

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2842

May 19, 2021, 1:00 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

The meeting will be held in the Tulsa City Council Chamber and by videoconferencing and teleconferencing via **GoToMeeting**, an online meeting and web conferencing tool.

Commissioners and members of the public may attend the meeting in the Tulsa City Council Chamber, but are encouraged to attend and participate in the TMAPC meeting via videoconferencing and teleconferencing by joining from a computer, tablet or smartphone using the following link:

https://www.gotomeet.me/CityOfTulsa3/tmapc_may_19th_2021

Commissioners and members of the public can also dial in using their phone by dialing:

United States: +1 (872) 240-3212

Participants must then enter the following **Access Code: 337-183-045**

The following Commissioners plan to attend remotely via GoToMeeting, provided that they may still be permitted to appear and attend at the meeting site, the Tulsa City Council Chambers, Second Floor of City Hall, at One Technology Center, 175 East Second Street, Tulsa Oklahoma: Chair Covey, Commissioner Adams, Commissioner Blair, Commissioner Craddock, Commissioner Kimbrel, Commissioner McArtor, Commissioner Reeds, Commissioner Shivel, Commissioner Van Cleave, Commissioner Walker, Commissioner Whitlock

If you wish to present or share any documents, written comments, or exhibits during the hearing, please submit them by 9:00 am the day of the hearing. Remember to reference the case number and include your name and address.

Email: esubmit@incog.org

Mail: INCOG
2 W 2nd Street
Tulsa, OK 74103

INTRODUCTION AND NOTICE TO THE PUBLIC

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

REPORTS:

Chairman's Report:

Work session Report:

Director's Report:

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

1. Minutes of May 5, 2021 Meeting No. 2841

CONSENT AGENDA

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

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

2. **PUD-298-17 Bradley Rowell** (CD 7) Location: Southwest corner of East 87th Place South and South 87th East Avenue requesting a **PUD Minor Amendment** to reduce required west side yard for an accessory building

PUBLIC HEARING-REZONING

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

3. **Z-7604 Charles Onyechi** (CD 1) Location: East of the southeast corner of Mohawk Boulevard and North Columbia Avenue requesting rezoning from **CS to IL with optional development plan (Staff requests a continuance to June 2, 2021)**

4. **Z-7606 Wallace Engineering, Mike Thedford** (CD 1) Location: North of the northeast corner of East 36th Street North and North Lewis Avenue requesting rezoning from **CS to IH with optional development plan (Staff requests a continuance to June 2, 2021)**
5. **Z-7605 Lou Reynolds** (CD 6) Location: Southeast corner of East 31st Street South and South 177th East Avenue requesting rezoning from **AG to RS-5**
6. **Z-7607 Wallace Engineering, Jim Beach** (CD 5) Location: North of the northwest corner of East 41st Street South and South 79th East Avenue requesting rezoning from **IL to IL with optional development plan** for a private street (Related to Kaiser North Industrial Park)

PUBLIC HEARING-PLATS

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

7. **Kaiser North Industrial Park** (CD 5) Preliminary Plat and Modification of Subdivision & Development Regulations to extend allowable cul-de-sac length and allow overhead electric within the subdivision, Location: North of the northwest corner of East 41st Street South and South 79th East Avenue (Related to Z-7607)
8. **Woodward Acres II** (County) Preliminary Plat, Location: North of the northwest corner of East 171st Street South and South Harvard Avenue

OTHER BUSINESS

NONE

9. Commissioners' Comments

ADJOURN

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify the Tulsa Planning Office at 918-584-7526. Exhibits, petitions, pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained Tulsa Planning Office at INCOG. All electronic devices must be silenced during the Planning Commission meeting.

Visit our website at tulsaplanning.org

email address: esubmit@incog.org

TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.



Case Number: PUD-298-17
Minor Amendment

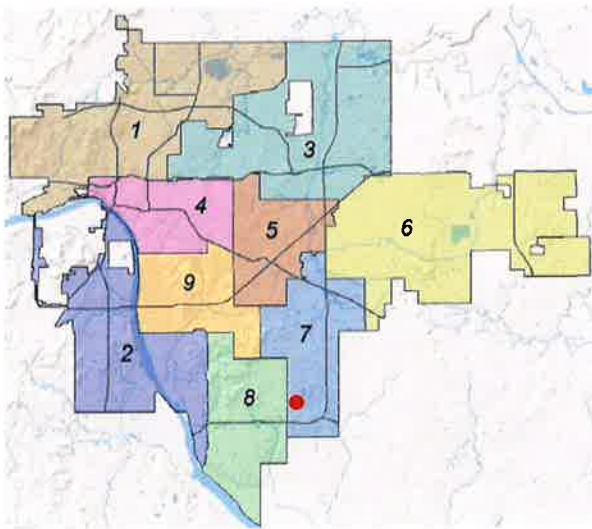
Hearing Date: May 19, 2021

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Bradley Rowell

Property Owner: Same

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reduce the required west side yard for an accessory building.

Gross Land Area: 0.18 Acres

Location: SW/c E 87th PI S & S 87th E Ave

Lot 13, Block 1 Shadow Ridge

Zoning:
 Existing Zoning: RS-3/PUD-298
 Proposed Zoning: No Change

Staff Recommendation:
 Staff recommends approval.

Comprehensive Plan:
 Land Use Map: Existing Neighborhood
 Growth and Stability Map: Stability

Staff Data:
 TRS: 8313

City Council District: 7
Councilor Name: Lori Decter Wright

County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-298-17 Minor Amendment

Amendment Request: Revise the PUD Development Standards to reduce the required west side yard for an accessory building.

The current development standard for side yards is 5 feet for any building. The applicant is requesting that this requirement be reduced to 0 feet in order to accommodate an existing accessory building on the west side of the lot. The accessory building would need to be outside of any easements, however the plat for Shadow Ridge shows that there are no easements in the location of the accessory building. The area to the west of the lot is an unplatted and undeveloped forested area.

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.*

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

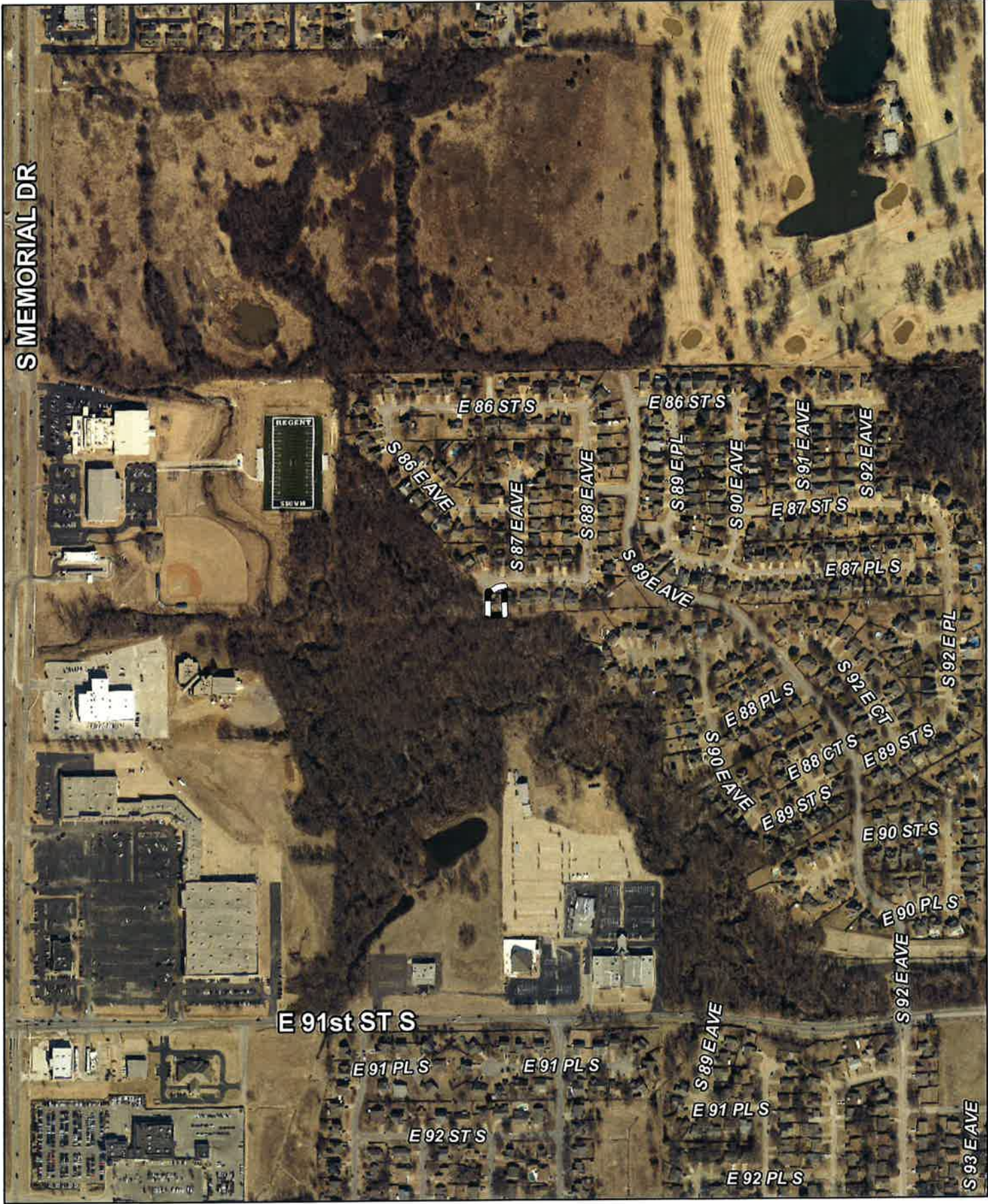
Staff has reviewed the request and determined:

- 1) PUD-298-17 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-298.
- 2) The requested amendment would only apply to accessory buildings.
- 3) All remaining development standards defined in PUD-298 and subsequent amendments shall remain in effect.

Exhibits included with staff report:

- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)

With considerations listed above, staff recommends **approval** of the minor amendment to reduce the side yard on the west side of the subject lot to 0 feet to accommodate and existing accessory building.



S MEMORIAL DR

REGENT

E 86 ST S

E 86 ST S

S 86 E AVE

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S 89 E PL

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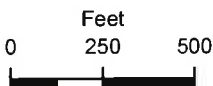
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S 93 E AVE



Subject Tract

PUD-298-17

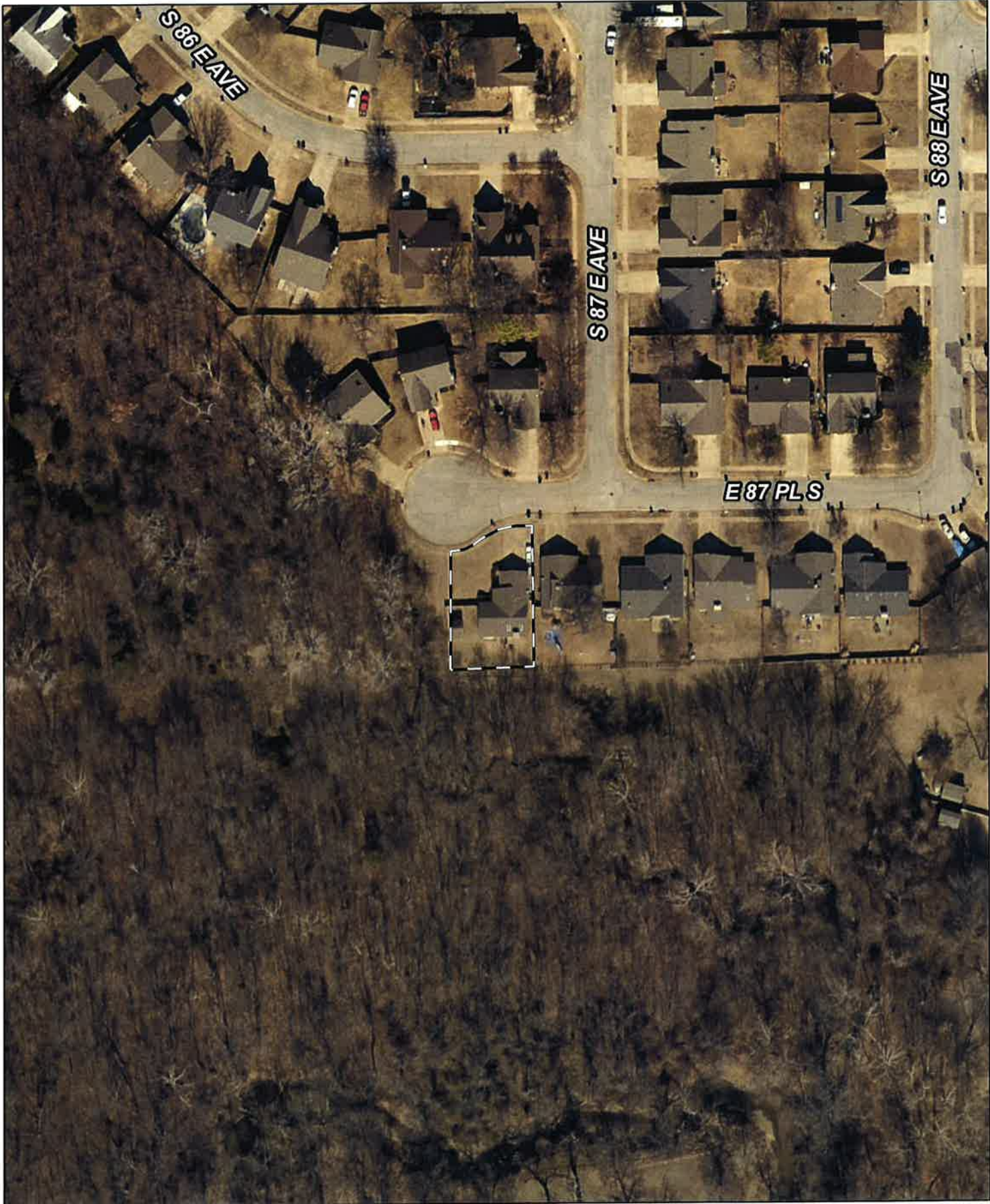
18-13 13

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

Aerial Photo Date: February 2018



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S86 EAVE

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E87 PLS



0 Feet 50 100



Subject Tract

PUD-298-17

18-13 13

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

Aerial Photo Date: February 2018



2.5

Sawyer, Kim

Cont to 6-2-2021

From: Wilkerson, Dwayne
Sent: Wednesday, May 12, 2021 11:09 AM
To: Sawyer, Kim
Cc: cinosweatz@gmail.com; Miller, Susan; Davis, Kendal
Subject: Z-7604 Staff Continuance to June 2nd 2021.

Kim,

Please show on the agenda that we are requesting a continuance from the May 19th meeting to the June 2nd meeting. The additional time will allow the applicant to provide more information on the development plan.

Respectfully,

Dwayne Wilkerson, ASLA, PLA
Principal Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9475
dwilkerson@incog.org



Sawyer, Kim

Cont to 6-2-2021

From: Wilkerson, Dwayne
Sent: Wednesday, May 12, 2021 9:59 AM
To: Sawyer, Kim
Cc: Mike Thedford (mthedford@wallacesc.com); Miller, Susan
Subject: Staff continuance request for Z-7606 with a development plan

Kim,

The applicant has been working through the neighborhood engagement process as suggested in the zoning code and staff is continuing to work with the applicant on the details of the development plan associated with this zoning application. Please show on the agenda that this item will be continued to the June 2nd Planning Commission meeting.

Respectfully,

Dwayne Wilkerson, ASLA, PLA
Principal Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9475
dwickerson@incog.org





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7605

Hearing Date: May 19, 2021

Case Report Prepared by:

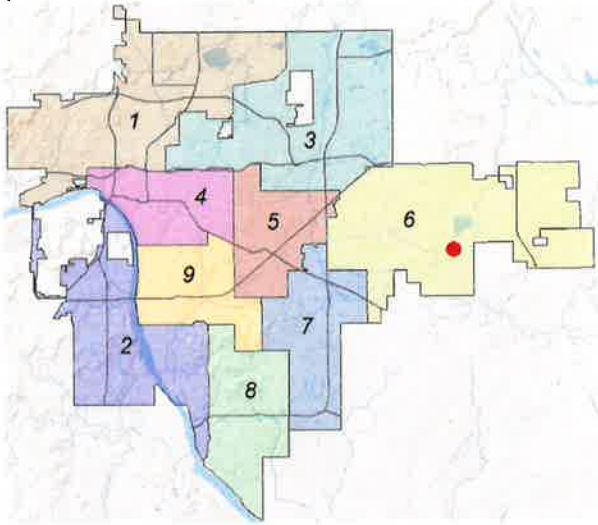
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: White Earth LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Residential

Concept summary: Rezoning to support a wide range of residential lot sizes. RS-5 zoning allows the smallest lot in our residential districts with a minimum lot size of 3300 square feet and a minimum lot width of 30 feet.

Tract Size: 136.78 ± acres

Location: Southeast corner of East 31st Street South at Lynn Lane (South 177th East Avenue)

Zoning:

Existing Zoning: AG

Proposed Zoning: RS-5

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9424

CZM: 50

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: Stan Sallee

5.1

SECTION I: Z-7605

DEVELOPMENT CONCEPT:

The applicant is requesting RS-5 zoning to allow a variety of lot sizes for single family homes. RS-5 zoning allows single family homes, cottage home development, townhomes, and patio homes.

EXHIBITS:

INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits: None included

DETAILED STAFF RECOMMENDATION:

Z-7605 requesting RS-5 zoning allows single family residential uses that are compatible with the surrounding properties and,

Lot and building regulations in a RS-5 district allow a density similar to the abutting MPD-1 zoned properties immediately west of this property and RS-5 zoning is consistent with the anticipated future development pattern of the surrounding property and,

RS-5 zoning is consistent with the New Neighborhood land use designation of the Comprehensive Plan therefore,

Staff recommends Approval of Z-7605 to rezone property from AG to RS-5.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The residential density, variety of building types and uses allowed are consistent with the land use designation in the comprehensive plan.

Land Use Vision:

Land Use Plan map designation: Neighborhood Center and New Neighborhood

Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

The New Neighborhood residential building block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high

5.2

standards of internal and external connectivity and shall be paired with an existing or New Neighborhood or Town Center.

Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

Transportation Vision:

Major Street and Highway Plan: East 31st Street South and South Lynn Lane are both illustrated as secondary arterial streets. No additional considerations are shown on the plan.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is gently sloping with stormwater drainage generally flowing from west to east into the Spunky Creek Floodplain and Floodway east of the site. The site is bisected by a regulatory floodplain and is lightly wooded.

Environmental Considerations: None except the regulatory floodplain in the middle of the site.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 31 st Street South	Secondary Arterial	100 feet	2
South Lynn Lane (S. 177 th E. Ave)	Secondary Arterial	100 feet	2

Utilities:

5.3

The subject tract has municipal water and sewer available however significant offsite utility infrastructure for water and sanitary sewer improvement is expected.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG and RM-O	Park and Open Space	Stability	City of Tulsa Water Reservoir
East	AG	New Neighborhood	Growth	Undeveloped
South	AG	New Neighborhood	Growth	Undeveloped
West	MPD-1	New Neighborhood	Growth	Undeveloped

SECTION III: Relevant Zoning History

History: Z-7605

ZONING ORDINANCE: Ordinance number 11826 dated June 26, 1970 established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

Z-7587 February 2021: All concurred in **approval** of a request for *rezoning* a 160± acre tract of land from AG to RS-5 for Single-family Residential, on property located on the southwest corner of East 31st Street South and South 193rd East Avenue.

MPD-1 April 2019: All concurred in **approval** of a request for *rezoning* a 117.5± acre tract of land from AG to MPD-1 for a mixed-use master planned community with a variety of housing types, recreational, civic, and commercial uses, integrated open space and park development, on property located on the southwest corner of East 31st Street and South 177th East Avenue.

Z-7009 February 2006: All concurred in **approval** of a request for *rezoning* a 21.81± acre tract of land from AG to CS/RM-0 for Commercial, Office, and Multifamily residential uses, on property located southeast corner of East 31st Street South and South 177th East Avenue.

BOA-17616 January 1997: The Board of Adjustment **approved** a *Special Exception* to permit a model airplane facility in an AG and CS zoned district, a *Variance* of required parking from 4274 to 45, and a *Variance* of required all weather surface to permit parking on gravel and grass, per plan submitted, on property located on the northeast corner of 31st and Lynn Lane.

BOA-06811 November 1970: The Board of Adjustment **approved** an *Exception* to permit occupying a mobile home in an AG District, on property located at the northeast corner of 31st Street and Lynn Lane.

S 177th E AVE

AG

SUBJECT TRACT

CS

CS

E 31st ST S

CS

RM-0

MPD-1

S LYNN LANE RD

AG

PUD-733



Z-7605

19-14 24



S 177th E AVE

E 31st ST S

S LYNN LANE RD



Subject
Tract

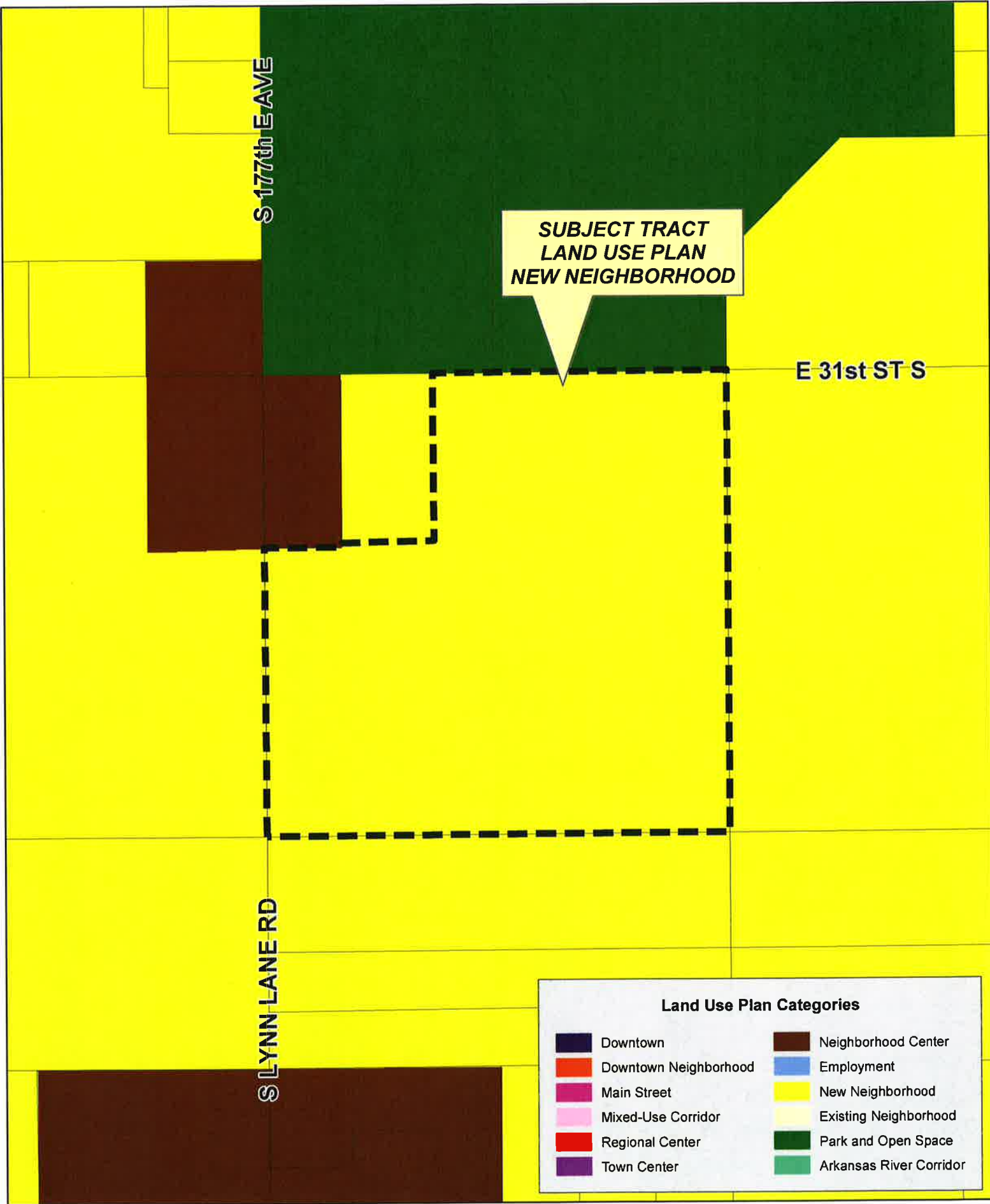
Z-7605

19-14 24

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

Aerial Photo Date: February 2018



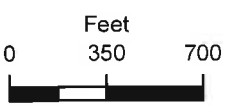


S 177th E AVE

**SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD**

E 31st ST S

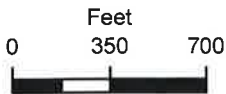
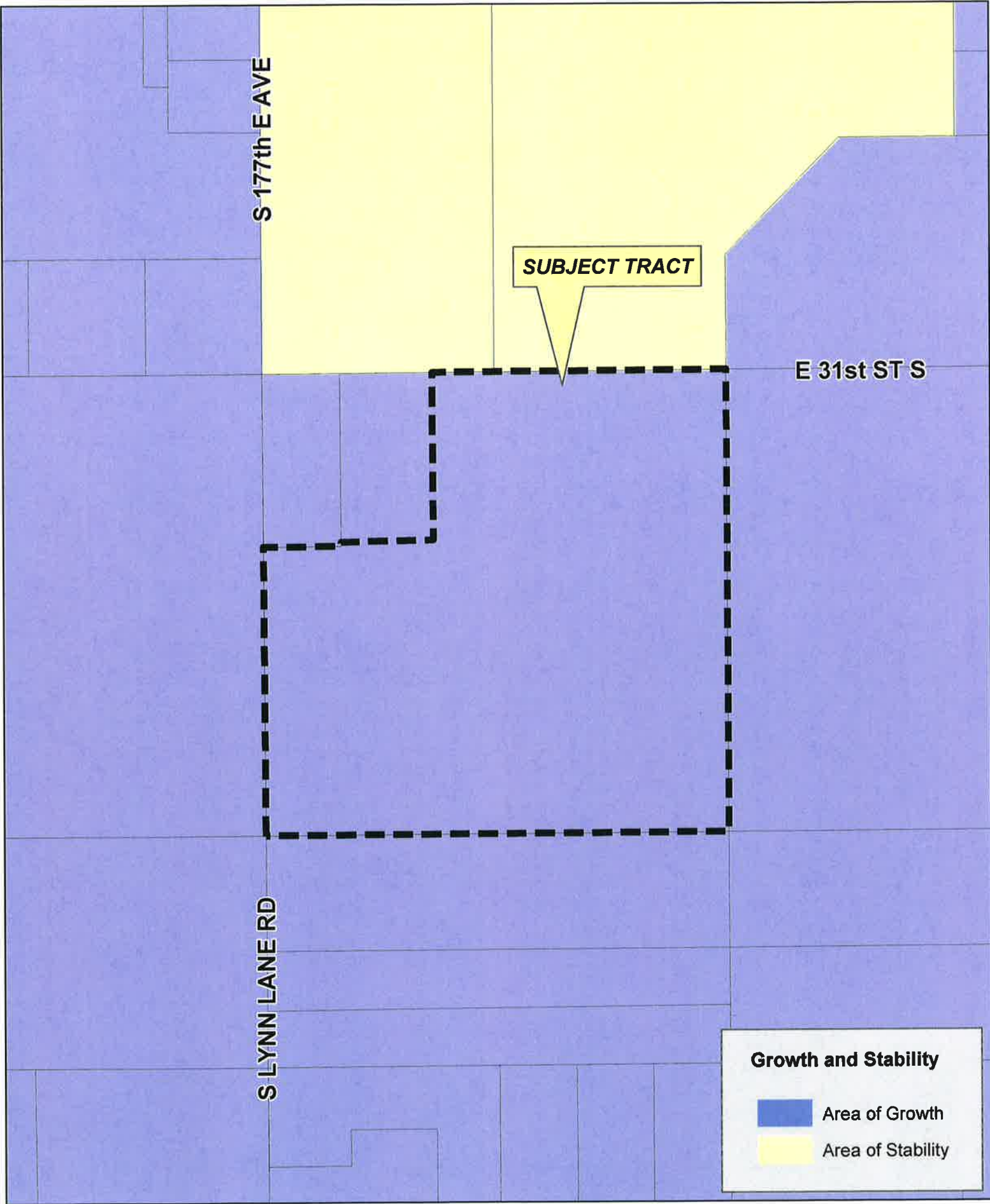
S LYNN LANE RD



Z-7605

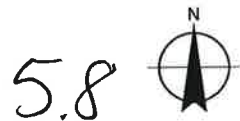
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Z-7605

19-14 24





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7607
(related to Kaiser North Industrial Park)

Hearing Date: May 19, 2021

Case Report Prepared by:

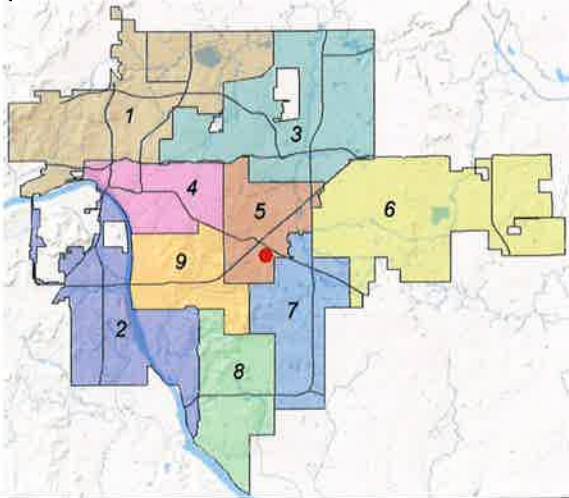
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Jim Beach

Property Owner: Bolick Enterprises, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Private Street Industrial Park

Concept summary: Develop the property into small industrial use lots with access from a private street.

Tract Size: 17.35 ± acres

Location: North of the Northwest corner of East 41st Street South & South 79th East Avenue

Zoning:

Existing Zoning: IL

Proposed Zoning: IL with an optional development plan for a private street.

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval with the provisions of the optional development plan.

Staff Data:

TRS: 9323
CZM: 48

City Council District: 5

Councilor Name: Mykey Arthrell

County Commission District: 3

Commissioner Name: Ron Peters

6.1

SECTION I: Z-7607

APPLICANTS DEVELOPMENT CONCEPT:

Kaiser North Industrial Park is being developed on an undeveloped tract, zoned IL. It is proposed to have eleven lots in two blocks with one reserve area for stormwater detention and one for the private street. The subdivision contains approximately 17.3 acres. The reserve contains approximately 0.86 acres. The lots vary in size and average approximately 1.2 acres each.

All lots will be accessed from a private cul-de-sac connecting to South 79th East Avenue at the eastern edge of the site. The street will be pavement will be 26 feet wide with curb and gutter. The private street aligns with East 40th Street from South 79th East Avenue, east to Memorial Drive.

There is a continuous area of City of Tulsa Regulatory Floodway in an Overland Drainage Easement extending along the entire north and west boundaries of the property. Abutting the site to the south is an active MK&O Railroad. There are no opportunities to continue the street beyond boundaries of this property.

The current zoning is IL and will not be changed. The uses proposed are allowed by right in the IL District. The project will meet the bulk and area standards of the IL District as well as required landscaping, lighting, and other requirements of the Tulsa Zoning Code.

EXHIBITS:

INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits: Preliminary Plat

DETAILED STAFF RECOMMENDATION:

Z-7607 is requesting IL with the optional development plan as outlined in Section II is consistent with the Regional Center land use designation of the Tulsa comprehensive plan and,

The uses allowed in an IL district are consistent with the surrounding property owners.

All supplemental regulations, lot and building regulations and building types in this zoning district are consistent with the expected development pattern in the area therefore,

Staff recommends Approval of Z-7607 to rezone property from IL to IL with an optional development plan to allow private streets and allow lots without frontage on a public street.

SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS:

GENERAL PROVISIONS:

1. 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 an IL zoning district except that lots are not required to have public street frontage.

6.2

PRIVATE STREETS AND MAINTENANCE OBLIGATIONS FOR COMMON AREAS AND IMPROVEMENTS:

1. All lots within the subdivision shall include direct vehicular access to a private street. All private streets shall be included in a reserve area or mutual access easement as defined on the face of the final plat. The reserve area or easement shall include provisions that provide common use and benefit of the owners of the lots, their guest and invitees for providing vehicular and pedestrian access to and from the various residential lots and to and from public streets.
2. All operations and maintenance responsibilities for improvements in reserve areas shall be assigned to a Property Owners Association. Such obligation must be provided for in the plat. Each property owner, by acceptance of a deed to a property within the development, will be deemed to have agreed to be a member of the property owner's association and be subject to assessments for maintenance of the common areas and public or private improvements.
3. Provisions shall be made to allow access to the City of Tulsa, the United States Postal Service, private parcel delivery services, public utility providing service to the subdivision and to any refuse collection service which provides service within the subdivision the right to enter and traverse the private street and to operate thereon all service, emergency and allow government vehicles including, but not limited to, police and fire vehicles and equipment.
5. Private streets and sidewalks abutting private streets shall be constructed to meet or exceed the City of Tulsa Engineering standards for minor residential streets and must satisfy the provisions of the Tulsa Metropolitan Area Subdivision and Development Regulations.
6. Private streets intersecting with public streets must have a vehicular turn around area before any entrance gate that allows a complete turnaround completely outside the street right of way of the intersecting public streets. Gate designs, security systems and access controls must be reviewed and approved by the technical advisory committee before installation.

MINIMUM BUILDING SETBACKS FROM PRIVATE STREETS:

1. No building shall be located closer than 20 feet from the lot line abutting the reserve area for the private street.

LANDSCAPING:

- 1) 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 mutual access drive as follows:
 - i) A landscape strip with a minimum width of 12 feet from the edge of pavement shall be established and maintained as a landscaped area.
 - ii) Within that landscape strip trees classified as large trees shall be installed and maintained with a maximum spacing of one tree for each 50 linear feet along both sides of the private street.

PLATTING REQUIREMENT:

A final plat meeting or exceeding the minimum standards of the City of Tulsa shall be filed at the Tulsa County Courthouse prior to receipt of any commercial building permit.

6.3

SECTION III: SUPPORTING DOCUMENTATION

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This request is consistent with the Employment land use designation in the comprehensive plan. Generally, the comprehensive plan is not supportive of private street development without street connectivity options on the perimeter however in this instance the property abutting the site has been developed and the property is isolated. Staff supports private street development in this location.

Land Use Vision:

Land Use Plan map designation: Employment

Employment areas contain office, warehousing, light manufacturing, and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

Transportation Vision:

Major Street and Highway Plan: This property will only have access to S. 76th East Avenue and is land locked from access to the south because of a railroad line and all surrounding properties have been previously developed without stub streets.

Trail System Master Plan Considerations: None

6.4

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *This site is vacant and surrounded by previously developed property and abuts a rail line on the south.*

Environmental Considerations: This site was previously developed as an industrial site and has been through a remediation process. The north and east sides of the site is surrounded by significant open drainage and the west and south is limited by a railroad spur. These physical constraints support the idea of a private street network. This site does not have any other vehicular access opportunities except South 79th East Avenue.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 79 th East Avenue	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	IL	Employment	Growth	Industrial/warehousing
East	IL	Employment	Growth	Industrial/warehousing
South	IL and IM	Employment	Growth	Industrial/warehousing
West	IL	Employment	Growth	Industrial/warehousing

SECTION IV: RELEVANT ZONING HISTORY

ZONING ORDINANCE: Ordinance number 11824 dated June 26, 1970 established zoning for the subject property.

Subject Property:

BOA-16742 August 1994: The Board of Adjustment **approved** a *Special Exception* to permit a Halloween outreach from the second week of October through November 15 annually and a *Special Exception* to permit a tent, per plan submitted, subject to the tent being at the same location and being the same size as the previously approved plan, finding the extended days of operation for the temporary use will not be detrimental to the area, on property located at 7727 East 41st Street South. This request includes the eastern most portion of the subject property and the neighboring property to the south of this piece.

6.5

BOA-16477 October 1993: The Board of Adjustment **approved** a *Minor Special Exception* to permit for an amended site plan approval-Use Unit 5, per amended site plan, subject to the tent being temporarily located on the lot from October 12, 1993 to November 14, 1993, finding the temporary use will not be detrimental to the area, on property located at 7727 East 41st Street South. This request includes the eastern most portion of the subject property and the neighboring property to the south of this piece.

BOA-16464 October 1993: The Board of Adjustment **denied** a *Special Exception* to permit Use Unit 19 (Halloween Spook House) as an accessory use to church use due to the fact the applicant failed to appear before the Board, on property located at 7727 East 41st Street South. This request includes the eastern most portion of the subject property and the neighboring property to the south of this piece.

BOA-16146 September 1992: The Board of Adjustment **approved** a *Special Exception* to permit church use in an IL zoned district, subject to the plan submitted and subject to the hours of operation (music concerts to conclude at midnight) and events as submitted by the applicant in this meeting, on property located at 7727 East 41st Street South. This request includes the eastern most portion of the subject property and the neighboring property to the south of this piece.

BOA-14832 May 1988: The Board of Adjustment **approved** a *Special Exception* to allow for a Use Unit 14 (Shopping Goods and Services) in an IL zoned district, finding that there are numerous retail uses in the area, on property located at 7727 East 41st Street. This request includes the eastern most portion of the subject property and the neighboring property to the south of this piece.

BOA-14576 August 1987: The Board of Adjustment **denied** a *Special Exception* to allow a ballroom and related uses in an IL zoned district, finding that the granting of the request would be detrimental to the area, on property located at 7727 East 41st Street. This request includes the eastern most portion of the subject property and the neighboring property to the south of this piece.

BOA-03958 November 1962: The Board of Adjustment **approved** a *request* for a modification of setback requirements in a U-4-A District, on property located on part of the SE, SE, of Section 23-19-13. This request includes the eastern most portion of the subject property and the neighboring property to the south of this piece.

Surrounding Property:

BOA-22729 December 2019: The Board of Adjustment **approved** a *Special Exception* to permit a Large Commercial Assembly and Entertainment use (more than 250-person capacity) in an IL District to permit expansion of an existing gymnastics facility, subject to conceptual plan 4.6 of the agenda packet and no competitions occurring on the site, on property located at 7020 East 38th Street South.

BOA-16530 December 1993: The Board of Adjustment **approved** a *Special Exception* to permit a children's museum in an IL zoned district, on property located at 7704 East 38th Street.

BOA-16076 August 1992: The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 14, or in alternative, a *Special Exception* to permit a sexually oriented business in an Industrial District, subject to days and hours of operation being Monday through Thursday,

C. C.

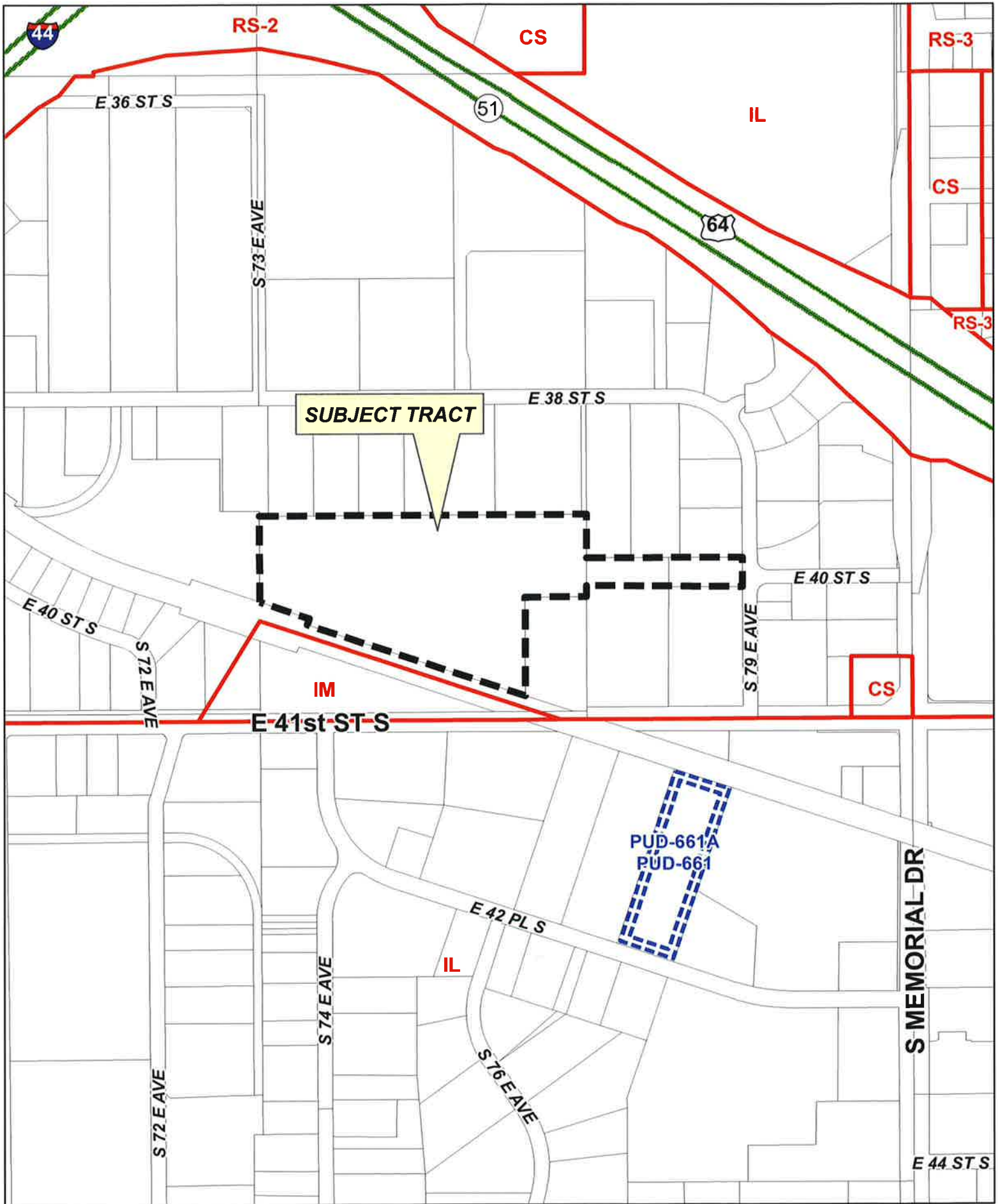
10:00am to 10:00pm, Friday through Saturday 10:00am to midnight, and Sunday 1:00 pm to 10:00pm, subject to the business prohibiting, and strictly enforcing, admittance of all individuals under 18 years of age, all movies displayed, rented, or sold must be of a character acceptable for general distribution over public air waves, that no form of entertainment of any nature be permitted on the site, and all products for sale, display, or rental within the operation will not involve children or depict acts of violence against women, on property located at 7925 East 41st Street.

BOA-11051 June 1980: The Board of Adjustment **approved** an *Exception* to operate the Oklahoma School of Gymnastics, Tulsa World of Gymnastics, and Tulsa Twisters Trampoline & Tumbling, on property located at 7246 East 38th Street.

BOA-08343 September 1974: The Board of Adjustment **approved** an *Exception* to use property for Use Units 12, 13, and 14 and a *Variance* to use property for a ballroom (Use Unit 19) in an IL District, on property located at 7901 East 41st Street.

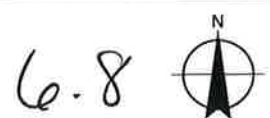
5/19/2021 1:00 PM

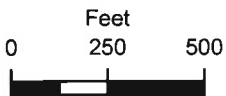
6.7



19-13 23

Z-7607
with Optional
Development Plan





 Subject Tract

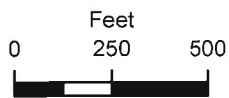
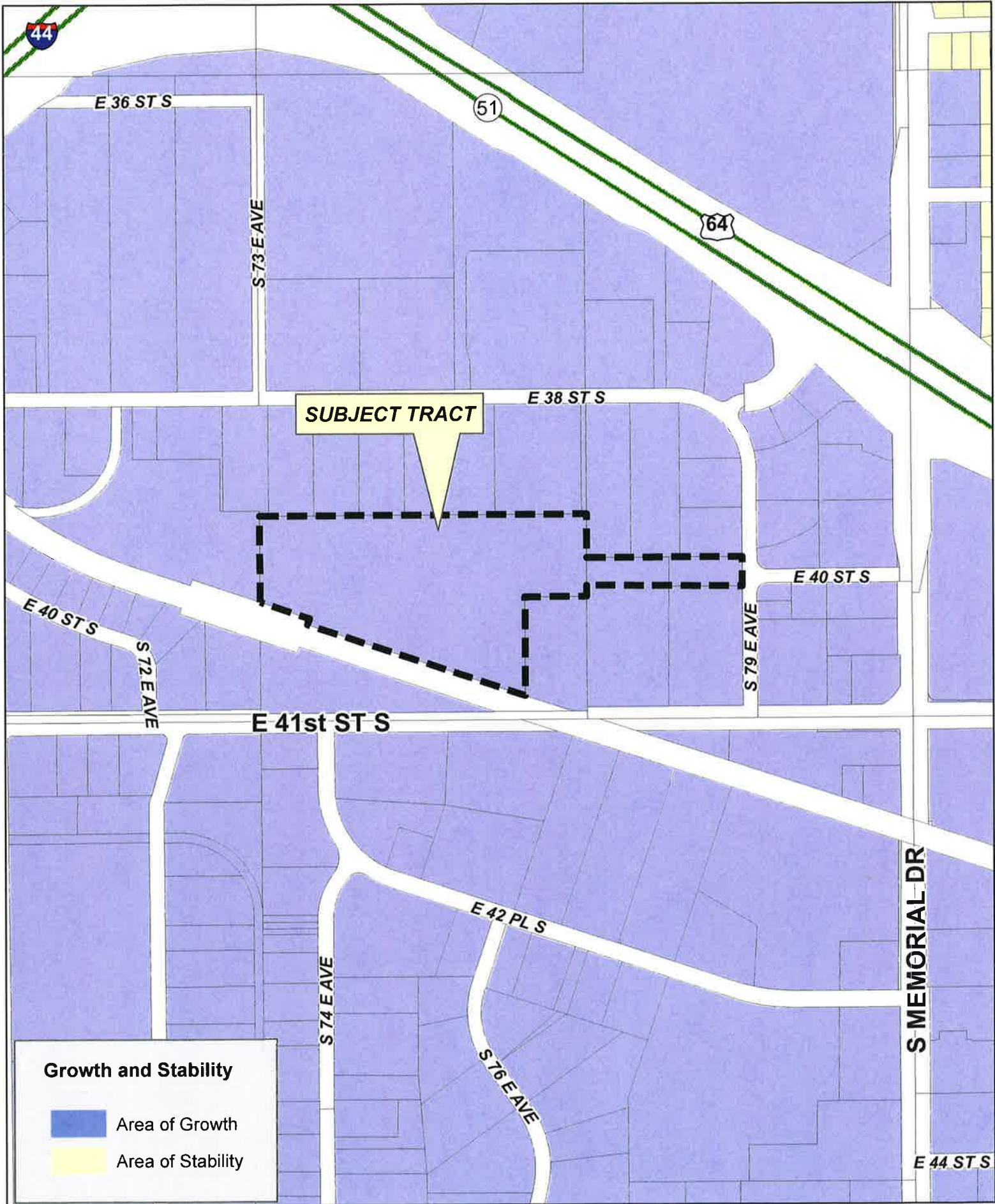
19-13 23

Z-7607 with Optional Development Plan

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

Aerial Photo Date: February 2018

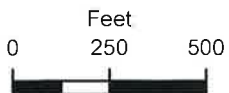
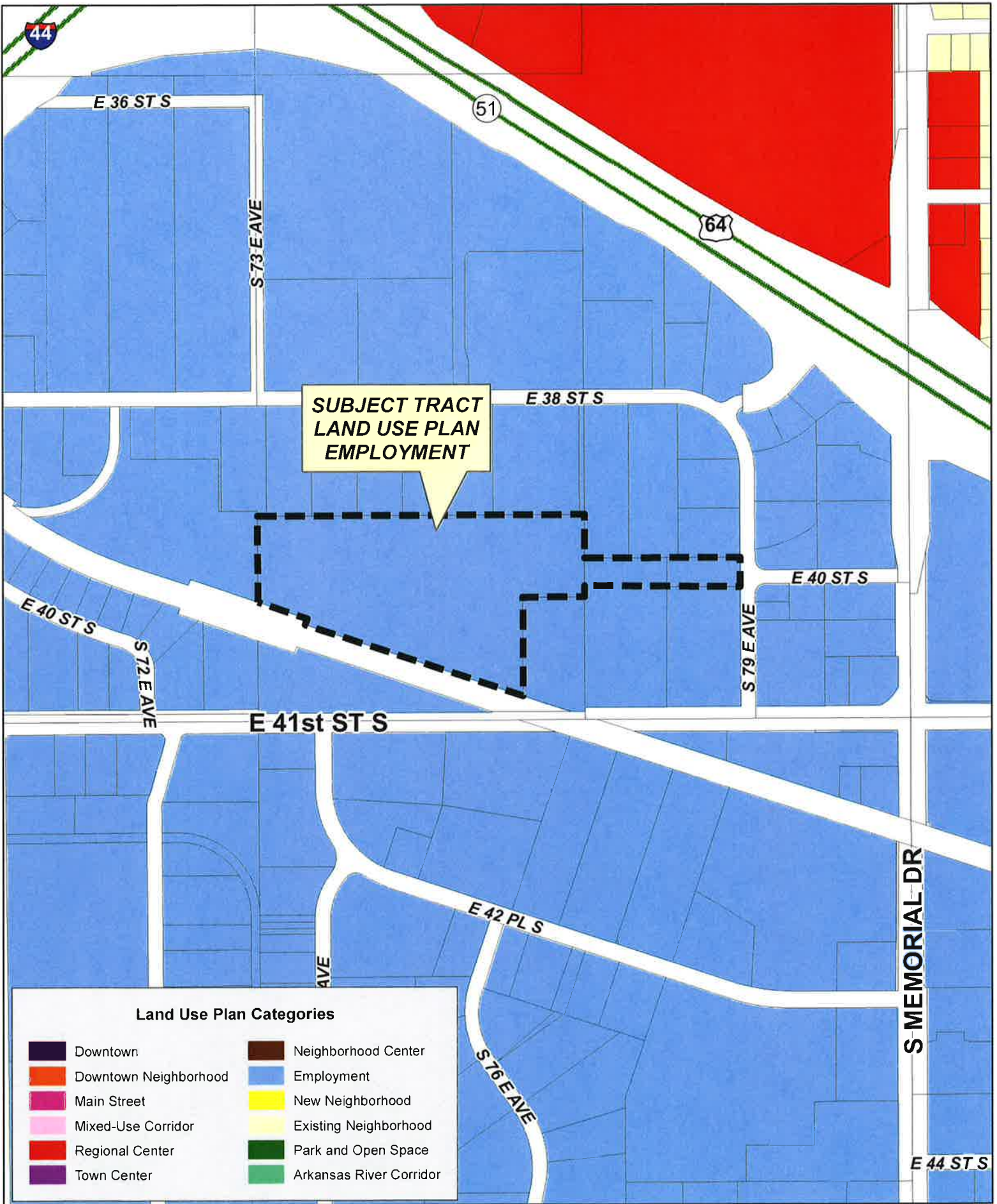




19-13 23

Z-7607
with Optional
Development Plan





19-13 23

Z-7607
with Optional
Development Plan





Tulsa Metropolitan Area
Planning Commission

Case : Kaiser North Industrial Park
(Related to Z-7607)

Hearing Date: May 19, 2021

Case Report Prepared by:

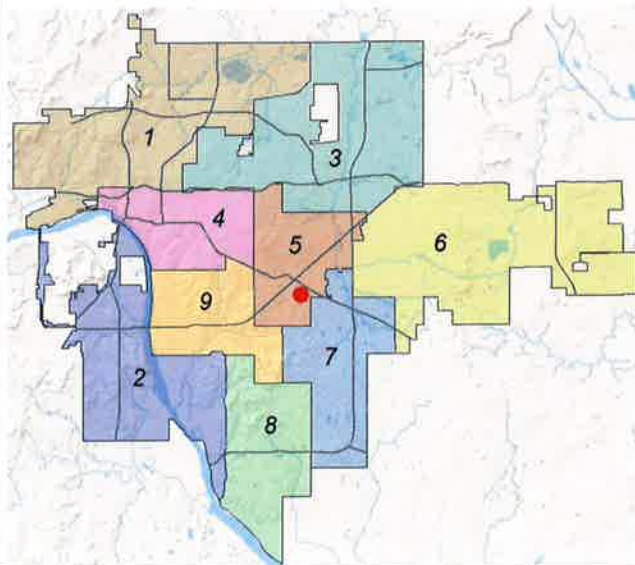
Nathan Foster

Owner and Applicant Information:

Applicant: Jim Beach, Wallace
Engineering

Owner: Bolick Enterprises, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat and
Modification of Subdivision &
Development Regulations

11 lots, 2 blocks, 17.3 ± acres

Location: West of the northwest corner of
East 41st Street South and South 79th East
Avenue

Zoning:

Current: IL (Industrial – Light)
Pending: IL with an optional development plan
to permit private street (Z-7607)

Staff Recommendation:

Staff recommends **approval** of the
preliminary plat and modifications

City Council District: 5

Councilor Name: Mykey Arthrell-Knezek

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat Submittal,
Modification Requests

PRELIMINARY SUBDIVISION PLAT

Kaiser North Industrial Park - (CD 5)

(Related to Z-7607)

West of the northwest corner of East 41st Street South and South 79th East Avenue

This plat consists of 11 lots, 2 blocks on 17.3 ± acres for use as an industrial park.

The Technical Advisory Committee (TAC) met on May 6, 2021 and provided the following conditions:

- 1. Zoning:** The property is currently zoned IL. Proposed lots conform to the requirements of the IL district. An optional development plan has been proposed (Z-7607) to allow for a private street within the industrial park. Optional Development Plan standards must be approved and effective prior to approval of the final plat. Standards for private street must be included in the deed of dedication.
- 2. Transportation & Traffic:** Sidewalks are required to be installed per Title 35 in conjunction with any newly platted subdivision. Private street must meet all public street standards and approved IDP is required prior to final plat approval. Cul-de-sac length violates the Subdivision & Development Regulations and requires approval of the modification included with this preliminary plat to be accepted.
- 3. Sewer:** Proposed sanitary sewer extensions will require approval of an IDP. IDP approval is required prior to approval of the final plat. Easements and dedications, existing and proposed, must be clearly dimensioned and labeled on the face of the plat.
- 4. Water:** Proposed water main extensions will require approval of an IDP. IDP approval is required prior to approval of the final plat. Easements and dedications, existing and proposed, must be clearly dimensioned and labeled on the face of the plat.
- 5. Engineering Graphics:** Submit a subdivision control data sheet with final plat. Remove contours from final plat. Provide addresses for individual lots. Label the property being platted as "site" or "project location" in the location map. Show only filed plats in the location map and label all other property as unplatted. Under the "Basis of Bearing" heading provide a bearing angle between two known points associated with this plat. Graphically show all pins found or set associated with this plat. Graphically label the Point of Beginning and Point of Commencement.
- 6. Fire:** Dead-end street requires approval of the Fire Chief. Dead-end street length with no secondary access will limit allowable height & square footage of any buildings constructed on the proposed lots. All requirements of the Fire Marshal must be met prior to the approval of the final plat. Additional language will be required in the covenants

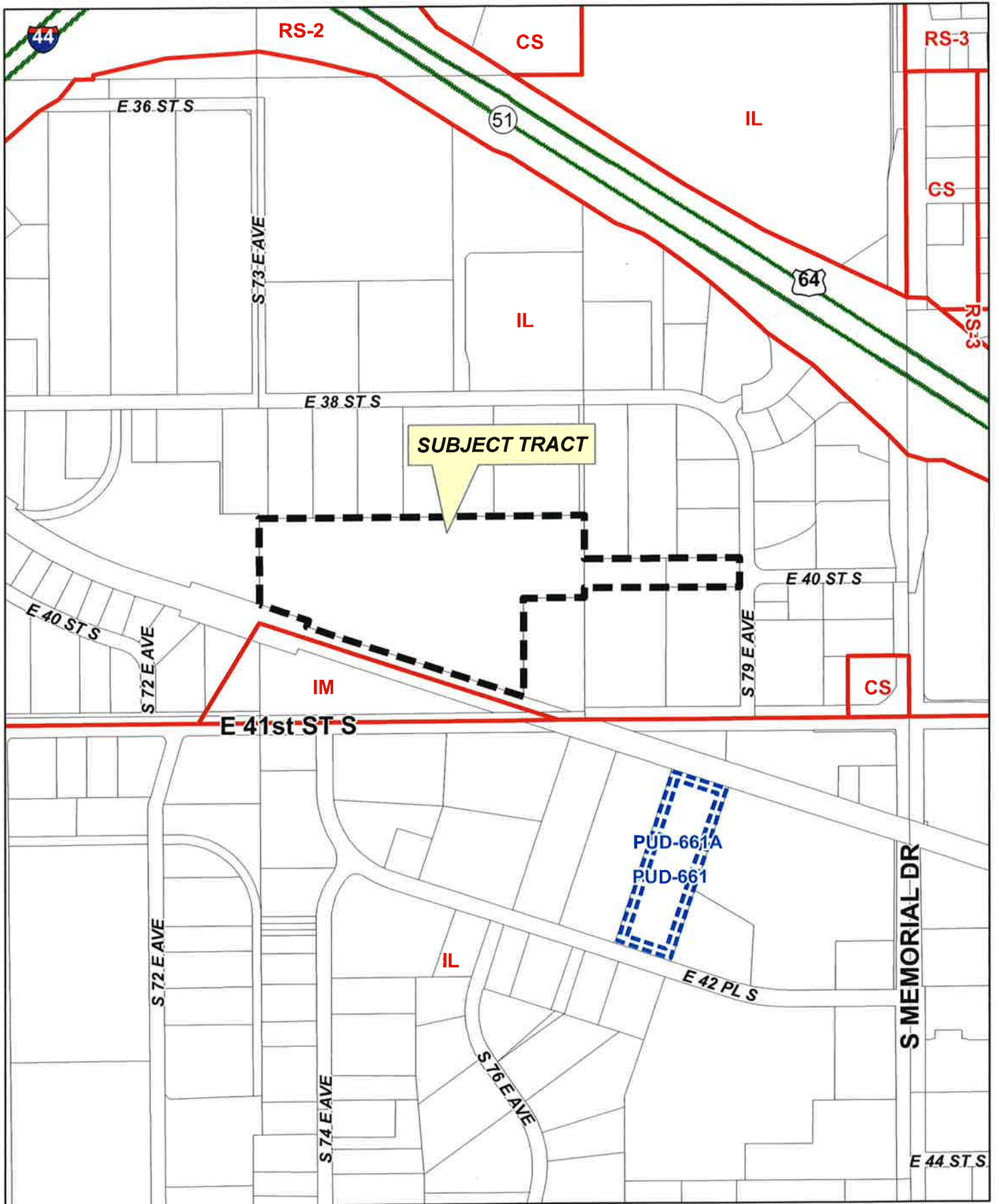
6. **Stormwater, Drainage, & Floodplain:** All delineated floodplain boundaries, including City of Tulsa Regulatory Floodplain, must be clearly and accurately shown on the plat with base flood elevations labeled. It is recommended that the current effective map panels with map effective dates also be placed on the plat. Any proposed development within the floodplain must meet the floodplain development requirements of the City of Tulsa Revised Ordinances, Title 11-A and Title 51 as well as all City drainage standards. Proposed changes to the floodplain boundaries or flood elevations will be subject to floodplain map revisions. Stormwater improvements are required to obtain IDP approval prior to final plat approval.
7. **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. Public Service Company of Oklahoma has requested permission to install overhead electric within the area dedicated for the private street due to topographical challenges and the nature of use as an industrial park. Subdivision & Development Regulations only allow overhead utilities within the perimeter of new subdivisions. Approval of the included modification is required to permit overhead electric.

Modification of Subdivision and Development Regulations:

1. Section 5.060.5.B.2 – Permanent dead-end streets may not exceed 750 feet in length measured from the centerline of the intersecting street to the center of the turnaround.
2. Section 5-140.2 – Overhead lines for the supply of electric, telephone, communication, and cable television services may be located within alleys or perimeter easements of a subdivision. All other supply lines for electric, telephone, communication, cable television, natural gas, and similar services must be located underground in easements dedicated for general utility services or in street rights-of-way.

Staff recommends **APPROVAL** of the modifications to the Subdivision & Development Regulations finding the property to be uniquely isolated with several challenges to external connectivity including a railroad right-of-way, existing buildings, and a drainage channel. Overhead utilities have been specifically requested by Public Services Company of Oklahoma due to the existing topographical challenges within the perimeter of the subdivision and the desired flexibility for equipment within industrial areas.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the regulations. Final plat approval is contingent on a final release from the City of Tulsa including Development Services, City Legal, and City Engineering.

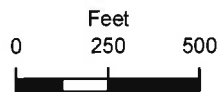


**KAISER NORTH
INDUSTRIAL PLANT**

19-13 23

7.4





Subject Tract

KAISER NORTH INDUSTRIAL PLANT

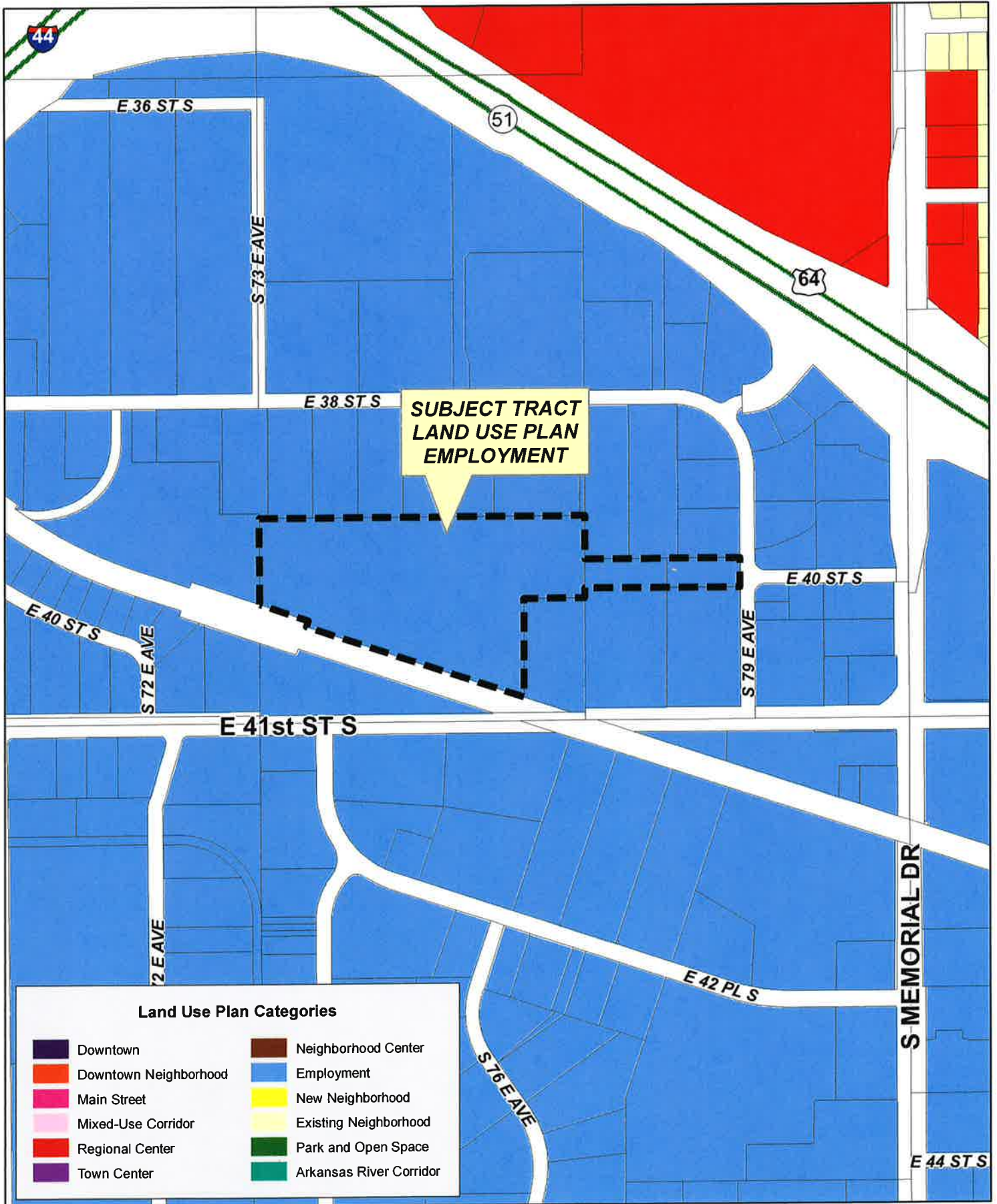
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



19-13 23

7.5

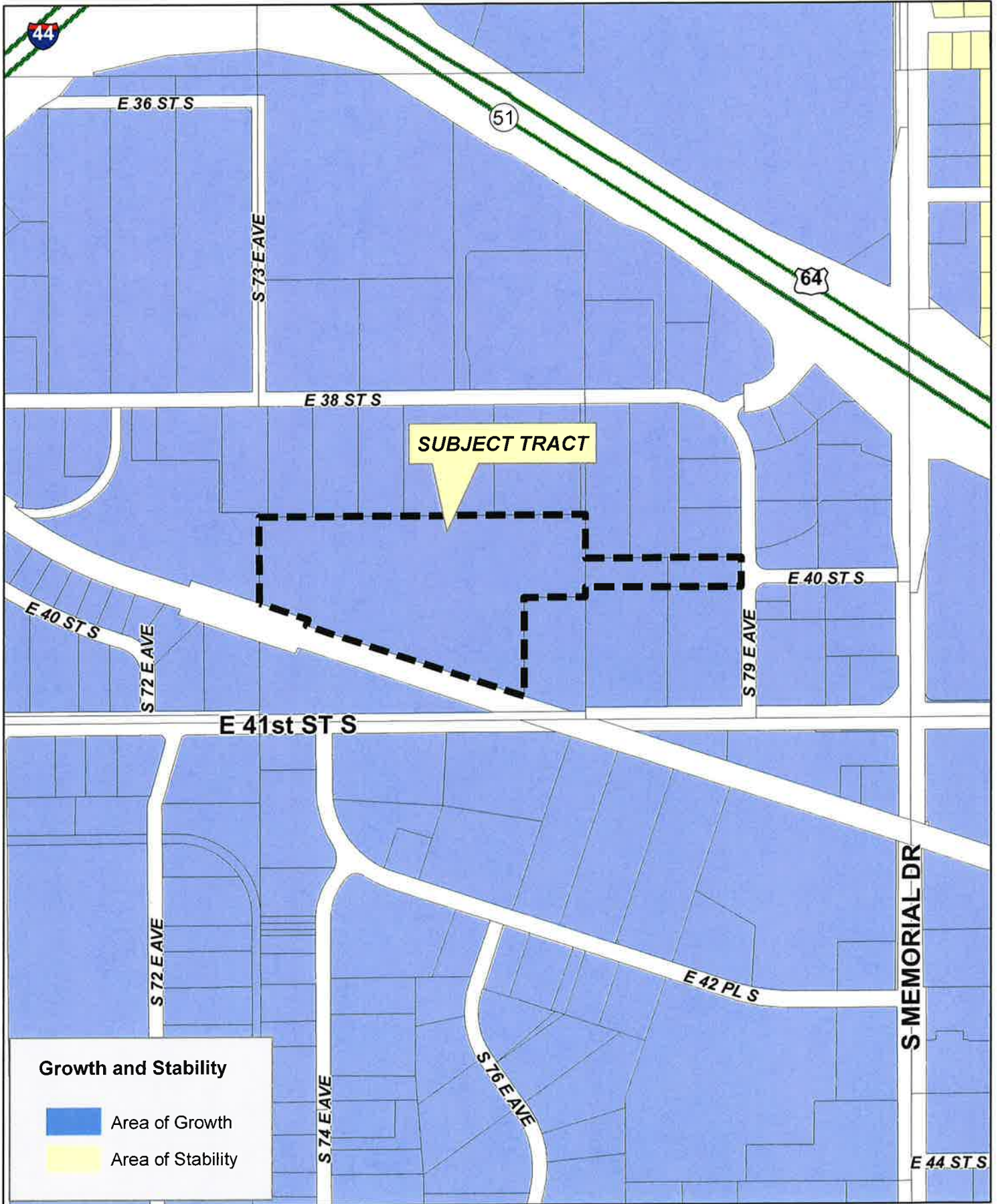


**KAISER NORTH
INDUSTRIAL PLANT**

19-13 23

7.6

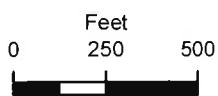




**KAISER NORTH
INDUSTRIAL PLANT**

19-13 23

7.7



Kaiser North Industrial Park

Modification of Subdivision Regulations

Project Information

Kaiser North Industrial Park is being developed on an unplatted, IL-zoned tract. It is proposed to have 11 lots in 2 blocks with 2 reserves, one for storm water detention and one for a private street. It contains approximately 17.3 acres with a reserve containing approximately 0.86 acres. The lots vary in size, averaging approximately 1.2 acres each.

All lots will be accessed from a private cul-de-sac connecting to South 79th East Avenue to the east. The street paving and curb will be 26 feet wide in a 30-foot-wide reserve. It aligns with East 40th Street across South 79th East Avenue to Memorial Drive.

The proposed cul-de-sac exceeds the maximum length allowed by the Subdivision Regulations. This is a request to modify the maximum cul-de-sac length regulation.

Subdivision Plat

A preliminary plat was approved on this property in 2018-2019 with lots, blocks, reserve, and street in approximately the same configuration as currently shown on the accompanying plans. A modification to allow a cul-de-sac in approximately the same configuration was approved at that time with concurrence of the fire marshal (TMAPC information packet and hearing minutes attached). The preliminary plat approval expired before the development could start.

A new preliminary plat titled "Kaiser North Industrial Park" is being submitted with this request.

Support of Modification to Subdivision Regulations

There are no opportunities to continue the street through, beyond the boundaries of this property. There is a continuous area of City of Tulsa Regulatory Floodway in an Overland Drainage Easement extending along the entire north and west boundaries of the property. Abutting the site to the south is an active MK&O Railroad.

Nearly the same cul-de-sac was approved with the previously approved preliminary plat, with concurrence of the Fire Marshal (TMAPC information packet and hearing minutes attached). It was deemed then to not be detrimental to the public health, safety, or welfare and the same conditions uphold that finding now.

For the same reason, the extended length of this cul-de-sac will not be injurious to other property or improvements.

The spirit, purposes, and intent of applicable zoning regulations and comprehensive plan policies will be impaired because the dimensions and configuration of the cul-de-sac assure that public safety is protected. Allowing this long-vacant property to be developed with jobs-producing business is what the comprehensive plan envisions.



Tulsa Metropolitan Area
Planning Commission

Case : Woodward Acres II

Hearing Date: May 19, 2021

Case Report Prepared by:

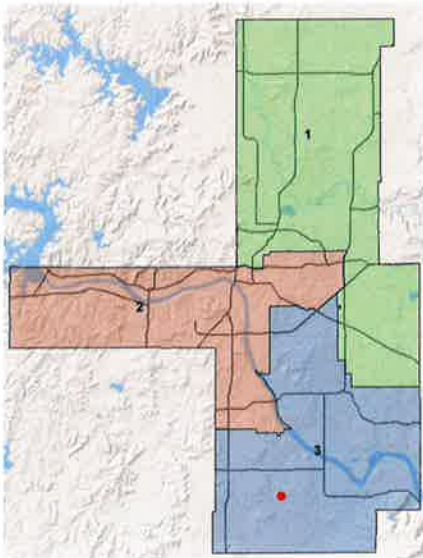
Nathan Foster

Owner and Applicant Information:

Applicant: Select Design, Ryan McCarty

Owner: DD&R Properties LLC

Location Map:
(shown with County Commission
Districts)



Applicant Proposal:

Preliminary Subdivision Plat

14 lots, 2 blocks, 20 ± acres

Location: North of the northwest corner of
East 171st Street South and South Harvard
Avenue

Zoning: AG-R (Agriculture - Residential)

Staff Recommendation:

Staff recommends **approval** of the
preliminary subdivision plat

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Site Map, Aerial, Plat Submittal

8.1

PRELIMINARY SUBDIVISION PLAT

Woodward Acres II - (County)

North of the northwest corner of East 171st Street South and South Harvard Avenue

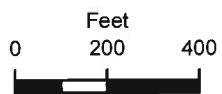
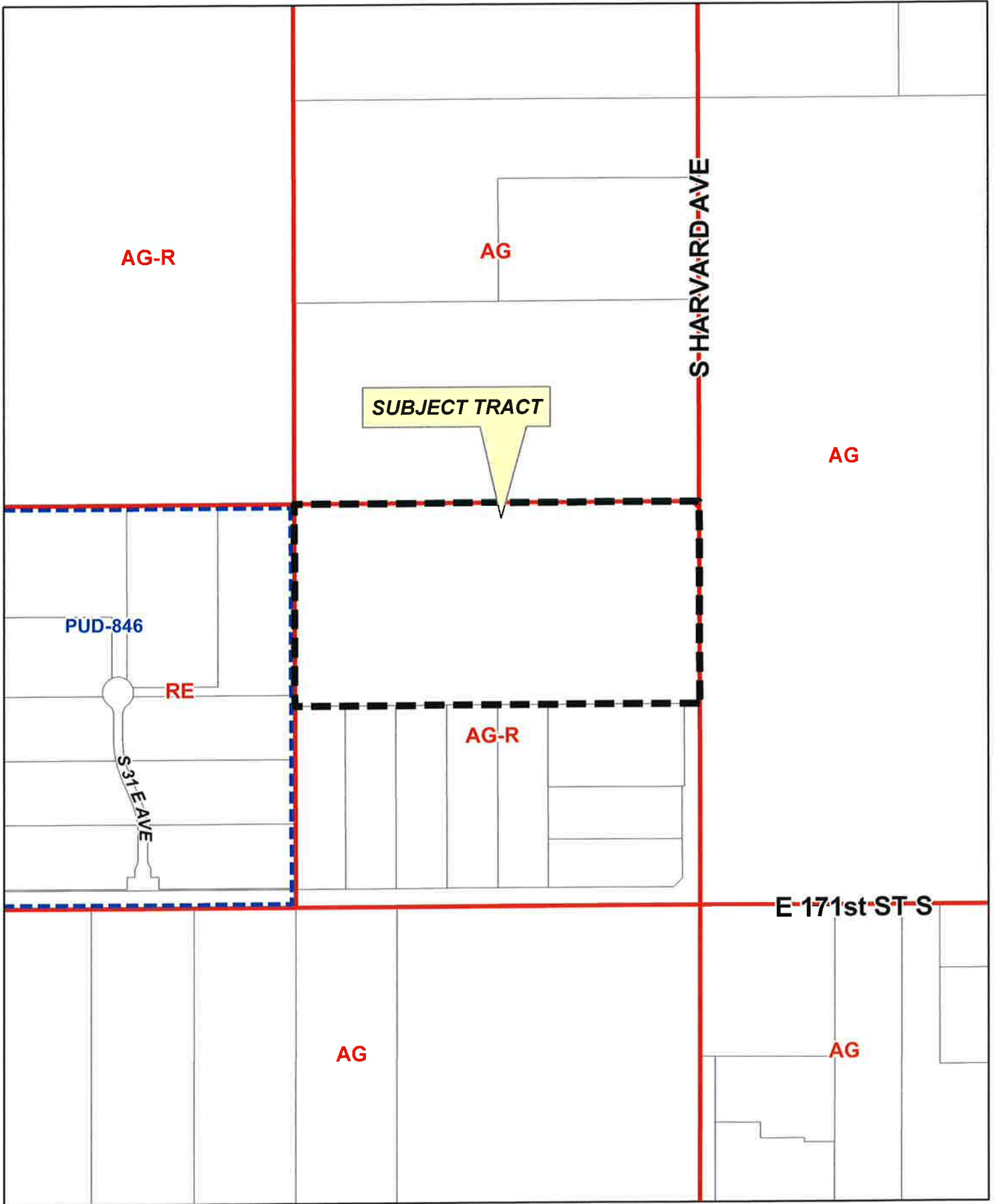
This plat consists of 14 lots, 2 blocks on 20 ± acres.

The Technical Advisory Committee (TAC) met on May 6, 2021 and provided the following comments:

1. **Zoning:** Proposed lots conform to the requirements of the AG-R district.
2. **Addressing:** Addresses provided by INCOG must be shown on face of the plat.
3. **Transportation & Traffic:** Dimension and label right-of-way dedicated by plat and any adjacent right-of-way or easements. New street must be completed prior to final plat recording.
4. **Sewer/Water:** On-site sewage disposal. Water service to be provided by Creek County Rural Water District #2. Water line plans must be approved by the rural water district and installed prior to final plat recording.
5. **Stormwater, Drainage, & Floodplain:** Drainage review will be conducted by the Tulsa County Engineer. Any additional easements or improvements must be reflected on the final plat and completed prior to final plat recording.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Release letters required to be submitted from each utility serving the subdivision prior to final plat approval.

Staff recommends **APPROVAL** of the preliminary plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations. Final release by the Tulsa County Engineer is required prior to final plat approval.

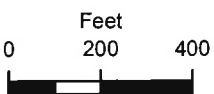
8.2



**WOODWARD
ACRES II**

17-13 29





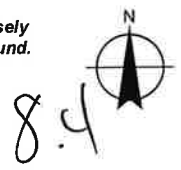
Subject Tract

WOODWARD ACRES II

17-13 29

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

Aerial Photo Date: 2020



WOODWARD ACRES II – LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTH HALF (S/2) OF THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) 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:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE/4 OF SAID SECTION 29; THENCE NORTH 01°16'24" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 659.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°47'37" WEST FOR A DISTANCE OF 1321.00 FEET; THENCE NORTH 01°16'22" WEST FOR A DISTANCE OF 659.56 FEET; THENCE NORTH 88°48'41" EAST FOR A DISTANCE OF 1321.00 FEET TO A POINT ON THE EAST LINE OF THE SE/4 OF SAID SECTION 29; THENCE SOUTH 01°16'24" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 659.16 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 871,014.78 SQUARE FEET OR 20.00 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF THE SE/4 OF SECTION 29 AS NORTH 01°16'24" WEST.

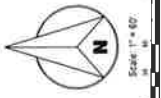
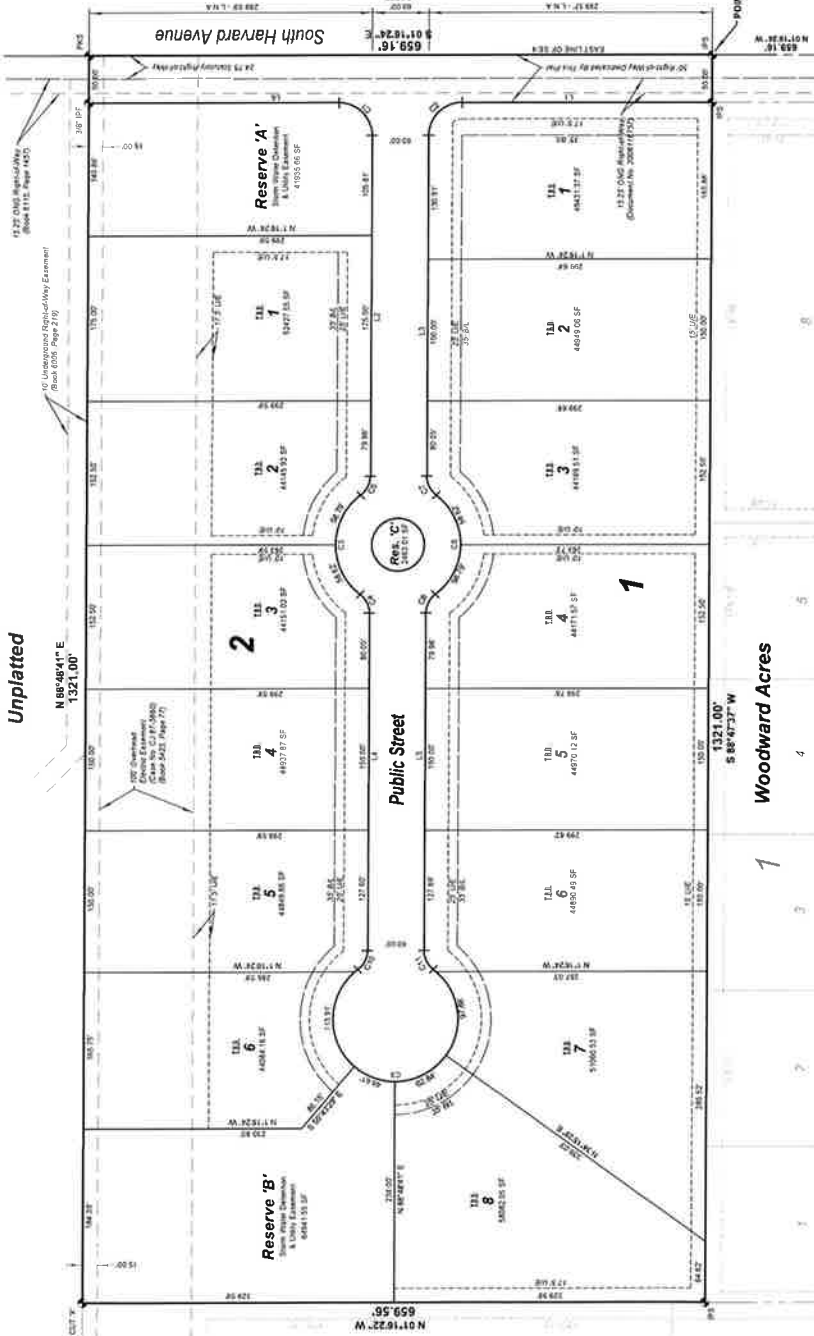
Woodward Acres II

THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ) REQUIREMENTS FOR MINIMUM LOT SIZE FOR INDIVIDUAL SEPTIC SYSTEMS FOR EACH LOT

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE SOUTH HALF (SOUTH HALF) OF THE EAST QUARTER (SE 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY-NINE (19) WEST AND MERIDIAN ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Legend
 BL BUILDING SETBACKLINE
 IPS (SEE DOCUMENTATION NOTE)
 L.N.A. LOTS OF NO ACCESS
 MARE MARSHAL ACCESS EASEMENT
 P.M.E. PUBLIC EASEMENT
 RISE RISE EASEMENT
 UDR UNDERDRIVE EASEMENT
 STR. STREET ADDRESS

Unplatted
 N 88°48'41" E
 1321.00'



Owner / Developer
 DDM PROPERTIES, LLC
 5716 WEST CHARLETON ETRBRET
 BROKEN ARROW, OK 74011
 PHONE (918) 231-9829
 MR. JAMES H. BREWER

Surveyor
 FRITZ LAND SURVEYING, LLC
 2017 WEST RIST STREET
 TULSA, OKLAHOMA 74122
 PHONE (918) 231-0755
 EMAIL: JEFF@FRITZLANDSURVEYING.COM
 C.A. # 5548 EXPRESSES 6/30/2022

Engineer
 ENGINEER BY DESIGN, PLLC
 P.O. BOX 15867
 DEL CITY, OKLAHOMA 73155
 PHONE (405) 234-0800
 EMAIL: JEFF@ENGINEERBYDESIGN.COM
 C.A. # 1655 EXPRESSES 6/30/2022

FINAL PLAT
CERTIFICATE OF APPROVAL
 I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION ON _____
 TPA2020020001
 THIS APPROVAL IS VOID IF THIS PLAT IS NOT FILED IN THE OFFICE OF THE COUNTY CLERK OR BEFORE _____
 COUNTY ENGINEER

Curve Table

CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
C1	144.87	S 89°47'37" W	144.87
C2	144.87	S 89°47'37" W	144.87
C3	144.87	S 89°47'37" W	144.87
C4	144.87	S 89°47'37" W	144.87
C5	144.87	S 89°47'37" W	144.87
C6	144.87	S 89°47'37" W	144.87
C7	144.87	S 89°47'37" W	144.87
C8	144.87	S 89°47'37" W	144.87
C9	144.87	S 89°47'37" W	144.87
C10	144.87	S 89°47'37" W	144.87
C11	144.87	S 89°47'37" W	144.87
C12	144.87	S 89°47'37" W	144.87
C13	144.87	S 89°47'37" W	144.87
C14	144.87	S 89°47'37" W	144.87
C15	144.87	S 89°47'37" W	144.87
C16	144.87	S 89°47'37" W	144.87
C17	144.87	S 89°47'37" W	144.87
C18	144.87	S 89°47'37" W	144.87

Line Table

LINE BEARING	LINE DISTANCE
L1	1321.00'
L2	1321.00'
L3	1321.00'
L4	1321.00'
L5	1321.00'
L6	1321.00'
L7	1321.00'
L8	1321.00'

Driveway Summary Table

DRIVEWAY LOCATION	MINIMUM PIPE SIZE	DRIVEWAY LOCATION	MINIMUM PIPE SIZE
1	12"	1	12"
2	12"	2	12"
3	12"	3	12"
4	12"	4	12"
5	12"	5	12"
6	12"	6	12"
7	12"	7	12"
8	12"	8	12"

Subdivision Statistics

SUBDIVISION CONTAINS FOURTEEN (14) LOTS IN TWO (2) BLOCKS AND THREE (3) RESERVE AREAS
 GROSS SUBDIVISION AREA 671,014.78 SF 7.20 ACRES

Basis of Bearings

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (SOUTH OF THE SOUTH LINE OF THE SEA OF SECTION 29 AS 89°48'37" W.

Monumentation

SET 3/31/2019 BY W. GREEN, FRITZ CASAS-CAROL MARO MALIW. ALL CORNERS UNLESS NOTED AND SHOWN OTHERWISE HEREON.

Benchmark

ON-SITE INGS OPUS SOLUTIONS REPORT (NAVD 1988)
 SECTION 29, T19N, R14E

Address

ADDRESS SHOWN ON THIS PLAT IS ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD BE RECHECKED ON THE DATE OF THE LEGAL DESCRIPTION.

Floodplain Data

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR TULSA COUNTY, OKLAHOMA, DATED JANUARY 1999, WHICH INDICATES FLOODPLAIN AREAS. FLOODPLAIN AREAS DETERMINED TO BE OUTSIDE THE 1-DAY ANNUAL CHANCE FLOODPLAIN.

8.6

