proposed by the applicant could be allowed by Special Exception inside the CS Zoning district, but would not be allowed by right.

Staff recommends **Denial** of CG with an optional development plan but recommends **Approval** of CS without an optional development plan.

SECTION II: Z-7733 OPTIONAL DEVELOPMENT PLAN STANDARDS FOR CG (*Recommended for Denial*):

All uses categories, subcategories, or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited.

Those uses marked with a * require a Special Exception approved in accordance with Sec. 70.120 of the City of Tulsa Zoning Code.

PERMITTED USES: PERMITTED USE CATEGORIES:

RESIDENTIAL (IF IN ALLOWED BUILDING TYPE LISTED BELOW)

- Household Living
 - Single household
 - Two households on a single lot
 - Three or more households on a single lot
- Group Living
 - Assisted living facility
 - Community group home
 - Convent/monastery/novitiate
 - Elderly/retirement center
 - Life care retirement center

- Residential treatment center*
- Rooming/boarding house
- Shelter, emergency and protective*
- Transitional living center*

PUBLIC, CIVIC, AND INSTITUTIONAL

- College or University
- Day Care
- Fraternal Organization*
- Governmental Service or Similar Functions*
- Hospital
- Library or Cultural Exhibit
- Natural Resource Preservation
- Parks and Recreation
- Postal Services*
- Religious Assembly
- Safety Service
- School
- Utilities and Public Service Facility
 - Minor
 - Major*
- Wireless Communication Facility
 - Freestanding tower
 - Building or tower-mounted antenna

COMMERCIAL

- Animal service
 - Boarding or Shelter
 - Grooming
 - Veterinary
- Assembly and Entertainment
 - Indoor
 - Small (Up to 250-person capacity)* (Special Exception only required if serving alcohol within 150-feet of a residential district)
 - Large (Greater than 250-person capacity) *
- Broadcast or Recording Studio
- Commercial Service
 - Building service
 - Business support service
 - Consumer maintenance/repair service
 - Personal improvement service
 - Research service*
- Financial Services
- Funeral or Mortuary Service
- Lodging
 - Bed & Breakfast
 - Short-term rental
 - Hotel/motel
- Office
 - Business or professional office
 - Medical, dental or health practitioner office
 - Plasma Center

- Parking, Non-accessory
- Restaurants and Bars
 - Restaurant
 - Bar * (Special Exception only required if serving alcohol within 150-feet of a residential district)
 - Brewpub*
- Retail Sales
 - Building supplies and equipment
 - Consumer shopping goods
 - Convenience goods
 - Grocery Store
 - Small Box Discount Store
 - Medical Marijuana Dispensary
- Studio, Artist or Instructional Service
- Trade School
- Vehicle Sales and Service
 - Fueling station

WHOLESALE, DISTRIBUTION AND STORAGE

- Equip. & Materials Storage, Outdoor
- Trucking and Transportation Terminal
- Warehouse
- Wholesale Sales and Distribution

INDUSTRIAL

- Low-impact Manufacturing & Industry*

AGRICULTURAL

- Community Garden
- Farm, Market- or Community supported

OTHER

- Drive-in or Drive-through Facility (as a component of an allowed principal use)

PERMITTED RESIDENTIAL BUILDING TYPES

- Household living
 - Single household
 - Detached House*
 - Townhouse
 - Patio House*
 - Mixed-Use building
 - Vertical mixed-use building
 - Two households on a single lot
 - Mixed-use building
 - Vertical-mixed use building
 - Three or more households on a single lot
 - Multi-unit House*
 - Apartment/Condo
 - Mixed-use building
 - Vertical-mixed use building

MINIMUM LOT WIDTH: 280-feet

MINIMUM LOT AREA: 250,000 square feet

MAXIMUM NUMBER LOTS: 4

MAXIMUM BUILDING HEIGHT: 35-feet

MINIMUM BUILDING SETBACKS (from the lot line):

From South 129 th E. Ave.	50-feet
Rear Yard	20-feet
Side Yard	20 feet

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Staff is in support of the Comprehensive plan amendment to change the land use designation to “Multiple Use”. The Multiple Use land use coupled with the recommendation of Plan 66 would not support the rezoning of this property to support of trucking/ transportation terminal and warehousing and storage uses.

Land Use Vision:

Existing:

Multiple Use/ Neighborhood

Neighborhoods are “Mostly Residential Uses” which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

Proposed in CPA-109:

Multiple Use

Multiple Use areas are “Mostly Commercial or Retail Uses” which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

Transportation Vision:

The property began to develop during the Late Automobile Era (1950-present):

In the late 1950s and early 1960s the suburbs grew at a tremendous rate in the Tulsa metropolitan area. It was at this time that surrounding communities, such as Broken Arrow, began to grow at a rapid pace. At this time, the City of Tulsa annexed more than 100 square miles, and neighborhood subdivisions began to proliferate from the core of the city toward the suburban communities.

Major Street and Highway Plan:

Both S. 129th and E. 11th Street are Secondary Arterials, and the ultimate right-of-way has been acquired on both streets.

Trail System Master Plan Considerations: None.

Small Area Plan: Plan 66 (December 2020)

The purpose of Plan 66 is as follows:

Highlight the historic significance of Route 66 in Tulsa by identifying elements that contribute to its past, present, and future legacy. Acknowledge past successes from project implementation along the corridor and promote future investment. Improve opportunities for visitors and Tulsa residents of all ages to explore along the Route. Develop strategies for supporting established businesses while encouraging further growth, and contribute to a diverse, sustainable economy. Support Route 66's potential to create a thriving tourism industry. Create recommendations for the built environment to assist with branding, marketing, mobility, public perception, preservation, and new conditions.

Included on the plan is Strategy 2.1 which is to encourage pedestrian-oriented development by implementing elements of the City's Complete Streets Policy and existing planning documents. The proposed development as outlined in the optional development plan would be in contradiction to the following actions:

- Action 2.1.1 Encourage development built up to the right-of-way to mirror historical built form and promote parking behind buildings.
- Action 2.1.2 Enhance the Route through higher density, infill, and mixed-use development.
- Action 2.1.3 Redevelop vacant or underutilized lots into green spaces and public use spaces where appropriate.
- Action 2.1.8 Adopt design standards for vehicle sales and service businesses.

The majority of the development would be limited to the Trucking and Transportation/ Warehousing use that is designed with little consideration for pedestrian infrastructure or for a mix of uses that would be built at or near the right-of-way.

Special District Considerations:

The southern portion of this site lies within the Route 66 Overlay. The purpose and intent of the Route 66 Overlay is to establish zoning regulations and incentives intended to ensure the enhancement, development, and revitalization of the authentic Route 66 through the promotion of historic and historically inspired signage, especially neon, along and adjacent to the two alignments of Route 66 in

Tulsa. The regulations are generally intended to guide the character of both public and private development as it occurs along Route 66.

Historic Preservation Overlay: None.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The property is a vacant lot that sits near the intersection of two arterial streets. The subject property is surrounded by a variety of uses, some of which are conforming to the current zoning code. The subject property site is roughly a half mile from Interstate 44.

Environmental Considerations: None currently.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
E. 11 th St.	Secondary Arterial	100-feet	2
129 th E. Ave.	Secondary Arterial	100-feet	4

Utilities:

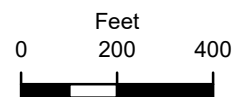
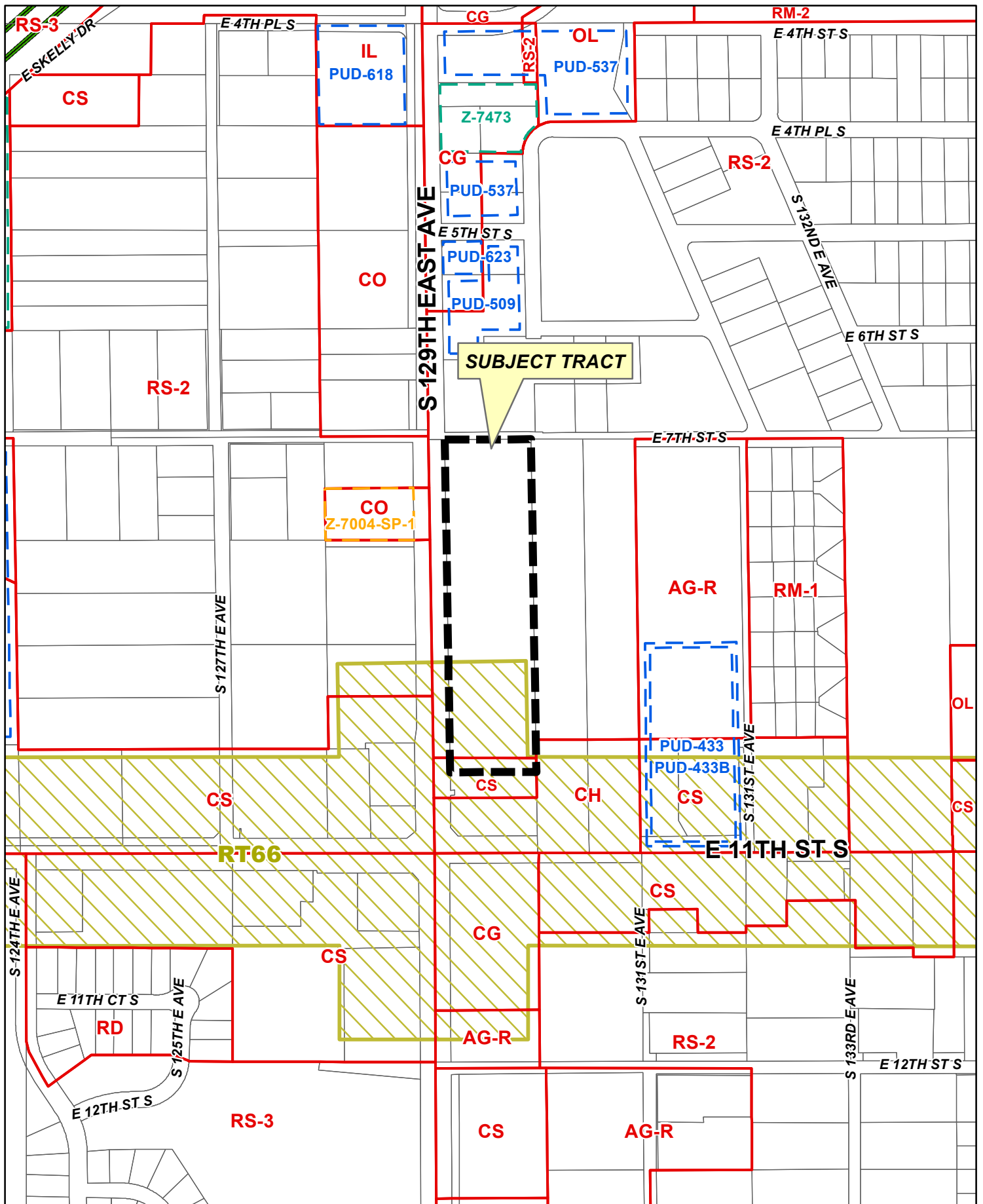
The subject tract has municipal water and sewer available, through there is not sewer running the length of the property. Additional infrastructure may be needed along 129th East Avenue to support the proposed development.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	RS-2	Neighborhood	Church
West	RS-2, CO, CS	Employment/ Multiple Use	Residential, HVAC Business, Landscaping Business, Vehicle Sales
South	CS	Multiple Use	Vacant
East	RS-2, CH	Neighborhood/ Multiple Use	Vacant

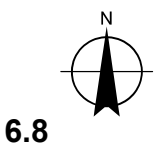
Relevant Zoning History:

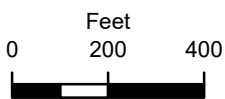
ZONING ORDINANCE: Ordinance number 11817 dated June 26, 1970, established RS-2 and CS zoning for the subject property.



Z-7733

19-14 04





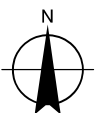
Subject
Tract

Z-7733

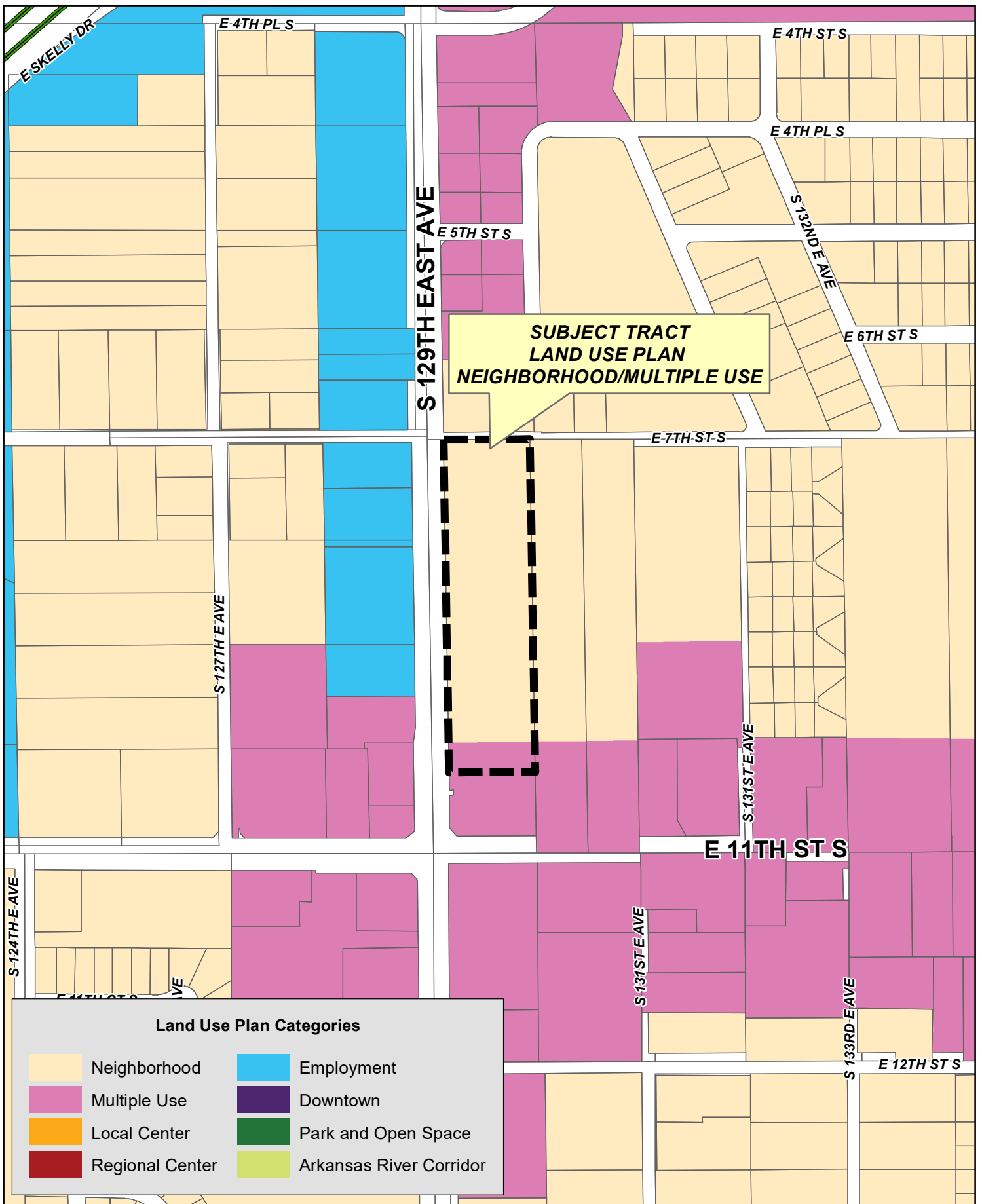
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Aerial Photo Date: 2021

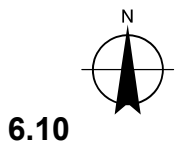
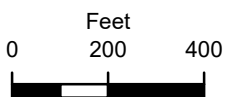


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Z-7733

19-14 04



6.10

129th TRUCK TERMINAL

Section 4, T-19-N, R-14-E

City of Tulsa

Tulsa County Oklahoma

DEVELOPMENT PLAN CONCEPT

June 1, 2023

JR Donelson, Inc.

12820 S. Memorial Dr., Office 100

Bixby, Oklahoma 74008

Email: jrdon@tulsacoxmail.com

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2. Development Concept - Viability and Compatibility
3. Development Standards – Area A
4. Area A – Landscaped, Signs - Lighting
5. Area A – Trash/Mechanical and Equipment Areas
6. Development Standards – Area B
7. Area B – Topography, Drainage and Utilities
8. Area B – Landscaping, Restrictive Covenants, Permitting
9. Exhibits

Exhibit A Concept Site Plan

Exhibit B Development Areas

Exhibit B-1 Overall Site Legal Description

Exhibit B-2 Development Area A, Legal Description

Exhibit B-3 Development Area B, Legal Description

Exhibit C Existing Zoning

Exhibit D Proposed Zoning

Exhibit E Site Plan w/ topography

Exhibit F Drainage Concept

Exhibit G Access and Traffic Circulation Plan

Exhibit H Preliminary Landscape Concept Plan

129TH TRUCK TERMINAL

DEVELOPMENT CONCEPT

Introduction.

129TH TRUCK TERMINAL is a mixed use project planned for two development areas. The overall site totals 8.09 acres. The Site is located at the northeast corner of East 11th Street and 129th E. Ave.. The property is in the southwest quarter of the of Section 4, Township 19 North, Range 14 East, in Tulsa County, Oklahoma. See Exhibit A, which is a Concept Illustration of the Site, including a Location Map insert.

As illustrated by the Concept Site Plan for 129TH TRUCK TERMINAL the proposed Development Plan Concept consists of two development areas. A 1.27 acre parcel designed for a retail building will be developed in what is referred to as Development Area A. A 6.81 acre Truck Terminal, Warehouse and Storage will be built in Development Area B. Legal descriptions are provided as follows: Exhibit B-1 (Overall PUD Site Legal Description); Exhibit B-2 (Development Area A Legal Description, with Area Depiction; Exhibit B-3 (Development Area B Legal Description, with Area Depiction).

Zoning.

The Site currently is zoned both RS-2 and CS. Attached as Exhibit C is a map illustrating the existing zoning of the site area. The request is for rezoning of the site as follows:

- Development Area A – CS Zoning District.
- Development Area B – CG Zoning District.
-

Exhibit A contains the Site Plan and encourages the use of planned unit developments to ensure maximum use of the land in accord with the natural and man-made features of the area. Features of the area and of the property itself should allow for both commercial and truck terminal/warehouse/storage.

Features of the area and of the Site.

The property to the south of this tract of land is zoned CS. Land to the east of this site is zoned RS-2. The I-244 exit/on ramps are less than one mile to the north. The adjacent businesses are as follows: an auction house to the west, as well as commercial businesses and vacant land to the east, and commercial businesses to the north, which include a tract of land selling 18 wheeler tractor trailer rigs.

There are no residential subdivisions to the east in the RS-2 zoned property.

Development of the Site is compatible with existing zoning and uses of land surrounding the Site.

Viability and Compatibility.

The Comprehensive Plan designates the site as CS (Commercial Shopping) and RS-2 (Residential). All of the zoning and uses proposed for the Site will require an amendment to the City of Tulsa Comprehensive Plan. Compatibility of the development plan with the existing and planned properties surrounding the site further is achieved by the development standards explained in the text that follows.

Public Utilities

There is an existing 12 inch water line on the east side of South 129th E. Ave. and along the south side of East 11th Street South. Development Area A is served by the public sanitary sewer along the north side of East 11th Street South. The south portion of Development Area B shown in Exhibit A will be served by the existing sanitary sewer along the west side of South 129th E. Ave. Storm sewer is existing on So. 129th E. Ave.

129TH TRUCK TERMINAL

DEVELOPMENT STANDARDS

Area A (Commercial Use - CS)

LAND AREA:

Gross:	1.27 acres	55,321 square feet*
Net:	1.27 acres	55,321 square feet*

PERMITTED USES (to be allowed by right):

MINIMUM FRONTAGE 250 feet

MAXIMUM BUILDING FLOOR AREA (using .40 FAR): 22,128 square feet

.40 Floor Area Ratio per the City of Tulsa Zoning Code

MAXIMUM BUILDING HEIGHT: 1-Story

Architectural elements and business logos may exceed maximum building height with Detailed Site Plan approval.

OFF-STREET PARKING:

As required by the applicable Use Unit of the City of Tulsa Zoning Code.

MINIMUM BUILDING SETBACKS:

From the centerline of East 11 th Street	100 feet
From the east boundary of the PUD	20 feet
From the north boundary of Development Area A	20 feet
From the centerline of So. 129 th E. Ave.	100feet

* The internal boundaries of Development Area A may be adjusted by a minor amendment to the 129TH TRUCK TERMINAL Development Plan approved by the Tulsa Metropolitan Area Planning Commission.

LANDSCAPED AREA AND SCREENING

- (1) A Preliminary Landscape and Screening Concept Plan depicted on Exhibit H.
- (2) All landscaping and screening shall meet or exceed the requirements of the Tulsa Zoning Code, or as approved by the INCOG staff. Appropriate screening shall be provided between the development area and the residential areas to the west and to the north. All landscaping and screening shall be approved administratively.
- (3) A detail landscape plan for the development area shall be administratively approved prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscape materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.

SIGNS:

- 1) Signage shall comply with the City of Tulsa Zoning Code.
- 2) No sign permits shall be issued for erection of a sign on a lot within the project until a detail sign plan for that lot has been administratively approved as being in compliance with the approved development plan standards.

LIGHTING:

- (1) Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs with movement shall be prohibited.
- (2) Lighting used to illuminate the development area shall be so arranged as to shield and direct the light away from adjacent residential areas. Shielding of such light shall be designed so as to prevent the light-producing element or reflector of the light fixture from being visible to a person standing in the adjacent residential areas or residential street right-of-way. No light standard or building-mounted light shall exceed 20 feet or the height which complies with the standard stated in the preceding sentence, whichever is lower.

TRASH, MECHANICAL AND EQUIPMENT AREAS:

- (1) There shall be no storage of recyclable materials, trash or similar material outside a screened receptacle. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
- (2) No trucks or trailers shall be parked in the development area except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for permanent storage in the development area.

129TH TRUCK TERMINAL

DEVELOPMENT STANDARDS

Area B (Trucking and Transportation Terminal)

LAND AREA:

- | | | |
|----------|------------|---------------------|
| • Gross: | 6.81 acres | 296,643 square feet |
| • Net | 6.81 acres | 296,643 square feet |

PERMITTED USES: Trucking and Transportation Terminal

MINIMUM LOT WIDTH 280 feet

MINIMUM LOT AREA 250,000 square feet

MAXIMUM NUMBER LOTS 4

MAXIMUM BUILDING HEIGHT: 35 feet

MINIMUM BUILDING SETBACKS (from the lot line):

- | | |
|---|---------|
| • Centerline 129 th E. Ave. Yard | 50 feet |
| • Rear Yard | 20 feet |
| • Side Yards (each) | 20 feet |

TOPOGRAPHY, DRAINAGE AND UTILITIES

- (1) *Topography.* Exhibit E shows the topography for 129TH TRUCK TERMINAL.
- (2) *Drainage.* 129TH TRUCK TERMINAL, is situated in FEMA Flood Zone 'X'. (NOTE: CONFIRM) On-site stormwater detention and drainage will be provided, as depicted on Exhibit F, or otherwise as required by the City of Tulsa Department of Stormwater Management, during the platting process.

The Department of Public Works or a Professional Engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required storm water drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an Occupancy Permit on that lot.

During construction on the property, the owners of the lots in the development areas will provide adequate and reasonable erosion control, and, after construction, they will provide and maintain vegetative, landscaped ground cover so that soil does not erode from the property across the south and west boundaries of the property onto the adjoining residential lots.

- (3) *Utilities.* An existing 12-inch water line is located in the east right of way of So. 129th E. Ave. and along the south right of way of E. 11th Street South, as depicted on Exhibit E. An existing 8 inch sanitary sewer main is located, as depicted on the north right of way of E. 11th Street South and the west side of South 129th E. Ave. Gas, electric, telephone and cable television services are available to 129TH TRUCK TERMINAL..

ACCESS, CIRCULATION AND PARKING

As shown on Exhibit G (Access and Traffic Circulation Plan), access to Development Areas A, B are provided from East 11th Street and So. 129th E. Ave.. There shall be a maximum of two access points to East 11th Street and four access points to So. 129th E. Ave.

Pedestrian Access and Circulation Plan.

All curbs and paving materials used shall be of a quality and thickness which meets City of Tulsa standards.

LANDSCAPING, SCREENING AND SIGNS

A preliminary landscape concept plan is depicted on Exhibit H. The plan includes the depiction of all required landscaping and screening, a table identifying the amount of required open space and landscaping for the development areas, depiction of sign locations and a table showing the number and size of business signs.

RESTRICTIVE COVENANTS; ENFORCEMENT

Restrictive covenants will be adopted and recorded for the Development Areas. Owners of the respective lots will be required by the covenants to keep and maintain the lots in a clean and professional manner (the "maintenance covenant"). The Maintenance Covenant will be enforced by the owners' association for each development area.

PERMIT PREREQUISITES

No zoning clearance permit shall be issued for a development area within the Development Plan until a detail site plan for the development area, which includes all buildings, parking, screening fences and landscape areas, has been administratively reviewed and approved as being in compliance with the development plan standards.

No building permit can be issued until the requirements of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the development plan and making the City beneficiary to said covenants that relate to said conditions.

SCHEDULE OF DEVELOPMENT

Development Area A is planned for 5/1/2024 Development Area B is planned for 1/1/2024.

EXHIBITS

- Exhibit A: Concept Site Plan.
- Exhibit B: Site Plan with Development Areas Outlined.
- Exhibit B-1: Overall Site Legal Description.
- Exhibit B-2: Development Area A Legal Description, with Area Depiction.
- Exhibit B-3: Development Area B Legal Description, with Area Depiction.
- Exhibit C: Existing Zoning and Land Use.
- Exhibit D: Proposed Underlying Zoning.

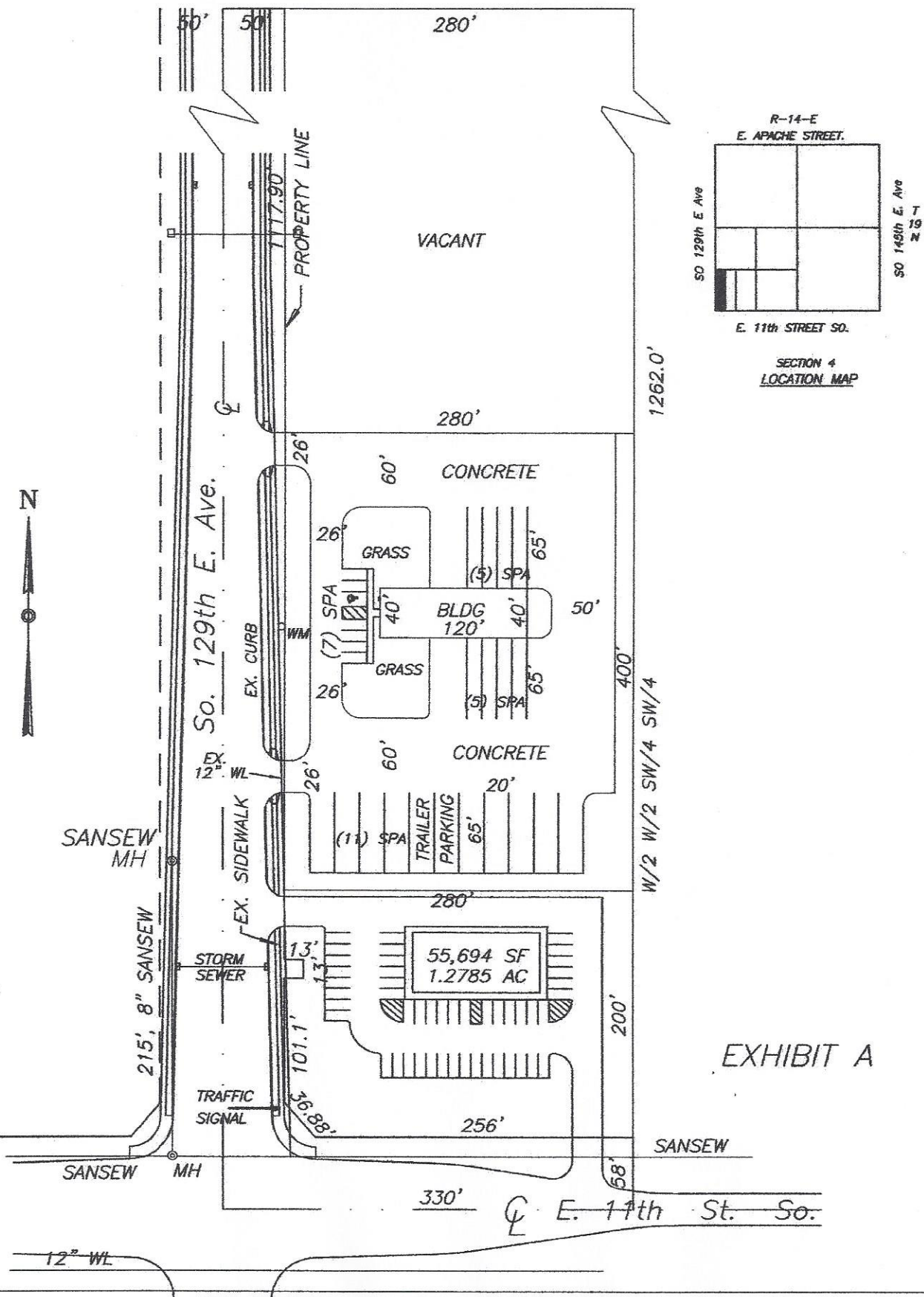
Exhibit E: Site Plan with Existing Topography and Utilities.

Exhibit F: Drainage Concept

Exhibit G: Access and Traffic Circulation Plan

Exhibit H: Preliminary Landscape Concept Plan.

CONCEPT SITE PLAN



DEVELOPMENT AREAS

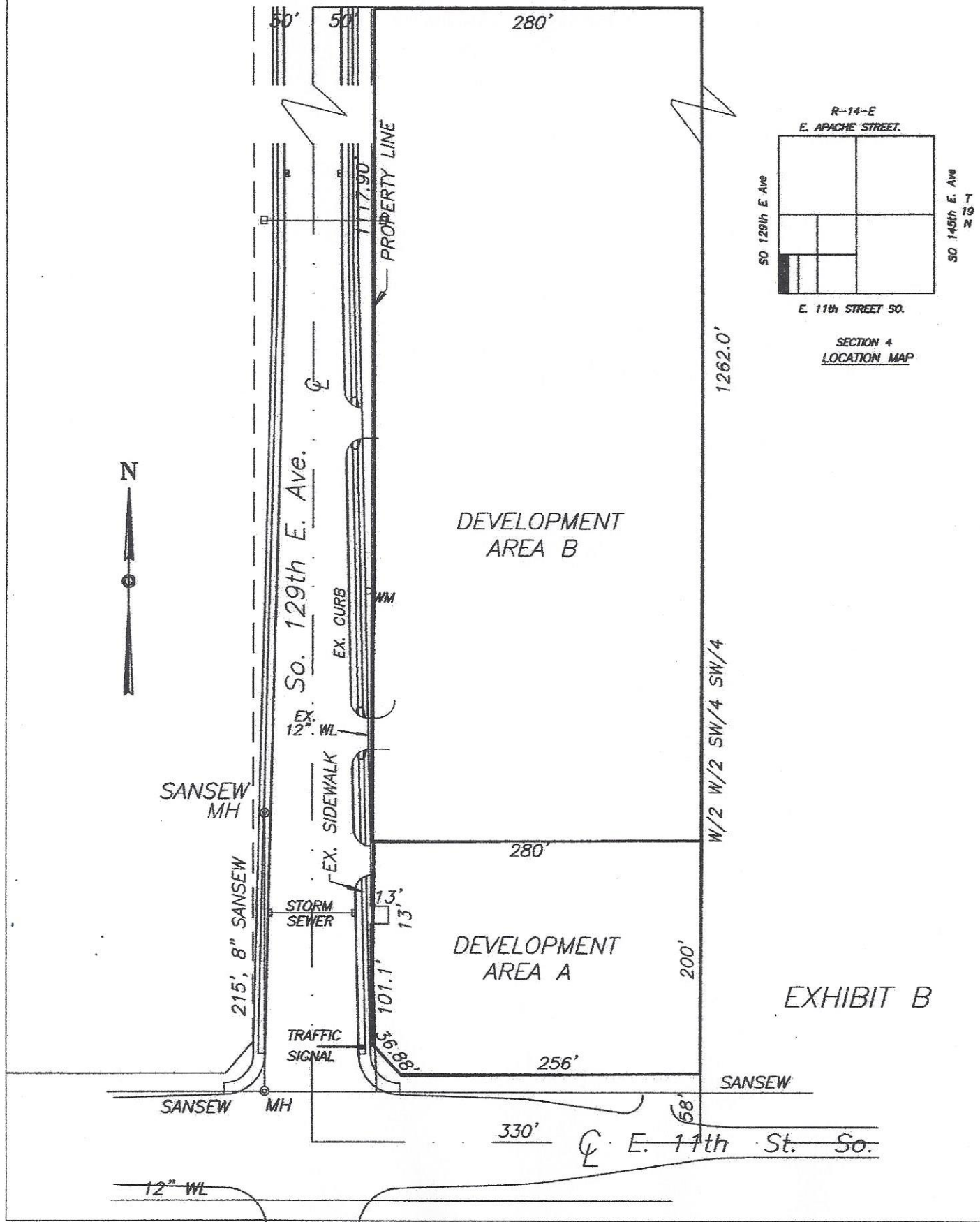
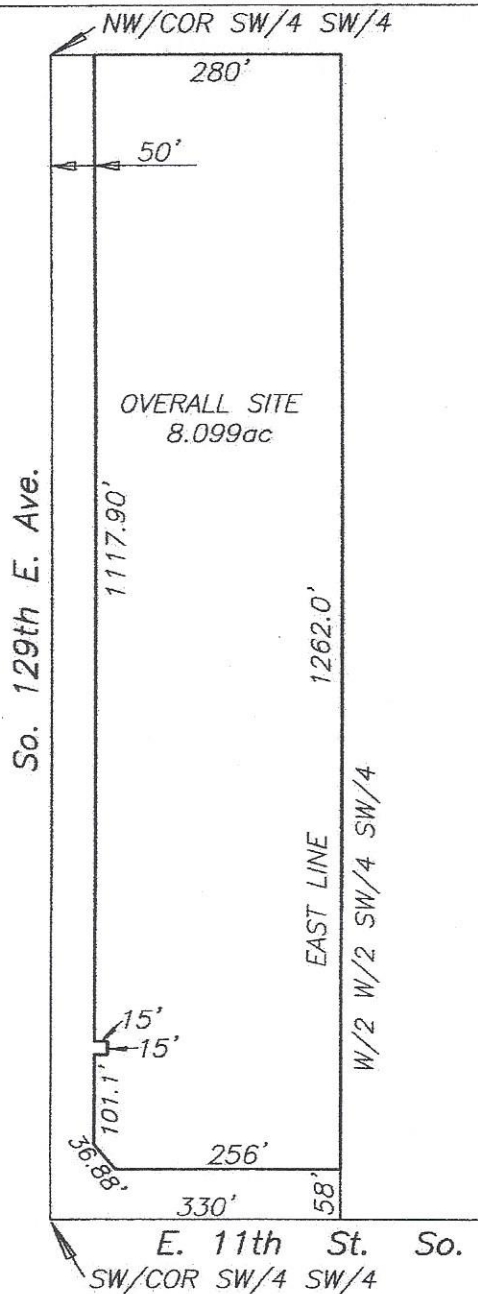


EXHIBIT B

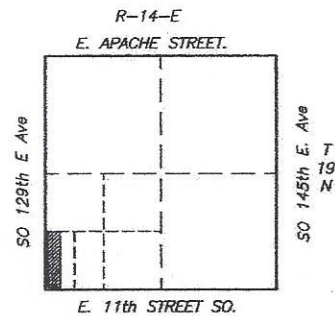
EXHIBIT B-1 OVERALL SITE



SCALE: 1" = 200'

LEGEND

SW/4	SOUTHWEST QUARTER
W/2	WEST HALF
S/2	SOUTH HALF
ac	ACRES
NW/COR	NORTHWEST CORNER



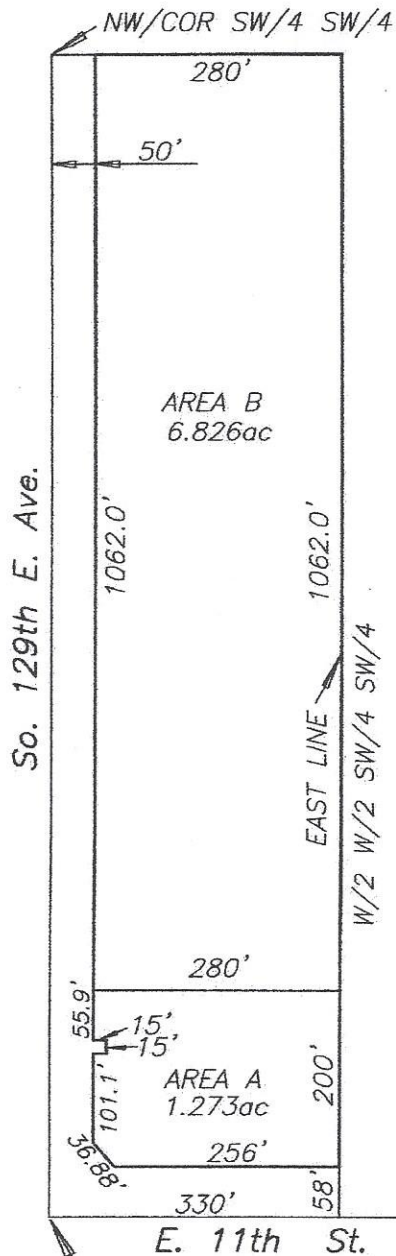
SECTION 4 LOCATION MAP

E. 11th St. So.
SW/COR SW/4 SW/4

LEGAL DESCRIPTION

THE W/2 W/2 SW/4 SW/4 LESS THE FOLLOWING, BEGINNING AT THE SOUTHWEST CORNER OF THE SW/4, THENCE NORTH TO THE NORTHWEST CORNER OF THE SW/4 SW/4; THENCE EAST 50 FEET, THENCE SOUTH TO A POINT 202.10 FEET NORTH AND 50 FEET EAST OF THE SOUTHWEST CORNER OF THE SW/4; THENCE EAST 15 FEET, THENCE SOUTH 15 FEET, THENCE WEST 15 FEET; THENCE SOUTH 101.10 FEET TO A POINT 86 FEET NORTH AND 50 FEET EAST OF THE SOUTHWEST CORNER OF THE SW/4; THENCE SOUTHEASTERLY 36.38 FEET TO A POINT 74 FEET EAST AND 58 FEET NORTH OF THE SOUTHWEST CORNER OF THE SW/4; THENCE EAST TO THE EAST LINE OF THE W/2 W/2 SW/4 SW/4; THENCE SOUTH 58 FEET; WEST TO THE POINT OF BEGINNING, SECTION 14, T-19-N, R-14-E, TULSA COUNTY, OKLAHOMA.

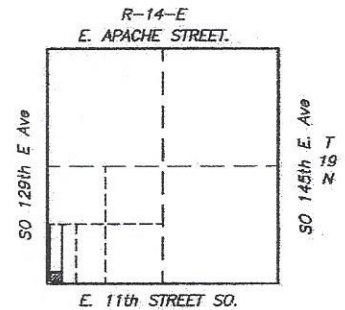
EXHIBIT B-2 DEVELOPMENT AREA A



SCALE: 1" = 200'

LEGEND

SW/4	SOUTHWEST QUARTER
W/2	WEST HALF
S/2	SOUTH HALF
ac	ACRES
NW/COR	NORTHWEST CORNER

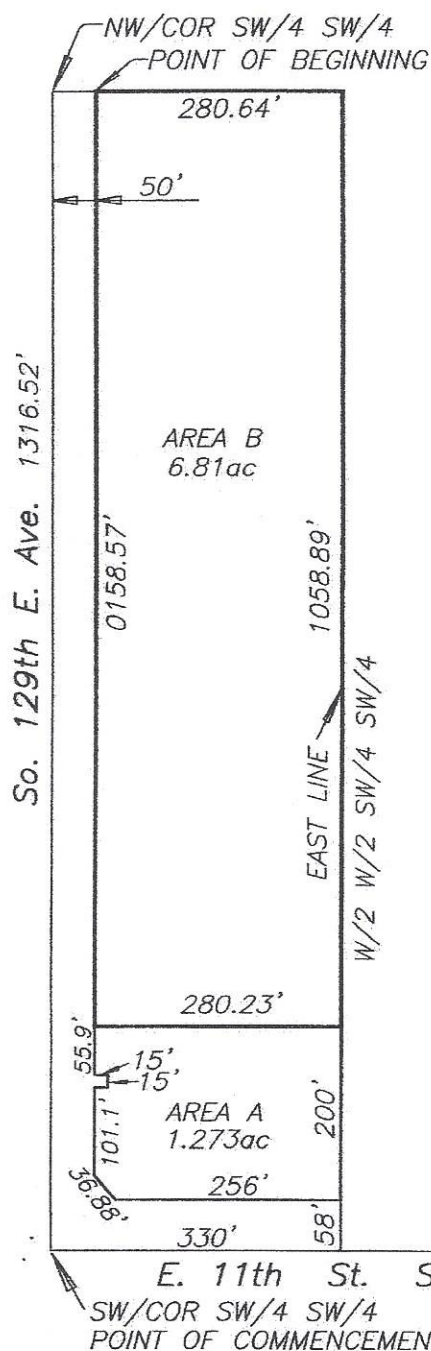


SECTION 4 LOCATION MAP

LEGAL DESCRIPTION

SW/COR SW/4 SW/4 THE SOUTH 200 FEET OF THE FOLLOWING DESCRIBED PROPERTY;
THE W/2 W/2 SW/4 SW/4 LESS THE FOLLOWING, BEGINNING AT THE SOUTHWEST CORNER OF THE SW/4, THENCE NORTH TO THE NORTHWEST CORNER OF THE SW/4 SW/4; THENCE EAST 50 FEET, THENCE SOUTH TO A POINT 202.10 FEET NORTH AND 50 FEET EAST OF THE SOUTHWEST CORNER OF THE SW/4; THENCE EAST 15 FEET, THENCE SOUTH 15 FEET, THENCE WEST 15 FEET; THENCE SOUTH 101.10 FEET TO A POINT 86 FEET NORTH AND 50 FEET EAST OF THE SOUTHWEST CORNER OF THE SW/4; THENCE SOUTHEASTERLY 36.38 FEET TO A POINT 74 FEET EAST AND 58 FEET NORTH OF THE SOUTHWEST CORNER OF THE SW/4; THENCE EAST TO THE EAST LINE OF THE W/2 W/2 SW/4 SW/4; THENCE SOUTH 58 FEET; WEST TO THE POINT OF BEGINNING, SECTION 14, T-19-N, R-14-E, TULSA COUNTY, OKLAHOMA.

EXHIBIT B-3



SCALE: 1" = 200'

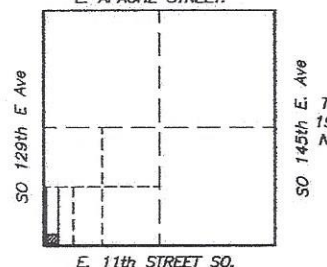
LEGEND

SW/4	SOUTHWEST QUARTER
W/2	WEST HALF
S/2	SOUTH HALF
ac	ACRES
NW/COR	NORTHWEST CORNER

LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (W/2 W/2 SW/4 SW/4) OF SECTION FOUR (4), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER; THENCE N 01°35'36" W, ALONG THE WESTERLY LINE OF SAID SW/4, FOR 1316.52 FEET TO THE NORTHWEST CORNER OF SAID W/2 W/2 SW/4 SW/4; THENCE N 88°36'27" E, ALONG THE NORTHERLY LINE OF SAID SW/4 SW/4 FOR 50.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE N 88°36'27" E, CONTINUING ALONG SAID NORTHERLY LINE, FOR 280.64 FEET TO A POINT ON THE EASTERLY LINE OF SAID W/2 W/2 SW/4 SW/4; THENCE S 01°34'15" E, ALONG SAID EASTERLY LINE, FOR 1,058.89 FEET; THENCE S 88°40'21" W FOR 280.23 FEET; THENCE N 01°35'36" W, PARALLEL WITH THE WESTERLY LINE OF SAID SW/4, FOR 1058.57 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

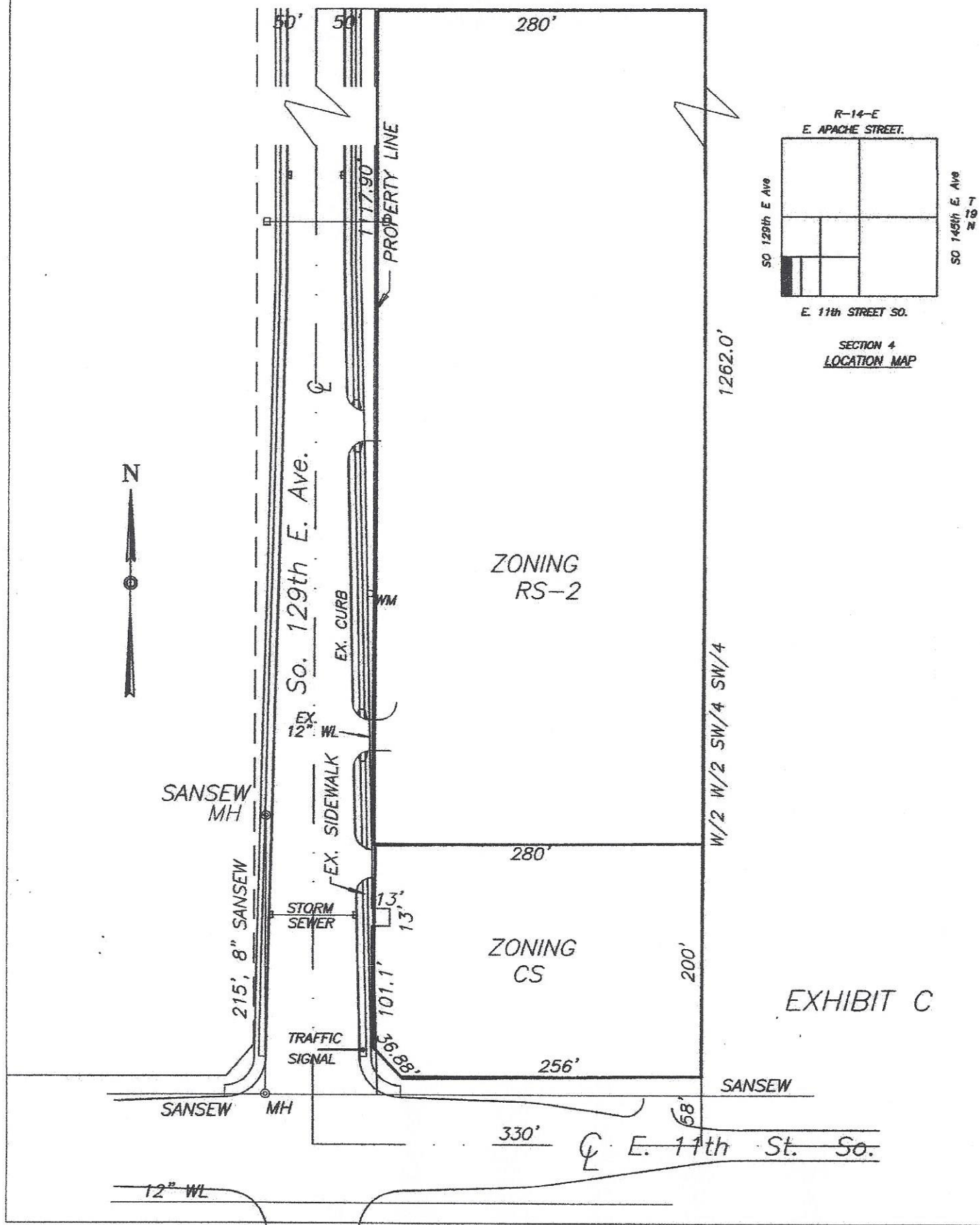
R-14-E
E. APACHE STREET.



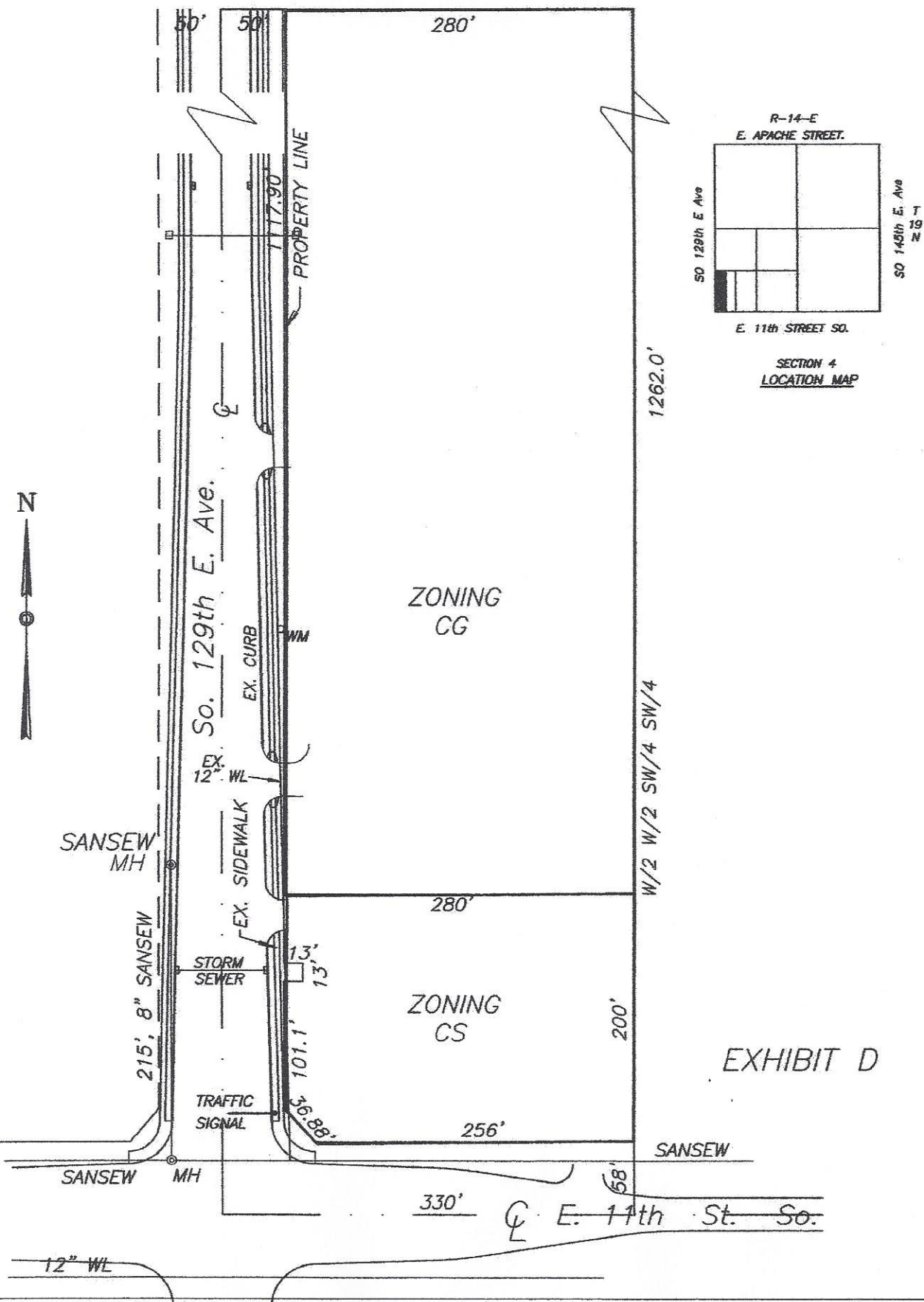
SECTION 4

LOCATION MAP

EXISTING ZONING



PROPOSED ZONING



SITE PLAN W/
TOPOGRAPHY

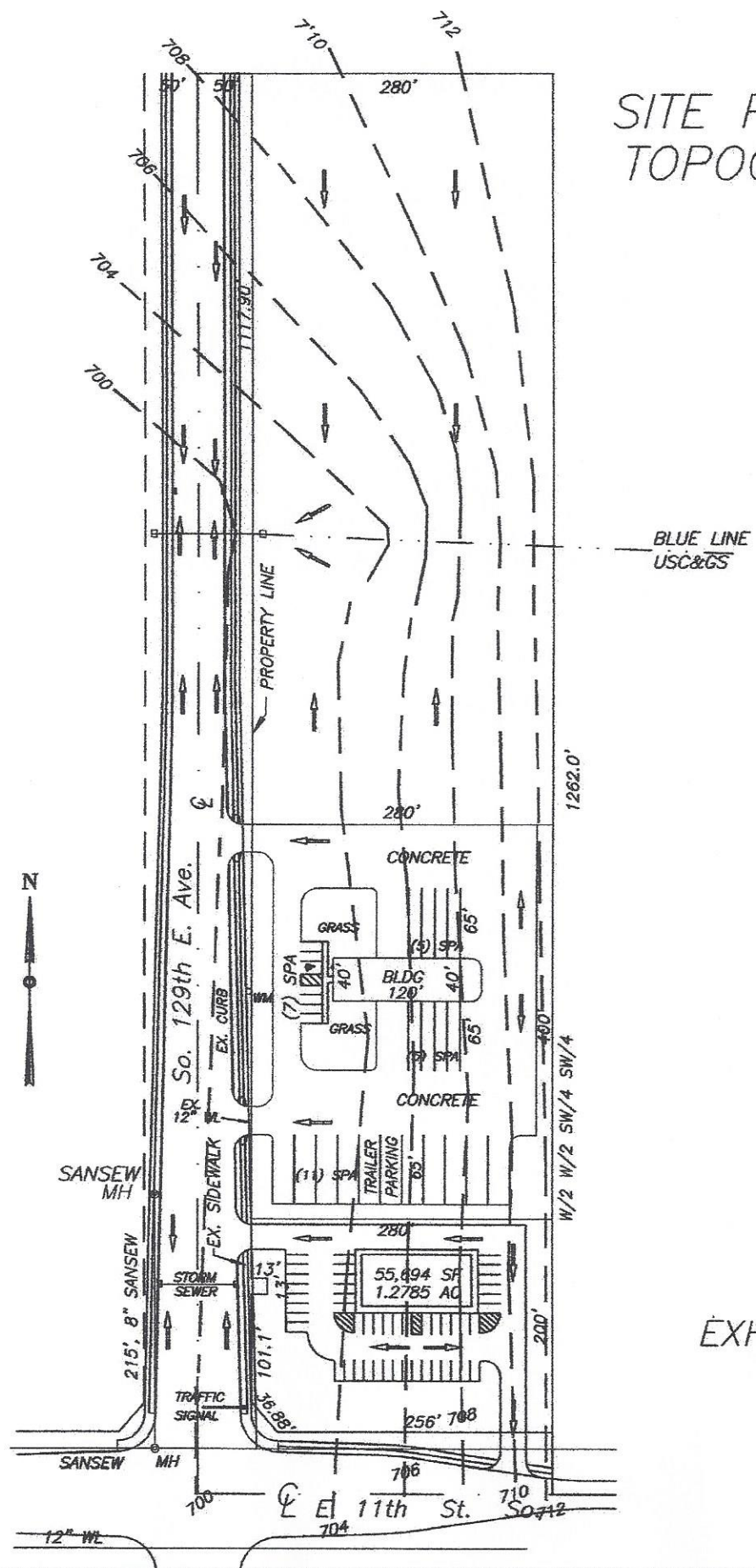
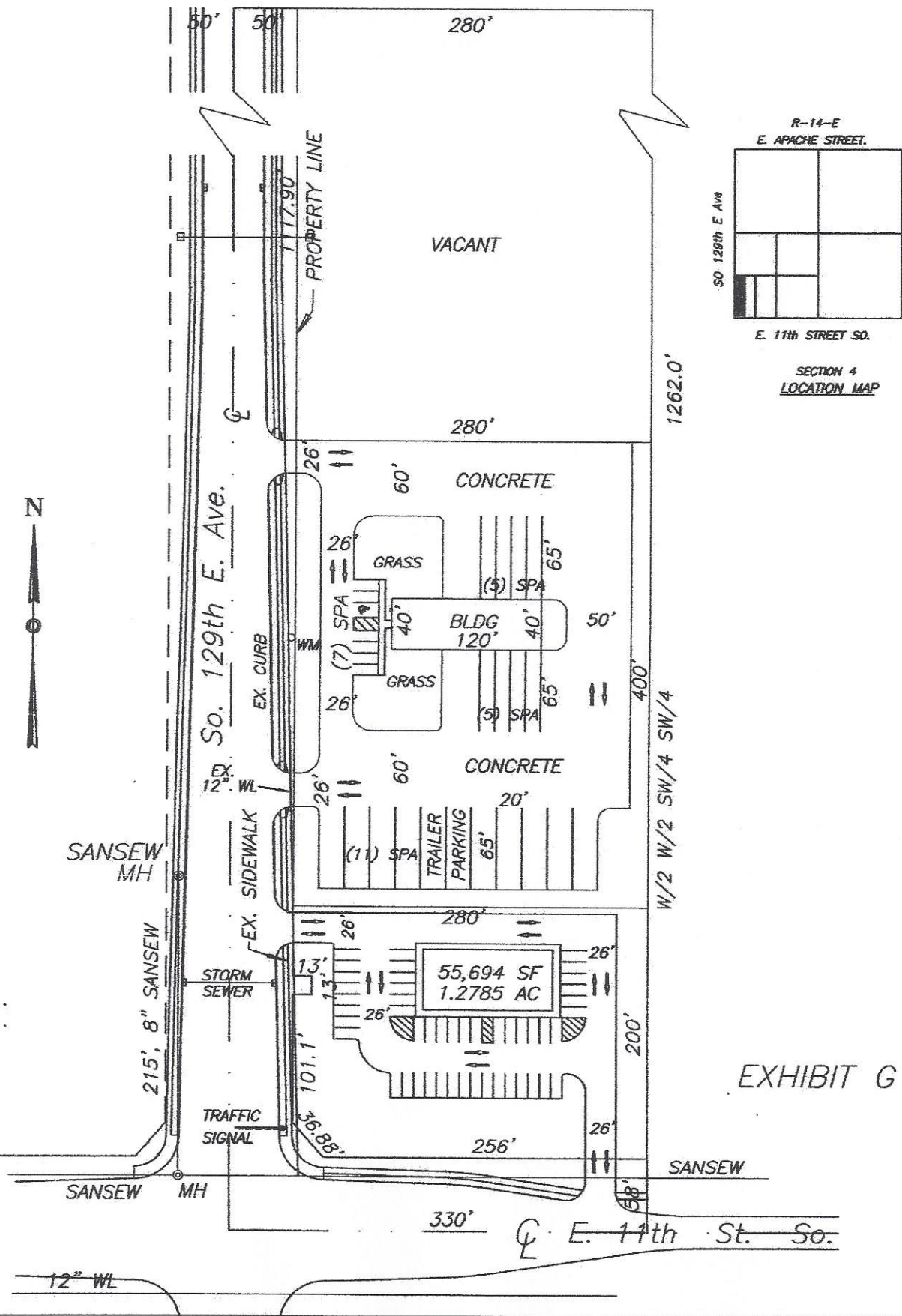


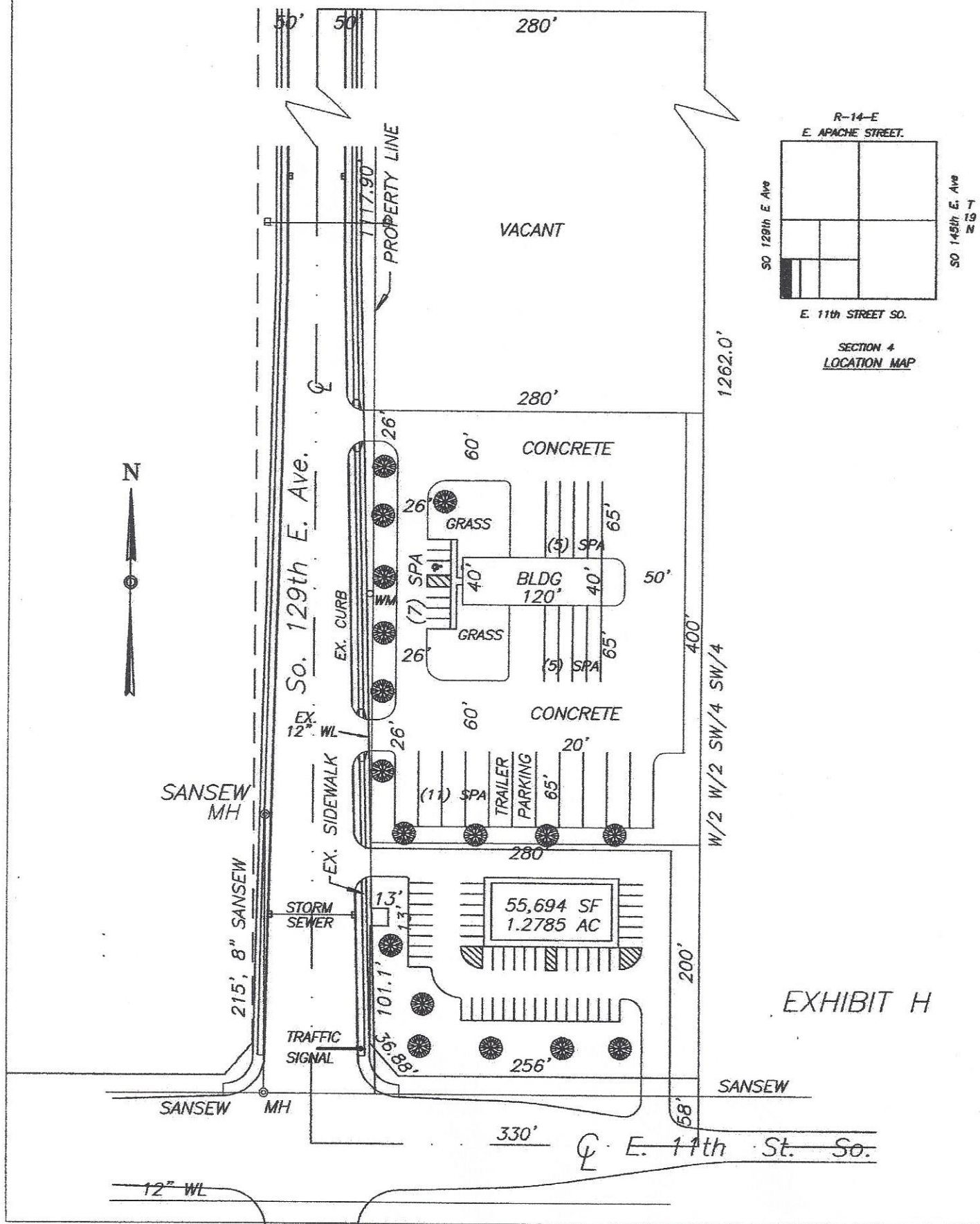
EXHIBIT E

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6.30



PRELIMINARY LANDSCAPE CONCEPT PLAN





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7734 (Related to CPA-106)
(Continued from August 2, 2023)

Hearing Date: August 16, 2023

Case Report Prepared by:

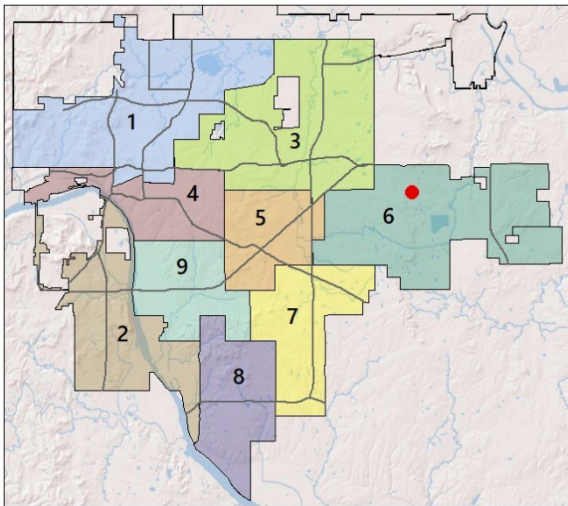
Dylan Siers

Owner and Applicant Information:

Applicant: Rey Bustos

Property Owner: Quality First Cabinetry LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Agricultural

Proposed Use: Wholesale Shop

Concept summary: Rezone the site to CG with an optional development plan to utilize it as a cabinet shop with warehousing elements.

Tract Size: 2.5 ± acres

Location: East of the southeast corner of East 11th Street South and South 161st East Avenue

Zoning:

Existing Zoning: AG

Proposed Zoning: CG w/ an optional development plan

Land Use Map:

Existing: Neighborhood

Proposed: Multiple Use

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9411

CZM: 40

City Council District: 6

Councilor Name: Christian Bengel

County Commission District: District 1

Commissioner Name: Stan Sallee

SECTION I: Z-7734

DEVELOPMENT CONCEPT: The applicant originally submitted a rezoning to change the property from AG to CG with no optional development plan. This rezoning was to utilize the site for their cabinet shop. After the August 2nd Planning Commission meeting and working with the neighborhood, the applicant submitted an optional development plan to limit specific uses allowed in the CG zoning district. The allowed uses can be found in section II of this staff report. This rezoning has a related Comprehensive Plan amendment to change the site to a Multiple Use land use designation.

EXHIBITS:

- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map

DETAILED STAFF RECOMMENDATION:

The uses along with the lot and building regulations are consistent with the Tulsa Comprehensive Plan for a Multiple Use land use designation and,

The CG district is primarily intended to accommodate established commercial uses, while providing protection to adjacent residential area; and accommodate the grouping of compatible commercial and light industrial uses,

The applicants proposed use would be allowed by right in CG.

Staff recommends Approval of Z-7734 to rezone the property from AG to CG with or without the optional development plan.

SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS

The development plan standards will conform to the provisions of the Tulsa Zoning Code for development in a Commercial Shopping (CG) district with its supplemental regulations except as further refined below. All use categories, subcategories or specific uses and building types that are not listed in the following permitted list are prohibited.

PERMITTED USE CATEGORIES SUBCATEGORIES AND SPECIFIC USES:

RESIDENTIAL (if in allowed residential building types identified below)

- Single household
- Two households on single lot
- Three or more households on single lot

PUBLIC, CIVIC, AND INSTITUTIONAL

- Day Care
- Library or Cultural Exhibit
- Parks and Recreation
- Religious Assembly

COMMERCIAL

- Animal Service
- Boarding or Shelter
- Grooming

- Veterinary
- Broadcast or Recording Studio
- Commercial Service
 - Building service
 - Business support service
 - Consumer maintenance/repair service
 - Personal improvement service
 - Research Service
- Financial Services
- Office
 - Business or professional office
 - Medical, dental or health practitioner office
- Restaurants and Bars
 - Restaurant
- Retail Sales
 - Building supplies and equipment
 - Consumer shopping goods
 - Convenience goods
 - Grocery store
 - Small box discount store
- Self-service Storage Facility
- Studio, Artist, or Instructional Service
- Trade School

WHOLESALE, DISTRIBUTION, & STORAGE

- Equipment & Materials Storage, Outdoor
- Warehouse
- Wholesale Sales and Distribution

AGRICULTURAL

- Community Garden
- Farm, Market-or Community-supported

RESIDENTIAL BUILDING TYPES:

HOUSEHOLD LIVING

- Single Household
 - Mixed-Use Building
 - Vertical Mixed-Use Building
- Two households on single lot
 - Mixed-Use Building
 - Vertical Mixed-Use Building
- Three or more households on single lot
 - Mixed-Use Building
 - Vertical Mixed-Use Building

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *The proposed use is consistent with the proposed Multiple Use land use designation.*

Land Use Vision:

Land Use Plan map designation: Neighborhood

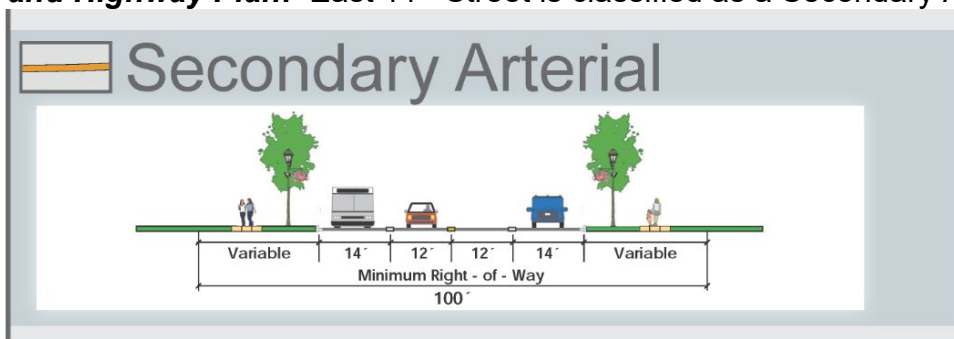
Neighborhoods are “Mostly Residential Uses” which includes detached, missing middle, and multidwelling unit housing types. Churches, schools, and other low-intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multidwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multidwelling unit housing property takes access off of a lower order street separated from the arterial, then it would be considered Neighborhood.

Proposed Land Use Plan map designation: Multiple Use

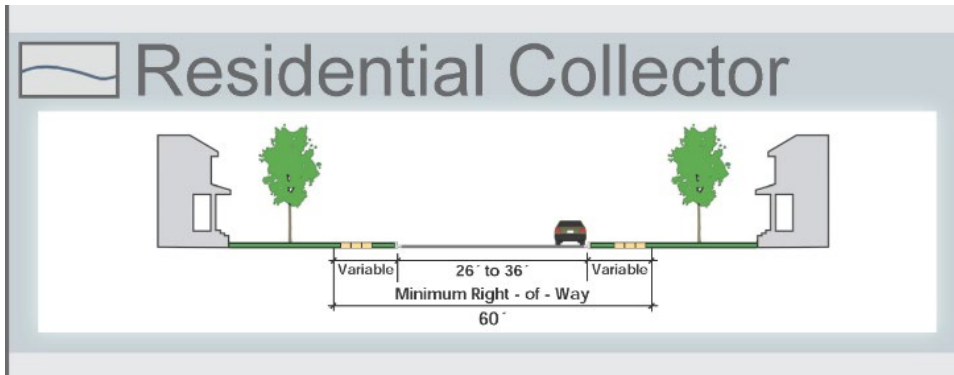
Multiple Use areas are “Mostly Commercial or Retail Uses” which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

Transportation Vision:

Major Street and Highway Plan: East 11th Street is classified as a Secondary Arterial Street.



South 169th East Avenue is classified as a Residential Collector.



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 property currently has a pole barn towards the south of the property. There is a single-family residence directly to the west, as well as to the north. The property to the east is currently being used for agricultural uses.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 11 th Street	Secondary Arterial	100'	2
South 169 th East Avenue	Residential Collector	60'	2

Utilities:

The subject tract has municipal water and sewer available.

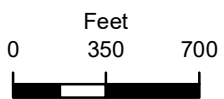
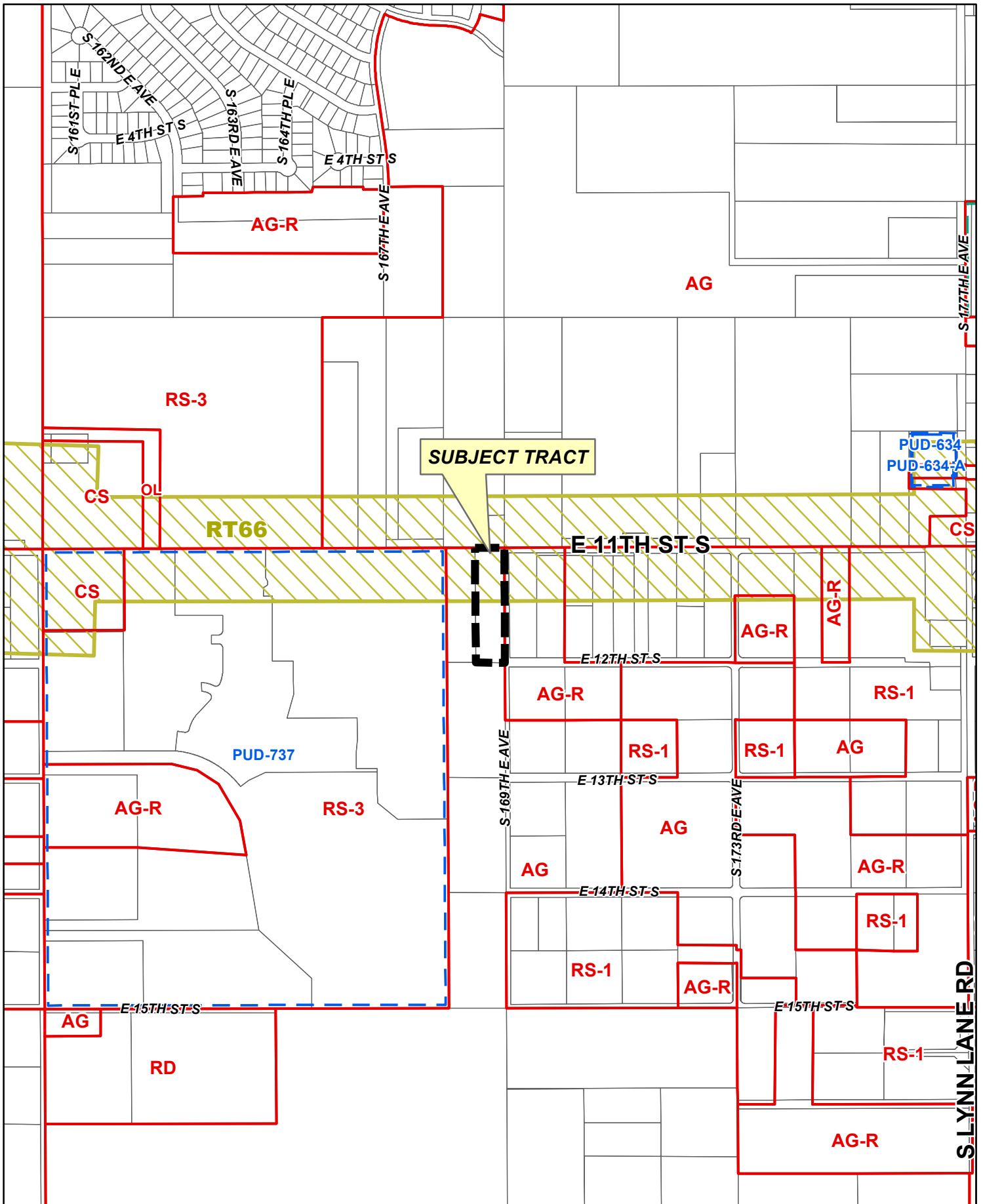
Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	AG	Neighborhood	Single-family Residential
South	AG	Neighborhood	Vacant
East	AG-R	Multiple Use	Agricultural Uses
West	AG	Neighborhood	Single Family Residential

SECTION III: Relevant Zoning History

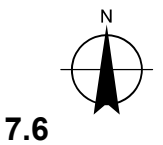
ZONING ORDINANCE: Ordinance number 11818 dated 1970, established zoning for the subject property.

8/2/2023 1:00 PM



Z-7734

19-14 11





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Feet



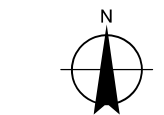
Subject
Tract

Z-7734

19-14 11

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

Aerial Photo Date: 2021

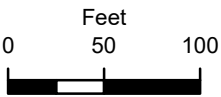


7.7



E 11TH ST S

S 169TH E AVE



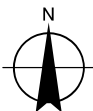
Subject
Tract

Z-7734

19-14 11

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

Aerial Photo Date: 2021



Lynn Lane Neighborhood Association *Founded April 2000*

Bruce Denny 905 S. Lynn Lane Road Tulsa, Ok 74108

bcdenny@cox.net (918) 350-8341

Good neighbors wanting to KEEP our Neighborhood LIVABLE, PEACEFUL & SAFE!

Z-7734 with related case CPA-106 August 2, 2023

GA Commissioners: My name is Bruce Denny, 905 S Lynn Lane Rd-Tulsa.

I'm with the Lynn Lane Neighborhood Association, a 4 square mile area centered on 11th and Lynn Lane; it was founded in April of 2000.

Most of our neighbors would NOT have a problem with a cabinet shop.

However, we are against this CG Zoning as presented BECAUSE it would also allow MANY other uses that would be highly objectionable to the area.

After 32 years, I know many of my neighbors because of other zoning issues that we have faced over the years; it is mostly AG and AGR zoning out here, with Ranch-style homes, barns and some larger RS-1 lots; that's WHY we moved here.

The problem is this: Straight CG zoning would allow sexually oriented business, bars, marijuana dispensaries, private clubs, drive-ins, loud junky car shops, apartment complexes, boarding houses, re-entry housing; among other things.

On the plus side, CG zoning would also permit horse boarding and grooming, a veterinarian office, a library, a church, a park, a community garden and a day-care center; a cabinet shop and a warehouse could also be permitted.

Looking at the Comprehensive Plan it shows to be New Neighborhood; there is some Multi-Use close-by. I came down and met with Dylan Siers at INCOG and we went over things; it seems that this cabinet shop can't be allowed through the Board of Adjustment; what else could be done??

I've seen TMAPC and City Council permit a variety of zoning with specific conditions applied to the property. What would be wrong with limiting this to a warehouse or a cabinet shop or similar, with quiet hours, limited traffic etc.?

It would seem that a Development Plan with specific conditions and limitations spelled out would make this workable for everyone.

Thank You. (Any questions?)



Tulsa Metropolitan Area
Planning Commission

Case Number: CPA-106 (Related to Z-7734)
Comprehensive Plan Amendment
(Continued from August 2, 2023)

Hearing Date: August 16, 2023

Case Report Prepared by:

Dylan Siers

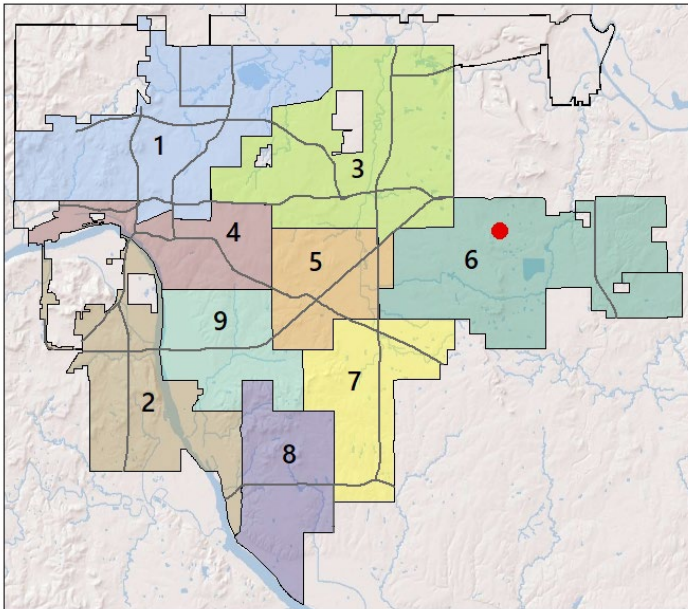
Owner and Applicant Information:

Applicant: Rey Bustos

Property Owner: Quality First Cabinetry LLC

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Land Use Map change from ***Neighborhood*** to
Multiple Use

Tract Size: 2.5 + acres

Location:

East of the southeast corner of East 11th Street
South and South 161st East Avenue

Staff Recommendation:

Staff recommends **approval** of *Multiple Use* land
use designation

Comprehensive Plan:

Land Use Map

Existing: *Neighborhood*

Proposed: *Multiple Use*

Zoning

Existing Zoning: AG

Proposed Zoning: CG w/ an optional development
plan (Z-7734)

City Council District: 6

Councilor Name: Christian Bengel

County Commission District: District 1

Commissioner Name: Stan Saltee

TMAPC Staff Report
CPA-106
Comprehensive Plan Amendment

Property Information and Land use Request

The applicant has submitted this proposed Comprehensive Plan amendment (CPA-106) with a concurrent rezoning request (Z-7734) to request a change in the Land Use designation of the subject property from *Neighborhood* to *Multiple Use*. The concurrent zoning request proposes CG with an optional development plan from AG for redevelopment of the subject tract that is initially planned as cabinet shop with some warehousing elements.

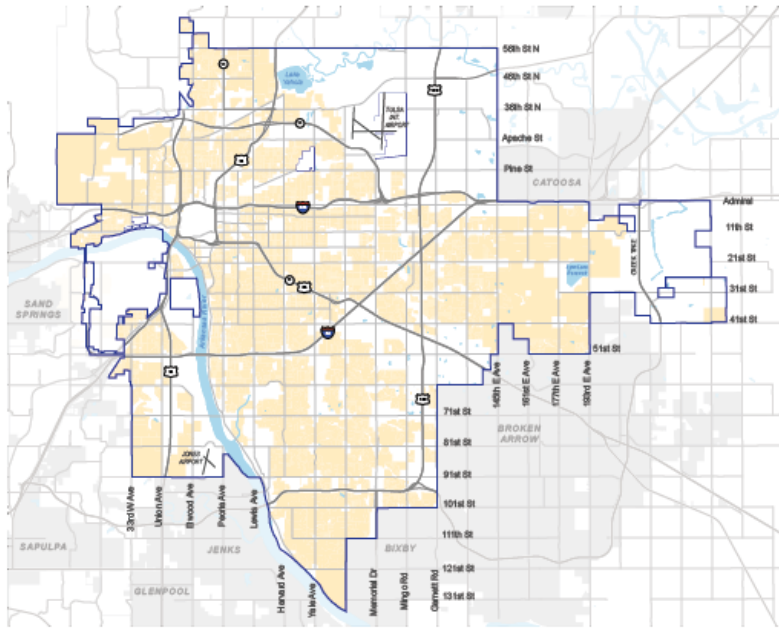
Background

The applicant used the existing building as storage for products before requesting the rezoning. Now as their business expands, they want to house their cabinet company at this site and get dedicated utilities to this site.

This property has *Multiple Use* land use designations directly to the east and *Neighborhood* designations to the north, south and west. If this was changed, it would be an extension of the already existing Multiple Use land use to the east.

The subject property currently has access onto East 11th Street which is identified as a secondary arterial in the City of Tulsa Major Street and Highway Plan.

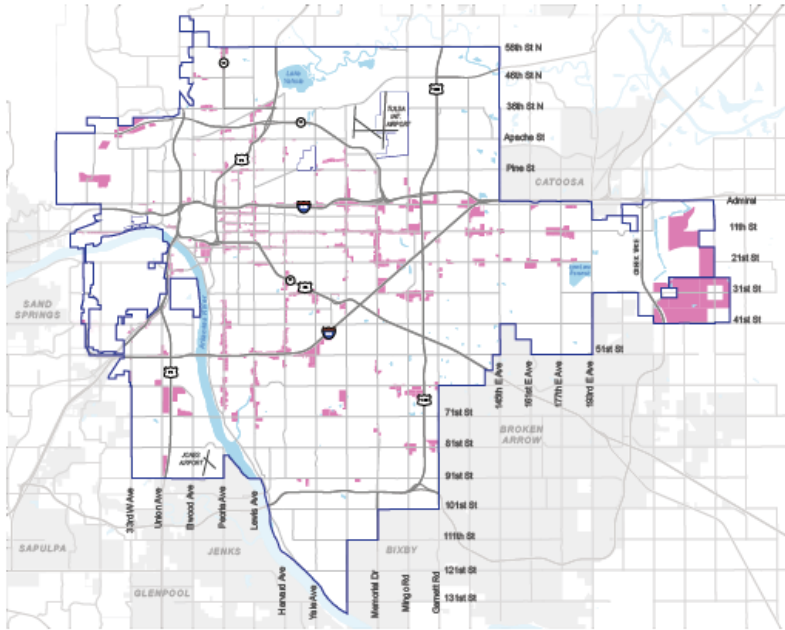
Existing Land Use: *Neighborhood*



Neighborhood

Neighborhoods are “Mostly Residential Uses” which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

Proposed Land Use: *Multiple Use*



Multiple Use

Multiple Use areas are “Mostly Commercial or Retail Uses” which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

Zoning and Surrounding Uses

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	AG	Neighborhood	Single-family Residential
South	AG	Neighborhood	Vacant
East	AG-R	Multiple Use	Agricultural Uses
West	AG	Neighborhood	Single Family Residential

Applicant’s Justification

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

1. How conditions on the subject site have changed, as well as those on adjacent properties and immediate area;

“We wanted it as a future workplace, but after talking with other contractors they told us in order to add water, power, and gas it needed to be commercial, so we used it as storage but now that we need to expand our business, we need to change it to commercial in order to all the utilities.”

2. How changes have impacted the subject site to warrant the proposed amendment; and;

“These changes have already impacted the area, we already started cleaning up and trimming all throughout putting in a road path to allow access to the area with plans to expand our business such as expanding the building adding power, water, and gas.”

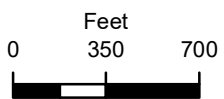
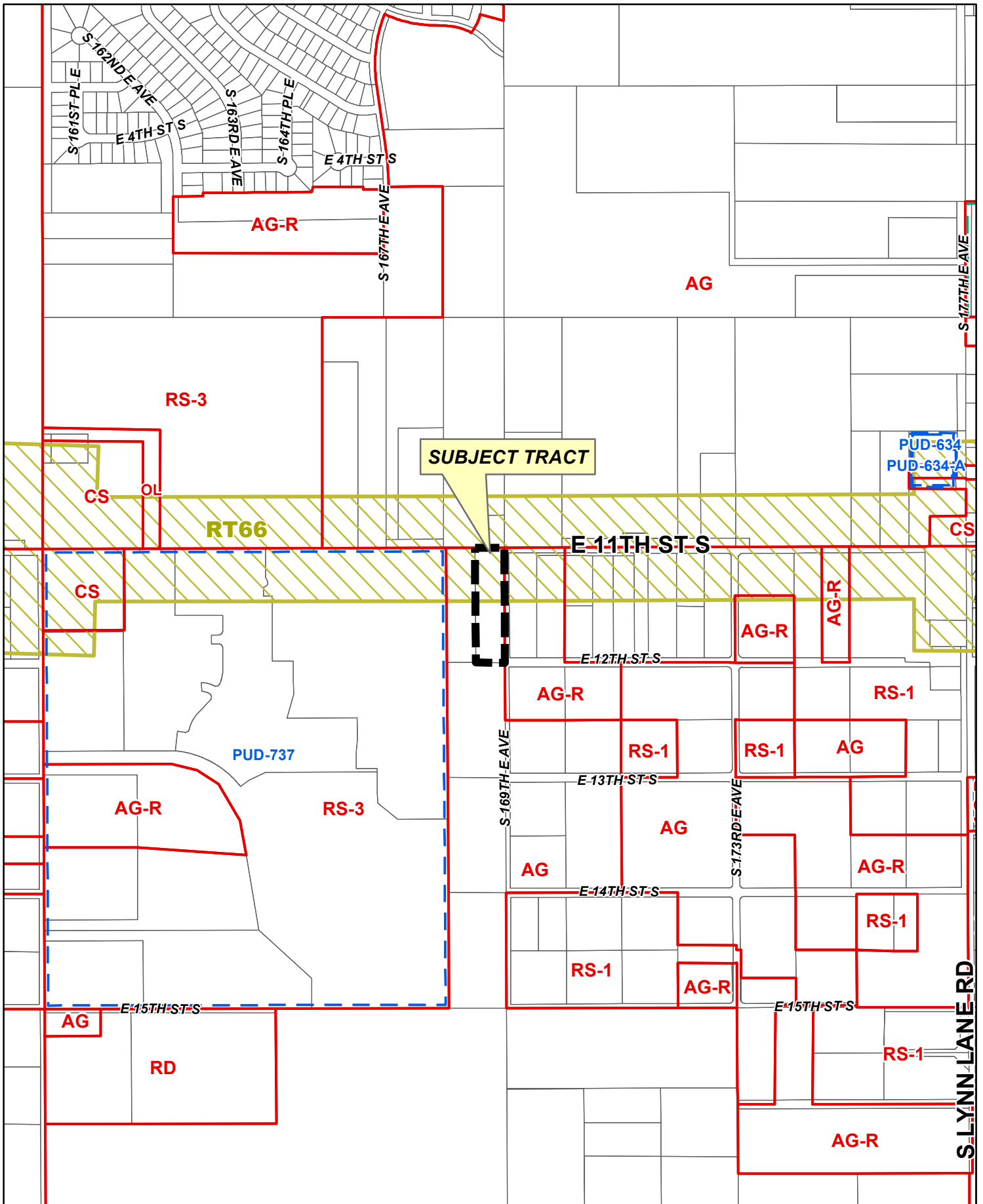
3. How the proposed change will enhance the surrounding area and the City of Tulsa.

“If these changes come to happen, we plan on generating more jobs to the area. We already have so many people coming asking for a job with us but because of our limited workspace we have to turn them away until we move over to this site. We think this would be great for the City of Tulsa to help a small business with over 20 years. It turns this mistreated land into a prosperous area for future businesses.”

Staff Summary & Recommendation

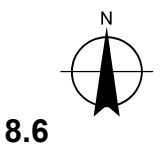
Multiple land use is located along East 11th Street to the east of the subject property. While those properties have not transitioned from their current zoning of primarily AG and AGR, this site will be the first to encourage development along this section of East 11th Street. Much of this portion of East 11th Street is vacant, with some single-family homes scattered throughout. This proposal is consistent with anticipated development in the area.

Staff recommends **approval** of the change to *Multiple Use* land use designation.



CPA-106

19-14 11



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Feet



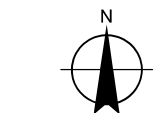
Subject
Tract

CPA-106

19-14 11

Note: Graphic overlays may not precisely
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Aerial Photo Date: 2021

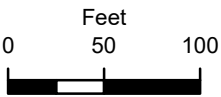


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E 11TH ST S

S 169TH E AVE



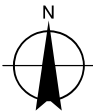
Subject
Tract

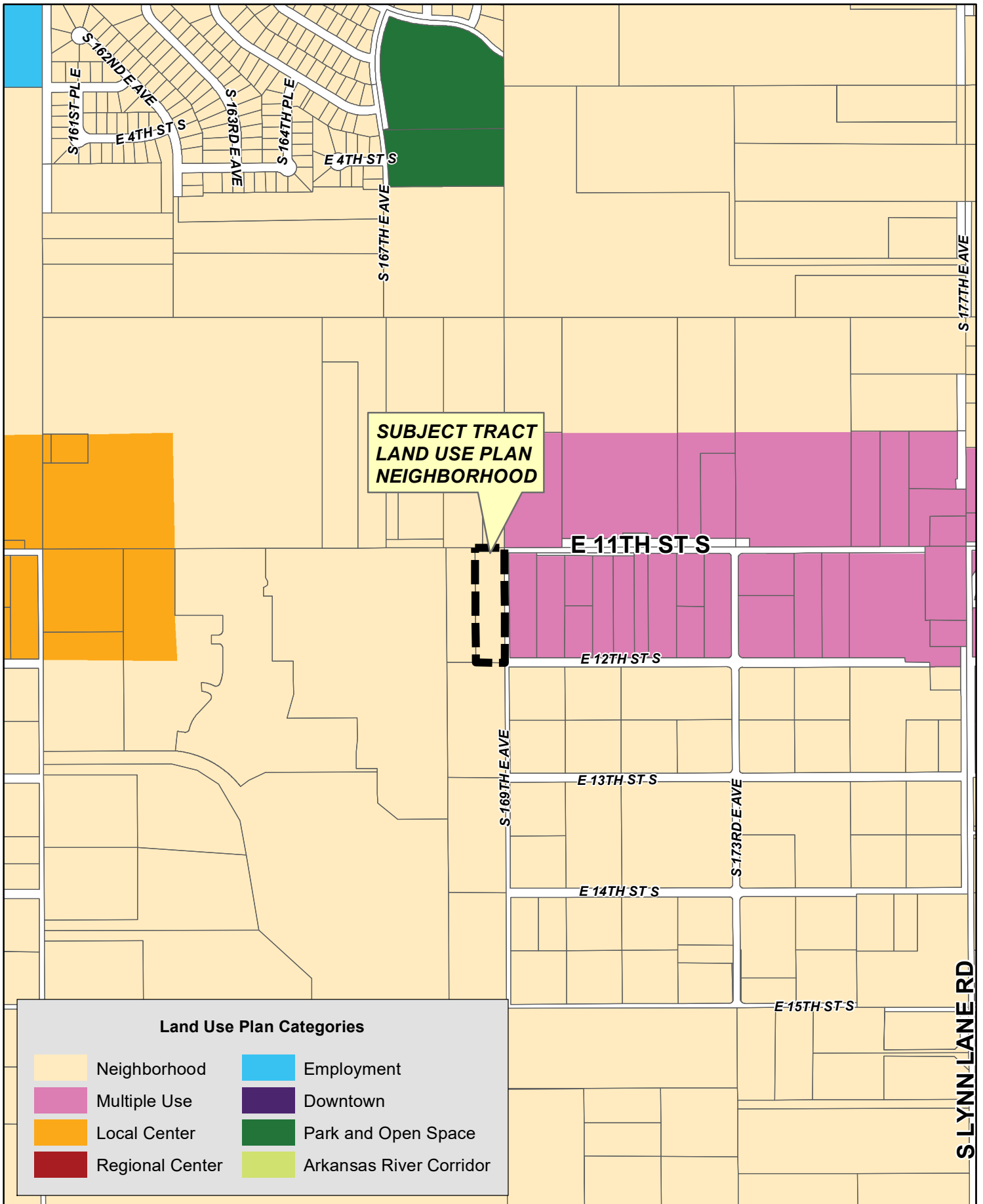
CPA-106

19-14 11

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

Aerial Photo Date: 2021







Tulsa Metropolitan Area
Planning Commission

Case Number: CPA-109

Comprehensive Plan Amendment
(Related to Z-7733)

Hearing Date: August 16, 2023

Case Report Prepared by:

Austin Chapman

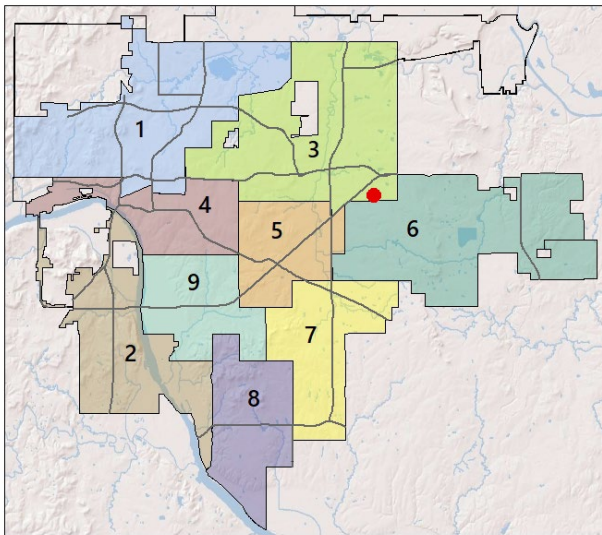
Owner and Applicant Information:

Applicant: Abdul Alhlou

Property Owner: Mitchell Trotter III

Location Map:

(shown with City Council districts)



Applicant Proposal:

Land Use Map change from ***Neighborhood/
Multiple Use*** to ***Multiple Use***

Tract Size: 6.81 ± acres

Location: North of the NE/c of E. 11th St. S. and S.
129th E. Ave.

Staff Recommendation:

Staff recommends **approval** of *Multiple Use* land
use designation

Comprehensive Plan:

Land Use Map

Existing: *Neighborhood & Multiple Use*

Proposed: *Multiple Use*

Zoning

Existing Zoning: CS and RS-2

Proposed Zoning: CG w/ optional development
plan (Z-7733)

City Council District: 3

Councilor Name: Crista Patrick

County Commission District: 1

Commissioner Name: Stan Salee

**TMAPC Staff Report
CPA-109
Comprehensive Plan Amendment**

Property Information and Land Use Request

The applicant has submitted this proposed Comprehensive Plan amendment (CPA-109) with a concurrent rezoning request (Z-7733) to request a change in the Land Use designation of the subject property from *Neighborhood & Multiple Use* to *Multiple Use* for the entirety of the site. The concurrent zoning request proposes a change from CS and RS-2 to CG with an optional development plan to support redevelopment of the subject property.

Background

The property is a vacant lot that sits north of the intersection of two arterial streets. The subject property is surrounded by a variety of uses, some of which conform to the current zoning code. The subject property site roughly a half mile from Interstate 44.

EXISTING LAND USE:

Neighborhood

Neighborhoods are “Mostly Residential Uses” which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

PROPOSED LAND USE IN CPA-109:

Multiple Use

Multiple Use areas are “Mostly Commercial or Retail Uses” which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

Zoning and Surrounding Uses

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	RS-2	Neighborhood	Church
West	RS-2, CO, CS	Employment/ Multiple Use	Residential, HVAC Business, Landscaping Business, Vehicle Sales
South	CS	Multiple Use	Vacant
East	RS-2, CH	Neighborhood/ Multiple Use	Vacant

APPLICANT'S JUSTIFICATION

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

1. How conditions on the subject site have changed, as well as those on adjacent properties and immediate area.
2. How changes have impacted the subject site to warrant the proposed amendment; and;
3. How the proposed change will enhance the surrounding area and the City of Tulsa.

"The project resulting from the Comprehensive Plan change will be referred to as, 129TH TRUCK TERMINAL'. The Site is located at the northeast corner of East 11th Street and 129th E. Ave.. The property is in the southwest quarter of Section 4, Township 19 North, Range 14 East, in Tulsa County, Oklahoma.

A 6.81 acre Truck Terminal, Warehouse and Storage will be built in area request for the Comprehensive Plan Amendment. This is shown in the exhibit listed as 'Lot Split Plat'.

Features of the area and of the Site.

The property to the south of this tract of land is zoned CS. Land to the east of this site is zoned RS-2. Properties to the South, East and West are designated 'Multiple Use and Employment'. The I-244 exit/on ramps are less than one mile to the north. The adjacent businesses are as follows: an auction house to the west, as well as commercial businesses and vacant land to the east, and commercial businesses to the north, which include a tract of land selling 18 wheeler tractor trailer rigs. There are no residential subdivisions to the east in the RS-2 zoned property. The Comprehensive Amendment change of the Site is compatible with existing zoning and uses of land surrounding the Site.

Viability and Compatibility.

The Comprehensive Plan change to Multiple Use will allow Commercial Shopping and the proposed truck terminal business. This will be compatible with both the 'Multiple Use and Employment' designation. The zoning and uses proposed for the Site will require an amendment to the City of Tulsa Comprehensive Plan. Compatibility of the proposed development plan with the existing and planned properties surrounding the site will be achieved by the development standards explained in the text that follows. The change in the Comprehensive Plan will create employment, businesses, jobs and tax revenue for the City of Tulsa, along two major streets '11th Street South and 129th East Avenue (Route 66)."

STAFF SUMMARY & RECOMMENDATION

Staff recommends approval of the change in land use from *Neighborhood* to *Multiple Use*, given the location of the property inside the Plan 66 study area and near the major intersection of two arterials: E. 11th Street South (Route 66) and 129th East Avenue. This intersection contains a significant amount of *Multiple Use* land use designation and extending it to this site would be consistent with the anticipated development in the area.

Staff recommends **approval** of the *Multiple Use* land use designation.



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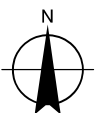
Subject Tract

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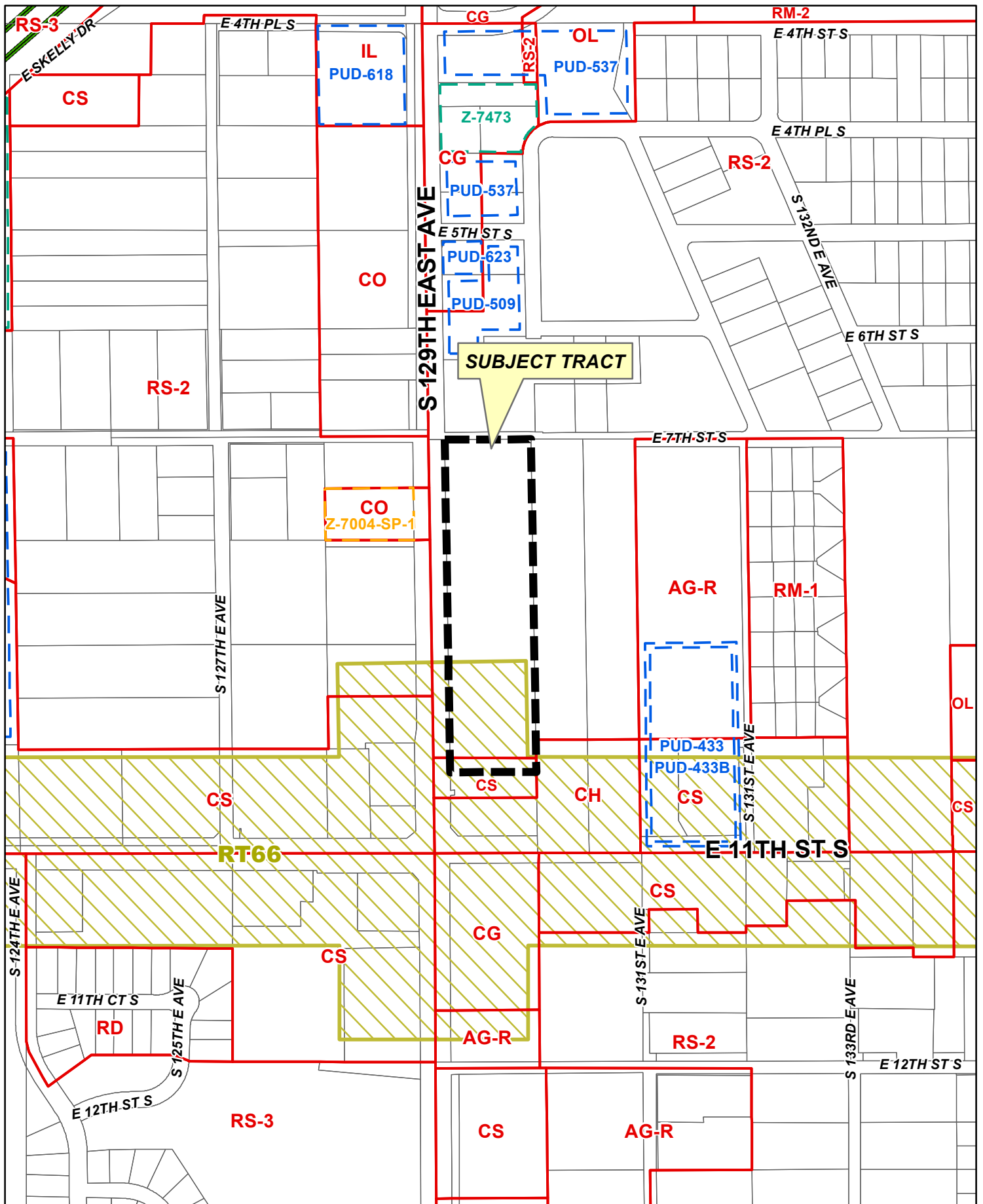
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021

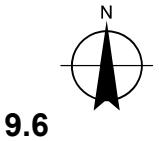
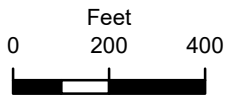


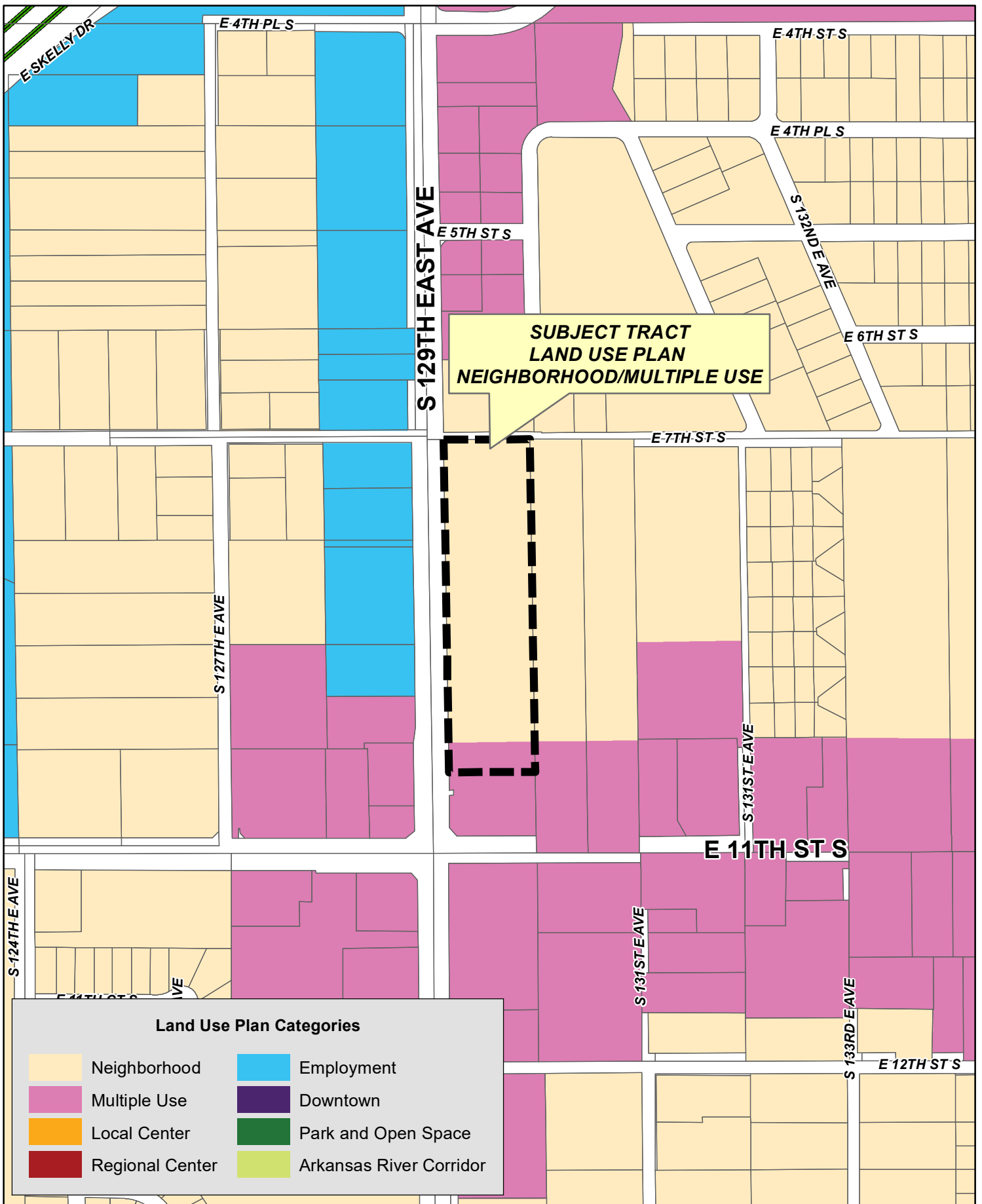
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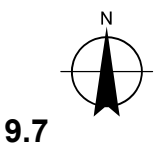
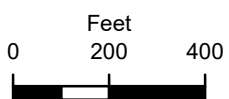
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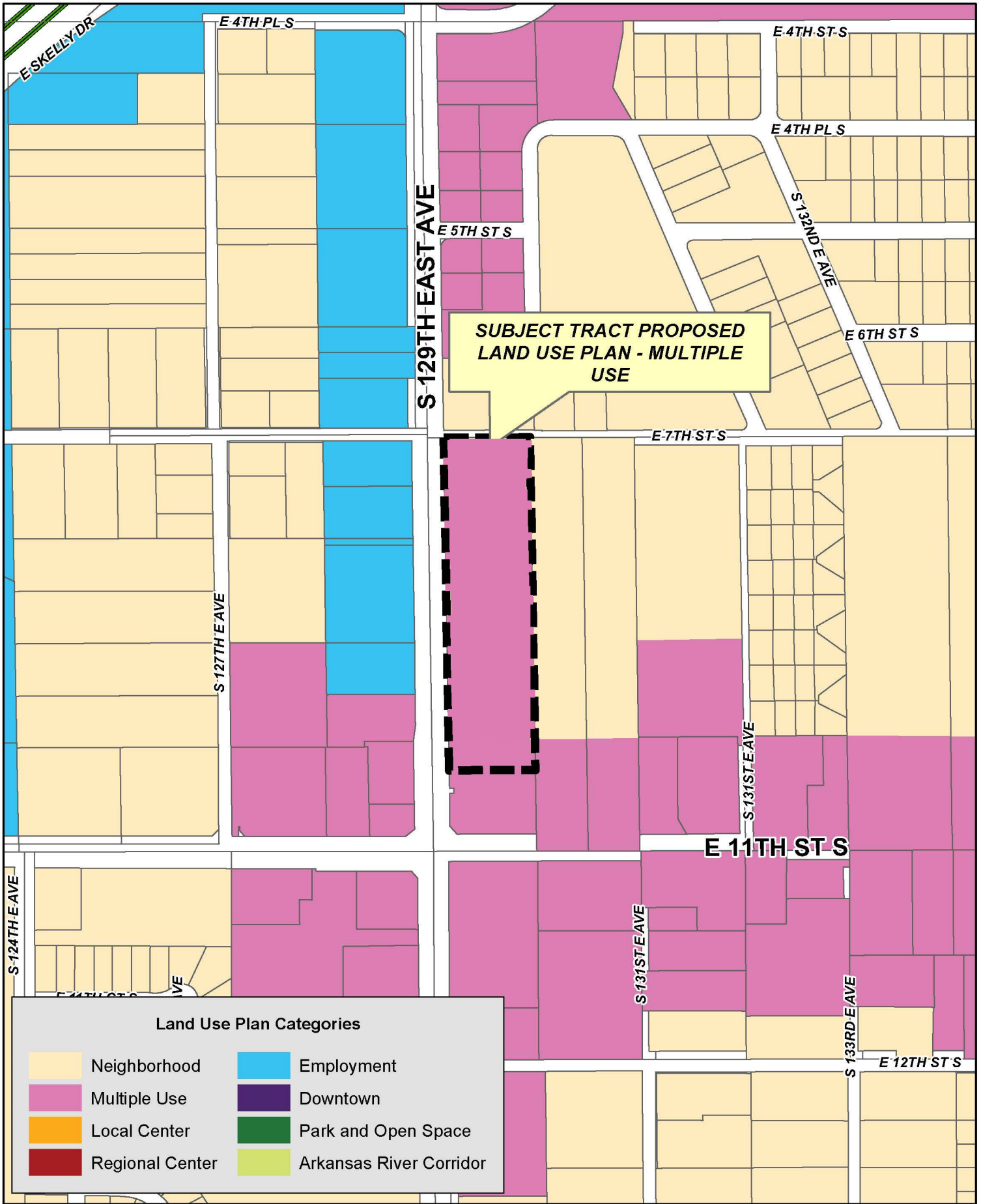




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