Introduction and Notice to the Public
The Tulsa Metropolitan Area Planning Commission (TMAPC) provides unbiased advice to the City Council and the County Commissioners on planning, development, and zoning matters. At this meeting, TMAPC, in accordance with and pursuant to applicable 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.

How to Participate
You may attend the hearing to express your opinions or have someone appear on your behalf. If you wish to present documents or exhibits during the hearing, please submit them by 9:00 a.m. the day of the hearing. Please reference the case number and include your name and address. Any exhibits presented will become part of the public record of the case.

- To comment on cases within the City of Tulsa, email planning@cityoftulsa.org.
  Mail: Tulsa Planning Office, 175 E. 2nd St., Suite 480, Tulsa, OK 74103
- To comment on cases outside city limits in Tulsa County, email esubmit@incog.org.
  Mail: INCOG Planning Services, 2 W. 2nd St., Suite 800, Tulsa, OK 74103

All electronic devices must be silenced during the hearing. Note: If you require special accommodations pursuant to the Americans with Disabilities Act, please notify the Tulsa Planning Office at 918-596-7526.

Call to Order

Reports
Chairperson’s Report
Director’s Report

Approval of Minutes

1. Minutes from Meeting 2911, April 3, 2024

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.

2. PUD-230-9
   Location: Northwest of the northwest corner of East 41st Street South and South Highway 169
   City Council District: 5
   Applicant: Mark Capron, Wallace Design Collective
   Action(s) Requested: PUD minor amendment to reduce parking requirement
3. **PUD-458-1**  
   **Location:** South of the southeast corner of East 81st Street South and South Yale Avenue  
   **City Council District:** 8  
   **Applicant:** Philip Doyle  
   **Action(s) Requested:** PUD minor amendment to allow a retaining wall over 30” tall to encroach 5’ into the eastern 10’ building line.

4. **Z-6010-SP-4b**  
   **Location:** Southwest corner of State Farm Blvd. and South 129th East Avenue  
   **City Council District:** 7  
   **Applicant:** A-Max Sign Co.  
   **Action(s) Requested:** CO minor amendment to increase display surface area for ground signs

---

**Public Hearing – Rezoning**

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

5. **CO-18**  
   **Location:** Northwest of the northwest corner of East 51st Street South and South 129th East Ave.  
   **City Council District:** 7  
   **Applicant:** Tulsa City Council  
   **Action(s) Requested:** Major Amendment to adopt a new Corridor (CO) development plan to permit a public safety center. (Continued from March 20, 2024)

6. **Z-7768**  
   **Location:** South of the southwest corner of South Lewis Avenue and East 12th Place South  
   **City Council District or County:** 4  
   **Applicant:** Matt Ingle  
   **Action(s) Requested:** Rezoning from OM to MX1-U-45

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**Public Hearing - Plats**

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

7. **Magnolia Ridge III (County)**  
   **Location:** North and West of the intersection of East 86th Street North and North Memorial Drive  
   **County Commission District:** 1  
   **Applicant:** Kellogg Engineering  
   **Action Requested:** Request to extend preliminary plat approval by 1 year. Preliminary plat was approved by TMAPC on August 3rd, 2022.

8. **Saint Francis Hospital South**  
   **Location:** Northeast corner of East 91st Street South and Highway 169  
   **City Council District:** 7  
   **Applicant:** Nathalie Cornett  
   **Action(s) Requested:** Request to extend preliminary Plat approval by 1 year. Preliminary plat was approved by TMAPC on April 6th, 2022. (Continued from April 3, 2024)
9. **Greenhill Extension**  
   Location: Northwest corner of East 36th Street North and North 125th East Avenue  
   City Council District: 3  
   Applicant: Billy Cox  
   Action(s) Requested: Preliminary Plat Approval

10. **Tulsa Hills Marketplace**  
    Location: Northwest corner of W. 71st Street South and South Elwood Avenue  
    City Council District: 2  
    Applicant: Mark B. Capron, Wallace Design Collective  
    Action(s) Requested: Accelerated Release of a Building Permit. Preliminary Plat was approved by TMAPC on September 21st, 2022.

**Other Business**

11. **ZCA-30** Informational item to present and discuss proposed zoning code amendments identified by the Zoning Code Implementation Team (Planning, Legal, Development Services & Code Enforcement) to clean-up, ensure usability & enforcement of the code.

12. **Commissioners’ Comments**

**Adjournment**
**Tulsa Metropolitan Area Planning Commission**

**PUD-230-9 Staff Report**

**Hearing Date:** April 17, 2024  
**Prepared by:** Dylan Siers  
  dsiers@cityoftulsa.org  
  918-596-7584

<table>
<thead>
<tr>
<th><strong>Owner and Applicant Information</strong></th>
<th><strong>Request Summary</strong></th>
</tr>
</thead>
</table>
| Applicant: Mark B. Capron, Wallace Design Collective  
Property Owner: Junior Achievement of Greater Tulsa Inc. | Minor Amendment to reduce parking requirement. |

<table>
<thead>
<tr>
<th><strong>Property Location</strong></th>
<th><strong>Zoning</strong></th>
</tr>
</thead>
</table>
| Northwest of the Northwest corner of East 41st Street South and South Highway 169  
Tract Size: ±2.41 acres | **Existing Zoning:** Office – Low (OL)/PUD-230  
**Existing Overlays:** None |

<table>
<thead>
<tr>
<th><strong>Location within the City of Tulsa</strong></th>
<th><strong>Use</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><em>(shown with City Council districts)</em></td>
<td><strong>Current Use:</strong> Junior Achievement of Oklahoma</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Elected Representatives</strong></th>
<th><strong>Comprehensive Plan Considerations</strong></th>
</tr>
</thead>
</table>
| City Council: District 5, Grant Miller  
County Commission: District 2, Kelly Dunkerley | **Land Use** |
| **Land Use Plan:** Employment  
**Small Area Plans:** None  
**Development Era:** Late Automobile | **Transportation** |
| **Major Street & Highway Plan:** N/A  
**planitulsa Street Type:** N/A  
**Transit:** N/A  
**Existing Bike/Ped Facilities:** N/A  
**Planned Bike/Ped Facilities:** N/A | **Environment** |
| **Flood Area:** FEMA 500 Year Floodplain  
**Tree Canopy Coverage:** 10-20%  
**Parks & Open Space:** N/A |

<table>
<thead>
<tr>
<th><strong>Public Notice Required</strong></th>
<th><strong>Staff Recommendation</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailed Notice to 300’ radius – min. 10 days in advance</td>
<td>Staff recommends approval.</td>
</tr>
</tbody>
</table>
**Detailed Staff Recommendation**

The applicant is proposing a minor amendment to PUD-230 to decrease the minimum parking requirements.

The PUD currently has a parking requirement of 3.5 spaces per 1,000 sf. The applicant is proposing to reduce these from 3.5 to 2.6 spaces per 1,000 sf.

<table>
<thead>
<tr>
<th>Parking Requirement</th>
<th>Current PUD</th>
<th>Proposed Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3.5 spaces per 1,000 sf.</td>
<td>2.6 spaces per 1,000 sf.</td>
</tr>
</tbody>
</table>

The proposed parking ratio still exceeds the parking ratios for schools outlined in the Tulsa Zoning Code. The reduction in parking will allow an expansion of the existing facility while still providing adequate on-site parking for the existing use.

Staff has reviewed the request and determined:

1) PUD-230-9 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.

2) PUD-230-9 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-230.

3) All remaining development standards defined in PUD-230 and subsequent amendments shall remain in effect.

With consideration given to the factors listed herein, staff recommends approval of the application.

**Comprehensive Plan Considerations**

**Land Use Plan**

The subject property is designated as employment. Employment 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.

**Surrounding Properties:**

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning/Overlay</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>OL/PUD-230</td>
<td>Employment</td>
<td>Office</td>
</tr>
<tr>
<td>East</td>
<td>RS-3</td>
<td>None</td>
<td>Ramp</td>
</tr>
<tr>
<td>South</td>
<td>CS</td>
<td>Employment</td>
<td>Commercial</td>
</tr>
<tr>
<td>West</td>
<td>AG</td>
<td>Neighborhood</td>
<td>Offices</td>
</tr>
</tbody>
</table>

**Small Area Plans**

The subject properties are not within a small area plan.
Development Era
The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation
Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Arterial Traffic per Lane: N/A

Environmental Considerations
Flood Area: The subject properties FEMA 500 year floodplain.

Tree Canopy Coverage: Tree canopy in the area is 10-20% The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space: N/A

Exhibits
Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Applicant Exhibits
March 25, 2024

Part of Lot 1, Block 1
Bishop Acres and
Lot 3, Block 1
Tuscany Point

Proposed PUD Minor Amendment
PUD 230
Part of Development Area ‘B’

Junior Achievement of Oklahoma is planning on expanding the existing building. The students that use in the assembly areas typically arrive by school bus. Additional parking is not necessary. Therefore, we propose to amend the PUD as follows:

The current proposed concept site plan is attached.

<table>
<thead>
<tr>
<th>Parking Requirements:</th>
<th>Current PUD</th>
<th>Proposed Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3.5 spaces per 1,000 SF</td>
<td>2.6 spaces per 1,000 SF</td>
</tr>
</tbody>
</table>

All other provisions of the PUD shall remain in effect as previously approved by the City of Tulsa.
**Owner and Applicant Information**
Applicant: Philip Doyle  
Property Owner: David and Stephanie Hurd

**Property Location**
South of the Southeast corner of East 81st Street  
South and South Yale Avenue  
Tract Size: ±2.41 acres

**Location within the City of Tulsa**
(shown with City Council districts)

**Elected Representatives**
City Council: District 8, Phil Lakin Jr.  
County Commission: District 2, Kelly Dunkerley

**Public Notice Required**
Mailed Notice to 300’ radius – min. 10 days in advance

**Request Summary**
Minor Amendment to allow a retaining wall over 30” tall to encroach 5’ into the eastern 10’ building line.

**Zoning**
**Existing Zoning:** Residential Single-Family 3 (RS-3)/PUD-458  
**Existing Overlays:** None

**Use**
**Current Use:** Residential

**Comprehensive Plan Considerations**

<table>
<thead>
<tr>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Use Plan:</strong> Neighborhood</td>
</tr>
<tr>
<td><strong>Small Area Plans:</strong> None</td>
</tr>
<tr>
<td><strong>Development Era:</strong> Late Automobile</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Transportation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Major Street &amp; Highway Plan:</strong> N/A</td>
</tr>
<tr>
<td><strong>planitulsa Street Type:</strong> N/A</td>
</tr>
<tr>
<td><strong>Transit:</strong> N/A</td>
</tr>
<tr>
<td><strong>Existing Bike/Ped Facilities:</strong> N/A</td>
</tr>
<tr>
<td><strong>Planned Bike/Ped Facilities:</strong> N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Environment</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Flood Area:</strong> N/A</td>
</tr>
<tr>
<td><strong>Tree Canopy Coverage:</strong> 30-50%</td>
</tr>
<tr>
<td><strong>Parks &amp; Open Space:</strong> N/A</td>
</tr>
</tbody>
</table>

**Staff Recommendation**
Staff recommends approval.
**Detailed Staff Recommendation**

PUD-458 has a side setback of 10’. The applicant is proposing a retaining wall taller than 30” within this setback. While PUD-458 does not explicitly say anything regarding retaining walls within the setback, the zoning code does. Per Table 90-1 in the zoning code, "structures less than 30 inches in height above grade" are allowed in side setbacks. Since what they are proposing is greater than 30 inches in height, they need to ask for the amendment to this PUD. This retaining wall is the only portion of the structure that encroaches into this setback.

<table>
<thead>
<tr>
<th>Proposed Amendment:</th>
<th>Current Setback</th>
<th>Proposed Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>10 ft side setback</td>
<td>5 ft side setback for retaining wall on Lot 16, Block 1, Signal Hill II, City of Tulsa, Tulsa County State of Oklahoma</td>
</tr>
</tbody>
</table>

The minor amendment does not reduce the required setback for any buildings and will be limited to the proposed retaining wall.

Staff has reviewed the request and determined:

1) PUD-458-1 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.

2) PUD-458-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-458.

3) All remaining development standards defined in PUD-458 and subsequent amendments shall remain in effect.

With consideration given to the factors listed herein, staff recommends approval of the application.

**Comprehensive Plan Considerations**

**Land Use Plan**

The subject property is designated as 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 an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

**Surrounding Properties:**

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning/Overlay</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-3/PUD-458</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
<tr>
<td>East</td>
<td>RS-3/PUD-458</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
<tr>
<td>South</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
<tr>
<td>West</td>
<td>RS-3/PUD-458</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
</tbody>
</table>

**Small Area Plans**

The subject properties are not within a small area plan.
Development Era
The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation
Major Street & Highway Plan: N/A
Comprehensive Plan Street Designation: N/A
Transit: N/A
Existing Bike/Ped Facilities: N/A
Planned Bike/Ped Facilities: N/A
Arterial Traffic per Lane: N/A

Environmental Considerations
Flood Area: The subject properties are not within a flood area.

Tree Canopy Coverage: Tree canopy in the area is 30-50%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: N/A

Exhibits
Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Applicant Exhibits
**Owner and Applicant Information**
Applicant: A-Max Sign CO., INC
Property Owner: F & C S Real Estate Holdings LLC

**Property Location**
Southwest corner of State Farm Boulevard & South 129th East Avenue

**Location within the City of Tulsa**
*shown with City Council districts*

![City Council Districts Map](image)

**Elected Representatives**
City Council: District 7, Lori Decter Wright
County Commission: District 1, Stan Sallee

**Public Notice Required**
Mailed Notice to 300’ radius – min. 10 days in advance

<table>
<thead>
<tr>
<th><strong>Request Summary</strong></th>
<th>Minor amendment to increase display surface area for ground signs by 12 square feet.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Zoning</strong></td>
<td><strong>Existing Zoning:</strong> CO (Corridor, Z-6010-SP-4b) <strong>Existing Overlays:</strong> None</td>
</tr>
<tr>
<td><strong>Use</strong></td>
<td><strong>Current Use:</strong> Family &amp; Childrens Services</td>
</tr>
</tbody>
</table>
| **Comprehensive Plan Considerations** | **Land Use**
|                     | **Land Use Plan:** Employment **Small Area Plans:** None **Development Era:** Late Automobile |
| **Transportation**   | **Major Street & Highway Plan:** Secondary Arterial **planitulsa Street Type:** N/A **Transit:** N/A **Existing Bike/Ped Facilities:** N/A **Planned Bike/Ped Facilities:** N/A |
| **Environment**      | **Flood Area:** N/A **Tree Canopy Coverage:** 10-20% **Parks & Open Space:** N/A |

**Staff Recommendation**
Staff recommends approval.
Detailed Staff Recommendation
The applicant has proposed a minor amendment to Z-6010-SP-4b to increase the display surface area for ground signs by 12 square feet to allow for a new sign along State Farm Boulevard. Since adoption of the original development plan, the subject property was split to create two development lots. The original development plan limited the signage in anticipation of a single development lot. The proposed display surface area would be consistent with typical commercial district sign restrictions.

This sign would have to be reviewed through a sign plan review before approval.

Staff has reviewed the request and determined:

1) Z-6010-SP-4b is consistent with the provisions for administration and procedures of a Corridor Development in section 25.040-E-5.

2) Z-6010-SP-4b does not represent a significant departure from the approved development standards in the Corridor development and is considered a minor amendment to Z-6010-SP-4.

3) All remaining development standards defined in Z-6010-SP-4 and subsequent amendments shall remain in effect.

With consideration given to the factors listed herein, staff recommends approval of the application.

Comprehensive Plan Considerations

Land Use Plan
The subject property is designated as Employment.

Employment 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.

Surrounding Properties:

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</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Z-6010-SP-4</td>
<td>Employment</td>
<td>Vacant</td>
</tr>
<tr>
<td>East</td>
<td>Z-6010-SP-4</td>
<td>Employment</td>
<td>Social Services</td>
</tr>
<tr>
<td>South</td>
<td>Z-6010-SP-4</td>
<td>Employment</td>
<td>Social Services</td>
</tr>
<tr>
<td>West</td>
<td>Z-6010-SP-4</td>
<td>Employment</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

Small Area Plans
The subject properties are not within a small area plan.

Development Era
The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the
intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

**Transportation**

*Major Street & Highway Plan:* Secondary Arterial

*Comprehensive Plan Street Designation:* N/A

*Transit:* N/A

*Existing Bike/Ped Facilities:* N/A

*Planned Bike/Ped Facilities:* N/A

*Arterial Traffic per Lane:* East (S 129th East Ave - 4,463 Vehicles per Lane)

**Environmental Considerations**

*Flood Area:* The subject properties are not within a flood area.

*Tree Canopy Coverage:* Tree canopy in the area is 10–20%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

*Parks & Open Space:* N/A

**Exhibits**

*Case map*

*Aerial (small scale)*

*Aerial (large scale)*

*Tulsa Comprehensive Plan Land Use Map*

* Applicant Exhibits
Tulsa Metropolitan Area Planning Commission

CO-18 Staff Report

Hearing Date: April 17, 2024 (Continued from March 20, 2024)
Prepared by: Nathan Foster
nathanfoster@cityoftulsa.org
918-596-7609

Owner and Applicant Information
Applicant: City of Tulsa
Property Owner: JDM II SF National, LLC

Property Location
Northwest of the northwest corner of East 51st Street
South and South 129th East Avenue
Tract Size: ±44.2 acres

Location within the City of Tulsa
(shown with City Council districts)

Request Summary
Adopt new corridor (CO) development plan for subject property to permit redevelopment as a public safety center.

Zoning
Existing Zoning: CO
Existing Overlays: None
Proposed Zoning: CO-18

Use
Current Use: Vacant
Proposed Use: City of Tulsa Public Safety Center

Comprehensive Plan Considerations

Land Use
Land Use Plan: Employment
Small Area Plans: None
Development Era: Late Automobile

Transportation
Major Street & Highway Plan:
East State Farm Boulevard – Collector Street
planitulsa Street Type: N/A
Transit: N/A
Existing Bike/Ped Facilities: N/A
Planned Bike/Ped Facilities: N/A

Environment
Flood Area: N/A
Tree Canopy Coverage: 10-20%
Parks & Open Space: N/A

Elected Representatives
City Council: District 7, Lori Decter-Wright
County Commission: District 1, Stan Sallee

Public Notice Required
Newspaper Notice – min. 20 days in advance
Mailed Notice to 300’ radius – min. 20 days in advance
Posted Sign – min. 20 days in advance

Staff Recommendation
Staff recommends approval.
**Detailed Staff Recommendation**

The City of Tulsa has proposed the subject property as the location for the new public safety center. The property is already zoned CO (Corridor) with previous development plans approved for the former State Farm headquarters building. The City is proposing use of the existing building as home for several public safety components with potential for future expansions on the subject property.

A new development plan for the property was needed to clearly define permitted uses and establish appropriate development standards for potential future uses.

The previously approved development plans defined the subject property as part of several development areas with different development standards for each. The proposed development plan will adopt a single set of development standards for the entire site and clarify the applicable zoning regulations for the property.

The new development plan aligns with the recommendations of the employment designation of the Tulsa Comprehensive Plan.

With consideration given to the factors listed herein, staff recommends approval of the application subject to the development standards outlined below.

**CO-18 Development Standards**

CO-18 shall allow only the uses identified below, along with the customary accessory uses, and subject to the supplemental regulations of the Tulsa Zoning Code. Uses identified below are permitted by right.

Uses that cannot be reasonably interpreted to fall within a permitted use, as stated in Section 35.020-E of the Tulsa Zoning Code are prohibited.

**Permitted Use Categories, Subcategories, and Specific Uses:**

**RESIDENTIAL Use Category**

Household Living Subcategory (if in allowed building types identified below):

- Three or more households on single lot
- Apartment/Condo
- Mixed-Use Building
- Vertical Mixed-Use Building

Group Living (All specific uses)

**PUBLIC, CIVIC, AND INSTITUTIONAL Use Category**

- Airport
- Cemetery
- College or University
- Day Care (All specific uses)
- Detention and Correctional Facility
- 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 (All specific uses)
Wireless Communication Facility (All specific uses)

COMMERCIAL Use Category
Animal Service (All specific uses)
Broadcast or Recording Studio
Commercial Service (All specific uses)
Financial Services, excluding Personal Credit Establishment
Funeral or Mortuary Service
Lodging
  Hotel/motel
Office (All specific uses)
Parking, Non, accessory
Restaurants and Bars (All specific uses)
Retail Sales (All specific uses)
Studio, Artist or Instructional Service
Trade School
Vehicle Sales and Service (All specific uses), limited to specific uses below.
  Commercial Vehicle Repair and Maintenance
  Personal Vehicle Repair and Maintenance
  Vehicle Body and Paint Finishing Shop

WHOLESALE, DISTRIBUTION & STORAGE Use Category
Equipment and Materials Storage, Outdoor
Trucking and Transportation Terminal
Warehouse

INDUSTRIAL
Low-impact Manufacturing and Industry

RECYCLING
Consumer Material Drop-off Station

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

Lot and Building Regulations:
Property located within CO-18 will be subject to the lot and building regulations for the CH district, as defined in the Tulsa Zoning Code.

Parking:
Parking requirements within CO-18 will be the minimum parking ratios for specific use categories in the CH District as outlined in Chapter 55 of the Tulsa Zoning Code. All parking constructed on site shall conform to the design standards outlined in Chapter 55 of the Tulsa Zoning Code.

Landscaping and Screening:
Landscaping and screening for the project shall conform to the requirements identified in Chapter 65 of the Tulsa Zoning Code and the supplemental regulations for specific use categories.

Signs:
Signage for the project shall conform to the sign regulations identified in Chapter 60 of the Tulsa Zoning Code. For the purposes of administering sign regulations, CO-18 shall follow the requirements of the CH zoning district.
**Lighting:**
Lighting for the project shall conform to the lighting requirements identified in chapter 67 of the Tulsa Zoning Code.

**Comprehensive Plan Considerations**

**Land Use Plan**
The subject property is designated as employment. Employment 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.

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning/Overlay</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>CO</td>
<td>Employment</td>
<td>Industrial/Commercial</td>
</tr>
<tr>
<td>East</td>
<td>CO</td>
<td>Employment</td>
<td>Medical Offices</td>
</tr>
<tr>
<td>South</td>
<td>CO</td>
<td>N/A</td>
<td>Broken Arrow Expressway</td>
</tr>
<tr>
<td>West</td>
<td>CO</td>
<td>Employment</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

**Small Area Plans**
The subject property is not located within the boundary of any adopted small area plans.

**Development Era**
The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

**Transportation**
**Major Street & Highway Plan:** State Farm Boulevard is designated as a collector street which requires 80 feet of dedicated right-of-way for commercial/industrial areas.

**Comprehensive Plan Street Designation:** N/A

**Transit:** N/A

**Existing Bike/Ped Facilities:** N/A

**Planned Bike/Ped Facilities:** N/A

**Environmental Considerations**
**Flood Area:** The subject property contains a very small portion of City of Tulsa Regulatory Floodplain at the northeast corner.
Tree Canopy Coverage: Tree canopy in the area is 10-20%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Zoning History
Ordinance 11825, dated June 26, 1970, established zoning for the subject property.

Exhibits
Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
## Owner and Applicant Information
Applicant: Matt Ingle, Route 66 Engineering  
Property Owner: Concept Builders, INC

## Property Location
South of the southwest corner of South Lewis Avenue and East 12th Place South  
Tract Size: ± 2,782 square feet

## Location within the City of Tulsa
(shown with City Council districts)

![City Council districts map](image)

## Elected Representatives
City Council: District 4, Laura Bellis  
County Commission: District 2, Karen Keith

## Public Notice Required
Newspaper Notice – min. 20 days in advance  
Mailed Notice to 300’ radius – min. 20 days in advance  
Posted Sign – min. 20 days in advance

## Request Summary
Rezone subject properties from CG to CH to permit redevelopment of the site as a mixed-use commercial development.

## Zoning
**Existing Zoning:** Office – Medium (OM)  
**Existing Overlays:** None  
**Proposed Zoning:** MX1-U-45 (Mixed-Use)

## Use
**Current Use:** Parking  
**Proposed Use:** Townhouses

## Comprehensive Plan Considerations
### Land Use
**Land Use Plan:** Multiple Use  
**Small Area Plans:** Utica Midtown  
**Development Era:** Streetcar

### Transportation
**Major Street & Highway Plan:**  
South Lewis Avenue – Urban Arterial  
**planitulsa Street Type:** Main Street  
**Transit:** Regular Route  
**Existing Bike/Ped Facilities:** N/A  
**Planned Bike/Ped Facilities:** South Lewis – Planned Bike Lane

### Environment
**Flood Area:** N/A  
**Tree Canopy Coverage:** 10-20%  
**Parks & Open Space:** N/A

## Staff Recommendation
Staff recommends approval.
Detailed Staff Recommendation
The applicant is proposing to rezone a portion of an existing OM (Office – Medium) lot to MX1-U-45 to permit a
townhouse development. This request is an extension of a previously approved rezoning request immediately north
of the subject property to the same MX1-U-45 designation. The additional property is planned to be platted in
conjunction with the proposed development occurring at the southwest corner of East 12th Place South and South
Lewis Avenue.

The MX1-U-45 district is consistent with the multiple use land use designation in this area and compliments the Main
Street designation of South Lewis adjacent to the subject property. MX zoning will prescribe certain building
placement and design standards that align with the goals of the multiple use district adjacent to main streets.

The applicant is proposing a new townhouse development that will assist with the high demand for housing in the
City of Tulsa.

With consideration given to the factors listed herein, staff recommends approval of the application.

Comprehensive Plan Considerations
Land Use Plan
The subject property is designated as 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.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning/Overlay</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>MX1-U-45</td>
<td>Multiple Use</td>
<td>Vacant</td>
</tr>
<tr>
<td>East</td>
<td>IL</td>
<td>Multiple Use</td>
<td>Industrial</td>
</tr>
<tr>
<td>South</td>
<td>OM</td>
<td>Multiple Use</td>
<td>Offices</td>
</tr>
<tr>
<td>West</td>
<td>MX1-U-45</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
</tbody>
</table>

Small Area Plans
The subject properties are located within the Utica Midtown Corridor small area plan. The MX1-U-45 designation is
consistent with the recommendations of the small area plan by accommodating a variety of housing types while
permitting neighborhood-level commercial uses in mixed-use buildings.

Development Era
The subject property is in an area developed during the Streetcar Era (1910s-30s), prior to the proliferation of
automobiles, when streetcars facilitated growth beyond downtown. Land uses range from fully integrated to
somewhat separated, on a half-mile grid, with a mix of housing options. Priorities in these areas include walkability,
bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, transit-
oriented development, commercial districts, and well-designed streetscapes.

Transportation
Major Street & Highway Plan: South Lewis Avenue is designated as an Urban Arterial which requires an ultimate right-
of-way width of 70 feet. Right-of-way dedications, if needed, will be required during the platting process.

Comprehensive Plan Street Designation: Main Streets are the streets whose land uses have maintained their historic or
urban characteristics. Buildings have minimal setbacks, pedestrian infrastructure is safe and comfortable, and many
buildings have a mix of uses, whether multiple storefronts, or a combination of retail and residential on different floors of the building. On-street parking, bicycle lanes, pedestrian islands, and curb extensions are used to slow traffic to a speed that is safe for pedestrians and cyclists. These streets are prime candidates for economic development and community development investment efforts.

New construction and renovations of existing properties should be consistent with the existing character of the Main Street, and maintain a high degree of pedestrian accessibility. Setbacks should be minimal, and parking should be located on the street, on the side of a building, or behind the building. Uses should be predominantly mixed-use, commercial, or higher density residential. Connectivity should be maintained to surrounding neighborhoods, but transitions between Main Street and Neighborhood areas should be considerate of potential compatibility issues, such as noise, light, and parking. Interactions between Main Streets and neighborhoods should be identified and mitigated, but should not cause a decrease in quality of either environment.

Transit: South Lewis Avenue is a regular route for the Tulsa Transit bus system.

Existing Bike/Ped Facilities: Sidewalks exist along South Lewis Avenue. New development will be required to improve sidewalks and ensure ADA compliance along all streets. There are no existing bicycle facilities.

Planned Bike/Ped Facilities: The GO Plan calls for additional on-street bike lanes along South Lewis. New development should ensure compatibility by designing projects with adequate bicycle parking and connectivity.

Environmental Considerations
Flood Area: The subject properties do not contain any floodplain.

Tree Canopy Coverage: Tree canopy in the area is 12%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A

Zoning History
Ordinance 11815, dated June 26, 1970, established zoning for the subject property.

Exhibits
Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
10' SEWER EASEMENT
BK 444 PG 528

10' SS EASEMENT
BK 455 PG 198

138.93'
S 01°09'33" E
N 01°09'33" W

138.93'
N 88°50'27" E
50.00'
S 88°50'27" W

TERRACE DRIVE ADDITION
RESUB BLOCKS 2, 3 & 7

31.00'
89.76'
89.76'
31.00'

MX1-U-45
(existing)

OM
(existing)

RS-3
(existing)

EAST 12TH PLACE (PUBLIC)
SOUTH LEWIS AVENUE (PUBLIC)
EAST 13TH STREET (PUBLIC)

ZONING EXHIBIT
CONCEPT BUILDERS
1236 SOUTH LEWIS AVE TULSA, OK
Owner and Applicant Information
Applicant: Kellogg Engineering
Property Owner: K & S Developments, INC

Property Location
North and West of the intersection of East 86th Street
North and North Memorial Drive

Location within Tulsa County
(shown with County Commission districts)

Elected Representatives
County Commission: District 1, Stan Sallee

Staff Recommendation
Staff recommends approval of the extension for an additional 1-year period.

Request Summary
Applicant is requesting an extension of the preliminary plat approval for a new subdivision named Magnolia Ridge III. Applicant has made progress in installing infrastructure that will be required for final plat approval.

Preliminary Plat was approved by TMAPC on August 3rd, 2022

Tract Size: ±40.12 acres

Zoning
Existing Zoning: Residential Single-Family (RS)

Use
Current Use: Single-Family Residential
EXTENSION REQUEST LETTER

SUBMITTED TO: Mr. Jay Hoyt
TMAPC
Two West 2nd Street, Suite 800
Tulsa, OK 74103
(918) 584-7526

DATE SUBMITTED: March 26, 2024

RE: Magnolia Ridge Phase III – Preliminary Plat

Mr. Hoyt,

We are hereby requesting to extend the Magnolia Ridge III Preliminary Plat expiration by one year.

If you have any questions please give us a call at (918) 275-4080.

Thank you,

[Signature]

Braden W. Kellogg
Kellogg Engineering, Inc.
### Preliminary Plat Extension Staff Report

**Hearing Date:** April 17th, 2024  
**Prepared by:** Austin Chapman  
achapman@cityoftulsa.org  
918-596-7597

---

**Owner and Applicant Information**  
Applicant: Nathalie Cornett  
Property Owner: Saint Francis Health system

**Property Location**  
Northeast corner of East 91st Street South and Highway 169

**Location within the City of Tulsa**  
(Shown with City Council districts)

---

**Request Summary**  
Applicant is requesting an extension of the preliminary plat approval for a new subdivision named Saint Francis Hospital South. Applicant has made substantial progress completing the IDP work needed for final approval of the plat. All infrastructure work is expected to be complete by early fall of 2024.  
Preliminary plat was approved by TMAPC on April 6th, 2022.  
Tract Size: ±40.93 acres

**Zoning**  
*Existing Zoning:* CO\PUD-586-A  
*Existing Overlays:* None  

**Use**  
*Current Use:* Hospital

---

**Case History:**  
Item was continued from the April 3rd TMAPC Hearing to correct a noticing deficiency.

---

**Elected Representatives**  
City Council: District 7, Lori Decter-Wright  
County Commission: District 3, Kelley Dunkerley

**Public Notice Required**  
Mailed Notice to adjacent property owners a minimum of 10 days in advance

**Staff Recommendation**  
Staff recommends approval of the extension for an additional 1-year period.
March 7, 2024

Nathan Foster, Principal Planner
Tulsa Planning Office
175 E. 2nd St., 4th Floor
Tulsa, OK 74103

Re: Request for Extension of Preliminary Plat Approval for Saint Francis Hospital

Dear Nathan:

This letter serves as the Applicant’s request for an extension of the Preliminary Plat of Saint Francis Hospital South pursuant to Section 10-040.4(G) of the Subdivision and Development Regulations. The Preliminary Plat was approved by the TMA PC on April 6, 2022. The most recent version of the Plat is attached.

The Project is a major expansion of the Saint Francis South campus. Infrastructure work for IDP #112350-2022 commenced in May of 2022. As of the date of this request, approximately 85% of the IDP work is completed. The developer of the project anticipates that the remaining infrastructure will be finished early fall of this year, 2024. Enclosed are development plans showing the remaining utilities to be demolished as well as the remaining public and private utilities to be installed on the site.

In addition to the IDP construction, the original Saint Francis South Plat must be vacated. This process includes the added complexity of the fact that a majority of the easements on the original plat were dedicated by separate instrument. There are currently eighteen (18) pending easement closures associated with the Project. The easements cannot be closed and vacated until the completion of the IDP process this fall.
Due to the scale and complexity of the Project, the Applicant requests a one (1) year extension of the Preliminary Plat approval to allow time to complete the necessary IDP work and vacate the current Saint Francis South Plat and associated utility easements.

Sincerely,

ELLER & DETRICH
_A Professional Corporation_

\[Signature\]

Nathalie M. Cornett

Enclosures
I:\10270074\Plat and Deed of Dedication\Plat Extension\Request for Extension (2024 0307).docx
<table>
<thead>
<tr>
<th><strong>Owner and Applicant Information</strong></th>
<th><strong>Request Summary</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant: Billy Cox, Route 66 Engineering</td>
<td>Platting a new subdivision named Greenhill Extension.</td>
</tr>
<tr>
<td>Property Owner: Greenhill Properties, LLC</td>
<td>Tract Size: ±32.59 acres</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Property Location</strong></th>
<th><strong>Zoning</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Northwest corner of East 36th St. N. and N. 125th E. Ave.</td>
<td><strong>Existing Zoning:</strong> IH</td>
</tr>
<tr>
<td><strong>Location within the City of Tulsa</strong></td>
<td><strong>Existing Overlays:</strong> None</td>
</tr>
<tr>
<td>(shown with City Council districts)</td>
<td><strong>Use</strong></td>
</tr>
<tr>
<td>[Map Image]</td>
<td>Current Use: Vacant</td>
</tr>
<tr>
<td></td>
<td>Proposed Use: Warehouse</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Comprehensive Plan Considerations</strong></th>
<th><strong>Transportation</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Use</strong></td>
<td>Major Street &amp; Highway Plan: 36th St. N.: Secondary Arterial</td>
</tr>
<tr>
<td>Land Use Plan: Employment</td>
<td>N. 125th E. Ave.: Unclassified</td>
</tr>
<tr>
<td>Small Area Plans: None</td>
<td>planitulsa Street Type: None.</td>
</tr>
<tr>
<td>Development Era: Late Automobile</td>
<td>Transit: None.</td>
</tr>
<tr>
<td><strong>Environment</strong></td>
<td><strong>Existing Bike/Ped Facilities:</strong> None.</td>
</tr>
<tr>
<td>Flood Area: Property does contain City of Tulsa Regulatory</td>
<td><strong>Planned Bike/Ped Facilities:</strong> None.</td>
</tr>
<tr>
<td>and FEMA Floodplain.</td>
<td>Traffic on Nearest Arterials (per lane)</td>
</tr>
<tr>
<td>Tree Canopy Coverage: 10-20%</td>
<td>North: E 46th St N: Low</td>
</tr>
<tr>
<td>Parks &amp; Open Space: N/A</td>
<td>East: N 129th East Ave: Low</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Elected Representatives</strong></th>
<th><strong>Public Notice Required</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>City Council: District 3, Christa Patrick</td>
<td>Mailed Notice to adjacent property owners a minimum</td>
</tr>
<tr>
<td>County Commission: District 1, Stan Salee</td>
<td>of 10 days in advance.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Staff Recommendation</strong></th>
<th><strong>9.1</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff recommends approval subject to conditions.</td>
<td>9.1</td>
</tr>
</tbody>
</table>
Detailed Staff Recommendation
The plat consists of 1 lot, 1 block, ±32.59 acres. Staff recommends approval of the preliminary subdivision plat subject to the following conditions provided by the Technical Advisory Committee (TAC) and all other requirements of the Subdivisions Regulations. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

Engineering Graphics:
- Submit subdivision control data sheet with the final plat.
- Under the engineer heading the CA number has expired.
- Remove contours on final plat submittal.
- Provide the individual lot address on the face of the plat.
- In the Location Map remove the label Greenhill Properties, LLC.
- Provide graphically on the face of the plat the address disclaimer/caveat.
- Under the Basis of Bearings information include the coordinate system used. Provide a bearing angle preferably shown on the face of the plat.
- Graphically show all property pins found or set that are associated with the plat. Either have a legend entry showing the found or set symbology or label each location with text.
- The written legal description does not match the face of the plat.
- Add signature block for officials to sign to the face of the plat.

Addressing:
- The address will be provided by the City of Tulsa prior to final plat.

Design and Improvements Required Infrastructure and Public Improvements (5-020):
- Public infrastructure improvements required will include public water meters, driveways, sidewalks, and stormwater hazard mitigation to include private detention, public culverts, and flood plain modifications. A pre-development meeting was held on Nov. 13, 2023. IDP plans have not yet been received.

Streets (transportation) (5-060)
- Provide ROW dedication for both streets that align with the Major Street and Highway Plan. For non-classified streets, follow the widths prescribed by the Subdivision & Development Regulations
- Driveways must follow Engineering Design Standard No. 711, the Access Management for access distances from the intersection.
- These “Access” limits are too large for an access drive. Limits of Access should reflect the size of the access point and no larger.

Streets (fire) (5-060)
- Fire Access roads will be required to be a minimum of 20’ in width and support 88,000lbs. Fire access roads will be required to provide access within 150’ to all portions of buildings that are not sprinkled and within 200’ for sprinkled buildings. A minimum 28’ inside turning radius will be required for fire access roads. Buildings over 30’ in height will require 26’ wide aerial fire access along one entire side of the building.
Sidewalks (5-070)
- Sidewalks are required along all streets and must be ADA compliant and should be 18” from the property line or 2’ behind the curb.

Protection From Flooding and Other Natural Hazards (Floodplain) (5-090)
- Site has FEMA floodplain along south portion and NW corner, and floodway along S of lot, per FIRM panel 40143C0254L. North of lot and extension of FEMA flood plain are within Tulsa Regulatory flood plain per CoT atlas panel 24. Any floodplain adjustments limited to TRFP will require T-CLOMR and T-LOMR, or T-CLOMR and LOMR if adjusting FEMA flood plain. If the FEMA floodway is impacted, a CLOMR will be required prior to permit approval.

Stormwater Management (5-100)
- Detention indicated on plan shows appropriate consideration of storm water hazard mitigation. All proposed storm sewer should be private. Final design must be reviewed as part of IDP plans. Any new culverts in the public RoW will also be reviewed with those plans. If Fill is placed in the flood plain, a compensatory storage plan will be required.

Water (5-140) lines
- Fire hydrants will be required to be within 400’ of all portions of unsprinkled buildings and within 600’ of all portions of sprinkled buildings.
- All internal waterlines are private from the two public water meter vaults.

Easements (5-150)
- Show public meter vault locations off N.125 E. Ave. and E. 36th St N. inside street right of way or dedicated waterline easement.
- Public water meters to be in water or utility ESMT.
- Detention ESMT shown includes adequate buffer to pond assuming freeboard requirements are met.
- 100 yr Flood plains, City regulatory and/or Zone A/AE FEMA, will need to be contained in an overland drainage ESMT.
- Fill in the floodplain will require a compensatory storage ESMT or designated portion of OD/E.
- Any offsite easements to cover public infrastructure extensions required by this project will need to be filed and the recording information shown on the face of the plat prior to filing the plat.

Comprehensive Plan Considerations

Land Use Plan
The subject property is designated as Employment by the Tulsa Comprehensive Plan. 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.
Surrounding Properties:

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<th>Existing Use</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>IH</td>
<td>Employment</td>
<td>Vacant</td>
</tr>
<tr>
<td>East</td>
<td>IH</td>
<td>Employment</td>
<td>Quarry</td>
</tr>
<tr>
<td>South</td>
<td>IH</td>
<td>Employment</td>
<td>Industrial</td>
</tr>
<tr>
<td>West</td>
<td>IH</td>
<td>Employment</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

Small Area Plans
The subject properties are not located within a small area plan.

Development Era
The subject property is located in an area developed during the Late Automobile Era. 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.

Transportation
Comprehensive Plan Street Designation: None.

Arterial Traffic per Lane:
Arterial Traffic - North (E 46th St N - 2,086 Vehicles per Lane)
Arterial Traffic - East (N 129th East Ave - 2,097 Vehicles per Lane)
Arterial Traffic - South (E 36th St N - 1,438 Vehicles per Lane)
Arterial Traffic - West (N Mingo Rd - 1,354 Vehicles per Lane)

Environmental Considerations
Tree Canopy Coverage: Tree canopy in the area is 10-20%. For areas on the map in this category preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A

Exhibits
Case map
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Greenhill Extension

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

Aerial Photo Date: 2020/2021

9.5
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021
Land Use Plan Categories

- Arkansas River Corridor
- Multiple Use
- Downtown
- Neighborhood
- Employment
- Park and Open Space
- Local Center
- Regional Center

Green Hill Extension
DEED OF DEDICATION AND DECLARATION OF RESTRICTIVE COVENANTS

GREENHILL EXTENSION

PRELIMINARY PLAT

GREENHILL EXTENSION

SOUTHWEST QUARTER OF SECTION EIGHTEENTH (18), TOWNSHIP THIRTEEN (13) NORTH, RANGE FORTY-EIGHT (48), EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

IN WITNESS WHEREOF, AND profounding an acknowledgment, the following instrument has been executed and acknowledged before me, the undersigned, a Notary Public in and for Said County and State, on this ___day of _____, 20___.

__________________________
TOMMY WOHLGEMUTH
COA & CFO

1. PUBLIC STREETS AND UTILITY EASEMENTS.

1.1. The City of Tulsa, hereinafter referred to as "City", having acquired certain real property located within the City of Tulsa, Tulsa County, State of Oklahoma, for the purpose of constructing, maintaining, operating and repairing any and all streets, drainage and utility facilities as the same may exist as of the date hereof, including water mains, sanitary sewer mains, and storm sewers, has agreed to the setting forth of certain covenants and restrictions as set forth in this instrument.

1.2. The City is hereby granted a non-exclusive easement on the lot, covering a 5 foot strip extending 2.5 feet on each side of the service cable or line extending from the gas main, service transformer to the point of usage determined by the location and construction of the gas service line to a particular structure, the supplier of service shall have the right of access to all utility easements for the purpose of furnishing water and/or sewer services to areas depicted on the preliminary plat.

1.3. The City reserves the right to construct, maintain, repair or replace any and all streets, drainage and utility facilities as the same may exist as of the date hereof, including water mains, sanitary sewer mains, and storm sewers located on the owner's lot.

1.4. The owner of any lot depicted on the accompanying plat shall be responsible for the construction, maintenance, repair, and replacement of such streets, drainage and utility facilities as the same may exist as of the date hereof, including water mains, sanitary sewer mains, and storm sewers located on the owner's lot.

2. DURATION.

2.1. The restrictions, conditions, and covenants herein set forth shall be effective from and after the date it is properly recorded in the county in which the property is located.

3.1. The owner of any lot depicted on the accompanying plat shall be responsible for the construction, maintenance, repair, and replacement of such streets, drainage and utility facilities as the same may exist as of the date hereof, including water mains, sanitary sewer mains, and storm sewers located on the owner's lot.

3.2. The owner of any lot depicted on the accompanying plat shall be responsible for the construction, maintenance, repair, and replacement of such streets, drainage and utility facilities as the same may exist as of the date hereof, including water mains, sanitary sewer mains, and storm sewers located on the owner's lot.

3.3. The owner of any lot depicted on the accompanying plat shall be responsible for the construction, maintenance, repair, and replacement of such streets, drainage and utility facilities as the same may exist as of the date hereof, including water mains, sanitary sewer mains, and storm sewers located on the owner's lot.

3.4. The owner of any lot depicted on the accompanying plat shall be responsible for the construction, maintenance, repair, and replacement of such streets, drainage and utility facilities as the same may exist as of the date hereof, including water mains, sanitary sewer mains, and storm sewers located on the owner's lot.

3.5. The owner of any lot depicted on the accompanying plat shall be responsible for the construction, maintenance, repair, and replacement of such streets, drainage and utility facilities as the same may exist as of the date hereof, including water mains, sanitary sewer mains, and storm sewers located on the owner's lot.

3.6. The owner of any lot depicted on the accompanying plat shall be responsible for the construction, maintenance, repair, and replacement of such streets, drainage and utility facilities as the same may exist as of the date hereof, including water mains, sanitary sewer mains, and storm sewers located on the owner's lot.

3.7. The owner of any lot depicted on the accompanying plat shall be responsible for the construction, maintenance, repair, and replacement of such streets, drainage and utility facilities as the same may exist as of the date hereof, including water mains, sanitary sewer mains, and storm sewers located on the owner's lot.

4. UTILITY SERVICE.

4.1. The owner of any lot depicted on the accompanying plat shall be responsible for the construction, maintenance, repair, and replacement of such streets, drainage and utility facilities as the same may exist as of the date hereof, including water mains, sanitary sewer mains, and storm sewers located on the owner's lot.

4.2. Underground service cables and gas service lines shall be constructed and installed in accordance with the City's Rules and Regulations for the Construction of Underground Service Cables and Gas Service Lines.

5. STORM SEWER FACILITIES.

5.1. Storm sewer facilities shall be constructed and installed in accordance with the City's Rules and Regulations for the Construction of Storm Sewer Facilities.

6. REPAIR OF DAMAGE.

6.1. The owner of any lot depicted on the accompanying plat shall be responsible for the construction, maintenance, repair, and replacement of such streets, drainage and utility facilities as the same may exist as of the date hereof, including water mains, sanitary sewer mains, and storm sewers located on the owner's lot.

7. CERTIFICATE OF ACKNOWLEDGMENT.

7.1. The undersigned, being duly sworn, do hereby acknowledge the instrument for the purpose of conveying the premises described in the record hereof and do hereby transfer the same to the owner of the lot agreed to be bound by these covenants.

8. FILING AND ACKNOWLEDGMENT.

8.1. The owner of any lot depicted on the accompanying plat shall be responsible for the construction, maintenance, repair, and replacement of such streets, drainage and utility facilities as the same may exist as of the date hereof, including water mains, sanitary sewer mains, and storm sewers located on the owner's lot.

9. DEDICATION.

9.1. The owner of any lot depicted on the accompanying plat shall be responsible for the construction, maintenance, repair, and replacement of such streets, drainage and utility facilities as the same may exist as of the date hereof, including water mains, sanitary sewer mains, and storm sewers located on the owner's lot.

10. CERTIFICATE OF SURVEY.

10.1. The surveyor shall have carefully and accurately surveyed, subdivided and platted the tract of land described above, and that said plat designated herein as the final plat of "Greenhill Extension," Township Twenty (20) North, Range Fourteen (14) East of the Indian Base and Meridian, City of Tulsa, Tulsa County, State of Oklahoma, is true and correct representation of said survey.

11. COMMISSION EXPIRES.

__________________________
TOMMY WOHLGEMUTH
COA & CFO

12. CERTIFICATE OF SURVEY.

12.1. The surveyor shall have carefully and accurately surveyed, subdivided and platted the tract of land described above, and that said plat designated herein as the final plat of "Greenhill Extension," Township Twenty (20) North, Range Fourteen (14) East of the Indian Base and Meridian, City of Tulsa, Tulsa County, State of Oklahoma, is true and correct representation of said survey.

13. COMMISSION EXPIRES.

__________________________
TOMMY WOHLGEMUTH
COA & CFO

14. CERTIFICATE OF SURVEY.

14.1. The surveyor shall have carefully and accurately surveyed, subdivided and platted the tract of land described above, and that said plat designated herein as the final plat of "Greenhill Extension," Township Twenty (20) North, Range Fourteen (14) East of the Indian Base and Meridian, City of Tulsa, Tulsa County, State of Oklahoma, is true and correct representation of said survey.

15. COMMISSION EXPIRES.

__________________________
TOMMY WOHLGEMUTH
COA & CFO
LEGAL DESCRIPTION:
S TRIANGLE commenc'd at the Northwest Corner of the City of Tulsa, Oklahoma, being the
Southwest corner of the City of Tulsa, Oklahoma, being the
Southeast corner of the City of Tulsa, Oklahoma, being the
Northeast corner of the City of Tulsa, Oklahoma, being the

SCALE: 1" = 2000'
**Owner and Applicant Information**
Applicant: Mark. B. Capron, Wallace Design Collective  
Property Owner: Mohr Tulsa Marketplace, LLC

**Property Location**
Northwest corner of W. 71st Street South and S. Elwood Ave.

**Location within the City of Tulsa**
(shown with City Council districts)

![City Council Districts Map]

**Elected Representatives**
City Council: District 2, Jeannie Cue  
County Commission: District 2, Karen Keith

**Public Notice Required**
Must appear on properly posted TMAPC agenda after TMAPC has acted on preliminary plat approval.

**Request Summary**
Applicant is requesting the Accelerated Release of Building Permit prior to the recording of a new subdivision named Tulsa Hills Marketplace. If authorized, no certificates of occupancy will be issued until final plat is recorded.

Tract Size: ±18.13 acres

**Zoning**
Existing Zoning: CS  
Existing Overlays: None

**Use**
Current Use: Vacant  
Proposed Use: Commercial/Retail

**Staff Recommendation**
Staff recommends approval subject to conditions.
**Detailed Staff Recommendation**

The proposed plat consists of 6 lots, 1 blocks, ±18.13 acres located at the NW/c of W. 71st Street South and S. Elwood Ave. If the Accelerated release is approved, this authorization only removes the requirement that the final plat be filed prior to building permits being issued. All other codes and requirements of the City of Tulsa remain in place.

The Technical Advisory Committee met on Thursday, April 4th and no objections were raised to the authorization of an accelerated release of building permits subject to the following conditions:

**Fire:**
- Fire Access roads will be required to be a minimum of 20’ in width and support 88,000lbs. Fire access roads will be required to provide access within 150’ to all portions of buildings that are not sprinkled and within 200’ for sprinkled buildings. A minimum 28’ inside turning radius will be required for fire access roads. Buildings over 30’ in height will require 26’ wide aerial fire access along one entire side of the building.

**Water lines**
- Fire hydrants will be required to be within 400’ of all portions of unsprinkled buildings and within 600’ of all portions of sprinkled buildings.

Development Services has provided the following summary of their infrastructure to be installed:

- Required improvements under IDP Plans (IDP #136859-2022) were approved on June 14, 2023. Public improvements for IDP#136859 are currently under construction.
- Required improvements of 71st and Elwood approved under IDP #152091-2023 on February 14, 2024. The improvement to the intersection at 71st and Elwood are a requirement for the development outside of the platting requirement. Certificates of Occupancy will be held by Development Services until these improvements have been constructed and accepted by the City of Tulsa. The improvements were necessitated by the additional traffic to be generated by the proposed development and are not a requirement of the plat.
- No certificates of occupancy will be issued until a final plat for all lots has been approved and recorded with the Tulsa County Clerk.

Staff recommends approval of the accelerated release of a building permit finding that the following criteria is met required per Sec. 10-110.6 of the Subdivision and Development Regulations:

A. The subject building permit is for a lot or parcel that is not required to be platted by Oklahoma statutes;
B. The planning commission has determined that circumstances related to the subject property reasonably preclude the future use or improvement of the area for which rights-of-way and easements dedications are required and have not yet been dedicated; and
C. All required improvements are in place or have been secured with a financial guarantee in accordance with 5-180.

**Exhibits**

Case map
Aerial
Tulsa Comprehensive Plan Land Use Map
Draft Final Plat submitted March 23rd, 2024
Proposed Site plans for Development
Land Use Plan Categories

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

TULSA HILLS MARKETPLACE

18-12 02
THE OWNER OF ANY LOT IN THE SUBDIVISION, AND THE OWNER'S GUESTS, AND INVITEES, AND SHALL BE APPURTENANT TO EACH LOT ENTER THE EASEMENTS AND PERFORM MAINTENANCE NECESSARY TO ENSURE THE PROPER FUNCTIONING OF SUCH EASEMENTS.


4. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROPER FUNCTIONING OF THE UTILITY EASEMENTS SERVING SUCH LOT. THE OWNER OF ANY LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROPER FUNCTIONING OF THE UTILITY EASEMENTS SERVING SUCH LOT, AND THE OWNER'S GUESTS, AND INVITEES, AND SHALL BE APPURTENANT TO EACH LOT ENTER THE EASEMENTS AND PERFORM MAINTENANCE NECESSARY TO ENSURE THE PROPER FUNCTIONING OF SUCH EASEMENTS.

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March 21, 2024

Mr. Randy Westbrook  
City of Tulsa  
Development Services  
175 E 2nd Street, Suite 450  
Tulsa, OK  74103-3227

Re: Tulsa Hills Market Place  
Response to Draft Final Plat 5 Review Comments

Dear Mr. Westbrook:

Wallace Engineering has reviewed the City comments dated July 11, 2023 sent via email from Randy Westbrook. We have the following response in blue (original comments repeated for direct reference):

**Specification for Documents**

**Engineering Graphics**
- No comments. (stall)

**Addressing**
- No comments on addresses. (AR)
- No comments on the street names.

**Article 5: Design and Improvements**

**Required Infrastructure and Public Improvements (5-020)**
- IDP Plans (IDP #136859-2022) for required sanitary and water main extensions, sidewalks and ramps in the public ROW and storm sewer improvements including a private detention facility were approved on June 14, 2023. (sms)
- This project requires certain improvements to the intersection at 71st and Elwood. It is understood that IDP plans for the required intersection improvements will be separate from the IDP for the rest of the required public infrastructure. The level of service of the intersection in its current configuration, without this development is already very poor. The intersection must be improved prior to this development opening for business. IDP plans for the intersection improvements, IDP #152091-2023 South Elwood Avenue Expansion, are currently in the review process. The plat cannot be approved until plans are approved. (sms)

  *Response: Acknowledge. At the date of this response the referenced intersection IDP plans have been approved.*

**Streets (transportation) (5-060)**
- No comments. (RR)

**Streets (fire) (5-060)**
- No comments. (CRB)
Sidewalks (5-070)
- No comments. (RR)

Protection From Flooding and Other Natural Hazards (Floodplain) (5-090)
- No Comments. Tulsa Regulatory Flood Plain on site addressed (Drains to Hager Creek; COT panel 51. (WLD)

Stormwater Management (5-100)
- No comments. IDP-136859-2022 approved. (WLD)

Sewage Disposal (5-130)
- No comments. (nqe)

Water Supply (5-130)
- Fire: No comments. (CRB)
- Water: No comments. (adh)

Easements (5-150)
- No comments. (sms)

Perpetual Maintenance of Common Areas and Improvements (5-200)
- INCOG to comment.

Legal Comments

Face of the Plat:
1.

Deed of Dedication:
1.

Please contact us with any questions or comments.

Sincerely,

Mark B Capron, PLA, APA
Land Development Planner II
Landscape Architect
Site Plan Notes:

1. All dimensions shown herein are to face of curb and face of building unless otherwise shown otherwise on plans.
2. The contractor shall maintain a two-foot (2') separation between the gas line conduit and all other conduits.
3. The contractor shall be responsible for the installation of all conduits prior to forming sidewalk or not shown on civil plan.
4. Buildings shown herein are representative only and not for construction.
5. Contractor to coordinate all utility services with utility supplier.
6. Coordinates all building connections and intersection using with the mechanical, electrical, and plumbing plans.
7. Utility service connections shall be installed as per applicable city codes and specifications.
8. Electrical conduit shall be 7" PVC. Esmall conduit shall be 7" PVC. Telephone conduit shall be 7" PVC. All shall be 6" or 2" PVC. All and to be installed with a full string.
9. Handicap ramps shown shall be constructed on the handicapped parking stalls. Ramps shall have the International symbols of accessibility on the sides of accessibility.
10. The utility locations represented on this drawing were compiled from field observations and information from various utility companies.
11. The utility locations shown herein are based on the topographic design survey by white surveying company dated 07/06/2022.
12. The contractor shall be responsible for containing all necessary work signs and permits from the city, including permits of access and access as required.
13. The contractor shall notify the city public works department at least 24 hours prior to start of construction.
14. The contractor is responsible for construction staking.
15. Vertical datum based on OKLAHOMA State Plane Coordinate System (NAD83).
16. Horizontal datum based on OKLAHOMA State Plane Coordinate System (NAD83).
17. All point and segment locations and consent required for electrical plans.

Sidewalk & ADA Ramp Notes:

18. Sidewalk and ADA ramp notes show the location and size of sidewalks and ramps.

Line Legend:

- CENTERLINE
- ACCESS ROAD
- EASEMENT
- SIDEWALK
- STORM SEWER
- DETENTION & UTILITY
- OVERLAND DRAINAGE
- POWER COMPANY (41' WEST)
- STREET 'B'
- PRIVATE MUTUAL DRIVE
- POWER COMPANY (41' WEST)
- STREET 'B'
- PRIVATE MUTUAL DRIVE

All point of DEE AND EASEMENTS ARE FOR THE PLAT AND MARKETPLACE PLAN.
19. This plat will be filed upon completion of the project, unless otherwise specified, and shall be retained with this plat.

Tulsa Hills Marketplace
71st & Elwood, Tulsa, Oklahoma
ZCA-30, proposed zoning code amendments, initiated by the Land Use Administrator

During the development of the City of Tulsa Zoning Code, staff anticipated that clean-up items would be identified as implementation began in 2016. In early 2016, a zoning code implementation team was established and began meeting regularly to discuss situations where inconsistencies existed, clarification was needed, intent was not fully accomplished, and unintended consequences occurred. Since the effective date of the zoning code, staff has brought several rounds of general clean-up amendments through the approval process. The zoning code implementation team meets biweekly and consists of members of the Tulsa Planning Office, Code Enforcement, Development Services Department, and Legal Department.

The proposed amendments are a result of the continuing work of the zoning code implementation team. Primarily these items were identified through interactions with the public through the zoning, enforcement, and building permit processes. The proposed amendments are located in Chapters 20, 35, 40, 55, 70, 80, 85, 90, and 95 of the zoning code. The proposed amendments are minor in nature, but important to ensure ease of usability and enforcement of the zoning code. Below is a general description of items included in this round of clean-up.

- **Section 20.030-E**: Remove section requiring Special Area Overlay ordinances to be recorded in the County Clerk's land records.
- **Section 20.050-A**: Correct typo changing "and" to "or" in the nonconformities section of the River Design Overlay.
- **Section 20.100-C**: Require masonry skirting and street-facing entrances for manufactured housing units permitted by right in the Neighborhood Infill Overlay - 2.
- **Section 35.070-D**: Update the definition of Junk or Salvage Yard to remove "building."
• Sections 35.050, 35.060, 35.070, 35.090, 40.225: Update regulations related to medical marijuana uses to align with Oklahoma state laws and license types.

• Sections 55.090-F, 55.100-A, 95.040-A: Clarify that recreational vehicles must be parked on a dustless, all-weather surface; clarify that gravel, rock, or screenings are a dustless, all-weather surface when treated with an approved binder; and allow residential uses in AG and AG-R districts to have gravel driveways.

• Section 70.140-C: Change the timeline for appeals of administrative decisions from 10 calendar days to 10 business days to align with nuisance violation appeal timelines.

• Section 80.060-B: Clarify language related to non-conforming dynamic display sign modifications.

• Section 85.010: Change reference to code enforcement to reflect the 2023 City reorganization.

• Sections 90.060, 90.065, 95.150: Revise measurement for lot width to include a calculation, add measurement for lot depth, and update related figures.

• Sections 90.170, 95.210: Clarify that fence and wall height atop a retaining wall is measured from the top of the retaining wall and add definition for retaining wall.

At this meeting, the Planning Commission is asked to review and comment on the proposed zoning code amendments. The public hearing to consider the amendments will be held on May 15, 2024.

**Attachment I**

The amendments proposed to the City of Tulsa Zoning Code, Title 42 Tulsa Revised Ordinances, are shown in strike through/underline in Attachment I.
1. Remove section requiring Special Area Overlays to be recorded in the County Clerk’s land records

**Justification:** This change would delete the requirement to file a copy of Special Area (SA) overlay zoning map amendment ordinances with the county clerk’s office. Because SA Overlays are typically adopted by map, rather than legal description, the ordinance would not appear in title or land records research for individual properties.

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**Chapter 20 | Overlay Districts**

***

**Section 20.030**  
**SA, Special Area Overlays**  

***

20.030-E—Recordation

The land use administrator must file a copy of all SA overlay zoning map amendment ordinances and maps indicating the boundaries of approved SA overlays in the county clerk’s office of the county in which the property is located.
2. Change “and” to “or” in the nonconformities section of the River Design Overlay

**Justification:** This change corrects a typo and clarifies that nonconforming structures must be brought into compliance with the RDO districts if they are replaced, restored, or expanded more than 50%.

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**Chapter 20 | Overlay Districts**

**Section 20.050**  
RDO, River Design Overlays

**20.050-A**  
General

5. Nonconformities

b. Restoration, Replacement, Alteration and Expansion of Nonconforming Uses and Structures (other than signs)

(2) An existing structure and all replacements, restorations, expansions, alterations and additions must be brought into compliance with the site and building design regulations of §20.050-C under the following circumstances:

(a) A nonconforming structure is proposed to be replaced, restored and/or expanded by more than 50%; or

(b) A nonconforming structure is proposed to be altered or expanded by more than 50%; or

(c) Additional structure(s) are proposed to be constructed resulting in a more than 50% increase in the floor area or lot coverage, as described in §20.050-A5.b(1).
Attachment I: ZCA-30 Zoning Code Amendments
Draft Changes

3. Require masonry skirting and street-facing entrances for manufactured housing units permitted by right in the Neighborhood Infill Overlay – 2

Justification: This change was requested by City Council as the Neighborhood Infill Overlay – 2 (NIO-2) for the Dawson area went through the approval process. To alleviate concerns heard from neighbors, the proposed changes would require manufactured housing units in the NIO-2 district to be skirted with masonry and have a street-facing entrance.

Chapter 20 | Overlay Districts

Section 20.100 NIO-2, Neighborhood Infill Overlay – 2

20.100-C Residential Building Types for Household Living

1. Table 20-7 Notes

The following notes refer to the bracketed numbers (e.g., "[1]") in (Table 20-7):

[1] Apartment/condo is limited to no more than 4 dwelling units on a single lot.

[2] Manufactured housing units manufactured in 2016 or later, that are permitted by right if they are skirted with masonry, have a street-facing entrance, and are attached to a permanent foundation are permitted by right. All other manufactured housing units require a special exception approved in accordance with the procedures of Section 70.120.
4. Remove “building” from the definition of Junk or Salvage Yard

**Justification:** This change clarifies that junk or salvage yards occur in open areas, not within buildings. Other use categories, such as Vehicle Equipment and Supplies Sales and Rentals, also relate to the sale of used parts or supplies but take place inside a building. The change is intended to avoid unintentionally regulating or enforcing uses within enclosed buildings that more closely align with other use categories.

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**Chapter 35 | Building Types and Use Categories**

**Section 35.070 | Industrial Use Category**

**35.070-D | Junk or Salvage Yard**

An open area where waste, scrap, used or second-hand materials are bought, sold, exchanged, stored, baled, packed, disassembled, crushed, processed, or handled for reclamation, disposal or other similar purposes, including but not limited to scrap iron and other metals, paper, rags, rubber tires and bottles.
Attachment I: ZCA-30 Zoning Code Amendments
Draft Changes

5. Update regulations related to medical marijuana uses in Chapters 35 and 40

Justification: These changes align city medical marijuana zoning regulations with Oklahoma state licenses issued by the Oklahoma Medical Marijuana Authority (OMMA). Since the zoning code amendments related to medical marijuana uses were first adopted in 2018, Oklahoma state statutes and OMMA regulations have changed. The intent of the amendments is to align zoning regulations with current state laws.

Chapter 35 | Building Types and Use Categories

Section 35.050  Commercial Use Category

35.050-D  Commercial Service

5. Research Service
Uses engaged in scientific research and testing services leading to the development of new products and processes. Such uses resemble office buildings or campuses and do not involve the mass production, distribution or sale of products. Research services do not produce odors, dust, noise, vibration or other external impacts that are detectable beyond the property lines of the subject property. Includes medical marijuana testing laboratories, and medical marijuana research facilities, as licensed by the holder of a medical marijuana research license issued by the Oklahoma State Department of Health Medical Marijuana Authority, in accordance with the terms of such license.

35.050-L  Retail Sales

6. Medical Marijuana Dispensary
Retail sales uses that sell or otherwise provide medical marijuana or medical marijuana products by the holder of a medical marijuana dispensary license issued by the Oklahoma State Department of Health Medical Marijuana Authority, in accordance with the terms of such license, which may be sold or provided only to the holder of a medical marijuana patient or caregiver license.

35.050-P  Trade School
Uses in an enclosed building that focus on teaching the skills needed to perform a particular job. Examples include schools of cosmetology, modeling academies, computer training facilities, vocational schools, administrative business training
facilities and similar uses. Licensed medical marijuana education facilities are expressly included. Truck driving schools are classified as “trucking and transportation terminals” (wholesale, distribution and storage use category).

***

Section 35.060 Wholesale, Distribution & Storage Use Category

***

35.060-D Wholesale Sales and Distribution

Uses engaged in the wholesale sales, bulk storage and distribution of goods. Such uses may also include incidental retail sales and wholesale showrooms. Expressly includes the following uses: bottled gas and fuel oil sales, flea markets, ice distribution centers, monument sales, portable storage building sales, vending machine sales, auctioneers, and frozen food lockers. Includes uses engaged in the transportation and distribution of medical marijuana products to and from the licensed premises of commercial medical marijuana licensees.

Section 35.070 Industrial Use Category

This category includes uses that produce goods from extracted and raw materials or from recyclable or previously prepared materials, including the design, storage and handling of these products and the materials from which they are produced. The industrial subcategories are:

35.070-A Low-impact Manufacturing and Industry

Manufacturing and industrial uses that do not, as part of their normal operations, generate noticeable off-site impacts in terms of noise, smoke, particulate matter, odors, or vibration. Typical examples of low-impact manufacturing and industrial uses include: commercial laundries and linen supply services, apparel manufacturing, bakery products manufacturing, production of medical marijuana products, such as edibles and pre-rolls, using medical marijuana components processed elsewhere, bottling plants, ice manufacturing, mattress manufacturing and assembly, microbreweries, micro distilleries, coffee roasting with a maximum roasting capacity of 45 kilograms per batch, musical instrument and parts manufacturing, newspaper printing and binderies.

1. Microbrewery

An establishment in which beer or malt beverages are made on the premises and then sold or distributed, and which produces less than 15,000 barrels (465,000 gallons) of beer and malt beverages per calendar year. Where allowed by law, microbreweries may include tasting rooms and direct sales to consumers in addition to other methods of distribution.

2. Micro Distillery

A distillery producing distilled spirits in total quantity of no more than 40,000 proof gallons per calendar year. Where allowed by law, micro distilleries may include tasting rooms and direct sales to consumers in addition to other methods of distribution.
Attachment I: ZCA-30 Zoning Code Amendments
Draft Changes

3. Low-impact Medical Marijuana Processor
   A medical marijuana processor issued a nonhazardous processor license by the Oklahoma Medical Marijuana Authority.

35.070-B Moderate-impact Manufacturing and Industry
   Manufacturing and industrial uses that, as part of their normal operations, generate noticeable off-site impacts in terms of noise, smoke, particulate matter, odors, or vibration. Typical examples of moderate-impact manufacturing and industrial uses include: large breweries, distilleries and alcohol manufacturing (other than micro distilleries), coffee roasting with a roasting capacity of more than 45 kilograms per batch, moderate-impact medical marijuana processing facilities, dairy products manufacturing, foundries, chrome plating, crematoriums and animal rendering plants, electroplating, fiberglass manufacturing, flour mills and paper products manufacturing.

1. Large Brewery
   An establishment where beer or malt beverages are made on the premises at an annual production rate of over 15,000 barrels (465,000 gallons). Large breweries may include tasting rooms.

2. Moderate-impact Medical Marijuana Processing Facility
   An establishment in which the preparation, manufacture, processing or packaging of medical marijuana products by the holder of a medical marijuana processor license issued by the Oklahoma State Department of Health is conducted, in accordance with the terms of such license, and in which extraction processes are limited to use of non-flammable substances such as carbon dioxide, and to food-based and water-based extraction.

35.070-C High-impact Manufacturing and Industry
   Manufacturing and industrial uses that regularly use hazardous chemicals or procedures or that produce hazardous byproducts or explosive hazards. Typical examples of high-impact manufacturing and industrial uses include: the manufacture of acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins and radioactive materials. This subcategory also includes petrochemical tank farms, gasification plants, smelting, animal slaughtering, oil refining, asphalt and concrete (batch) plants and tanneries.

1. High-impact Medical Marijuana Processing Facility
   An establishment in which the preparation, manufacture, processing or packaging of medical marijuana products by the holder of a hazardous medical marijuana processor license issued by the Oklahoma State Department of Health Medical Marijuana Authority is conducted, in accordance with the terms of such license, and in which extraction processes include the use of flammable substances such as butane, propane, ethanol and alcohol.
Attachment I: ZCA-30 Zoning Code Amendments
Draft Changes

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35.070-F Medical Marijuana Waste Disposal Facility
A facility issued a medical marijuana waste disposal facility license by the Oklahoma Medical Marijuana Authority.

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Section 35.090 Agricultural Use Category

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35.090-D Horticulture Nursery
A use involving propagation and growth of trees or plants in containers or in the ground for wholesale or retail sales and distribution. Does not include on-site retail sales unless such sales are otherwise allowed in the subject zoning district.

1. Medical Marijuana Grower Operation
Uses involving the growing, harvesting and packaging of medical marijuana by the holder of a medical marijuana grower license issued by the Oklahoma State Department of Health - Medical Marijuana Authority, in accordance with the terms of such license. Does not include retail sales.

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Chapter 40 | Supplemental Use and Building Regulations

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Section 40.225 Medical Marijuana Uses
The supplemental use regulation of this section apply to medical marijuana uses.

40.225-A A medical marijuana grower operation must be located inside an enclosed building.

40.225-B A medical marijuana processing facility, whether moderate, low-impact or high-impact, must be located inside an enclosed building.

40.225-C A medical marijuana dispensary must be located inside an enclosed building.

40.225-D A medical marijuana dispensary may not be located within 1,000 feet of another medical marijuana dispensary.

40.225-E Drive-through windows and drive-through lanes are prohibited for medical marijuana grower operations, processing facilities, and research facilities.

40.225-F Medical marijuana grower operations, processing facilities, waste disposal facilities, and dispensaries must provide the following:

1. A ventilation/air filtration system that prevents odor from being detectible at the boundaries of the lot within which the building housing the medical marijuana grower operation, processing facility or dispensary is located, except that if such use is located in multiple-tenant building, the ventilation/air filtration system must prevent odor from being detectible outside the tenant space housing the use.
Attachment I: ZCA-30 Zoning Code Amendments
Draft Changes

2. An electronic security system and surveillance camera.

40.225-G Medical marijuana grower operations, processing facilities, dispensaries, transportation facilities, education facilities, waste disposal facilities, testing laboratories, and research facilities must be conducted and maintained in compliance with the licenses issued by the Oklahoma State Department of Health Medical Marijuana Authority and in compliance with Oklahoma law, including but not limited to all applicable statutes, rules and regulations.

40.225-H No medical marijuana grower operation, processing facility, dispensary, transportation facility, education facility, waste disposal facility, testing laboratory, or research facility shall be permitted or maintained unless there exists a valid license, issued by the Oklahoma State Department of Health Medical Marijuana Authority for the particular use at the particular location.

40.225-I The separation distance required under Section 40.225-D must be measured in a straight line between the nearest perimeter walls of the buildings (or portion of the building, in the case of a multiple-tenant building) occupied by the dispensaries. The separation required under Section 40.225-D shall not be applied to limit the location of a medical marijuana dispensary for which a license was issued by the Oklahoma State Department of Health Medical Marijuana Authority prior to December 1, 2018, for the particular location.

40.225-J A medical marijuana waste disposal facility must be located inside an enclosed building.
6. Update regulations related to the dustless, all-weather surface requirement for driveways and parking areas

**Justification:** These changes clarify that recreational vehicles must be parked on a dustless, all-weather surface; clarify that gravel, rock, or screenings are considered a dustless, all-weather surface when treated with an approved road surface binder; and correct table numbers. The proposed changes also allow residential driveways in AG and AG-R zoning districts to be surfaced with gravel. AG and AG-R districts tend to be more rural in character, with less density and often longer driveways than residential districts.

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**Chapter 55 | Parking**

**Section 55.090 Parking Area Design**

**55.090-F Surfacing**

1. All off-street parking areas must be surfaced with a dustless, all-weather surface unless otherwise expressly stated in this zoning code. Pervious pavement or pervious pavement systems are allowed subject to the supplemental regulations of §55.090-F.4. Parking area surfacing must be completed prior to initiation of the use to be served by the parking.

2. All motorized vehicles designed for travel upon public streets and **all recreational vehicles** that are being parked, stored or displayed for sale must be parked, stored or displayed on a dustless, all-weather surface. This surfacing requirement does not apply to junk or salvage yards. The board of adjustment is authorized to grant a special exception permitting the parking, storage or display of motorized vehicles or recreational vehicles on a surface other than one consisting of a dustless, all-weather surface if the location complies with all applicable minimum building setbacks.

3. Driveways, not including parking spaces, that serve residential uses in AG and AG-R zoning districts may be surfaced with gravel in place of a dustless, all-weather surface outside of the street right-of-way.

34. In RE and RS zoning districts, driveways serving residential dwelling units may not exceed 50% of the lot frontage or the following maximum widths, whichever is less, unless a greater width is approved in accordance with the special exception procedures of **Section 70.120**, or, if in a PUD, in accordance with the amendment procedures of §30.010-I.2. (Refer to the City of Tulsa Standard Specifications and Details for Residential Driveways #701-704).
Attachment I: ZCA-30 Zoning Code Amendments
Draft Changes

Table 55-6: Maximum Driveway Widths in RE and RS Zoning Districts

<table>
<thead>
<tr>
<th>Maximum Driveway Width</th>
<th>Lot Frontage</th>
<th>75'+</th>
<th>60’ – 74’</th>
<th>46’ – 59’</th>
<th>30’ – 45’</th>
<th>Less than 30’ [2]</th>
</tr>
</thead>
<tbody>
<tr>
<td>Driveway Within Right-Of-Way (feet) [1]</td>
<td>27’</td>
<td>26’</td>
<td>22’</td>
<td>20’</td>
<td>12’</td>
<td></td>
</tr>
<tr>
<td>Driveway Within Street Setback (feet)</td>
<td>30’</td>
<td>30’</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td></td>
</tr>
</tbody>
</table>

[1] Maximum width applies to the composite of all driveways if multiple curb cuts are provided.
[2] Provided that for lot frontages less than 24 feet, a driveway up to 12 feet in width is permitted.

For approvals granted under the terms of the zoning code in effect prior to January 1, 2016, including (1) variances of maximum driveway coverage measured by width, square footage or percentage of yard and (2) establishment of PUD development standards that increase the maximum permitted driveway coverage measured by any such means, the foregoing maximums do not apply.

45. Pervious pavement or pervious pavement systems, including pervious asphalt, pervious concrete, modular pavers designed to funnel water between blocks, lattice or honeycomb shaped concrete grids with turf grass or gravel filled voids to funnel water, plastic geocells with turf grass or gravel, reinforced turf grass or gravel with overlaid or embedded meshes, resin-bound pervious pavement systems, or similar structured and durable systems are allowed as parking lot surfacing materials. Gravel, turf, or other materials that are not part of a structured system designed to manage stormwater are not considered pervious pavement or a pervious pavement system. Pervious pavement and pervious pavement systems must comply with the following:

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Section 55.100 Stacking Spaces for Drive-through Facilities

55.100-A Spaces Required

In addition to the parking required for each use, establishments with drive-through facilities must provide stacking spaces for each drive-through station as indicated in Table 55-67:

Table 55-67: Drive-through Stacking Space Requirements

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Spaces (per lane)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Automated teller machine</td>
<td>2 (measured from ATM)</td>
</tr>
<tr>
<td>Bank</td>
<td>3 (measured from teller or service area)</td>
</tr>
<tr>
<td>Car wash, automated or customer-operated</td>
<td>2 (measured from vehicle entrance)</td>
</tr>
<tr>
<td>Car wash, attendant hand wash</td>
<td>3 (measured from vehicle entrance)</td>
</tr>
<tr>
<td>Drug store</td>
<td>2 (measured from pick-up window)</td>
</tr>
<tr>
<td>Restaurant drive-through</td>
<td>3 (measured from order board)</td>
</tr>
<tr>
<td>Kiosks</td>
<td>2 (measured from service window)</td>
</tr>
<tr>
<td>Other</td>
<td>As determined by the development administrator</td>
</tr>
</tbody>
</table>

***
Chapter 95 | Definitions

Section 95.040  Terms Beginning with “A”

All-Weather Surface (or Material)
A hard surface, dustless material capable, during ordinary use, of withstanding without substantial deterioration, normal weather conditions. Gravel, rock, or screenings alone, without use of when treated with a road surface binder approved by the development administrator, does not meet the definition of an all-weather surface.
7. Revise timelines for appeals of administrative decisions

Justification: These changes update appeal timelines to align with the appeal timelines for nuisance violations. Currently, an owner has 10 business days to appeal a nuisance violation but only 10 calendar days to appeal a zoning violation. This change would give 10 business days to file appeals of administrative decisions to the board of adjustment. This would affect appeals of zoning violation determinations by the development administrator or code enforcement, preservation commission decisions, and zoning decisions and interpretations by the land use administrator or development administrator.

Chapter 70 | Review and Approval Procedures

Section 70.140 Appeals of Administrative Decisions

70.140-C Application Filing

1. Complete applications for appeals of administrative decisions must be filed with the clerk of the board of adjustment and the city clerk, who will accept the appeal on behalf of the administrative official who made the decision being appealed and forward it to said official.

2. Appeals of administrative decisions must be filed within 10 business days of the date of the decision being appealed.
8. Clarify language related to non-conforming dynamic display sign modifications

**Justification:** Section 80.060-B currently prevents non-conforming off-premise outdoor advertising signs from being upgraded or modified. The intent of the requirement is for signs to conform to current zoning standards as changes are made to them. This proposed amendment clarifies that converting a sign from one type of dynamic display to another is considered a sign modification for the purposes of non-conforming sign regulations. For example, converting a dynamic display sign using mechanical display like rotating panels into a sign using electronic display like LED lights is a modification, not basic repair/maintenance.

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**Chapter 80 | Nonconformities***

**Section 80.060 | Nonconforming Signs**

**80.060-A | Description**

A nonconforming sign is a sign that was lawfully established but that no longer complies with applicable zoning code regulations because of the adoption or amendment of regulations after the sign was established.

**80.060-B | Off-Premise Outdoor Advertising Signs**

Nonconforming off-premise outdoor advertising signs may continue subject to the following provisions:

1. Nonconforming off-premise outdoor advertising signs must be maintained in good repair and safe condition, in accordance with 580.010-D. No permits may be issued for upgrades or modifications of nonconforming signs. **The conversion of a dynamic display component of a sign to a different dynamic display method or technology is considered a sign modification.**

**Justification:** This change updates the name for the code enforcement division in Chapter 85. The City of Tulsa’s 2023 reorganization renamed the neighborhood inspections division of the Working in Neighborhoods Department to the code enforcement division of the Department of City Experience.

### Chapter 85 | Violations, Penalties and Enforcement

**Section 85.010  Responsibility for Enforcement**

The development administrator, the neighborhood inspections division of the working in neighborhoods department code enforcement division, and any other officials or agencies designated by the mayor have responsibility for enforcing this zoning code. All departments, officials, agencies and employees vested with the authority to review, recommend or issue development approvals, permits or licenses must act in accordance with the provisions of this zoning code.
10. Revise measurement for lot width and add measurement for lot depth

**Justification:** The current measurement of lot width is unclear and difficult to calculate for irregularly shaped lots. This change provides more specific guidance and reflects the current practice for calculating lot width when reviewing subdivisions, lot splits, and lot line adjustments. Figures have been updated to reflect the lot depth measurement and to show that an irregular lot may have more than one rear lot line.

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**Chapter 90 | Measurements**

**Section 90.060  Lot Width**

Lot width is measured as the average (mean) horizontal distance between the side property lines of a lot. **Lot width is calculated as follows:**

\[
\text{Lot Width} = \frac{\text{Lot Area (square feet)}}{\text{Lot Depth (feet)}},
\]

**Figure 1: Lot Width Measurement**

**Section 90.065  Lot Depth**

Lot depth is measured as the distance, in a straight line, between the midpoint of the front lot line and the midpoint of the rear lot line.

**Figure 2: Lot Depth Measurement**
Chapter 95 | Definitions

### Section 95.150 Terms Beginning with “L”

#### Figure 95-4: Lot Lines

#### Figure 95-6: Rear Lot Line
11. Fence and wall height measurement along retaining walls

**Justification:** The current measurement of fence and wall height does not take into account retaining walls. These changes clarify that fences and walls installed on top of retaining walls can be measured from the top of the retaining wall and add a definition for retaining wall.

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**Chapter 90 | Measurements**

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**Section 90.170 Other Height Measurements**

**90.170-A Fences and Walls**

The height of fences and walls is measured as vertical distance from the average finished grade on the inside of the fence to the top of the fence or wall. Fences atop walls or landscape features (e.g., raised beds) are measured to average finished grade at the base of the wall or landscape feature. In the case of retaining walls, average finished grade may be measured from the side of the retaining wall abutting and contacting the earth being supported. Fence posts may exceed the height of the highest connected portion of the fence by up to 12 inches.

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**Chapter 95 | Definitions**

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**Section 95.210 Terms Beginning with “R”**

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**Retaining Wall**

A vertical structure built from stone or brick masonry, reinforced concrete, segmented block or other material approved by the development administrator and built to support earth of a higher level on one side than on the other.