



**Tulsa Metropolitan Area  
Planning Commission**

**CO-9-1 Staff Report**

**Hearing Date:** March 6, 2024  
**Prepared by:** Dylan Siers  
dsiers@cityoftulsa.org  
918-596-7584

**Owner and Applicant Information**

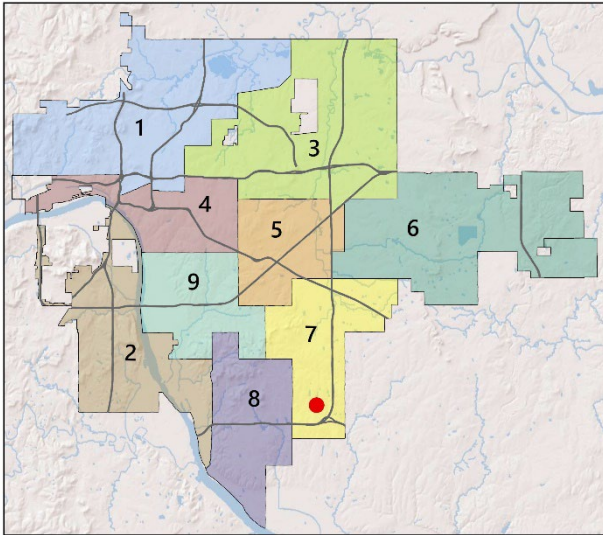
Applicant: Karl Fritschen  
Property Owner: Mingo 86 LLC, Rob Thompson

**Property Location**

North of the Northwest corner of 91st Street South  
and South Mingo Road  
Tract Size: ±20.00 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**

Mailed Notice to 300' radius – min. 20 days in advance

**Staff Recommendation**

Staff recommends Approval.

**Request Summary**

Minor amendment to change the requirement for public street and street stubs on the north and south boundaries of the development area.

**Zoning**

Existing Zoning: CO-9  
Existing Overlays: None

**Use**

Current Use: Residential

**Comprehensive Plan Considerations**

**Land Use**

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

**Transportation**

Major Street & Highway Plan:  
planitulsa Street Type: N/A  
Transit: N/A  
Existing Bike/Ped Facilities: N/A  
Planned Bike/Ped Facilities: N/A

**Environment**

Flood Area: City of Tulsa Regulatory Floodplain  
Tree Canopy Coverage: 30-50%  
Parks & Open Space: N/A

### **Detailed Staff Recommendation**

The applicant is proposing a minor amendment to change the requirement for public street and street stubs on the north and south boundaries of the development area.

The current land reads as follows:

#### **C. Access, Circulation, and Lot Frontage**

- The Corridor Development plan will have a maximum of two access points to S. Mingo Rd.
- The development will consist of both public and private streets. At a minimum, the public streets will connect vehicular traffic from the S. Mingo Road entrance, through the development, and provide both a public stub out street to the north of the property and to the south of the property (See Exhibit: Street Diagram)
  - ▶ The north and the south stub out locations depicted on the conceptual site plan are proposed locations. Final locations shall be determined during the subdivision compliance plan phase of the development.
  - ▶ North and South stub outs shall be public streets and accommodate future development.
  - ▶ Lots are not required to have frontage on a public or private street however provisions for vehicular and pedestrian access to any public or private street must be provided on the subdivision plat.
- Sidewalks shall be constructed on both sides of public and private streets as defined in the Tulsa Subdivision and Development Regulations.

The applicant is proposing to change the language to the following:

#### **D. Access, Circulation, and Lot Frontage**

- The Corridor Development plan will have a maximum of two access points to S. Mingo Rd.
- *The development will consist of internal private drives connecting all of the lots within the development. This internal drive shall be denoted as an MAE on the development plan accompanying this document as well as in the plat document, which shall ensure all lots have access to a public street. (See Exhibit A)*
  - ▶ Lots are not required to have frontage on a public or private street however provisions for vehicular and pedestrian access to any public or private street must be provided on the subdivision plat.
- Sidewalks shall be constructed on both sides of the private drives as defined in the Tulsa Subdivision and Development Regulations

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

Staff has reviewed the request and determined:

- 1) CO-9-1 is consistent with the provisions for administration and procedures of a Corridor Development in section 25.040-E-5.

- 2) CO-9-1 does not represent a significant departure from the approved development standards in the Corridor development and is considered a minor amendment to CO-9.
- 3) All remaining development standards defined in CO-9 and subsequent amendments shall remain in effect.

**Comprehensive Plan Considerations**

**Land Use Plan**

The subject property is designated as Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	AG	Parks and Open Space	Golf Course
East	CO/PUD-559	Regional Center	Apartments
South	AG	Neighborhood	Agricultural
West	RS-3/PUD-298	Neighborhood	Residential

**Small Area Plans**

The subject properties are not within a small area plan.

**Development Era**

The subject property is located in an area developed during the late automobile 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: 5,000 – 7,500 per lane

**Environmental Considerations**

Flood Area: The subject properties are within the City of Tulsa Regulatory Floodplain.

Tree Canopy Coverage: Tree canopy in the area is 42%. The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space: N/A

**Exhibits**

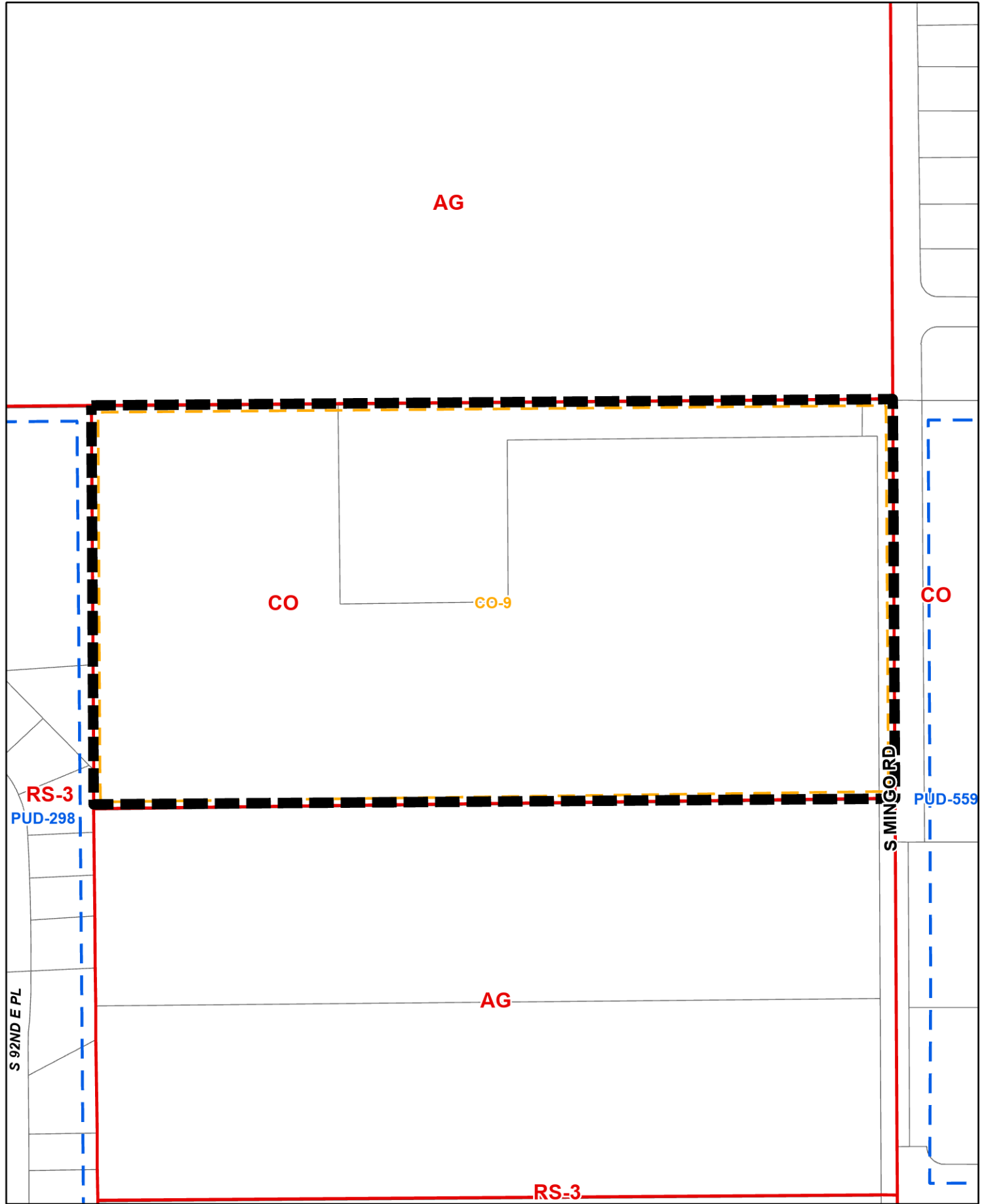
Case map

Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map

Applicant Exhibits.

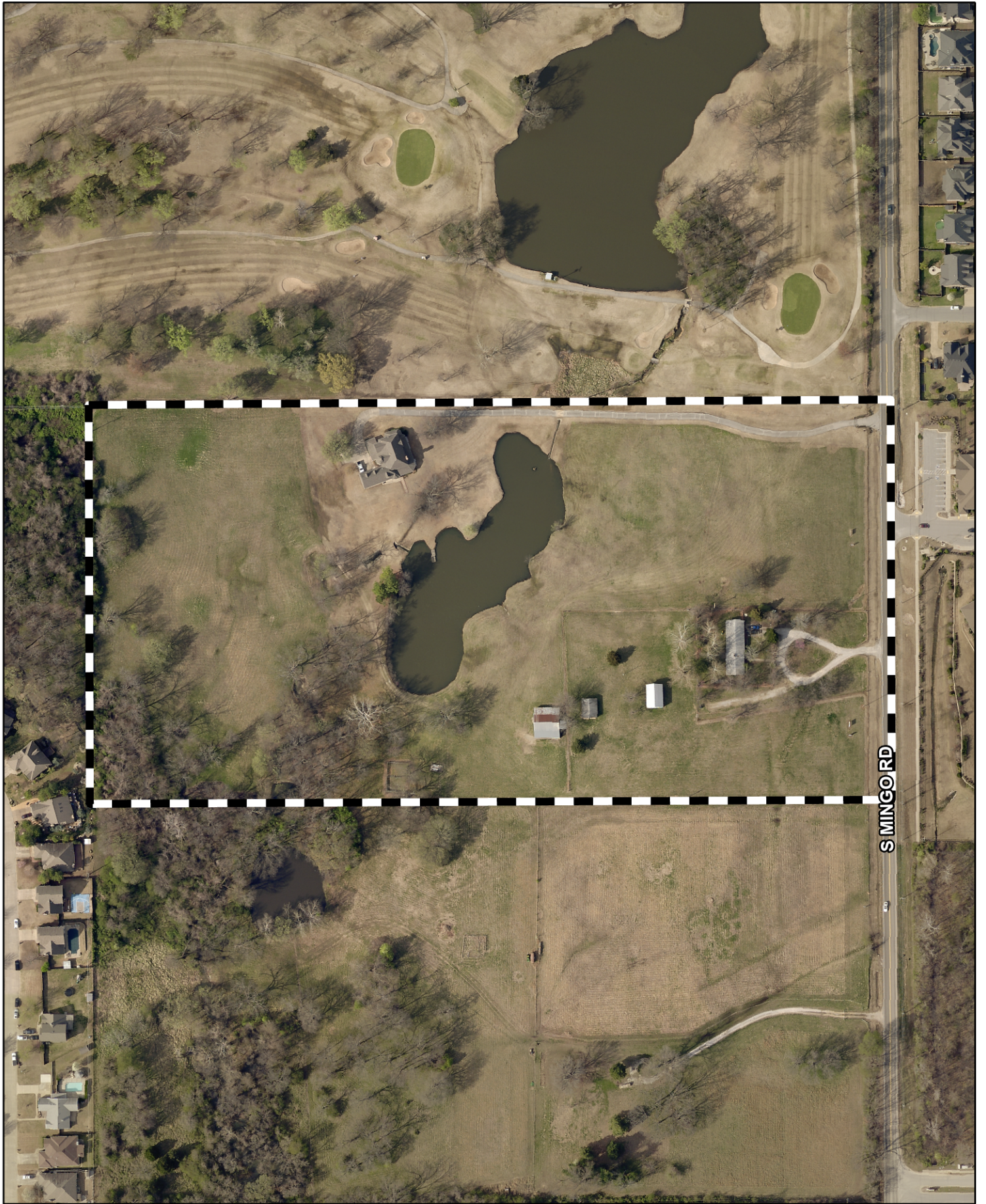




# CO-9-1

3.5



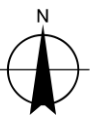


**CO-9-1**

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

**3.6**

Aerial Photo Date: 2021

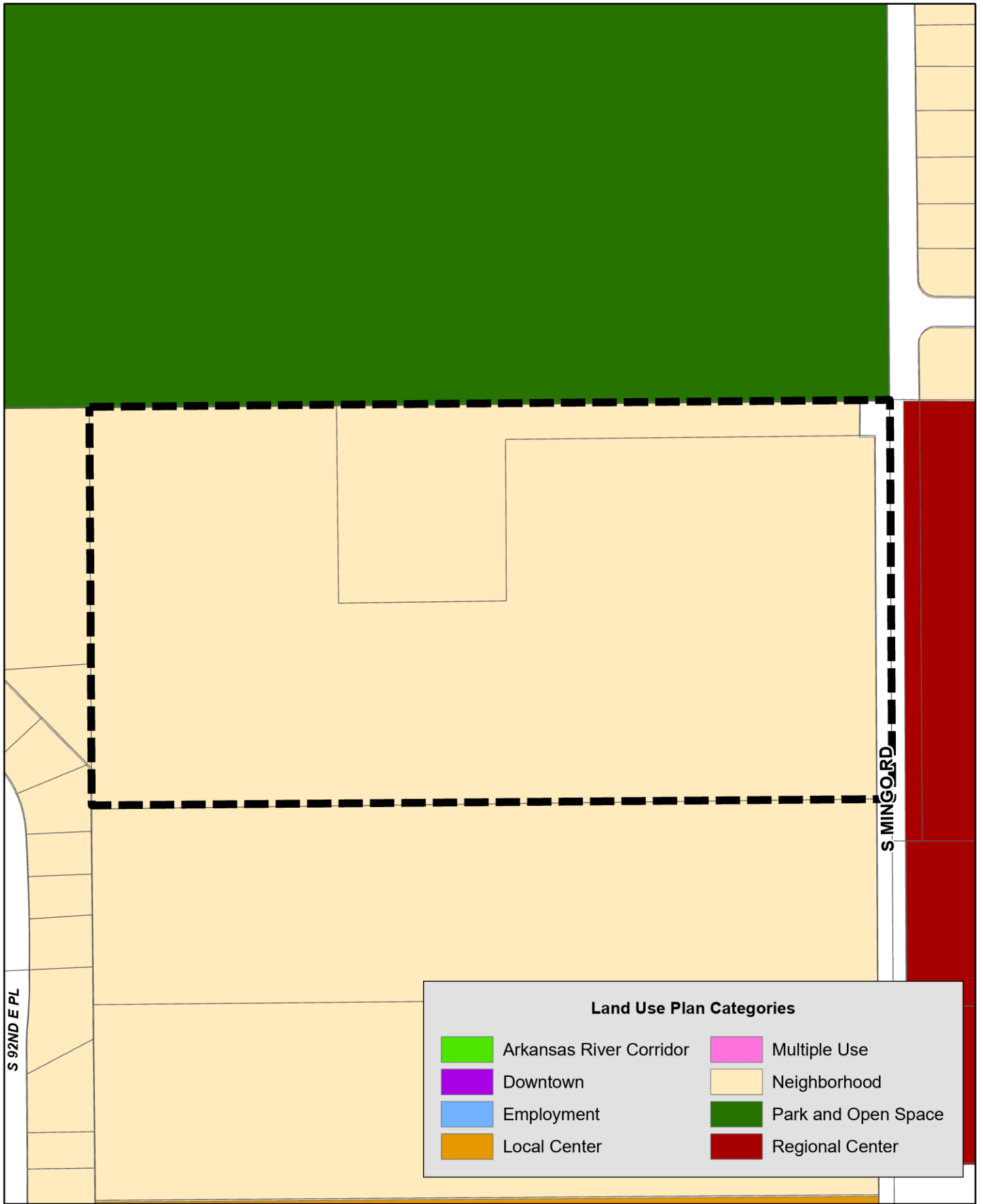


Subject Tract









Feet  
0 200 400

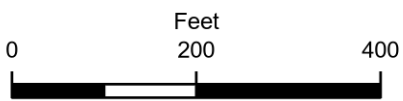






**Land Use Plan Categories**

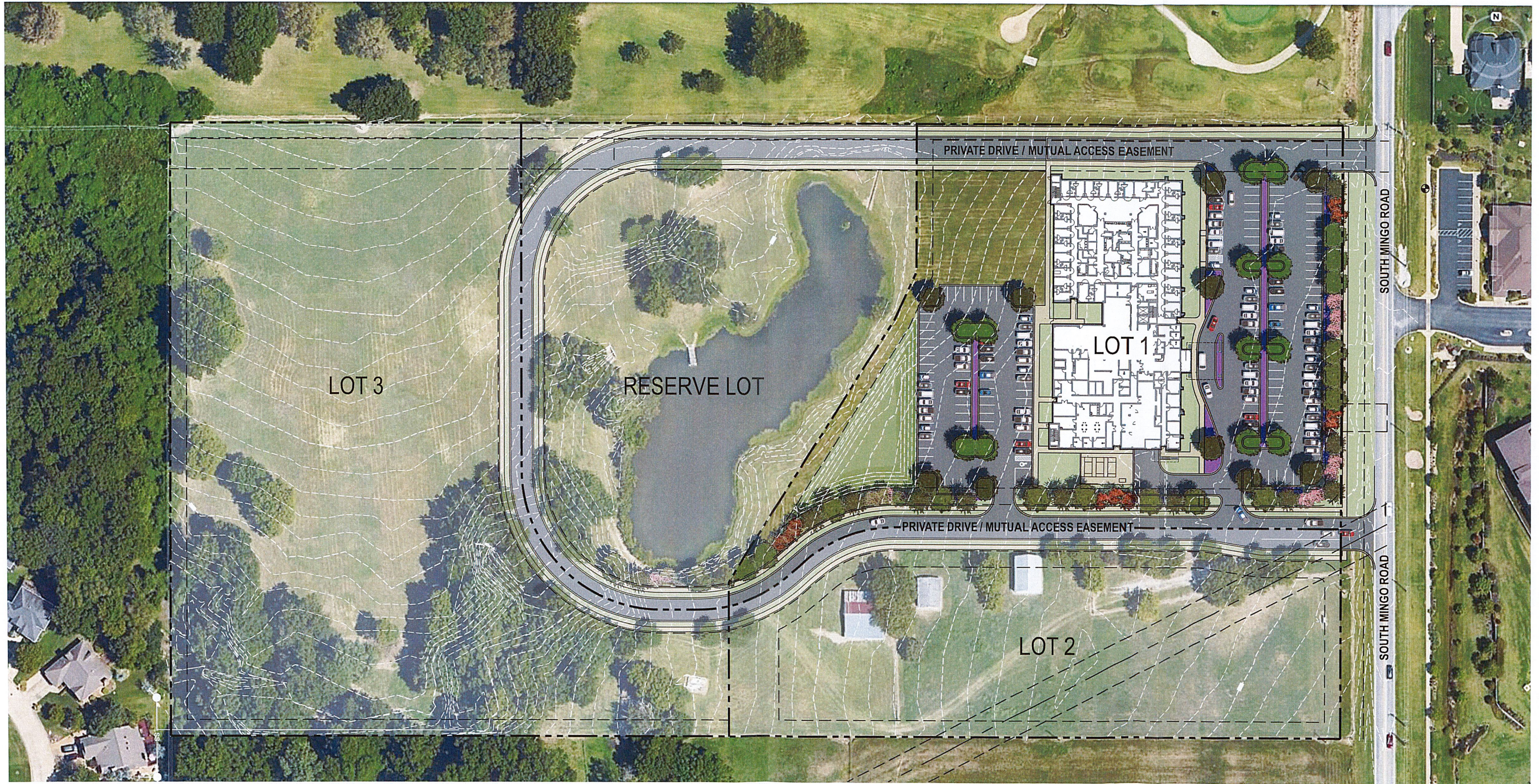
 Arkansas River Corridor	 Multiple Use
 Downtown	 Neighborhood
 Employment	 Park and Open Space
 Local Center	 Regional Center



**CO-9-1**



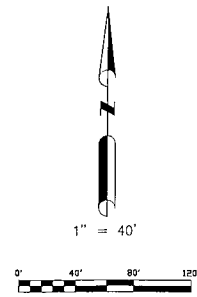
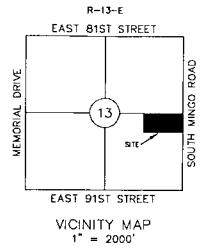






# TOPOGRAPHIC SURVEY

OF  
A PART OF THE N/2 NE/4 SE/4  
SECTION 13, T-18-N, R-13-E  
TULSA COUNTY, STATE OF OKLAHOMA



## LEGAL DESCRIPTION (TRACT "A")

A TRACT OF LAND LYING IN THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4); THENCE SOUTH 00°02'29" EAST ALONG THE EAST LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4) A DISTANCE OF 330.05 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°46'36" WEST AND PARALLEL WITH THE NORTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4) TO A POINT ON THE WEST LINE OF SAID TRACT WHICH IS 330.05 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4); THENCE SOUTH ALONG THE WEST LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4) A DISTANCE OF 330.06 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT A DISTANCE OF 1320.21 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 00°02'29" WEST ALONG THE EAST LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4) A DISTANCE OF 330.05 FEET TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND LYING IN THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4); THENCE SOUTH 00°02'29" EAST ALONG THE EAST LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4) A DISTANCE OF 330.05 FEET; THENCE SOUTH 89°46'36" WEST AND PARALLEL WITH THE NORTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4) A DISTANCE OF 659.95 FEET; THENCE NORTHEASTERLY TO A POINT ON THE NORTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4), SAID POINT BEING 489.35 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4); THENCE EAST ALONG THE NORTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4); A DISTANCE OF 489.35 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4), BEING THE POINT OF BEGINNING.

AND

A TRACT OF LAND LYING IN THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4); THENCE SOUTH 00°02'29" EAST ALONG THE EAST LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4) A DISTANCE OF 330.05 FEET; THENCE SOUTH 89°46'36" WEST AND PARALLEL WITH THE NORTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4) A DISTANCE OF 659.95 FEET TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY TO A POINT ON THE NORTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4), SAID POINT BEING 489.35 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4); THENCE EAST ALONG THE NORTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4); A DISTANCE OF 489.35 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4), BEING THE POINT OF BEGINNING.

LESS

AND EXCEPT A TRACT OF LAND BEING A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) 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:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4); THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 920 FEET; THENCE SOUTHERLY PERPENDICULAR TO THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 330 FEET; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 280 FEET; THENCE NORTHERLY PERPENDICULAR TO THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 275 FEET; THENCE EASTERLY, PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 640 FEET; THENCE NORTHERLY PERPENDICULAR TO THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 55 FEET TO THE POINT OF BEGINNING.

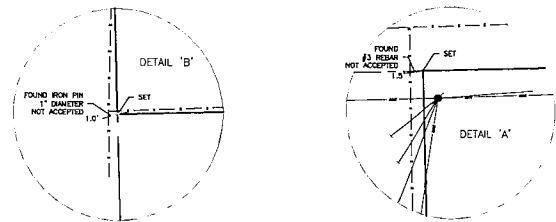
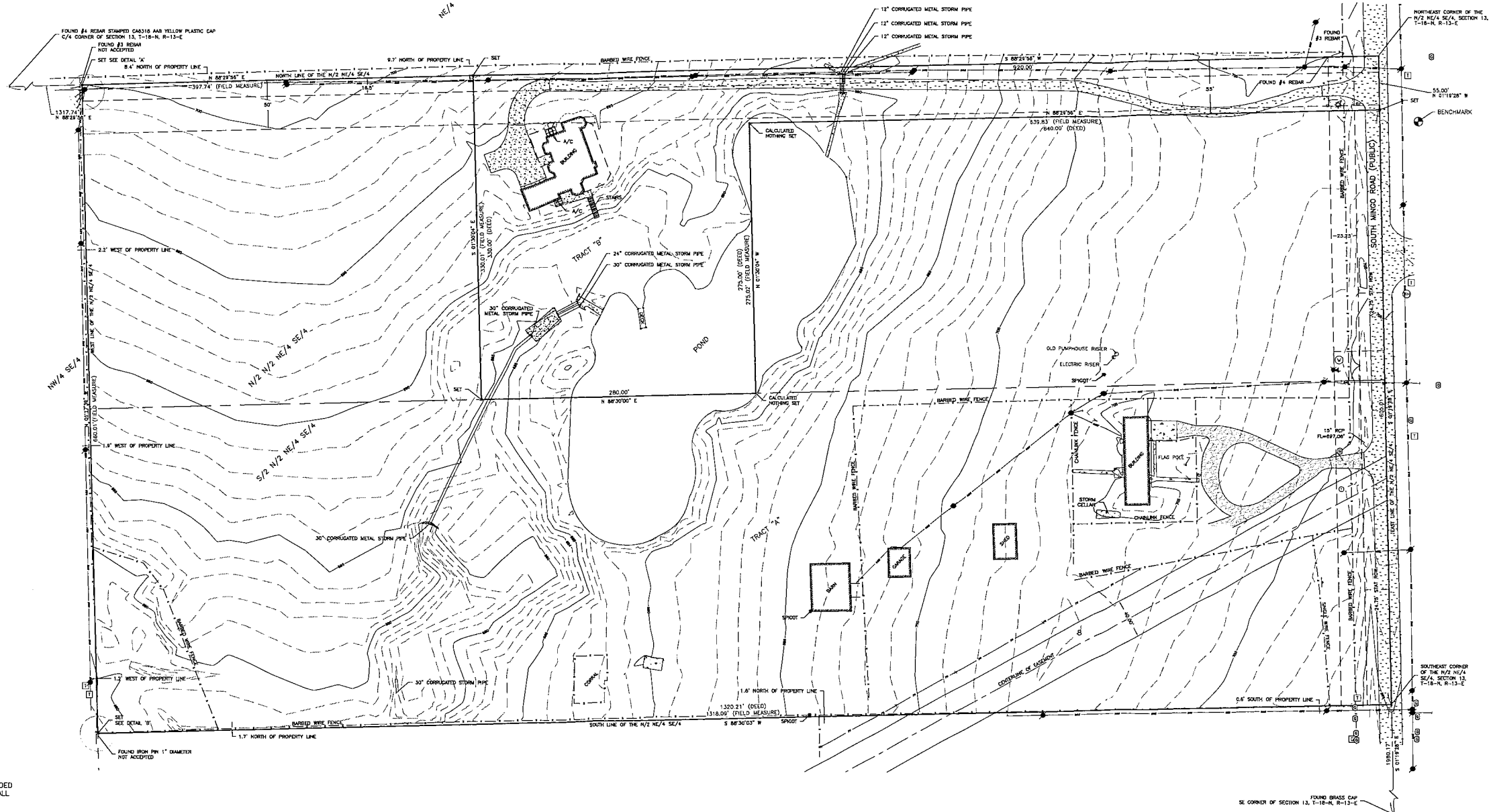
## LEGAL DESCRIPTION (TRACT "B")

A TRACT OF LAND BEING A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) 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:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4); THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 920 FEET; THENCE SOUTHERLY PERPENDICULAR TO THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 330 FEET; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 280 FEET; THENCE NORTHERLY PERPENDICULAR TO THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 275 FEET; THENCE EASTERLY, PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 640 FEET; THENCE NORTHERLY PERPENDICULAR TO THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 55 FEET TO THE POINT OF BEGINNING.

## GENERAL NOTES

- NO CURRENT TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE WAS PROVIDED TO THE SURVEYOR, THEREFORE, NO CERTIFICATION IS MADE OR IMPLIED THAT ALL EASEMENTS, DEDICATIONS OR ENCUMBRANCES ARE SHOWN OR NOTED HEREON.
- DATE OF LAST FIELD VISIT: NOVEMBER 17, 2023.
- ALL CORNERS WERE SET USING 3/8" X 18" REBAR WITH A YELLOW CAP STAMPED "TLS CA 6038", UNLESS OTHERWISE NOTED.
- BASIS OF BEARING SHOWN HEREON BEING THE EAST LINE OF THE SW QUARTER OF SECTION 13 T-18-N R-13-E.
- THE SUM OF PROPERTIES DESCRIBED HEREON CONTAINS 869,866 SQUARE FEET OR 19.97 ACRES.
- THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND MAKES NO CERTIFICATION THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
- THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.
- THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND MAKES NO CERTIFICATION THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. CALL ONE TICKET NO. 2302081522062 AND NO. 23020811542070, ISSUED ON FEBRUARY 08, 2023.
- SURVEYOR HAS EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND UNINCORPORATED AREAS, MAP #40143C38BL, EFFECTIVE DATE OCTOBER 16, 2012, WHICH SHOWS THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE X (NOT SHADED), WHICH IS CLASSIFIED AS AN AREA THAT IS OUTSIDE THE LIMITS OF THE 100 YEAR FLOOD.
- THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING OR RECENT BUILDING CONSTRUCTION NOTED ON SITE BY THE SURVEYOR.



## LEGEND

- |         |          |        |                       |                            |                 |                   |                   |                         |                   |       |             |             |              |       |                |                 |            |          |                              |                       |          |           |                    |                     |                |            |                      |                             |                    |                        |           |                     |                 |               |
|---------|----------|--------|-----------------------|----------------------------|-----------------|-------------------|-------------------|-------------------------|-------------------|-------|-------------|-------------|--------------|-------|----------------|-----------------|------------|----------|------------------------------|-----------------------|----------|-----------|--------------------|---------------------|----------------|------------|----------------------|-----------------------------|--------------------|------------------------|-----------|---------------------|-----------------|---------------|
| ASPHALT | CONCRETE | GRAVEL | UNDERGROUND TELEPHONE | UNDERGROUND SANITARY SEWER | UNDERGROUND GAS | UNDERGROUND CABLE | UNDERGROUND WATER | UNDERGROUND STORM SEWER | OVERHEAD ELECTRIC | FENCE | WATER VALVE | WATER METER | PIPE HYDRANT | SHRUB | DECIDUOUS TREE | CONIFEROUS TREE | POWER POLE | GUY WIRE | TELEPHONE UNDERGROUND MARKER | TELEPHONE PESTAL SIGN | MAIL BOX | CAT METER | FIBER OPTIC PESTAL | TRAFFIC SIGNAL POLE | ELECTRIC METER | LIGHT POLE | TRAFFIC JUNCTION BOX | CABLE TV UNDERGROUND MARKER | BOLLARD/FENCE POST | SANITARY SEWER MANHOLE | CAT VALVE | STORM SEWER MANHOLE | FOUND MONUMENTS | SET MONUMENTS |
|---------|----------|--------|-----------------------|----------------------------|-----------------|-------------------|-------------------|-------------------------|-------------------|-------|-------------|-------------|--------------|-------|----------------|-----------------|------------|----------|------------------------------|-----------------------|----------|-----------|--------------------|---------------------|----------------|------------|----------------------|-----------------------------|--------------------|------------------------|-----------|---------------------|-----------------|---------------|

**BENCHMARK**  
SET #3 REBAR W/RCP STAMPED "TLS CONTROL" APPROXIMATELY 67.8 FEET SOUTH AND 39.9 FEET EAST OF THE NORTHEAST CORNER OF THE N/2 NE/4 SE/4, SECTION 13.  
NORTHING: 338,125.51'  
EASTING: 2,358,591.88'  
ELEV. = 704.05' (NAVD '88)

I, JOSHUA R. LAMB, HEREBY STATE THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
  
JOSHUA R. LAMB  
OKLAHOMA PLS. NO. 1678



TULSA LAND SURVEYING LLC  
1501 EAST 6TH STREET  
TULSA, OK 74120  
(918) 754-5777  
CA 5038  
EXPIRES 6/30/2023  
DATE PREPARED: NOVEMBER 27, 2023  
TLS NO. 23-024 TCI 85th and Mingo Corridor