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 2915, June 5, 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. **Z-7582-a**
   - Location: North of the northwest corner of East 51st Street South and South 73rd East Avenue
   - City Council District: 5
   - Applicant: Bob Dail
   - Action(s) Requested: Optional Development Plan (ODP) Minor Amendment to reduce sign setback and increase sign allowance
Public Hearing - Plats

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

3. **West Estates** (County)
   - Location: Southwest Corner of East 86th Street North and North Yale Avenue
   - County Commission District: 1
   - Applicant: AAB Engineering
   - Action Requested: Approval of Preliminary Plat for Single-Family Subdivision (Continued from March 20, 2024, April 3, 2024 and May 1, 2024)

4. **Bill Knight Commercial Center**
   - Location: South of the Southeast corner of East 91st Street South and South Mingo Road
   - City Council District: 7
   - Applicant: Olsson, Inc. c/ Jason Mohler
   - Action Requested: Approval of Preliminary Plat (related to Z-7776)

5. **QuikTrip 0046**
   - Location: Southwest corner of East 46th Street North and North 125th East Avenue
   - City Council: 3
   - Applicant: Quik Trip Corporation c/ AAB Engineering
   - Action Requested: Approval of Minor Subdivision Plat

Public Hearing – Rezoning

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

6. **Z-7775**
   - Location: Multiple lots at the southeast corner of North Denver Avenue and North Elwood Avenue
   - City Council: 1
   - Applicant: Lee Simon Design, Kayla Lee
   - Action(s) Requested: Rezoning from RS-2 to RS-5
   (Continued from June 5, 2024) **(Applicant requests a continuance to August 21, 2024)**

7. **Z-7776**
   - Location: South of the southeast corner of East 91st Street South and South Mingo Road
   - City Council District: 7
   - Applicant: Lou Reynolds
   - Action(s) Requested: Rezoning from CS with an optional development plan and AG to CG with an optional development plan (related to Bill Knight Commercial Center Preliminary Plat)

8. **Z-7777**
   - Location: Northeast corner of East Pine Street and North Greenwood Avenue
   - City Council District: 1
   - Applicant: Cedar Creek Consulting
   - Action(s) Requested: Rezoning from RS-3 and CS to CS

Other Business

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

None
9. **Commissioners' Comments**

Adjournment
### Owner and Applicant Information
Applicant: Bob Dail  
Property Owner: Life Senior Services

### Property Location
North of the northwest corner of East 51st Street South and South 73rd East Ave. (4821 S 72nd E Ave)

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

![Location Map]

### Elected Representatives
City Council: District 5, Grant Miller  
County Commission: District 3, Kelly Dunkerley

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

### Staff Recommendation
Staff recommends approval.

### Request Summary
Minor amendment to an optional development plan to reduce the setback from residential districts for monument signs to 50 feet and increase the monument sign display surface area from 32 square feet to 37.7 square feet

### Zoning
**Existing Zoning:** OM w/ Z-7582 ODP  
**Existing Overlays:** None

### Comprehensive Plan Considerations

#### Land Use
**Land Use Plan:** Neighborhood  
**Small Area Plans:** None  
**Development Era:** Late Automobile

#### Transportation
**Major Street & Highway Plan:** N/A  
**Planitulsa Street Type:** N/A  
**Transit:** Regular Route  
**Existing Bike/Ped Facilities:** None  
**Planned Bike/Ped Facilities:** None

#### Environment
**Flood Area:** N/A  
**Tree Canopy Coverage:** 0-10%  
**Parks & Open Space:** N/A
Detailed Staff Recommendation

The current development plan states that "Monument signage may not be located closer than 150 feet to any R zoned district." And that "Monument signage may not exceed 32 square feet of display surface area.”

The applicant is proposing a new monument sign that would be within the 150-foot setback to R zoning and would exceed the 32 square feet allowed by the PUD.

The sign the applicant is proposing to increase the display surface area for a monument sign to 37.7 square feet and reduce the required setback for a monument sign from a residential district to 50 feet.

Staff has reviewed the request and determined:

1) Z-7582-a is consistent with the provisions for administration and procedures of an Amendment to Approved Development Plan (Sec.70.040-1.a.)

2) Z-7582-a does not represent a significant departure from the approved development standards in the ODP and is considered a minor amendment to Z-7582 ODP.

3) All remaining development standards defined in Z-7582 and subsequent amendments shall remain in effect.

Staff recommends approval.

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/CDP-53</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
<tr>
<td>East</td>
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<td>RS-3/CDP-53</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
<tr>
<td>West</td>
<td>RS-3/CDP-53</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:** Regular Route

**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 0-10%. 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
Subject Tract

Z-7582-a

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

Aerial Photo Date: 2021
MONUMENT SIGN
SCALE: NTS

Front View

White 3/4" Acrylic Push Through Letters and Logo. Leaf face to include custom printed 3-M Vinyl.

RAISED METAL PAN WITH RGB HALO LIGHTING. LAMPS NOT VISIBLE FROM SIDE VIEW. EXTENDS PAST LOGO PANEL.

NOTE: EXISTING FOOTING 4" BELOW GRADE

Routed Aluminum Graphics backed with White 3/16" Flat Acrylic.

LIFE SENIOR SERVICES®

SIGN SQUARE FOOTAGE COMPUTAION
A 8.7" x 15" = .91 sq ft
B 34" x 146" = 34.5 sq ft
C 4" x 84" = 2.3 sq ft
TOTAL: 37.7 SQ FT

Green Pantone 369 / 50%
Black 80%

Dimensions, descriptions and depictions stated or shown here are subject to minor modifications to accommodate numerous considerations such as final agreements on project pricing, future confirmed site conditions and requirements, fabrication method, and raw material yields.

We will strive to match specific colors, such as Pantone values, and/or matching existing signage or surrounding building colors and/or textures. We cannot always guarantee an exact match due to the varying differences in materials, age, sheen and how colors are applied.
S 72nd E Ave : 1,000 ft x .3 = 300 Sq Ft.
MAX ALLOWANCE = 32 Sq Ft / 15' Hght

Site Plan 4821 S 72 E Ave
Owner and Applicant Information
Applicant: Alan Betchan
Property Owner: Owasso 86th Development LLC

Property Location
Southwest Corner of East 86th Street North and North Yale Ave
Tract Size: ±20.06 acres

Location within Tulsa County
(shown with County Commission districts)

Elected Representatives
County Commission: District 1, Stan Sallee

Staff Recommendation
Staff recommends approval.

Case West Estates Staff Report
Hearing Date: June 26, 2024
(Continued from March 20, 2024, April 3, 2024, and May 1, 2024)

Prepared by: Jay Hoyt
jhoyt@incog.org
918-579-9476

Request Summary
Preliminary Plat for a single-family subdivision.

Zoning
Existing Zoning: Commercial Shopping (CS)

Use
Current Use: Vacant
Proposed Use: Single-Family Residential

Comprehensive Plan Considerations

Land Use
Land Use Plan: Rural Commercial (North Tulsa County)

Transportation
Major Street & Highway Plan: N Yale Ave: Secondary Arterial
Transit: None
Existing Bike/Ped Facilities: None
Planned Bike/Ped Facilities: A sidewalk gap is shown on the GO Plan along N Yale Ave.

Environment
Flood Area: None
Parks & Open Space: None
PRELIMINARY PLAT

Detailed Staff Recommendation

**West Estates** - (County)
Southwest Corner of East 86th Street North and North Yale Ave

This plat consists of 28 lots, 2 blocks on 20.06 ± acres.

The Technical Advisory Committee (TAC) met on March 7, 2024 and provided the following comments:

1. **Zoning:** Proposed lots conforms to the requirements of the CS district. Planning Services will provide comments prior to final plat release.

2. **Addressing:** INCOG will assign addresses. Include assigned addresses on face of the final plat and provide address disclaimer.

3. **Transportation & Traffic:** Final street construction plans must be approved by the County Engineer and installed prior to final plat release.

4. **Sewer/Water:** On-site sewage disposal via ODEQ approved system. Water line plans must be submitted to Rural Water District No. 3, Washington County. All requirements of the district must be met for final plat approval.

5. **Stormwater, Drainage, & Floodplain:** Plans for stormwater and drainage must be approved by the Tulsa County Engineer and improvements must be in place prior to final plat approval. Provide access to reserve area for maintenance.

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

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. Tulsa County release is required prior to final plat approval.
KNOW ALL MEN BY THESE PRESENTS:

OWASSO 86TH DEVELOPMENT, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS "THE OWNER," BEING OF LEGAL AGE AND RESIDENT IN TULSA COUNTY, OKLAHOMA, TO-WIT:

CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE 30, 2024

TO THE PUBLIC WATER MAINS LOCATED ON SUCH OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR IMPROVEMENT OF SAID WATER MAINS. NO EASEMENT FOR THE FURTHER PURPOSES OF ENHANCING THE VALUE, DESIRABILITY AND SECURITY OF THE OWNER'S LOT OR ANY OTHER LOT IN THE SUBDIVISION.

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM THE STREET WHICH THE OWNER'S LOT FRONTAGE ADJOINS UPON THE ACCOMPANYING PLAT, WHICH OWNERSHIP WILL NOT BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND OTHER STRUCTURES WHICH ARE ALLOWED IN PERIMETER UTILITY EASEMENTS THAT ABUT SOUTH YALE AVENUE RIGHT-OF-WAY.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT, AND TERMINATION

1. Any person affected by this Declaration may bring suit in any court having jurisdiction to compel the performance of any covenant or restrictions contained in this Declaration or to prevent any violation of the covenants or restrictions and to recover damages or any other legal or equitable relief occasioned by the violation of such covenants or restrictions.

2. The Supplier of Gas Service, through its Agents and Employees, shall at all times have the right to remove, repair, or replace any portion of the facilities located in the Utility Easements, on the Owner's Lot, as necessary to maintain the delivery of gas service. The Owner shall pay for all materials, labor and services furnished by the Supplier of Gas Service. The Owner shall be responsible for the protection of the underground gas service facilities located on the Owner's Lot and shall maintain in good condition all aboveground appurtenances, including valves, meters, manholes, and equipment, to prevent damage. The Owner also shall be responsible for the protection of the underground electric service facilities located on the Owner's Lot and shall maintain in good condition all aboveground appurtenances, including poles, transformers, and equipment, to prevent damage. The Owner shall be responsible for ordinary maintenance of the underground gas service facilities, but the Owner of each Lot will pay for the ordinary maintenance of the electric service facilities on the Owner's Lot.

3. The Supplier of Gas Service shall be deemed to have the right to remove, repair, or replace any portion of the facilities located in the Utility Easements, on the Owner's Lot, as necessary to maintain the delivery of gas service. The Owner shall pay for all materials, labor, and services furnished by the Supplier of Gas Service. The Owner shall be responsible for the protection of the underground gas service facilities located on the Owner's Lot and shall maintain in good condition all aboveground appurtenances, including valves, meters, manholes, and equipment, to prevent damage. The Owner also shall be responsible for the protection of the underground electric service facilities located on the Owner's Lot and shall maintain in good condition all aboveground appurtenances, including poles, transformers, and equipment, to prevent damage. The Owner shall be responsible for ordinary maintenance of the underground gas service facilities, but the Owner of each Lot will pay for the ordinary maintenance of the electric service facilities on the Owner's Lot...
Owner and Applicant Information
Applicant: Olsson, Inc. c/o Jason Mohler
Property Owner: Vincent C. & Debra Adamek Trustees

Property Location
South of the southeast corner of E. 91st St. S. and S. Mingo Rd.

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

Elected Representatives
City Council: District 7, Lori Decter Wright
County Commission: District 3, Kelly Dunkerley

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

Staff Recommendation
Staff recommends approval subject to conditions.

Request Summary
Preliminary Plat for Bill Knight Commercial Center.
(Related to Z-7776)
Tract Size: ±7.04 acres

Zoning
Existing Zoning: CS with ODP 7463 and AG
Existing Overlays: None
Proposed Zoning: CG with an optional development plan

Use
Current Use: Vacant
Proposed Use: Commercial – Vehicle Repair Facility

Comprehensive Plan Considerations
Land Use
Land Use Plan: Regional Center
Small Area Plans: None
Development Era: Late Automobile

Transportation
Major Street & Highway Plan:
  S. Mingo Rd: Secondary Arterial
planitulsa Street Type: N/A
Transit: N/A
Existing Bike/Ped Facilities: Sidewalks – Mingo Road
Planned Bike/Ped Facilities: Shared Use Path – Haikey Creek
Traffic on Nearest Arterials (per lane)
  North: E. 91st St. S.: Medium
  East: S. Garnett Rd.: Medium
  South: S. 101st E. Ave.: Medium
  West: S. Mingo Rd.: Medium

Environment
Flood Area: City of Tulsa Regulatory Floodplain/FEMA
Tree Canopy Coverage: 30-50%
Parks & Open Space: N/A
**Detailed Staff Recommendation**

The plat consists of 1 lot, 1 block, on ±7.04 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:

**Zoning:**
- Applicant is requesting a concurrent rezoning to CG (Commercial -General) with an optional development plan. If the rezoning is approved the standard of the development plans will need to be noted on the plat.

**Engineering Graphics**
- Submit subdivision control data sheet with the final plat.
- Under the surveyor heading the CA number expires this month, make sure CA number is current.
- Remove the contours on final plat submittal.
- Provide the date of preparation on the face of the plat. Typically, this is located at one of the bottom corners of the page.
- Provide the date of the last survey site visit to the face of the plat.
- In the Location Map add missing platted properties. Label all other land in the section as "unplatted". Add the Creek Turnpike to the location map.
- 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. See example below.

---

**BASIS OF BEARINGS**

Horizontal Datum based upon NAD 83 (1993)
Oklahoma State Plane Coordinate System North
Zone 3501 Vertical Datum based upon NAVD 88
using N. 88°42’00” E. as the North line of the
Northwest Quarter of Section 28, Township 1S
North, Range 14 East of the Indian Base and
Meridian was used as the bearing for this survey.
The written legal does not match the face of the plat with two calls. Those are shown below, correct these calls.

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 14 EAST; THENCE SOUTH 01°10'39" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 19, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°57'14" EAST, A DISTANCE OF 58.00 FEET TO A POINT ON THE MINGO ROAD DEDICATED RIGHT-OF-WAY; THENCE NORTH 88°57'14" EAST, A DISTANCE OF 850.50 FEET; THENCE SOUTH 01°02'46" EAST, A DISTANCE OF 430.74 FEET; THENCE NORTH 88°57'14" EAST, A DISTANCE OF 50.76 FEET; THENCE SOUTH 01°10'39" EAST, A DISTANCE OF 291.43 FEET; THENCE SOUTH 88°38'19" WEST, A DISTANCE OF 28.13 FEET; THENCE NORTH 01°09'30" WEST, A DISTANCE OF 164.72 FEET; THENCE SOUTH 88°57'14" WEST, A DISTANCE OF 239.71 FEET TO A POINT ON THE MINGO ROAD DEDICATED RIGHT-OF-WAY; THENCE SOUTH 88°57'14" WEST, A DISTANCE OF 58.00; THENCE NORTH 01°10'39" WEST, A DISTANCE OF 25.00 TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 306,660 SQUARE FEET OR 7.04 ACRES, MORE OR LESS.

Addressing

- Addresses will be assigned by the City of Tulsa and provided at a later date.

Article 5: Design and Improvements

Required Infrastructure and Public Improvements (5-020)

- A predevelopment meeting was held on 02/26/2024 to discuss the required infrastructure for this project. No improvements will be required under the IDP process if Developer can manage stormwater so the fee-in-lieu-of detention will be implemented. Signs, drives, and sidewalks will thereafter be handled under other permits. Potential floodplain modifications as part of their stormwater management may become part of an IDP if public storm sewer is needed, or under the watershed development permit for earth change otherwise.

Streets (transportation) (5-060)

- No comments.

Streets (fire) (5-060)

- E 92nd St S. is shown as a private roadway consider also making it a "Reserve B and U/E" with covenant language per IDP #27960-2019.
Sidewalks (5-070)
- Sidewalks are required along all City of Tulsa public streets.

Trails (5-070)
- The GO Plan recommends a shared-use path, final plat will need to continue 20-foot trail easement noted on the face of the plat until crosses on the southern property shown in the Go Plan.

Protection From Flooding and Other Natural Hazards (Floodplain) (5-090)
- Per FIRM panel 40143C0388L, Site includes FEMA Zone AE 100yr AEP floodplain and mapped floodway for Little Hailey Creek. City of Tulsa Regulatory floodplain extends past the boundaries of the zone AE floodplain per City of Tulsa atlas panel 58.
- Label full extent of regulatory floodplain boundary including FEMA and City of Tulsa FP on face of plat per Tulsa CRS requirements.

Stormwater Management (5-100)
- Part of the vicinity site drainage is managed by the private detention on parcel 76334841905740. Developer has proposed a potential advantage to fee-in-lieu-of detention and Development Services is awaiting their engineering recommendation for review. If that cannot be approved stormwater mitigation through further detention will most likely be required via the IDP process.
- Developer intends to avoid encroachment of grading activities on the FEMA floodplain. City of Tulsa Regulatory Floodplain modifications will require applicant to pursue the T-C/LOMR process which has been discussed previously.

Sewage Disposal (5-130)
- None.

Water (5-140) lines
- More than one may be required to meet design requirements and per IFC 2018 Appendix B & C depending on size and construction type.
Rotating meter vault 90 degrees to provide 3’ of clearance from vault wall to U/E easement line may be required.

Easements (5-150)
- E. 92nd St. S. is shown as a private roadway consider also making it a “Reserve B and U/E” with covenant language per IDP #27960-2019 A 6-inch waterline exists across it.
- Required OD/E has been designated to include the regulatory floodplain. Whether or not the extent is appropriate cannot be finalized without seeing proposed floodplain modifications. If detention is provided it must be located in a detention easement.

Streets and Stormwater
- There is no language in the covenants that talk about the 20 foot Access easement. There is language in the covenants that describes the emergency Access Easement but not the access easement. Need to clarify.
- Reserve A is dedicated as a sign easement will need to design new sign so as NOT to restrict the flow of water across the Zone Shaded X.
- Will need proper traffic signage along E. 92nd for a dead end road, no access to thru traffic, etc. Traffic Operations should be consulted for proper signage.

Deed of Dedication:
- Legal to comment after submittal of Final Plat.

Comprehensive Plan Considerations

Land Use Plan
The subject property is designated as Regional Center by the Tulsa Comprehensive Plan. Existing regional trip generators define the Regional Centers in contrast to Local Centers. These centers should be the most connected land use pockets outside of downtown for public transit access and high-capacity arterial streets. New regional trip generators should be permitted in the area with special consideration given to the transportation access and circulation. Regional trip generators include universities, malls, large medical campuses, casinos, big-box shopping centers, and very large churches.

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>CS</td>
<td>Regional Center</td>
<td>Vacant/ Convenience Store</td>
</tr>
<tr>
<td>East</td>
<td>CO</td>
<td>Regional Center</td>
<td>Medical Office</td>
</tr>
<tr>
<td>South</td>
<td>CO</td>
<td>Regional Center</td>
<td>Fitness Studio</td>
</tr>
<tr>
<td>West</td>
<td>CS w/ ODP</td>
<td>Regional Center</td>
<td>Coffee Shop/ Carwash</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. Beginning in the late 1950s and the 1960s major changes occurred to the urban form of Tulsa. Two significant interventions include the introduction of the Interstate Highway System and the annexation events in the 1960s that more than doubled the size of Tulsa. This area of Tulsa has developed simultaneously with the development of surrounding communities, such as Broken Arrow, Owasso, Jenks, and Bixby. Though the growth of this area has been consistent for more than 60 years, the vast
majority of developable land has been developed, leading to a decline in the number of properties being built each decade since the 1970s.

**Transportation**

Comprehensive Plan Street Designation: Not classified.

**Arterial Traffic per Lane:**

- Arterial Traffic - North (E. 91st St. S. - 5,548 Vehicles per Lane)
- Arterial Traffic - East (S. Garnett Rd. - 5,806 Vehicles per Lane)
- Arterial Traffic - South (E. 101st St. S. - 5,559 Vehicles per Lane)
- Arterial Traffic - West (S. Mingo Rd. - 6,853 Vehicles per Lane)

**Environmental Considerations**

Tree Canopy Coverage: Tree canopy in the area is 30%. 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: The Hailey Creek floodway to the south is planned for a future shared-use path.

**Exhibits**

Case map
Aerial
Tulsa Comprehensive Plan Land Use Map
**PRELIMINARY PLAT FOR**

**BILL KNIGHT COMMERCIAL CENTER**

**BEING A RE-PLAT OF LOTS 2 & 3, BLOCK 1**

**OF MINGO COMMERCIAL CENTER**

**PART OF THE NW4, SECTION 19, T-18-N, R-14-E, I.M.,**

**IN CITY OF TULSA, TULSA COUNTY, OKLAHOMA**

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**LEGEND AND ABBREVIATIONS**

<table>
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<tr>
<th>Legend</th>
<th>Description</th>
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<td>Lot</td>
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<tr>
<td>Block</td>
<td>Block line</td>
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<td>Current Zoning</td>
<td>Zoning in effect at the time the plat is recorded</td>
</tr>
<tr>
<td>Proposed Zoning</td>
<td>Zoning proposed in the plat</td>
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**SITE CONTROL DATA TABLE**

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</table>

---

**OWNER:**

**KNIGHT AUTOMOTIVE STILLWATER, LLC**

**BILL KNIGHT, MANAGER**

9214 S. 78th E. AVE.

TULSA, OK 74133

918-526-2301

EMAIL: BILLKNIGHT@BILLKNIGHTAUTO.COM

---

**SURVEYOR:**

**FRITZ LAND SURVEYING, LLC**

**ANDY FRITZ, OKPLS 1694**

**OK C.A. NO. 5848 (PE/LS)**

**EXPIRES JUNE 30, 2024**

524 E. MAIN ST.

JENKS, OK 73037

918-528-5121

EMAIL: FRITZLANDSURVEYING@GMAIL.COM

---

**ENGINEER:**

**OLSSON, INC.**

**JASON MOHLER, PE**

**OK C.A. No. 2483 (PE/LS)**

**EXPIRES JUNE 30, 2025**

1717 S. BOULDER AVE., STE 600

TULSA, OK 74119

918-376-4294

EMAIL: JMOHLER@OLSSON.COM

---

**LOCATION MAP**

**SCALE: 1"=2000'**

---

**BILL KNIGHT COMMERCIAL CENTER**

**SHEET 1 OF 2**

---

**PLAIN TEXT END**
UTILITY EASEMENTS UNDERGROUND SIDEWALKS

1.2 The boundaries of the underground sidewalk shall be maintained so as not to interfere with any existing utility or public easement. Any such interference shall be corrected at the expense of the owner of the underground sidewalk.

2.0 PROPERTY OWNERSHIP.

2.1 The owner of the underground sidewalk shall be responsible for the maintenance of the underground sidewalk. The owner shall also be responsible for the maintenance of any existing utility or public easement that is located on the property.

3.0 PUBLIC UTILITIES.

3.1 All public utilities shall be located and maintained in accordance with the applicable utility company's regulations. The owner of the underground sidewalk shall be responsible for the location and maintenance of all public utilities that are located on the property.

4.0 CIVIL LAWS.

4.1 All civil laws shall be followed in the construction and maintenance of the underground sidewalk. The owner of the underground sidewalk shall be responsible for complying with all applicable civil laws.

5.0 LIABILITY.

5.1 The owner of the underground sidewalk shall be liable for any damage or injury caused by the underground sidewalk. The owner shall be responsible for any claims or lawsuits arising from the construction or maintenance of the underground sidewalk.

6.0 RELEASE OF LIABILITY.

6.1 The owner of the underground sidewalk shall release the city and any public agencies from any liability arising from the construction or maintenance of the underground sidewalk. This release shall be in writing and signed by the owner.

7.0 ENFORCEMENT.

7.1 The city may enforce the provisions of this ordinance by any legal means necessary to ensure compliance. Failure to comply with this ordinance may result in civil penalties.

8.0 SEVERABILITY.

8.1 If any provision of this ordinance is held to be unconstitutional or invalid, the remaining provisions shall remain in effect.

9.0 REPEAL.

9.1 This ordinance shall take effect upon its adoption and shall repeal all conflicting ordinances.

10.0 SIGNED.

10.1 This ordinance is signed by the Mayor of the City of Tulsa, Oklahoma, and the City Council of the City of Tulsa, Oklahoma.

11.0 CERTIFICATE OF ADEQUACY.

11.1 This ordinance is certified by the Director of Planning and Zoning of the City of Tulsa, Oklahoma, as adequate and necessary for the protection of the public health, safety, and welfare.

12.0 FILED.

12.1 This ordinance is filed with the Clerk of the City of Tulsa, Oklahoma, and with the Secretary of State of the State of Oklahoma.

DEED OF DEDICATION

THE CITY OF TULSA, OKLAHOMA, BY AND THROUGH ITS COUNCIL, AS REPRESENTED BY THE MAYOR AND THE CITY MANAGER, does hereby dedicate to the public use a certain property located in the City of Tulsa, Oklahoma, described as follows:

A parcel of land containing approximately acres, more or less, located at the following coordinates:

Section __, Township __, Range __, Oklahoma, United States

The property is subject to the restrictions and conditions set forth in this deed of dedication.

DATED: ____________, ________

[Signature of Mayor]

[Signature of City Manager]
# Minor Subdivision Plat Staff Report

**Hearing Date:** June 26, 2024  
**Prepared by:** Austin Chapman  
achapman@cityoftulsa.org  
918-596-7597

## Owner and Applicant Information
Applicant: QuikTrip Corporation c/o AAB Engineering, LLC  
Property Owner: Greenhill Properties, LLC

## Property Location
Southwest corner of E. 46th St. N. and N. 125th E. Ave.

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

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## Request Summary
Minor Subdivision Plat for **Quik Trip 0046**.  
Tract Size: ±5.12 acres

## Zoning
**Existing Zoning:** IH  
**Existing Overlays:** None  
**Proposed Zoning:** IH

## Use
**Current Use:** Commercial Store  
**Proposed Use:** Commercial Store

## Comprehensive Plan Considerations
### Land Use
**Land Use Plan:** Employment  
**Small Area Plans:** None  
**Development Era:** Late Automobile

### Transportation
**Major Street & Highway Plan:**  
- E. 46th St. N.: Primary Arterial  
- N. 125th E. Ave.: Unclassified  
**planitulsa Street Type:** None.  
**Transit:** None.  
**Existing Bike/Ped Facilities:** None.  
**Planned Bike/Ped Facilities:** None.  
**Traffic on Nearest Arterials (per lane):**  
- North: E. 46th St. N.: Low  
- East: N. 129th E. Ave.: Low  
- South: E. 36th St. N.: Low  
- West: N. Mingo Rd.: Low

### Environment
**Flood Area:** None.  
**Tree Canopy Coverage:** 10-20%  
**Parks & Open Space:** N/A

---

## Elected Representatives
**City Council:** District 3, Christa Patrick  
**County Commission:** District 1, Stan Sallee

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

## Staff Recommendation
Staff recommends approval subject to conditions.
**Detailed Staff Recommendation**
The plat consists of 1 lots, 1 blocks, ±5.12 acres. Staff recommends approval of the minor subdivision plat; the plat has been released by all member of the Technical Advisory Committee. The subdivision was previously approved as a Preliminary Plat on November 21st, 2021, but that approval has since expired. The plat was submitted as a minor subdivision since it has secured all released need for execution and filing.

**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.

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning/Overlay</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
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<tbody>
<tr>
<td>North</td>
<td>AG</td>
<td>Employment</td>
<td>Quarry</td>
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<tr>
<td>East</td>
<td>IH</td>
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<td>IH</td>
<td>Employment</td>
<td>Vacant</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. Beginning in the late 1950s and the 1960s major changes occurred to the urban form of Tulsa. Two significant interventions include the introduction of the Interstate Highway System and the annexation events in the 1960s that more than doubled the size of Tulsa. This area of Tulsa has developed simultaneously with the development of surrounding communities, such as Broken Arrow, Owasso, Jenks, and Bixby. Though the growth of this area has been consistent for more than 60 years, the vast majority of developable land has been developed, leading to a decline in the number of properties being built each decade since the 1970s.

**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)

**Exhibits**
- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
AFFIDAVIT OF OWNERSHIP

STATE OF OKLAHOMA

COUNTY OF TULSA

The undersigned, being of legal age, and being first duly sworn upon oath, affirm:

1. The undersigned is an abstractor employed by First American Title Insurance Company.
2. The undersigned is an abstractor licensed by the Oklahoma State Auditor and Inspector.
3. Among my duties is the determination of record ownership of real estate.
4. I have fully and completely reviewed all relevant land records of real estate described as:

   A tract of land that is part of the Northeast Quarter (NE¼) of Section Seventeen (17), Township Twenty (20) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. government survey thereof, being more particularly described as follows, to-wit:

   COMMENCING at the Northwest corner of said Northeast Quarter; THENCE North 88°42'03" East a distance of 54.34 feet; THENCE South 01°17'57" East a distance of 171.27 feet to the POINT OF BEGINNING; THENCE South 01°04'00" East a distance of 1,327.76 feet; THENCE North 88°39'27" East a distance of 1,295.00 feet; THENCE North 01°03'53" West a distance of 1,229.24 feet to a point on the Southerly right-of-way line of Highway 266; THENCE Northwesterly along the said right-of-way line to the POINT OF BEGINNING.

5. Said records reveal that the record owner of the above-described real estate on December 31, 2022 was:

   Greenhill Properties LLC

Further affiant says not.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: Shy'ane Ryder
Licensed Abstractor No. 4863

Subscribed and sworn to before me on January 09, 2023.

My Commission Expires

2789726-TU99
March 24, 2023

AAB Engineering, LLC
P.O. Box 2136
Sand Springs, OK

RE: Quick Trip No. 0046

Letter of No Objection

Dear AAB Engineering,

Oklahoma Natural Gas Company, a division of ONE Gas, Inc. (“ONG”) has no objection to the release of the above-mentioned plat. The easements presently indicated on the plat of Quick Trip No. 0046 satisfy the requirements of Oklahoma Natural Gas for the designated use of the property as can be determined presently. Additionally, the Deed of Dedication contains the requested language to our satisfaction. Please be advised that ONG has underground/aboveground facilities in the area. If you need our facilities relocated to accommodate your excavation or construction, ONG will provide you a cost estimate.

Prior to any excavation, please contact OKIE-ONE 1-800-522-6543 a minimum of forty-eight (48) hours for approximate location of our facilities. ONG will hold the damaging party responsible for any repairs to our facilities. If any repairs are necessary, ONG is not responsible for any damage to any structures or landscaping on or in the utility easement.

Sincerely,

Chandler Eidson
Manager of Engineering
February 20, 2023

Mr. Nathan Foster
Indian Nations Council of Government
201 West 5th St.
Tulsa, OK 74103
Phone: (918) 579-9481
Fax: (918) 597-9581

ATTENTION: Nathan Foster

SUBJECT: QuikTrip No.0046

AEP/Public Service Company of Oklahoma agrees to the release of the Final Plat of QuikTrip No.0046. The easements presently indicated on the plat of the subdivision satisfy the requirements of Public Service Company of Oklahoma for the designated use of the property as far as is know at this date.

In addition, the Deed of Dedication contains the requested language to our satisfaction.

Further, this concurrence is not to be construed as to preempt the grant of any additional easements necessary to provide service to the property at some future date.

Draft Final Plat Date: February 7, 2023.

Sincerely,

Steven Williams

Steven Williams
Public Service Company of Oklahoma
December 11, 2023

AAB Engineering
PO Box 2136
Sand Springs, OK 74063

Attn: Tia Grantham

RE: Quik Trip #46

To Whom It May Concern:

Cox Communications has no objection to the release of the above-mentioned plat. The easements presently indicated on the plat of Quik Trip #46 satisfy the requirements of Cox Communications for the designated use of the property as can be determined presently. Currently, Cox Communications does not have any objections on approving the final plat.

Prior to beginning any digging and/ or trenching activities, please call OKIE–ONE 1-800-522-6543 for exact location of our facilities. Cost to repair ANY Cox Communications facility damage caused during construction of this project will be the responsibility of the damaging party. If any future repairs are necessary, Cox Communications is not responsible for any damages to any structures placed on or in the utility easements.

If you have any question or concerns, please feel free to contact our office at 918-286-4665 or email TULROW@cox.com.

Sincerely,

Diana Carew
Cox Communications
Right of Way Agent
11811 E. 51st St.
(918) 286-4665
TULROW@cox.com
02/21/2023

RE: Quick Trip # 0046

AT&T has reviewed the Draft Final Plat for easements and have found all to be satisfactory. We agree to the release.

Thank you,

Brad Williams  
AT&T OSP Design Engineer  
105 W. Central  
Miami Ok. 74354  
O-918-540-1579  
M-918-541-4021  
bw8697@att.com
December 11, 2023

City of Tulsa
175 E 2nd Street Suite 480
Tulsa, OK 74103

Re: QuikTrip Store #0046 (IDP#100181-2021)

To Whom It May Concern:

The infrastructure for QuikTrip Store #0046 located on the southwest corner of Hwy 266 and N 125th E Ave has been installed and accepted by the City of Tulsa. Feel free to call with any questions or concerns.

Respectfully,

[Signature]

Alan Betchan, P.E.
AAB Engineering, LLC
INTEROFFICE MEMO

DATE: NOVEMBER 20, 2023
TO: NATHAN FOSTER, INCOG
CC: CHAD STALL, ENGINEERING SERVICES
FROM: SANDY SILMAN, DEVELOPMENT SERVICES
RE: PLAT RELEASE – QUIK TRIP NO 0046 (IDP #100181-2021)

We have reviewed the Drainage, Sanitary Sewer, Transportation, Traffic, Water, House Numbers, Fire Marshal, Legal, and Engineering Graphics plans for the above referenced plat and we have no objection to the developer filing his plat of record.

IDP Plans for required public improvements were approved on July 29, 2022. Construction permits were issued on October 10 and October 19, 2022.

Date Prepared: October 31, 2023, stamped received by TMAPC November 6, 2023
From: Lee Simon Design <hey@leesimondesign.co>
Sent: Monday, June 17, 2024 2:09 PM
To: Miller, Susan <smiller@cityoftulsa.org>
Cc: Miesha Smith (Credit Admin 16) <miesha.smith@prosperitybankusa.com>; Foster, Nathan <nathanfoster@cityoftulsa.org>
Subject: Re: Z-7775 Extension Request

Hello Susan,

Thank you for the quick response.

**August 21st** would align best with our schedule.

On Mon, Jun 17, 2024 at 2:00 PM Miller, Susan <smiller@cityoftulsa.org> wrote:

> Hi Kayla,
>
> Thanks for your email. Would you like to request a continuance until August 7th or August 21st?

---

From: Miller, Susan
To: Sawyer, Kim
Cc: Foster, Nathan
Subject: Z-7775 applicant continuance request to August 21
Date: Monday, June 17, 2024 2:22:37 PM

---

From: Lee Simon Design <hey@leesimondesign.co>
Sent: Monday, June 17, 2024 12:12 PM
To: Miller, Susan <smiller@cityoftulsa.org>; Chapman, Austin <achapman@cityoftulsa.org>
Cc: Miesha Smith (Credit Admin 16) <miesha.smith@prosperitybankusa.com>
Subject: Z-7775 Extension Request

Hello Susan,

We were wanting to request an extension for our project. With the feedback we are receiving from the neighbors, it makes the most sense to retool our ideas and present something that works best for that location.
Ideally we can be prepared to present for the August meeting.

--

thanks,

Kayla Lee, ncarb
Founder x Architect
918 810 3795 // 616 S. Main St. #112 Tulsa OK 74119
Owner and Applicant Information
Applicant: Lou Reynolds
Property Owner: Vincent C. & Debra Adamek Trustees

Property Location
South of the southeast corner of East 91st Street South and South Mingo Road
Tract Size: ±7.04 acres

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

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

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 with the provisions of the optional development plan.

Request Summary
Rezone subject property from CS with ODP Z-7463 and AG to CG with an optional development plan to permit the expansion of a private-street commercial subdivision.
(Related to Bill Knight Commercial Center Preliminary Plat)

Zoning
Existing Zoning: Commercial Shopping (CS) with ODP Z-7463 and Agriculture (AG)
Existing Overlays: None
Proposed Zoning: Commercial – General (CG) with an optional development plan

Use
Current Use: Vacant
Proposed Use: Commercial – Vehicle Repair Facility

Comprehensive Plan Considerations
Land Use
Land Use Plan: Regional Center
Small Area Plans: None
Development Era: Late Automobile

Transportation
Major Street & Highway Plan:
South Mingo Road – Secondary Arterial
planitulsa Street Type: N/A
Transit: N/A
Existing Bike/Ped Facilities: Sidewalks – Mingo Road
Planned Bike/Ped Facilities: Shared Use Path – Haikey Creek

Environment
Flood Area: City of Tulsa Regulatory Floodplain/FEMA
Tree Canopy Coverage: 30-50%
Parks & Open Space: Haikey Creek Floodway
**Detailed Staff Recommendation**

The applicant is proposing to rezone the subject property from the existing CS with and optional development plan and AG district to a CG district with an optional development plan. The intent of the rezoning is to permit additional commercial uses and the expansion of the existing private-street commercial subdivision.

The uses permitted under the optional development plan would follow the requirements of the CG district with the additional provisions outlined in the optional development plan below. The optional development plan would also remove the requirement for lots to have frontage on a public street and permit the new development to obtain access from the existing private street that extends off South Mingo Road.

The property is located within the Regional Center land use designation of the Tulsa Comprehensive Plan. The proposed CG zoning aligns with the recommendations of the Regional Center land use designation.

A large portion of the subject property is located within designated floodplain areas. The Tulsa GO Plan has a recommended shared-use path along the Haikey Creek alignment at the south end of the property. The associated subdivision plat will be required to include language for future trail alignments in the area.

The surrounding area is comprised of institutional and commercial uses. The proposed CG zoning is consistent with the surrounding area and the recommendations of the comprehensive plan.

With consideration given to the factors listed herein, staff recommends **approval** of the application with the provisions of the optional development plan outlined below.

**Z-7776 Development Plan Standards**

A. **General Provisions.**

All district use regulations, supplemental regulations, building types, lot and building regulations, along with other relevant regulations shall conform with the provision of the Tulsa Zoning Code for development in a CG Zoning District, except that lots are not required to have public street frontage.

B. **East 92nd Street South.** (the “Private Street”)

With the permission of all the lot owners in Mingo Commercial Center, the Applicant shall be permitted to use East 92nd Street South as shown on the Plat of Mingo Commercial Center for access, ingress and egress to and from South Mingo Road and the Property.

C. **Minimum Building Setbacks from Private Streets.**

No building shall be located closer than 35 feet as measured to the center of the private street.

D. **Landscape.**

All landscaping shall conform with or exceed the Landscape Standards of the Tulsa Zoning Code at the time a building permit for new building construction is submitted. Additionally, the following standards shall apply to street yard landscaping which shall be provided along the private street as follows:

1. A landscape strip with a minimum width of 12 feet from the edge of pavement shall be established and maintained as a landscaped area.
2. Within that landscape street, trees shall be installed and maintained with a maximum spacing of one (1) tree for each 30 linear feet along both sides of the street.

Comprehensive Plan Considerations

Land Use Plan
The subject property is designated as a Regional Center. Regional Centers are defined by existing regional trip generators, in contrast to Local Centers. These centers should be the most connected land use pockets outside of downtown for public transit access and high-capacity arterial streets. New regional trip generators should be permitted in the area with special consideration given to transportation access and circulation. Regional trip generators include universities, malls, large medical campuses, casinos, big-box shopping centers, and very large churches.

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<th>Location</th>
<th>Existing Zoning/Overlay</th>
<th>Existing Land Use Designation</th>
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<td>CO</td>
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<td>Hospital</td>
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<tr>
<td>South</td>
<td>CO/AG</td>
<td>Regional Center</td>
<td>Medical Office</td>
</tr>
<tr>
<td>West</td>
<td>AG/CS</td>
<td>Regional Center</td>
<td>Vacant/Commercial</td>
</tr>
</tbody>
</table>

Surrounding Properties:

Small Area Plans
The subject property is not located within 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: South Mingo Road is designated as a secondary arterial requiring an ultimate right-of-way width of 100 feet.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks along South Mingo Road are present.

Planned Bike/Ped Facilities: GO Plan recommends a future shared-use path along the Haikey Creek alignment at the south end of the property. Adequate easement should be provided for the future trail alignment with the plat of the subject property.
Environmental Considerations
Flood Area: The subject properties contain both City of Tulsa Regulatory and FEMA floodplain boundaries. Development in floodplain areas is required to follow all adopted City of Tulsa ordinances.

Tree Canopy Coverage: Tree canopy in the area is 30%. 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: The Haikey Creek floodway to the south is planned for a future shared-use path.

Zoning History
Ordinance 11834, dated June 26, 1970, established the AG zoning for the subject property.

Ordinance 24071, dated January 20, 2019, established the CS zoning and the Z-7463 optional development plan for the subject property.

Exhibits
Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
EXHIBIT "A"

REZONING LEGAL DESCRIPTION (4 TRACTS)

LOT TWO (2), BLOCK ONE (1), MINGO COMMERCIAL CENTER, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 7004.

AND

LOT THREE (3), BLOCK ONE (1), MINGO COMMERCIAL CENTER, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 7004.

AND

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 14 EAST;
THENCE S 01°10'39" E ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 19, A DISTANCE OF 330.00 FEET;
THENCE N 88°57'14" E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;
THENCE N 88°57'14" E, A DISTANCE OF 858.50 FEET;
THENCE S 01°02'46" E, A DISTANCE OF 430.74 FEET;
THENCE N 88°57'14" E, A DISTANCE OF 304.76 FEET;
THENCE S 01°24'46" E, A DISTANCE OF 50.26 FEET;
THENCE S 88°57'14" W, A DISTANCE OF 732.98 FEET;
THENCE N 01°10'39" W, A DISTANCE OF 456.00 FEET;
THENCE S 88°57'14" W, A DISTANCE OF 429.50 FEET;
THENCE N 01°10'39" W, A DISTANCE OF 25.00 TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 5.33 ACRES, MORE OR LESS.

AND

THE EAST 153.70 FEET OF RESERVE ‘B’ PER THE MINGO COMMERCIAL CENTER PLAT, RECORDED PLAT NO. 7004.
EXHIBIT “B”

OPTIONAL DEVELOPMENT PLAN
TMAPC Case No. Z
May 2024

In connection with the rezoning of the following described property (the “Property”) located in the City of Tulsa, Tulsa County, State of Oklahoma, to-wit:

See Exhibit “A” attached hereto.

To the Commercial General District (“CG”), the Applicant respectfully requests, pursuant to Section 40.04-B.2, of the Tulsa Zoning Code, the development of the Property be approved with the additional development limitations set forth below.

A. General Provisions.

All district use regulations, supplemental regulations, building types, lot and building regulations, along with other relevant regulations shall conform with the provision of the Tulsa Zoning Code for development in a CG Zoning District, except that lots are not required to have public street frontage.

B. East 92nd Street South. (the “Private Street”)

With the permission of all the lot owners in Mingo Commercial Center, the Applicant shall be permitted to use East 92nd Street South as shown on the Plat of Mingo Commercial Center for access, ingress and egress to and from South Mingo Road and the Property.

C. Minimum Building Setbacks from Private Streets.

No building shall be located closer than 35 feet as measured to the center of the private street.

D. Landscape.

All landscaping shall conform with or exceed the Landscape Standards of the Tulsa Zoning Code at the time a building permit for new building construction is submitted. Additionally, the following standards shall apply to street yard landscaping which shall be provided along the private street as follows:

1. A landscape strip with a minimum width of 12 feet from the edge of pavement shall be established and maintained as a landscaped area.

2. Within that landscape street, trees shall be installed and maintained with a maximum spacing of one (1) tree for each 50 linear feet along both sides of the street.
EXHIBIT “A”

LOT TWO (2), BLOCK ONE (1), MINGO COMMERCIAL CENTER, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 7004.

AND

LOT THREE (3), BLOCK ONE (1), MINGO COMMERCIAL CENTER, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 7004.

AND

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 14 EAST;
THENCE S 01°10’39” E ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 19, A DISTANCE OF 330.00 FEET;
THENCE N 88°57’14” E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;
THENCE N 88°57’14” E, A DISTANCE OF 858.50 FEET;
THENCE S 01°02’46” E, A DISTANCE OF 430.74 FEET;
THENCE N 88°57’14” E, A DISTANCE OF 304.76 FEET;
THENCE S 01°24’46” E, A DISTANCE OF 50.26 FEET;
THENCE S 88°57’14” W, A DISTANCE OF 732.98 FEET;
THENCE N 01°10’39” W, A DISTANCE OF 456.00 FEET;
THENCE S 88°57’14” W, A DISTANCE OF 429.50 FEET;
THENCE N 01°10’39” W, A DISTANCE OF 25.00 TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 5.33 ACRES, MORE OR LESS.

AND

THE EAST 153.70 FEET OF RESERVE ‘B’ PER THE MINGO COMMERCIAL CENTER PLAT, RECORDED PLAT NO. 7004.
Z-7777 Staff Report

**Hearing Date:** June 26, 2024  
**Prepared by:** Nathan Foster  
  nathanfoster@cityoftulsa.org  
  918-596-7609

<table>
<thead>
<tr>
<th>Owner and Applicant Information</th>
<th>Request Summary</th>
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</thead>
</table>
| Applicant: Cedar Creek Consulting – Jason Emmett  
Property Owner: Tulsa Economic Development Corp. | Rezone subject properties from CS and RS-3 to CS to permit a commercial development. |

<table>
<thead>
<tr>
<th>Property Location</th>
<th>Zoning</th>
</tr>
</thead>
</table>
| Northeast corner of East Pine Street and North Greenwood Avenue  
Tract Size: ±0.56 acres | **Existing Zoning:** Commercial – Shopping (CS), Residential Single-Family 3 (RS-3)  
**Existing Overlays:** Neighborhood Infill Overlay (NIO) and Healthy Neighborhood Overlay (HNO)  
**Proposed Zoning:** Commercial – Shopping (CS) |

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<thead>
<tr>
<th>Location within the City of Tulsa</th>
<th>Use</th>
</tr>
</thead>
</table>
| *(shown with City Council districts)* | **Current Use:** Vacant  
**Proposed Use:** Renovation of historic building for commercial uses |

<table>
<thead>
<tr>
<th>Elected Representatives</th>
<th>Comprehensive Plan Considerations</th>
</tr>
</thead>
</table>
| City Council: District 1, Vanessa Hall-Harper  
County Commission: District 1, Stan Sallee | **Land Use**  
**Land Use Plan:** Local Center  
**Small Area Plans:** Unity Heritage  
**Development Era:** Streetcar |

<table>
<thead>
<tr>
<th>Public Notice Required</th>
<th>Transportation</th>
</tr>
</thead>
</table>
| Newspaper Notice – min. 20 days in advance  
Mailed Notice to 300’ radius – min. 20 days in advance  
Posted Sign – min. 20 days in advance | **Major Street & Highway Plan:**  
East Pine Street – Secondary Arterial  
**planitulsa Street Type:** Main Street  
**Transit:** Regular Route  
**Existing Bike/Ped Facilities:** Sidewalks  
**Planned Bike/Ped Facilities:** On-Street Sharrow |

| Environment | **Flood Area:** N/A  
**Tree Canopy Coverage:** 0-10%  
**Parks & Open Space:** N/A |
|-------------|------------------|

<table>
<thead>
<tr>
<th>Staff Recommendation</th>
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<tbody>
<tr>
<td>Staff recommends approval.</td>
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</tbody>
</table>
Detailed Staff Recommendation
The applicant is proposing to rezone the entire subject property to a commercial shopping (CS) zoning district to permit redevelopment of the existing historic structure on-site. Most of the property is already zoned CS, including the area which contains the existing structure. The rezoning would allow the entire site to be used in support of the proposed commercial uses which includes accessory uses and parking.

The property is designated as a local center by the Tulsa Comprehensive Plan which supports small-scale commercial development. The proposed CS zoning conforms to the recommendations of the land use designation.

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 a “Local Center”. Local Centers serve the daily needs of those in the surrounding neighborhoods. This designation implies that the center generally does not serve an area beyond the nearby neighborhoods. Typical uses include commercial or retail uses that serve the daily needs of nearby residents. In order to introduce a regional trip generator, the entire local center designation should be amended to be Regional Center with significant input from all affected properties and nearby neighborhoods.

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/NIO/HNO</td>
<td>Local Center</td>
<td>Vacant</td>
</tr>
<tr>
<td>East</td>
<td>CS/RS-3/NIO/HNO</td>
<td>Local Center</td>
<td>Vacant</td>
</tr>
<tr>
<td>South</td>
<td>CS</td>
<td>Neighborhood</td>
<td>School</td>
</tr>
<tr>
<td>West</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Vacant</td>
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Small Area Plans
The subject property is located within the Unity Heritage Neighborhood Plan. The small area plan echoes the recommendations of the Tulsa Comprehensive Plan and supports commercial redevelopment along the Pine Street corridor to support the Main Street designation.

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: East Pine Street is designated as a secondary arterial requiring an ultimate right-of-way width of 100 feet.

Comprehensive Plan Street Designation: East Pine Street is designated as a “Main Street” by the comprehensive plan. 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: East Pine Street includes regular bus service.

Existing Bike/Ped Facilities: Sidewalks are in place along East Pine Street.

Planned Bike/Ped Facilities: East Pine Street is planned as an on-street sharrow for bicycles.

Environmental Considerations

Flood Area: The subject property is not located within any designated floodplain areas.

Tree Canopy Coverage: Tree canopy in the area is 0-10%. 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 11918, dated September 1, 1970, established zoning for the subject property.

Exhibits

Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
GEM Moton LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF LOTS FIVE (5), SIX (6), AND SEVEN (7), BLOCK FIVE (5), DUNBAR ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 5; THENCE N01°09’33"W FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE N01°09’33"W ALONG THE WEST LINE OF SAID LOT 7 FOR A DISTANCE OF 166.80 FEET; THENCE N88°47’33"E FOR A DISTANCE OF 147.50 FEET TO A POINT LYING IN LOT 5OF SAID BLOCK 5; THENCE S01°12’24”E FOR A DISTANCE OF 166.93 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 5; THENCE S88°50’27”W ALONG THE SOUTH LINE OF LOT(S) 5, 6, AND 7 OF SAID BLOCK 5 FOR A DISTANCE OF 147.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 24,624 SQ. FT. OR 0.5653 ACRES, MORE OR LESS.