



Tulsa Metropolitan Area  
Planning Commission

**Case Number: Z-7737**

(Related to CPA-108)

**Hearing Date: September 20, 2023** (Cont. from Sep. 6th, 2023)

**Case Report Prepared by:**

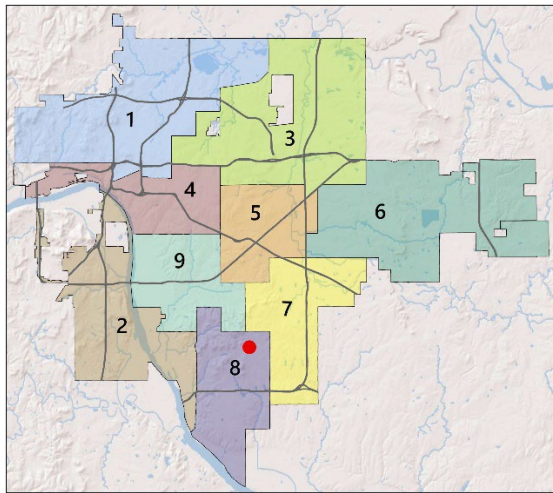
Austin Chapman

**Owner and Applicant Information:**

Applicant: Deborah K. Palinskee

Property Owner: Henry Penix / HP Global Asset Management

**Location Map:**  
**(shown with City Council districts)**



**Applicant Proposal:**

*Present Use:* Single-family home and a salon

*Proposed Use:* Office Park

*Concept summary:* Rezoning to allow an office park on the western half of the property and leave the eastern portion undeveloped.

*Tract Size:* 8.1 ± acres

*Location:* North of the northeast corner of S. Sheridan Rd. and E. 78<sup>th</sup> St. S.

**Zoning:**

*Existing Zoning:* RS-3

*Proposed Zoning:* OL

**Comprehensive Plan:**

*Existing Land Use:* Neighborhood

*Proposed Land Use:* Multiple Use (CPA-108)

**Staff Recommendation:**

Staff recommends **approval** of OL on the west 646.29-feet and **denial** of OL zoning on the east 623.45-feet of the property.

**Staff Data:**

TRS: 8311

CZM: 53

**City Council District: 8**

*Councilor Name:* Phil Lakin

**County Commission District: 3**

*Commissioner Name:* Kelly Dunkerley

## SECTION I: Z-7737

**DEVELOPMENT CONCEPT:** Applicant is seeking rezoning of the property from RS-3 to OL to develop a low-intensity office park with the stated intent to place the eastern portion into a conservation easement.

### **EXHIBITS:**

- Case map
- Aerial (small scale)
- Tulsa Comprehensive Plan Land Use Map
- Applicant Exhibits
- Comments from interested parties.

### **DETAILED STAFF RECOMMENDATION:**

The application is related to CPA-108 which proposes to change the land use designation from “Neighborhood” to “Multiple Use”. There is currently a creek that bisects the property making the west portion more favorable to development. The applicant has noted their intent to place the east portion of the property inside a conservation easement which would limit the development of that area. The proposed conservation easement is not considered by staff in their recommendation and the City of Tulsa does not have any mechanism to require it be put into a conservation easement.

Staff supports a change to Multiple Use and a rezoning to OL on the western portion of the property. The western portion of the lot has frontage on South Sheridan Road which is a secondary arterial. OL zoning would permit small-scale office uses that are consistent with existing uses along the Sheridan corridor including a day care, a nail salon, and a religious assembly. Staff has recommended denial of the rezoning to OL and land use change for the eastern 623.45-feet of property. The change for the eastern portion of the property would support commercial development interior to an established neighborhood. Allowed uses approved through zoning should remain residential in nature for the portion of the property that that far back into the neighborhood.

The OL district is primarily intended to facilitate the development and preservation of low-intensity office development and is compatible with a “Multiple Use” land use Designation. Residential zoning districts are primarily intended to create, maintain, and promote a variety of housing opportunities for individual households and to maintain and promote the desired physical character of existing and developing neighborhoods. Maintaining the existing RS-3 Zoning on the property is consistent with the “Neighborhood” Land Use designation.

Staff recommends **approval** of OL on the West 646.29-feet and **denial** of OL zoning on the East 623.45-feet of the property, contingent on the approval of CPA-108 per staff recommendation to change the land use designation from “Neighborhood” to “Multiple Use” the Western portion of the property.

## SECTION II: Supporting Documentation

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

**Staff Summary:** Staff is in support of the Comprehensive plan amendment to change the land use designation to “Multiple Use” on the West 646.29-feet of the property and denial of the of the Comprehensive plan amendment on the East 623.45-feet of the property.

## **Land Use Vision:**

### **Existing:**

#### **Neighborhood**

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

### **Proposed in CPA-108:**

#### **Multiple Use**

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

## **Transportation Vision:**

***Major Street and Highway Plan:*** South Sheridan Road is designated as a Secondary Arterial Street and the ultimate right-of-way is in place for the Major Street and Highway plan at this location.

***Trail System Master Plan Considerations:*** None.

### ***Development Era:***

***Late Automobile Era:*** The properties surrounding the subject tract began to develop during the Late Automobile Era (1950-present): In the late 1950s and early 1960s the suburbs grew at a tremendous rate in the Tulsa metropolitan area. It was at this time that surrounding communities, such as Broken Arrow, began to grow at a rapid pace. At this time, the City of Tulsa annexed more than 100 square miles, and neighborhood subdivisions began to proliferate from the core of the city toward the suburban communities. This property was never included in a subdivision though the majority of the pretty in the square mile section of land have been platted.

**Small Area Plan:** None.

**Special District Considerations:** None.

**Historic Preservation Overlay:** None.

## **DESCRIPTION OF EXISTING CONDITIONS:**

***Staff Summary:*** The property contains a non-conforming beauty salon in the front of the property and single-family structures in the rear. The majority of the property is currently undeveloped and rich with mature trees. The Little Haikey Creek Tributary runs through the property and bisects

the property leaving the rear portion accessible by a bridge. Property current has access to South Sheridan Road and is bounded by single family subdivision on three sides.

**Environmental Considerations:**

The eastern side of the property is cut-off from the Western portion by the Little Haikey Creek Tributary which makes development of the East side of the property considerably more challenging than development on the West Side. The property contains a roughly 36% tree canopy coverage which is evidenced from the aerial imagery provided in the staff report.



*Taken from the City of Tulsa Floodplain Atlas*

**Streets:**

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
S. Sheridan Road	Secondary Arterial	100-feet	4 lanes

**Utilities:** City utilities are available to the subject site from S. Sheridan Road.

**Zoning and Surrounding Uses:**

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	AG and RS-3	Neighborhood	Single-family Residential Subdivision and Single large acre single family lot on the Sheridan frontage
West	RS-3 inside PUD-290	Neighborhood	Single-family Residential Subdivision
South	AG and RS-3	Neighborhood	Day care, Religious Assembly and Single-family Residential Subdivision
East	RS-3	Neighborhood	Single-family Residential Subdivision



## **Relevant Zoning History:**

**ZONING ORDINANCE:** Ordinance number 20779 dated February 6, 2004 established RS-3 zoning for the subject property. Previous ordinance number 11829 dated June 26<sup>th</sup>, 1970 established AG zoning on the subject property.

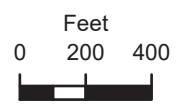
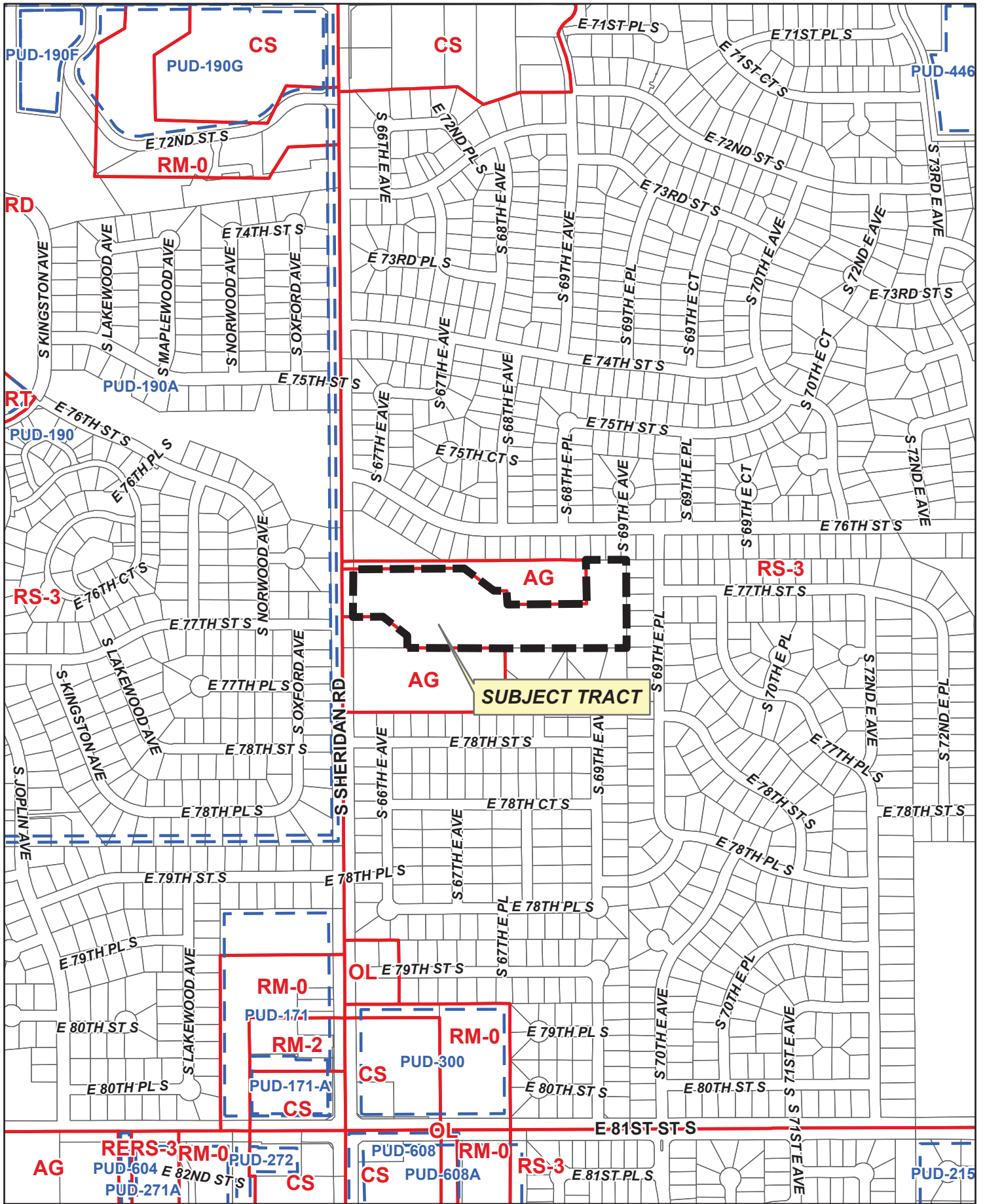
## **Board of Adjustment History:**

### **BOA-8260:**

On 05.16.74 the Board **approved** a daycare and pre-kindergarten school in the AG District.

### **BOA-14332:**

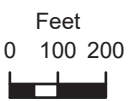
On 01.08.87 the Board **approved** an appeal and reversed the code enforcement Officer decision finding a beauty salon was not a legally non-conforming use.



**Z-7737**







 Subject Tract

**Z-7737**

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









Aerial Photo Date: 2021

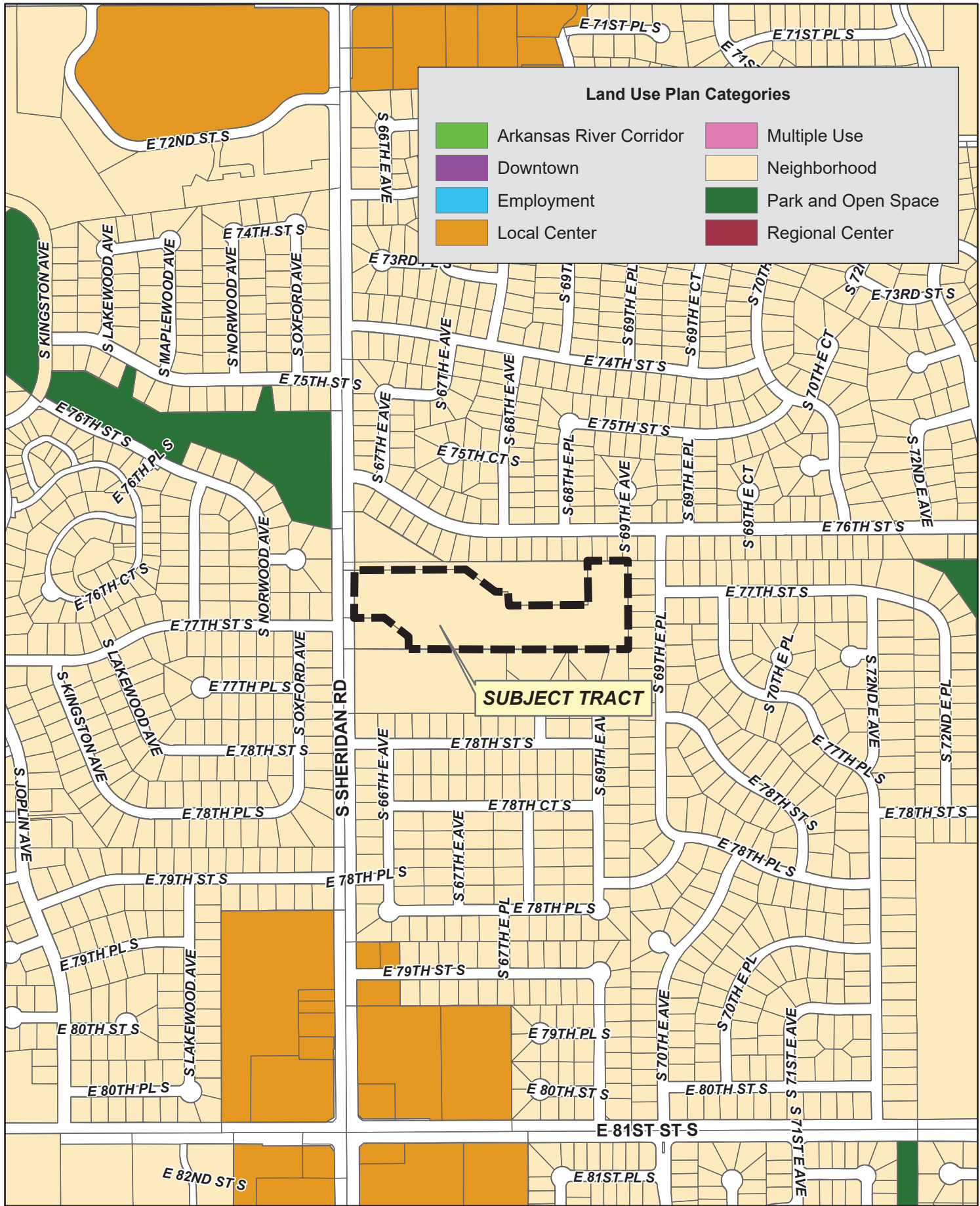
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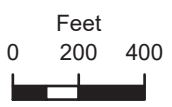


**Land Use Plan Categories**

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



**SUBJECT TRACT**



Z-7737



Dear community members,

We hope this message finds you well. As lifelong residents of Tulsa, we deeply value the importance of our neighborhood and its harmonious development. Over the years, we have had the privilege of undertaking numerous commercial and non-commercial projects, always with our neighbors' best interests at heart. It is with this same mindset that we approach the property on Sheridan.

Within the expansive 8+ acres of land available, our plan is to develop only the front portion, approximately 3.5 acres that directly abuts Sheridan Road, into a light office space. Our intention is to create a space that seamlessly integrates with the existing surroundings while serving the needs of the community.

We understand the significance of preserving our natural environment and maintaining the aesthetic appeal of our neighborhood. Therefore, we are committed to designating everything behind the large house situated in the middle of the property, as well as the area beyond the creek, as a conservation easement. This decision ensures that no further development can ever take place on this land, safeguarding its pristine condition and contributing to the overall appreciation of the properties surrounding it. It will essentially be akin to having a private park in your own backyard.

We want to assure you that the development will be strategically situated at a considerable distance from any residential areas, ensuring minimal disruptions to the tranquility of the community. The architectural style of the project will be both contemporary and tasteful, reflecting current design trends while maintaining a conservative approach. In terms of utilization, we envision the offices primarily catering to medical services such as chiropractic, dentistry, family physician, and pediatrics. Given the proximity to a childcare center and a church, we are committed to upholding the highest standards regarding the selection of appropriate tenants and compatible uses.

By implementing this plan, we believe that the approximate 3.5 acres abutting Sheridan will be put to great use, while concurrently preserving and protecting nearly 5 acres from any further development. This approach ensures a clean and wholesome environment for the benefit of our community, not just for today, but for many years to come.

We sincerely appreciate your understanding and support for this project. Should you have any questions or concerns, we encourage you to reach out to us directly. We value your input and are committed to open dialogue as we move forward in our shared commitment to the betterment of this neighborhood. [Henry.Penix@Gmail.com](mailto:Henry.Penix@Gmail.com)



- Legend**
- ACC ACCESS
  - AC AIR CONDITIONER
  - AS AUTO SPRINKLER
  - BLDG BUILDING
  - BL BUILDING SETBACK LINE
  - BW BOTTOM OF WALL
  - CL CORRUGATED METAL PIPE
  - CL CENTERLINE
  - CO SEWER CLEAN-OUT
  - CONC CONCRETE
  - CPED CABLE TELEVISION PEDESTAL
  - DD DOUBLE GRATE DROP INLET
  - DS DOWNSPOUT
  - EB ELECTRIC BOX
  - EM ELECTRIC METER
  - EPED ELECTRIC PEDESTAL
  - ESMT EASEMENT
  - FF FINISH FLOOR
  - FH FIRE HYDRANT
  - FL FLOWLINE (INVERT)
  - FNC FENCE
  - FND FOUND
  - FP FLAGPOLE
  - G GUTTER
  - GL GROUND LIGHT
  - GM GAS METER
  - GP GUARD POST
  - GR GAS RISER
  - GLY GUY DOWN
  - GV GAS VALVE
  - ICV IRRIGATION CONTROL VALVE
  - IP IRON PIN
  - LNA LIMITS OF NO ACCESS
  - LP LIGHT POLE
  - M&E MUTUAL ACCESS EASEMENT
  - MB MAIL BOX
  - ML METAL LID
  - MW MONITOR WELL
  - OC OVERHEAD CABLE
  - OE OVERHEAD ELECTRIC
  - OT OVERHEAD TELEPHONE
  - OU OVERHEAD UTILITIES
  - PPT POWER POLE W/TRANSFORMER
  - PP POWER POLE
  - PVC POLYVINYL CHLORIDE PIPE
  - RCB REINFORCED CONCRETE BOX
  - RCP REINFORCED CONCRETE PIPE
  - RR RAILROAD
  - RW RIGHT-OF-WAY
  - SC SUPPORT COLUMN
  - SD STORM DRAIN
  - SDMH STORM DRAIN MANHOLE
  - SGDI SINGLE GRATE DROP INLET
  - SPHD SPRINKLER HEAD
  - SS SANITARY SEWER
  - SSLH SANITARY SEWER LAMPHOLE
  - SSMH SANITARY SEWER MANHOLE
  - TC TOP OF CURB
  - TI TOP OF INLET GRATE
  - TGDI TRIPLE GRATE DROP INLET
  - TBOX TELEPHONE BOX
  - TBXN TELEPHONE SIGNAL BOX
  - TPED TELEPHONE PEDESTAL
  - TR TOP OF MANHOLE RIM
  - TSMH TRAFFIC SIGNAL MANHOLE
  - TRSL TRAFFIC SIGNAL
  - TW TOP OF WALL
  - TYP TYPICAL
  - UC UNDERGROUND CABLE
  - UG UNDERGROUND GAS LINE
  - UE UNDERGROUND ELECTRIC
  - ULIE UTILITY EASEMENT
  - UT UNDERGROUND TELEPHONE
  - UTMH TELEPHONE MANHOLE
  - W WATERLINE
  - WM WATER METER
  - WS WATER SPOUT
  - WV WATER VALVE
  - XTRM TRANSFORMER

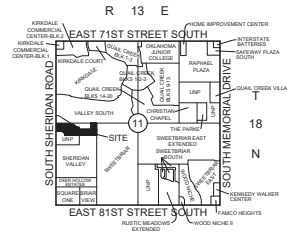
Owner:  
**HP Global Asset Management, LLC**  
 P.O. Box 701320  
 Tulsa, OK, 74170  
 Phone: (918) 521.2777  
 Contact: Henry Penix  
 Email: Henry.Penix@gmail.com

# Cover Sheet

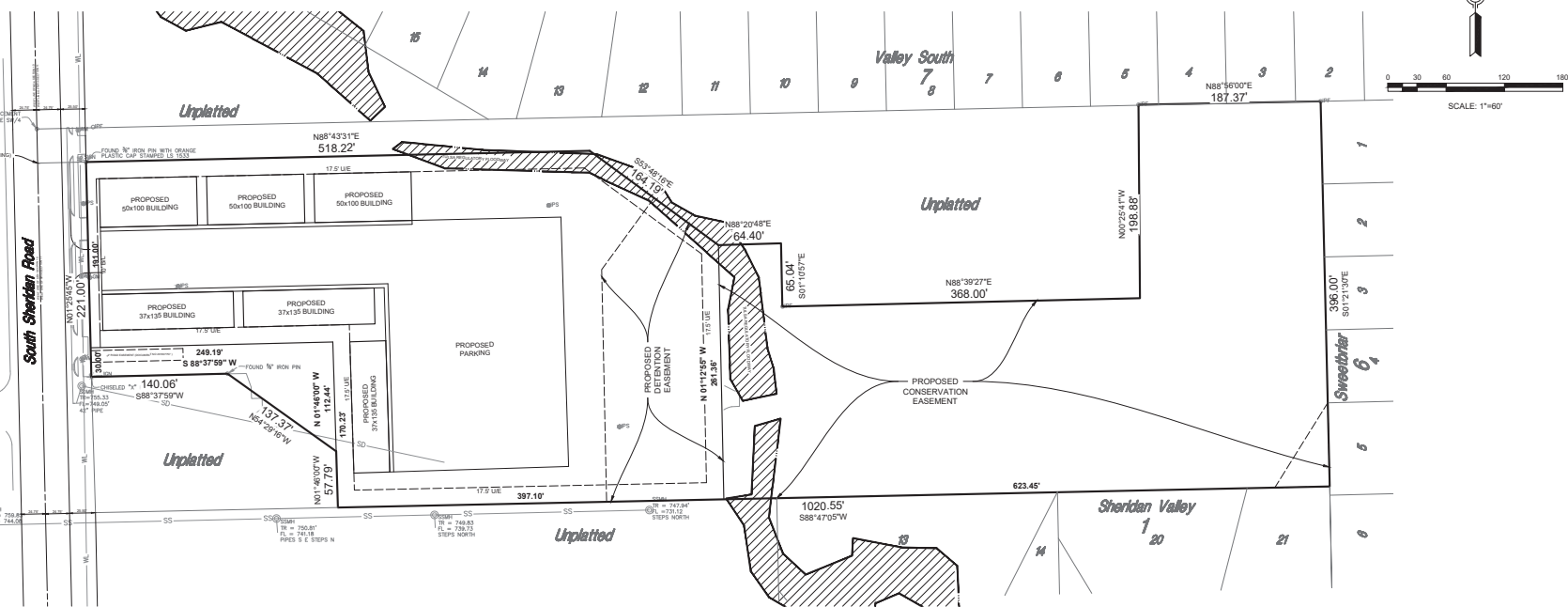
## Sheridan South Office Park

IN PART OF THE NW/4 OF THE SW/4 IN PART OF  
 SECTION 11, TOWNSHIP 18 NORTH, RANGE 13 EAST,  
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Engineer/Surveyor:  
**Sisemore & Associates, Inc.**  
 Certificate of Authorization No. 2412 Exp. June 30, 2025  
 6660 S. Sheridan Rd, Ste. 210  
 Tulsa, Oklahoma 74133  
 Phone: (918) 665-3600  
 Email: dpalinskee@sw-assoc.com



**Location Map**  
 SCALE: 1"=200'



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA ENGINEERING SERVICES DEPARTMENT SPECIFICATIONS, INCLUDING O.D.O.T. 2009 EDITION SPECIFICATIONS.

**CALL OKIE!**

EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE EFFECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. BEFORE YOU DIG, CONTACT OKLAHOMA ONE-CALL: 1-800-522-5543. SOUTHWESTERN BELL TELEPHONE COMPANY COV COMMUNICATIONS COMPANY OKLAHOMA NATURAL GAS COMPANY AMERICAN ELECTRIC POWER COMPANY



DATE	REVISIONS



**SISEMORE & Associates, Inc.**  
 6660 S. SHERIDAN RD, Ste. 210  
 TULSA, OKLAHOMA 74133  
 C.A. NO. 2421  
 PHONE (918) 665-3600  
 FAX (918) 665-8668  
 EXP. DATE 6/30/25

PLAN SCALE: 1"=60'	WORK ORDER NO. 19305.02	TYPE OF WORK:
PROFILE SCALE: HORIZ. 1"=80' VERT. 1"=10'	FILE: 1813.11	PHASE: N/A
ATLAS PAGE NO. 766		

DATE: 7-2023
DRAFTED BY: KDD
SHEET OF
01 01

**Sheridan South Office Park**  
 Cover Sheet

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

**LANDMARK SURVEYING, L.L.C.**

**Brett King, L.S.**

**245 South Taylor Street**

**Pryor, Ok. 74361**

**PHONE 918-825-2804**

**C.A. 4572 EXP. 6/30/2025**

**LEGAL DESCRIPTION IN SECTION 11, TOWNSHIP 18 NORTH, RANGE 13, TULSA COUNTY, OKLAHOMA**

A tract of land lying in the Northwest Quarter of the Southwest Quarter of Section 11, Township 18 North, Range 13 East of the Indian Meridian, Tulsa County, Oklahoma, and being more particularly described as follows: Commencing at the Northwest corner of the Southwest Quarter, thence South along the West line of the Southwest Quarter a distance of 35.00 feet; thence East and parallel with the North line of the Southwest Quarter a distance of 50.00 feet to a ½” iron pin on the Easterly right of way line of Sheridan Road and the point of beginning; thence N 88°43’00” E 518.00 feet to a ½” iron pin in Haikey Creek; thence S 53°48’16” E 164.19 feet to an existing iron pin in Haikey Creek; thence N 88°20’48” E 64.40 feet (65.0 feet record) to an existing iron pin; thence S 01°10’57” E 65.04 feet to an existing iron pin; thence N 88°39’27” E 368.00 feet (367.76 feet record) to an existing iron pin; thence N 00°30’05” W 198.68 feet to an existing iron pin on the South line of the VALLEY SOUTH ADDITION; thence N 88°52’25” E along the South line of the VALLEY SOUTH ADDITION, a distance of 187.63 feet to an existing iron pin (189.24 feet record); thence S 01°21’30” E along the West line of the SWEETBRIAR ADDITION a distance of 396.00 feet to a ½” iron pin; thence S 88°47’05” W 1020.55 feet to an existing iron pin (1020.00 feet record); thence N 01°46’00” W 57.79 feet to a set ½” iron pin; thence N 54°32’59” W 137.19 feet to an existing iron pin; thence S 88°41’44” W 140.16 feet to an existing iron pin on the Easterly right of way line of Sheridan Road; thence N 01°21’30” W 221.00 feet to the point of beginning.

I certify that the above description was created by L.S. 1533 on July 28, 2023.

Witness my hand and seal this 28<sup>th</sup> day of July, 2023.



Brett King-Land Surveyor.

Lot Closure Report - Lot : Sheridan Road

=====  
 file- C:\PROJ\acn11011\acn11011.msj\lc\_Sheridan Road.txt  
 Friday, July 28, 2023, 9:11:20a.m.

Starting location (North, East) = ( 10000.000, 10000.000 )

(In the table below, the Length of Curves refers to the chord length.

and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
---	-----	-----	-----	-----	-----	-----
1	Line	N88°43'00"E	518.000	No	10011.601	
10517.870						
2	Line	S53°48'16"E	164.190	No	9914.640	
10650.372						
3	Line	N88°20'48"E	64.400	No	9916.498	
10714.746						
4	Line	S1°10'57"E	65.040	No	9851.472	
10716.088						
5	Line	N88°39'27"E	368.000	No	9860.094	
11083.987						
6	Line	N0°30'05"W	198.680	No	10058.766	
11082.248						
7	Line	N88°52'25"E	187.630	No	10062.455	
11269.842						
8	Line	S1°21'30"E	396.000	No	9666.566	
11279.229						
9	Line	S88°47'05"W	1020.550	No	9644.921	
10258.909						
10	Line	N1°46'00"W	57.790	No	9702.684	
10257.127						
11	Line	N54°32'59"W	137.190	No	9782.253	
10145.370						
12	Line	S88°41'44"W	140.160	No	9779.063	
10005.246						
13	Line	N1°21'30"W	221.000	No	10000.001	
10000.007						

Ending location (North, East) = ( 10000.001, 10000.007 )

Total Distance : 3538.630  
 Total Traverse Stations : 14  
 Misclosure Direction : S85°48'45"W (from ending location to starting location)  
 Misclosure Distance : 0.007  
 Error of Closure : 1:503195.5  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 361566.024 sq. ft. (straight segment added to close traverse)  
 = 8.300414 Acres

\*\*\*\*\*

**From:** [Eric Yeager](#)  
**To:** [Tulsa Planning Office](#)  
**Subject:** Comment on Z-7737 Zoning Change Request  
**Date:** Tuesday, August 22, 2023 3:40:11 PM

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Good Afternoon,

I am writing to express my objection to the zoning request RE: Case Z-7737 changing the property from Residential Single Family to Office. A few of my neighbors in Minshall park were talking it over in our facebook group and many of us are opposed to the change. There is more than enough office space in Tulsa to clutter up our area with it. We don't need more parking lots, traffic, and unused/ vacant buildings. The developer/ owner not being able to offload the property isn't an imperative to rezone it to something more lucrative for them.

Hope you all are staying safe in all this heat!

-Eric Yeager

**CAUTION:** This email originated from outside of the organization. Do not reply, forward, click links, or open attachments unless you recognize the sender and know the content is safe. Please report using the Phish Alert button in the Outlook Desktop Client if this message contains potentially unsafe content.