

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2723

June 1, 2016, 1:30 PM

175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Worksession Report: A work session will be held on June 15, 2016 to discuss 2016 Comprehensive Plan Housekeeping amendments and Adopted Small Area Plan review.

Director's Report:

1. Minutes of May 18, 2016, Meeting No. 2722

CONSENT AGENDA:

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

2. LC-774 (lot-Combination) (CD 4) – Location: Northwest corner of East 11th Street South and South Atlanta Avenue
3. LS-20883 (Lot-Split) (CD 4) – Location: East of the northeast corner of East 27th Place South and South Lewis Avenue (related to: LC-775)
4. LC-775 (Lot-Combination) (CD 4) - Location: East of the northeast corner of East 27th Place South and South Lewis Avenue (related to: LS-20883)
5. LC-777 (Lot-Combination) (CD 8) – Location: Northeast corner of East 73rd Street South and South Yale Avenue
6. LC-778 (Lot-Combination) (CD 9) – Location: Southwest corner of East 36th Place South and South New Haven Avenue

7. **LC-779** (Lot-Combination) (CD 4) – Location: South of the southwest corner of East 13th Street South and South Peoria Avenue
8. **LS-20886** (Lot-Split) (CD 7) – Location: South and East of the southeast corner of East 71st Street South and Highway 169
9. **Reinstatement of plat-** BlueFlame 47 Addition, Location: East of South Garnett Road, South of East 171st Street South, (County)
10. **Reinstatement of plat-** Olson Industrial II Addition, Location: Southwest corner of East Pine Street and 129th East Avenue, (CD 3)
11. **Change of Access –** Lot 1, Block 1, Shadow Mountain Racquet Club, Location: West of southwest corner of East 61st Street South and South Memorial Drive, (CD 7)
12. **11th Street Commerce Park (Dollar General 11th and Garnett) –** Final Plat, West of southwest corner of East 11th Street South and South Garnett Road, (CD 5)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

13. **LS-20885** (Lot-Split) (County) – Location: South of the southeast corner of East 191st Street South and South Harvard Avenue
14. **LS-20887** (Lot-Split) (County) – Location: North and West of the northwest corner of East 156th Street North and North 97th East Avenue (North Mingo Road)
15. **CVS-ERWII** – Minor Subdivision Plat, Location: Northeast corner of South Utica Avenue and East 15th Street (CD 4) (Continued from November 18, 2015, January 6, 2016, January 20, 2016, February 17, 2016, April 6, 2016, and May 18, 2016 meetings.)
16. **Mayra's Addition** – Minor Subdivision Plat, Location: East of the northeast corner of East 21st Street South and Memorial Drive (CD 5) (Continued from April 20, 2016, May 4, 2016, and May 18, 2016 meeting.)
17. **Authorization for an Accelerated Building Permit:** Olsen Industrial II, Location: Southwest corner of East Pine Street and 129th East Avenue, (CD 3)

18. **Z-7338-Geodeca, LLC/Russell Muzika**-(CD 6) Location: Southwest corner of East 21st Street and South 109th East Avenue requesting rezoning from **OM/CS to CS**.(Continued from May 4, 2016 and May 18, 2016 per City Councilors
19. **Z-7331-Dr. S. Lee Hays**-(CD 9) Location: North of the northwest corner of South Columbia Avenue and Skelly Drive requesting rezoning from **RS-1 to OM**.(Continued from April 20, 2016 and May 18, 2016)
20. **Z-7340-F. Darren Francisco**-(CD 2) Location: North of the northwest corner of South 57th West Avenue and West 22nd Street South requesting rezoning from **RS-3 to IL**.
21. **Z-7341-Hayden Greene**-(CD 9) Location: East of northeast corner East 27th Street South and South Harvard Avenue requesting rezoning from **OL to CH**.
22. **PUD-386-C-Nathan Cross**-(CD 7) Location: North of northeast corner of South Memorial Drive East and East 91st Street requesting PUD Abandonment.(Related to Z-7342)
23. **Z-7342-Nathan Cross**-(CD 7) Location: North of northeast corner of South Memorial Drive East and East 91st Street requesting rezoning from **RM-1/CS to CG with Optional Development Plan**.(Related to PUD-386-C)

OTHER BUSINESS

24. Resolution No. 2723:952 to accept the Tulsa Comprehensive Plan Progress Report and Monitoring Plan

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 paggers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org

email address: esubmit@incog.org

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

Blue Flame 47
7122 South Sheridan Suite #2 - 132
Tulsa, OK 74133 USA

918-319-1004
www.blueflame47.com

TMAPC Chairman
Tulsa Metropolitan Area Planning Commission
2 West 2nd Street
Tulsa, OK 74103

May, 17th 2016

To Whom It May Concern:

This letter is being written in regard to the reinstatement of preliminary plat: **BlueFlame 47 Addition**. We began site prep and dirt work last year (FEB 2015) when we experienced a record breaking raining season. In the midst of the delays with rain, the owner of our dirt work company passed away and the business was no longer able to sustain the size of work we were asking of them. At that point we had to go through the entire bidding process for the land to meet the requirements of our soil testing company. At this time we have rebid the project, have a company lined up, and ready to continue with the plans.

Thank you,



Loren C Weber
Chief Financial Officer
Blue Flame 47, Inc.

PLAT NO.

OWNER:
 B. STEPHEN L. NICHOLS
 1809 E. 34TH STREET
 TULSA, OKLAHOMA 74103
 TEL: 918-438-1111
 CONTACT: CHANCE WEBER

ENGINEER/DRAWN BY:
 JR. DONELSON, INC.
 1809 E. 34TH STREET
 TULSA, OKLAHOMA 74103
 PHONE: 918-341-3630
 EMAIL: JRDON@TULSACOMPL.COM
 C.A. NO. 5801 EXP. 6-30-2011

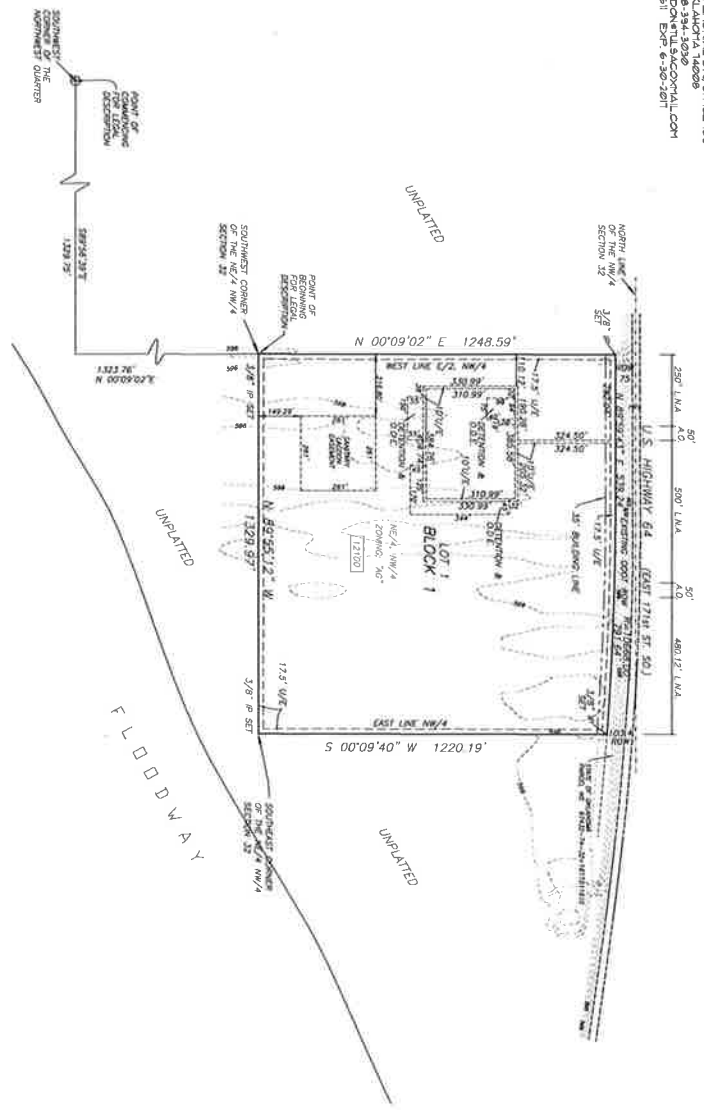


SCALE: 1" = 200'

LEGEND

B/L	BUILDING LINE
C	CENTER LINE
U/L	UTILITY EASEMENT
PGB	POINT OF BEGINNING
E/ST	EASEMENT
NE/4	NORTH-EAST QUARTER
NW/4	NORTH-WEST QUARTER
A.O.	ACCESS OPENING
R	RADIUS
[2100]	ADVERSE
ROW	RIGHT OF WAY
ODE	OVERLAND DRAINAGE
E/ST	EASEMENT

PRELIMINARY PLAT
BLUEFLAME 47 ADDITION
 A SUBDIVISION SITUATED IN THE NE/4 OF THE
 NW/4 OF SECTION 32, T-17-N, R-14-E, OF THE
 INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA



LOCATION MAP
 SCALE: 1"=400'
 SUBDIVISION CONTAINS:
 AREA: 12.27 ACRES
 FILE: C:\WORK\BLEN\BLUETFLAME\BLUETFLAME.PLT
 DATE: 10/28/2010 11:53:13

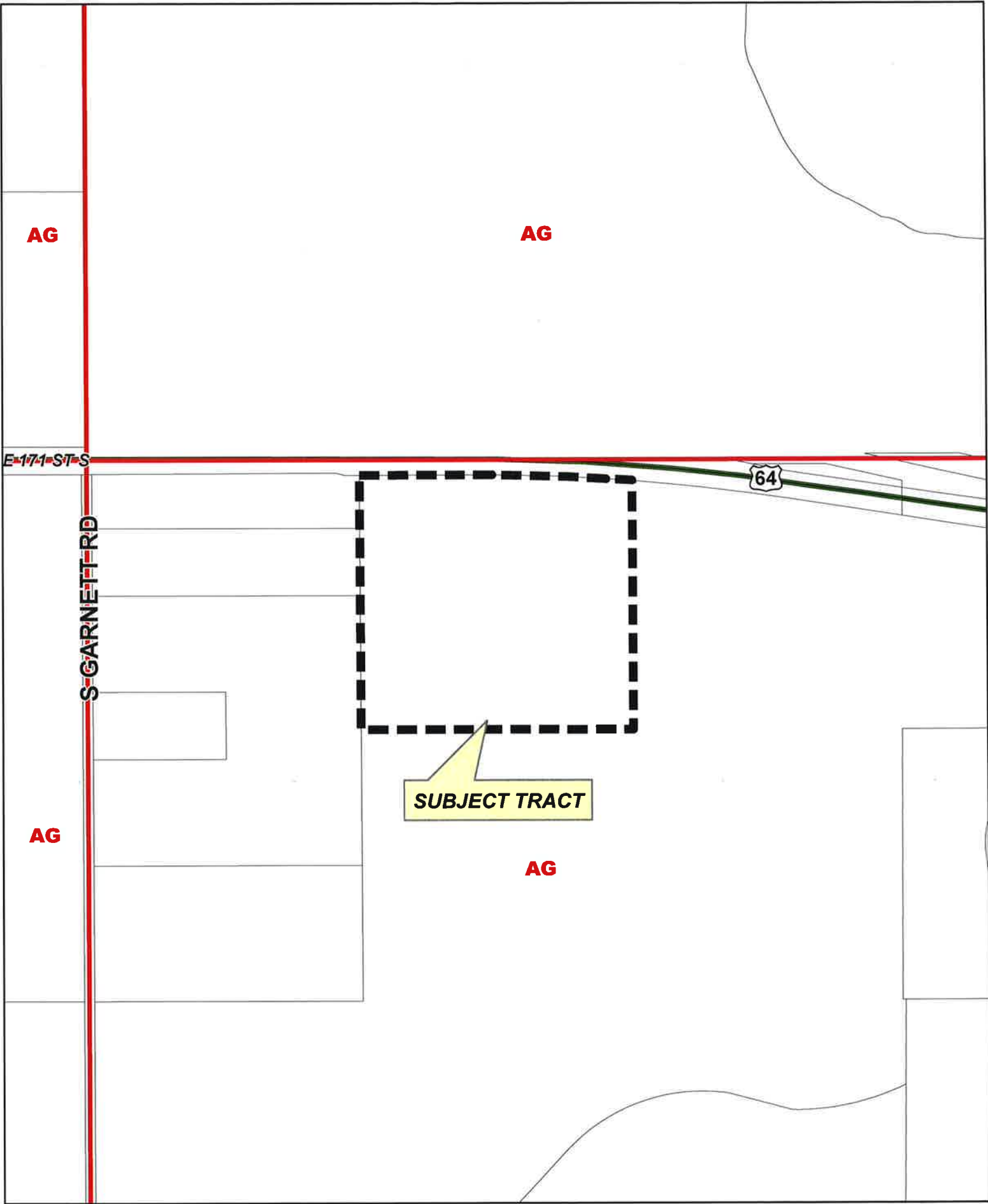
FILE: 3241	
DISPOSITION OF RECORD	
Issue Information and Review Commission	DATE/TIME
Approved Date:	COMMIT ENGINEER
Issue Date:	DATE
The approval of this plat does not ensure compliance with all applicable laws, regulations, codes, and ordinances. The user of this plat is responsible for verifying the accuracy of the data and the correctness of the plat before use.	

CERTIFICATE

SITE OF OKLAHOMA } SS
 COUNTY OF TULSA }
 I, the undersigned, being a duly qualified Surveyor in and for the County and State of Oklahoma, do hereby certify that the foregoing is a true and correct copy of a plat instrument filed in my office on the 11th day of October, 2010, in the County Clerk's office of Tulsa County, Oklahoma.

- NOTES**
1. THIS INSTRUMENT OF RECORD FOR THE SUBDIVISION WAS PREPARED BY THE SURVEYOR, JRDON, INC., ON THE 11TH DAY OF OCTOBER, 2010, AT TULSA, OKLAHOMA.
 2. THIS PLAT MEETS THE OKLAHOMA MANUAL SURVEYING ACT AND IS SUBJECT TO THE OKLAHOMA PROFESSIONAL SURVEYING AND MAPPING ACT.
 3. THIS PLAT WAS FILED FOR RECORD ON OCTOBER 18, 2010, AT TULSA COUNTY CLERK'S OFFICE.
 4. THIS PLAT MEETS THE OKLAHOMA MANUAL SURVEYING ACT AND IS SUBJECT TO THE OKLAHOMA PROFESSIONAL SURVEYING AND MAPPING ACT.
 5. THIS PLAT WAS FILED FOR RECORD ON OCTOBER 18, 2010, AT TULSA COUNTY CLERK'S OFFICE.

PREPARED BY: JR. DONELSON, INC.
 DATE: MAY 1, 2016
 SHEET 1 OF 2



SUBJECT TRACT

AG

AG

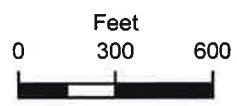
E-171st St

S GARNETT RD

64

AG

AG

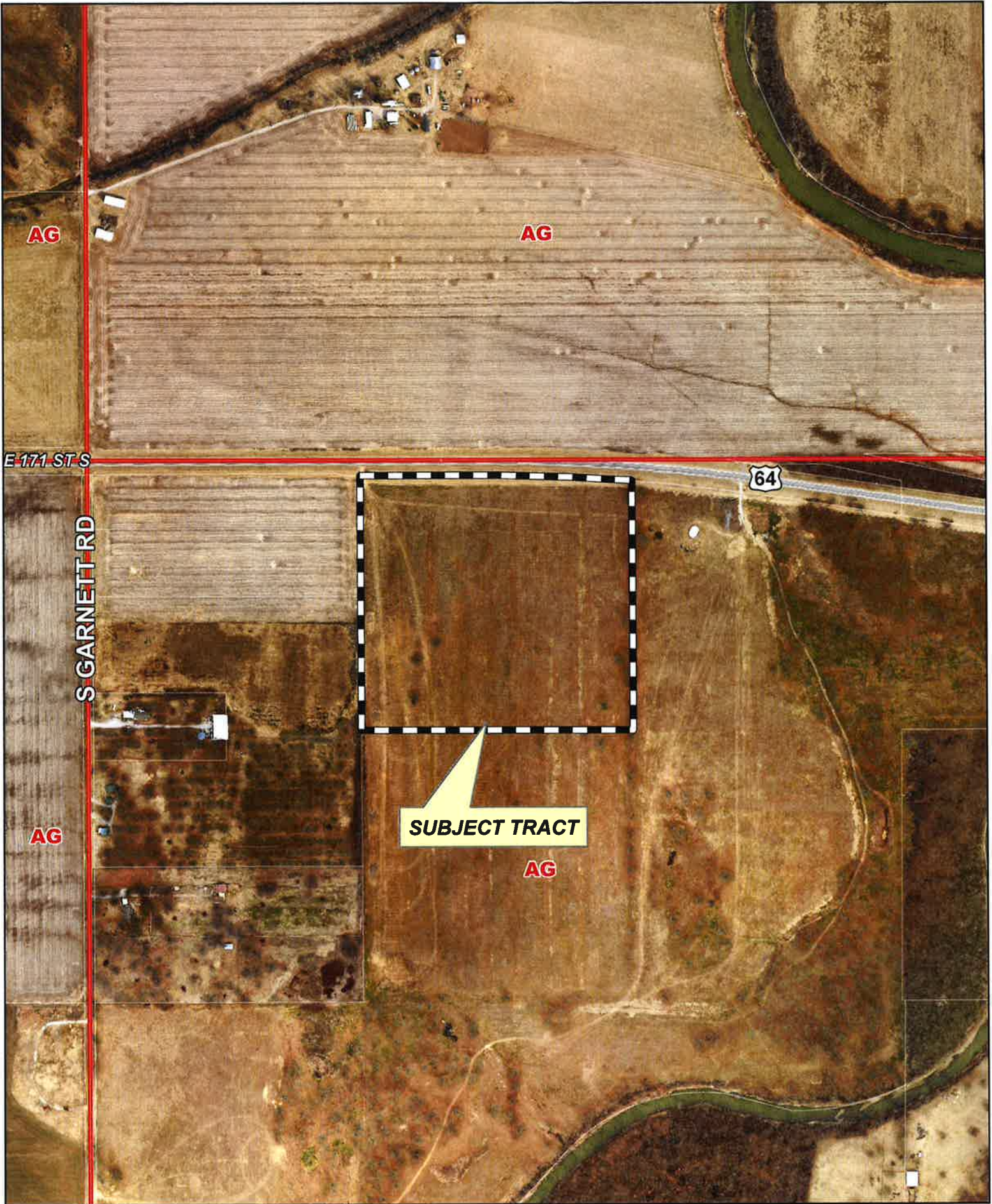


BLUEFLAME 47 ADDN

17-14 32

9.3





SUBJECT TRACT

BLUEFLAME 47 ADDN

9.4



Aerial Photo Date: March 2014

17-14 32

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



AAB Engineering, LLC
PO Box 2136
Sand Springs, OK 74063
Office: 918.514.4283 Fax: 918.514.4288

May 25, 2016

Tulsa Metropolitan Area Planning Commission
c/o INCOG
2 West Second Street, Suite 800
Tulsa, OK 74103

Re: Olson Industrial No. 2 Plat Reinstatement

Commissioners,

On November 27, 2013 we submitted zoning application Z-7251 requesting rezoning of approximately 228 acres from AG to IL. The property was generally located between Pine and I244 immediately west of 129th East Avenue. In conjunction with the rezoning application a preliminary plat designated Olson Industrial No. 2 was submitted for approximately 12 acres located on the southwest corner of 129th East Avenue and East Pine Street. This preliminary plat was approved by the Tulsa Metropolitan Area Planning Commission on January 8, 2014.

Subsequent to that meeting the owner entered into negotiations with a buyer for this tract. This buyer was tailoring the development to a specific user which would necessitate additional easements beyond those presented in the preliminary plat. In lieu of proceeding with approved preliminary plat's minimal easement configuration it was decided the draft final plat submittal should be held so that the City of Tulsa requested easements necessary for the final development plan could be included. This approach limited the necessity for additional separate instrument easements and ensures the proposed City infrastructure is adequately protected by the plat.

Unfortunately, the time necessary to fully develop the proposed plans has extended beyond the two year limitation on the approval of the preliminary plat. Infrastructure Development Plans have been submitted, reviewed, revised, and resubmitted for this development and are nearing approval. We are prepared to submit a draft final plat reflecting the easements necessitated by those plans and respectfully request that the preliminary plat be reinstated.

Respectfully,

A handwritten signature in black ink that reads 'Alan Betchan'.

Alan Betchan, P.E., CFM
President

AAB Engineering, LLC
CA# 6318 Exp: June 30, 2018

10.1

PLAT NO.



DRAWING SCALE: 1" = 80'

LEGEND

---	BOUNDARY LINE
---	EXISTING CURB
---	POINT OF BEGINNING
---	SECTION CORNER
---	STREET (DASHED)
---	STREET (SOLID)
---	STREET (DOTTED)
---	STREET (DASH-DOTTED)
---	STREET (DOTTED-DASH)
---	STREET (DOTTED-DASH-DOTTED)
---	STREET (DOTTED-DASH-DOTTED-DOTTED)
---	STREET (DOTTED-DASH-DOTTED-DOTTED-DOTTED)
---	STREET (DOTTED-DASH-DOTTED-DOTTED-DOTTED-DOTTED)

FLOODPLAIN
 PORTIONS OF THIS PROPERTY ARE CONTAINED WITHIN FEMA ZONE X-1 AND THE 1% ANNUAL FLOOD FLOODPLAIN. THE FLOODPLAIN BOUNDARY IS SHOWN BY A DASHED LINE. THE FLOODPLAIN BOUNDARY DATE OCTOBER 18, 2017 AS SHOWN ON THE CITY OF TULSA WREATHING AND REZONING BLOCK 10220100.

PRELIMINARY PLAT FOR

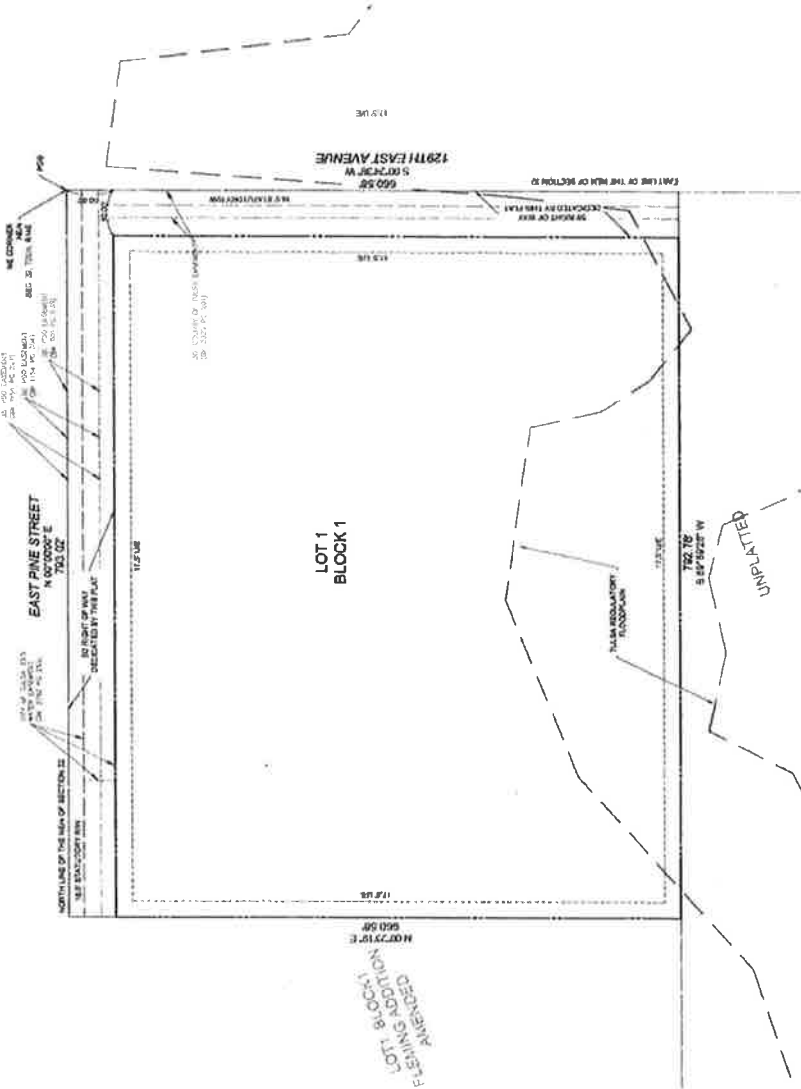
OLSON INDUSTRIAL NO. 2

A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER (SEASIDE) OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER:
 ROSE EQUIPMENT INC.
 P.O. BOX 8719
 TULSA, OKLAHOMA 74119
 PHONE: 918-462-8284
 ATTN: BAB OLSON

ENGINEER:
 AAB ENGINEERING, LLC
 CERTIFICATE OF AUTHORIZATION NO. 6816, EXP. JUNE 30, 2014
 1000 W. 17TH ST. SUITE 100
 TULSA, OKLAHOMA 74119
 PHONE: 918-464-8889
 EMAIL: ALAN@AABENGINEER.COM

SURVEYOR:
 TULSA LAND SURVEYING LLC
 CERTIFICATE OF AUTHORIZATION NO. 6828, EXP. JUNE 30, 2015
 1000 W. 17TH ST. SUITE 100
 TULSA, OKLAHOMA 74119
 PHONE: 918-464-8889
 EMAIL: JON@TULSALANDSURVEYING.COM



AMENDED
 COTT B. COOK
 60073197E
 60073197E



LOCATION MAP
 SCALE: 1" = 800'

SITE DATA

BENCHMARKS
 BENCHMARK - COLLECT (INDICATED BY)

TABLE OF BEARINGS AND DISTANCES
 ALL BEARINGS AND DISTANCES ARE IN DECIMAL DEGREES AND FEET. BEARINGS ARE MEASURED FROM THE SOUTH OR NORTH, AS INDICATED BY THE LETTERS 'S' OR 'N'.

LAND AREA
 TOTAL LAND AREA: 1.00 ACRES

MONUMENTATION
 ALL CORNERS AND BOUNDARIES SHALL BE MONUMENTED WITH A YELLOW PLASTIC CAP STAMPED 'TULSA COUNTY' UNLESS OTHERWISE NOTED.

ADDRESS
 ADDRESS: 129TH EAST AVENUE, TULSA, OKLAHOMA 74119

CHANGES
 ANY CHANGES TO THIS PLAT MUST BE APPROVED BY THE CITY OF TULSA AND SHOULD BE FILED ON IN PLACE OF LEGAL CERTIFICATION.

SUBDIVISION STATISTICS

ACRES: 1.00
 SQUARE FEET: 43,560

APPROVED BY THE CITY OF TULSA

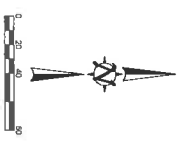
DATE: _____

MAJOR: _____

ATTORNEY: _____

10.2

PLAT No. _____



LEGEND

- BLA BUILDING STRUCTURE
- LVA LIMITS OF NO ACCESS
- NEW NEW
- BLK BLOCK
- ROV ROW
- PK PAVEMENT
- ME MEASUREMENT
- RIW RIGHT OF WAY
- PRM PRIVATE
- OVERLAND DRAINAGE EMBANKMENT

FLOODPLAIN

THE ENTIRE PROPERTY IS NOT LOCATED WITHIN ANY FEDERAL DESIGNATED FLOOD COORDINATE ZONE. THE FLOODPLAIN INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT A GUARANTEE OF THE PROPERTY AREA LOCATED IN THE SHOWN U.S. RESOLUTION FLOOD-CAM 0/8.

FINAL PLAT
EXHIBITION OF APPROVAL

Tulsa Metropolitan Area Planning Commission
 Approved Date: _____
 TRANSCRIPTION
 CITY ENGINEER
 Council of the City of Tulsa, Oklahoma
 Approval Date: _____

CHARSMAN
 MAYOR
 ATTEST CITY CLERK
 CITY ATTORNEY

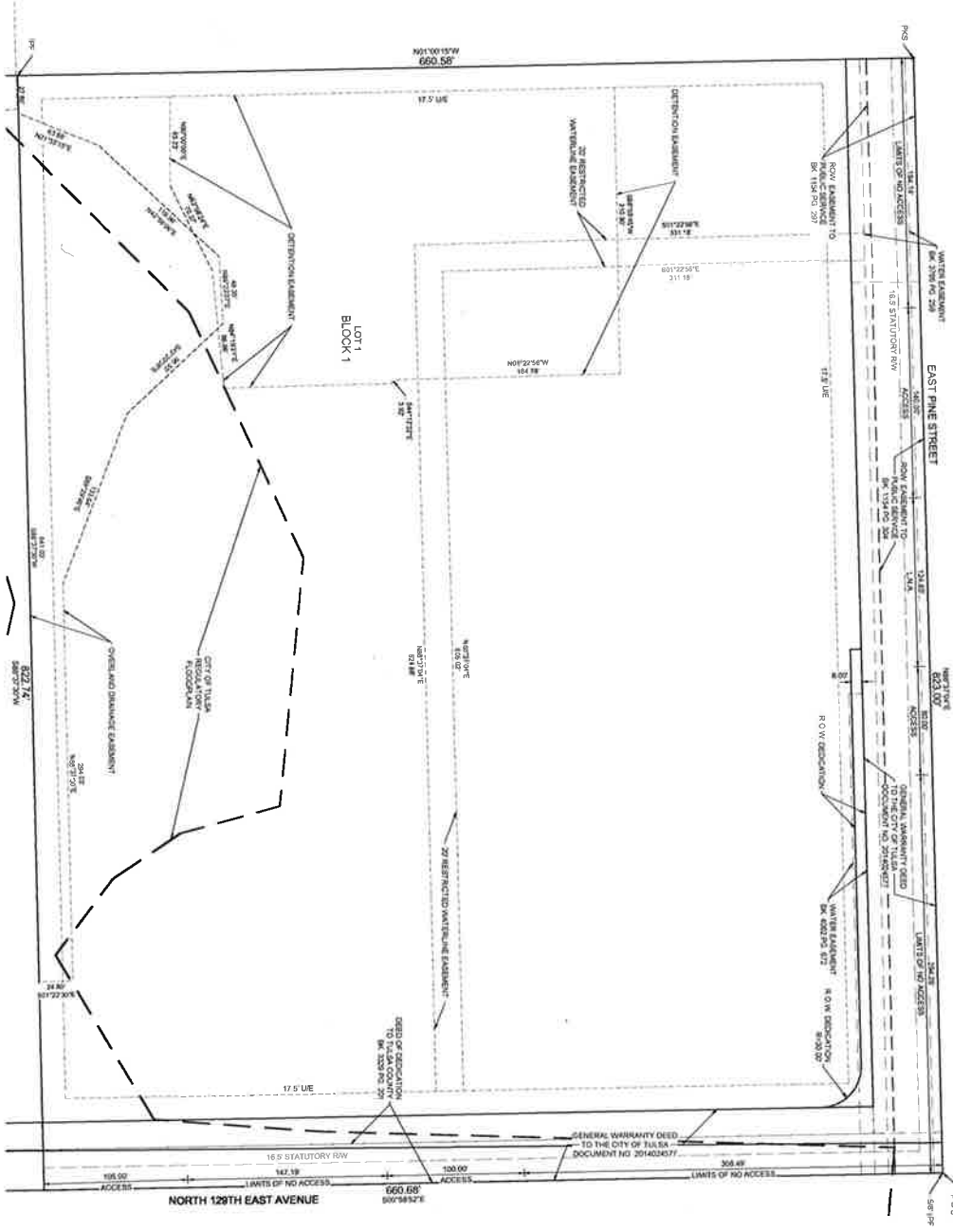
Olson Industrial No. 2

A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER NE4 NE4, OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER: **129TH AND PINE, LLC**
 280 S. TULSA, OK 74109
 ATTN: CHRIS SWADSMER

ENGINEERS/SURVEYOR: **AAB ENGINEERING, LLC**
 200 S. TULSA, OK 74109
 SAND SPRINGS, OKLAHOMA 74083
 EMAIL: ALAN@AABENGINE.COM

FINAL PLAT FOR



SITE DATA

REQUIREMENT: BALANCED BROWN SITE DEVELOPMENT, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF EAST PINE AND 129TH EAST AVENUE. ELEVATION 818.00 (DMD 88)

BASIS OF BEARINGS: COORDINATE SYSTEM ZONE 30N NORTH

LAND AREA: 54.65 ACRES

MONUMENTATION: MONUMENTATION TO BE PROVIDED BY THE SUBDIVISION OWNER.

ADRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME OF SURVEY. ANY CHANGES TO BE MADE ON THE CHANGE SHEET SHOULD BE MADE ON THE CHANGE SHEET.

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS 1 LOT IN BLOCK BLOCK 1 AREA 1277 ACRES (88,015.57)

CONTACTS

MUNICIPAL AUTHORITY: CITY OF TULSA, 178 EAST ONE STREET, SUITE 800, TULSA, OK 74103

UTILITY CONTACTS: OKLAHOMA NATURAL GAS COMPANY, PUBLIC SERVICE COMPANY, TULSA OK 74107, TULSA OK 74110, TULSA OK 74117, 918-634-8000, 212 E 9TH ST, TULSA OK 74103, 918-593-9282

ATTE: 500 E 71ST STREET, TULSA OK 74108, 918-593-9282

CONTRACTING: 1181 EAST 15TH STREET, TULSA OK 74104, 918-593-9282

APPROVED BY THE CITY OF TULSA

OKLAHOMA

ATTEST CITY CLERK

10.3



OLSON INDUSTRIAL NO 2



20-14 32



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2012

10,4

**Change of Access on Recorded Plat
TMAPC June 1, 2016**

Lot 1, Block 1, Shadow Mountain Racquet Club

This application is made to allow a change of access to shift accesses along East 61st Street South. The property is zoned RS-3 with pending CS zoning.

Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.

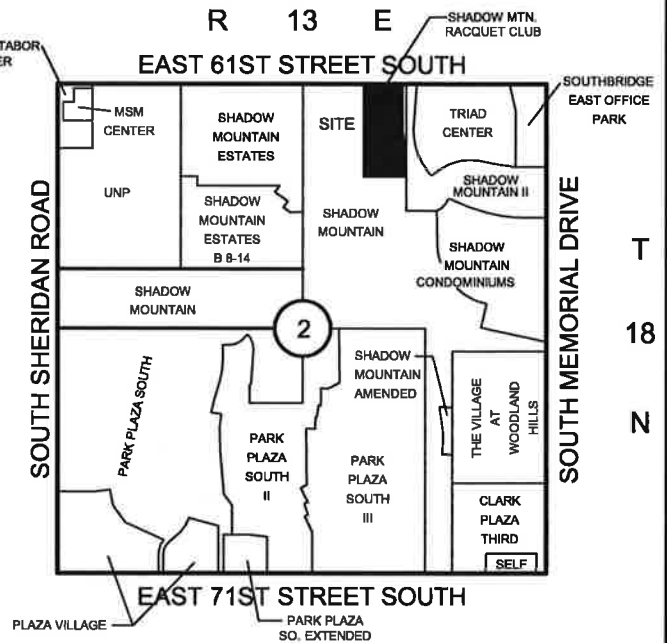
Exhibit Drawing

Limits of No Access Change

Lot 1, Block 1,

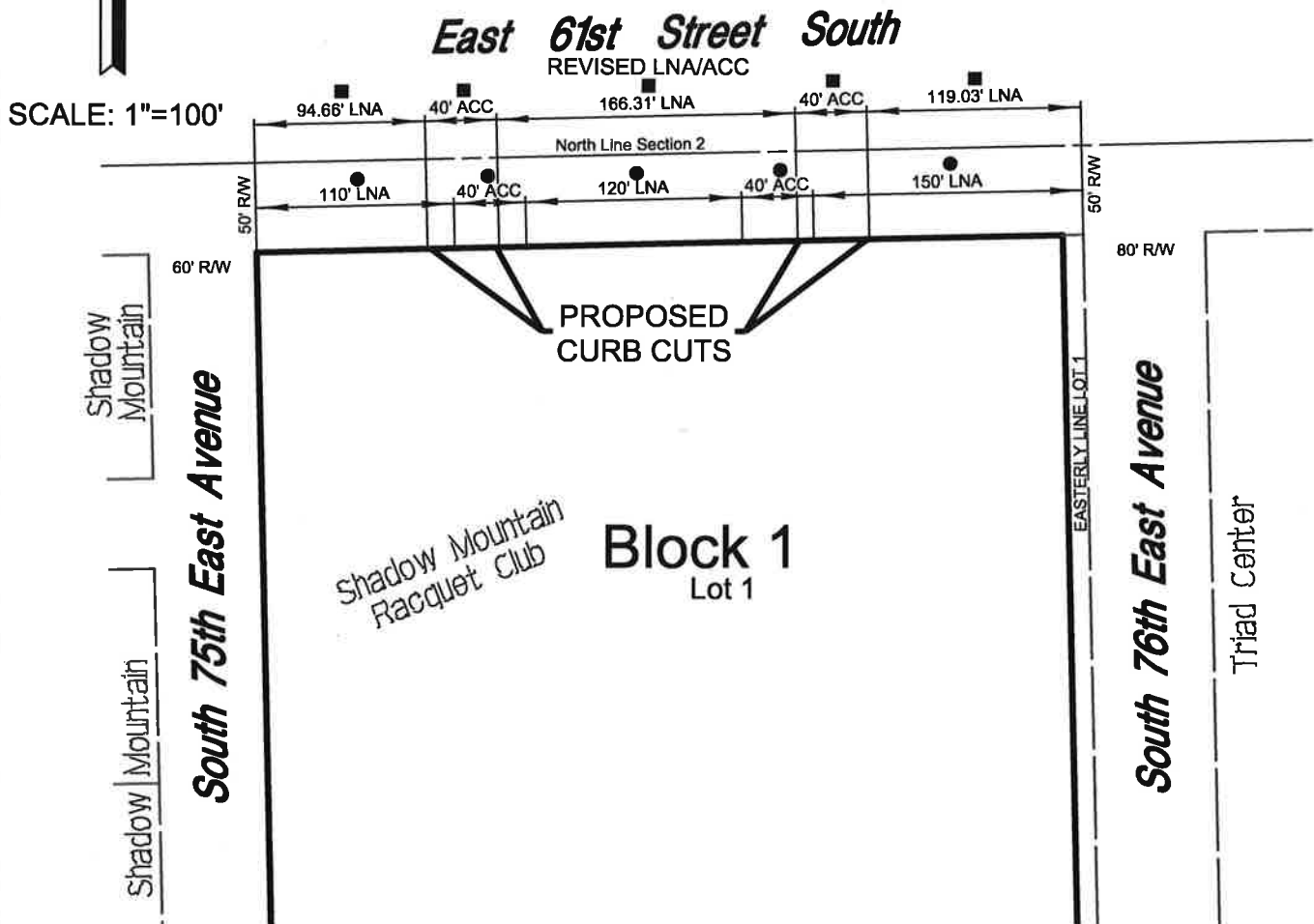
Shadow Mountain Racquet Club

City of Tulsa, Oklahoma



Location Map

SCALE: 1"=2000'



SCALE: 1"=100'

- REQUESTED ACCESS REVISION
- ORIGINAL ACCESS & LNA AS SHOWN ON EXISTING PLAT OF CROSSBOW CENTER II

Legend

ACC = ACCESS R/W = RIGHT-OF-WAY
 LNA = LIMITS OF NO ACCESS

Exhibit "A"

K:\17701\04\10R CHANGE OF ACCESS.DWG SHEET 1 May 19, 2016 SISEMORE WEISZ & ASSOCIATES, INC., 2012

Sisemore Weisz & Associates, Inc.

6111 EAST 32nd PLACE
 TULSA, OKLAHOMA 74136
 C.A. NO. 2421

PHONE (918) 665-3800
 FAX: (918) 665-8668
 EXP. DATE 6/30/17

11.2

Final Subdivision Plat

11th Street Commerce Park (formerly Dollar General 11th and Garnett) - (CD 5)
West of southwest corner of East 11th Street South and South Garnett Road

This plat consists of 2 Lots, 1 Block, on 4.66 acres.

Staff has received release letters for this plat and can recommend **APPROVAL** of the Final Plat.

12.1
5/24/16

12.2

11TH STREET COMMERCE PARK

DRAFT FINAL PLAT
FOR

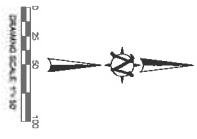
PUD 843

A RESUBDIVISION OF THE EAST HALF (E/2) OF LOT ONE (1) AND THE NORTH 20 FEET OF VACATED STREET ADJACENT ON THE SOUTH MINGO VALLEY HIGHWAY, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER:
TULSA 540, LLC
5710 E. SOUTHWEST 11TH FLOOR
TULSA, OK 74118
PHONE: 918.748.8700
ATTN: MARK HELLMAN

ENGINEERS/REVISOR:
AAB ENGINEERING, LLC
PO BOX 218
SAND SPRING, OKLAHOMA 74083
PHONE: (918) 426-2000
FAX: (918) 426-2001
EMAIL: TAA@AABENGINEERING.COM

CERTIFICATE OF AUTHORITY:
JUNE 30, 2018



LEGEND

LINE	LIMIT OF PLAT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RE	RESTRICTED EASEMENT
UE	UTILITY EASEMENT
BR	BRIDGE
RF	RIGHT-OF-WAY
IR	IRON PIN FOUND
IR	IRON PIN FOUND - MARKED MAY 2018
XXXX	STREET ADDRESS

FLOODPLAIN

THE SHOWN PROPERTY IS NOT LOCATED WITHIN ANY FEDERAL OR STATE FLOODPLAIN. THE PROPERTY IS NOT LOCATED WITHIN THE REGULATORY FLOODPLAIN AREA OF TULSA. REGULATORY FLOODPLAIN MAP #1745 (PAGE 29)

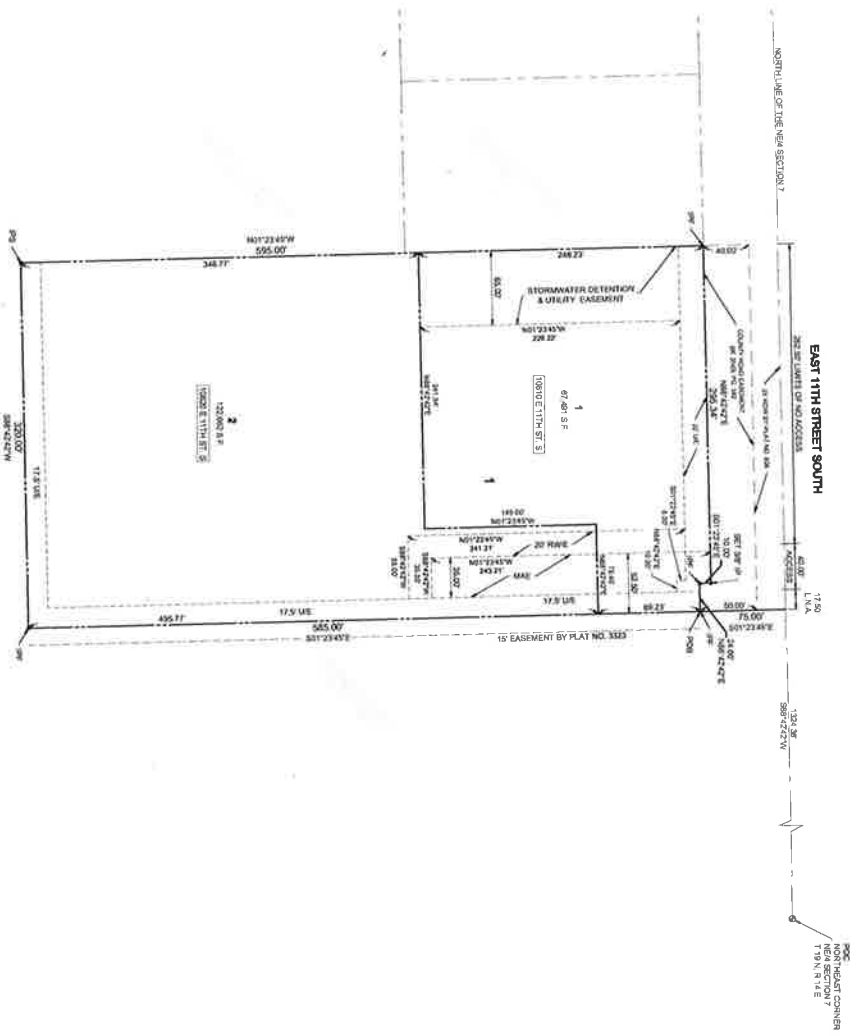
FINAL PLAT
ENDORSEMENT OF APPROVAL

Tulsa Metropolitan Area Planning Commission
Approved Date: _____

TULSA, OKLAHOMA
CITY ENGINEER
Council of the City of Tulsa, Oklahoma
Approved Date: _____

CHAIRMAN
TAYLOR
ATTTEST CITY CLERK
CITY ATTORNEY

The approval of this Final Plat and the plat hereon is hereby given on this _____ day of _____, 2018, by the Council of the City of Tulsa, Oklahoma, in the presence of the City Clerk, Taylor, and the City Attorney, _____.



SITE DATA

BENCHMARK: BENCH MARK SET IN 2015, 5.00 FEET HIGH OF E 11TH ST AND GANNETT RD INTERSECTION ON THE EAST SIDE OF E 11TH ST.

DESCRIPTIVE: 18' X 18' X 18' X 18'

GRID BEARINGS OF BENCHMARK FRAME COORDINATE SYSTEM: ZONE 50N10N NORTH LINE OF THE 66' OF SECTION 181, 57' 47.4' OF ACRES.

LAND AREA: 181, 57' 47.4' OF ACRES

NON-ADJUTANT: ALL CORNERS WERE SET USING SURVEY REBAR WITH A YELLOW PLASTIC CAP STAMPED 'MAY 2018' UNLESS OTHERWISE SPECIFIED.

ADJUTANT: ADDRESSERS

ADDRESSERS SHOWN ON THIS SURVEY ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSERS ARE SUBJECT TO CHANGE AND SHOULD BE SHOWN ON A FUTURE REBAR DESCRIPTION.

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS 2 LOTS IN BLOCK
BLOCK NUMBER: 428 (PARCEL 181, 57' 47.4')

CONTACTS

MUNICIPAL AUTHORITY:
CITY OF TULSA
175 EAST 7TH STREET, SUITE 800
TULSA, OK 74103

UTILITY CONTACTS:
OKLAHOMA NATURAL GAS COMPANY
2218 W. EDISON ST
TULSA, OK 74119
918.584.4202
1.888.475.8229

CONTRACTORS:
AAB ENGINEERING, LLC
PO BOX 218
SAND SPRING, OKLAHOMA 74083
918.426.2000

Lot-Split and Waiver of Subdivision Regulations

June 1, 2016

LS-20885

Cesar Cervantes Torres, (6319) (AG) (County)

South of the southeast corner of East 191st Street South and South Harvard Avenue / 19473 South Harvard Avenue

The Lot-Split proposal is to split an existing AG (Agriculture) tract into two tracts. Each of the resulting tracts will meet the Bulk and Area requirements of the Tulsa County Zoning Code.

The Technical Advisory Committee met on May 19, 2016, and had the following comments. A 50' right-of-way Easement is needed along South Harvard Avenue. Also, there were errors in the legal description, the surveyor submitted changes and they have been corrected.

The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends **APPROVAL** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.

AG

AG

E 191st ST S

E 191 PL S

SUBJECT TRACT

2

1

AG

E 195 ST S

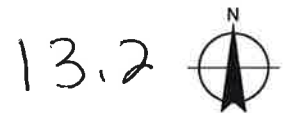
AG

S HARVARD AVE



LS-20885

16-13 09





E 191st ST S

E 191 PLS

E 195 ST S

S HARVARD AVE

LS-20885

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

Aerial Photo Date: February 2016



Subject Tract

16-13 09

13.3



Lot-Split and Waiver of Subdivision Regulations

June 1, 2016

LS-20887

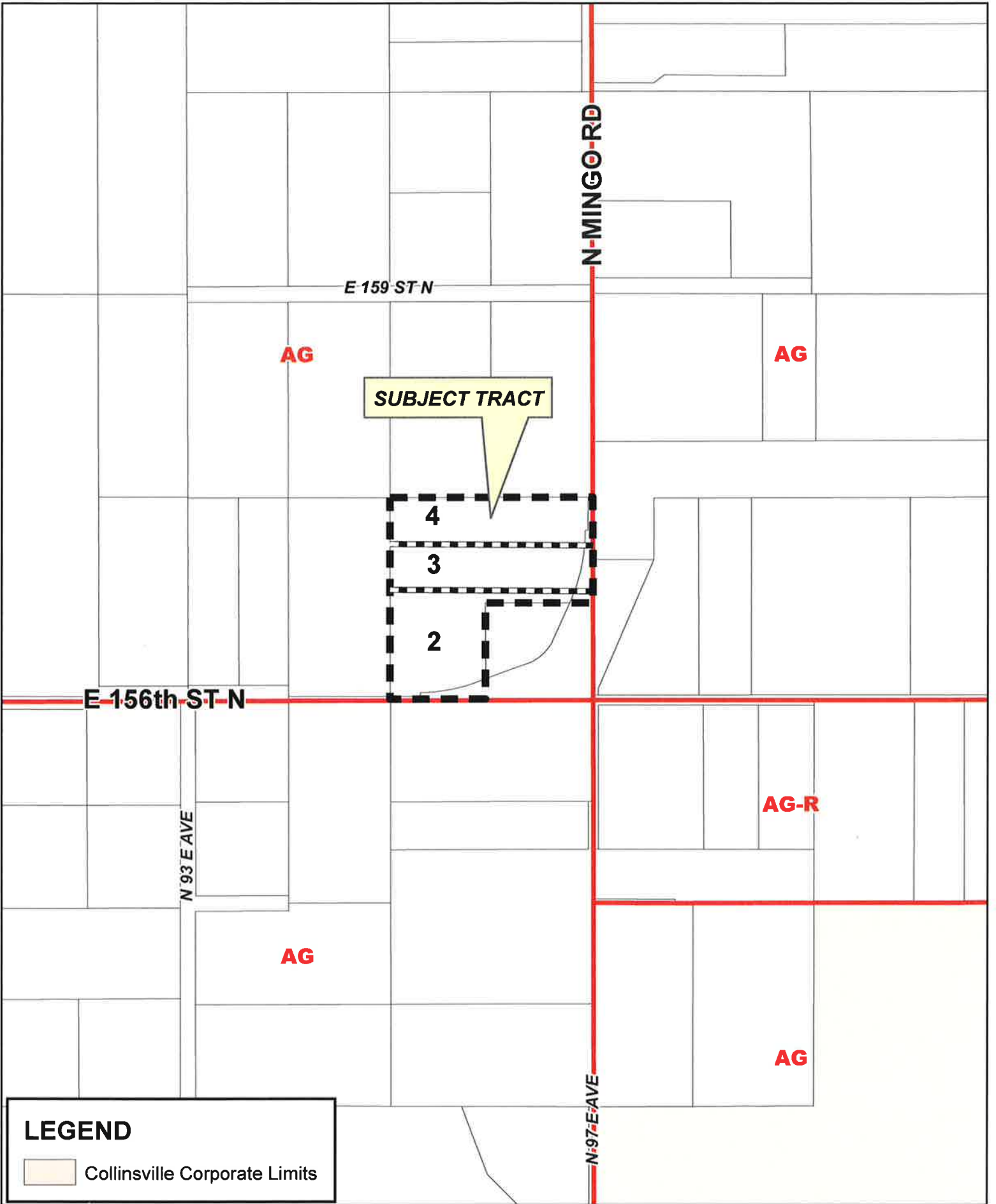
Delores Bewley, (2313) (AG) (County)

North and West of the northwest corner of East 156th Street North and North 97th East Avenue (North Mingo Road)

The Lot-Split proposal is to split an existing AG (Agriculture) tract into three tracts. Each of the resulting tracts will meet the Bulk and Area requirements of the Tulsa County Zoning Code.

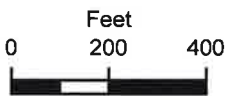
The Technical Advisory Committee met on April 7, 2016 and had the following comments. A 50' right-of-way Easement is needed along East 156th Street North and North Mingo Road. If a structure is built on the any of the properties fire access and fire hydrant coverage will be required per the International Fire code. Washington County Rural Water District #3 will serve the tracts. They had the following comments: The meter for Tract 1 sits on Tract 2. If one or the other, Tract 1 or Tract 2, ever sells to another party, arrangements will have to be made for service at that time. Each tap requires a copy of the General Warranty Deed, DEQ form 581 with log number, application for service by landowner with membership fee. Property lines must be surveyed, staked and pinned.

The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends **APPROVAL** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.



LEGEND

 Collinsville Corporate Limits



LS-20887

22-13 13

14.2





E 159 ST N

E 156th ST N

N 93 E AVE

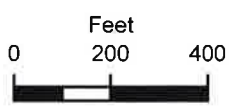
N MINGO RD

N 97 E AVE

4

3

2



Subject Tract

LS-20887

22-13 13

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

Aerial Photo Date: February 2016



14.3



Tulsa Metropolitan Area
Planning Commission

Case : (CVS) ERW II

Minor Subdivision Plat

Hearing Date: June 1, 2016
(Continued from November 18,
2015. January 6. 2016. January 20.
2016. February 17. 2016, April 6,
2016, and May 18, 2016 meetings.)

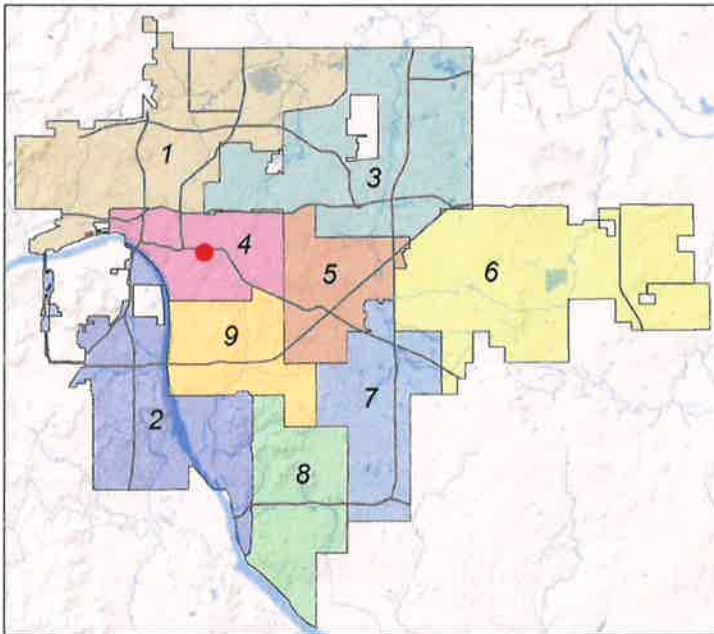
Case Report Prepared by:
Diane Fernandez

Owner and Applicant Information:

Applicant: Matt Pitts, Carlson
Consulting Engineering

Owner: NE 15th and Utica, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Tract Size: 1.11 acres

Location: Northeast corner of East
15th Street and South Utica Avenue

Zoning: PUD 437 A

Staff Recommendation:
Staff recommends Approval.

City Council District: 4
Councilor Name: Blake Ewing
County Commission District: 2
Commissioner Name: Karen Keith

EXHIBITS:

INCOG Aerials

INCOG Case Map Subdivision Map Growth and Stability Map Land Use Map

PRELIMINARY SUBDIVISION PLAT

(CVS) ERWII Addition - (CD 4)

Northeast corner of East 15th Street and South Utica Avenue

The plat consists of 1 Lot, 1 Block, on 1.1 acres.

The following issues were discussed November 5, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 437 A..
2. **Streets:** Provide reference for right of way such as plat number or book/page number. Corner clip at both intersections must be 35.35 feet. Include standard right of way dedication language in the covenants. Include standard sidewalk language in the covenants.
3. **Sewer:** No comment.
4. **Water:** Label the existing right of ways on South Utica Avenue and East 14th Place South.
5. **Storm Drainage:** Storm drainage shall conform to existing conditions as much as reasonably possible unless doing so would cause drainage issues.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment.
8. **Other: GIS:** Provide individual lot addresses. Submit control data sheet. State/provide basis of bearing. Graphically show all pins found or set for plat/subdivision. Need address caveat/disclaimer added. Tie plat to a section corner. Show point of commencement and add to legal description. Provide owner address, phone number, under owner information. Under the engineer information please provide the C.A. number and expiration date along with an email address. Not all subdivisions identified in the location map. Above plat title add Minor Subdivision Plat. City Legal comments must be addressed and the plat must meet their approval. Easements must be relocated to be in line with approved site plan. Access must be limited per approved site plan.

Staff recommends **APPROVAL** of the minor subdivision plat with the TAC recommendations and the special and standard conditions listed below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the Development Services and Engineering Services staffs must be taken care of to their satisfaction.

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the

City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]

15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

PLAT NO.

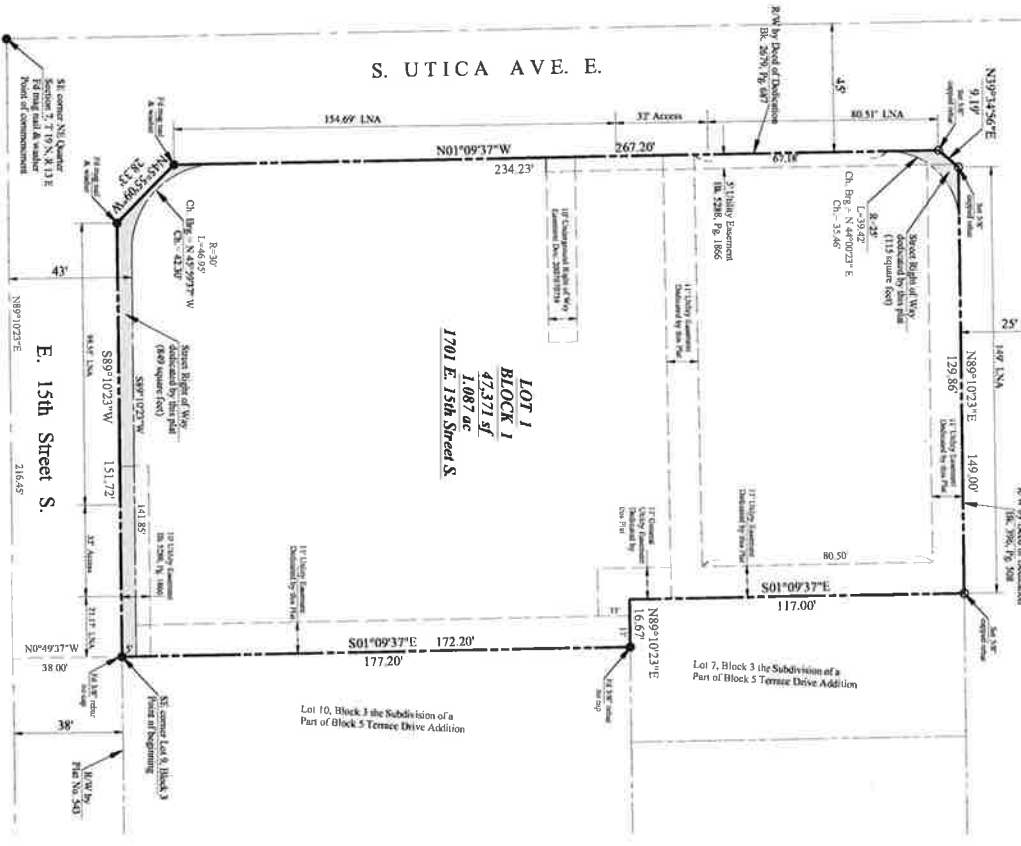
PUD NO.
437-A

MINOR SUBDIVISION PLAT

ERW II

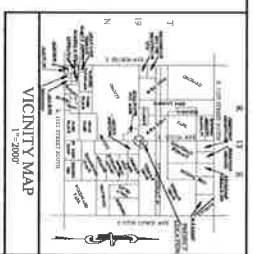
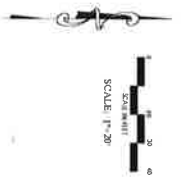
A replat of part of Lot Fourteen (14), Block Five (5), Terrace Drive Addition to the City of Tulsa, and all of Lots Eight (8) and Nine (9), Block Three (3) of the Subdivision of a Part of Block 5, Terrace Drive Addition to the City of Tulsa, Tulsa County, Oklahoma

E. 14th Place S.



THE FOLLOWING IS A SUMMARY OF THE INFORMATION CONTAINED ON THIS PLAT:

This plat shows the subdivision of a part of Lot 14, Block 5, Terrace Drive Addition to the City of Tulsa, and all of Lots 8 and 9, Block 3, Terrace Drive Addition to the City of Tulsa, Tulsa County, Oklahoma. The total area of the land shown on this plat is 1.087 acres. The land is being subdivided into one lot, Lot 1, which has an area of 1.087 acres. The lot is bounded by E. 15th Street S. to the north, S. Utica Ave. E. to the east, and E. 14th Place S. to the south. The lot is shown on the plat with its bearings and distances. The plat also shows the location of the lot within the larger subdivision and the location of the streets and easements. The plat is subject to the provisions of the Oklahoma Subdivision Act and the Oklahoma Uniform Gifts to Minors Act. The plat is being filed for record in the Tulsa County Clerk's Office.



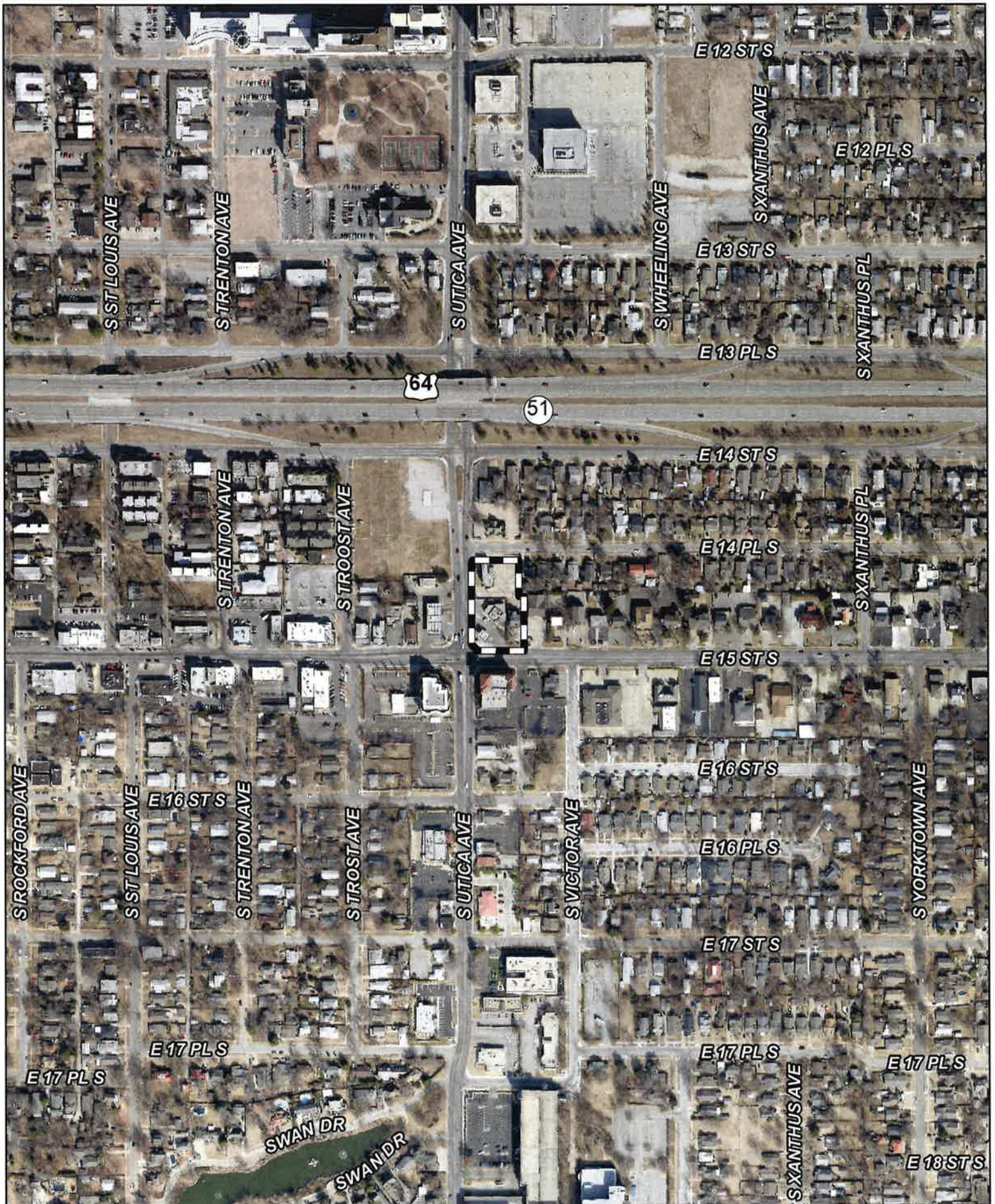
THANK YOU FOR SUBMISSION OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	APPROVED DATE
APPROVED DATE	APPROVED DATE
CITY ENGINEER	CITY ENGINEER
CHIEF OF THE CITY OF TULSA, OKLAHOMA	CHIEF OF THE CITY OF TULSA, OKLAHOMA
APPROVED DATE	APPROVED DATE
MANAGER	MANAGER
ATTEND: CITY CLERK	
CITY ATTORNEY	

NOTE:
All dimensions shown on this plat were obtained in the same field was made. The plat is subject to the provisions of the Oklahoma Subdivision Act and the Oklahoma Uniform Gifts to Minors Act. The plat is being filed for record in the Tulsa County Clerk's Office.

Civil Engineering Inc.
2314 N.W. AVONDALE WAY, SUITE 4
BENTONVILLE, AR 72712
479-664-8800 (OFFICE) 479-664-8801 (FAX)

Mapzark
2500 W. UNIVERSITY BLVD., SUITE 200
TULSA, OKLAHOMA 74119
918-438-4343
www.mapzark.com

15.6



64

51



Subject Tract

ERW II

19-13 07

Note: Graphic overlays may not align with physical features on t

Aerial Photo Date: March 1

15.7





0 Feet 50 100



Subject Tract

ERW II

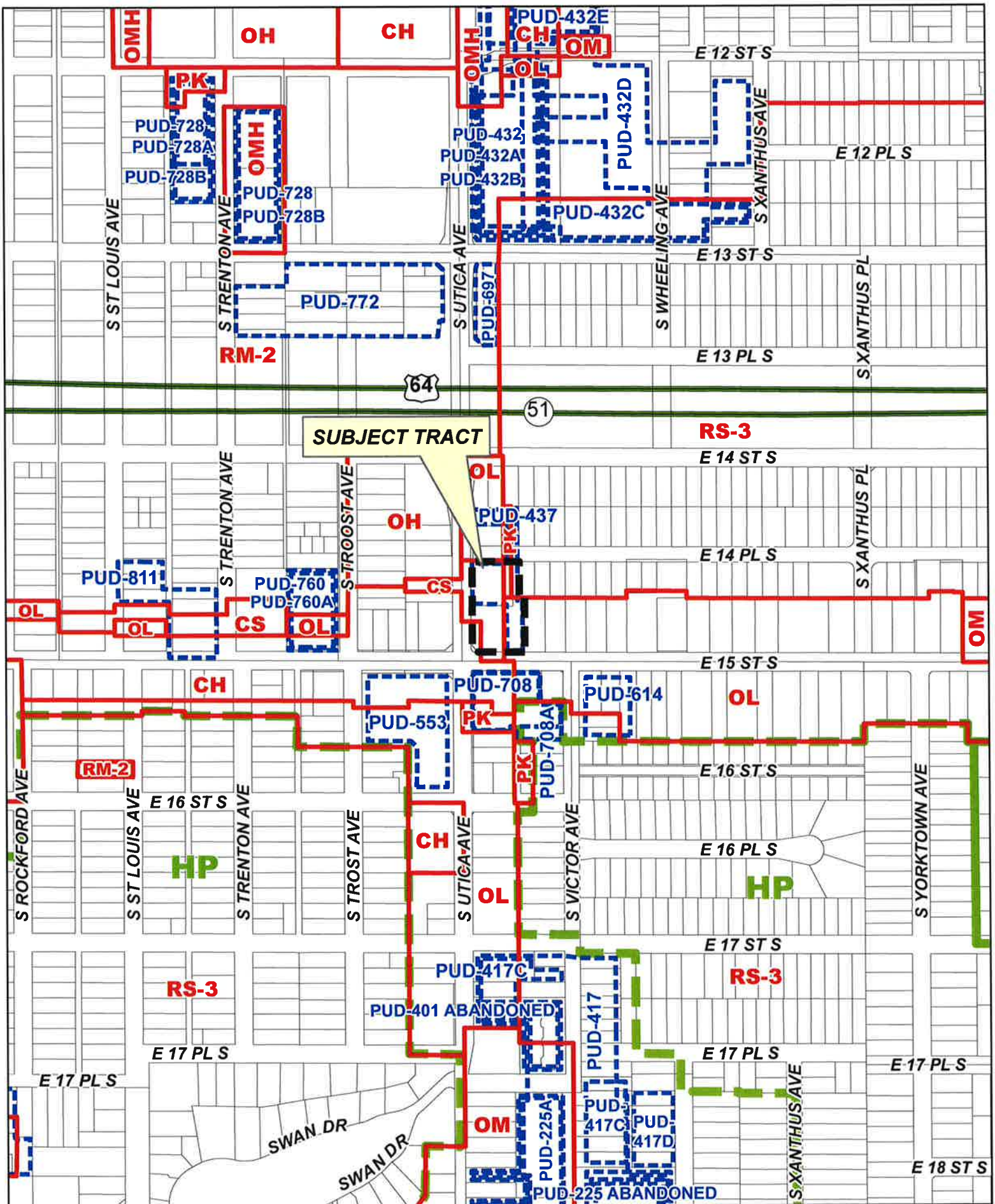
19-13 07

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

Aerial Photo Date: March 2014

15.8



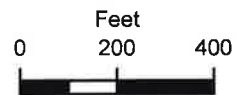


SUBJECT TRACT

ERW II

19-13 07

15.9

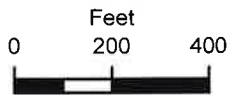




SUBJECT TRACT

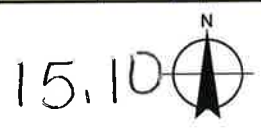
Growth and Stability

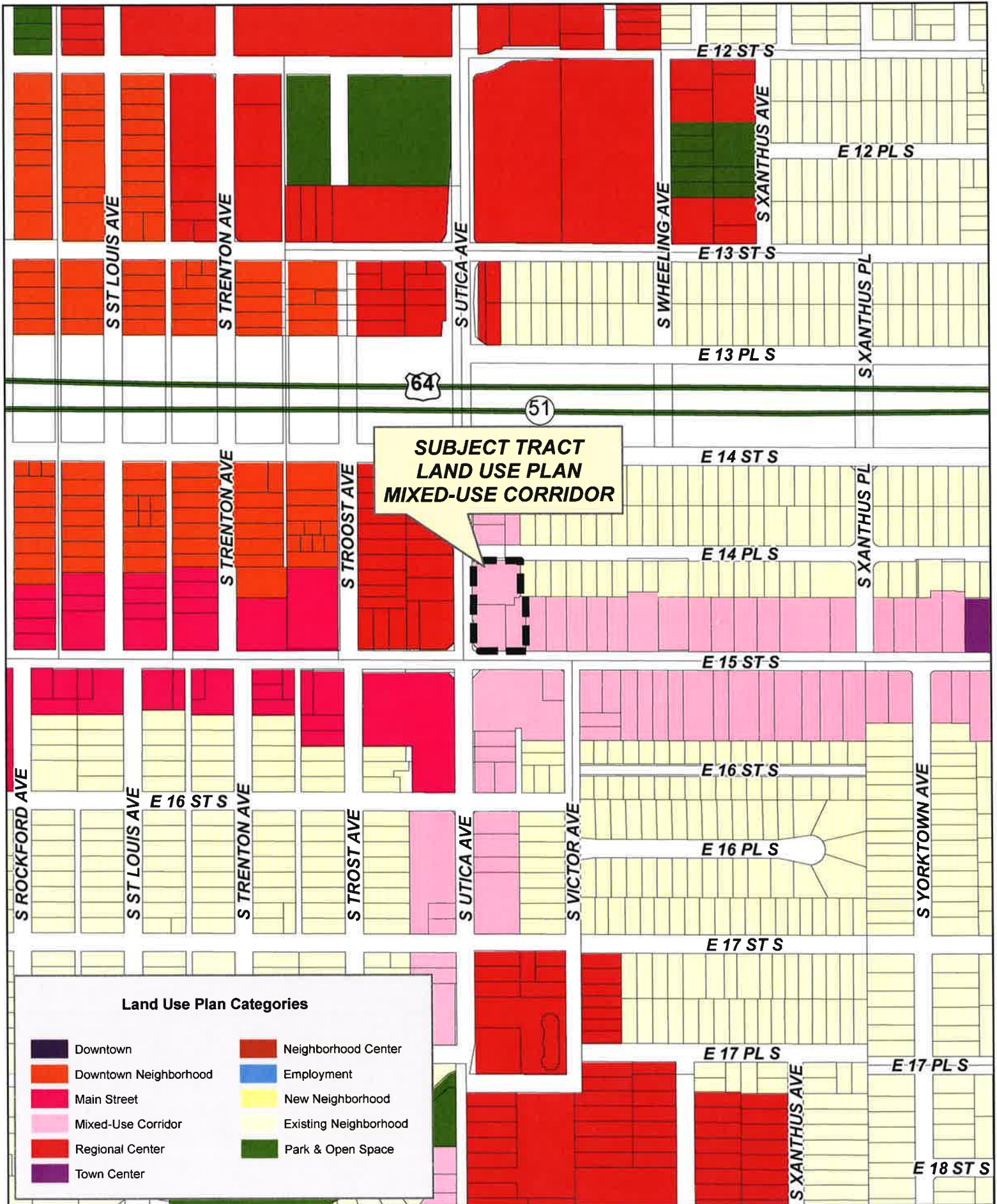
- Area of Growth
- Area of Stability



ERW II

19-13 07

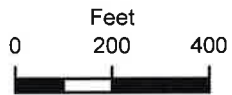




**SUBJECT TRACT
LAND USE PLAN
MIXED-USE CORRIDOR**

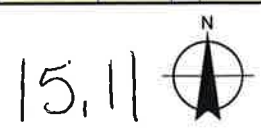
Land Use Plan Categories

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



ERW II

19-13 07





Tulsa Metropolitan Area Planning Commission

Case : Mayra's Addition Minor Subdivision Plat

Hearing Date: June 1, 2016
(Continued from April 20, 2016, May 4, 2016, and May 18, 2016 meetings.)

Case Report Prepared by:

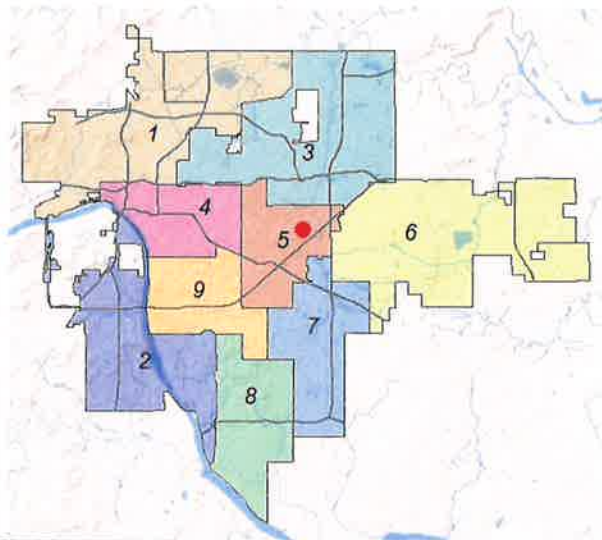
Diane Fernandez

Owner and Applicant Information:

Applicant: Tom Haynes, White Surveying

Owner: J&P Professional Services, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal: Minor Subdivision Plat

Tract Size: 1.1 acres

Location: East of Northeast corner of East 21st Street South and Memorial Drive

Zoning: OL (Office Light)

Staff Recommendation:
Staff recommends Approval.

City Council District: 5

Councilor Name: Karen Gilbert

County Commission District: 1

Commissioner Name: Karen Keith

EXHIBITS:

- INCOG Aerials
- INCOG Case Map
- Subdivision Map
- Growth and Stability Map
- Land Use Map

16.1

MINOR SUBDIVISION PLAT

Mayra's Addition (Revised) - (CD 5)

East of Northeast corner of East 21st Street South and Memorial Drive

The plat consists of 1 Lot, 1 Block, on 1.1 acres.

The following issues were discussed April 7, 2016, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned .OL (office light).
2. **Streets:** Right of way access locations and LNA s shown on the face of plat are different from those on building plans. 21st Street is primary arterial with 60 feet of right of way required from centerline. Existing right of way is 50 feet. Provide reference such as plat # or book/page #. Additional 10 feet of right of way dedication required. Building plan sheet shows 51.74 foot access. According to predevelopment minutes, only one access is allowed. Delete section on mutual access easement from covenants. This is a one lot, one block subdivision and no mutual access easement is required. Delete street name from sidewalk section in covenants.
3. **Sewer:** The existing sanitary sewer main located adjacent to the north boundary line of the plat is available for sewer service connection.
4. **Water:** On the conceptual plan show the existing 36 inch water main line 30 foot offset from the centerline of east 21st Street South.
5. **Storm Drainage:** Show the increase of impervious surfaces. Provide a drainage report that shows a detention is adequate to accommodate the increase runoff or fees in lieu of detention will be considered. A swale on the east side will need to be constructed to move storm water to 21st Street storm sewer system.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment.
8. **Other: GIS:** Provide the address caveat/disclaimer statement with the plat. Provide an email address for the engineer and surveyor. Provide the bearing angle graphically from the point of commencement to the point of beginning. Use the southwest corner of section 12 as the POC and the southwest corner of the plat as the POB. The bearing angles will be reversed. Reword the legal description to match. Define the basis of bearing between two known points. Provide the bearing angle under the heading Basis of Bearing. Add the word South to end of East 11th Street in the location map. Dennis Semler's name is misspelled under the "Certificate of County Treasurer". Not all the subdivisions are identified in the location map. Some boundaries are not drawn correctly. Label all unplatted areas. Some subdivision names are misspelled. Label project location in the location map with a leader line and the words "Project Location". The proposed Storm Sewer inlet and line that

tie into the public storm sewer must be constructed with a minimum 15 inch reinforced concrete pipe line and requires a storm sewer easement with a minimum width of fifteen feet. These proposed storm sewer connections need to meet City of Tulsa standards and specifications to be addressed by right of way and commercial building permits, otherwise a customized system will require an IDP permit. Replace all broken sidewalks especially along East 21st Street South within the right of way with a minimum of five feet in width, and constructed in accordance with the specifications and standards of the City of Tulsa public works and development departments. An SW3 will be required for the commercial building permit since more than an acre will be disturbed. Provide reference on face of plat for the existing right of way dedication of fifty feet along East 21st Street South with reference of plat # and/or book and page number. The proposed limits of Access of the site plan and proposed plat need to match. A License Agreement is required for the existing brick column fence within the right of way if it is not proposed to be demolished. All City Legal comments must be addressed and approved before final signatures are received.

Staff recommends **APPROVAL** of the minor subdivision plat with the TAC recommendations and the special and standard conditions listed below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the Development Services and Engineering Services staffs must be taken care of to their satisfaction.

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be

submitted to the Public Works Department.

7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of

16.4

Engineers regarding Section 404 of the Clean Waters Act.

22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

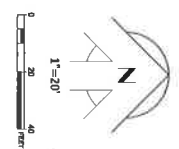
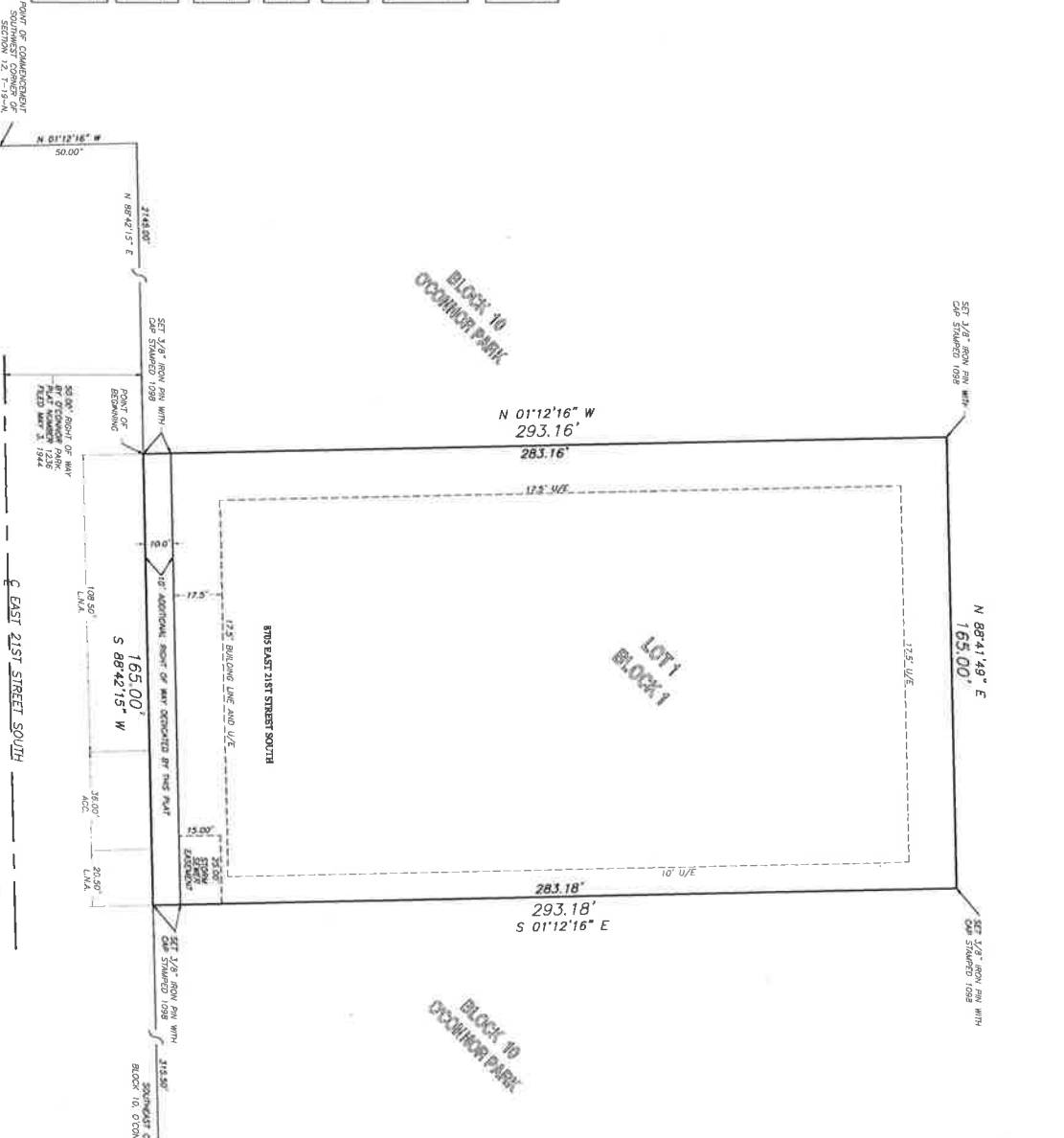
MAYRA'S ADDITION

A REPLAT OF THE SOUTH HALF (S/2) OF THE EAST 165 FEET OF THE WEST 965 FEET OF BLOCK TEN (10), OCCONNOR PARK, SECTION 12, TOWNSHIP 19N, RANGE 13 EAST, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

NAME OF APPLICANT	
TULSA METROPOLITAN AREA PLANNING DEPARTMENT	
APPROVAL DATE	
TOWN OF TULSA	
CITY ENGINEER	
COUNCIL OF THE CITY OF TULSA DEBARRAD	
APPROVAL DATE	
ENGINEER	
METRO CITY CLERK	
CITY ATTORNEY	

The approval of this plat, plat map, zoning, one year from the date of filing in the office of the county clerk, shall be deemed to be the approval of the city clerk.

- Legend**
 - 1. L.A. = LANE OF NO ACCESS
 - 2. H.A. = HIGHWAY ACCESS
 - 3. R.A. = RIGHT OF WAY
 - 4. U.A. = UTILITY ADJACENT
- Address**
 - 805 EAST 21ST STREET SOUTH
 - APPLICANT'S ADDRESS ON THIS PLAT HAS APPEARED AT THIS PLACE AT THIS FILED ADDRESS AND SUBJECT TO CHANGE AND SHOULD NEVER BE RELED ON IN PLACE OF LEGAL DESCRIPTION.
- Water and Sewer**
 - POTENTIAL WATER SUPPLY AND SANITARY SERVICE SHALL BE SUPPLIED BY THE CITY OF TULSA, OKLAHOMA.
- Municipalities**
 - ALL CORNERS TO BE SET WITH A S.W. NAIL IN WITH YELLOW CAP STAMPED WHITE ON TOP.
- Land Area**
 - SECTION CONTAINS 1.67 IN 1 BLOCK
 - SECTION CONTAINS 1.67 IN 1 BLOCK
 - SECTION CONTAINS 1.67 IN 1 BLOCK
 - SECTION CONTAINS 1.67 IN 1 BLOCK
- Flood Zone Note**
 - THE APPLICANT HAS BEEN ADVISED THAT THE FLOOD ZONE MAP FOR THE CITY OF TULSA, OKLAHOMA, SHOWS THAT THE PROPERTY IS IN FLOOD ZONE X-1 (MODERATE TO SEVERE FLOOD HAZARD) AND IS SUBJECT TO FLOODING.
- Basins of Drainage**
 - THE PROPERTY IS LOCATED IN A BASIN OF DRAINAGE FOR THE OCCONNOR PARK PLANE CORNER AND SOUTH ZONE 3001. THE NORTH RIGHT-OF-WAY LINE OF EAST 21ST STREET SOUTH BEING SOUTH BEING WEST.



ENGINEER
 Rosenbaum Consulting, LLC
 1790 W. Camp Street
 Broken Arrow, OK 74012
 (918) 799-0212
 www.rosenbaumconsulting.com
 Certificate of Professional Registration
 Expires June 24, 2015

SURVEYOR
 White Surveying Company
 7999 E. 55th Place
 Tulsa, OK 74146
 (918) 655-6974
 www.white-surveying.com
 Certificate of Professional Registration
 Expires June 30, 2016

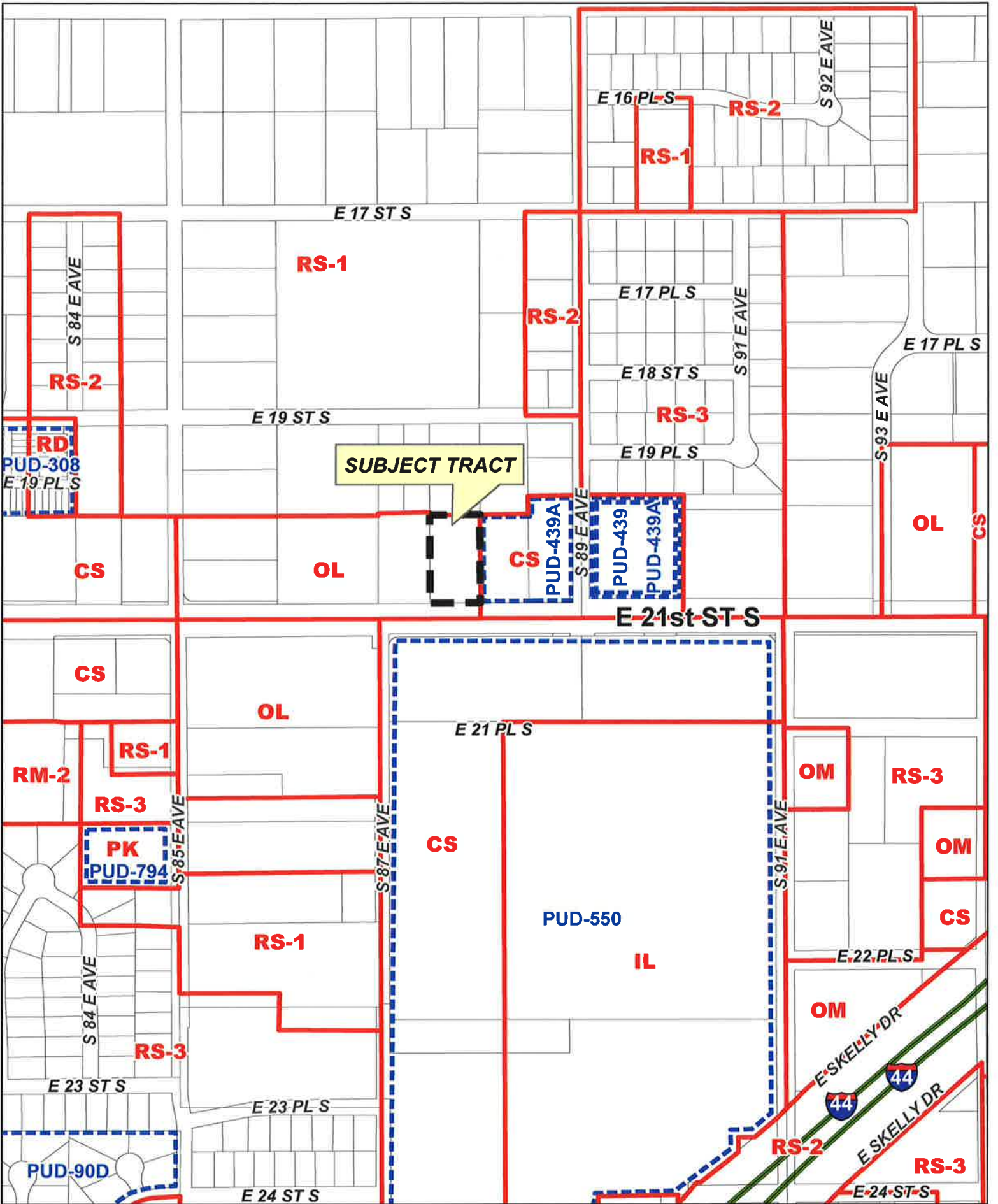
OWNER
 J&P Professional Services, LLC,
 an Oklahoma Limited Liability Company
 5459 South Vinage Road, Suite 1,
 Tulsa, OK 74146
 918-407-0699
 pedro_benajise@japso.com

CONTRACTOR OR COUNTY REGISTRAR
 As provided in Title 11, Chapter 13, Section 914 of the Oklahoma Statutes, I hereby certify that to all true and honest intentions I have not been, nor have I ever been, a party to any fraud or other illegal act in the making of this plat. My signature and seal, if any, shall be provided in the presence of the County Clerk and the County Registrar, and shall be subject to the provisions of Title 11, Chapter 13, Section 914 of the Oklahoma Statutes.

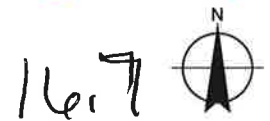
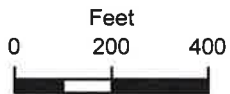
This plat is subject to the provisions of Title 11, Chapter 13, Section 914 of the Oklahoma Statutes. The County Clerk and County Registrar shall be provided with a copy of this plat for their records.

Date: _____ 2016
 Name: _____
 Title: _____

16.6



Mayra's Addition





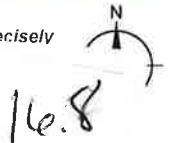
Subject Tract

Mayra's Addition

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

19-13 12

Aerial Photo Date: Marct

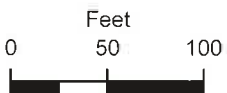


E19 STS

S89 EAVE

E 21st ST S

S87 EAVE



Subject Tract

Mayra's Addition

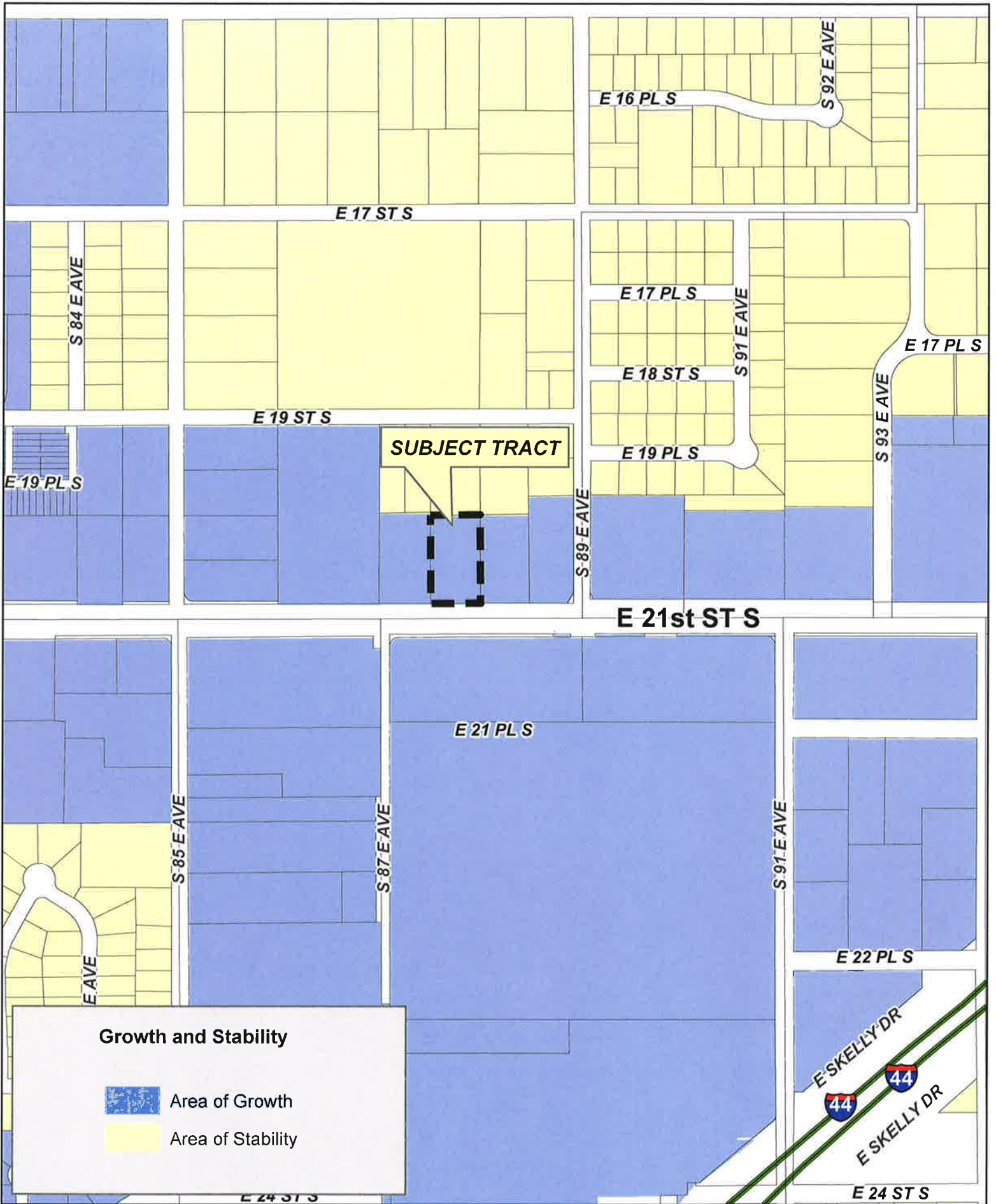
Note: Graphic overlays may not precisely align with physical features on the ground.

19-13 12

Aerial Photo Date: March 2014

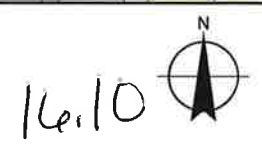


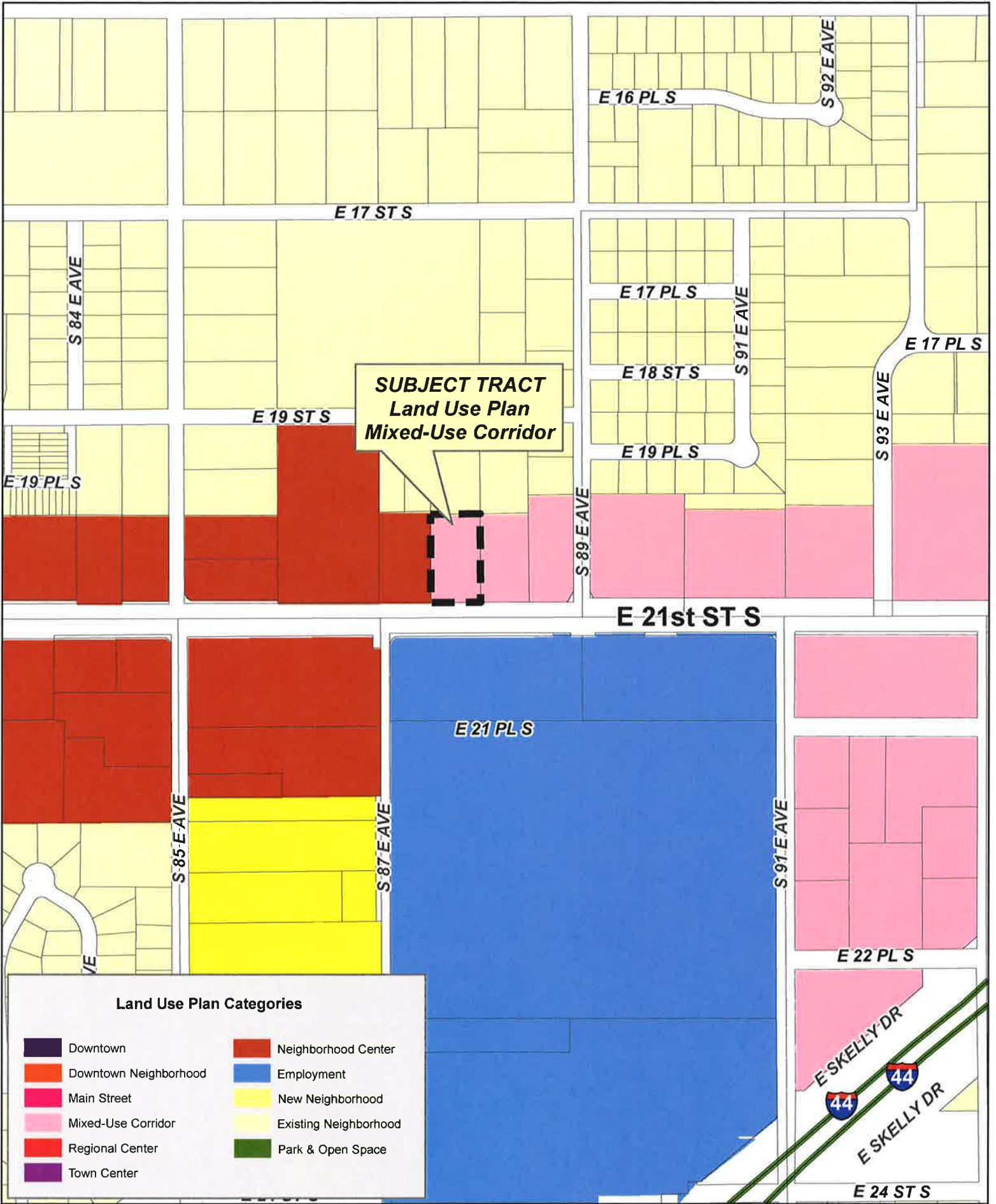
16.9



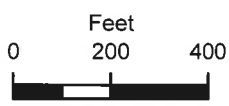
Mayra's Addition

19-13 12

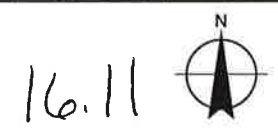




Mayra's Addition



19-13 12



AUTHORIZATION FOR ACCELERATED RELEASE OF A BUILDING PERMIT

Olson Industrial II Addition – (9313) (CD 3)
Southwest corner of East Pine Street and 129th East Avenue

The property is zoned IL (industrial light). Full permits are requested. A preliminary subdivision plat is an item for consideration of reinstatement on the same agenda. The preliminary plat was approved for the property on January 8, 2014.

Review of this application must focus on the extraordinary or exceptional circumstances that extend the normal processing schedule and on the benefits and protections to the City that may be forfeited by releasing the Building Permit prior to filing of the final plat and must comply in all respects with the requirements of the approved preliminary plats per Section 2.5 of the Subdivision Regulations.

The applicant offers the following explanation of the extraordinary and exceptional circumstances that serve as the basis for this request: “The development is for a light industrial use with a tight construction schedule. The property is encumber(ed) with regulatory flood plain and requires corp permitting which will extend the final plat review time. An accelerated release would allow building construction to begin while those processes are finalized.” “The development for a light industrial use would be done at risk to the development, and a Certificate of Occupancy would be withheld until final plat approval.”

The following information was provided by the Technical Advisory Committee in its meeting May 19, 2016:

ZONING:

- *TMAPC Staff:* Full permits are requested. As no progress has been made since the January 8, 2014 preliminary plat approval, the plat needs to be reinstated before the Accelerated Building Permit can be considered. There is floodplain on the site.

STREETS:

- *Transportation:* Additional 8 feet of right of way required along Pine for 388 feet from centerline of 129th East Avenue. Corner radius of 25 feet required at intersection. Five foot wide sidewalks are required along both streets.

SEWER:

- *Waste Water:* Sanitary sewer main extension required. Easement is required for extension.

WATER:

- *Water:* No comments.

STORM DRAINAGE:

- *Storm Water:* The site is located within the City regulatory flood plain which will require an easement and the site plans are showing an on-site detention facility which will require an easement. The subject property is located within the Eagle Creek – City of Tulsa Regulatory Floodplain (Panel 31). The site plan should include the delineated floodplain boundaries. All development within the floodplain must meet the floodplain development requirements of the City of Tulsa Revised Ordinances, Title 11-A and Title 51. Any proposed changes to the floodplain boundaries would require Floodplain Map revisions.

FIRE:

- *Fire:* No comments.

UTILITIES:

- *Franchise Utilities:* No comments.

The accelerated building permits were originally designed to accommodate large campus style type of developments, and developments offering little risk to the City, and should concentrate upon “the benefits and protections to the City that may be forfeited by releasing the building permit prior to the filing of the plat”.

This request does not appear to demonstrate the extraordinary or exceptional circumstances or benefits to the City per the Subdivision Regulations for the site development. The plat has not had activity through the platting process since its’ approval in 2014. The development in the floodplain should require careful staff review.

Staff recommends Denial.

129th & Pine Warehouse

A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER (NE¼) OF SECTION THIRTY-TWO (32), TOWNSHIP TWENTY (20) NORTH, RANGE TWENTY (20) WEST, COUNTY OF TULSA, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF (TO BE PLATTED AS COLSON INDUSTRIAL, NO. 2)

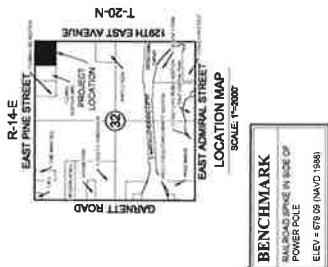
OWNER/DEVELOPER
 129TH AND PINE, LLC
 305 S. EASTON AVE. SUITE 202
 TULSA, OK 74103
 ATTN: CHRIS BURDORFER

ENGINEER/SURVEYOR
 AAB ENGINEERING, LLC
 8400 W. 10TH ST. SUITE 100
 TULSA, OK 74103
 PHONE 918.514.4288
 FAX 918.514.4288



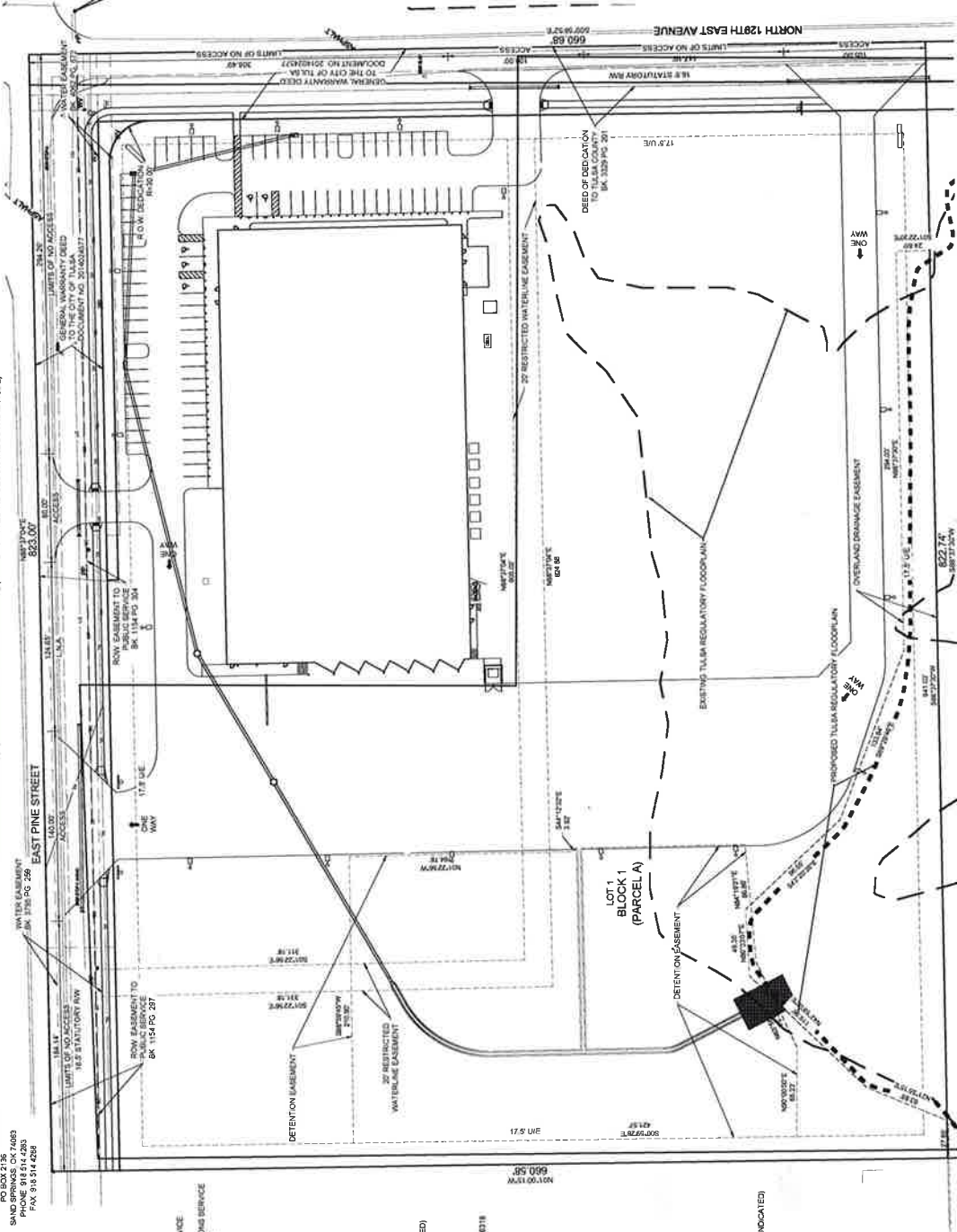
SURVEY LEGEND

- SAINTMARY SERVICE
- UNDERGROUND ELECTRIC SERVICE
- WATERLINE SERVICE
- GAS SERVICE
- OVERHEAD ELECTRIC SERVICE
- EXISTING FENCE
- MAJOR CONTOUR
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- POWER POLE
- WATER METER
- GAS METER
- ELECTRIC METER
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- BUSH
- DECIDUOUS TREE (SIZE AS NOTED)
- BORER HOLE
- STREET SIGN
- FOUND MONUMENT
- IRON PIN SET WITH CAP STAMPED (D18)
- CONTROL POINT
- ADDITIONAL POINT
- 4-GRADE AREA INLET
- ACCESS MANHOLE
- BARBED WIRE FENCE
- BENCHMARK
- POINT OF BEGINNING
- ELECTRIC PEDestal
- ELECTRIC METER
- FLOWLINE
- FLAG POLE
- GROUND LIGHT
- GAS RISER
- DOWN CUP
- DRY
- HOPE
- LMA
- DE
- DE
- PROS
- IP WITH CAP
- IP WITH CAP
- CONCRETE PIPE
- TOP OF PAVEMENT
- EDGE OF PAVEMENT
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL



- ### SHEET LEGEND
- EXISTING ASPHALT DRIVE
 - EXISTING CONCRETE DRIVE
 - PROPOSED STANDARD CONCRETE PAVING
 - PROPOSED CONCRETE SIDEWALK
 - LANDSCAPE AREA
 - PARKING COUNT
 - PROPOSED LIGHT POLE
 - HVAC EQUIPMENT
 - PROPOSED GENERATOR

BENCHMARK
 MARKED BENCHMARK IN SIDE OF POWER POLE
 ELEV. = 679.00 (NAD 1983)



AAB Engineering, LLC
AAB
 Engineering • Surveying • Land Planning
 OFFICE: 918.514.4288 FAX: 918.514.4288

PRELIMINARY PLAT
FOR

OLSON INDUSTRIAL NO. 2

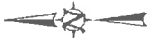
A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22, TOWNSHIP 22 NORTH, RANGE 14 EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER:
ROBE EQUIPMENT INC.
1100 N. W. 100th
TULSA, OK 74116
PHONE: (918) 438-2828
ATTN: GUY OLSON

ENGINEER:
AAB ENGINEERING, LLC
CERTIFICATE OF AUTHORIZATION NO. 816, EXP. JUNE 30, 2014
PO BOX 2118
1800 SOUTH BOSTON AVENUE
TULSA, OKLAHOMA 74106
PHONE: (918) 844-8893
EMAIL: ALAN@AABENGINEERING.COM

SURVEYOR:
TULSA LAND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. 888, EXP. JUNE 30, 2018
1800 SOUTH BOSTON AVENUE
TULSA, OKLAHOMA 74106
PHONE: (918) 844-8893
EMAIL: JON@TULSALANDSURVEYING.COM

PLAT No. _____

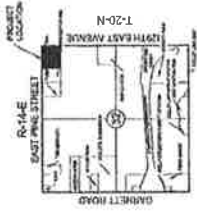


GRAPHIC SCALE: 1" = 80'

LEGEND

---	BUILDING FOOTPRINT
---	LOT LINES
---	RIGHT OF WAY
---	STREET ALIGNMENT
---	ADJACENT LOT
---	ADJACENT BLOCK
---	ADJACENT PLAT

FLOODPLAIN
PORTIONS OF THIS PLAT WERE COVERED BY A FLOODPLAIN STUDY CONDUCTED BY THE TULSA COUNTY ENGINEERING DEPARTMENT FROM 2008 TO 2010. THE FLOODPLAIN STUDY WAS CONDUCTED IN ACCORDANCE WITH THE FLOODPLAIN ACT AND THE FLOODPLAIN MAP ACT OF THE STATE OF OKLAHOMA.



LOCATION MAP
SCALE: 1"=800'

SITE DATA

BENCHMARKS
BLVD 100+ 200.00' WAD 96

BASE OF MEASUREMENT
ADJACENT MEASUREMENTS TO THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 22 NORTH, RANGE 14 EAST OF THE INDIAN MERIDIAN.

LAND AREA
66,667.12 SQ. FEET

MONUMENTATION
ALL CORNERS WERE SET WITH 3" X 3" REBAR WITH YELLOW PLASTIC CAP STAMPED WITH SURVEYOR'S NAME AND OFFICE NAME.

ADDITIONAL NOTES
ADDITIONAL NOTES ON THIS PLAT WERE ACCORDANT WITH THE TULSA COUNTY ENGINEERING DEPARTMENT'S REVIEW AND SHOULD BE REFERRED TO FOR A COMPLETE DESCRIPTION.

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
BLOCK 1 AREA: 66,667.12 SQ. FT.

APPROVED BY THE CITY OF TULSA
OKLAHOMA
MAYOR _____
CITY ENGINEER _____

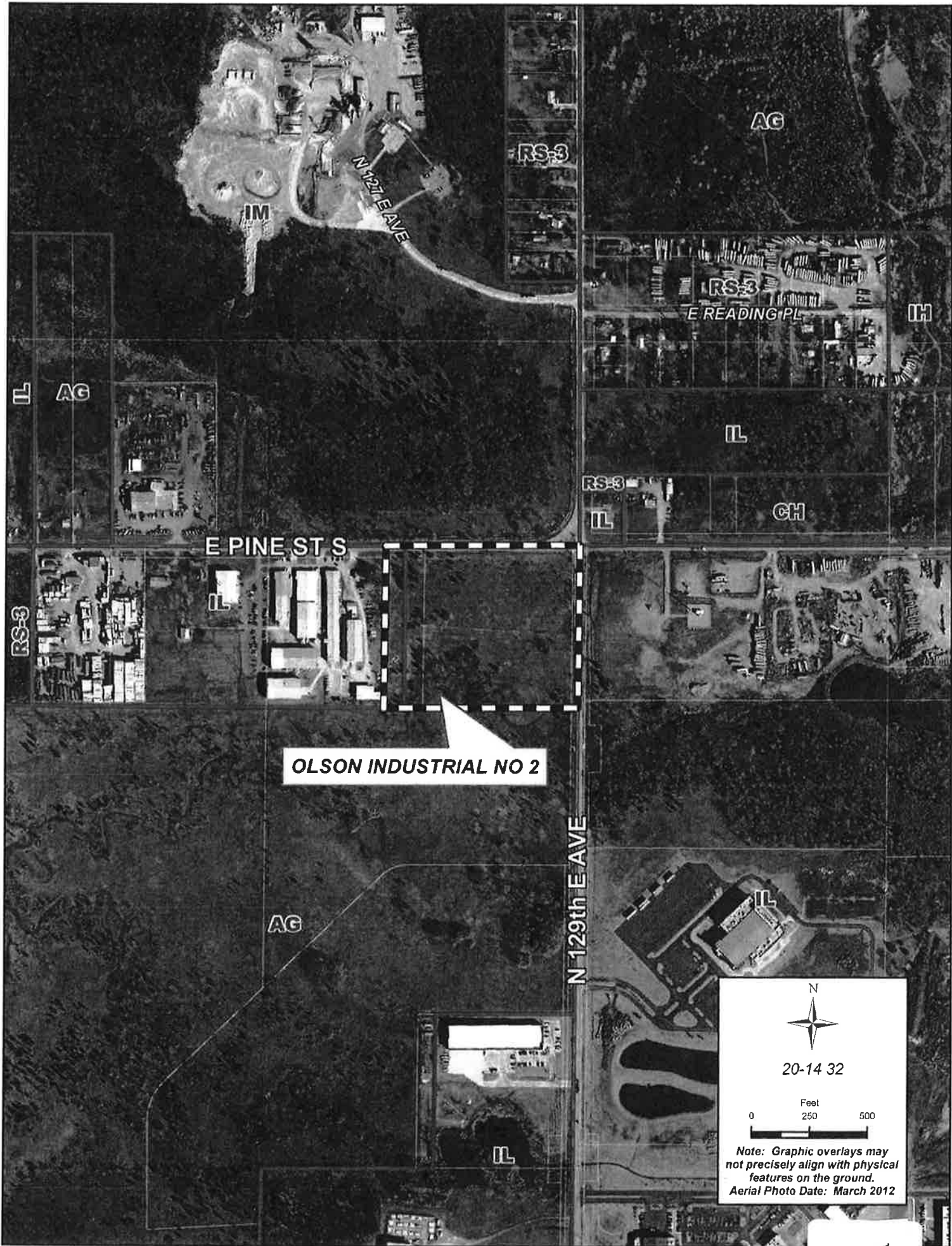
OLSON INDUSTRIAL NO. 2
Block 1, Lot 1

Date Platted: December 1, 2013

LOT 1
BLOCK 1


GENERAL ENGINEERING
PLANNING AND DESIGN
LOT 1, BLOCK 1

17.4



OLSON INDUSTRIAL NO 2

N



20-14 32

Feet
0 250 500

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2012

17.5



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7338

Hearing Date: June 1, 2016

Councilor Dodson and neighborhood requested
continuance from May 4th to May 18th

Councilor Gilbert requested continuance from May
18th to June 1st.

Case Report Prepared by:

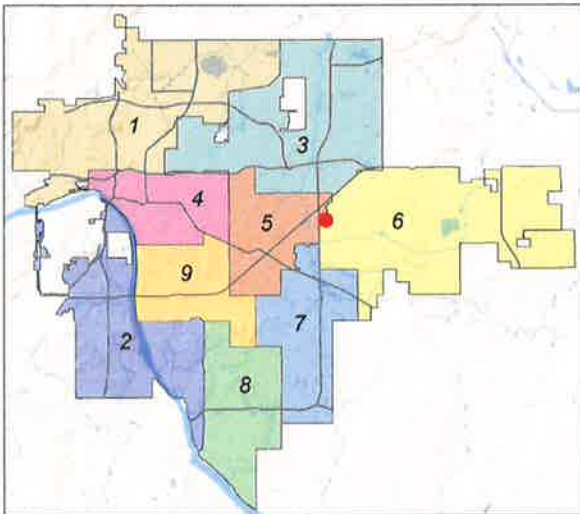
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Geodeca, LLC/ Russell Muzika

Property Owner: VAN, LOI THI & UT VAN LE

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Hotel

Concept summary: Property is partially zoned OM
and partially CS. The applicant has requested CS
zoning for the entire parcel.

Tract Size: 1.15 ± acres

Location: Southwest corner of E. 21st St. and S.
109th E. Ave.

Zoning:

Existing Zoning: OM / CS

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

**Staff recommends approval of Z-7338 to rezone
the entire parcel to CS.**

Staff Data:

TRS: 9418

CZM: 39

Atlas: 746

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

SECTION I: Z-7338

DEVELOPMENT CONCEPT:

The applicant has requested rezoning to allow consistent development opportunities for the entire parcel. In 2003 a PUD allowed a small amount of CS zoning. When the PUD was abandoned in 2008 the underlying zoning was not modified leaving a part of the property with unusable CS zoned area. CS zoned property is consistent with the Tulsa Comprehensive Plan.

The applicant and the developer have met with the neighborhood associations and both City Councilors that have expressed their concerns regarding this project.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

Z-7338 requesting CS zoning is consistent with the Mixed-Use Corridor land use designation of the Comprehensive Plan, and;

CS zoning is compatible with the existing proximate properties, and;

CS zoning is compatible with the anticipated future redevelopment opportunities in this area, and;

The applicant met with the neighborhood and City Councilors regarding the proposed hotel use on May 9th. That meeting did not produce results suggesting optional development plan standards that could help satisfy neighborhood concerns. A second meeting is scheduled May 16th with the developer, therefore;

Staff recommends Approval of Z-7338 to rezone property from OM/ CS to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CS zoning allows retail and other commercial activities that are part of the vision of a Mixed Use Corridor Land Use Designation. The CS designation allows the buildings to be placed closer to the street supporting the vision of a Mixed Use Corridor. Staff has discussed possible optional development plans for this site to help mitigate neighborhood concerns. Design standards have not been provided however staff contends that the straight zoning request is consistent with the Comprehensive Plan and the zoning is not injurious to the neighborhood.

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: Primary arterial and multimodal.

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.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The existing site is not developed is nearly flat and grass covered. The south edge of the property is in the Tulsa Regulatory Floodplain.*

Image below shows property east of the site across South 109th Street

18.3



Image below shows existing commercial building south of rezoning request:



Image below shows single family residential use north of East 21st Street South:

18.4



Environmental Considerations: No known environmental constraints affect development of this site.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
East 21 st Street	Primary Arterial and Multi Modal	120 feet	4
South 109 th East Avenue	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RM-2	Existing Neighborhood	Stability	Single family residential
East	RM-2	Town Center	Growth	Commercial
South	RM-2	Existing Neighborhood	Growth	Commercial (Learning Center) Multifamily further south
West	CS	Mixed Use Corridor	Growth	Vacant

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 20675 dated September 17, 2003 (Z-6903, CS) and 11817 dated June 26, 1970 (OM), established zoning for the subject property.

Subject Property:

18.5

PUD-689-A Abandonment July 2008: All concurred in **approval** of a proposed Major Amendment to Abandon PUD-689, on a 4± acre tract of land to permit retail services, on property located in the southwest corner of East 21st Street and South 109th East Avenue and also known as the subject property.

PUD-689 September 2003: All concurred in **approval** of a request for rezoning a 1.15± acre tract of land for computer store and repair with internet coffee shop on property located southwest corner East 21st Street South and South 109th East Avenue and also known as the subject property.

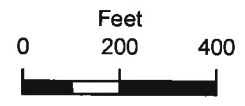
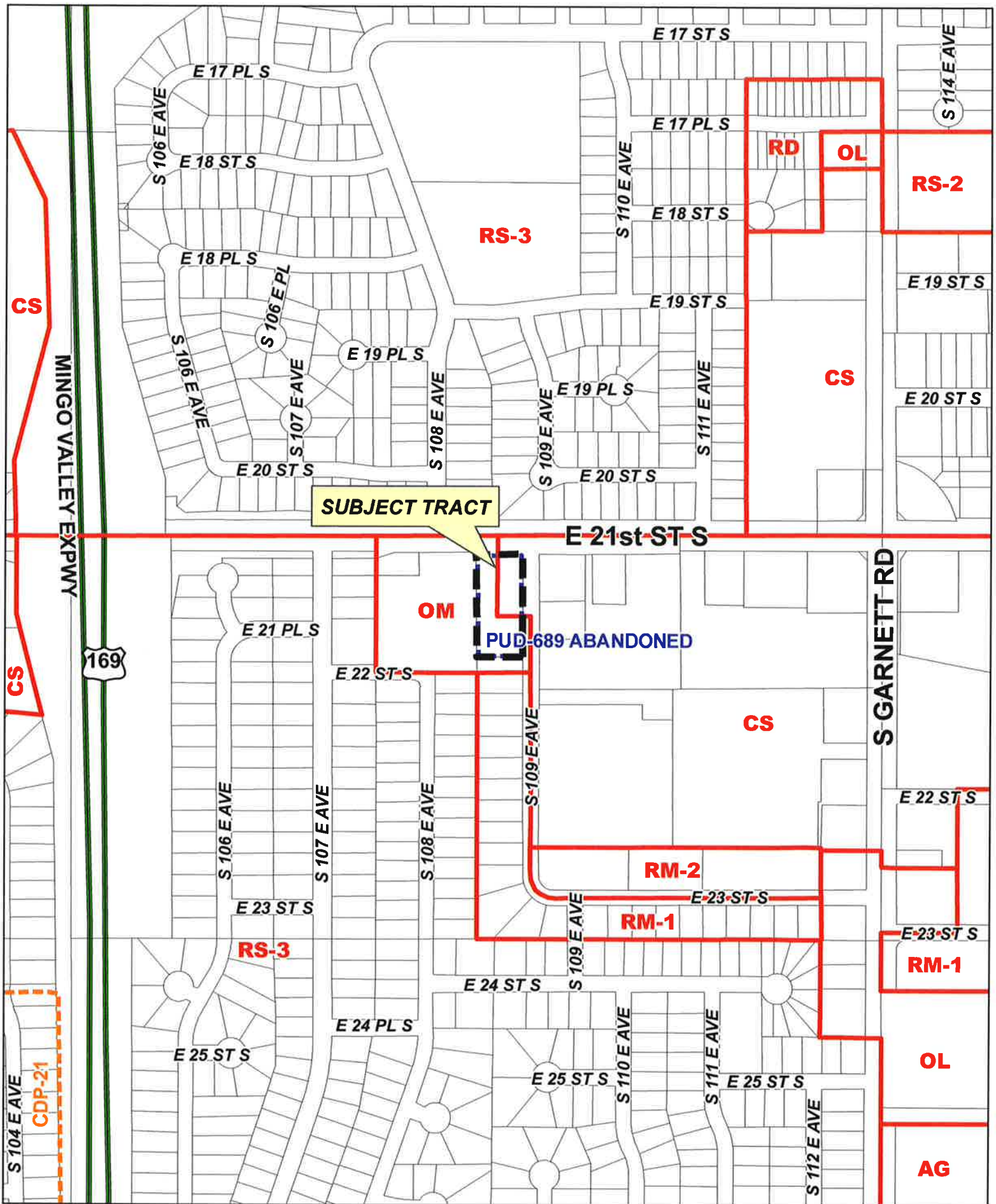
Z-6903 September 2003: All concurred in **approval** of a request for rezoning a .39± acre tract of land from OM to CS with a PUD (PUD-689) for computer store and repair with internet coffee shop on property located southwest corner East 21st Street South and South 109th East Avenue and also known as a part of the subject property.

Surrounding Property:

BOA-17575 November 1996: The Board of Adjustment **approved** a request for a *Special Exception* to allow a mini-storage facility, subject to approval of a site plan by the Board prior to issuance of a building permit, on the tract located at 10720 E. 21st St. and also abutting west of the subject property.

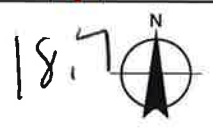
BOA-8253 April 18, 1974: The Board of Adjustment **approved** a *Minor Variance* to permit a children's nursery located in an RM-1 district to be expanded across lot lines into an OM district, per plot plan, on property located at 2134 S. 109th E. Ave. and is abutting south of the subject property.

5/4/2016 1:30 PM



Z-7338

19-14 18

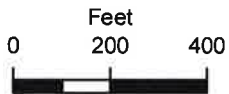




MINGO VALLEY EXPWY



S GARNETT RD



Subject Tract

Z-7338

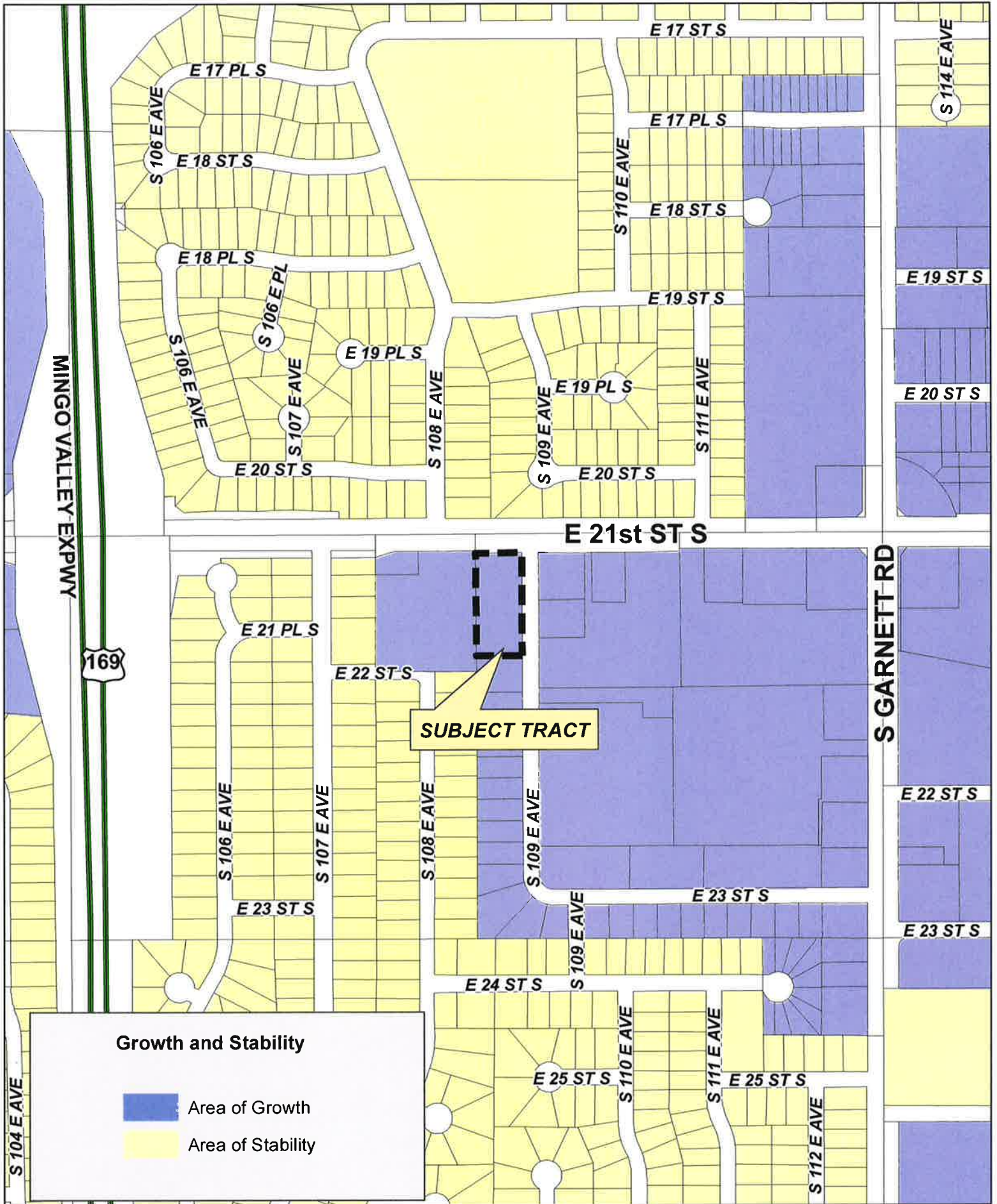
19-14 18

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

18.8



Aerial Photo Date: March 2014



SUBJECT TRACT

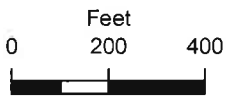
Growth and Stability



Area of Growth



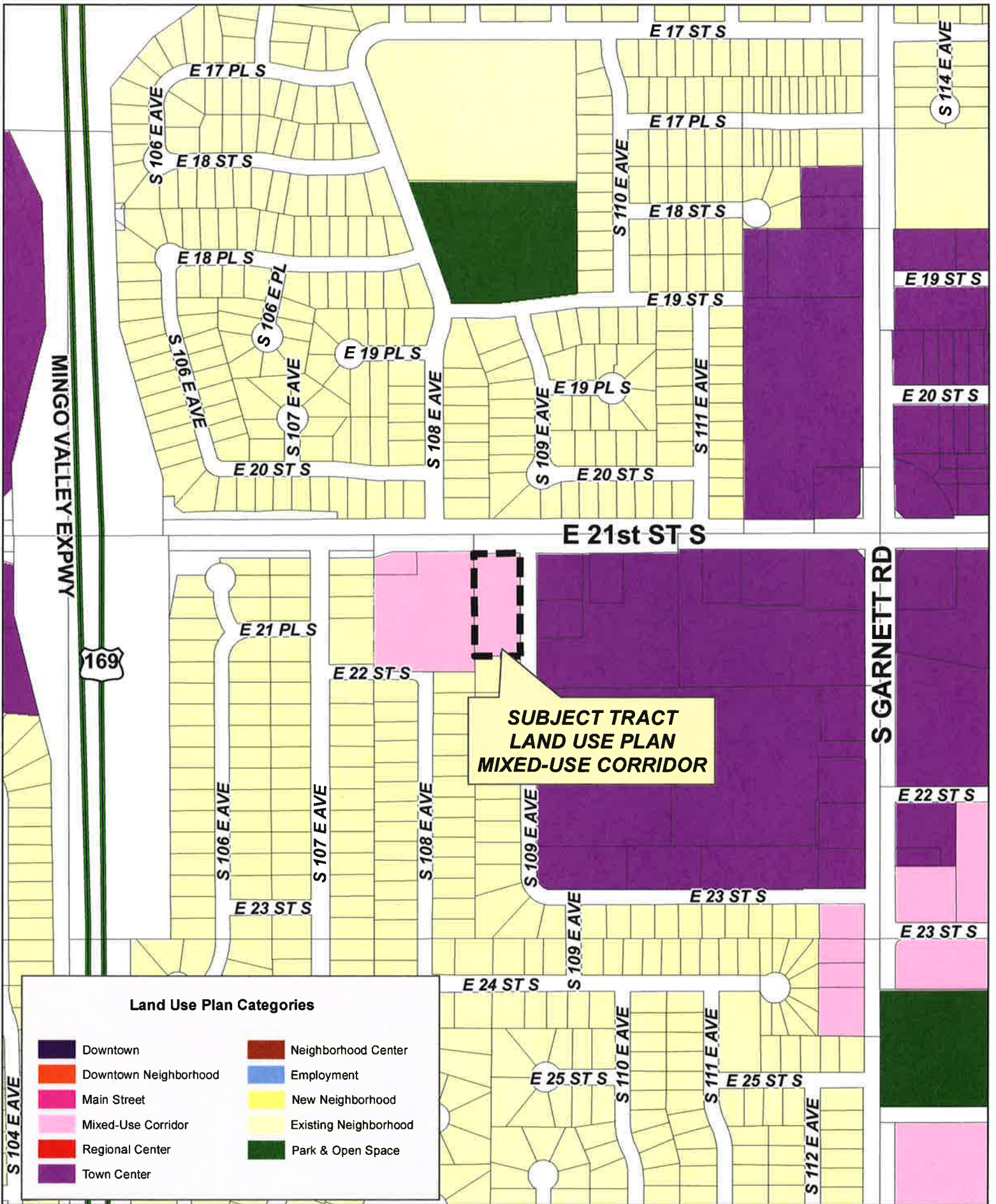
Area of Stability



Z-7338

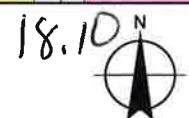
19-14 18





Z-7338

19-14 18



Sawyer, Kim

From: Miller, Susan
Sent: Friday, April 29, 2016 2:01 PM
To: Sawyer, Kim
Cc: Wilkerson, Dwayne
Subject: FW: Request to Postpone TMAPC 5/4 agenda item #Z-7338

Please forward this continuance request to Planning Commissioners.

Thanks,

Susan Miller, AICP | Director, Land Development Services

2 West Second Street, Suite 800

Tulsa, OK 74103

918.579.9470

918.579.9570 fax

smiller@incog.org



From: Chatman, Allecia [<mailto:achatman@tulsacouncil.org>]
Sent: Friday, April 29, 2016 1:02 PM
To: Miller, Susan <SMiller@incog.org>; Wilkerson, Dwayne <DWilkerson@incog.org>
Cc: Dodson, Connie <ConnieDodson@tulsacouncil.org>
Subject: Request to Postpone TMAPC 5/4 agenda item #Z-7338

TMAPC Members:

It was brought to Councilor Dodson's attention by constituents on April 29, 2016 concerning Case#Z-7338 on the May 4, 2016 TMAPC agenda. Constituents in the area are having concerns they would like addressed prior to the 5/4 TMAPC meeting. Councilor Dodson would like the opportunity to meet with the Columbus neighborhood to address these concerns. Therefore, Columbus Neighborhood President Tom Moody, and Councilor Dodson, would like respectfully request to postpone the following TMAPC agenda item on 5/4:

Z-7338-Geodeca, LLC/Russell Muzika-(CD 6) Location: Southwest corner of East 21st Street and South 109th East Avenue requesting rezoning from **OM/CS to CS**. [Exhibit](#)

Please let me know if you need additional information.

Thanks,

Allecia

Allecia Chatman

Council Aide for Districts 3 & 6

Tulsa City Council Office

City Hall, 175 E. 2nd St., 4th Floor- Tulsa, OK 74103

T: 918-596-1979

F: 918-596-1964

E: achatman@tulsacouncil.org

www.tulsacouncil.org

18.11

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Tuesday, May 03, 2016 12:25 PM
To: Sawyer, Kim
Cc: ConnieDodson@tulsacouncil.org; Miller, Susan; Russell Muzika; Chatman, Allecia
Subject: FW: Request to Postpone TMAPC 5/4 agenda item #Z-7338

Kim,

Mr. Russell Muzikas (the applicant) opposes the continuance requested by Councilor Dodson regarding Case #Z-7338. Please forward Mr. Muzikas opposition to the Planning Commission.

Respectfully,

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwickerson@incog.org

From: Russell Muzika [<mailto:rmuzika@geodeca.com>]
Sent: Tuesday, May 03, 2016 12:03 PM
To: Wilkerson, Dwayne
Cc: Vipul Patel; Patel Vipul; Carrie Muzika (GEODECA); namhaimarket@hotmail.com
Subject: RE: Request to Postpone TMAPC 5/4 agenda item #Z-7338

Good Afternoon,

I have attempted to reach out to Councilor Dodson. I expect to hear from her at some point and I am confident we can satisfy her concerns. However at this time we oppose her continuance and I, the owner, owner rep or developer will attend tomorrow's meeting.

Thank you.

Russell Muzika PLS
GEODECA LLC
918 949 4064

Sawyer, Kim

From: Miller, Susan
Sent: Friday, May 13, 2016 11:14 AM
To: (jvanvalkenburgh@cityoftulsa.org); Bob Edmiston; Dwain Midget ; John A. Dix ; John Shivel; Joshua A. Walker ; Margaret Millikin; Mark Swiney ; Michael B. Fretz ; Michael L. Covey Jr. ; Michael Willis; Ryon Joel Stirling ; Ted A Reeds II AIA
Cc: Sawyer, Kim; Wilkerson, Dwayne; Chatman, Allecia
Subject: FW: Z-7338 Continuance Request

Planning Commissioners,

Below is the request from Councilor Gilbert requesting a continuance for Z-7338. I know we already indicated this on the agenda & staff report, but this email provides some further explanation as to why. As you recall, Councilor Dodson asked for a continuance at the last meeting because it is in her district and she wanted to work with the developer and the residents, but the developer did not show up at that meeting. Councilor Gilbert's district is nearby and her residents are also part of this discussion and she asked for another continuance.

I spoke with Kimberly Hulseley, Councilor Gilbert's aide, and she assured me that they would let the neighbors know that there is another continuance request to allow time for the developer to work with the neighbors.

Thanks,

Susan Miller, AICP | Director, Land Development Services

2 West Second Street, Suite 800

Tulsa, OK 74103

918.579.9470

918.579.9570 fax

smiller@incog.org



From: Gilbert, Karen [<mailto:K.Gilbert@tulsacouncil.org>]
Sent: Friday, May 13, 2016 8:48 AM
To: Miller, Susan <SMiller@incog.org>
Cc: Hulseley, Kimberly <KHulseley@tulsacouncil.org>
Subject: Request

Good Morning Susan,

I would like to request of this item, **Z-7338-Geodeca, LLC/Russell Muzika**-(CD 6) Location: Southwest corner of [East 21st Street](#) and South 109th East Avenue requesting rezoning from **OM/CS to CS**.

We scheduled a meeting on Monday, May 9th at the Martin Regional Library and only the land surveyor showed up. We have another meeting scheduled for [Monday, May 16th](#) and the developer said he would be there but at this time we have no way of knowing if the concerns of the neighbors will be address.

Thank you,
Karen

Karen Gilbert – District 5 Councilor

Tulsa City Council

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Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7331

Hearing Date: June 1, 2016

Applicant requested continuance from April 20th to May 18th.

Applicant and neighbor agreed to a continuance from May 18th to June 1 during the May 18th Planning commission meeting.

Case Report Prepared by:

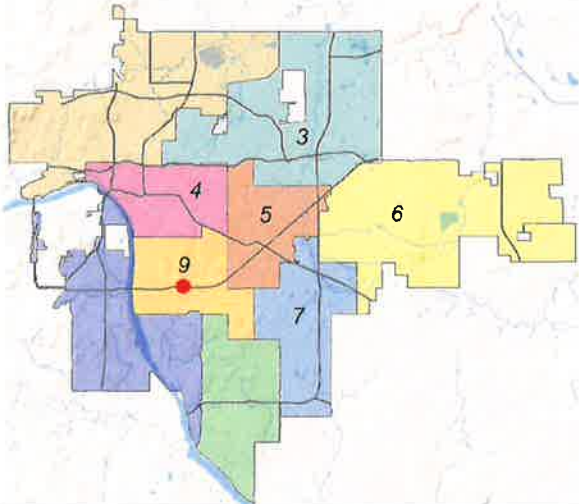
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Dr. S. Lee Hays (represented by Lou Reynolds at Planning Commission Meeting)

Property Owner: 4940 LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Chiropractic offices

Concept summary: OL Rezoning request to support medical office building construction.

Tract Size: 0.93 ± acres

Location: North of the northwest corner of S. Columbia Ave and Skelly Dr.

Zoning:

Existing Zoning: RS-1

Proposed Zoning: OM

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval for Z-7331 requesting OL zoning.

Staff Data:

TRS: 9329

CZM: 47

Atlas: 471

City Council District: 9

Councilor Name: G.T. Bynum

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: Z-7331

DEVELOPMENT CONCEPT:

OM zoning was the original request from the applicant and the Notice of Public Hearing was published requesting OM. After discussion with staff the request was amended to OL zoning which will be more compatible with the single family residential development north and west of the site. OL zoning satisfies the need for the anticipated Chiropractic office.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

Z-7331 requesting OL zoning is consistent with the Mixed Use land use designation of the Comprehensive Plan and;

OL zoning is compatible with the existing proximate properties and;

At this location OL zoning is an appropriate buffer from the single family residential property north of the site to the I-44 corridor and;

OL zoning is compatible with the anticipated future redevelopment opportunities in this area therefore;

Staff recommends Approval of Z-7331 to rezone property from RS-1 to OL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: OL zoning is consistent with the Mixed Use Corridor vision of the Comprehensive Plan however in this instance the I-44 frontage will not include windows, store fronts or on-street parking.

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 that affect the site.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is vacant with wooded edges. The building orientation could be toward Columbia Ave.; however the building front of the other buildings along this corridor are all facing I-44. The proposed building should face the expressway. East of Columbia Ave. an existing but vacant office building faces I-44 however surface parking and existing driveways enter and exit to Columbia Ave.

See Images on following page:

19.2

The following image is looking toward the property northwest from the intersection of Skelly Drive at the intersection with South Columbia Ave.



The following image is from the northeast corner of the subject property looking southeast.



Environmental Considerations: No known environmental constraints affect the site.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Columbia Avenue	none	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-1	Existing Neighborhood	Stability	Single family residential
East	OM	Mixed Use Corridor	Growth	Vacant Office Building
South	South of I-44/51st RS-2	Mixed Use Corridor	Stability	Single family residential
West	RS-3	Mixed Use Corridor	Area of Growth	Residential duplex

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11823 dated June 26, 1970, established zoning for the subject property.

Subject Property:

Z-6690/ PUD-622 November 1999: Staff and TMAPC concurred in approval of a request for *rezoning* a 1± acre tract of land from RS-1 to RT with a *Planned Unit Development*, for a townhouse development, on property located south of the southwest corner of E. 49th St. S. and S. Columbia Ave. and also known as the subject property. City Council **denied** the requests.

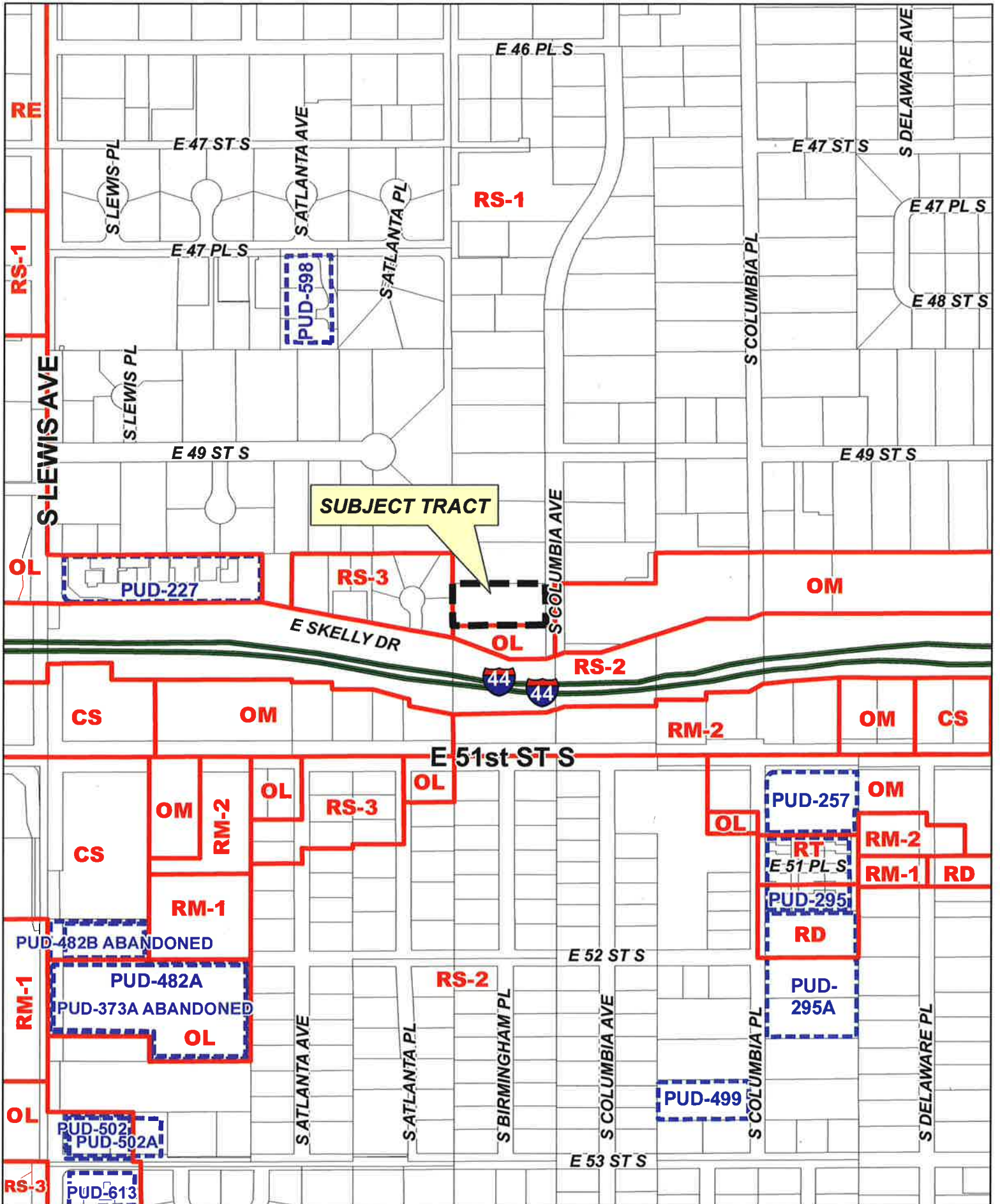
Z-6552 August 1996: Request to rezone the subject tract from RS-1 to OM. Staff recommended denial of OM and OL in the alternative. On appeal, City Council **denied** the requests for either category.

Surrounding Property:

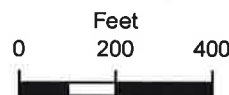
BOA-13513 April 1985: The Board of Adjustment **approved** a *Variance* to permit a second story to an existing structure in an OL zoned district on property located on the northwest corner of I-44 Expressway and S. Columbia Avenue and abutting the subject tract on the south.

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SUBJECT TRACT

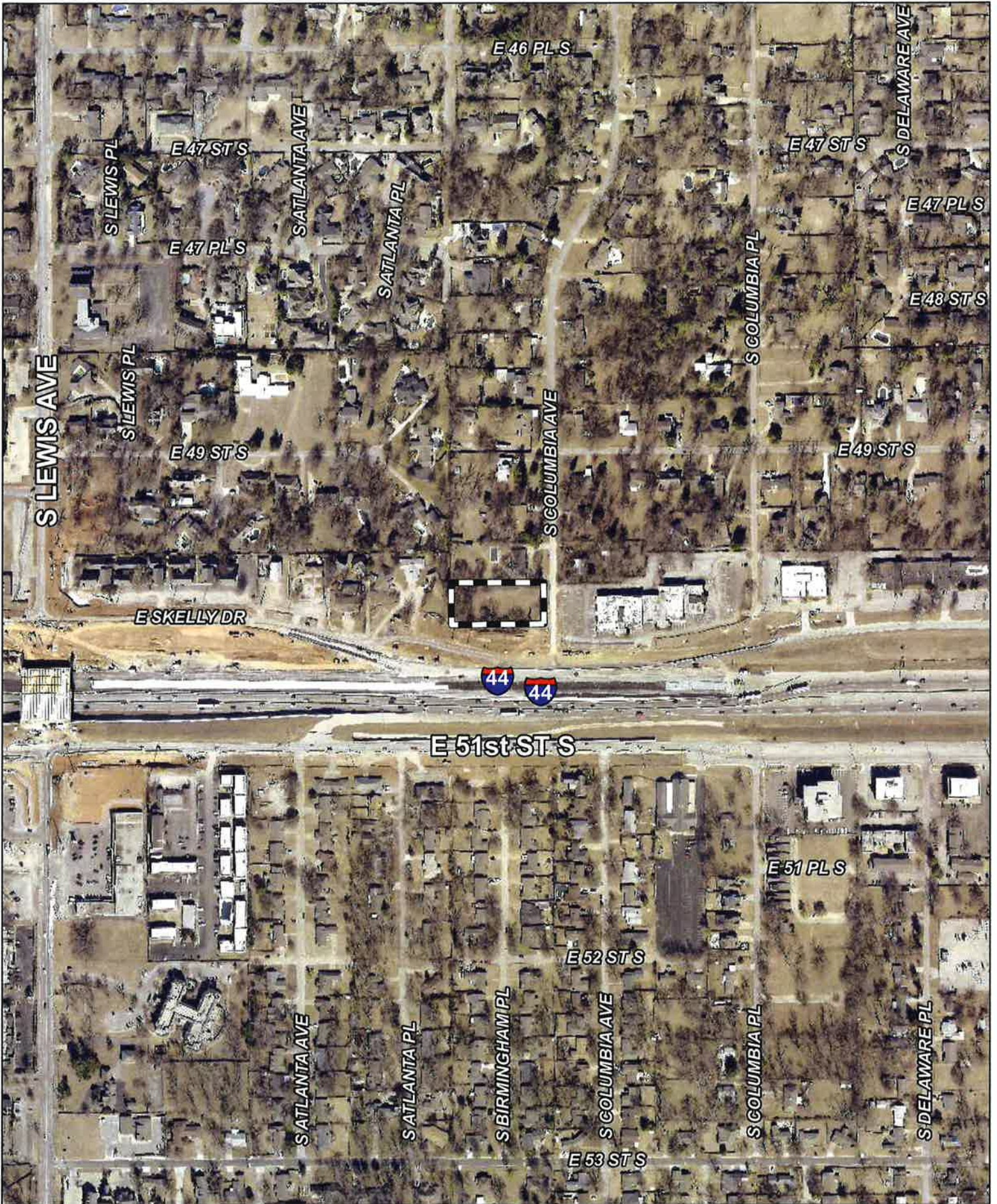


Z-7331

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Subject
Tract

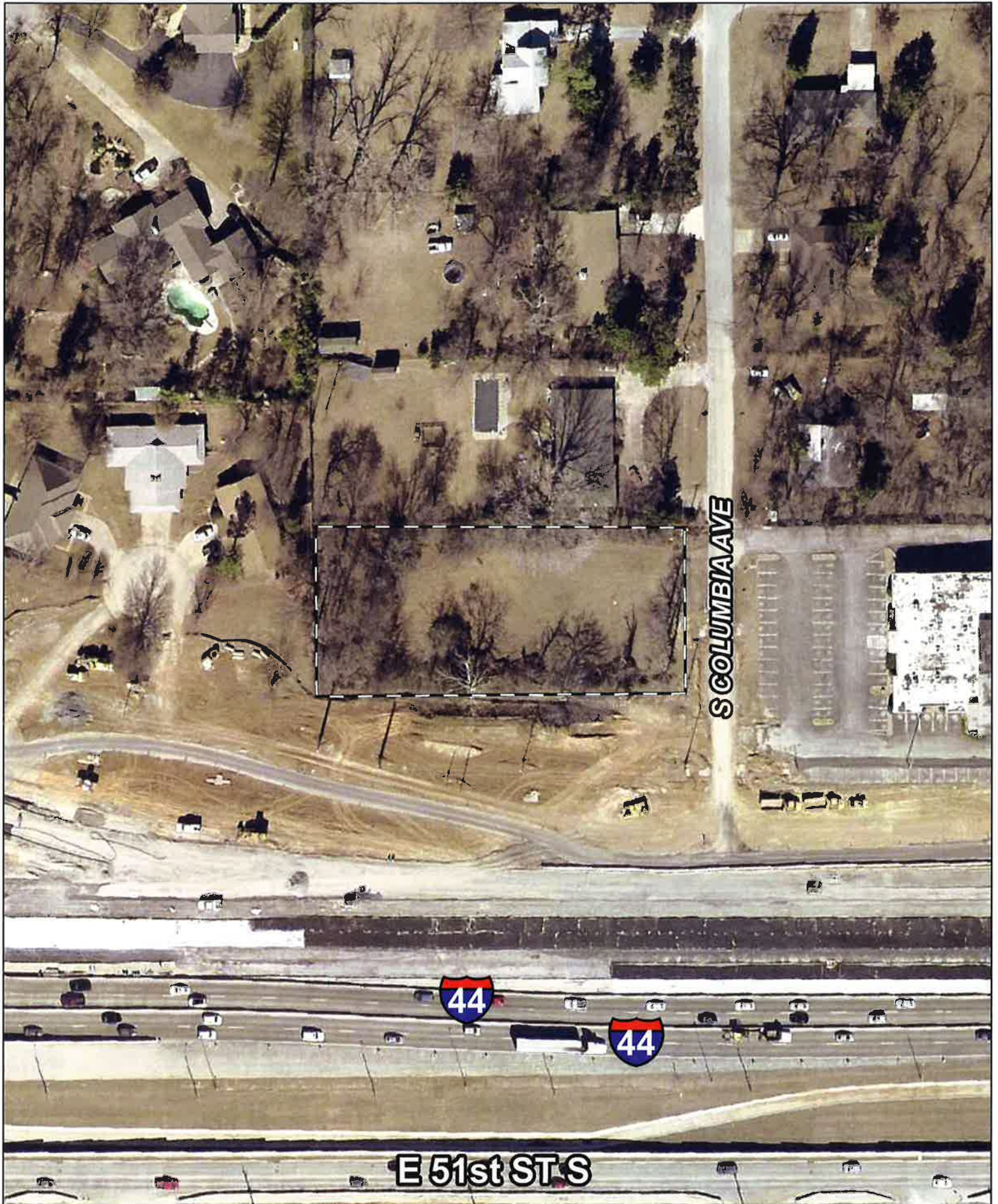
Z-7331

19-13 29

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

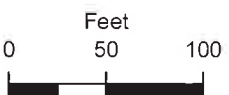
Aerial Photo Date: March 2014





S COLUMBIA AVE

E 51st ST S



Subject Tract

Z-7331

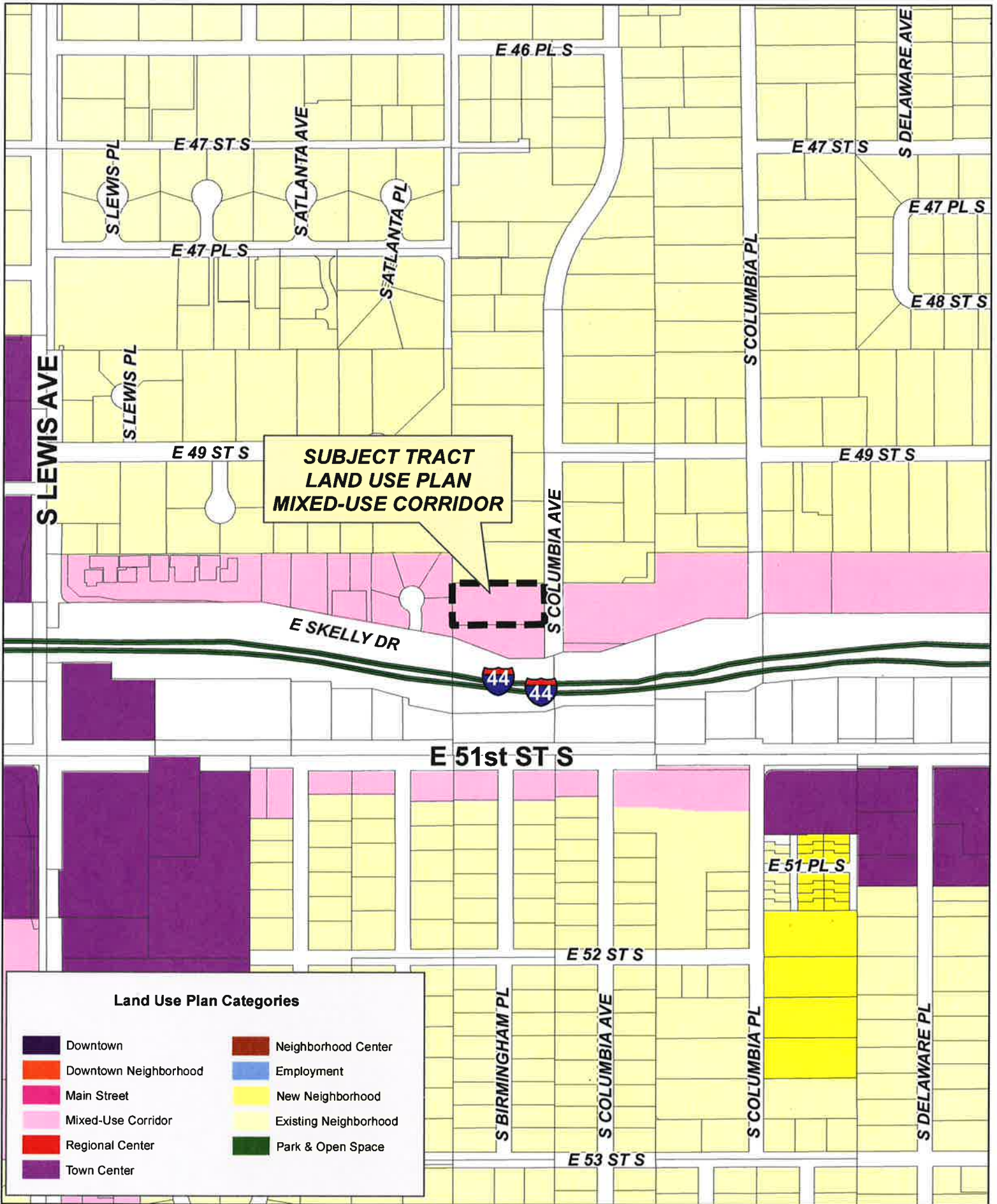
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: March 2014



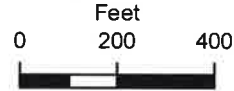
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**SUBJECT TRACT
LAND USE PLAN
MIXED-USE CORRIDOR**

Land Use Plan Categories

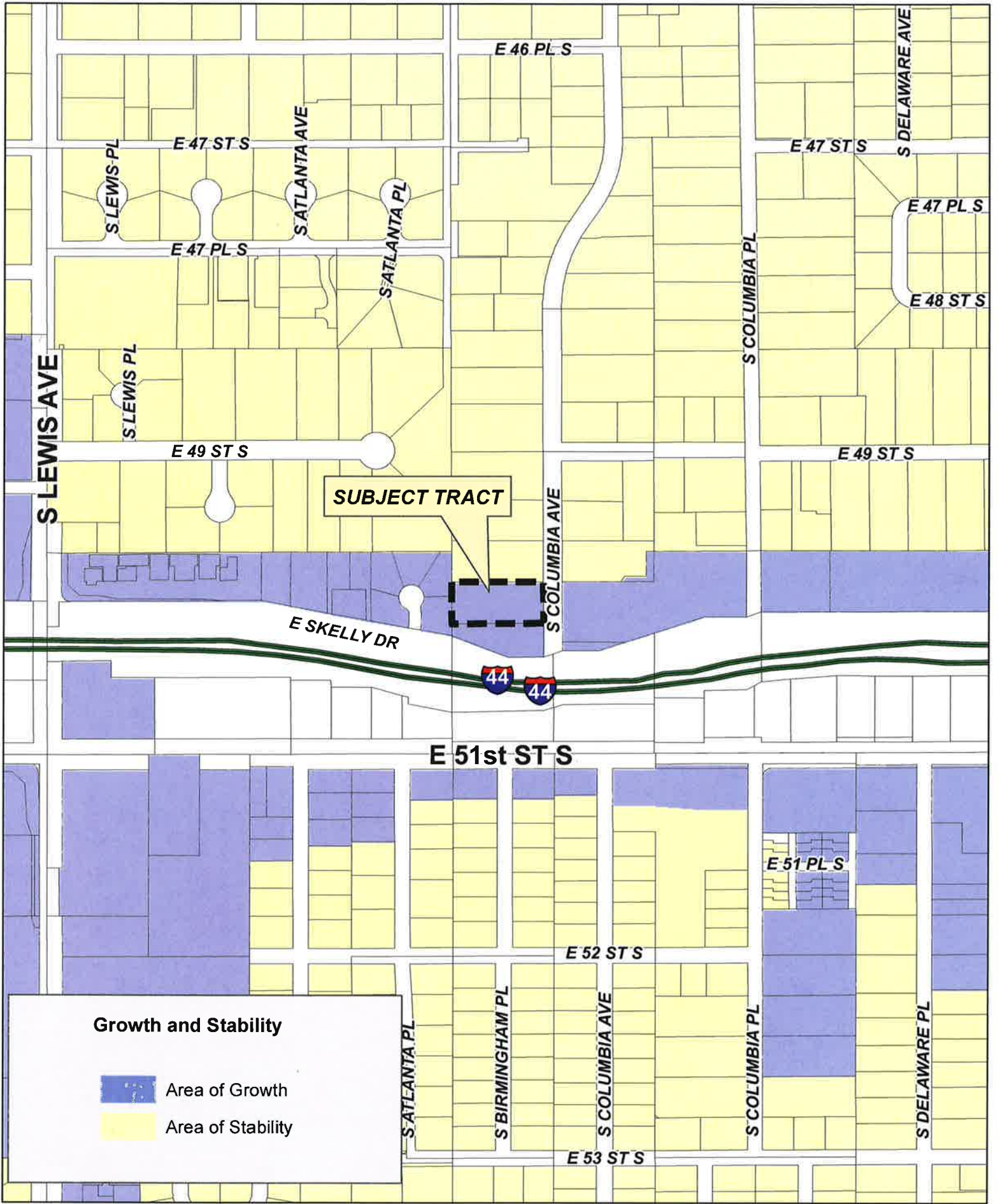
 Downtown	 Neighborhood Center
 Downtown Neighborhood	 Employment
 Main Street	 New Neighborhood
 Mixed-Use Corridor	 Existing Neighborhood
 Regional Center	 Park & Open Space
 Town Center	



Z-7331

19-13 29





Growth and Stability

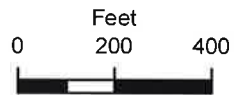


Area of Growth



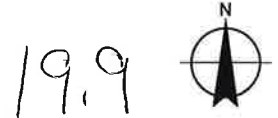
Area of Stability

SUBJECT TRACT



Z-7331

19-13 29





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7340

Hearing Date: June 1, 2016

Case Report Prepared by:

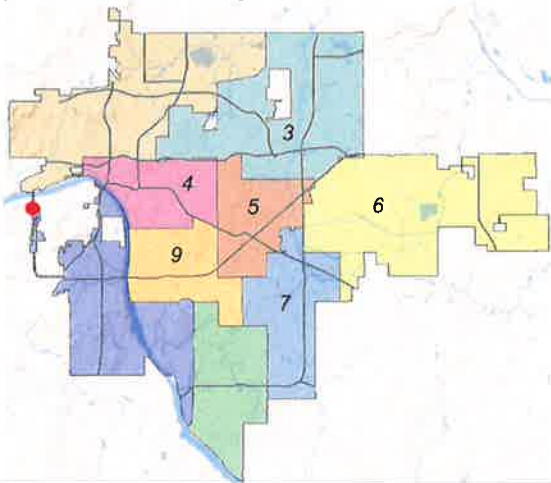
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: F. Darren Francisco

Property Owner: FRANCISCO, F DARREN & LANA JO

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



Applicant Proposal:

Present Use: Truck yard

Proposed Use: Truck yard

Concept summary: Rezone existing lot from RS-3 to IL for the existing storage lot.

Tract Size: 2.07 ± acres

Location: North of the northwest corner of S. 57th W. Ave. and W. 22nd St. S.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: IL

Comprehensive Plan:

This site is not included in the current Comprehensive plan however; the previous comprehensive plan Vision 2000 illustrates this area as a low intensity development area.

Staff Recommendation:

Staff recommends denial.

The requested zoning is not harmonious with the surrounding property west of S. 57th West Ave., not consistent with the Vision 2000 comprehensive plan for low intensity development and not consistent with the anticipated future development pattern in this area.

Staff Data:

TRS: 9217

CZM: 35

Atlas: 330/ 261

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

201

SECTION I: Z-7340

DEVELOPMENT CONCEPT:

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map from District 9 map of the Vision 2000 plan.
- Applicant Exhibits:
 - Photographs of existing site

DETAILED STAFF RECOMMENDATION:

The proposed zoning map amendment is not consistent with the policy of the previously approved comprehensive plan and;

Z-7340 requesting light industrial zoning is not compatible with the existing surrounding property on the north, west and south and;

The existing facility was constructed without appropriate zoning approval when it was in the county. At that time the use was not consistent with the provisions of the land use designations identified in Vision 2000 Comprehensive Plan therefore;

Staff recommends Denial of Z-7340 to rezone property from RS-3 to IL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This area of Tulsa was annexed in 2012 after adoption of the Tulsa Comprehensive Plan. The Comprehensive Plan has not been updated to include this area. The only Comprehensive plan reference is the Vision 2000 plan. Part of the staff analysis includes references to that plan.

The area was assigned RS-3 zoning in 2014 after the property was annexed by the City of Tulsa. RS-3 zoning is consistent with the previously approved county zoning on the parcel. Aerial photo imagery illustrates that in 2013 the trees and vegetation were cleared from the site and gravel was placed on this property which had been previously zoned residential in the County. The property included in the request has never been zoned or included in a comprehensive plan that would support the requested zoning change.

Land Use Vision:

District 9: The vision 2000 plan illustrates this area as a Low Intensity Development area which does not include any non residential uses and a maximum of 6 dwelling units per acre.

Refer to the snippet below from the Vision Plan for detailed goals and objectives of the residential are of the plan.

20.2

4.3 Residential Areas

4.3.1 GOALS

- 4.3.1.1 The stabilizing of residential neighborhoods.
- 4.3.1.2 The provision of a variety of residential styles and intensities from farms to multifamily.
- 4.3.1.3 The provision of quality neighborhoods with all of the needed services and facilities.

4.3.2 OBJECTIVES

- 4.3.2.1 The public streets and facilities in the residential areas of District 9 should be given a high level of maintenance attention for the stabilizing influence that would result.
- 4.3.2.2 Existing residential neighborhoods should be given every possible public sector assistance toward stability of quality and property values on an individual, volunteer basis.
- 4.3.2.3 The enforcement of existing regulations and the correction of zoning discrepancies for the improvement of existing neighborhoods.

Transportation Vision:

Major Street and Highway Plan: This area was annexed in anticipation of the Gilcrease Expressway expansion.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

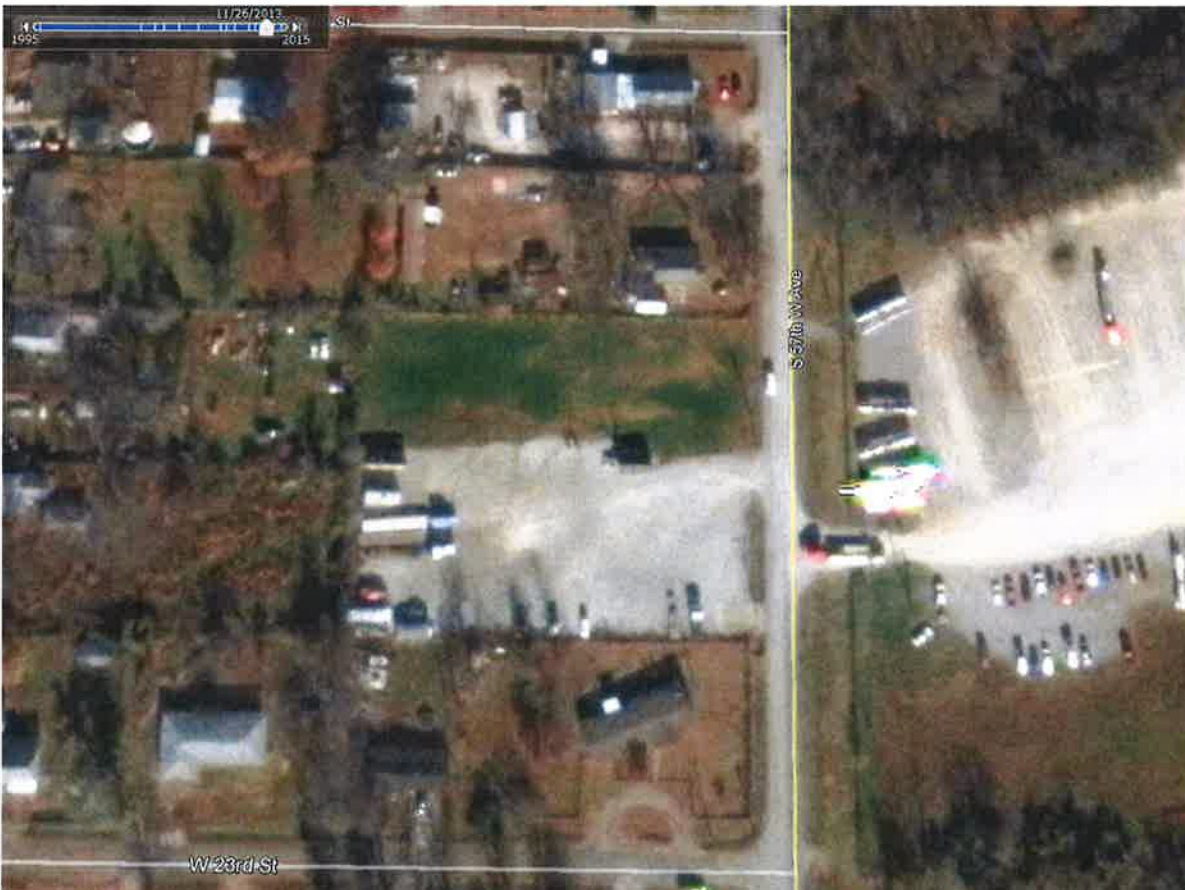
DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary:

Aerial Imagery shown on the next page is dated February 4, 2013 and shows the site as a heavily wooded site. At that time the site was zoned RS in Tulsa County.



Aerial Imagery dated November 26, 2013 shows the site as a gravel parking lot.



20.4

Environmental Considerations: The existing site is surrounded on three sides with residential uses. The existing gravel lot creates a dust nuisance to the surrounding residential properties on the north, west and south. At this time there are no other known environmental considerations.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South 57 th West Avenue	Residential Collector	60	2

Utilities:

The subject tract has municipal water available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	NA	NA	Single Family Residential
West	RS (County)	NA	NA	Residential
South	RS-3	NA	NA	Residential
East	IL	NA	NA	Gravel Storage Lot

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 23084 dated April 23, 2014, established zoning for the subject property.

Subject Property:

Z-7253 April 2014: All concurred in **approval** of a request for *rezoning* 77± acres of land from AG to RS-3/ IL/ IM to establish the previous zoning for property that was recently annexed into the City of Tulsa as AG, on property located in the Berryhill Annexation area and includes the subject property.

Surrounding Property:

CBOA-323 January 21, 1983: The Board of Adjustment **upheld** the decision of the Building Inspector which **denied** the appeal of the Building Inspectors decision, to permit a dog kennel in an RS district, and to allow the applicant 120 days in which to dispense with the present operation, on property located at 5729 W. 22nd St. and located northwest of subject property.

CBOA-308 December 17, 1982: The Board of Adjustment **denied** a *Variance* to operate a dog training and boarding kennel, on property located at 5729 W. 22nd St. and located northwest of subject property.

Vision 2000 Land Use Map

DISTRICT 9

Approximate location Z-7340

INTENSITIES

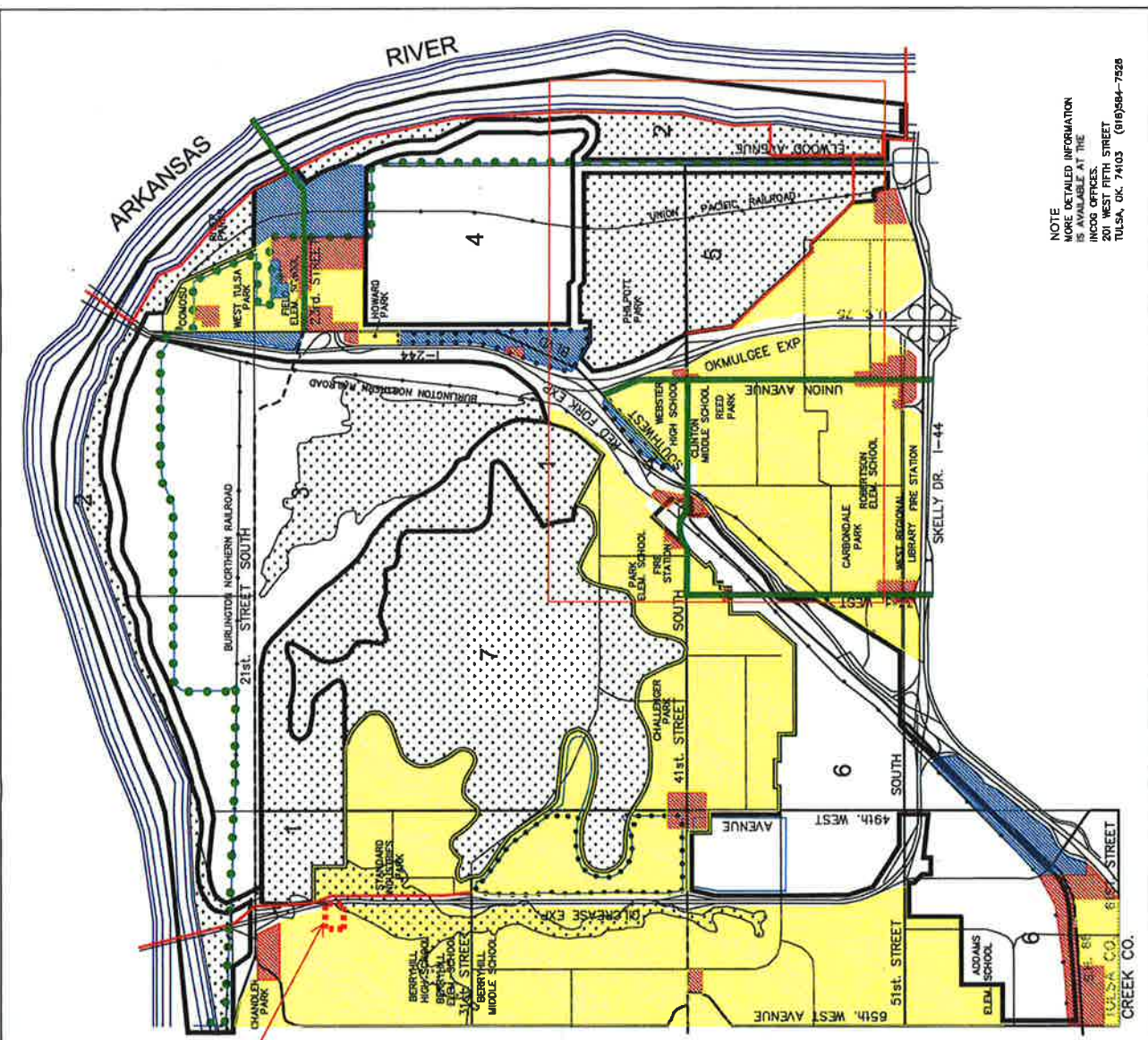


- DEVELOPMENT SENSITIVE
- SPECIAL DISTRICT
- CORRIDOR
- ARKANSAS RIVER CORRIDOR
- TRAILS

- TRANSPORTATION
- FREEWAY
- PRIMARY ARTERIAL
- SECONDARY ARTERIAL
- COLLECTOR
- URBAN ARTERIAL

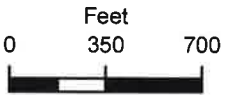


January 2007



NOTE
 MORE DETAILED INFORMATION
 IS AVAILABLE AT THE
 INCOG OFFICES,
 201 WEST FIFTH STREET
 TULSA, OK. 74103 (918)584-7528

20.6



Subject Tract

Z-7340

19-12 17

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

Aerial Photo Date: February 2016



20.8



W22 STS

S57 WAVE

W23 STS



Subject Tract

Z-7340

19-12 17

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

Aerial Photo Date: February 2016



20.9

Vision 2000 Land Use Map

DISTRICT 9

Approximate location Z-7340

INTENSITIES



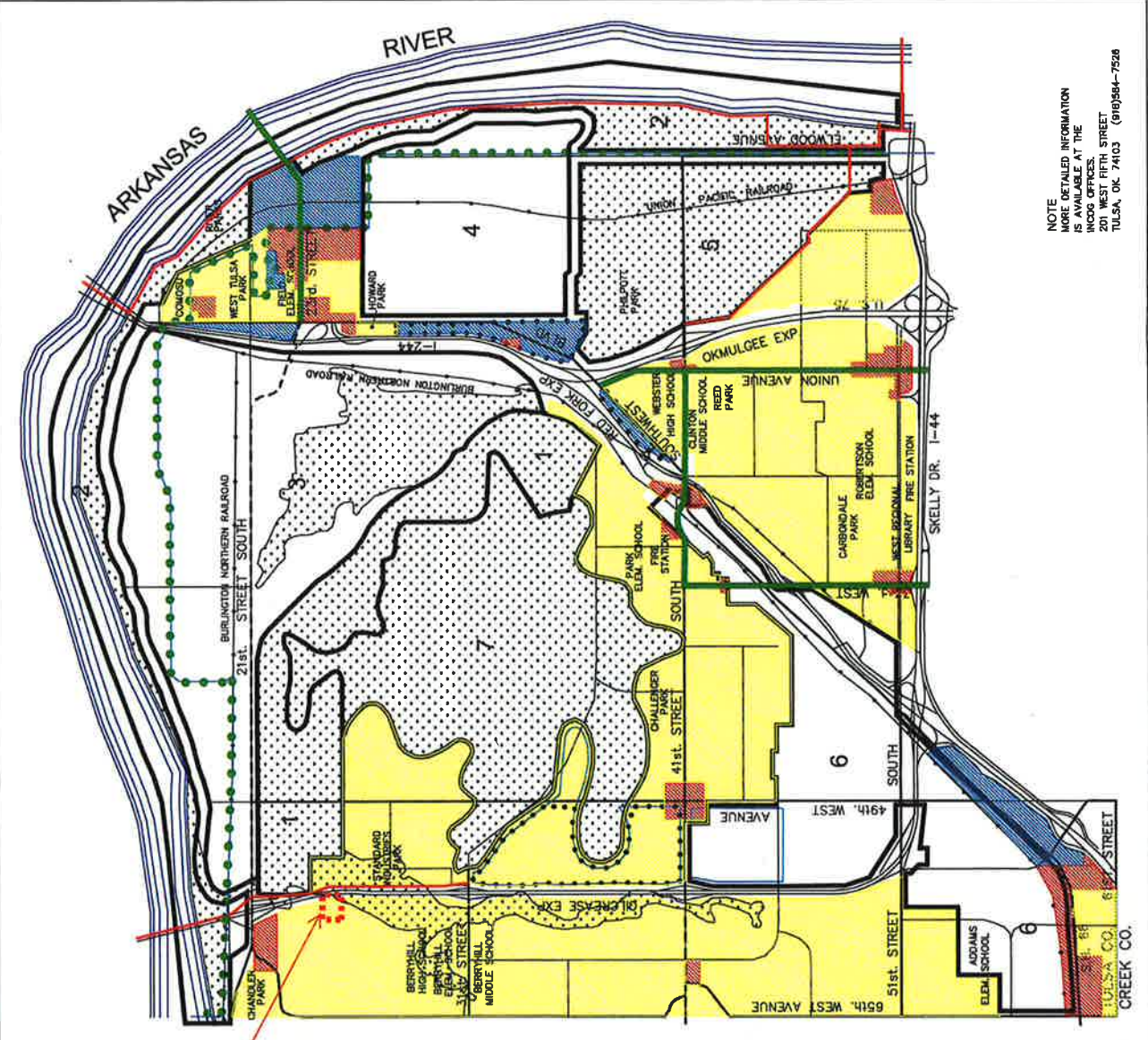
- DEVELOPMENT SENSITIVE
- SPECIAL DISTRICT
- CORRIDOR
- ARKANSAS RIVER CORRIDOR
- TRAILS
- TRANSPORTATION
- FREIGHTWAY
- PRIMARY ARTERIAL
- SECONDARY ARTERIAL
- COLLECTOR
- URBAN ARTERIAL



January 2007



SCALE IN MILES



NOTE
 MORE DETAILED INFORMATION
 IS AVAILABLE AT THE
 INDOOR OFFICES,
 201 WEST FIFTH STREET
 TULSA, OK 74103 (918)584-7528

20.10

Z-7340 Rezoning request from RS-3 to IL:

Applicants photos submitted during application process follow this page:

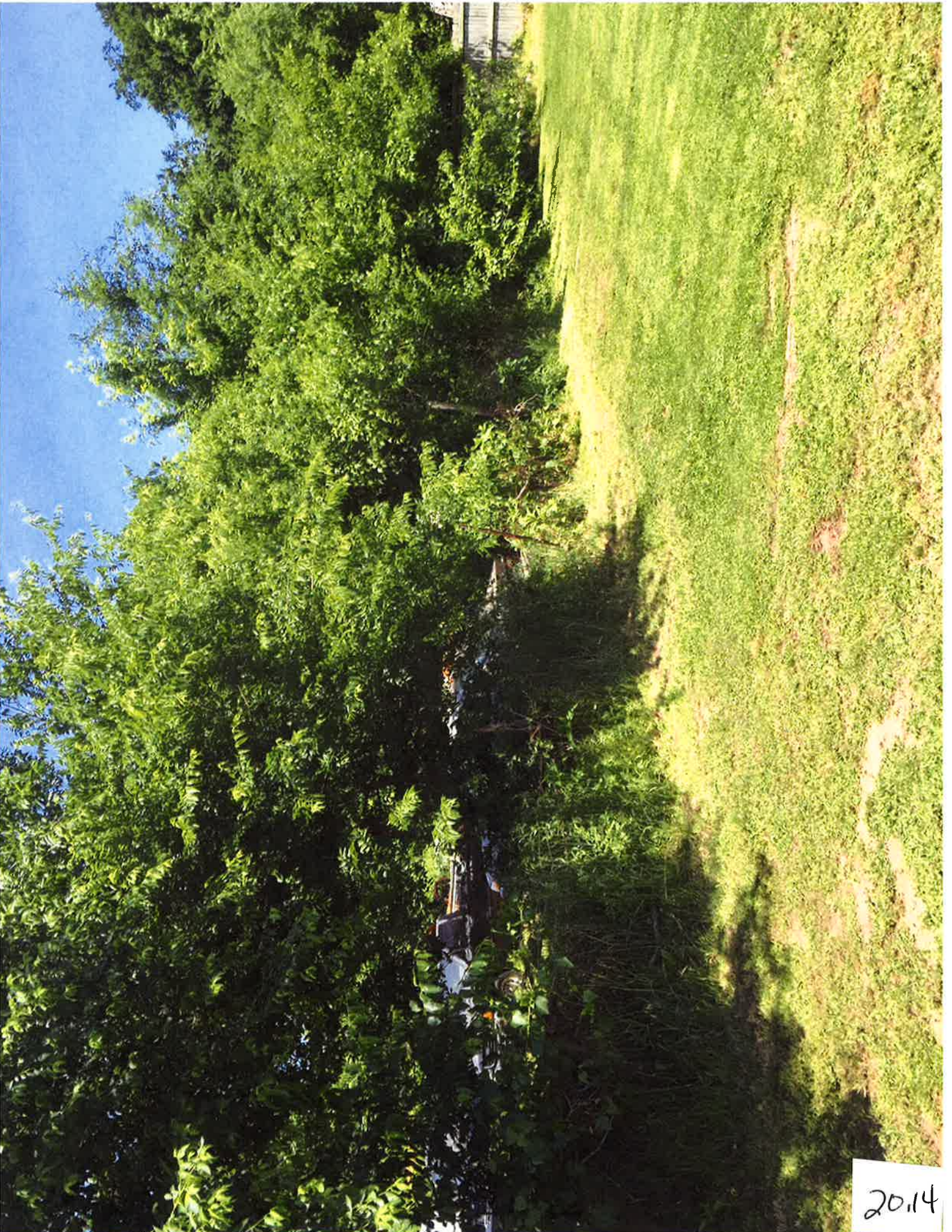
20.11



2012



20,13



2014



20.15



20.16



2017



2018







2019



20.20



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Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7341

Hearing Date: June 1, 2016

Case Report Prepared by:

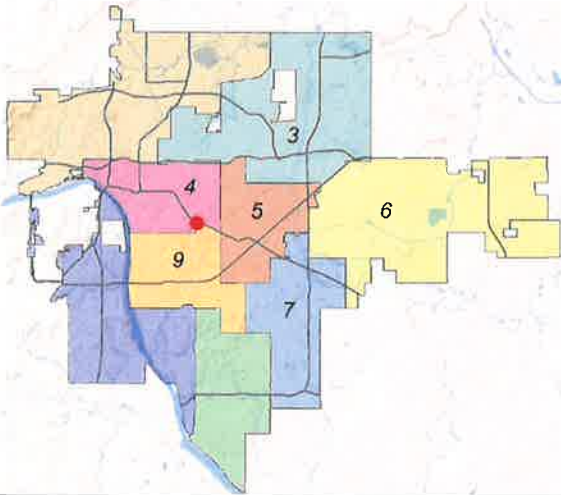
Jay Hoyt

Owner and Applicant Information:

Applicant: Hayden Greene

Property Owner: SHUSASU LLC ET AL

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Commercial/ vacant

Proposed Use: Car wash

Concept summary: Rezone lots from OL to CH to permit a carwash.

Tract Size: 0.8 ± acres

34711.01 ± sq. ft

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

Zoning:

Existing Zoning: OL

Proposed Zoning: CH

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9316

CZM: 37

Atlas: 91

City Council District: 9

Councilor Name: G.T. Bynum

County Commission District: 2

Commissioner Name: Karen Keith

21.1

SECTION I: Z-7341

DEVELOPMENT CONCEPT: The applicant is requesting to rezone the subject lots from OL to CH to permit a carwash. The western portion of the subject lots is currently within the CH zone.

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 rezoning request included in Z-7341 is consistent with the land use vision in the Tulsa Comprehensive Plan and,

Rezoning request is non-injurious to the existing proximate properties and,

CH rezoning requested is consistent with the anticipated future development of the surrounding property therefore,

Staff recommends Approval of Z-7341 to rezone property from OL to CH.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CH zoning is consistent with the Town Center land use designation of the Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Town Center

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.

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

21.2

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: South Harvard is a secondary arterial street and currently provides access to the existing site, along with East 27th Street South, which does not have a MSHP designation.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The western portion of the proposed car wash site was formerly the site of Trippet's Shoes. The eastern portion consists of existing parking areas and a former office/single family home.

Environmental Considerations: No known environmental constraints affect the site.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 27 th Street South	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	CH	Town Center	Growth	Automotive Repair
East	OL	Town Center	Growth	Office
South	OL	Mixed-Use Corridor	Growth	Retail Building
West	CH	Town Center	Growth	Vacant Retail Building

21.3

SECTION III: Relevant Zoning History

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

Subject Property:

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 as 2615 S. Harvard and included the subject property.

Surrounding Property:

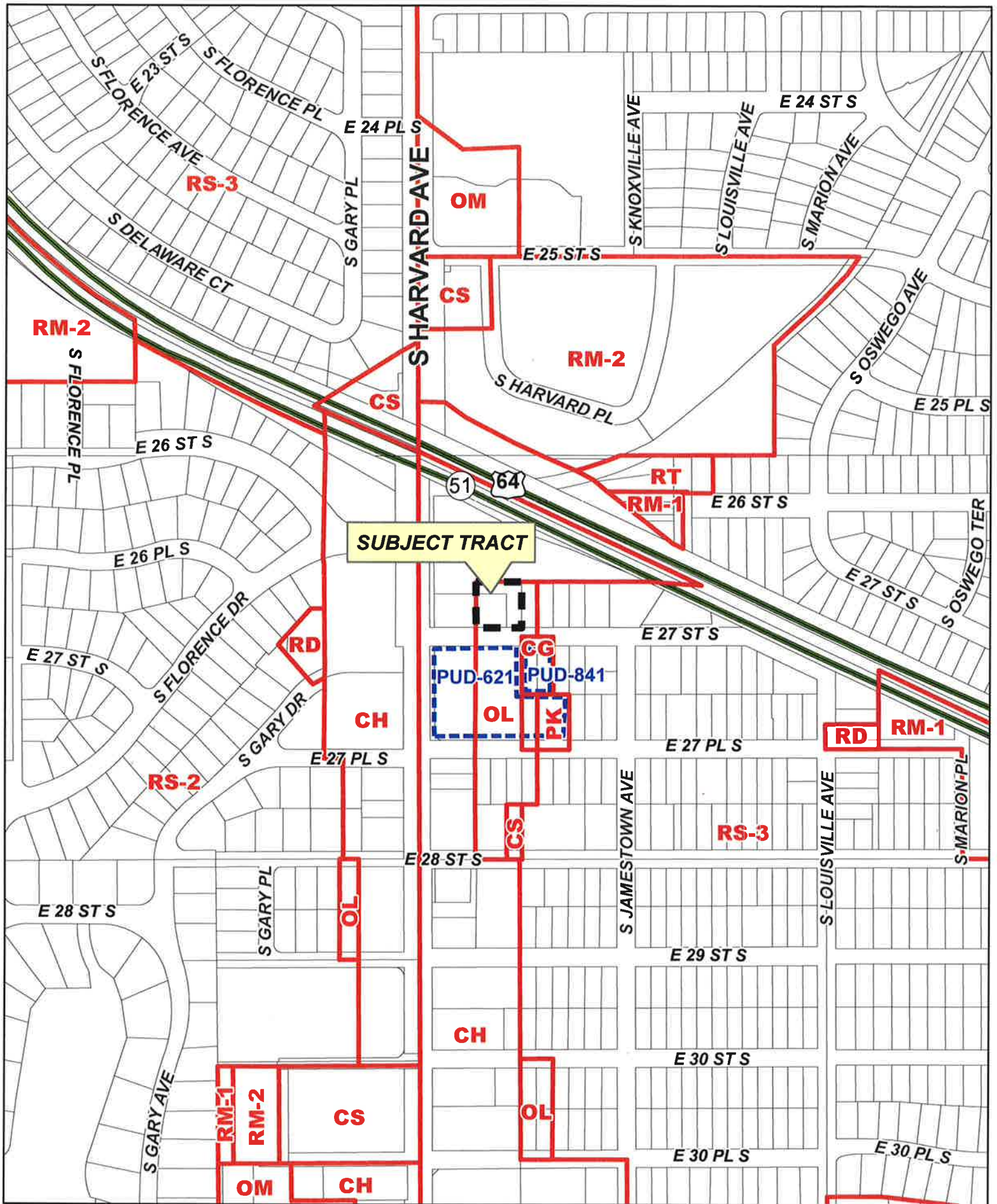
Z-7313/ PUD-841 October 29, 2015: All concurred in approval of a request for rezoning a .34+ acre tract of land from OL to CG and a Planned Unit Development for indoor storage of a private automobile collection, on property located East of the southeast corner of S. Harvard Ave. and E. 27th St. S.

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.

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.

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.

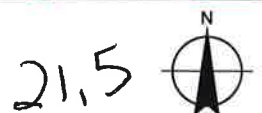
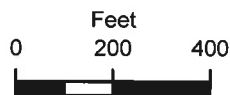
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SUBJECT TRACT

Z-7341

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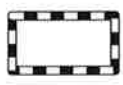
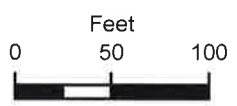
64

SHARVARD AVE

E27 STS

E27 PLS

SJAMESTOWN AVE



Subject Tract

Z-7341

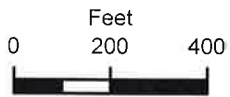
19-13 16

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

Aerial Photo Date: February 2016



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 Subject Tract

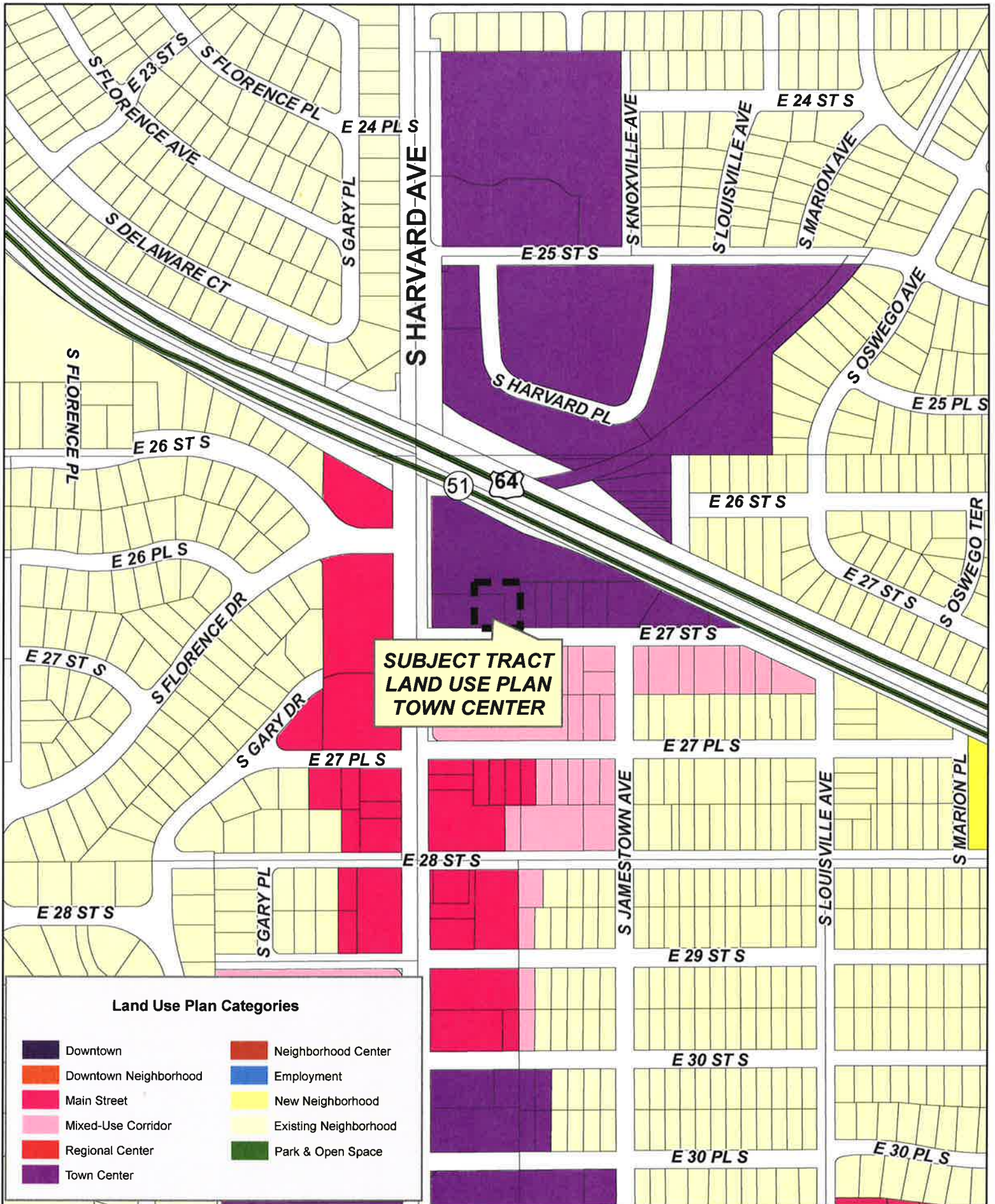
Z-7341

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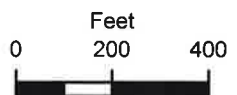
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Aerial Photo Date: February 2016





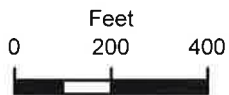
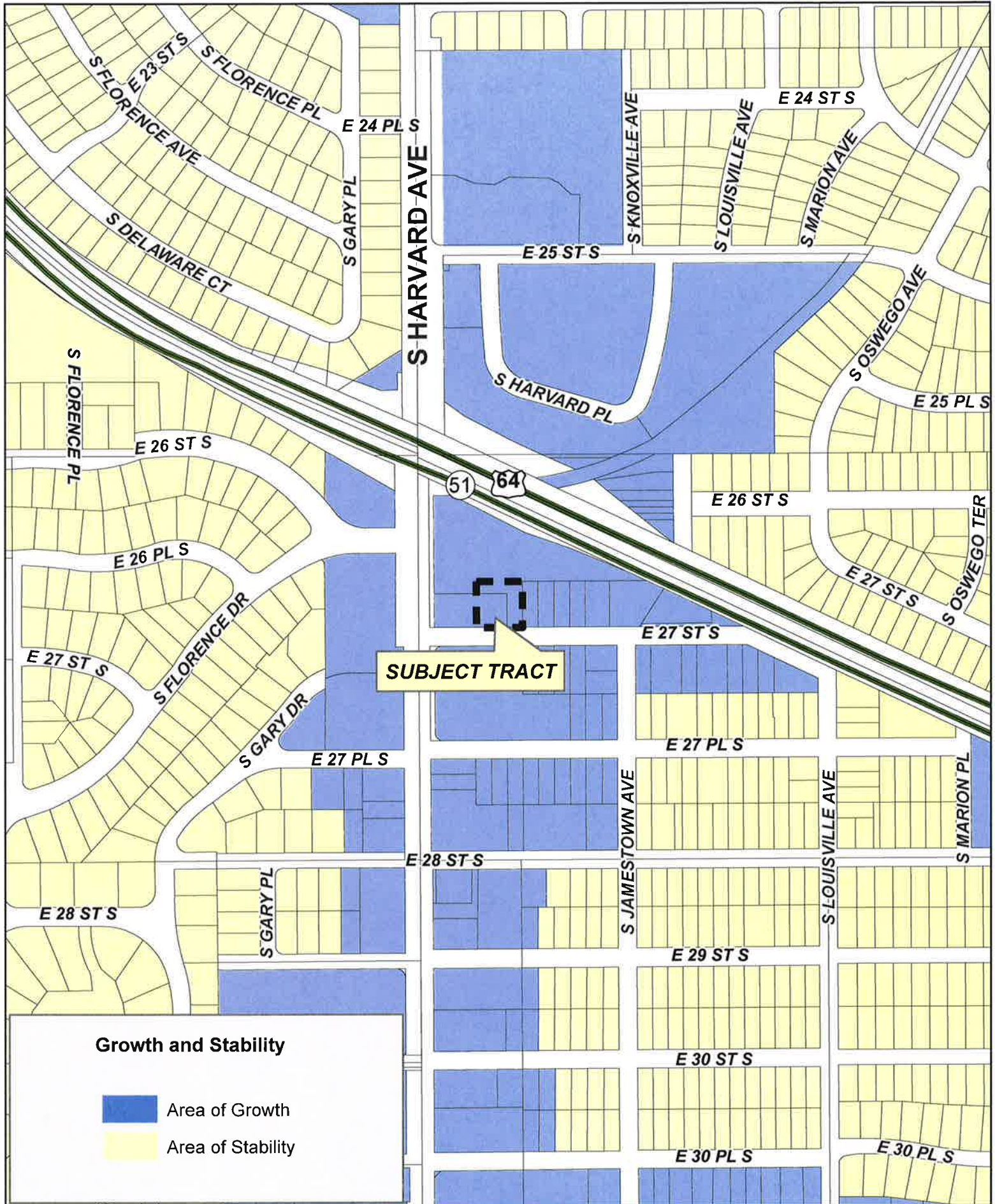
**SUBJECT TRACT
LAND USE PLAN
TOWN CENTER**



Z-7341

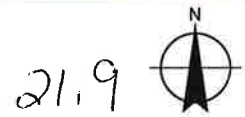
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Z-7341

19-13 16





Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-386-C Abandonment
(Related to Z-7342)

Hearing Date: June 1, 2016

Case Report Prepared by:

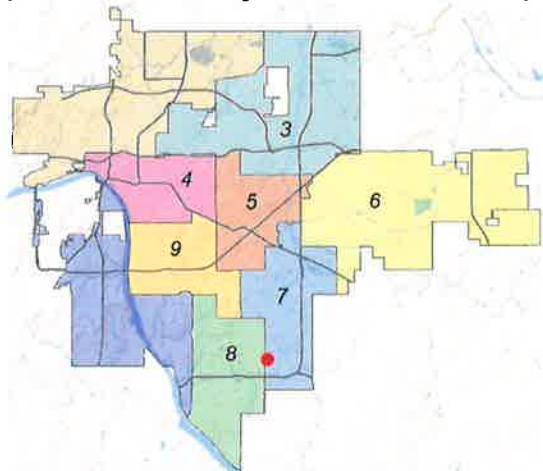
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Nathan Cross

Property Owner: LESEA BROADCASTING CORP

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Open space and Office

Proposed Use: Car dealership/ Office building

Concept summary: Abandon the existing PUD and rezone the property to CG with an Optional Development Plan.

Tract Size: 13.94 ± acres

Location: North of northeast corner of S. Memorial Dr. E. and E. 91st St.

Zoning:

Existing Zoning: AG/ RM-1/ CS/ PUD-386

Proposed Zoning: CG/ PUD-386-C
Abandonment

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Recommendation:

Staff recommends approval of PUD 386-C which will abandon the previously approved PUD.

Abandonment of this PUD would not be supported without the concurrent Optional Development Plan.

Staff Data:

TRS: 8313

CZM: 53

Atlas: 1733

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

22.1

SECTION I: PUD-386-C Abandonment

DEVELOPMENT CONCEPT:

Refer to concept outlined in Optional Development Plan with Z-7342

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

Abandonment of PUD 386 with a concurrent CG zoning request with an Optional Development Plan are consistent with the Town Center land use designation of the Comprehensive Plan and;

Abandonment of PUD 386 with a concurrent CG zoning request without an Optional Development Plan is not compatible with the surrounding existing property and;

Abandonment of PUD 386 with a concurrent CG rezoning request with the Optional Development Plan as outlined in case #Z-7342 is compatible with the existing surrounding properties and;

Abandonment of PUD 386 with a concurrent CG rezoning request with the Optional Development Plan as outlined in case #Z-7342 is consistent with the expected future development and:

Staff recommends Approval of the Abandonment of PUD 386 by approving PUD 386-C but only if the related rezoning case # Z-7342 with the Optional Development Plan is approved.

SECTION II: Supporting Documentation

Staff note:

The supporting documentation is outlined in Case #Z-7342. That case supports the PUD abandonment request.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 22106 dated August 20, 2009 (PUD-386-B), and 18601 dated December 19, 1995 (CS), and 16950 dated February 29, 1988 (RM-1), and 11829 dated June 25, 1970 (AG), established zoning for the subject property.

Subject Property:

BOA-21136 September 24, 2010: The Board of Adjustment **approved** a *Variance* of the parking requirement for an existing church and broadcasting studio, on property located at 8835 S. Memorial Dr. and also known as the subject property. The Board finds this property of commercial use is permitted in a Development Area A. Development Area C is limited to open space, recreational and storm water management which limits the probability of additional parking spaces. The Board also

22.2

finds that the church services are principally limited to weekends, whereas, this recording studio is to be limited to Monday through Friday only. The Board finds that the parking lot will be restriped giving a total of 127 spaces which should be sufficient with the two entities operating at different times; subject to page 6.6, date July 19, 2010 enumerating the hours for the two entities.

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BOA-18077 June 9, 1998: The Board of Adjustment **approved** a *Special Exception* to permit a TV transmission tower of a three legged, lattice designed in an RM-1/PUD zoned district per plan submitted today, on property located at 8835 South Memorial and the subject property.

Z-6508/PUD-386-A November 1995: A request to *rezone* a 13.9 acre tract from RM-1/AG/PUD-386 to CS/PUD-386-A for commercial uses, located north of the northeast corner of E. 91st St and S. Memorial and also known as the subject property. All concurred in **approval** of a request to *rezone* the south 130' of the west 410' to CS and denial of the balance and approval of PUD-386-A with modifications made by staff.

Z-6022 February 1988: All concurred in approval of a request for rezoning a 10± acre tract of land from AG to RM-1 accompanied with PUD-386, on property located north of the northeast corner of E. 91st St and S. Memorial, and also known as the subject property.

PUD-386 February 1988: All concurred in **approval** of a proposed *Planned Unit Development* on a 14± acre tract of land for office use, excluding medical offices, on property located north of the northeast corner of E. 91st St and S. Memorial, and also known as the subject property.

Surrounding Property:

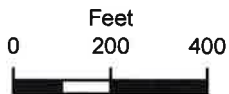
PUD-805 February 2014: All concurred in **approval** of a proposed *Planned Unit Development* on a 2± acre tract of land for car wash and office, on property located east side of S. Memorial Dr. at E. 87th Ct. and abutting north of subject property.

Z-7227 July 2013: All concurred in denial of a request to *rezone* a 2± acre tract of land from AG to CS and **approval** of OL, on property located on the east side of South Memorial Drive at East 87th Court.

Z-6516 January 1996: All concurred in **approval** of a request to *rezone* a 4.17± acre tract of land from CS to OL for mini-storage on property located north of northwest corner of East 91st Street South and South Memorial Drive.

Z-6475/PUD-529 January 1995: A request to *rezone* a 4± acre tract from AG to CS and a proposed *Planned Unit Development* was made for a mini-storage facility. Staff recommended denial of CS zoning and approval of OL with accompanied PUD. TMAPC and City Council concurred in **approval** of CS zoning and the PUD on property located north of northwest corner of East 91st Street South and South Memorial Drive.

PUD-448 May 1989: All concurred in **approval** of a proposed *Planned Unit Development* on a 32.6+ acre tract for mixed use development on property located on northeast corner of East 91st Street South and South Memorial Drive



Subject
Tract

PUD-386-C Abandonment

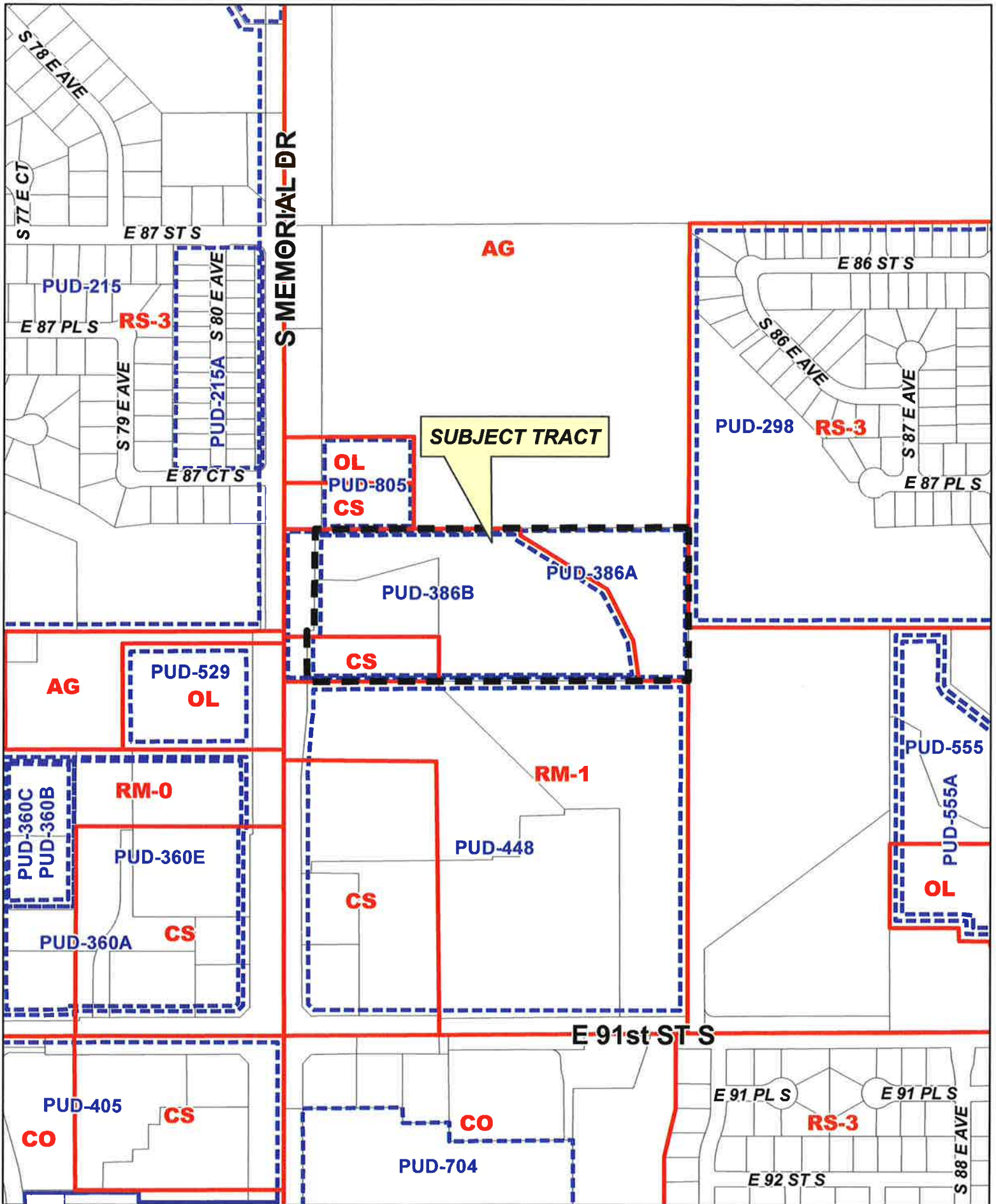
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016

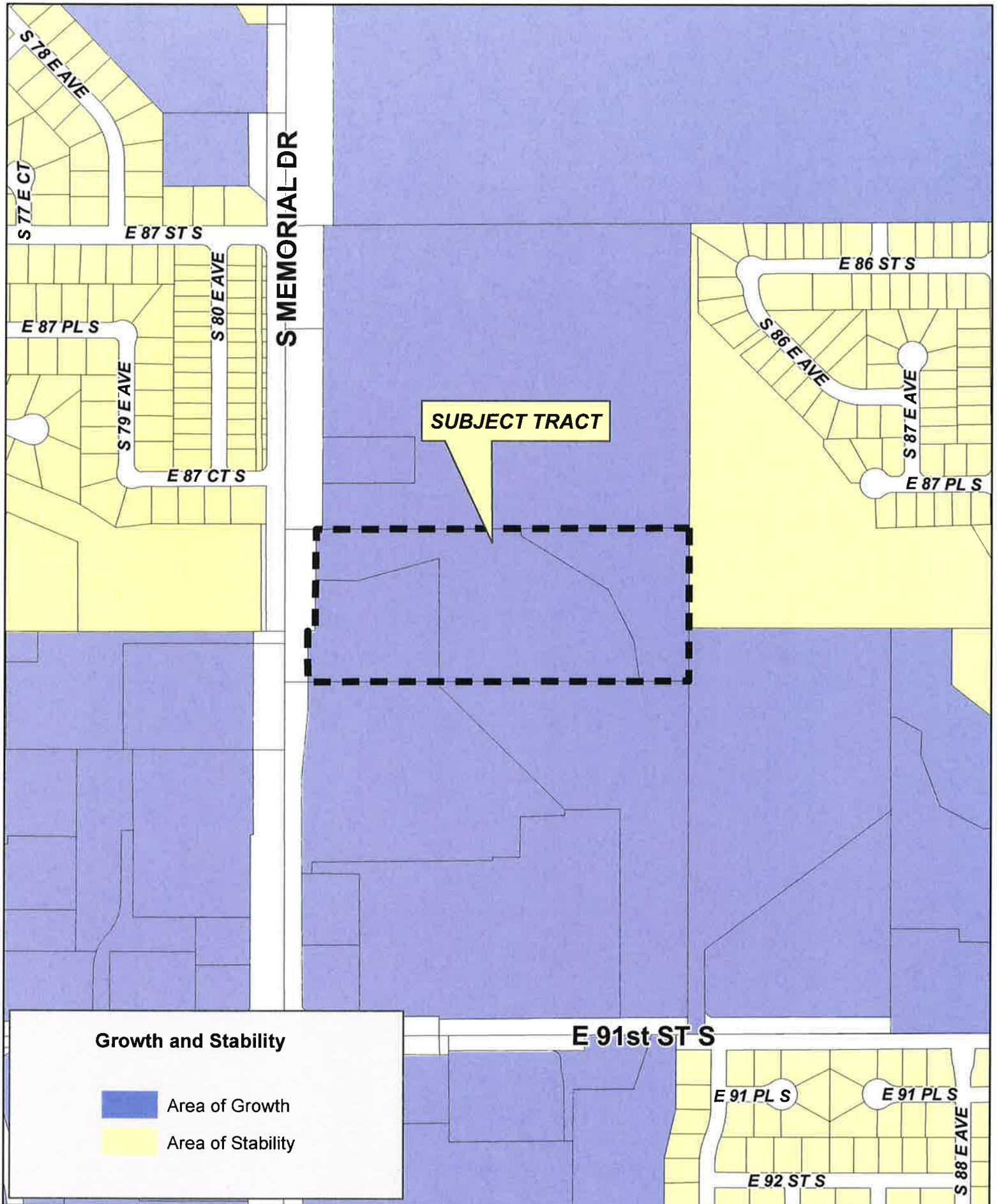
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PUD-386-C Abandonment



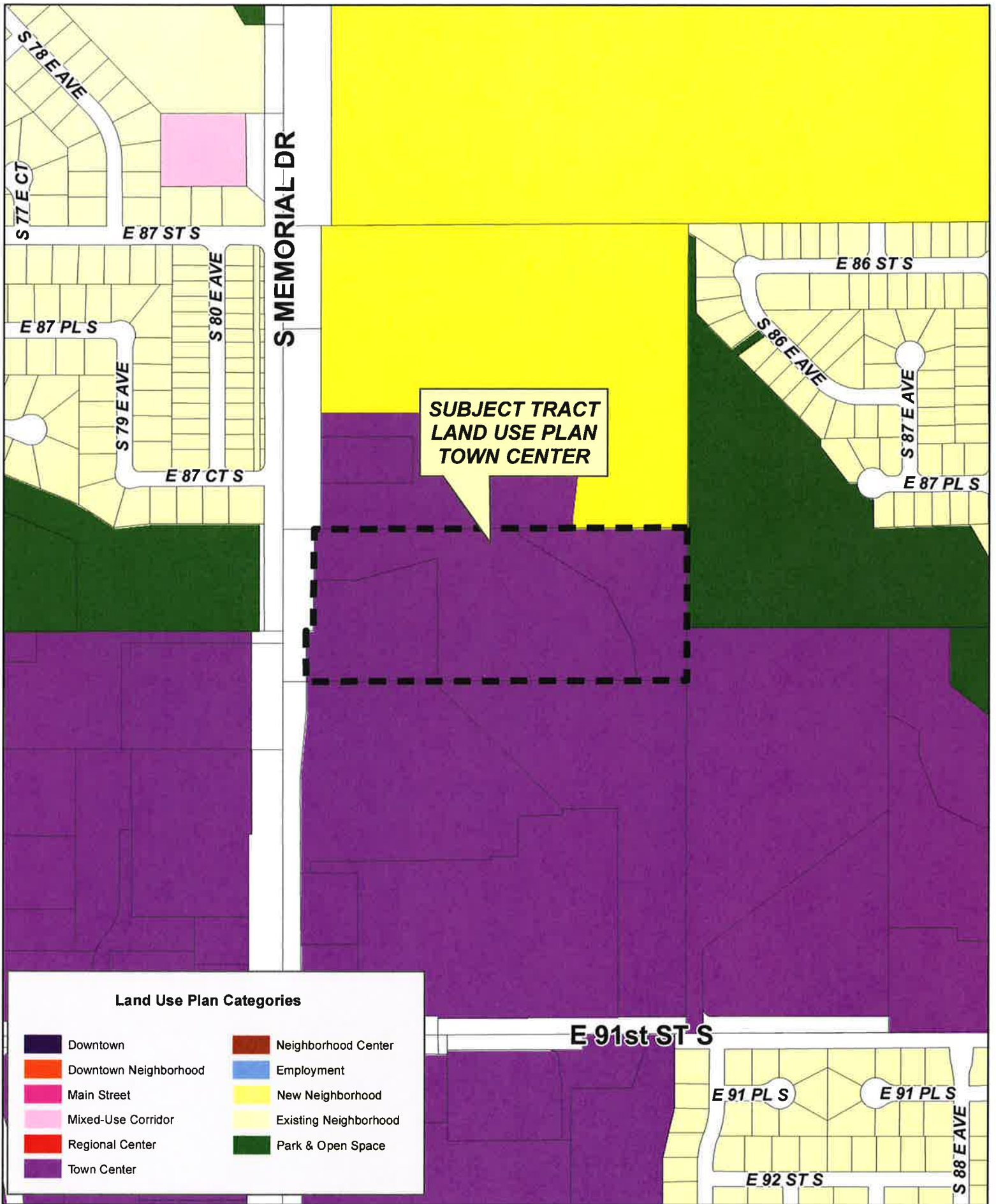


PUD-386-C Abandonment

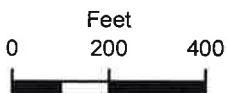


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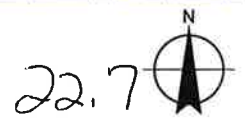




PUD-386-C Abandonment



18-13 13





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7342
With Optional Development Plan
(Related to PUD-386-C)

Hearing Date: June 1, 2016

Case Report Prepared by:

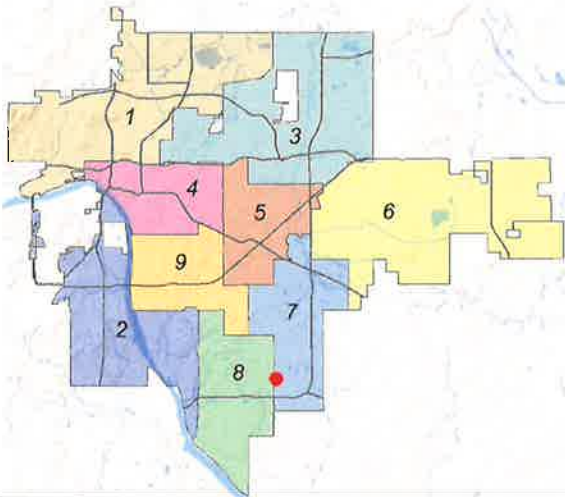
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Nathan Cross

Property Owner: LESEA BROADCASTING INC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant/ office

Proposed Use: Car dealership/ Office building

Concept summary: Rezone site with Development Plan and abandon previous PUD to support automobile dealership construction.

Tract Size: 10.69 ± acres

Location: North of northeast corner of S. Memorial Dr. E. and E. 91st St.

Zoning:

Existing Zoning: RM-1/ CS/ PUD-386

Proposed Zoning: CG (with optional development plan)

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8313

CZM: 53

Atlas: 1733

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

23.1

SECTION I: Z-7342

APPLICANTS DEVELOPMENT CONCEPT:

BACKGROUND

The parcels at issue in this application (the "Subject Parcels") were originally platted as Carman Ministries, Inc. Headquarters by Plat No. 4885, recorded June 1, 1992. Since that time, the Subject Parcels have been comprised of one (1) undeveloped lot fronting Memorial Drive and a second lot with a two (2) story commercial office building to the (east) housing the offices of Lesea Broadcasting and other tenants.

The Subject Parcels are predominantly zoned RM-1 with a small portion of the southern western lot zoned CS. The Subject Parcels are also overlaid with PUD 386 to allow for some commercial development and the use of the office building as a church. Based on the foregoing, it is clear that, despite the RM-1 zoning designation, the Subject Parcel has been used as a commercial development for a number of years.

DEVELOPMENT CONCEPT

Jackie Cooper Imports of Tulsa (the "Applicant") plans to move its Infiniti dealership from its current location at 9393 S. Memorial Drive to the front half of the Subject Parcel. The Applicant houses multiple dealerships at its current location and the demands of the Applicant's suppliers dictate that the Infiniti dealership be moved to its own space in order to provide enough lot space for all of the Applicant's automobile offerings. As such, part of Subject Parcels would house a full-service Infiniti dealership with outdoor auto sales and service of Infiniti vehicles on the western 578 feet of the Subject Parcels. As depicted on the Site Plan attached as Exhibit "C", the structure housing the sales and service departments would be centrally located on the lot with open areas for display surrounding it on all sides.

The rear (east) part of the subject tract will remain as is with the existing office building. It is anticipated that modifications to the existing parking lot will be required to accommodate the dealership construction. No development will be done east of the existing office building. Access to the office building will be through a drive on the southern side of the Subject Parcels running west to east.

REZONING

In order to accommodate the Vehicle Sales and Service (Section 40.400) use under the Code, the Applicant is requesting a rezoning of the Subject Parcels from RM-1 and CS to CG with an Optional Development Plan. The purpose of the Optional Development Plan is to allow the use without further need for relief (e.g. – Special Exception) while restricting the allowed use on the western 578 feet to that of a car dealership with a defined Development Plan. The Applicant's relationship with Infiniti requires that Infiniti have ultimate control over the design of the facility on the Subject Property but the Applicant is happy to agree to any Development Plan that allows construction of the dealership in accordance with Infiniti's specifications.

The existing office building would remain as is without change. The Applicant would like to abandon the existing PUD 386 and its amendments and rezone the entirety of the Subject Parcels for the purpose of developing a car dealership on the western 578 feet of the Subject Parcels.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)

23.2

Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
None included

SECTION II: Z-7342 WITH OPTIONAL DEVELOPMENT PLAN:

DEVELOPMENT PLAN STANDARDS:

Use Limitation:

All uses and customary accessory uses as allowed by right in a CS zoned district would be allowed on the entirety of the Subject Parcels.

Vehicle Sales and Service uses as allowed by right in a CG zoned district shall be limited to the western 578 feet of the Plan Area. No other use would be allowed on the Subject Parcels.

Parking will not be allowed and trees will not be removed for construction of any kind in the Tulsa Regulatory Floodplain on the north and east areas of the Plan area.

Lot and Building Regulations:

Minimum Lot Area:	None
Minimum Street Frontage:	50 feet
Maximum Floor to Area Ratio:	.50
Minimum Building Setback from Street:	10 feet
Setback from AG/R District:	10 feet plus 1 foot for every 2 feet of building height above 15 feet
Signage:	Consistent with the allowed Sign Budget in a Commercial District.

VEHICULAR ACCESS AND CIRCULATION:

At least one access to the existing building on the eastern portion of the site will be provided by a private drive. The drive will be two lanes in width without parking on the drive. Surface parking will be separated by a 15' wide landscape easement. Along the entire east west length of the drive a maximum of three driveway connections will be allowed to the west lot. .

LANDSCAPING:

All parking spaces, whether for display, storage areas or for use by customers or employees, will be counted with the calculation for the total number of new trees required on the site.

23.3

LIGHTING:

All site lighting shall meet the standards identified in the Zoning Code effective at the time of the detailed site plan approval. Light fixtures whether pole mounted or wall mounted shall not be taller than 25 feet and shall be pointed down and away from the Development Plan boundaries.

PEDESTRIAN ACCESS:

Pedestrian access from South Memorial to the existing building on the east portion of the property will be required.

PLATTING REQUIREMENT:

A new plat or plat waiver will be required for this property prior to new building construction permits being issued. Provisions for a trail system easement shall be included in the plat or plat waiver request.

DETAILED STAFF RECOMMENDATION:

The optional development plan is consistent with the provisions of Section 70.040 of the Tulsa Zoning Code and;

CG zoning and proposed use limitations outlined in the Optional Development Plan are consistent with the Town Center land use designation of the Comprehensive Plan and;

CG zoning without an Optional Development Plan is not compatible with the surrounding existing property and;

Z-7342 with the Optional Development Plan is compatible with the existing surrounding properties and;

Z-7342 and the Optional Development Plan are consistent with the expected future development therefore:

Staff recommends Approval of Z-7342 with the Optional Development Plan as outlined in Section II above.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CG zoning with the Optional Development Plan standards are consistent with the Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Town Center

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.

23.4

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:

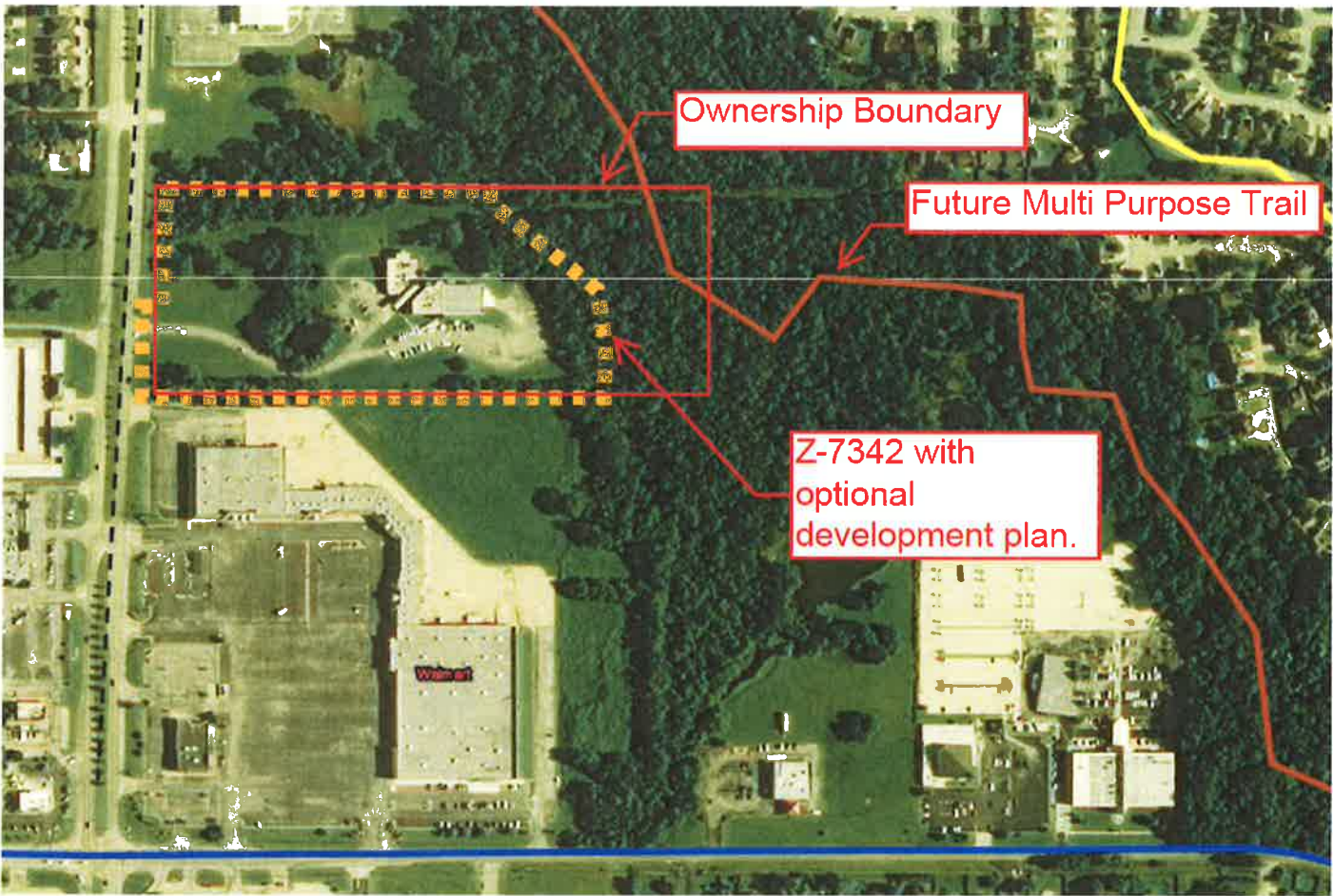
Major Street and Highway Plan: Commuter

The most widespread commercial street type is the strip commercial arterial, these arterials typically serve commercial areas that contain many small retail strip centers with buildings set back from front parking lots. Because of this, strip commercial arterials have many intersections and driveways that provide access to adjacent businesses. Historically, this type of street is highly auto-oriented and tends to discourage walking and bicycling. On-street parking is infrequent.

Commuter streets are designed with multiple lanes divided by a landscaped median or a continuous two way left turn lane in the center. Commuter streets are designed to balance traffic mobility with access to nearby businesses. However, because there are so many intersections and access points on commuter streets, they often become congested. Improvements to these streets should come in the form of access management, traffic signal timing and creative intersection lane capacity improvements.

Trail System Master Plan Considerations:

The Go Plan illustrates a trail expansion through the flood plain adjacent to the east boundary of the property. Provisions for a connection to that trail system should be provided from the existing building and proposed dealership to Memorial with a wide sidewalk along Memorial connecting to the existing shopping center south of the site.



Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is occupied by one office building near the east edge of the site. The proposal is to keep the building but reconstruct the parking lot to meet the needs of the existing building. Preservation of the natural character of the floodplain area east of the office building is a significant consideration regarding the design standards that were included in the original PUD and the Optional Development Plan.

Environmental Considerations:

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South Memorial Drive	Primary Arterial	120 feet	4 with landscape median

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CS and AG	Town center	Growth	Carwash and school
West	OL/PUD 529, AG and RS-3	Existing Neighborhood, Park /open space and Town Center	Stability with west at southwest corner	Single Family Residential, Stormwater drainage infrastructure and mini storage
South	RM-1	Town Center	Growth	Shopping Center
East	AG	Town Center	Growth	Stormwater Drainage and floodplain area

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 22106 dated August 20, 2009 (PUD-386-B), and 18601 dated December 19, 1995 (CS), and 16950 dated February 29, 1988 (RM-1), and 11829 dated June 25, 1970 (AG), established zoning for the subject property.

Subject Property:

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23.7

Z-6022 February 1988: All concurred in approval of a request for rezoning a 10± acre tract of land from AG to RM-1 accompanied with PUD-386, on property located north of the northeast corner of E. 91st St and S. Memorial, and also known as the subject property.

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Surrounding Property:

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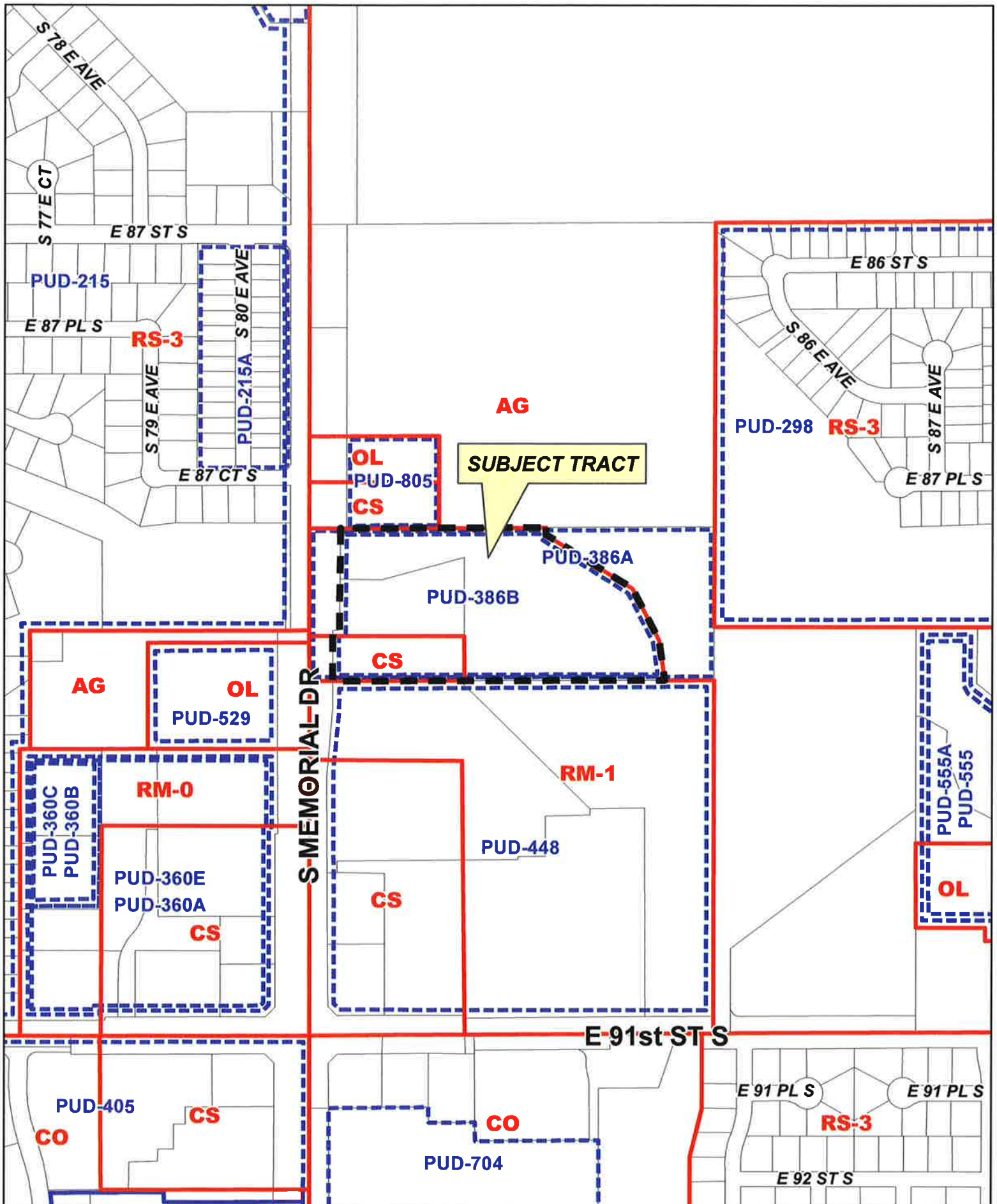
Z-7227 July 2013: All concurred in denial of a request to *rezone* a 2± acre tract of land from AG to CS and **approval** of OL, on property located on the east side of South Memorial Drive at East 87th Court.

Z-6516 January 1996: All concurred in **approval** of a request to *rezone* a 4.17± acre tract of land from CS to OL for mini-storage on property located north of northwest corner of East 91st Street South and South Memorial Drive.

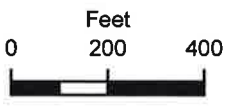
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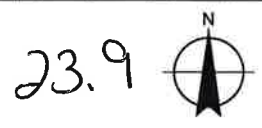


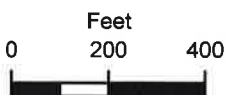
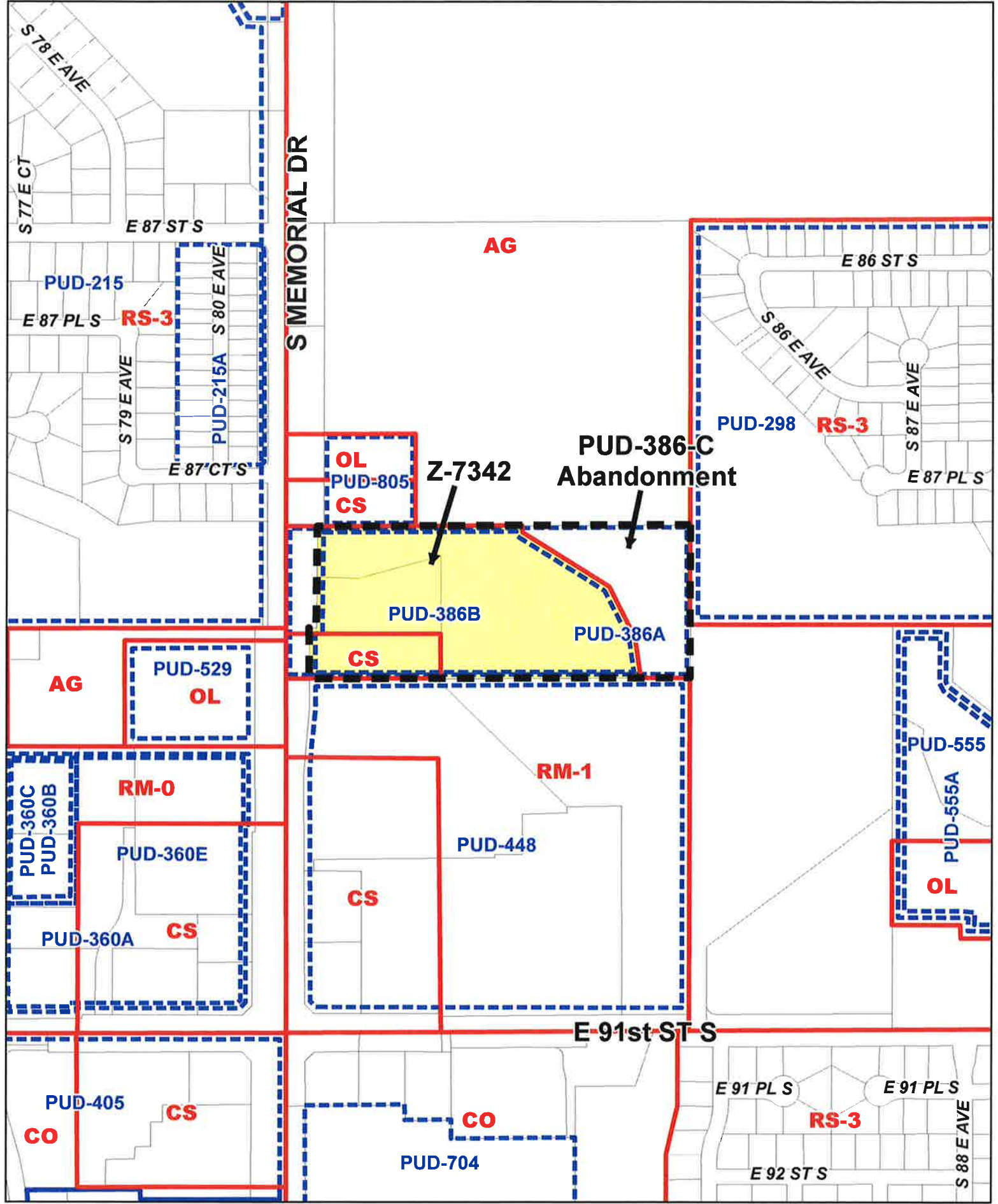
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**Z-7342
with Optional
Development Plan**

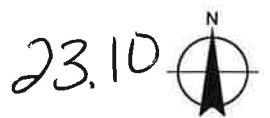




 Subject Tract

**Z-7342/PUD-386-C
Abandonment**

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Subject
Tract

18-13 13

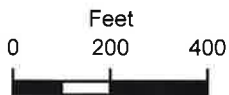
Z-7342 with Optional Development Plan

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

Aerial Photo Date: February 2016



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Z-7342/PUD-386-C Abandonment

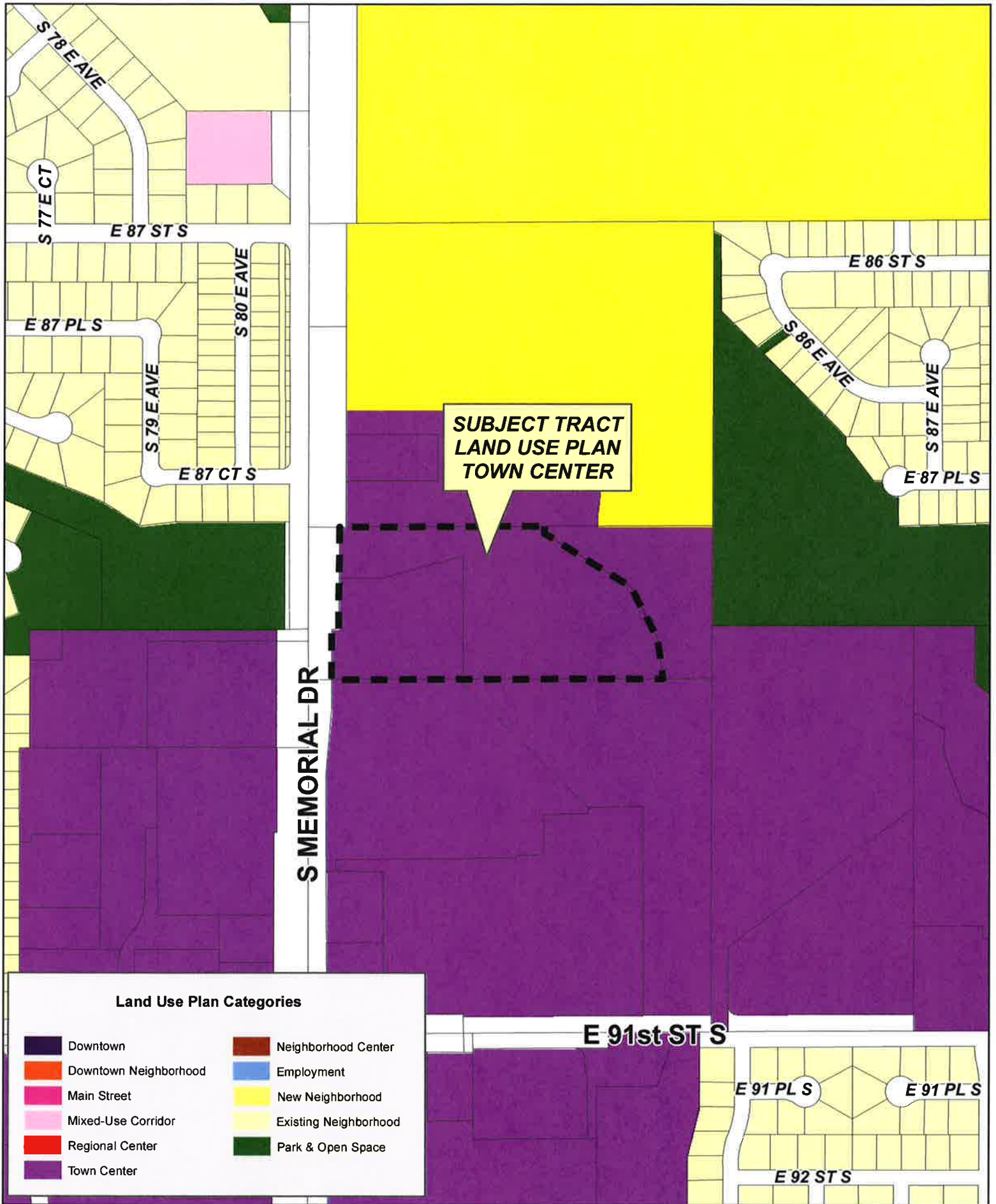
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016



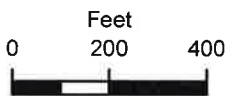
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**SUBJECT TRACT
LAND USE PLAN
TOWN CENTER**

Land Use Plan Categories

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

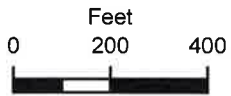
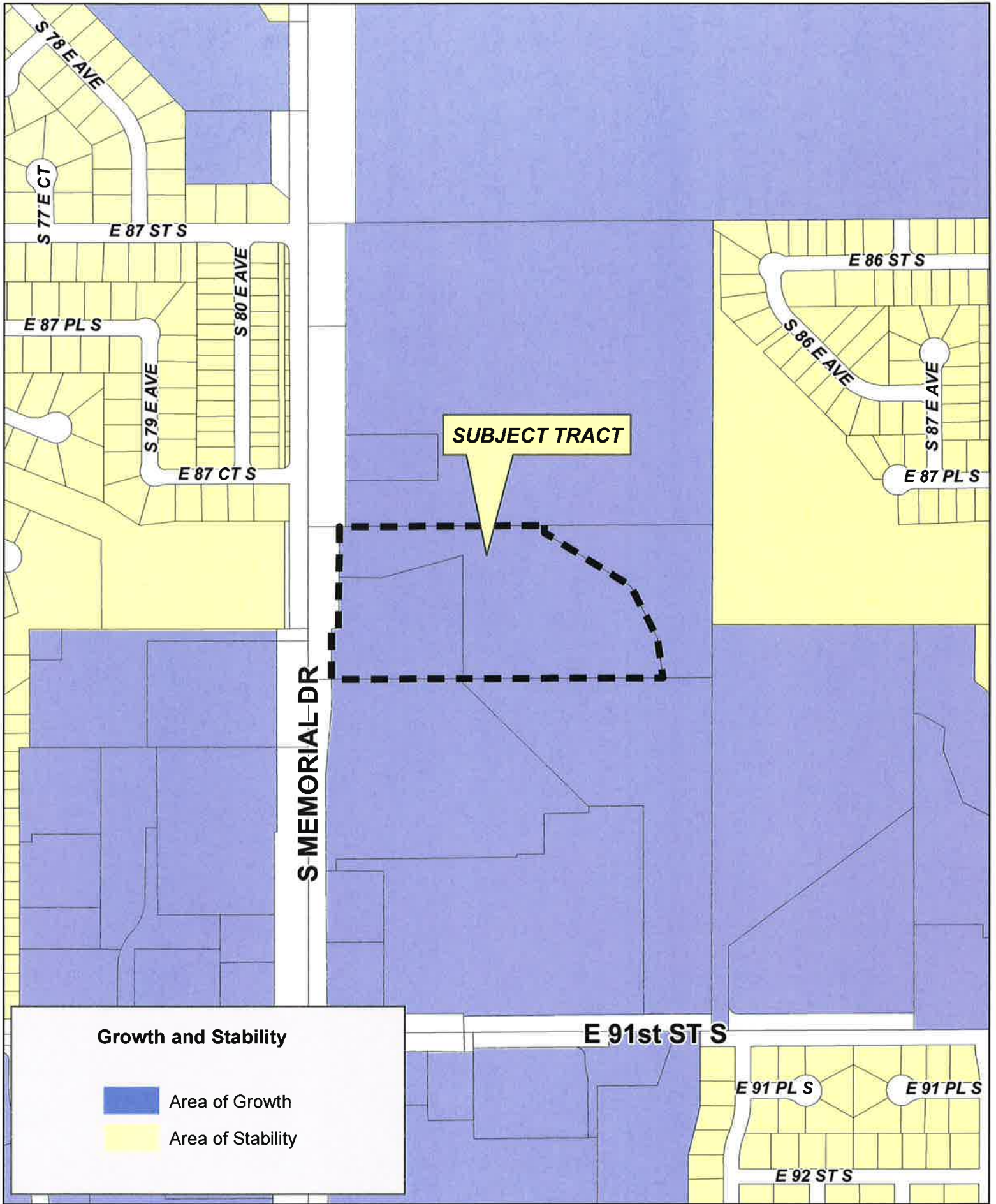


18-13 13

**Z-7342
with Optional
Development Plan**



23.13



18-13 13

Z-7342
with Optional
Development Plan



23.14

RESOLUTION

TULSA METROPOLITAN AREA PLANNING COMMISSION

Resolution No. 2723:952

A RESOLUTION OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION TO ACCEPT THE 2010-2015 PROGRESS REPORT FOR THE CITY OF TULSA COMPREHENSIVE PLAN AND ENDORSE THE WORK PROGRAM FOR LONG RANGE PLANNING ACTIVITIES FROM 2016-2020.

WHEREAS, the Tulsa Metropolitan Area Planning Commission is required to prepare, adopt and amend, as needed, a master plan, also known as a comprehensive plan, for the Tulsa metropolitan area, in accord with Title 19 Oklahoma Statutes, Section 863.7; and

WHEREAS, the purpose of such a comprehensive plan is to bring about coordinated physical development of an area in accord with present and future needs and is developed so as to conserve the natural resources of an area, to ensure the efficient expenditure of public funds, and to promote the health, safety, convenience, prosperity, and general welfare of the people of the area; and

WHEREAS, pursuant to Title 19 Oklahoma Statutes, Section 863.7, the Tulsa Metropolitan Area Planning Commission did, by Resolution on the 29th of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law, and which has been subsequently amended; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission did, by Resolution on the 6th of July 2010, adopt an amendment to the Comprehensive Plan for the Tulsa Metropolitan Area, which pertains only to those areas within the incorporated City limits of the City of Tulsa, known as the Tulsa Comprehensive Plan, which was subsequently approved by the Tulsa City Council on the 22nd of July 2010, all according to law, and which has been subsequently amended; and

WHEREAS, the Tulsa Comprehensive Plan Land Use Goal 20 states to "develop a monitoring system to gauge success of the policies of the Comprehensive Plan" and to publish a progress report "to describe benchmark progress and highlight accomplishments;" and

WHEREAS, through a collaborative effort with City of Tulsa staff, INCOG staff, and other organizations, data was collected and all policies were reviewed for their action status; and

WHEREAS, City of Tulsa Planning Staff has prepared the first five-year City of Tulsa Comprehensive Plan Progress Report with the Action Matrix and Monitoring Program as appendices; and

WHEREAS, City of Tulsa Planning Staff has prepared next steps for long range planning activities from 2016-2020 as we continue to implement the Plan; and

WHEREAS, a public hearing was held on June 1, 2016 and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, to accept the report and endorse the next steps included in the report.

NOW THEREFORE, BE IT RESOLVED, by the Tulsa Metropolitan Area Planning Commission:

Section 1. That the Tulsa Comprehensive Plan, was adopted by the Tulsa Metropolitan Area Planning Commission on July 6, 2010, as amended from time to time.

Section 2. That a true and correct copy of the 2016 City of Tulsa Comprehensive Plan Progress Report with next steps and Appendices is attached to this Resolution.

ADOPTED on this 1st day of June, 2016, by a majority of the full membership of the Tulsa Metropolitan Area Planning Commission, including its *ex officio* members.

Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission

ATTEST:

Margaret Millikin, Secretary
Tulsa Metropolitan Area Planning Commission

**ATTESTATION AND CERTIFICATION
TULSA METROPOLITAN AREA PLANNING COMMISSION**

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

To The City Clerk of the City of Tulsa and the County Clerk of Tulsa County:

I, Michael Covey, Chairman of the Tulsa Metropolitan Area Planning Commission, certify on this 1st day of June, 2016 that the foregoing Resolution to accept the Comprehensive Plan Progress Report with Appendices as attached to this Resolution is a true and correct copy.

Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission

Subscribed and sworn to before me on this _____ day of _____, 2016.

Notary Public

My Commission Expires: _____

Commission No.: _____