CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman’s Report:

Worksession Report:

Director’s Report:
Review TMAPC Receipts for the month of July 2015

1. Minutes of August 19, 2015, Meeting No. 2704

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. LS-20807 (Lot-Split) (County) – Location: West of the northwest corner of East 130th Street North and North 91st East Avenue

3. LC-696 (Lot-Combination) (CD 4) – Location: Southwest corner of East 15th Street South and South Atlanta Place

4. LC-697 (Lot-Combination) (CD 4) – Location: Southwest corner of East 3rd Street and South Peoria Avenue

5. LS-20809 (Lot-Split) (County) – Northeast corner of East 161st Street South and South 161st East Avenue

6. CenterGate Business Park – Final Plat, Location: North of northeast corner of East 61st Street and South 129th East Avenue, (CD 6)

7. Luxe Cheer – Final Plat, Location: West of South 101st East Avenue, South of East 61st Street South, (CD 7)
8. **PUD-221-F-6 – Shaw Homes.** Location: South of the southeast corner of East 129th East Avenue and East 41st Street South, requesting a PUD Minor Amendment to increase allowable front yard coverage from 30% to 50%, RS-3/RD/PUD-221-F, (CD 6)

9. **PUD-397-A-2 – Eller & Detrich/Andrew Shank.** Location: Southeast corner of South 90th East Avenue and East 61st Street South, requesting a PUD Minor Amendment to permit the addition of an electronic message center, RM-1/PUD-397-A, (CD 7)

10. **AC-136 – Steven Carroll.** Location: North of the northwest corner of South Maybelle Avenue and West 41st Street South, requesting an Alternative Compliance Landscape Plan to maintain 23 existing trees in lieu of providing 21 trees required in street yard and omit requirement for underground irrigation, IM, (CD 2)

**CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:**

**COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARINGS:**

11. **CPA-37 – Eller & Detrich/Lou Reynolds.** Location: West of the southwest corner of East 51st Street South and South 145th East Avenue, requesting Comprehensive Plan Amendment to amend designation on the Land Use Map from “Employment” to “Town Center” on approximately 74 acres, CO, (CD-6)

**PUBLIC HEARINGS:**

12. **PUD-268-D.** Plat Waiver, Location: South of East 93rd Street South, west of South Mingo Road, (CD 7)

13. **CZ-444 – CFS Properties LLC/Harlan Van Wyhe.** Location: Northwest corner of North Yale Avenue and East 96th Street North, requesting rezoning from AG to CG, (County)

14. **Z-7312 – Tulsa Habitat for Humanity, Inc.** Location: Southwest corner of North Quincy Avenue and East Latimer Street, requesting rezoning from CH to RM-1, (CD 1)

15. **PUD-221-h –Michael Joyce.** Location: Southeast corner of South 129th East Avenue and East 43rd Place South, requesting a **PUD Major Amendment, (CD)** (Applicant is requesting a continuance to September 16, 2015)

16. **PUD-128-I – City Council.** Location: South of southwest corner of South Riverside Drive and East 71st Street South, requesting a **PUD Major Amendment** to abandon a portion of the PUD, (CD 2) (Related to Z-7314)

17. **Z-7314 – City Council.** Location: South of southwest corner of South Riverside Drive and East 71st Street South, requesting, requesting rezoning from **RS-4/RM-2/PUD-128-E to AG**, (CD 2) (Related to PUD-128-I)
18. **Z-7313 – Eller & Detrich/Lou Reynolds**, Location: East of the southeast corner of South Harvard Avenue and East 27th Street South, requesting rezoning from OL to CG, (CD 9) (Related to PUD-841)

19. **PUD-841 – Eller & Detrich/Lou Reynolds**, Location: East of the southeast corner of South Harvard Avenue and East 27th Street, requesting PUD to allow an indoor auto collection and provide design standards to integrate this site into Mixed-Use Corridor, OL to CG/PUD-841 (CD 9) (Related to Z-7313)

20. **PUD-268-D – Wallace Engineering/Jim Beach**, Location: Southwest corner of South Mingo Road and East 93rd Street South, requesting a PUD Major Amendment to allow a two story building and significant additional floor area. Additional development standards have been added to mitigate the request, RM-1/PUD-268-B to RM-1/PUD-268-D, (CD 7)

**OTHER BUSINESS**

21. Brief TMAPC about Crosbie Heights small area plan/Martha Schultz

22. **Refund Request for PUD-646-5 – R.L. Keith**, PUD Minor Amendment withdrawn by the applicant and request a $200.00 refund.

23. **Refund Request for Z-5620-SP-13a – Chad Chastain**, CO Minor Amendment withdrawn by the applicant before processing and requesting a refund of $449.00.

24. **Proposed TMAPC 2016 Meeting Dates**

25. **Commissioners' Comments**

**ADJOURN**

CD = Council District

**NOTE:** 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 at www.tmapc.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.
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* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers.
CenterGate (formerly CenterPointe) Business Park - (CD 6)  
North of northeast corner of East 61st Street and South 129th East Avenue

This plat consists of 8 Lots, 2 Blocks, on 71 acres.

Staff has received release letters for this plat and can recommend APPROVAL of the Final Plat.
Luxe Cheer - (CD 7)
West of South 101st East Avenue, South of East 61st Street South

This plat consists of 1 Lot, 1 Block, on 2.3 acres.

Staff has received release letters for this plat and can recommend APPROVAL of the Final Plat.
A Subdivision in the City of Tulsa

A Replat of a part of Lots 4 & 5 of Block 7, UNION GARDENS (Plat #971) being a Subdivision of the NW/4 of Section 6, T-18-N, R-14-E, Indian Meridian, City of Tulsa, Tulsa County, State of Oklahoma

Corridor Development Z-6078-SP-5

REVISIONS TO THE ORIGINAL RESTATEMENT

The purpose of this original plat withdrawal is to correct the following:

1. Change the name of the plat from "OLD UNION GARDENS" to "LUXE CHEER"

2. Amend the legal description to reflect the corrected name

3. Update the surveyor's notation and signature

4. Add a dedication clause for the corridor development

5. Revise the scale and map legend

Surveys

Surveys by: Rogers Engineering & Design, Inc.
4020 S. Industrial Drive
Cheyenne, WY 82007
911-355-5666
info@rogerseng.com
CA # 9854 Revised Date June 30th 2010

MARKS OF DEDICATION:

LUXE CHEER
Sheet 1 of 2

DATE PREPARED MAY 22, 2015 3pm

TULSA COUNTY PLAT DIVISION
**Case Number:** PUD-221-F-6  
**Minor Amendment**

**Hearing Date:** September 2, 2015

### Owner and Applicant Information:

**Applicant:** Shaw Homes  
**Property Owner:** Shaw Homes

### Applicant Proposal:

**Concept summary:** PUD minor amendment to increase allowable front yard coverage from 30% to 50%

**Gross Land Area:** 9.2 acres  
**Location:** South of the SE/c of E. 129th E. Ave. & E. 41st St. S.

### Zoning:

**Existing Zoning:** RS-3/RDPUD-221-F  
**Proposed Zoning:** No Change

### Comprehensive Plan:

**Land Use Map:** Existing Neighborhood  
**Growth and Stability Map:** Stability

### Staff Recommendation:

Staff recommends **approval**.

### Staff Data:

**TRS:** 9428  
**CZM:** 49  
**Atlas:** 1115

### City Council District:

**District:** 6  
**Councilor Name:** Connie Dodson

### County Commission District:

**District:** 1  
**Commissioner Name:** John Smaligo
SECTION I:  PUD-221-F-6 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD to increase the allowable front yard coverage of the subject lots from 30% to 50%

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 1107.H.9 PUD Section 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 Development Plan, the approved PUD standards and the character of the development are not substantially altered."

Staff has reviewed the request and determined:

1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.

2) All remaining development standards defined in PUD-221-F and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant List of Subject Lots
Applicant Illustration of Previously approved and currently requested lots

With considerations listed above, staff recommends approval of the minor amendment request to increase the allowable front yard coverage of the subject lots from 30% to 50%.
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<td>13</td>
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<td>4209 S. 132nd E. Ave.</td>
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<td>21</td>
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<td>5</td>
<td>7</td>
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</tr>
<tr>
<td>3</td>
<td>8</td>
<td>4220 S. 131st E. Ave.</td>
</tr>
</tbody>
</table>
### Case Report Prepared by:
Jay Hoyt

### Location Map:
(Shown with City Council Districts)

![Location Map](image)

### Owner and Applicant Information:
**Applicant:** Andrew Shank
**Property Owner:** ONB Bank & Trust c/o Eller & Detrich, P.C.

### Applicant Proposal:
Concept summary: PUD minor amendment to permit the addition of an electronic message center

**Gross Land Area:** 1.63 acres
**Location:** Southeast corner of South 90th East Avenue and East 61st Street South
9004 East 61st Street South
Lot 1, Block 1 Community Place

### Zoning:
**Existing Zoning:** RM-1/PUD-397-A
**Proposed Zoning:** No Change

### Comprehensive Plan:
**Land Use Map:** Main Street
**Growth and Stability Map:** Growth

### Staff Recommendation:
Staff recommends approval

### Staff Data:
**TRS:** 8301
**CZM:** 53
**Atlas:** 759

### City Council District:
**City Council District:** 7
**Councilor Name:** Anna America

### County Commission District:
**County Commission District:** 3
**Commissioner Name:** Ron Peters
SECTION I:  PUD-397-A-2 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD to permit the addition of an electronic message center.

Minor Amendment PUD-397-A-1 established the current allowable display area for ground signs for the subject lot, but did not permit the use of an electronic message center. The applicant is proposing to amend the PUD so that electronic message centers be allowed. To the west of the subject lot is a credit union and to the east is an undeveloped lot, zoned RM-1.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 1107.H.12 PUD Section of the City of Tulsa Zoning Code.

"Modifications to approved signage, provided the size, location, number and character (type) of the sign(s) is not substantially altered.”

Staff has reviewed the request and determined:

1) The requested amendment represents a significant departure from the approved development standards in the PUD.

2) If approved, all remaining development standards defined in PUD-397-A and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged
Applicant Exhibit B
Applicant Exhibit B1

With considerations listed above, staff recommends approval of the minor amendment request to allow the addition of an electronic message center.
Note: Graphic overlays may not precisely align with physical features on the ground.

PUD-397-A-2
Subject Tract 18-13 01
Aerial Photo Date: March 2014
EXHIBIT "B"

CASE NARRATIVE

The Applicant requests a Minor Amendment to PUD 397-A to allow for the addition of a 25.86 SF electronic message center to the existing ONB business sign as depicted on the Sign Plan attached hereto as Exhibit “B-1”. The existing sign contains 49.5 SF of static display. The updated sign will contain approximately 75 SF of display surface area, well under the total permissible display surface area available to the Bank under the Tulsa Zoning Code and the PUD Development Standards. A Minor Amendment is appropriate in this case because the request will not substantially alter the size, location, number or character of approved signage in the PUD. Further, TMAPC previously approved a similar request for Minor Amendment in Case No. PUD 397-B-1.
NOTES:
-POLE SIZE = 8 5/8" DIAMETER, 18'-4" HEIGHT.

- Reface existing double sided pole sign with new routed aluminum sign cabinet. Remove flat cut-outs from brick base. Install (2x) single sided Daktronics Galaxy 3550 LED message displays to brick base.

- Routed aluminum sign cabinet painted PMS 343C (semi-gloss with white acrylic copy and illuminated with White LED's).

- (2x) Single sided, Daktronics Galaxy 3550, 20mm. RGB, LED message displays.

EXHIBIT "B-1"
Case #: AC-136
Alternative Compliance Landscape Plan

Hearing Date: September 2, 2015

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Steven Carroll
Property Owner: Steven Carroll

Location Map:
(Shown with City Council Districts)

Applicant Proposal:
Concept summary:
Request for Alternative Compliance Landscape Plan to maintain 23 existing trees
in lieu of providing 21 trees required in street yard and omit requirement for underground irrigation

Net Land Area:
2 Acres

Location:
North of the NW/c South Maybelle Avenue
and West 41st Street South

Zoning:
Existing Zoning: IM
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Employment
Growth and Stability Map: Area of Growth

Staff Recommendation:
Staff recommends approval.

The request provides satisfactory alternative plans for the landscape standards of Chapter 10 of the Tulsa Zoning Code

Staff Data:
TRS: 9223
CZM: 46
Atlas: 251

City Council District: 2
Councilor Name: Jeannie Cue

County Commission District: 2
Commissioner Name: Karen Keith
AC-136 ALTERNATIVE COMPLIANCE LANDSCAPE PLAN

SECTION I:

The applicant is requesting TMAPC approval for an Alternative Compliance Landscape Plan for a property located North of the Northwest Corner of South Maybelle Avenue and West 41st Street South.

The landscape plan submitted does not meet the technical requirements of the Chapter 10 of the code for the following reasons:

1) The number of street trees provided does not meet the minimum amount required per section 1002.C.1.
2) An underground irrigation system is not provided as required per section 1002.D.2.

The applicant has stated that 23 existing mature trees will remain on site, with 8 of these trees located in the required street yard. The applicant has also stated that the existing canopy has thrived without the use of underground irrigation. The number of existing trees to remain exceeds the number of street trees that would be required.

Staff contends the applicant has met the requirement that the submitted Alternative Compliance Landscape Plan “be equivalent or better than” the technical requirements of Chapter 10 of the code and recommends APPROVAL of Alternative Compliance Landscape Plan AC-136.

SECTION II: Applicants landscape plan is included as an attachment.
NOTE:
All existing trees illustrated on plot plan will not be disturbed.
The entire street yard will be preserved except where existing house and proposed driveway are shown on the property.

TREE KEY
X = street yard tree to be preserved
generic name
caliper measurement

street yard calculation
622.20x50 = 31,110 square feet.
Trees required: 31,110/15000=20.74 trees.
The 8 existing trees in street yard will be preserved.
Case Number: CPA-37
Comprehensive Plan Amendment

Hearing Date: September 2, 2015

Owner and Applicant Information:
Applicant: Lou Reynolds
Property Owner: First Stuart Corp., et al.

Location Map:
(shown with City Council Districts)

Applicant Proposal:
Land Use Map change from Employment to Town Center
Existing Use: Vacant/Undeveloped
Proposed Use: Mixed-Use
Tract Size: 74 acres
Location: West of the southwest corner of E 51st St S and S 145th E Ave.

Staff Recommendation:
Staff recommends approval of the Town Center designation.

Comprehensive Plan:
Land Use Map:
Existing: Employment
Proposed: Town Center

Stability and Growth Map:
Existing: Area of Growth

Zoning:
Existing Zoning: CO (Corridor District)

City Council District: 6
Councilor Name: Connie Dodson

County Commission District: 1
Commissioner Name: John Smaligo
TMAPC Staff Report
CPA-37
September 2, 2015

COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REQUEST
W of the SW/c of E 51st St S and S 145 E Ave (CPA-37)

I. PROPERTY INFORMATION AND LAND USE REQUEST

<table>
<thead>
<tr>
<th>Existing Land Use: Employment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Stability and Growth designation: Area of Growth</td>
</tr>
<tr>
<td>Proposed Land Use: Town Center</td>
</tr>
<tr>
<td>Location: W of the SW/c of E 51st St S and S 145 E Ave</td>
</tr>
<tr>
<td>Size: 74 acres</td>
</tr>
</tbody>
</table>

A. Background

The site that is subject to this Comprehensive Plan amendment application is located in southeast Tulsa, north of the Broken Arrow Expressway and abuts the Broken Arrow city limits on the east. The area is experiencing a considerable amount of residential and commercial development; however the surrounding area still contains a significant amount of vacant/undeveloped land. There is a mixture of land uses in the immediate area including multi-family residential, single family residential and commercial/retail. In a written statement provided with the application, the applicant has expressed intent to develop a mixed use area on the site including residential, retail, dining and commercial.

The land immediately east of the subject lot within the City of Broken Arrow is designated as Level 6 Regional Employment/Commercial and Level 3 Transition Area. The area immediately south of the site within the within the City of Broken Arrow is designated as Level 6 Regional Employment/Commercial. The City Regulated and FEMA Floodplain Map dated January 22, 2015 illustrates that a portion of the subject tract is located in the City Regulated Floodplain.
B. Existing Land Use and Growth Designations (Tulsa Comprehensive Plan)

When the new Tulsa Comprehensive Plan was developed and adopted in 2010, the subject tract was designated as an 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.”

An Existing Employment land use designation was assigned to the area subject to the amendment request at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

“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.
C. Proposed Land Use Designation (Tulsa Comprehensive Plan)

The applicant is proposing a Town Center use designation on the subject site.

“Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.”

D. Zoning and Surrounding Uses:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>RM-1/PUD-669</td>
<td>Town Center</td>
<td>Growth</td>
<td>undeveloped &amp; multi-family residential</td>
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<tr>
<td>South</td>
<td>Broken Arrow City Limits - AG &amp; CH</td>
<td>Level 6 - Regional Employment Commercial (Broken Arrow Comprehensive Plan)</td>
<td>NA</td>
<td>Broken Arrow Expressway &amp; commercial/retail</td>
</tr>
<tr>
<td>East</td>
<td>Broken Arrow City Limits - RM/PUD 177, CH/PUD-124, A-CH</td>
<td>Level 3 - Transition Area &amp; Level 6 – Regional Employment Commercial (Broken Arrow Comprehensive Plan)</td>
<td>NA</td>
<td>undeveloped, single-family residential &amp; commercial/retail, multi-family residential in the process of being constructed</td>
</tr>
<tr>
<td>West</td>
<td>AG &amp; CO</td>
<td>Employment</td>
<td>Growth</td>
<td>single family residential &amp; undeveloped</td>
</tr>
</tbody>
</table>

E. Applicant’s Justification:

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

09.02.15 Comprehensive Plan Land Use Map Amendment Request
West of the southwest corner of E 51st St S and S 145th E Ave
1. How conditions on the subject site have changed, as well as those on adjacent properties and immediate area;
2. How changes have impacted the subject site to warrant the proposed amendment; and;
3. How the proposed change will enhance the surrounding area and the City of Tulsa.

The applicant provided the following justification as part of their application:

“How Conditions of the Subject Area and Surrounding Property have changed

The Property is comprised of 74 acres of vacant land. The property is part of a nearly triangular shaped area bounded on the north by East 51st Street, the east by the City of Broken Arrow, and the south and west by the Broken Arrow Expressway and South 129th E Avenue. When the Property was planned as “Employment” by the Comprehensive Plan, this area was undergoing a transition and at that time most of the growth and development in the area would have been more accurately characterized as “Town Center”. During the planning process for the Comprehensive Plan and immediately thereafter, most of the recent activity in both the City of Tulsa and adjacent Broken Arrow resulted in projects being zoned and/or develop for residential use. One such project was recently developed on the north side of E 51st St and another east of the Property in Broken Arrow. The completion of these projects evidence desirability and visibility of the “Town Center” designation in this area.

How those Changes have Impacted the Subject Area to Warrant the Proposed Amendment

The subject area is designated as “Employment” when most of the growth during the planning process for the Comprehensive Plan and immediately thereafter within the area has been more supportive of a land use designation of “Town Center” based on the development of residential projects around the subject property.

How the Proposed Change Will Enhance the Surrounding Area and the City of Tulsa

The request for a “Town Center” planning designation is a further evolution of the Comprehensive Plan, is minor in nature, and will enhance the surrounding area and the City of Tulsa by planning for sufficient densities of mixed use area and related housing to support the services and infrastructure necessary to maintain them.
Additionally, this request near the border of the City of Broken Arrow will provide a more compact development pattern which supports the growth of the area and the City of Tulsa in a more suitable manner. Moreover, a “Town Center” designation in addition to providing employment opportunities also provides for a range of housing options that also support a mix of uses including retail, dining and services resulting in fewer and shorter automobile trips, reducing road maintenance which would also add to the City of Tulsa’s revenue base and reduce the City’s expenses.”

F. Staff Summary:

How conditions on the subject site have changed, as well as those on adjacent properties and immediate area

The 74 acre subject site and the much of the area to the west were designated as Employment when the Comprehensive Plan was adopted in 2010. The subject site is abutted by Town Center, Existing Neighborhood and Employment land use designations on the north. Since 2010 there have been no noted changes in zoning and land use designations in the area surrounding the subject site. Much of the recent development surrounding the subject site appears to be multi-family residential on the north and commercial care sales and a commercial storage facility on the southeast. In addition, east of the subject lot a multi-family residential development is in the early phase of construction.

How changes have Impacted the Subject Area to Warrant the Proposed Amendment

A priority of the Tulsa Comprehensive Plan (p.79) states: “Integrate and balance land uses, so they complement the surrounding area”. The existing land use designation Employment contains office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Employment areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity. The Employment designation may no longer be suitable for the planning area as it appears that much of the recent development in the surrounding area consist of multi-family (high density) residential and commercial/retail.

The proposed Town Center designation on the site would be an extension of the existing Town Center land use designation immediately north of the subject lot. The emerging growth of multi-family residential in the surrounding area stimulates a need for community grocery stores, dining, employment and other amenities within a short drive, walk, or bike ride of these residences.
Town Centers, as stated in the Comprehensive Plan are intended to serve neighborhoods with retail, dining, and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges; a Town Center also may contain offices that employ nearby residents. The Town Center land use designation would be consistent and compatible with the emerging growth of and development patterns of the surrounding area.

How the Proposed Change will enhance the Surrounding Area and the City of Tulsa

In this particular instance attention must be paid to maintaining compatible land use patterns between the City of Tulsa and the City of Broken Arrow abutting the subject lot on the east and southeast. As shown in Figure 1, a Level 6-Regional Employment/Commercial land use designation is assigned to the area immediately east and south on the subject lot within Broken Arrow. There is a small area designated as Level 3 - Transition Area immediately east of the subject lot within Broken Arrow.

The Broken Arrow Comprehensive Plan states the following: “Level 6 – Regional Employment/Commercial represents an opportunity to develop regionally significant and highway oriented-commercial and employment nodes in Broken Arrow. The Level 6 classification is for a mixture of medium to high intensity commercial and employment uses in the vicinity of a major transportation corridor...Typical uses could include large shopping centers, nib box retailers, commercial, automotive, and office/employment centers. Level 3 – Transition Area represents a transition zone from strictly residential development to strictly non-residential development. As such, the primary uses for level 3 are high density residential uses and lower density employment uses. This level of intensity should be located adjacent to an arterial street. The principal uses in this district would be single-family attached (duplexes and townhouses), multi-family apartments, neighborhood offices, and planned office parks.”

The proposed Town Center designation is consistent with the defined Level 6 – Regional Employment/Commercial and Level 3 – Transition Area in its promotion of mixed-used areas that encouragement a mixture of shopping, commercial/employment centers alongside single-family and multi-family residential. The City of Broken Arrow land use recommendations for the areas immediately east and southeast of the subject site appear to be compatible with the proposed Town Center designation.
With such a large tract of land there is a desire to assure proper accessibility, traffic circulation and compatibility with properties abutting the proposed mixed-use development. The Major Street and Highway Plan shown in Figure 2 proposes a collector along the western boundary of the subject site providing a connection between E 51st St S and N Aspen Ave.
The submitted conceptual plan proposes a collector street connecting E 51st St S and N Aspen Ave on the east; the proposed plan also provides a connection from E 51st St S and W Fargo St an existing right-of-way on the southeast.

As shown in Figure 3 development along the eastern border of the subject tracts includes attached single family (e.g., townhouse, duplex) commercial and storage; anticipated development along the western boundary of the site includes multi-family and office/retail. It appears that the proposed land uses on the subject site are compatible with the existing land use and the emerging growth and development patterns of the surrounding area.

![Figure 3 – 51st CPA - 37 Conceptual Master Plan](image)

Source: Conceptual Plan provided by the applicant

Structures constructed within the floodplain will be required to develop per the City's development regulations which are consistent with, the local building code and other adopted regulatory agency codes that govern construction and development in the floodplain.
As stated by the Comprehensive Plan a major goal of the surrounding area, an Area of Growth, is to increase economic activity in the area to benefit existing residents and businesses. The proposed change is likely to stimulate economic activity on the site by promoting development of commercial/retail, dining, employment and other amenities that support and benefit the existing residents and businesses in the area.

STAFF RECOMMENDATION

- Staff recommends Approval of the Town Center designation as submitted by the applicant.
Subject Tract CPA-37

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

Aerial Photo Date: March 2014

0 300 600 Feet
LEGEND

- Broken Arrow Corporate Limits
- Tulsa Corporate Limits

CPA-37
19-14 33

11.12
Land Use Plan Categories

- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Town Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park & Open Space

CPA-37

11.13
Comprehensive Plan Change Application #37
CONCEPTUAL MASTER PLAN
PART OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (NE4) OF SECTION SEVENTEEN (17), TOWNSHIP SEVENTEEN (17), NORTH, RANGE THIRTEEN (13) (NORTH OF THE INDIAN MERIDIAN), AN ADDITION TO THE CITY, TULSA COUNTY, STATE OF OKLAHOMA.

Tanner Consulting LLC
1325 South Lewis Avenue, Tulsa, Oklahoma 74121-8119
PLAT WAIVER

September 2, 2015

PUD 268 D - South of East 93rd Street South, West of South Mingo Road, (CD 7)

The platting requirement is being triggered by a major amendment to PUD 268 D.

Staff provides the following information from TAC for their August 20, 2015 meeting:

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

STREETS: No comment.

SEWER: No comment.

WATER: No comment.

STORMWATER: No comment.

FIRE: No comment.

UTILITIES: No comment.

Staff can recommend 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? X

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? X
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived? X
6. Infrastructure requirements:
   a) Water
      i. Is a main line water extension required? X
ii. Is an internal system or fire line required?  X
iii. Are additional easements required?  X

b) Sanitary Sewer
i. Is a main line extension required?  X
ii. Is an internal system required?  X
iii. Are additional easements required?  X

Storm Sewer
i. Is a P.F.P.I. required?  X
ii. Is an Overland Drainage Easement required?  X
iii. Is on site detention required?  X
iv. Are additional easements required?  X

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

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

a) If yes, was plat recorded for the original P.U.D.

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

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

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

Note: If, after consideration of the above criteria, a plat waiver is granted on unplatted properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office by the applicant.
**Case Number:** CZ-444

**Hearing Date:** September 2, 2015

### Owner and Applicant Information:
- **Applicant:** CFS Properties LLC/ Harlan Van Wyhe
- **Property Owner:** Kenneth Allen West Trust

### Location Map:
(Shown with County Commission Districts)

### Applicant Proposal:
- **Present Use:** Vacant
- **Proposed Use:** Mini-storage
- **Concept summary:** Rezone to CG to permit a mini-storage facility
- **Tract Size:** 14.74 ± acres
  - 642077.03 ± sq. ft
- **Location:** Northwest corner of N. Yale Ave. and E. 96th St. N.

### Zoning:
- **Existing Zoning:** AG
- **Proposed Zoning:** CG

### Comprehensive Plan:
- **Land Use Map:** Corridor (North Tulsa County Comprehensive Plan)
- **Stability and Growth Map:** n/a

### Staff Recommendation:
- **Staff recommends denial of CG zoning**
- **Staff recommends approval of CS zoning**

### Staff Data:
- **TRS:** 1316
- **CZM:** 10
- **Atlas:** 0

### County Commission District:
- **1**
- **Commissioner Name:** John Smaligo
SECTION I: CZ-444

DEVELOPMENT CONCEPT:

The applicant has requested CG zoning to allow for a mini-storage facility.

EXHIBITS:

INCOG Case map
INCOG Aerial
Applicant Exhibits:
Site Plan

DETAILED STAFF RECOMMENDATION:

The requested CG zoning is not compatible with the existing surrounding zoning. CS zoning, however does exist nearby and would be more consistent with the surrounding uses and intensities. The uses allowed by right in the CS zone are less intense than those allowed in the CG zone.

With CS zoning, the applicant would be required to receive Special Exception approval from the County Board of Adjustment in order for mini-storage to be allowed.

Staff recommends denial of CZ-444 request to rezone property from AG to CG and approval to rezone property from AG to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary:

No current comprehensive plan contains a designation for CZ-444 however it is designated as Corridor in the North Tulsa County Comprehensive Plan 1980-2000.

Corridors are defined as specific areas located along expressways and are to contain major employment and region serving functions in concert with a relatively high residential use.
Transportation Vision:

Major Street and Highway Plan: North Yale Avenue and East 96th Street North are both designated as secondary arterials.

Trail System Master Plan Considerations: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is located on East 96th Street North between Highway 75 and North Yale Avenue. The site is currently vacant farmland.
Environmental Considerations: None

Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tbody>
<tr>
<td>North Yale Avenue</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
<td>2</td>
</tr>
<tr>
<td>East 96th Street North</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
<td>2</td>
</tr>
</tbody>
</table>

Utilities:

The subject tract has municipal water. A state approved septic system is anticipated for this site.

Surrounding Properties: The subject tract is abutted on the east by single-family residences, zoned AG; on the north by farmland, zoned AG; on the south by vacant land, zoned AG; and on the west by Highway 75, zoned AG.

SECTION III: Relevant Zoning History

ZONING RESOLUTION: Resolution number 98254 dated September 15, 1980, established zoning for the subject property.

Subject Property:

No relevant history.

Surrounding Property:

CZ-357/ PUD-715 July 2005: All concurred in approval of a request for rezoning a 9.6+ acre tract of land from AG to RE/CS and a proposed Planned Unit Development for mechanical and plumbing business and single-family use, on property located west of the southwest corner East 96th Street North and Highway 75 North.

CBOA-1841 April 17, 2001: The Board of Adjustment approved a Special Exception to permit a mini-storage in a CS district; and a Special Exception to permit a dwelling unit in a CS district to provide security for the mini-storage, with condition to provide low intensity lighting and away from residential area, on property located on the northwest corner of East 96th Street North and Highway 75 North, also known as 4335 E. 96th St. N.

CZ-276 December 2000: A request to rezone a 31+ acre tract from AG to CS was withdrawn by the applicant prior to public hearing, on property located on the southeast corner of East 96th Street North and High 75 North.

CZ-264 May 2000: A request was made to rezone a 3.8+ acre tract from RS to CS, for a mini-storage facility, on property located on the northwest corner of East 96th Street North and Highway 75 North. TMAPC recommended approval of CS zoning on south 150' of the tract and denial of the balance.
CZ-205 August 1993: All concurred in approval of a request to rezone a 4+ acre tract from CS to RS for residential development, on property located on the northwest corner of East 96th Street North and Highway 75 North.

CBOA-560 June 18, 1985: The Board of Adjustment approved a Special Exception to permit church use; subject to plat and stipulating ingress and egress to the property and returning to the Board with a plot plan showing location of proposed building, septic system and parking area; and a Variance of the all-weather material for a parking surface to be gravel; for a time limit of one year, on property located on the southwest corner of 96th St. N. and Highway 75.

CZ-56 August 1982: A request to rezone a 60+ acre tract located in the northwest corner of East 96th Street North and U. S. Highway 75 North and including the north half of the subject tract, from RE and CS to RMH was filed. The applicant amended the request by re-advertising for a change from RE and CS to RS. All concurred in approval of the requested RS zoning, leaving the CS portion of the tract.

CZ-29 August 1981: A request to rezone 60+ acres from RE to CG and RMH on property located north and west of East 96th Street North and U. S. Highway 75 North. All concurred in approval of rezoning the 10 acres at the immediate intersection on the southeast corner of the tract to CS and denial of the balance.

CZ-7 February 1981: All concurred in denial of a request for rezoning a 5+ acre tract of land from RE to IM for a concrete ready mix plant, on property located on the northwest corner of 96th St. N. and Highway 75 North.

9/2/2015 1:30 PM
**Case Report Prepared by:**
Jay Hoyt

**Owner and Applicant Information:**
*Applicant:* Tulsa Habitat For Humanity, Inc  
*Property Owner:* TULSA HABITAT FOR HUMANITY INC

**Applicant Proposal:**
*Present Use:* Vacant  
*Proposed Use:* Single-family residential  
*Concept summary:* Rezone to RM-1 to permit 6 single-family dwellings  
*Tract Size:* 0.91 ± acres  
39713.81 ± sq. ft  
*Location:* Southwest corner of N. Quincy Ave. and E. Latimer St.

**Zoning:**
*Existing Zoning:* CH  
*Proposed Zoning:* RM-1

**Comprehensive Plan:**
*Land Use Map:* Downtown Neighborhood  
*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**
Staff recommends approval.

**Staff Data:**
*TRS:* 0331  
*CZM:* 29  
*Atlas:* 78

**City Council District:** 1  
*Councilor Name:* Jack Henderson  
**County Commission District:** 1  
*Commissioner Name:* John Smaligo

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REVISED 8/26/2015
SECTION I: Z-7312

DEVELOPMENT CONCEPT:

The applicant is proposing to rezone a property that is currently in CH zone to RM-1 zone. The applicant proposes to construct 6 single-family houses at this location.

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:

DETAILED STAFF RECOMMENDATION:

Z-7312 requesting RM-1 (Residential Multifamily) as identified in the Tulsa Zoning Code is consistent with the vision identified in the Comprehensive Plan; and

RM-1 zoning is harmonious with existing surrounding property; and

RM-1 zoning is consistent with the expected future development pattern of the proximate properties; therefore

Staff recommends APPROVAL of Z-7312 for the rezoning from CH to RM-1

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Z-7312 is included in Downtown Neighborhood and an Area of Growth. The rezoning request will complement the vision identified. The RM-1 zoning designation will provide the opportunity for neighborhood development and allow density to match the long term vision for the area.

Land Use Vision:

Land Use Plan map designation: Downtown Neighborhood

Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.
Areas of Stability and Growth designation: Area of Growth

The purpose of an Area 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 in 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: Residential Collector

Residential collector streets strengthen neighborhood cohesion, promote alternative transportation, calm traffic and connect recreational destinations. They typically can be applied in two instances: in new residential neighborhoods or as retrofits in existing residential or downtown streets that may be wide, but not provide sufficient parking, bicycle and pedestrian accommodations or traffic calming measures.

In both cases residential collector streets tend to be more pedestrian oriented than commuter streets, giving higher priority to landscaped medians, tree lawns, sidewalks, on-street parking and bicycle lanes than to the number of travel lanes.

Residential collector streets consist of two to four travel lanes and place a much higher priority on pedestrian and bicycle accessibility than on auto mobility.

Trail System Master Plan Considerations: None

Small Area Plan: Crutchfield Neighborhood

Staff Summary: Rezoning the site from CH to RM-1 is consistent with the vision of the Crutchfield Neighborhood Small Plan adopted by City Council in July 2004.
Rezone request from CH to RM-1

The Crutchfield Neighborhood

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is primarily vacant with a portion being used for parking trucks for a local moving company.

Environmental Considerations: No known environmental considerations that would affect the redevelopment opportunity for this site.

Streets:

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<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
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<tr>
<td>North Quincy Avenue</td>
<td>No Designation</td>
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<td>2</td>
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<tr>
<td>East Latimer Place</td>
<td>Residential Collector</td>
<td>60 feet</td>
<td>2</td>
</tr>
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</table>

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by single family-residences, zoned RM-1; on the north by a disused industrial site, zoned IM; on the south by a moving company, zoned CH; and on the west by single-family residences, zoned CH.
SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 18520 dated July 27, 1995, established zoning for the subject property.

Subject Property:

Z-6492 July 1995: All concurred in approval of a request for rezoning a 1.44+ acre tract of land from OL to CH for a moving company use, on property located on the southwest corner of E. Latimer St. N. and N. Quincy Ave.

Surrounding Property:

BOA-20188 January 24, 2006: The Board of Adjustment approved a Special Exception to permit a community center (Use Unit 5) (Section 401); a Variance of 35 ft building height to 45 ft; and a Variance of structure height to 50 ft for ropes course structures in an RM-1 district, on property located south of the southeast corner of N. Peoria Ave. and E. Latimer St., also known as 1006 North Quaker Avenue.

BOA-18526 October 12, 1999: The Board of Adjustment approved a Special Exception to allow for one single-family dwelling per lot in a CH district, the houses must meet the RS-4 yard requirements, on property located at south of the southeast corner of E. Latimer St. and N. Quaker Ave.

9/2/2015 1:30 PM
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: March 2014
SUBJECT TRACT LAND USE PLAN
DOWNTOWN NEIGHBORHOOD

Land Use Plan Categories
- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park & Open Space

Z-7312
20-13 31
Dwayne,
Thank you for the follow-up. Very much appreciated.
I will coordinate the handling of the easement with my client and with Randy. We will update drawings to indicate the easement, but not as a part of the PUD. I'll also ask Randy to get you street elevations of the proposed masonry wall to the south and east boundaries of the PUD site. This will confirm that we are requesting a continuance to the 9-16-2015 hearing date. I'll also send you a separate confirmation of the same.
Let me know if you have questions or comments. Thanks again.
All the best,
Mike Joyce

Sent from my iPhone
Case Number: PUD-128-I
(Related to Z-7314 to rezone from RM-2/RS-4/PUD 128-H to AG)

Hearing Date: September 2, 2015

Case Report Prepared by:
Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Tulsa City Council
Property Owner: TULSA PUBLIC FACILITIES

Location Map:
(shown with City Council Districts)

Applicant Proposal:
Present Use: Helmerich park/playground and open space

Proposed Use: None

Concept summary: PUD 128-E was approved in 1987 and is no longer relevant to the vision and anticipated development pattern for this property. This amendment request will abandoned a portion of the PUD. A concurrent rezoning request has been submitted to change the underlying zoning from RM-2 and RS-4 to AG.

Tract Size: 54.98 ± acres

Location: South of southwest corner of S. Riverside Dr. and East 71st Street South.

Zoning:
Existing Zoning: RS-4/ RM-2/ PUD-128E

Proposed Zoning: AG/ PUD-128-I

Comprehensive Plan:
Land Use Map: Park and Open Space

Stability and Growth Map: Area of Stability

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 8307
CZM: 52, 51
Atlas: 1139/ 1278/ 1425

City Council District: 2
Councilor Name: Jeannie Cue

County Commission District: 2
Commissioner Name: Karen Keith
SECTION I: PUD-128-I

DEVELOPMENT CONCEPT:

PUD 128-E was originally a 92 acre site that was approved in 1987 for a large office, commercial, multifamily mixed use project and divided into eight development areas.

Development Area A: Office and Retail
Development Area B: Office
Development Area C and D: Office and Retail
Development Area E: Office
Development Area F&G: Multi family with accessory commercial
Development Area H: Open Space

In summary the original PUD permits more than 1,900,000 square feet of office space, approximately 85,000 square feet of retail commercial development and 552 multi-family dwelling units. The multi family area was limited to Areas F and G which has been combined to a single development area with a minor amendment PUD-128-E-1 in 1994.

Two additional minor amendments PUD-128-E-2 (1994) and PUD-128-E-3(1995) were approved regarding signage in the combined development areas F and G where the apartments are now located.

Minor amendment PUD-128-E-4 (1997) was approved to allow a public park and related facilities on 67.29 acres in Development Areas A, B, C, D, E and H. Development Area F/G was excluded from that use.

Abandonment of PUD 128-E Development Areas C, D, E and H will not have an effect on the previous approvals except the existing Helmerich Park which will become a legally non-conforming use.

Development Areas A and B on the north side of the project were approved 2015 and are excluded from this abandonment request.

The area that is included in the abandonment request includes a 55 acre +/- tract that includes a portion of PUD 128-E including Development areas currently known as Development Areas C, D, E and H.

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

DETAILED STAFF RECOMMENDATION:

The existing PUD 128-E as defined in development areas C,D,E is not consistent with the Tulsa Comprehensive Plan and is not consistent with the expected development pattern for the site; and
Abandonment of a portion of PUD 128-E will allow redevelopment possibilities that may be consistent with the Tulsa Comprehensive Plan and will require that all redevelopment approvals will be routed through the City Council except where special exceptions may allow some uses through the Board of Adjustment; and

Abandonment of a portion of PUD 128-E is non injurious to the surrounding properties; and

Abandonment of a portion of PUD 128-E will remove the park approval for Helmerich Park near Riverside on the north side of the existing apartment project leaving the site as a legally non conforming use. Staff recommends a follow up with the City of Tulsa Board of Adjustment to request a special exception for Use Unit 5 requesting approval for the park use on the remainder of the 55 acre tract that will be abandoned with PUD 128-I.

Staff recommends Approval of PUD-128-I which will abandon development areas C, D, E and H within PUD 128-E.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The abandonment of the existing PUD is supported by the Tulsa Comprehensive plan. The Tulsa Comprehensive Plan currently illustrates this area as an area of stability and a Park and Open Space area.

Land Use Vision: Park and Open Space

This building block designates Tulsa’s park and open space assets. These are areas to be protected and promoted through the targeted investments, public-private partnerships, and policy changes identified in the Parks, Trails, and Open Space chapter. Zoning and other enforcement mechanisms will assure that recommendations are implemented. No park and/or open space exist alone: they should be understood as forming a network, connected by green infrastructure, a transportation system, and a trail system. Parks and open space should be connected with nearby institutions, such as schools or hospitals, if possible.

This designation includes neighborhood-serving parks, golf courses, and other public recreation areas. Amenities at these park facilities can include playgrounds, pools, nature trails, ball fields, and recreation centers. With the exception of private golf establishments, these areas are meant to be publically used and widely accessible, and infrastructure investments should ensure as much. Local parks are typically surrounded by existing neighborhoods and are designated areas of stability.

Destination and cultural parks

These areas include Turkey Mountain Urban Wilderness Area, Woodward Park, RiverParks, the Gathering Place, Mohawk Park & Zoo, LaFortune Park and similar places. These parks offer a range of amenities over a large, contiguous area. Amenities at these parks include not only outdoor facilities, but also events spaces, museums, club houses, zoos, and park-complementing retail and service establishments which do not egregiously encroach into protected natural areas. These parks draw visitors from around the metro area, and have the highest tourism potential. Ensuring public access (and appropriate infrastructure investments) is a major facet of planning for these establishments. Destination and cultural parks are large scale, dynamic parks that draw residents and visitors from the region and may be designated as an area of growth.
Local parks
This designation includes neighborhood-serving parks, golf courses, and other public recreation areas. Amenities at these park facilities can include playgrounds, pools, nature trails, ball fields, and recreation centers. With the exception of private golf establishments, these areas are meant to be publicly used and widely accessible, and infrastructure investments should ensure as much. Local parks are typically surrounded by existing neighborhoods and are designated areas of stability.

Open space
Open spaces are the protected areas where development is inappropriate, and where the natural character of the environment improves the quality of life for city residents. These include environmentally sensitive areas (e.g., floodplains or steep contours) where construction and utility service would have negative effect on the city's natural systems. Open space tends to have limited access points, and is not used for recreation purposes. Development in environmentally sensitive areas is uncharacteristic and rare, and should only occur following extensive study which shows that development will have no demonstrably negative effect. Open space also includes cemeteries, hazardous waste sites, and other similar areas without development and where future land development and utility service is inappropriate. Parcels in the city meeting this description of open space are designated as areas of stability.

Areas of Stability and Growth designation: Area of Stability

The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision:

Major Street and Highway Plan: Parkway / Multi Modal corridor

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

Trail System Master Plan Considerations:
The existing trail will is an integral part of the trail system along the banks of the Arkansas River. Abandonment of the PUD will allow future redevelopment considerations that were not part of the considerations in the 1980's. Future development will be encouraged and can provide an opportunity to integrate stronger design components that consider the river, the trail system and the transportation system into any redevelopment plan.

**Small Area Plan:** None

**Special District Considerations:** Arkansas River Corridor

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

*Staff Summary: Open Space*

**Environmental Considerations:** None that would affect redevelopment opportunities.

**Streets:**

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<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
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<td>Riverside Parkway</td>
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**Utilities:**

The subject tract has municipal water and sewer available.

**Surrounding Properties:** The subject tract is abutted on the east by Riverside Parkway, east of the Parkway a wide mix of commercial, office, medical, community services and residential properties zoned CS, OL, RS-2, RS-4, OM and RM-1; on the north by a commercial development in development area A and B that will remain in PUD 128-E, zoned RM-2, CS and OMH; on the south by an apartment project in development area F/G of 128-E, zoned RM-2; and on the west by the Arkansas River.

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 17523 dated June 27, 1991 (RS-4), and 16898 dated October 2, 1987 (PUD-128-E), and 16521 dated December 23, 1985 (RM-2), and 15154 dated October 6, 1981 (RM-2), and 12614 dated October 18, 1972 (RM-2) established zoning for the subject property.

**Subject Property:**

**Z-6313 June 1991:** All concurred in approval of a request for rezoning a 5.25± acre tract of land from RS-2 to RS-4, for single-family use, on property located north of the northeast corner of E. 75th Pl. and S. Quincy Ave.

**PUD-128-E September 1987:** All concurred in approval for a Major Amendment to PUD-128-D to reallocate floor area, revise development areas, and redistribute uses; uses including office and retail, office, multifamily with accessory commercial and open space. On a 96± acre tract located on the southwest corner of East 71st Street and Riverside Parkway.
Z-6079/ PUD-128-D December 1985: All concurred in approval of a request for rezoning a 91+ acre tract of land from AG/ RM-2/ FD to RM-1/ OMH/ CS and a Major Amendment to PUD to add property and to redefine Development Areas and Development standards, on property located on the southwest corner of E. 71st St. and the proposed Riverside Parkway.

PUD-128-A December 1979: All concurred in approval of a proposed Major Amendment to PUD on a 160+ acre tract of land to exclude 6+ acres and reallocate the permitted residential densities on property located south of 71st St. and west of Joe Creak Channel.

Z-5598 October 1981: All concurred in approval of a request for rezoning a tract of land from AG to RM-2 on property located on the southeast corner of East 75th Place and Riverside Drive and is also a part of the subject property.

PUD-128 October 1972: All concurred in approval of a proposed PUD allowing a total of 4,441 residential units on a 278+ acre tract located between Lewis Avenue and the Arkansas River and between 71st Street and 81st Street.

Z-4245 October 1972: All concurred in approval of a request for rezoning a 348+ acre tract of land from AG to RS-3/ RM-1/ RM-2 on property located between 71st St. to 81st St. and from Lewis Ave. to the east boundary of the Arkansas River and a part of the subject property.

Surrounding Property:

PUD-128-E-5 May 20, 2015: All concurred in approval of a proposed Minor Amendment to PUD on a 36+ acre tract of land to reallocate floor area within Development Areas A, B and C; amend Development area boundaries between A and B and to amend the standards in A, B and C, subject to the detail site plan returning to TMAPC for approval, and that transparency is greater than 15% along the River/Trail sides of the building in the north 75 ft. of the west wall, and subject to the three amendments submitted by Mr. Reynolds (Exhibit B-1) on property located on the southwest corner of E. 71st St. and Riverside Drive.

9/2/2015 1:30 PM
SUBJECT TRACT
LAND USE PLAN:
PARK & OPEN SPACE
Growth and Stability

- Area of Growth
- Area of Stability

PUD-128-I ABANDONMENT

18-12-12 & 18-13-07
To: Tulsa City Councilors
From: Susan Miller, AICP
cc: Janine VanValkenburgh, City Attorney's Office
Date: July 6, 2015
Re: City Council direction to Planning Commission to hold a public hearing of a proposed map amendment

At the June 18 City Council Urban and Economic Development Committee meeting, the Council asked that TMAPC staff coordinate with Council staff to place an item on a future agenda to address the rezoning of a 54.98 acre property as described by the attached legal description and map. The property that is the subject of this request comprises the majority of Helmerich Park. The remainder of the park (approximately 12 acres at the southwest corner of 71st and Riverside) is planned for commercial development in accordance with a recently approved minor amendment to PUD-128-E (PUD-128-E-5).

The Council discussed the desire to initiate a rezoning request to abandon PUD-128-E on the remainder of Helmerich Park (south of PUD-128-E-5) and rezone from RM-2 to AG.

Section 1703.B of the City of Tulsa Zoning Code outlines the process by which map amendments are initiated by Planning Commission/City Council: "In any instance, the Planning Commission, upon its own motion may, or on the written request of any person may, or at the direction of the City Council shall, hold a public hearing, giving notice thereof, of a proposed map amendment. After holding the public hearing, the Planning Commission shall within 15 days transmit its report and recommendation to the City Council."

For the Council to put this request in action, a motion would need to be made to direct Planning Commission to hold a public hearing to consider abandonment of PUD 128-E and rezoning from RM-2 to AG on the subject property.
Case Report Prepared by: Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Tulsa City Council
Property Owner: TULSA PUBLIC FACILITIES

Applicant Proposal:
Present Use: Helmerich park/playground and open space
Proposed Use: None

Concept summary: This rezoning request is in conjunction with PUD 128-I which will vacate a portion of PUD 128-E. The PUD was approved in 1987 and is no longer relevant to the vision and anticipated development pattern for this property. Rezone from multifamily zoning (RM-2) and single family zoning (RS-4) to AG.

Tract Size: 54.98 + acres
Location: South of southwest corner of S. Riverside Dr. and E. 71st St.

Zoning:
Existing Zoning: RS-4/ RM-2/ PUD-128E
Proposed Zoning: AG/ PUD-128-I

Comprehensive Plan:
Land Use Map: Park and Open Space
Stability and Growth Map: Area of Stability

Staff Recommendation:
Staff recommends approval.

City Council District: 2
Councilor Name: Jeannie Cue

County Commission District: 2
Commissioner Name: Karen Keith
SECTION I: Z-7314

DEVELOPMENT CONCEPT:

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

DETAILED STAFF RECOMMENDATION:

The existing PUD 128-E and its underlying residential zoning as defined in development areas C,D,E is not consistent with the Tulsa Comprehensive Plan; and

The existing PUD 128-E with RS-4 and RM-2 single family zoning is not consistent with the expected development pattern for the site; and

Rezoning request from RS-4 and RM-2 to AG in conjunction with the abandonment of PUD 128-E will allow redevelopment possibilities that may be consistent with the Tulsa Comprehensive Plan; and

Rezoning request from RS-4 and RM-2 to AG in conjunction with the abandonment of PUD 128-E is non injurious to the surrounding properties; and

Abandonment of PUD 128-I will remove the park approval for Helmerich Park near Riverside on the north side of the existing apartment project leaving the site as a legally non conforming use. Staff recommends a follow up with the City of Tulsa Board of Adjustment to request a special exception for Use Unit 5 requesting approval for the park use on the remainder of the 55 acre tract that will be abandoned with PUD 128-I; therefore

Staff recommends Approval of Z-7314 to rezone property from RM-2, RS-4/ to AG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The abandonment of the existing PUD is supported by the Tulsa Comprehensive plan. The Tulsa Comprehensive Plan currently illustrates this area as an area of stability and a Park and Open Space area.

Land Use Vision: Park and Open Space

This building block designates Tulsa's park and open space assets. These are areas to be protected and promoted through the targeted investments, public-private partnerships, and policy changes identified in the Parks, Trails, and Open Space chapter. Zoning and other enforcement mechanisms will assure that recommendations are implemented. No park and/or open space exist alone: they should be understood as forming a network, connected by green infrastructure, a transportation system, and a trail system. Parks and open space should be connected with nearby institutions, such as schools or hospitals, if possible.
This designation includes neighborhood-serving parks, golf courses, and other public recreation areas. Amenities at these park facilities can include playgrounds, pools, nature trails, ball fields, and recreation centers. With the exception of private golf establishments, these areas are meant to be publically used and widely accessible, and infrastructure investments should ensure as much. Local parks are typically surrounded by existing neighborhoods and are designated areas of stability.

Destination and cultural parks:
These areas include Turkey Mountain Urban Wilderness Area, Woodward Park, RiverParks, the Gathering Place, Mohawk Park & Zoo, LaFortune Park and similar places. These parks offer a range of amenities over a large, contiguous area. Amenities at these parks include not only outdoor facilities, but also events spaces, museums, club houses, zoos, and park-complementing retail and service establishments which do not egregiously encroach into protected natural areas. These parks draw visitors from around the metro area, and have the highest tourism potential. Ensuring public access (and appropriate infrastructure investments) is a major facet of planning for these establishments. Destination and cultural parks are large scale, dynamic parks that draw residents and visitors from the region and may be designated as an area of growth.

Local parks
This designation includes neighborhood-serving parks, golf courses, and other public recreation areas. Amenities at these park facilities can include playgrounds, pools, nature trails, ball fields, and recreation centers. With the exception of private golf establishments, these areas are meant to be publically used and widely accessible, and infrastructure investments should ensure as much. Local parks are typically surrounded by existing neighborhoods and are designated areas of stability.

Open space:
Open spaces are the protected areas where development is inappropriate, and where the natural character of the environment improves the quality of life for city residents. These include environmentally sensitive areas (e.g., floodplains or steep contours) where construction and utility service would have negative effect on the city's natural systems. Open space tends to have limited access points, and is not used for recreation purposes. Development in environmentally sensitive areas is uncharacteristic and rare, and should only occur following extensive study which shows that development will have no demonstrably negative effect. Open space also includes cemeteries, hazardous waste sites, and other similar areas without development and where future land development and utility service is inappropriate. Parcels in the city meeting this description of open space are designated as areas of stability.

Areas of Stability and Growth designation: Area of Stability
The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision:
Major Street and Highway Plan: Parkway / Multi Modal corridor

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

Trail System Master Plan Considerations:
The existing trail will is an integral part of the trail system along the banks of the Arkansas River. Abandonment of the PUD and rezoning will allow future redevelopment considerations that were not part of the considerations in the 1980's approval process. Future development will be encouraged and can provide an opportunity to integrate stronger design components that consider the river, the trail system and the transportation system into any redevelopment plan.

Small Area Plan: None

Special District Considerations: Arkansas River Corridor master plan illustrates this area as a Park. Rezoning to AG and abandoning the PUD will not adversely impact the vision identified in the Arkansas River Corridor plan.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Open Space

Environmental Considerations: None that would affect redevelopment opportunities.

Streets:

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<th>MSHP R/W</th>
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<td>Riverside Parkway</td>
<td>Parkway</td>
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Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by Riverside Parkway, east of the Parkway a wide mix of commercial, office, medical, community services and residential properties zoned CS, OL, RS-2, RS-4, OM and RM-1; on the north by a commercial development in development
area A and B that will remain in PUD 128-E, zoned RM-2, CS and OMH; on the south by an apartment project in development area F/G of 128-E, zoned RM-2; and on the west by the Arkansas River.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 17523 dated June 27, 1991 (RS-4), and 16898 dated October 2, 1987 (PUD-128-E), and 16521 dated December 23, 1985 (RM-2), and 15154 dated October 6, 1981 (RM-2), and 12614 dated October 18, 1972 (RM-2) established zoning for the subject property.

Subject Property:

Z-6313 June 1991: All concurred in approval of a request for rezoning a 5.25+ acre tract of land from RS-2 to RS-4, for single-family use, on property located north of the northeast corner of E. 75th Pl. and S. Quincy Ave.

PUD-128-E September 1987: All concurred in approval for a Major Amendment to PUD-128-D to reallocate floor area, revise development areas, and redistribute uses; uses including office and retail, office, multifamily with accessory commercial and open space. On a 96+ acre tract located on the southwest corner of East 71st Street and Riverside Parkway.

Z-6079/ PUD-128-D December 1985: All concurred in approval of a request for rezoning a 91+ acre tract of land from AG/ RM-2/ FD to RM-1/ OMH/ CS and a Major Amendment to PUD to add property and to redefine Development Areas and Development standards, on property located on the southwest corner of E. 71st St. and the proposed Riverside Parkway.

PUD-128-A December 1979: All concurred in approval of a proposed Major Amendment to PUD on a 160+ acre tract of land to exclude 6+ acres and reallocate the permitted residential densities on property located south of 71st St. and west of Joe Creak Channel.

Z-5598 October 1981: All concurred in approval of a request for rezoning a tract of land from AG to RM-2 on property located on the southeast corner of East 75th Place and Riverside Drive and is also a part of the subject property.

PUD-128 October 1972: All concurred in approval of a proposed PUD allowing a total of 4,441 residential units on a 278+ acre tract located between Lewis Avenue and the Arkansas River and between 71st Street and 81st Street.

Z-4245 October 1972: All concurred in approval of a request for rezoning a 348+ acre tract of land from AG to RS-3/ RM-1/ RM-2 on property located between 71st St. to 81st St. and from Lewis Ave. to the east boundary of the Arkansas River and a part of the subject property.

Surrounding Property:

PUD-128-E-5 May 20, 2015: All concurred in approval of a proposed Minor Amendment to PUD on a 36+ acre tract of land to reallocate floor area within Development Areas A, B and C; amend Development area boundaries between A and B and to amend the standards in A, B and C, subject to the detail site plan returning to TMAPC for approval, and that transparency is greater than 15% along the River/Trail sides of the building in the north 75 ft. of the west wall, and subject to the three amendments submitted by Mr. Reynolds (Exhibit B-1) on property located on the southwest corner of E. 71st St. and Riverside Drive.
54.98 Acre Tract
Z-7314
18-12 12 & 18-13 07

Growth and Stability
- Blue: Area of Growth
- Yellow: Area of Stability

SUBJECT TRACT
LEgal description: Helmerich Park, July 6, 2015

A part of section seven (7), township eighteen (18) north, range thirteen (13) east of the Indian base and meridian and a part of section twelve (12), township eighteen (18) north, range twelve (12) east of the Indian base and meridian, city of Tulsa, Tulsa county, state of Oklahoma, according to the U.S. government survey thereof, being more particularly described as follows, to-wit:

Commencing at the northeast corner of said section 12; thence north 89°58'40" west along the north line of said section 12, a distance of 63.51 feet to a point; thence south 0°01'20" west perpendicular to said north line, a distance of 75.00 feet to a point on the west right-of-way of the Riverside Parkway, said point being the point of beginning.

Thence south 9°27'33" east along said right-of-way, a distance of 914.16 feet to a point; thence continuing along said right-of-way on a curve to the left having a central angle of 29° 20' 00", a radius of 1,348.24 feet, for an arc distance of 690.25 feet to a point; thence along a curve to the right having a central angle of 1° 01' 18", a radius of 44,789.56 feet, for an arc distance of 798.66 feet to a point; thence continuing along said right-of-way south 37° 46' 15" east a distance of 924.29 feet to a point; thence south 52° 13' 45" W, a distance of 798.66 feet to a point; thence south 37° 46' 15" east, a distance of 550.00 feet to a point; thence north 52° 13' 45" east, a distance of 162.06 feet to a point; thence south 37° 46' 15" east, a distance of 248.40 feet to a point; thence south 82° 46' 15" east, a distance of 242.68.00 feet to a point; thence north 52° 13' 45" east, a distance of 465.00 feet to a point on the west right-of-way of Riverside Parkway; thence continuing south 37° 46' 15" east along said right-of-way, a distance of 53.88 feet to a point on the northerly line of block 20, "Kensington" an addition to the city of Tulsa, Tulsa county, Oklahoma, according to the official recorded plat thereof; thence south 41° 06' 06" west along said northerly line of block 20, a distance of 359.52 feet to a point; thence along a curve to the right having a central angle of 69° 00' 00", a radius of 521.28 feet, for an arc distance of 627.77 feet to a point; thence north 69°53' 54" West a distance of 157.40 feet to a point; thence along a curve to the right having a central angle of 43° 30' 00", a radius of 1,100 feet, for an arc distance of 835.14 feet to a point; thence north 26° 23' 54" west a distance of 1,157.22 feet to a point; thence along a curve to the right having a central angle of 13° 49' 13", a radius of 599.98 feet, for an arc distance of 144.72 feet to a point; thence north 12° 34' 41" West a distance of 2,376.43 feet to a point, said point being 125.00 feet south and perpendicular to the north line of said section 12; thence south 89° 58' 40" east parallel to said north line, a distance of 149.05 feet to a point; thence north 19° 17' 04" west a distance of 52.98 feet to a point; thence south 89° 58' 40" east parallel to said north line of section 12, a distance of 370.21 feet to the point of beginning.

Less and except a tract of land containing 12.3131 acres (PUD 128-E-5 minor amendment) described as follows:

Commencing at the northeast corner of said section 12; thence north 89°58'40" west along the north line of said section 12, a distance of 63.51 feet to a point; thence south 0°01'20" west perpendicular to said north line, a distance of 75.00 feet to a point on the west right-of-way of the Riverside Parkway, said point being the point of beginning.

Thence south 9°27'33" east along said right-of-way, a distance of 914.16 feet to a point; thence continuing along said right-of-way on a curve to the left having a central angle of 08°13'31", a radius of 1,348.24 feet, for an arc distance of 193.55 feet with a chord bearing of south 13°34'19" east for a chord distance of 193.39 feet to a point; thence south 80°32'27" west a distance of 454.86 feet to a point; thence north 12°34'41" west a distance of 1142.07 feet to a point, said point being 125.00 feet south and perpendicular to the north line of said section 12; thence south 89°58'40" east parallel to said north line, a distance of 149.05 feet to a point; thence north 19°17'04" west a distance of 52.98 feet to a point; thence south 89°58'40" east parallel to said north line of section 12, a distance of 370.21 feet to the point of beginning.

The above described tract of land contains 2,341,048 square feet or 54.98 acres, more or less.
To: Tulsa City Councilors  
From: Susan Miller, AlCP  
cc: Janine VanValkenburgh, City Attorney’s Office  
Date: July 6, 2015  
Re: City Council direction to Planning Commission to hold a public hearing of a proposed map amendment

At the June 18 City Council Urban and Economic Development Committee meeting, the Council asked that TMAPC staff coordinate with Council staff to place an item on a future agenda to address the rezoning of a 54.98 acre property as described by the attached legal description and map. The property that is the subject of this request comprises the majority of Helmerich Park. The remainder of the park (approximately 12 acres at the southwest corner of 71st and Riverside) is planned for commercial development in accordance with a recently approved minor amendment to PUD-128-E (PUD-128-E-5).

The Council discussed the desire to initiate a rezoning request to abandon PUD-128-E on the remainder of Helmerich Park (south of PUD-128-E-5) and rezone from RM-2 to AG.

Section 1703.B of the City of Tulsa Zoning Code outlines the process by which map amendments are initiated by Planning Commission/City Council: “In any instance, the Planning Commission, upon its own motion may, or on the written request of any person may, or at the direction of the City Council shall, hold a public hearing, giving notice thereof, of a proposed map amendment. After holding the public hearing, the Planning Commission shall within 15 days transmit its report and recommendation to the City Council.”

For the Council to put this request in action, a motion would need to be made to direct Planning Commission to hold a public hearing to consider abandonment of PUD 128-E and rezone from RM-2 to AG on the subject property.
Case Report Prepared by:
Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Lou Reynolds
Property Owner: Phil Burns

Applicant Proposal:
Present Use: Vacant
Proposed Use: Indoor Auto Collection

Concept summary:
Rezone residential property with a PUD overlay to allow an indoor auto collection and provide design standards to integrate this site into a Mixed Use Corridor.

Tract Size: 0.34 ± acres

Location: East of the southeast corner of S. Harvard Ave. and E. 27th St. S.

Staff Recommendation:
Staff recommends approval but only in conjunction with PUD 841.
In the event that PUD 841 is ever abandoned CG zoning should also be revised to meet the existing conditions and the comprehensive plan at that time. CG zoning is not currently appropriate at this location and can be supported only in conjunction with this PUD.

City Council District: 9
Councilor Name: G.T. Bynum
County Commission District: 2
Commissioner Name: Karen Keith
SECTION I: Z-7313

DEVELOPMENT CONCEPT:

The requested CG zoning is only appropriate with the associated Planned Unit Development No. 841 ("PUD 841") and is limited to permit a private automobile collection to be stored indoors.

The Project is located east of the intersection of South Harvard Avenue and East 27th Street. The building will be designed to accommodate a private automobile collection and will include a small office, restroom and storage area, while blending into the residential neighborhood to the east. The building will be designed with a rural residential theme with barnlike garage doors and dormer windows on its north face. There will be no vehicular entrances on the south, east or west sides of the building.

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:
  - Reference Applicant Exhibits in PUD 841

DETAILED STAFF RECOMMENDATION:

Z-7313 requesting CG zoning is consistent with the Tulsa Comprehensive Plan however CG zoning is not consistent with the existing surrounding properties on the north and east side of the site; and

Z-7313 requesting CG zoning in conjunction with PUD 841 provides use limitations and development standards that are harmonious with the existing and expected development of the surrounding areas; and

Z-7313 in conjunction with PUD 841 is consistent with the stated purposes and standards of the PUD chapter of the Tulsa Zoning Code; therefore

Staff recommends Approval of Z-7313 to rezone property from OL/ to CG, but only in conjunction with PUD-841.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The lots facing this street are considered part of a Mixed Use Corridor and a Town Center on the north side of East 27th Street South. Future development along this street is expected to evolve from a residential street to a mix of uses because of the direct connection to Harvard and the Expressway. The development of this site is the beginning of that land use change.

Land Use Vision:
Land Use Plan map designation: Mixed-Use Corridor

A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa’s modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.

Areas of Stability and Growth designation: Area of Growth

The purpose of an Area 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 in 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: None

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 existing site is a gently sloping vacant site on a street that ties Harvard to the Broken Arrow Expressway. The existing lot contains several existing trees. Some of those...
trees will be saved during the construction of this project and is adjacent to the back side of a commercial PUD facing Harvard.

Environmental Considerations: None that affect development of this site.

Streets:

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Utilities:

Water:  
A six inch City of Tulsa water line is located on the north side of the Project.

Sanitary Sewer:  
An eight inch City of Tulsa sanitary sewer is located to the south of the Project.

Other Utilities:  
Other utilities, including electric, gas, telephone and cable television are currently available at or on the site.

Surrounding Properties: The subject tract is abutted on the east by single family residential property, zoned RS-3; on the north by office and single family residential, zoned OL and RS-3; on the south and west by commercial property, zoned PUD-621/OL/PK.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 22647 dated March 26, 2012, established zoning for the subject property.

Subject Property:

Z-7194 March 2012: All concurred in approval of a request for rezoning a 14,810+ square foot tract of land from RS-3 to OL for office use, on property located East of southeast corner of East 27th Street and South Harvard Avenue and also known as the subject property.

Surrounding Property:

Z-7145 January 2010: All concurred in approval of a request for rezoning a 7,500+ square foot tract of land from RS-3 to OL for a small office on property located east of northeast corner of South Harvard Avenue and East 27th Street.

Z-6925 February 2004: All concurred in approval of a request for rezoning a 7,500+ square foot tract of land from RS-3 to OL for a beauty shop on property located east of the southeast corner of East 27th Place South and South Harvard Avenue.

BOA-18904 November 14, 2000: The Board of Adjustment approved a Special Exception to permit an auto painting shop within 150 ft. of an R district, on conditions that all painting and related activities be conducted within the building, all permits, licenses and inspections be obtained, and all access
from Harvard Ave., on property located north of the northeast corner of S. Harvard Ave. and E. 27th St., also known a 2615 S. Harvard.

**PUD-621 November 1999:** All concurred in approval of a proposed Planned Unit Development on a 2.5+ acre tract of land for office and commercial development on property located on the southeast corner of East 27th Street South and South Harvard Avenue and abutting west of subject property.

9/2/2015 1:30 PM
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: March 2014
SUBJECT TRACT
LAND USE PLAN
MIXED-USE CORRIDOR

Land Use Plan Categories

- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park & Open Space

Z-7313
19-13 16
**Case Number:** PUD-841  
(Related to Case # Z-7313 rezoning from RS-3 to CG)

**Hearing Date:** September 2, 2015

**Owner and Applicant Information:**

**Applicant:** Lou Reynolds  
**Property Owner:** Phil Burns

**Case Report Prepared by:**  
Dwayne Wilkerson

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

![Location Map](image)

**Applicant Proposal:**

**Present Use:** Vacant  
**Proposed Use:** Indoor auto collection  
**Concept summary:** Rezone residential property with a PUD overlay to allow an indoor auto collection and provide design standards to integrate this site into a Mixed Use Corridor.

**Tract Size:** 0.34 ± acres  
**Location:** East of the southeast corner of S. Harvard Ave. and E. 27th St. S.

**Zoning:**

**Existing Zoning:** OL  
**Proposed Zoning:** CG/ PUD-841

**Comprehensive Plan:**

**Land Use Map:** Mixed-Use Corridor  
**Stability and Growth Map:** Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**  
In the event that this PUD is ever abandoned the CG zoning should also be revised to meet the existing conditions and the comprehensive plan at that time. CG zoning is not currently appropriate at this location and can be supported only in conjunction with this PUD.

**Staff Data:**

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**City Council District:** 9  
**Councilor Name:** G.T. Bynum  
**County Commission District:** 2  
**Commissioner Name:** Karen Keith
SECTION I: PUD-841

APPLIANTS DEVELOPMENT CONCEPT:

Planned Unit Development No. 841 ("PUD 841") is to permit a private automobile collection to be stored indoors.

The Project is located east of the intersection of South Harvard Avenue and East 27th Street. The building will be designed to accommodate a private automobile collection and will include a small office, restroom and storage area, while blending into the residential neighborhood to the east. The building will be designed with a rural residential theme with barnlike garage doors and dormer windows on its north face. There will be no vehicular entrances on the south, east or west sides of the building. The building will have a pitched roof with metal paneling that will be burnt red brick in color.

The Conceptual Site Plan for the Project is shown on Exhibit "A" attached hereto.

An Aerial Photograph of the area land uses around the Project is attached hereto as Exhibit "B".

Access to the Project will be from East 27th Street. The Project will not have any access into properties to the east, south or west thereof.

The Conceptual Access and Circulation Plan for the Project is attached hereto as Exhibit "C".

The Project is located within an "Area of Growth" and is designated in the Land Use Plan Category as "Mixed-Use Corridor". Thus, the Project is consistent with and complies with the Comprehensive Plan.

The Project is currently zoned OL - Office Light and will need to be rezoned to CG - Commercial General in order to support PUD 841.

The existing zoning for the Project is shown on the City of Tulsa Zoning Map attached hereto as Exhibit "D".

Water, sanitary sewer, electric, gas, telephone and cable television are either currently available on the site or can be readily extended as needed.

Storm water runoff from the Project will run mostly east and then south into a dry detention facility at the southeast corner of the Project. Storm water from the roof of the building will be collected in gutters and piped underground to the detention facility.

No fee in lieu of detention is necessary for the Project.

The Conceptual Utilities and Drainage Plan for the Project is attached hereto as Exhibit "E".

The Legal Description for the Project is attached hereto as Exhibit "F".

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

19.2
Applicant Exhibits:
- Exhibit “A”: Conceptual Site Plan
- Exhibit “B”: Aerial Photograph
- Exhibit “C”: Conceptual Access and Circulation Plan
- Exhibit “D”: City of Tulsa Zoning Map
- Exhibit “E”: Conceptual Utility and Drainage Plan
- Exhibit “F”: Legal Description
- Exhibit “G”: Conceptual Landscaping and Screening Plan
- Exhibit “H”: Conceptual Grading Plan with Topography

SECTION II: PUD-841 DEVELOPMENT STANDARDS:

NET LAND AREA: 15,000 SF

PERMITTED USES:

Uses permitted Use Unit 23, Warehousing and Wholesaling, limited to Indoor Storage and Maintenance of Collectible Automobiles and no body work or painting of such vehicles will be permitted; and Uses customarily accessory to the Permitted Uses.

Outdoor storage of any kind is prohibited.

MAXIMUM BUILDING FLOOR AREA: 6400 SF

MINIMUM LOT FRONTAGE: 100 FT

MAXIMUM BUILDING HEIGHT: 35 FT*

*Architectural elements such as cupolas and weathervanes may exceed 35 FT with Detail Site Plan approval.

MINIMUM BUILDING SETBACKS:

From the centerline of East 27th Street 50 FT
From the east boundary 15 FT
From the south boundary 15 FT
From the west boundary 5 FT

TRASH DUMPSTER AND OUTDOOR STORAGE:

Trash dumpsters and related appurtenances shall be stored inside the building.

PARKING:

As required by the applicable Use Unit of the Tulsa Zoning Code; unless otherwise modified pursuant to Chapter 11 thereof. Because the Project will not be operated as a commercial enterprise, no loading docks will be provided.
MINIMUM LANDSCAPED AREA:

Thirty percent (30%) of the net area.

SCREENING AND BUFFERING:

A minimum fifteen foot (15 FT) wide landscape buffer and six foot (6 FT) wooden screening fence will be required on the east and south boundaries of the Project. A gated entry with a six foot (6 FT) steel fence will be located approximately twenty-five feet (25 FT) south of the north boundary of the Planned Unit Development.

LIGHTING:

Building mounted lighting shall not exceed ten feet (10 FT) in height and all building mounted lighting on the east side of the building will be operated by motion sensors. The shielding of the building mounted lighting will be designed to architecturally match the rural residential theme of the building.

The all building lighting will be pointed down and away from adjacent property boundary. The light producing element of the fixture shall not exceed 100 watts of an incandescent bulb or its equivalent.

The parking area will be lit with low level bollard lighting not to exceed three feet (3 FT) in height.

All light standards shall be hooded and directed downward and away from the boundary of the Planned Unit Development.

VEHICULAR AND PEDESTRIAN ACCESS AND CIRCULATION:

The Project will have one access point to East 27th Street and sidewalks will be provided along East 27th Street.

MECHANICAL EQUIPMENT AREAS:

All mechanical equipment areas (excluding utility service transformers, pedestals or equipment provided by franchise utility providers), including building-mounted, shall be screened from public view in such a manner that such areas cannot be seen by persons standing at ground level along the boundary of the Planned Unit Development.

LANDSCAPING AND SCREENING DETAILS:

Landscaping within the Project, as proposed, will substantially exceed the requirements of the Landscaping and Planned Unit Development Chapters of the Tulsa Zoning Code and where appropriate, will incorporate healthy existing trees and natural vegetation and shall be designed to achieve an attractive streetscape and appropriate buffering from the adjacent residential areas.

The Project landscaping and screening details will comply with the requirements of the Tulsa Zoning Code for street frontage and parking area landscaping and will establish a minimum fifteen foot (15 FT) wide landscape buffer separating the east and south boundary of the PUD from the adjacent property. (See Exhibit "G" -- Conceptual Landscaping and Screening Plan.)
A six foot (6 FT) wooden screening fence will be constructed along the east, south and west boundaries of the PUD.

Because of the proximity of the residential use to the east of the Project, landscaping along the east boundary will be between eight feet (8 FT) and ten feet (10 FT) in height at the time of planting and will be planted and maintained as shown on the Conceptual Landscaping and Screening Plan attached hereto as Exhibit “G”.

ACCESS AND CIRCULATION

Access to the Project will be from East 27th Street. The Project will not have any direct access into properties to the east, south or west thereof. A copy of the Conceptual Access and Circulation Plan is attached hereto as Exhibit “C”.

DETAILED STAFF RECOMMENDATION:

The PUD is consistent with the Tulsa Comprehensive Plan; and

PUD 841 provides development standards that are harmonious with the existing and expected development of the surrounding areas; and

PUD 841 provides a unified treatment of the development possibilities of the project site; and

PUD 841 is consistent with the stated purposes and standards of the PUD chapter of the Tulsa Zoning Code; therefore

Staff recommends Approval of PUD-841 as outlined in Section II above.

SECTION III: SUPPORTING DOCUMENTATION

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The lots facing this street are considered part of a Mixed Use Corridor and a Town Center on the north side of East 27th Street South. Future development along this street is expected to evolve from a residential street to a mix of uses because of the direct connection to Harvard and the Expressway. The development of this site is the beginning of that land use change.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa’s modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind. Off the main travel route, land uses include multifamily housing, small lot, and
townhouse developments, which step down intensities to integrate with single family neighborhoods.

Areas of Stability and Growth designation: Area of Growth

The purpose of an Area 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 in 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: None

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 existing site is a gently sloping vacant site on a street that ties Harvard to the Broken Arrow Expressway. The existing lot contains several existing trees. Some of those trees will be saved during the construction of this project and is adjacent to the back side of a commercial PUD facing Harvard.

Environmental Considerations: None that affect development of this site.

The Project topography is shown on Exhibit "H" -- Conceptual Grading and Topography Plan. The site falls generally from northwest to southeast.

The site topography slopes from approximately 767 FT above mean sea level at the highest point to approximately 762 FT above mean seal level at the southeast corner. The
topography is gently sloping and does not provide significant challenges to the impact of the adjacent properties.

Storm water drainage from the roof will be collected and piped underground to the dry detention pond in the southeast corner of the Project. The proposed and existing drainage is shown on Exhibit “C” -- Conceptual Utility and Drainage Plan.

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<tr>
<td>East 27th Street South</td>
<td>None</td>
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**Utilities:**

Water:
A six inch City of Tulsa water line is located on the north side of the Project.

Sanitary Sewer:
An eight inch City of Tulsa sanitary sewer is located to the south of the Project.

Other Utilities:
Other utilities, including electric, gas, telephone and cable television are currently available at or on the site.

The existing utilities are shown on Exhibit “C” -- Conceptual Utility and Drainage Plan.

**Surrounding Properties:** The subject tract is abutted on the east by single family residential property, zoned RS-3; on the north by office and single family residential, zoned OL and RS-3; on the south and west by commercial property, zoned PUD-621/OL/PK.

**SECTION IV: RELEVANT ZONING HISTORY**

**ZONING ORDINANCE:** Ordinance number 22647 dated March 26, 2012, established zoning for the subject property.

**Subject Property:**

**Z-7194 March 2012:** All concurred in approval of a request for rezoning a 14,810± square foot tract of land from RS-3 to OL for office use, on property located East of southeast corner of East 27th Street and South Harvard Avenue and also known as the subject property.

**Surrounding Property:**

**Z-7145 January 2010:** All concurred in approval of a request for rezoning a 7,500± square foot tract of land from RS-3 to OL for a small office on property located east of northeast corner of South Harvard Avenue and East 27th Street.
Z-6925 February 2004: All concurred in approval of a request for rezoning a 7,500+ square foot tract of land from RS-3 to OL for a beauty shop on property located east of the southeast corner of East 27th Place South and South Harvard Avenue.

BOA-18904 November 14, 2000: The Board of Adjustment approved a Special Exception to permit an auto painting shop within 150 ft. of an R district, on conditions that all painting and related activities be conducted within the building, all permits, licenses and inspections be obtained, and all access from Harvard Ave., on property located north of the northeast corner of S. Harvard Ave. and E. 27th St., also known a 2615 S. Harvard.

PUD-621 November 1999: All concurred in approval of a proposed Planned Unit Development on a 2.5+ acre tract of land for office and commercial development on property located on the southeast corner of East 27th Street South and South Harvard Avenue and abutting west of subject property.

9/2/2015 1:30 PM
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: March 2014
Growth and Stability

- Blue: Area of Growth
- Yellow: Area of Stability

SUBJECT TRACT

PUD-841

Feet

0 200 400

19-13 16
**Burn's Carriage House** – Wallace Engineering Job #1540059
Minor Subdivision Plat, Rezone, and PUD Detailed Site Plan
*Exhibit B – Aerial Photo at 300 ft. (Source: Google Earth Pro)*
July 2015
Burn's Carriage House – Wallace Engineering Job #1540059
Minor Subdivision Plat, Rezone, and PUD Detailed Site Plan
Exhibit D – City of Tulsa Zoning Map
July 2015
LOT FIVE (5), BLOCK EIGHT (8), KIRKMOORE ADDITION TO TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

LOT SIX (6), BLOCK EIGHT (8), KIRKMOORE ADDITION TO TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.
Case Report Prepared by: Dwayne Wilkerson

Location Map: (shown with City Council Districts)

Applicant Proposal:  

Present Use: Medical office  

Proposed Use: Medical office  

Concept summary: The applicant requested a major amendment to allow a two story building and significant additional floor area. Additional development standards have been added to mitigate the request. 

Tract Size: 2.96 ± acres  

Location: Southwest corner of S. Mingo Rd. and E. 93rd St. S.

Zoning:  

Existing Zoning: RM-1/ PUD-268-B  

Proposed Zoning: RM-1/ PUD-268-D  

Comprehensive Plan:  

Land Use Map: Regional Center  

Stability and Growth Map: Area of Growth  

Staff Data:  

TRS: 8324  

CZM: 57  

Atlas: 2082  

Staff Recommendation:  

Staff recommends approval.

City Council District: 7  

Councilor Name: Anna America  

County Commission District: 3  

Commissioner Name: Ron Peters
SECTION I: PUD-268-D

APPLICANTS DEVELOPMENT CONCEPT:

PUD 268-D is an amendment to Development Area B of the previously approved PUD 268-B to increase allowable floor area and building height to permit an addition to the existing building.

The project is located on the west side of South Mingo Road, the south side of East 93rd Street South and just north of U.S. 169. It is the former home of Cancer Care and is near the Hillcrest South Hospital campus, St. Francis South Hospital campus, and several other medical facilities of significant size, either existing or under construction.

The Conceptual Site Plan for the project, an aerial photograph of the site and immediate context, and an artist’s rendering of the proposed addition are attached.

Development Area B is comprised of approximately 2.96 acres (128,937.6 square feet) net land area.

The previous major amendment, PUD 268-B established the maximum floor area at 20,000 square feet and maximum building height at one story.

The underlying zoning is RM-1 and allows office floor area in accordance with the OL District bulk and area requirements. The floor area ratio in OL is .10, or up to .40 by special exception from the Board of Adjustment.

The resulting allowable floor area for this 2.96 acre site would be at least 36,684 square feet.

The existing building is approximately 15,600 square feet.

The proposed addition is two stories with approximately 6,000 square feet per floor. The total floor area after the addition will be approximately 27,600 square feet. While the additional story may be approved by minor amendment, the increased floor area exceeds the 15% maximum for a minor amendment. Advanced Pain Specialist of Tulsa request approval of both items under this major amendment application.

Placement of the addition is on the southeast end of the existing building, away from abutting single-family residences. The site sits considerably lower than the single family residences. A retaining wall will be constructed around the west side of the property to accommodate an additional parking lot. The horizontal separation and vertical elevation difference between the residences and the addition will minimize any impact of the second story.

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:
  Exhibit A: Site Plan
  Exhibit B: Expansion Rendering
  Exhibit C: Aerial photo
SECTION II: PUD-268-D DEVELOPMENT STANDARDS

LOT AREA: 2.96 acres (128,937.6 SF) net land area.

PERMITTED USES: Use Unit 11, Offices, Studios and Support Services and customary accessory uses

MAXIMUM BUILDING FLOOR AREA 30,000 SF

MAXIMUM LAND COVERAGE OF BUILDINGS: 22%

MAXIMUM BUILDING HEIGHT: Two Stories (Excluding Mechanical Floor)

OFF-STREET PARKING REQUIRED: (1 space per 300 square feet)

BICYCLE PARKING REQUIRED: A bike rack or multiple racks capable of securing 8 bicycles shall be placed near the front entrance of the front door.

A ground sign not greater than 4 square feet of display surface area with directions or a map illustrating how to access the trail is required but not counted as part of the ground signage allowed.

MINIMUM BUILDING SETBACKS:

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<tr>
<td>From East 93rd Street South</td>
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<tr>
<td>From the west boundary of the PUD</td>
<td>75 FT</td>
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<tr>
<td>From the south boundary of the PUD</td>
<td>20 FT</td>
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LIGHTING WEST OF BUILDINGS:

Maximum height permitted whether pole mounted or wall mounted: 16 FT

All lighting shall be pointed down and away from the adjacent residential properties.

LANDSCAPING:

Landscaping for the entire PUD 268-D shall conform to the Current Standards of the Tulsa Zoning Code. Landscape plan submittal will include the entire site illustrating existing and proposed landscaping.

In addition to the landscape standards defined in the code additional shade trees shall be installed along the west and southwest boundary of the site to provide a vegetative buffer between the proposed retaining wall, the proposed building and the residential boundary west of the site.

The density of trees in that area shall be calculated as follows:
One(1) two inch(2") caliper tree or larger must be planted and maintained for each 1200 square feet of area measured between the west boundary and the 75 foot building setback line defined in the PUD.

Minimum Landscape area: 20% of net land area

SITE PLAN REVIEW:

No building permits shall be issued for any building within the Project until a PUD Detail Site Plan and Detail Landscape Plan have been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the PUD.

SUBDIVISION PLAT:

A subdivision plat or plat waiver is required after a major amendment to a PUD. A plat waiver may be an acceptable option however significant additional public easements required during the building permit review process could make a new subdivision plat more feasible.

DETAILED STAFF RECOMMENDATION:

The PUD major amendment is consistent with the Tulsa Comprehensive Plan; and

Major amendment PUD 268-D provides development standards that are harmonious with the existing and expected development of the surrounding areas; and

Major amendment PUD 268-D provides a unified treatment of the development possibilities of the project site; and

Major amendment PUD 268-D is consistent with the stated purposes and standards of the PUD chapter of the Tulsa Zoning Code; therefore

Staff recommends Approval of PUD-268-D as outlined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: PUD-268 is consistent with the Regional Center land use designation.

Land Use Vision:

Land Use Plan map designation: Regional Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

Areas of Stability and Growth designation: Area of Growth

The purpose of an Area 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 in 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: None that affect development of this site. Ultimate street right-of-way as designated by the Major Street and Highway plan was previously dedicated by the underlying plat.

Trail System Master Plan Considerations: This site is very close to the Creek Turnpike Trail System however the only route to access that trail is north on South Mingo then east on East 91st Street South to the trail. A complete sidewalk system provides access all the way to the trail. The site should recognize the trail system access.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site slopes from the west to the east. The existing building on the site is approximately 10 feet below the west boundary of the PUD. It is anticipated that the first floor of the new building and new parking area will be constructed near the finished floor of the existing building. As a result, the second story of the new building should be at approximately the same height as the finished floor of the adjacent homes west of the site. The impact of the second story of the new building would be similar to single family residential construction at the same location. The increased impact of the new parking lot and second story is mitigated by the short lighting height, the anticipated retaining wall construction near the west property line and the significant tree requirement along the west property line.

Environmental Considerations: None that will adversely affect development on this site. The site is adjacent to an existing single family residential development on the west side of the property and the elevation of the site on the west side is higher than the existing building, proposed building and future parking construction.

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<td>East 93rd Street South</td>
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Utilities:
The subject tract has municipal water and sewer available.

**Surrounding Properties:** The subject tract is abutted on the east across South Mingo by a mixed use office development, zoned CO/PUD 628; on the north by another Medical Building, zoned PUD 268-B; on the south by office uses, zoned OL/PUD-597; and on the west by single family residential zoned RM-1/PUD 268.

**SECTION IV: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 19026 dated June 19, 1997 (PUD-268-B), and 15296 dated January 26, 1982 (RM-1), established zoning for the subject property.

**Subject Property:**

**PUD-268-B June 1997:** All concurred in approval of a request for a Major Amendment on a portion of the PUD-268 to allow medical and general office use on that portion of the PUD previously approved for multifamily development, on property located south of the southwest corner of East 91st Street South and South Mingo Road and a part of the subject property.

**Z-5618/ PUD-268 October 1981:** All concurred in denial of a request to rezone 15+ acres from RS-3 to RM-2 and approval of RM-1 with a Planned Unit Development for a single-family, duplex and condominium development, on property located in the southwest corner of East 91st Street South and South Mingo Road and a part of the subject property.

**Surrounding Property:**

**PUD-628/Z-6467-SP-4 March 2000:** All concurred in approval for a proposed Planned Unit Development and Corridor Site Plan on a 15.8+ acre tract of land, for an assisted living, elderly and retirement facility. Office uses were approved on the southern end of the tract that had originally been approved for a golf pro shop and teaching building on property located in the northeast corner of South Mingo Road and the Mingo Valley Expressway. Through a few Major Amendments they added communications tower, veterinarian clinic, and mini-storage to permitted uses.

**Z-6538-SP-2 August 1999:** All concurred in approval of a Corridor Site (Development) Plan on a 3+ acre tract of land for a three-story, 42,500 square foot medical and general office building, on property located south of the southeast corner of South Mingo Road and East 91st Street.

**Z-6667/ PUD-597 January 1999:** All concurred in approval of a request for rezoning and a Planned Unit Development from AG to OL/PUD for an office park on a 6.1+ acre tract located on the northwest corner of South Mingo Road and Highway 169 per staff recommendation.

9/2/2015 1:30 PM
Progress and status of the Crosbie Heights Small Plan

Martha M. Schultz, Planner III, Project Manager
City of Tulsa, Planning & Development Department, Planning Division

12 CAT members
Plan Area: .36 square miles
2014 Population: 1,330 (+104 since 2010)
PLANiTULSA Building Blocks: Mostly residential
Current Zoning: Mostly residential (RM-2 and RS-3)
Identified assets:
- Diversity in housing types, price points and people
- Location along the River, near downtown
- Access to trails and River Parks, highways
- Conducive to walking and bicycling
- Historic character

Identified issues:
- Traffic safety on Charles Page Boulevard, which bisects the neighborhood
- Absentee, negligent landlords
- Neglected infrastructure
- Unpredictable encroachment by homeless populations
All data, maps, meeting materials, and notes are posted online.

PROCESS SUMMARY:

- **SELECT – February 2015**
  TMAPC selects Crosbie Heights from field of 9 nominations.

- **STEP 1: INITIATE – March 2015**
  Boundary finalized by Council Resolution
  Owners of approximately 500 parcels notified by U.S. Mail
  CAT Members invited to serve by City Councilor Blake Ewing, District 4

- **STEP 2: ENGAGE – April 2015**
  Public outreach for kick-off meeting: Survey, media advisory, door-to-door, web, social media
  Kick-off Meeting: 80+ attendees

- **STEP 3: UNDERSTAND – May 2015**
  Inventory of existing conditions, data research and mapping
  SWOT Analysis: Strengths, Weaknesses, Opportunities, Threats
  Introduction of Guiding Principles and Vision Statement

- **STEP 4: ENVISION – June 2015**
  Data gathering continued
  Guiding Principles and Vision Statement discussions continued
  Interactive Visual Preference Survey
  Interactive exercise to prioritize SWOTs

- **STEP 5: EXPLORE – August through September 2015**
  5.1 Visioning Workshop: August 1 from 9am to 4pm
  Guest Speaker Shane Hampton, Institute for Quality Communities, OU-Norman
  Volunteer designers - American Institute of Architects Eastern Oklahoma Chapter
  Volunteer planning students – OU-Tulsa Urban Design Studio

  5.2 CAT-focused Meeting: August 25
  Guiding Principles, refined
  Vision Statement, 90% complete

  5.3 CAT Meeting – Late September
  Staff drafts narrative, starts recommendations
  "Big Ideas" concepts presented to CAT by AIA for CAT

- **STEP 6: CONSENT – October through November**
  "Big ideas" refined by CAT and displayed for public comment
  Plan draft distributed for Technical Review by other agencies
  Final draft prepared for TMAPC consideration

- **ADOPT – November/December 2015 (target)**
MEMORANDUM

TO: Troy Wilborn
FROM: Susan Miller
DATE: 09/02/15
SUBJECT: PUD-646-5 Refund for Minor Amendment

The Accounting Department is authorized to issue a warrant to refund $200.00 by direction of the Tulsa Metropolitan Area Planning Commission for fees on the following application:

Applicant: RL Keith
Address: 8315-H E. 111th
         Bixby, OK 74008

Amount: $200.00
Reason for Refund: Applicant withdrew this application and requested a refund.

Thank you for your attention to this matter.

Manager, Land Development Services

Receipt Nos.: 227324
Deposit No.: T-2408
MEMORANDUM

TO:       Troy Wilborn
FROM:    Susan Miller
DATE:  09/02/15
SUBJECT:  Z-5620-SP-13a Refund for Corridor Minor Amendment

The Accounting Department is authorized to issue a warrant to refund $449.00 by direction of the Tulsa Metropolitan Area Planning Commission for fees on the following application:

Applicant:    Ayer Design Group,
c/o Chad Chastain
Address:  215 Johnston St
          Rock Hill, SC 29730

Amount:  $449.00

Reason for Refund: Applicant withdrew this application before processing and has requested a refund.

Thank you for your attention to this matter.

Manager, Land Development Services

Receipt Nos.:  227338
Deposit No.:  T-2408
# 2016 SCHEDULE

**Tulsa Metropolitan Area Planning Commission (TMAPC)**

Regular meetings of the TMAPC are held on the first and third Wednesday of each month at 1:30 p.m. in the One Technology Center, 175 E. 2nd Street, City Council Chambers, 2nd Level, Tulsa, Oklahoma.

**Work sessions of the TMAPC are held, as necessary, either prior to or following regular TMAPC business in the One Technology Center, 175 E. 2nd Street, in a room location to be announced at the time the agenda is posted.**

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09/02/15