TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2536
January 21, 2009, 1:30 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chambers

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Comprehensive Plan Report:
Report on the update of the Comprehensive Plan

Director's Report:

1. Minutes of December 17, 2008, Meeting No. 2534
   Minutes of January 7, 2009, Meeting No. 2535

CONSENT AGENDA

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

2. **LC-140** – Karl Suggs, Jr. (8513)/Lot Combination
   South of East 86th Street and East of South Lakewood Avenue, 6207 E 86th Place South
   (PD 18 B) (PD 8)

3. **AC-086** – Szapranski-Pugh & Assoc.
   Northeast of the northeast corner of 81st Street and Mingo Road
   (Landscape Alternative Compliance for Lot 6, Block 1, Tallgrass Office Park.)
   (PD-18) (CD-8)

4. **PUD-575-B** – Chris Evertz
   North of the northeast corner of 81st Street and Mingo Road
   (Detail Site Plan for a 22,319 square foot office building.)
   (PD-18) (CD-8)

5. **PUD-260-B** – Ron Caldwell
   The northeast corner of Yale Avenue and 71st Street South
   (Detail Site Plan for an 11,945 square foot pharmacy.)
   (PD-18) (CD-7)

6. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

   ZONING CODE AMENDMENT PUBLIC HEARINGS

7. Proposed amendment of the Zoning Code, City of Tulsa, to permit community garden as a use by right. Section 1201, Area-Wide Uses by Right and Section 1800, Definitions.
8. Proposed amendment of the Zoning Code, City of Tulsa, governing the use or construction of property located in a residentially zoned area for the purpose of providing a home for independent living that provides room and board, personal care and/or habilitation service in a family environment as a single-housekeeping unit. Section 1800, Definitions; Section 1205, Use Conditions; Section 1205, Use Conditions and Section 1208, Use Conditions.

PUBLIC HEARINGS

9. **Riverwest — (8202) Preliminary Plat**
   East of Northeast corner of West 71st Street South and Okmulgee Expressway/Highway 75 (Continue per legal notice to 1/28/09)
   (PD 8) (CD 2)

10. **Z-7123 — (2329) Plat Waiver**
    South of West 37th Place and East of South Tacoma Avenue
    (PD 9) (CD 2)

11. **Z-7109 — (9306) Plat Waiver**
    Southeast corner of 10th and South Troost Avenue
    (PD 4) (CD 4)

12. **PUD-511-1 — Tulsa Engineering & Planning/Tim Terral**
    East of the northeast corner of 31st Street and Peoria Avenue (Minor Amendment to increase the maximum permitted height of a privacy wall/fence from eight feet to ten feet.) (Continued from 1/7/08)
    (PD-6) (CD-9)

13. **PUD-375-D — Sack and Associates, Inc./Mark Capron**
    North of northwest corner of the West 61st Street South and South Union Avenue (Detail Site Plan for construction of a 17,098 square foot church building.)
    (PD-8) (CD-2)

    Southwest corner of East 15th Street and South Indianapolis Avenue (west 36 feet of Lots 18, 19 and 20.) (Related to Item 15.)
    (PD-4) (CD-4)

15. **Z-7125 — DeShazo, Tang & Associates**
    South of southwest corner of East 15th Street and South Indianapolis Avenue (Related to Item 14.)
    (PD-4) (CD-4)

16. **Z-7126 - Tanner Consulting, LLC**
    Northeast of the northeast corner of East 15th Street and South Lewis Avenue (east of and adjacent to an existing ice cream store.)
    (PD-6) (CD-4)

OTHER BUSINESS

17. Proposed amendments to the TMAPC General Policies

19. Commissioners' Comments

ADJOURN

PD = Planning District/CD = Council District
NOTICE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526

Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

Ringing/sound on all cell phones and pagers must be turned off during the Planning Commission.

Visit our website @ www.tmapc.org

The mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide comprehensive planning, zoning and land division services for the City of Tulsa and Tulsa County through a joint city-county cooperative planning commission resulting in the orderly development of the Tulsa Metropolitan Area and enhancing and preserving the quality of life for the region’s current and future residents.

TMAPC Mission Statement
January 21, 2009

STAFF RECOMMENDATION

AC-86

Alternative Compliance Landscape Plan – Northeast of the northeast corner of 81st Street and Mingo Road; Lot 6, Block 1 (Tract A) – Tallgrass Office Park resub. L1 B1 Tall Grass; TRS 8407; CZM 54; Atlas 1413; PD 18 CD 8; CO/PUD.

The applicant is requesting TMAPC approval of an alternative compliance landscape plan for Lot 6, Block 1 – Tallgrass Office Park. The applicant’s landscape plan does not meet the required 5’ landscape strip along 145’ of the west boundary per §1002, A-3 of the Code. §1002. A-3 states, “Within the lot, off-street parking areas shall be separated from an abutting residential district or residential development area in a PUD, by a landscaped area which is not less than five feet in width”. The applicant is providing 3 landscaped beds along the west boundary per the attached Exhibit A.

The detail site plan for the 5,200 square foot office building was approved on 6/4/08. The property immediately to the west is a corridor district with a PUD overlay approved for multi-family residential use.

§1003, D of the Zoning Code states that the TMAPC may approved landscape plans that “although not meeting the technical requirements of this chapter, it is equivalent to or better than the requirements of this chapter”. Staff contends the landscape plan submitted herein meets that standard. The street yard is 71% landscaped and the total open/green space of the lot is 19.8%. 15% and 10% are required respectively. Parking area and street yard tree requirements are being met.

Citing the narrowness of the lot with respect to building width and required parking area dimensioning and the open space and street yard landscaping requirements have been exceeded, staff can support the submitted plan and therefore, recommends APPROVAL of the alternative compliance landscape plan for Lot 6, Block 1 (Tract A) – Tallgrass Office Park resub L1 B1 Tall Grass only.
January 21, 2009

STAFF RECOMMENDATION

PUD-575-B: Detail Site Plan – North of the northeast corner of 81st Street and Mingo Road; Lot 2, Block 1 – 7900 Mingo; TRS 8407; CZM 54; Atlas 1266; PD 18; CD 8; CO/PUD.

The applicant is requesting approval of a detail site plan for a 22,319 square foot office building. The proposed use, Use Unit 11 – Office, Studios and Support Services is a permitted use in PUD-575-B.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Parking has been provided per the Zoning Code, and a 6' wrought iron fence will be constructed along the north boundary line. Landscaping is provided per the landscape chapter of the Zoning Code with a 5-foot landscape buffer along the north boundary line as required. All sight lighting is limited to 23-feet in height and is directed down and away from adjoining properties. A trash enclosure has been provided as required by the PUD. Sidewalks exist along East 79th Street as required by PUD Development Standards and Subdivision Regulations. ADA accessible ramps will be added to the existing sidewalk at vehicle access points.

Staff recommends APPROVAL of the detail site plan for the 22,319 square foot office building on Lot 2, Block 1 – 7900 Mingo.

(Note: Detail site plan approval does not constitute landscape and sign plan approval.)
January 21, 2009

STAFF RECOMMENDATION

PUD-260-B: Detail Site Plan – The northeast corner of Yale Avenue and 71st Street South; Lot 2, Block 1 – Hyde Park; TRS 8303; CZM 53; Atlas 1002; PD 18 CD 7; CS/PUD.

The applicant is requesting approval of a detail site plan for an 11,945 square foot pharmacy. The proposed use, drug store within Use Unit 13 – Convenience Goods and Services is an approved use within PUD-260-B.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Parking has been provided per the Zoning Code. Landscaping is provided per the landscape chapter of the Zoning Code and PUD Development Standards as amended. Sight lighting is provided and will be directed down and away from adjoining properties. A trash enclosure is being provided as required by the PUD and the proposed trash compactor will also be completely screened from the view of a person standing at ground level. Sidewalks will provided or maintained along East 71st Street and Yale Avenue as required by PUD Development Standards and Subdivision regulations where they are not provided already. Separate pedestrian access is provided directly from 71st Street through the proposed parking lot as depicted on the attached site plan.

Staff recommends APPROVAL of the detail site plan for Lot 2, Block 1 – Hyde Park/PUD-260-B. The following revisions will be required prior to final processing and release of TMAPC approved plans:

- Per TMAPC submittal requirements, add an elevation view of both the trash compactor and the trash/dumpster enclosures. The view needs to include the over-all height of each enclosure, a typical fence/wall section, and a view showing the proposed solid screened gate.

- In the "TMAPC Attachment B" detail box on the site plan, clarify the building setbacks by describing what the building is being setback from (for example, 50' from the Yale Avenue ROW).

(Note: Detail site plan approval does not constitute landscape and sign plan approval.)
TMAC ATTACHMENT "A"

LOT & BLOCK 1
"WHITE FAX" (PU-200B)

PHARMACY
RIDGE & 2" STG
200 FT. 11,945 SQ. FT.
Lot #8-6

GENERAL NOTES:
1. WORK PERIOD IS APPROXIMATE AND SUBJECT TO DETERMINATION OF SCHEDULES DUE TO THE IMPACTS OF THE CONSTRUCTION Timeline.
2. ALL PLANT MATERIAL IS TUBERED AND ZONED TO AVOID GROWTH INTERFERENCE.
3. THE BLANKET SHALL BE USED FOR EFFECTIVE SUPERVISION OF THE MATERIALS AND THE ISOLATION OF THE WORK ZONES.
4. ALL PLANT MATERIAL SHALL BE PROPERLY SIZED AND PLACED TO MINIMIZE INTERFERENCE WITH THE DEVELOPMENT OF THE WORK ZONES.
5. ALL PLANT MATERIAL SHALL BE PLACED AT THE APPROXIMATE LOCATION OF THE PLANTS.
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LANDSCAPE PLAN
Sheet Number: 2.0

PROPOSED PLANTING LIST

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LANDSCAPE LEGEND

1. GRASS: BERMUDA GRASS
2. FLOWERS: VIOLET, ORCHID

E. 71st STREET S.
-----Original Message-----
From: Kathy Taylor [mailto:KTaylor@ci.tulsa.ok.us]
Sent: Saturday, June 07, 2008 3:50 PM
To: fxh4@americanbanktulsa.com; Kim Macleod; Pat TReadway; Susan Neal;
Cuthbertson, Duane; Matthews, Dane; Brierre, Rich; Alberty, Wayne;
jcrowley@uga.edu
Cc: apolonchek@cityoftulsa.org
Subject: Re: Board of Adjustment 6.10.08

Thanks-- I would like to encourage the board and staff to study and bring
forward a proposal encouraging community gardens based on good practices in
other cities. Frasier-could you appoint a subcommittee to study this and
make a recommendation? Certainly we could have others in the community like
those involved in global gardens to assist.
Kathy Taylor, Mayor

-----Original Message-----
From: "Cuthbertson, Duane" <DCuthbertson@incog.org>
To: Henke, Frasier <fxh4@americanbanktulsa.com>
Taylor, Kathy <KTaylor@ci.tulsa.ok.us>
Neal, Susan <SNeal@ci.tulsa.ok.us>
Macleod, Kim <KMacleod@ci.tulsa.ok.us>
TReadway, Pat <PTReadway@ci.tulsa.ok.us>
Matthews, Dane <dmatthews@incog.org>
Brierre, Rich <rbxierre@incog.org>
Alberty, Wayne <walberty@incog.org>
Crowley, Jack <jcrowley@uga.edu>
Creation Date: 6/7 2:38 pm
Subject: Board of Adjustment 6.10.08

Mayor Taylor,

11 items will be considered by the City of Tulsa Board of Adjustment on
Tuesday, June 10, 2008.

BOA-20672; William Moore- requesting a Special Exception to permit a
(Use Unit 5) Community Center (Garden) in an RM-2 district; a Variance
of the 12,000 sq. ft. minimum lot size, lot frontage of 100 ft., and 25
ft. building setback from an adjoining R zoned property for a special
exception use in the RM district; located at 1221 W. 7th St. The
applicant is requesting the relief and special exception to permit a
community garden on a residentially zoned lot. The applicant proposes
the garden on privately owned land on the fringe of the Crosbie Heights
Neighborhood in near west Tulsa. The neighborhood has asked questions
about the performance of the proposed garden. The only known 'community
gardens' in the City are operated by non-profit organizations on
property owned by the same organization; the existing community gardens
are also accessory to another principal use on the property (example:
YWCA - east Tulsa). The proposed community garden with this application
would be a principal use on the subject property. Community Gardens are
gaining popularity across the nation as community reinforcement or
DATE: Thursday, September 11, 2008

TO: Mayor Kathy Taylor,

FROM: Frazier Henke, Chairman of the City of Tulsa Board of Adjustment

RE: Community Garden incorporation into City of Tulsa development process

Background:

In June, 2008 I formed a committee tasked with exploring ways to incorporate privately owned Community Gardens into the zoning and development process. Community Gardens are already permitted on publicly owned property (i.e. parks) as well as accessory uses to community facilities (i.e. schools, community centers, and churches) and as commercial uses in commercial districts however they are not permitted as independent uses on privately owned parcels in residentially zoned neighborhoods.

Neighborhood based Community Gardens have been identified and are gaining momentum as assets that can reinforce and/or play a role in neighborhood revitalization. Many cities across the nation have established programs or development standards that support neighborhood based Community Gardens.

The Tulsa Community Garden Committee comprised of the following members:

Frazier Henke, Chairman of the Board of Adjustment
Lise Inman, Chair of the Community Garden committee; neighborhood representative
Diana Askins, Tulsa Community Garden Association
Ed Mitchell, Park Plaza South Neighborhood Association
Chris Bolden-Newsome, Newsome Community Farms
Demalda Bolden-Newsome, Newsome Community Farms
Heather Oakley, Global Gardens
Justin Pickard, Sustainable Green Country, Brady Heights Neighborhood Association
Scott Smith, Crosbie Heights Neighborhood Association
Barbie Rainey, Tulsa Garden Center
David White, Board of Adjustment member, White City Neighborhood
Wayne Alberty, Manager Land Development Services, INCOG
Kurt Ackermann, City of Tulsa Legal Department
Duane Cuthbertson, City of Tulsa Board of Adjustment staff, INCOG
The Committee established the following benefits of Community Gardens:

- Improves the quality of life for people in the garden
- Stimulates social interaction
- Provides opportunities for intergenerational and cross-cultural connections
- Creates income opportunities and economic development
- Creates opportunity for recreation, exercise, therapy, and education
- Provides a catalyst for neighborhood and community development
- Beautifies neighborhoods
- Re-Greens an otherwise abandoned urban lot
- Reduces crime
- Produces nutritious food
- Reduces family food budgets
- Conserves resources
- Promotes recycling and sustainability

The committee submits, for your consideration, a definition for Community Garden and 9 use conditions, or performance standards, to assist the use with its potential relationship with surrounding residential properties.

The committee recommends that Community Gardens be permitted as a principal use by right in all districts in the City of Tulsa and be incorporated into Chapter 12, Section 1201 accordingly as an ‘Area-Wide Use By Right’.

With the above stated benefits in mind the Committee recommends that the attached ordinance amendment be presented to the Tulsa Metropolitan Area Planning Commission for their consideration and full recommendation to the Tulsa City Council for action to amend and include Community Gardens as a defined use in the City of Tulsa Zoning Code.

The committee is willing to host an informal public meeting in attempt to introduce, inform, and discuss the merits of the proposed Community Garden use prior to its review in the public process.
Section 1800. Definition

Community Garden: One or more lots or parcels of land used to produce vegetables, fruits, or flowers for personal use by the property owner or individuals authorized by the property owner.

Section 1201. Use Unit 1

R. Included Uses:

Community Garden

C. Use Conditions

1. Unless permitted by the underlying zoning district or granting of a special exception by the Board of Adjustment, on-site sale of community garden products shall be prohibited.

2. Mechanical equipment, other than the type customarily identified as lawn and garden equipment, creating offensive noise, dust, odor or electrical disturbance shall be prohibited.

3. The site shall be designed and maintained to prevent, fertilizer and other garden waste from draining on to adjacent properties.

4. An on-site trash storage container shall be provided and located as close as practicable to the rear lot line. Trash shall be removed from the site at least once a week.

5. Accessory structures including buildings or signs shall comply with requirements of the underlying zoning district.

6. Only individuals, or organizations authorized by the property owner shall participate in the community garden.

7. Cultivated areas shall be prevented from encroaching onto adjacent properties.

8. The property shall be maintained free of high grass, weeds or other debris.

9. In addition to any other applicable use conditions, a community garden located in a residential zoned district shall be subject to the following:

   a. During non-operating hours, vehicles used in conjunction with a community garden shall be parked off the street on the lot containing the community garden and shall be of a type customarily found in a residential area.

   b. Operating hours for community garden activities shall be between one half (1/2) hour before sunrise until one half (1/2) hour after sunset.

D. Off-Street Parking and Loading Requirements: None
CITY COUNCIL CONSENSUS 2008-03

A CONSENSUS DIRECTING THE TULSA METROPOLITAN AREA PLANNING COMMISSION TO HOLD PUBLIC HEARINGS, ANALYZE AND RECOMMEND TO THE CITY COUNCIL ORDNANCE AMENDMENTS TO THE ZONING CODE OF THE CITY OF TULSA GOVERNING THE USE OR CONSTRUCTION OF PROPERTY LOCATED IN A RESIDENTIALLY ZONED AREA FOR THE PURPOSE OF PROVIDING A HOME FOR INDEPENDENT LIVING THAT PROVIDES ROOM AND BOARD, PERSONAL CARE AND/OR HABILITATION SERVICE IN A FAMILY ENVIRONMENT AS A SINGLE-HOUSEKEEPING UNIT.

WHEREAS, the City of Tulsa is charged with the solemn responsibility of protecting the public peace, health, order, morals, and safety, and promoting the general welfare of the City of Tulsa and its inhabitants;

WHEREAS, the City of Tulsa desires to preserve the safety, character, and economic values of its citizens and their property;

WHEREAS, the City of Tulsa wishes to provide its citizens with the opportunity to live in areas which promote their health, recovery, rehabilitation, interaction, and safety, regardless of any illness or disability which may affect them;

WHEREAS, allowing individuals unrelated by blood or marriage to come together as a single housekeeping unit can provide those individuals with certain advantages in completing any disability recovery;

WHEREAS, allowing a large number of individuals to occupy a residential structure can be injurious to the surrounding properties, deplete or place undue stress upon city infrastructure, neighborhood esthetics, injurious to the neighborhood in general, and detrimental to the public welfare;

WHEREAS, on September 20, 2007, the City Council formed the Residential Occupancy Taskforce to address the needs and concerns of Tulsa citizens regarding the use of homes in residentially zoned neighborhoods;

WHEREAS, the Residential Occupancy Taskforce has spent numerous months collecting and evaluating data from various departments within the City of Tulsa, receiving testimonies from citizens in areas affected by homes occupied by large numbers of individuals, receiving testimonies from citizens in areas affected by homes utilized for independent living that provide room and board, personal care and habilitation services in
a family environment, and receiving the experiences, thoughts and perspectives from anyone wishing to provide such for consideration before the Taskforce;

WHEREAS, it is in the best interest of the City of Tulsa and its citizens to review, evaluate, and implement such changes in ordinances, rules, or regulations which will balance the needs of both the neighborhoods and individuals wishing to live in group homes, while protecting their rights, their property, and their personal safety;

WHEREAS, the issues raised by the rapidly expanding use of homes utilized to house large numbers of individuals in residential districts have been contentious, not only in the City of Tulsa, but also in other cities across the country; and

WHEREAS, the City of Tulsa would benefit from the expertise of the Tulsa Metropolitan Area Planning Commission ("TMAPC"), and the regulated industry, as well as input from the general public, to better understand and reconcile the policy considerations raised by this issue, specifically considerations of public safety, community aesthetics, and economic value.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TULSA:

Section 1. The City Council requests and directs TMAPC to hold such public hearings as are necessary and prudent, and review and analyze the facts, law, and circumstances as they apply to the City of Tulsa Zoning Code and provide the City Council with such report and recommendations it deems appropriate as to whether the text of the Zoning Code should be amended to address the issue of neighborhood and community group homes, and if so, to what extent.

Section 2. The City Council specifically requests TMAPC consider the language attached as Exhibit A to this Consensus as part of its review and evaluation of the current Zoning Code text, and its recommendation to the City Council on proposed text changes, if any.

Section 3. The Legal Department of the City of Tulsa shall provide legal advice and counsel to the TMAPC, as needed.

Adopted by the Council this 14th day of August, 2008.

[Signature]

John Eagleton,
Chairman of the Council
ATTEST:

[Signature]
Secretary of the City Council

Approved:

[Signature]
Council Attorney

Approved as to form:

[Signature]
City Attorney
Title 42 Tulsa Revised Ordinances

SECTION 1800. DEFINITIONS

Family: One or more persons occupying a single dwelling unit, as a single housekeeping unit, provided that unless all members are related by blood, marriage, or adoption, no such family shall contain over four (4) persons, including any roomers, boarders and/or domestic servants. Individuals not related by blood, marriage, or adoption occupying a single dwelling unit for on-site institutional education, training, supervision, medical care or nursing care shall not be considered a family as defined herein.

Neighborhood Group Home: A home for independent living that provides room and board, personal care and habilitation services in a family environment as a single-housekeeping unit for not more than four (4) disabled persons. Personal care and habilitation services exclude on-site institutional type educational training, medical or nursing care.

A Neighborhood Group Home may apply for a special exception to increase the number of persons not related by blood, marriage, or adoption up to eight (8) individuals. The determination shall be based upon a showing that (1) the dwelling would have been available to the applicant(s) but for their disability; (2) the requested increase in the number of persons is reasonably calculated to offset the increased economic costs associated with the disability; and (3) the requested increase is not injurious to the neighborhood or detrimental to the public welfare.

This exception shall not exceed five (5) years in length; provided the applicants may apply for subsequent exceptions not to exceed five (5) years in length each.

Community Group Home: A community-based residential facility for disabled persons allowing independent living that provides room and board, personal care, and habilitation services in a family environment as a single-housekeeping unit. Personal care and habilitation services excludes on-site institutional type educational training, medical or nursing care.

A Community Group Home may apply for a special exception to be placed in a RS, RD, or RT district and allow the number of persons not related by blood, marriage, or adoption up to fifteen (15) individuals, consisting of up to twelve (12) disabled persons plus at least one (1), but not more than three (3) resident staff persons. The determination shall be based upon a showing that (1) the dwelling would have been available to the
applicant(s) but for their disability; (2) the requested increase in the number of persons is reasonably calculated to offset the increased economic costs associated with the disability; and (3) the requested increase is not injurious to the neighborhood or detrimental to the public welfare.

This permission shall not exceed five (5) years in length; provided the applicants may apply for subsequent extensions not to exceed five (5) years in length each.

Section 1205 Use Conditions

D. Residential treatment center, transitional living center, emergency or protective shelter:
To avoid clustering, a residential treatment center, transitional living center, or emergency or protective shelter shall not be located on a lot within 1/2 mile (1,320 feet) from the exterior boundary of any other lot containing such facilities or any lot containing a neighborhood group home, community group home, or detention/correctional facility containing a neighborhood group home, a community group home, a residential treatment center, a transitional living center, an emergency or protective shelter, or detention/correctional facility.

SECTION 1206. USE UNIT 6. SINGLE-FAMILY DWELLING

1206. Use Conditions

Neighborhood Group Home:

A. Must be licensed by the State of Oklahoma, Oklahoma State Health Department and meet contracting standards of the State of Oklahoma, Department of Human Services for group homes where applicable (i.e. for disabled persons.)

B. No building may be occupied after the effective date of this amendment until a Zoning Clearance Permit is obtained. This permit will be revoked automatically upon revocation of the State license.

C. No signs advertising the neighborhood group home shall be permitted on the lot.

D. No exterior alterations of the dwelling or any customary accessory structure shall be made which would detract from the residential character of the structure, unless such alterations are determined necessary to provide access in relation to the disability of the residents. Fire escapes, if required, must be located on the rear of the structure if architecturally feasible or on the side of the structure and screened.

E. To avoid clustering, a neighborhood group home shall not be located on a lot within 1/4 mile (1,320 feet) of the exterior boundary of any other lot containing a neighborhood
group home, a community group home, a residential treatment center, a transitional living center, an emergency or protective shelter, or detention/correctional facility.

1208 Use Conditions

C. Community Group Home:

1. Must be licensed by the State of Oklahoma, Oklahoma State Health Department and meet contracting standards of the State of Oklahoma, Department of Human Services for group homes where applicable (i.e. for disabled persons.)

2. No building may be occupied after the effective date of this amendment until a Zoning Clearance Permit is obtained. This permit will be revoked automatically upon revocation of the State License.

3. No signs advertising the community group home shall be permitted on the lot.

4. No exterior alterations of the dwelling or any customary accessory structure shall be made which would detract from the residential character of the structure, unless such alterations are determined necessary to provide access in relation to the disability of the residents. Fire escapes, if required, must be located on the rear of the structure if architecturally feasible or on the side of the structure and screened.

5. To avoid clustering, a community group home shall not be located on a lot within 1/4 mile (1,320 feet) of the exterior boundary of any other lot containing a neighborhood group home, a community group home, a residential treatment center, a transitional living center, an emergency or protective shelter, or detention/correctional facility.
PLAT WAIVER

January 6, 2009

Z-7123 - (2329) (PD 9) (CD 2)
South of West 37th Place and East of South Tacoma Avenue

The platting requirement is being triggered by a pending rezoning from RS-3 to CG.

Staff provides the following information from TAC at their January 8, 2009 meeting:

ZONING:
• TMAPC Staff: The property has been platted previously.

STREETS:
• No comment.

SEWER:
• No comment.

WATER:
• No comment.

STORM DRAIN:
• No comment.

FIRE:
• No comment.

UTILITIES:
• No comment.

Staff recommends APPROVAL of the plat waiver.

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

1. Has Property previously been platted? X
2. Are there restrictive covenants contained in a previously filed plat? X
3. Is property adequately described by surrounding platted properties or street right-of-way?

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?
   - YES  NO
   - X

5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?
   - YES  NO
   - X

6. Infrastructure requirements:
   a) Water
      i. Is a main line water extension required?  - YES  NO
         - X
      ii. Is an internal system or fire line required?  - YES  NO
         - X
      iii. Are additional easements required?  - YES  NO
         - X
   b) Sanitary Sewer
      i. Is a main line extension required?  - YES  NO
         - X
      ii. Is an internal system required?  - YES  NO
         - X
      iii. Are additional easements required?  - YES  NO
         - X
   c) Storm Sewer
      i. Is a P.F.P.I. required?  - YES  NO
         - X
      ii. Is an Overland Drainage Easement required?  - YES  NO
         - X
      iii. Is on site detention required?  - YES  NO
         - X
      iv. Are additional easements required?  - YES  NO
         - X

7. Floodplain
   a) Does the property contain a City of Tulsa (Regulatory) Floodplain?
      - YES  NO
      - X
   b) Does the property contain a F.E.M.A. (Federal) Floodplain?
      - YES  NO
      - X

8. Change of Access
   a) Are revisions to existing access locations necessary?  - YES  NO
      - X

9. Is the property in a P.U.D.?
   a) If yes, was plat recorded for the original P.U.D.  - YES  NO
   - X

10. Is this a Major Amendment to a P.U.D.?
    a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?  - YES  NO
    - X

11. Are mutual access easements needed to assure adequate access to the site?  - YES  NO
    - X

12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?  - YES  NO
    - X
January 6, 2009

Z- 7109 - (9306) (PD 4) (CD 4)
Southeast corner of East 10th Street and South Troost Avenue

The platting requirement is being triggered by a rezoning from RS-4 to OL.

**Staff provides the following information from TAC at their January 8, 2009 meeting:**

**ZONING:**
- TMAPC Staff: The property has been previously platted.

**STREETS:**
- No comment.

**SEWER:**
- No comment.

**WATER:**
- No comment.

**STORM DRAIN:**
- No comment.

**FIRE:**
- No comment.

**UTILITIES:**
- No comment.

Staff recommends **APPROVAL** of the plat waiver.

**A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:**

1. Has Property previously been platted? **X**
2. Are there restrictive covenants contained in a previously filed plat? **X**
3. Is property adequately described by surrounding platted properties or street right-of-way?

**A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:**

1/
4. Is right-of-way dedication required to comply with Major Street and Highway Plan? 

5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived? 

6. Infrastructure requirements: 
   a) Water 
      i. Is a main line water extension required? 
      ii. Is an internal system or fire line required? 
      iii. Are additional easements required? 
   b) Sanitary Sewer 
      i. Is a main line extension required? 
      ii. Is an internal system required? 
      iii. Are additional easements required? 
   c) Storm Sewer 
      i. Is a P.F.P.I. required? 
      ii. Is an Overland Drainage Easement required? 
      iii. Is on site detention required? 
      iv. Are additional easements required? 

7. Floodplain 
   a) Does the property contain a City of Tulsa (Regulatory) Floodplain? 
   b) Does the property contain a F.E.M.A. (Federal) Floodplain? 

8. Change of Access 
   a) Are revisions to existing access locations necessary? 

9. Is the property in a P.U.D.? 
   a) If yes, was plan recorded for the original P.U.D. 

10. Is this a Major Amendment to a P.U.D.? 
    a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? 

11. Are mutual access easements needed to assure adequate access to the site? 

12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?
STAFF RECOMMENDATION

PUD-511-1: Minor Amendment – east of the northeast corner of 31st Street and Peoria Avenue; Lots 3 and 4, Block 1 – Helmrich Estates; TRS 9318; CZM 37; Atlas 138; PD 6 CD 9; RE/PUD.

The applicant is requesting a minor amendment to increase the maximum permitted height of a privacy wall/fence located in a required yard from 0’ to 10’ (see applicant’s Exhibits A – C). This request was continued from the 1/7/08 TMAPC meeting to consider if the applicant needed to apply to the City BOA for a variance to increase the wall height, prior to applying for a minor amendment to the PUD.

Upon consultation with the Commission’s legal representative, it has been determined that the applicant does not need to apply to the BOA for a variance. This is based on section 1107-H-9 of the Code which gives the Planning Commission authority to increase “structure heights” through the minor amendment process. By definition of “structure” in section 1800 of the Code, a screening wall is considered a structure if it is permanently affixed to the ground with a footing, as is the case with the subject wall.

Provided the aforementioned, within the vicinity of the subject tract and along 31st Street (from Peoria Avenue to Utica) relief has been granted twice with respect to fence/wall height. The BOA permitted an increase for a wall along 31st Street up to 8.5’ citing the varying topography of the project location on a tract located immediately east of the southeast corner of 31st Street and Rockford. The BOA also granted an increase to 6’ for a fence located along Quaker Avenue in the front yard of a house on the northeast corner of 31st Street and Quaker Avenue. To staff’s knowledge there has never been relief granted to allow a 10’ high masonry wall along the 31st Street ROW within the immediate vicinity of the subject tract.

Please refer to exhibits D - H. Exhibit D is a topographic map of the site showing an approximate 10-foot difference between the high point of 31st Street (676’) and the high point of the site (686’). Exhibits E through G are photographs taken from the southern right-of-way (ROW) line of 31st Street at the highpoint of the street (please note the full size SUV in “F” and the full sized pick-up truck in “G”). These photos show the top of the existing 8’ wall to be approximately 14 feet above grade of the street. It is staff’s contention that the single story sections of the house (as seen in Exhibit B) proposed along 31st Street will not be visible. According to Exhibit B, the two story sections are screened from the street by the roof(s) of the single-story sections. Exhibit H was taken from the interior of the property looking south to 31st Street. Given the over-all height of the subject property in relation to 31st Street and that no traffic can be seen from the interior of the lot over the 8-foot wall, staff believes the 8-foot screening wall is sufficient to provide the property owner with adequate privacy and security.

Therefore, staff recommends DENIAL of the request to increase the maximum permitted height of a masonry wall from 8’ to 10’ on Lots 3 and 4, Block 1 – Helmrich Estates/PUD-511.
Exhibit A
Helmerich Estates
Lots 3/4, Block 1
Conceptual Site Plan
South Wall Elevation
Adjacent to East 31st Street South

Exhibit B
Helmerich Estates
Lots 3/4, Block 1
Wall Elevations & Cross-Sections

tep
January 12, 2009

STAFF RECOMMENDATION

PUD-375-D Detail Site Plan – North of the northwest corner of West 81st Street South and South Union Avenue; Lot 1, Block 1 – Life Park; TRS 9234; CZM 46/50; Atlas 668/775; PD 8 CD 2; CS/OL/PUD.

The applicant is requesting approval of a detail site plan for construction of a 17,098 square foot church building. The proposed use, Use Unit 5 – Community Services and Similar Uses is a permitted use within PUD-375-D.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Parking has been provided per the Zoning Code. A trash enclosure has been provided per PUD development standards. Street yard landscaping is provided per Chapter 10 of the Zoning Code.

The Adopted development standards for PUD-375-D state that the use of “screening or open landscaping along the north boundary” be determined during detail site plan review. Staff is in agreement with the applicant that a 548.55’, 6-foot solid screened fence be provided along the north boundary of the PUD within the project limits. Landscaping is provided per the landscape chapter of the Zoning Code. A trash enclosure is provided per PUD development standards.

Approval of major amendment PUD-375-D also included the provision that sight lighting requirements would be determined during the detail site plan review process to ensure compliance with section 1303-C of the Zoning Code. Section 1303-C requires that all parking lot lighting be directed down and away from boundary lines in common with R districts and shielded in such a manner that the light producing element is not visible to a person standing at ground level in an R district. Therefore staff has advocated and the applicant has agreed to no light standards within the north 50' of this tract and a limit of 20' in total height for the remainder of this tract. This lighting requirement is for the subject tract only, subsequent development in this PUD would be subject to the same detail site plan review as this tract.

Provided the aforementioned, staff recommends APPROVAL of the detail site plan for the Life Park Christian Church, PUD-375-D, Lot 1, Block 1 – Life Park.

(Note: Detail site plan approval does not constitute landscape and sign plan approval.)
General Notes:
1. ALL PLANTS SHALL BE GUARANTEED TO BE IN A GOOD AND HEALTHY CONDITION FOR THE FULL PROJECT LIFE PERIOD AFTER SHIPMENT. ALL PLANTS MUST BE SHIPPED AND DELIVERED ADEQUATELY TO PROVIDE ADEQUATE COLD PROTECTION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR THE CRAMINATION AND STORAGE OF ALL PLANTS SHIPPED TO THE SITE. THE CONTRACTOR SHALL NOTIFY THE APPROVED INDUSTRIAL MERCHANT OF ANY DELAY IN SHIPMENT WHICH MAY AFFECT THE APPEARANCE OF THE PLANTS AT THE SITE.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING MATERIALS AT THE SITE FOR A PERIOD OF NOT LESS THAN 30 DAYS AFTER ACCEPTANCE OF PRODUCT BY OWNER.
TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: Z-7124

TRS 9309                  Atlas 88
CZM 37                    PD-4 CD-4

TMAPC Hearing Date: January 21, 2009

Applicant: DeShazo, Teng & Associates
Tract Size: .14± acres
6,300± square feet

ADDRESS/GENERAL LOCATION: Southwest corner of East 15th Street and South Indianapolis Avenue (west 36' of Lots 18, 19, and 20)

EXISTING ZONING: RS-3/RM-2
EXISTING USE: Single-family

ZONING ORDINANCE: Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: CS
PROPOSED USE: Car wash and access to be attached to existing business to west on Harvard/15th Street frontage (note that only the western portion adjacent to the property to the west is proposed for the car wash area.)

RELEVANT ZONING HISTORY:

BOA-15179 June 15, 1989: The Board of Adjustment approved a Variance of setback from abutting streets to allow for gasoline island canopies; per site plan submitted; subject to the execution of a removal contract; finding that the lots in the older area are narrow, and many structures are located closer to the street than the current code allows; on property located at the southeast corner of East 15th Street and South Harvard Avenue and abutting west of subject property.

BOA-14419 March 19, 1987: The Board of Adjustment approved a Variance of setback from abutting R District from 10 feet to 5 feet to allow for construction of a new building; per plot plan submitted; finding a hardship demonstrated by the narrow shape of the lot and mixed zoning classifications; and finding that the proposed building will align with the structure to the north, on property located at 1515 South Harvard Avenue and abutting subject property to the west.

BOA-13005 February 23, 1984: The Board of Adjustment approved a Variance of setbacks from abutting streets; and a Variance of building setbacks from abutting R District boundary in a CS District under the provisions of Section 1670, and a Variance of the right-of-way designated by the Major Street Plan in a CS District, per plan, subject to execution of a Removal Contract for those items in the proposed right-of-way, subject to the existing screen wall remaining as it is and being maintained by the owner, and subject to no lighting being designed for the property which would shine directly into the apartments on the south side to
permit a gas station, on property located at the southeast corner of East 15th Street and South Harvard Avenue and abutting the subject property to the west.

**BOA-14095 June 12, 1986:** The Board of Adjustment approved an Interpretation of the Zoning Text; finding that the use proposed by the applicant constitutes a home furnishing establishment and therefore requires 1 off-street parking space for each 300 sq. ft. of floor area; approved a Variance to permit the construction of the proposed building within 35' of the required 50' from the centerline of E. 15th St.; approved a Variance of the required off-street parking spaces (one space less than required for a Use Unit 14 containing 6,873 sq. ft.; and approved a Variance to permit the required off-street parking spaces for the use located on Lots 1 and 2 to be located on Lot 3; per plot plan submitted; subject to the execution of a tie contract on the 3 lots in question; finding that the proposed use constitutes a home furnishings establishment and therefore requires 1 off-street parking space for each 300' of floor area; on property located at 1502 South Harvard Avenue and the southwest corner of East 15th Street and South Harvard Avenue.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately .14± acres in size and is located at the southwest corner of East 15th Street and South Indianapolis Avenue. The property appears to be used as single-family residential and is zoned RS-3/RM-2.

**STREETS:**

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exis. # Lanes</th>
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</thead>
<tbody>
<tr>
<td>South Indianapolis Avenue</td>
<td>N/A</td>
<td>N/A</td>
<td>2</td>
</tr>
</tbody>
</table>

**UTILITIES:** The subject tract has municipal water and sewer available.

**SURROUNDING AREA:** The subject tract is abutted on the east by single-family residential uses, zoned RS-3; on the north by a resale shop/parking lot, zoned RS-3; on the south by , zoned RS-3; and on the west by a service station/convenience store, zoned CS.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**
The District 4 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity-No Specific land use for the RM-2 portion and Low Intensity-Residential land use for the RS-3 portion. According to the Zoning Matrix, the requested CS zoning is in accord with the Medium Intensity-No Specific land use portion of the site and is not in accord with the Low Intensity-Residential land use portion of the Plan. In addition, the applicant will likely have to apply for a Special Exception from the Board of Adjustment to allow a Use Unit 17 (auto wash) use on the property. Staff points cut that the medium intensity designation on the plan map has been held for many years and inclusion of even a portion of the southernmost property would be an intrusion into the residential area.

**STAFF RECOMMENDATION:**
This application and the following Z-7125 essentially reconfigure the lots and uses thereon, with the western portion of the three lots to be attached to the existing service station to the west and fronting Harvard. The eastern portion of the three lots is the subject of Z-7125 and is proposed to be developed as single-family use. By itself and in tandem with Z-7125, this appears to be a somewhat convoluted means of achieving what may be the applicant's goal. Perhaps through a PUD or other unified means of addressing the issue might be appropriate,
but given the two separate applications with no additional development plans, staff cannot support the request and recommends **DENIAL** of CS zoning for Z-7124.

01/21/09
TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: Z-7125

TRS 9309
CZM 37

Atlas 88
PD-4 CD-4

TMAPC Hearing Date: January 21, 2009

Applicant: DeShazo, Tang & Associates

Tract Size: .15+ acres
6,500+ square feet

ADDRESS/GENERAL LOCATION: South of southwest corner of East 15th Street and South Indianapolis Avenue

EXISTING ZONING: RS-3

EXISTING USE: Single-family

ZONING ORDINANCE: Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: RM-2

PROPOSED USE: Single-family

RELEVANT ZONING HISTORY:

BOA-15179 June 15, 1989: The Board of Adjustment approved a Variance of setback from abutting streets to allow for gasoline island canopies; per site plan submitted; subject to the execution of a removal contract; finding that the lots in the older area are narrow, and many structures are located closer to the street than the current code allows; on property located at the southeast corner of East 15th Street and South Harvard Avenue and abutting west of subject property.

BOA-14419 March 19, 1987: The Board of Adjustment approved a Variance of setback from abutting R District from 10 feet to 5 feet to allow for construction of a new building; per plot plan submitted; finding a hardship demonstrated by the narrow shape of the lot and mixed zoning classifications; and finding that the proposed building will align with the structure to the north, on property located at 1515 South Harvard Avenue and abutting subject property to the west.

BOA-13005 February 23, 1984: The Board of Adjustment approved a Variance of setbacks from abutting streets; and a Variance of building setbacks from abutting R District boundary in a CS District under the provisions of Section 1670, and a Variance of the right-of-way designated by the Major Street Plan in a CS District, per plan, subject to execution of a Removal Contract for those items in the proposed right-of-way, subject to the existing screen wall remaining as it is and being maintained by the owner, and subject to no lighting being designed for the property which would shine directly into the apartments on the south side to permit a gas station, on property located at the southeast corner of East 15th Street and South Harvard Avenue and abutting the subject property to the west.
BOA-14095 June 12, 1986: The Board of Adjustment approved an Interpretation of the Zoning Text; finding that the use proposed by the applicant constitutes a home furnishing establishment and therefore requires 1 off-street parking space for each 300 sq. ft. of floor area; approved a Variance to permit the construction of the proposed building within 35' of the required 50' from the centerline of E. 15th St.; approved a Variance of the required off-street parking spaces (one space less than required for a Use Unit 14 containing 6,873 sq. ft.); and approved a Variance to permit the required off-street parking spaces for the use located on Lots 1 and 2 to be located on Lot 3; per plot plan submitted; subject to the execution of a tie contract on the 3 lots in question; finding that the proposed use constitutes a home furnishings establishment and therefore requires 1 off-street parking space for each 300' of floor area; on property located at 1502 South Harvard Avenue and the southwest corner of East 15th Street and South Harvard Avenue.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .15+ acres in size and is located south of southwest corner of East 15th Street and South Indianapolis Avenue. The property appears to be used as single family and is zoned RS-3.

STREETS:

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<th>Exist. # Lanes</th>
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</thead>
<tbody>
<tr>
<td>South Indianapolis Avenue</td>
<td>N/A</td>
<td>N/A</td>
<td>2</td>
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</table>

UTILITIES: The subject tract has municipal water and sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by single-family residential uses, zoned RS-3; on the north by an existing single-family property, zoned RS-3 and the subject in part of Z-7124; on the south by single-family residential uses, zoned RS-3; and on the west by a convenience store/service station, zoned CS.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
The District 4 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity - No Specific land use (northern two lots) and Low Intensity - Residential land use (southern lot). According to the Zoning Matrix, the requested RM-2 zoning is not in accord with the Plan.

STAFF RECOMMENDATION:
As staff noted in Z-7124, this is part of a request to basically reconfigure the land use on the property. This request would extend the existing RM-2 line adjacent to it on the north farther south to include the eastern 104' of this lot. As the stated purpose for this rezoning request is to develop it as a single-family use, staff questions whether redevelopment of this property and that involved in Z-7124 could not be more effectively achieved, and with more information provided, by other means. Perhaps a PUD involving one or both properties might provide the information staff needs to review the proposals. Staff cannot support the extension of RM-2 zoning across from RS-3 zoned properties. As the TMAPC is aware, the zoning goes with the property and there is no assurance that, once approved, the property would remain in single-family use. Therefore, staff recommends DENIAL of RM-2 zoning for Z-7125.

01/21/09
TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: Z-7126

TRS 9308
Atlas 30
CZM 37
PD-6 CD-4

TMAPC Hearing Date: January 21, 2009

Tract Size: .00± acres
3,591.5± square feet

ADDRESS/GENERAL LOCATION: Northeast of the northeast corner of East 15th Street and South Lewis Avenue (east of and adjacent to an existing ice cream store).

EXISTING ZONING: RS-3
EXISTING USE:

ZONING ORDINANCE: Ordinance number 11815, dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: PK
PROPOSED USE: Parking expansion for ice cream store

RELEVANT ZONING HISTORY:

BOA-18188 September 22, 1998: The Board of Adjustment approved a Variance to permit a structure in the planned right-of-way, per plan submitted, on property located at the northeast corner of South Lewis Avenue and East 15th Street and abutting subject property to the south.

BOA-18108 July 14, 1998: The Board of Adjustment approved a Variance of the setback form an abutting R District, the Broken Arrow Expressway right-of-way, to permit a building within a CS District to be constructed within 6 feet of a south right-of-way line of the Broken Arrow Expressway, per plan submitted, on property located at

BOA-12440 February 24, 1983: The Board of Adjustment approved a Special Exception to allow a Use Unit 15 in a CS District, to permit a storage building; subject to the dumpster presently located at the adjacent Braum’s store be located adjacent to the proposed building, that the fence to the east of the Braum’s store be repaired, that the south and west sides of the proposed building be bricked to match the Braum’s store an that the roof match that store by having composition roof to match the existing Braum’s store, on property located at the southeast corner of East 14th Street and South Lewis Avenue and abutting west of subject property.

Z-4744 January 1975: All concurred in approval of a request for rezoning a tract of land from RS-3/CS to OL on property located on the northeast corner of South Lewis Avenue and East 14th Place and southwest of subject property.
Z-4108 May 1972: All concurred in approval of a request for rezoning a tract of land from RS-3 to CS on property located north of the northeast corner of South Lewis Avenue and East 14th Place and abutting west of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .08± acres in size and is located northeast of the northeast corner of East 15th Street and South Lewis Avenue. The property appears to be vacant and is zoned RS-3.

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<tr>
<td>South Lewis Avenue</td>
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UTILITIES: The subject tract has municipal water and sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by roadway right-of-way, zoned RS-3; on the north by roadway right-of-way and S.H. 51/U.S. 64, zoned RS-3; on the south by a parking lot and grocery store, zoned CS; and on the west by an ice cream/dairy store, zoned CS and OL.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
The District 6 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within the Cherry Street Special Consideration Area, Special Development Subarea E. According to the Zoning Matrix, the requested PK zoning may be found in accord with the Plan due to its location within a Special Consideration Area. Plan provisions call for potentially higher intensity commercial development.

STAFF RECOMMENDATION:
The proposed parking lot expansion appears to be a logical and compatible reuse of an otherwise vacant and probably unusable property. No residential properties are nearby, although residentially-zoned property (the roadway right-of-way) is adjacent on two sides. Staff can recommend APPROVAL of PK zoning for Z-7126.

01/21/09
January 12, 2009

Tulsa Metropolitan Area Planning Commission
Attn: Dane Matthews
INCOG
201 West 5th Street, Suite 600
Tulsa, OK 74103

RE: Z-7126, Rezoning Application

Dear Ms. Matthews:

The Oklahoma Department of Transportation (ODOT) has entered into a lease agreement (Airspace Lease No. 550461, FAP-U-32(10)) with Retail Buildings, Inc. to use a portion of ODOT right-of-way described as the south 65.30 feet of Lot Three (3), City View Hill 2nd Addition, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, as a parking lot for a Braum’s Ice Cream and Dairy Store, located at 1415 South Lewis. We understand, and have no objections to, the request of Tanner Consulting, LLC, on behalf of Retail Building Inc., to rezone the above described property from RS-3, Residential Single Family, zoning classification to PK, Parking, zoning classification.

If I can be of further service or assistance, please do not hesitate to contact me.

Sincerely,

[Signature]
DAVID WINFREE
Assistant Division Manager
Legal & Business Services Division
(405) 521-2681

cc: Gordon Pulis Braum’s
Dale Looper, Braum’s
Delise Tomlinson, Tanner Consulting

"The mission of the Oklahoma Department of Transportation is to provide a safe, economical, and effective transportation network for the people, commerce and communities of Oklahoma."

AN EQUAL OPPORTUNITY EMPLOYER
Exhibit "B"
Existing Zoning
Braum's - 1415 South Lewis

Tanner Consulting, LLC
5333 S. Lewis Avenue, Tulsa, Oklahoma 74105 (918) 745-6923
9/08/2008 27129.02 - ZONING EXHIBITS