

TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2724
June 15, 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:

Director's Report:

Review TMAPC Receipts for the month of April 2016

Review TMAPC Receipts for the month of May 2016

Update on Subdivision Regulations - Kirk Bishop

1. Minutes of June 1, 2016, Meeting No. 2723

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.

1. **LS-20889** (Lot-Split) (County) – Location: North of the northeast corner of East 97th Street North and North 43rd East Avenue
2. **LS-20890** (Lot-Split) (County) – Location: North of the northwest corner of West 51st Street South and South 65th West Avenue
3. **LC-780** (Lot-Combination) (CD 1) – Location: South of the southeast corner of East Haskell Street and North Norfolk Avenue
4. **LS-20892** (Lot-Split) (CD 3) – Location: North and East of the northeast corner of East 11th Street South and South 107th East Avenue (Related to: LC-781)

5. **LC-781** (Lot-Combination) (CD 3) – Location: East of the northeast corner of East 11th Street South and South 107th East Avenue (Related to: LS-20892)
6. **PUD-806-1 – JR Donaldson**, Location: North of the Northwest corner of East 121st Street South & South Sheridan Road requesting **PUD Minor Amendment** to reduce required lot width from 100 feet to 30 feet to permit an access drive (CD 8)
7. **PUD-257-6 – Andrew Shank**, Location: West of the Southwest corner of East 51st Street South & South Delaware Place requesting **PUD Minor Amendment** to revise the sign standards from one (1) wall and one (1) ground sign to two (2) wall signs. (CD 9)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING:

8. **CPA-44-Nathan Cross**-(CD 9) Location: West of the Southwest corner of East 44th Street South and South Harvard Avenue requesting Land Use Map change from **Existing Neighborhood** to **Mixed-Use Corridor** and a change to the Stability and Growth Map to an **Area of Growth**. (related to Z-7344)

PUBLIC HEARINGS:

9. **Z-7344-Nathan Cross**-(CD 9) Location: West of the Southwest corner of East 44th Street South and South Harvard Avenue requesting rezoning from **RS-1** to **OL** with Optional Development Plan. (related to CPA-44)
10. **LS-20888** (Lot-Split) (County) – Location: West of the northwest corner of East 166th Street North and North Memorial Drive
11. **LS-20891** (Lot-Split) (County) – Location: North of the northeast corner of East 76th Street North and North 71st East Avenue
12. **Savannah Crossing (revised)** – Preliminary Plat, Location: North of northwest corner of East 121st Street South and South Sheridan Road, (CD 8)
13. **Bent River (revised)** – Preliminary Plat, Location: South of southwest corner of East 121st Street South and South Sheridan Road, (CD 8)
14. **BOA – 22087** – Plat Waiver, Location: Northwest Corner of East 11th Street South and South Atlanta Avenue, (CD 4)

15. **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 OL**.(Continued from April 20, 2016, May 18, 2016 and June 1, 2016)
16. **Z-7343-Nathan Cross**-(CD 9) Location: West of the Northwest corner of South Peoria Avenue and East Skelly Drive requesting rezoning from **PK/OL/CS/CH to CH** with Optional Development Plan.
17. **Z-7345-Gregory Helms**-(CD 9) Location: East of the southeast corner of East 35th Street South and South Peoria Avenue requesting rezoning from **OL to CH** with Optional Development Plan. (related to Plat Waiver Z-7345)
18. **Z-7345 –** Plat Waiver, Location: East of the southeast corner of East 35th Street South and South Peoria Avenue (CD 9) (related to rezoning Z-7345)
19. **Z-7346-Wallace Engineering/Jim Beach**-(CD 4) Location: Northwest corner of North Main Street and East Brady Street requesting rezoning from **IL to CBD**.(related to Plat Waiver Z-7346)
20. **Z-7346 –** Plat Waiver, Location: Northwest corner of North Main Street and South Brady Street, (CD 4)(related to rezoning Z-7346)
21. **Z-7347-Nathan Cross**-(CD 6) Location: West of the Northwest corner of East 21st Street and South 145th East Avenue requesting rezoning from **CS to CG** with Optional Development Plan..
22. **CO-1 Lou Reynolds**-(CD 6) Location: West of the Southwest Corner of South 145th East Avenue and East 51st Street South requesting a **Corridor Development Plan**. (continued from May 18, 2016)(**Applicant requests continuance to 7/6/2016**)

OTHER BUSINESS

23. Consider initiation of Comprehensive Plan housekeeping amendments (CPA-45 through CPA-49) and set for future TMAPC hearing (July 20, 2016)
24. City Planning staff presents findings and recommendations of adopted small area plan reviews and outlines next steps
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.

Case Number: PUD-806-1
Minor Amendment

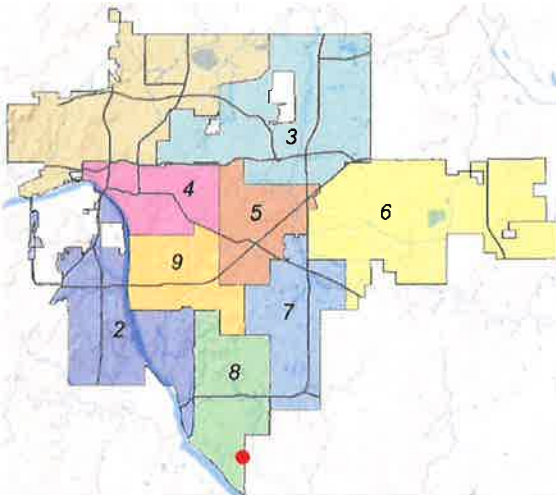
Hearing Date: June 15, 2016

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: JR Donelson

Property Owner: 11908 Sheridan LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reduce required lot width from 100 feet to 30 feet to permit an access drive

Gross Land Area: 5 acres

Location: North of the NW/c East 121st Street South & South Sheridan Road

Zoning:
Existing Zoning: RS-1/PUD-806
Proposed Zoning: No Change

Staff Recommendation:
Staff recommends **approval**.

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

Applies to Lot 1 as shown on Savannah Crossing Preliminary Plat

Staff Data:
TRS: 8334
CZM: 57
Atlas: NA

City Council District: 8
Councilor Name: Phil Lakin

County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-806-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to reduce the required lot width from 100 feet to 30 feet to permit an access drive.

The applicant did not state a specific lot this request is to apply to, however the intent of the request is to permit an access drive to allow Lot 1 (as shown on Savannah Crossing Preliminary Plat) access to South Sheridan Road.

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

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

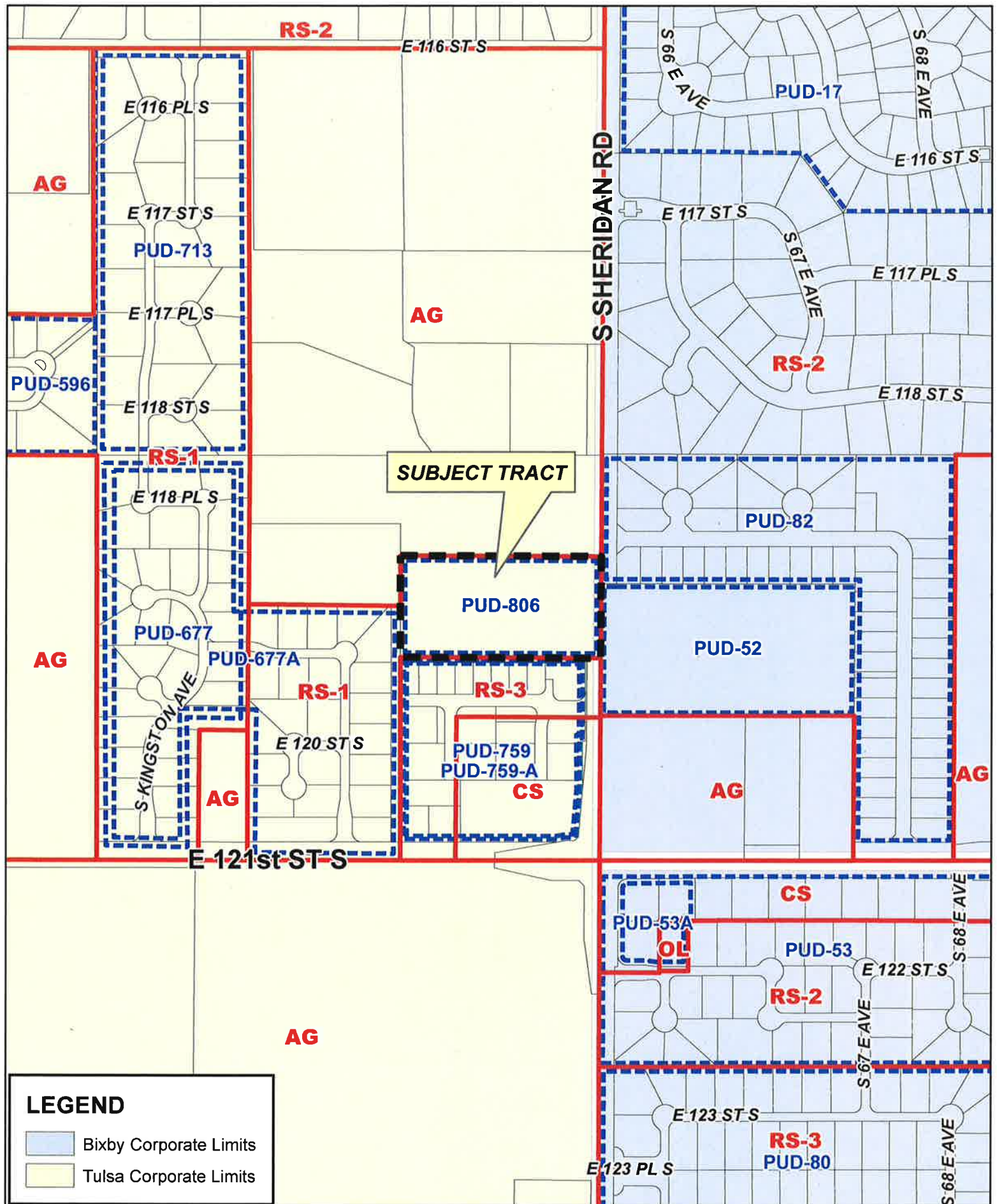
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) The request is to apply to the lot shown as Lot 1 on the Savannah Crossing Preliminary Plat. All other lots shall meet 100 foot lot width requirement.
- 3) All remaining development standards defined in PUD-806 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged
Applicant Minor Amendment Text
Savannah Crossing Preliminary Plat

With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the required lot width from 100 feet to 30 feet to permit an access drive for Lot 1 as shown on the Savannah Crossing Preliminary Plat.



PUD-806-1

18-13 34





0 Feet 200 400



Subject
Tract

PUD-806-1

18-13 34

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

Aerial Photo Date: February 2016





0 Feet 50 100



Subject
Tract

PUD-806-1

18-13 34

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

Aerial Photo Date: February 2016



Savanna Crossing
Planned Unit Development Number 806

MINOR AMENDMENT NO. 1

A. INTRODUCTION

The Tulsa Metropolitan Area Planning Commission approved PUD 806 on December 18, 2013, for "Savanna Crossing".

B. AMENDED STANDARDS.

The Development Standards for all development area lots shall be amended to read as follows:

Minimum Lot Width:	30 feet
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C. AMENDED SITE PLAN. An amended Site Plan for PUD No. 806 shall be required.

D. SCOPE. Except as herein amended, the Development Standards for PUD No. 806 shall remain the same as approved by the Tulsa Metropolitan Area Planning Commission, as approved on December 18, 2013.

PLAT NO.

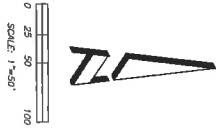
ENGINEER/SURVEYOR:
JAMES W. WOODWARD
12200 S.W. METROPOL DRIVE
OFFICE 100
BART, OKLAHOMA 74908
PHONE: 505-333-2108
C.A. NO. 5617
EXP. DATE: 6-30-2017
EMAIL: JWOOD@TDCOMM.COM

PRELIMINARY PLAT
SAVANNAH CROSSING
AN ADDITION LOCATED IN THE SE/4 SE/4 OF SECTION 34, T-18-N,
R-13-E, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S.
GOVERNMENT SURVEY, THEREOF.
PLD 806

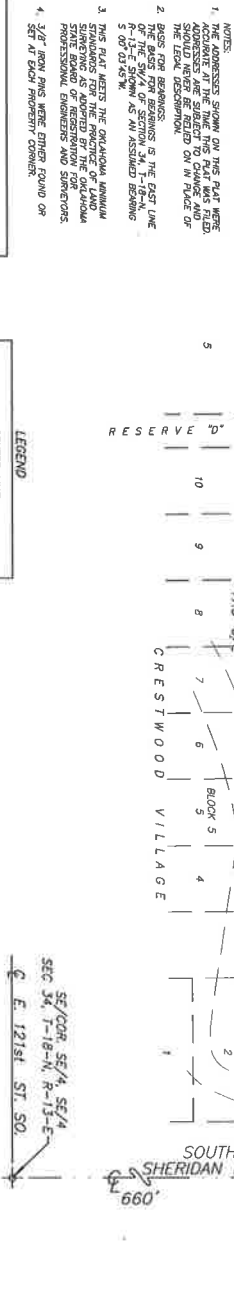
OWNER:
1908 SHERIDAN, LLC
1908 SHERIDAN, LLC
PORTERVILLE, OK 73259
PHONE: 505-333-2108
CONTACT: GREG WOODWARD
EMAIL: GREG@WOODWARD.COM

FILED PLAT	RECORDING OF RECORD
Tulsa Metropolitan Area Planning Commission	Approved Date: _____
THURSDAY	THURSDAY
COUNTY ENGINEER	County Engineer
Approved Date: _____	Approved Date: _____

The undersigned, of the State of Oklahoma, do hereby certify that the foregoing is a true and correct copy of the original plat as the same appears in the County Clerk's Office.

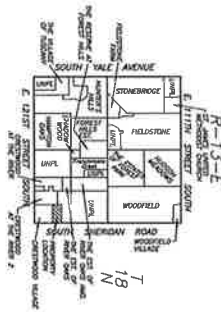


0 25 50 100
SCALE: 1"=50'



**SECTION 34
LOCATION MAP**

SECTION 34
LOCATION MAP
SHERIDAN CONTAINS:
NO. LOTS 3
NO. BLOCKS 1
DATE OF PREPARATION MAY 1, 2016
FILE C:\WOODWARD\SAVANNAH\21151.DWG
PROPOSED LOTS: 3
EXISTING LOTS TO REMAIN
LOT 1 2.81 ACRES
LOT 2 0.54 ACRES
LOT 3 0.57 ACRES



SE COR. SE/4, SE/4
SEC 34, T-18-N, R-13-E
C. E. 121ST ST. SO.

LEGEND

CENTER LINE
BUILDING LINE
UTILITY EASEMENT
RIGHT OF WAY
FIND
ESENT
ACCESS OR DRIVING
ACCESS TO NW/4
NORTHWEST QUARTER

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS
I, JAMES W. WOODWARD, Engineer and Surveyor, do hereby certify that the foregoing is a true and correct copy of the original plat as the same appears in the County Clerk's Office.
Dated this _____ day of _____, 2016.
Tulsa County Clerk

Druid

SAVANNAH CROSSING
DATE OF PREPARATION:
SHEET 1 OF 3

Case Number: PUD-257-6
Minor Amendment

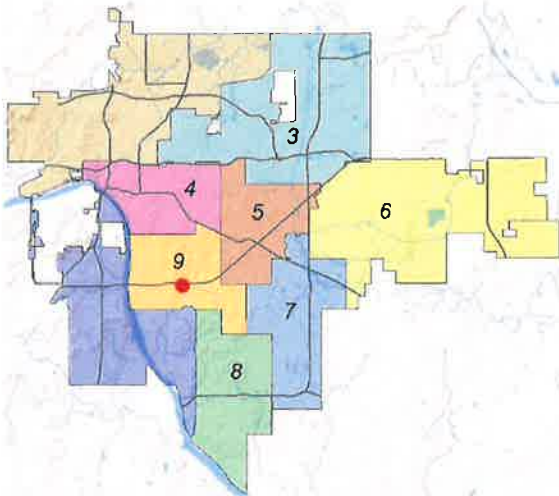
Hearing Date: June 15, 2016

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Andrew Shank

Property Owner: 2738 Realty LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to revise the sign standards from one (1) wall and one (1) ground sign to two (2) wall signs.

Gross Land Area: 1.5 acres

Location: West of the SW/c East 51st Street
South & South Delaware Place

Zoning:
Existing Zoning: OM/PUD-257
Proposed Zoning: No Change

Staff Recommendation:
Staff recommends **approval**.

Comprehensive Plan:
Land Use Map: Town Center
Growth and Stability Map: Growth

Staff Data:
TRS: 9332
CZM: 47
Atlas: 471

City Council District: 9
Councilor Name: GT Bynum

County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-257-6 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to revise the sign standards from one (1) wall and one (1) ground sign to two (2) wall signs.

Per Exhibit A, provided by the applicant, one of the proposed wall signs will be located on the north elevation and consist of approximately 95 sf of display surface area and the second wall sign will be located on the west elevation and consist of approximately 75 sf of display surface area.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(12) of the City of Tulsa Zoning Code.*

"Modification to approved signage, provided the size, location, number and character (type) is not substantially altered."

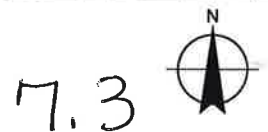
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-257 and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged
Applicant Exhibit A - Minor Amendment Text
Applicant Sign Elevations

With considerations listed above, staff recommends **approval** of the minor amendment request to revise the sign standards from one (1) wall and one (1) ground sign to two (2) wall signs with allowable display surface areas as defined in applicant Exhibit A.





0 Feet
300 600



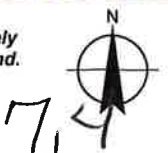
Subject
Tract

PUD-257-6

19-13 32

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

Aerial Photo Date: February 2016

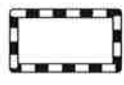
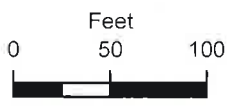




E 51st ST S

SCOLUMBIARL

SDELAWAREPL



Subject
Tract

PUD-257-6

19-13 32

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

Aerial Photo Date: February 2016

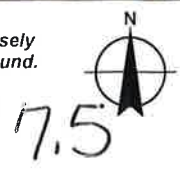


EXHIBIT "A"

MINOR AMENDMENT TO PUD

The Applicant requests a Minor Amendment to PUD-257 to revise the signage standards which currently allow for one (1) wall sign and one (1) ground sign to allow for two (2) wall signs and no ground signs.

The existing wall sign located on the north elevation of the building was approved in the PUD Detail Sign Plan process on October 27, 1993.

A ground sign to be located in the right-of-way along East 51st Street South was approved in the PUD Detail Sign Plan process on May 14, 2013.

The Applicant no longer desires a ground sign along East 51st Street South and proposes to revise the signage standards in PUD-257 as follows:

1. A wall sign on the north elevation of the building consisting of approximately 95 SF of display surface area; and
2. A wall sign on the west elevation of the building consisting of approximately 75 SF of display surface area.

The Conceptual Site Plans showing the dimensions and proposed locations of the wall signage are attached hereto as Exhibit "A-1".

The Applicant's requested modification to the approved signage standards for PUD-257 does not substantially alter the size, location, number or character of the approved signage standards; therefore, the Applicant respectfully requests approval of this Minor Amendment to PUD-257.

New Sign North Elevation



MetroSign
Corporation

CLIENT RICH & CARTMILL **APPROVAL**
SALESMAN DENNIS SCALE 3/32" : 1' DESIGNER CJH-2016

7-7

Existing North Sign Moved to West Elevation



remove and install channel letters to new location from old location - mounted to raceway - internally illuminated,

CLIENT RICH & CARTMILL APPROVAL
SALESMAN DENNIS SCALE 3/32" : 1' DESIGNER CJH-2016

MetroSign
Corporation

7-8



Tulsa Metropolitan Area
Planning Commission

Case Number: CPA-44
Comprehensive Plan Amendment
(related to Z-7344)

Hearing Date: June 15, 2016

Case Report Prepared by:

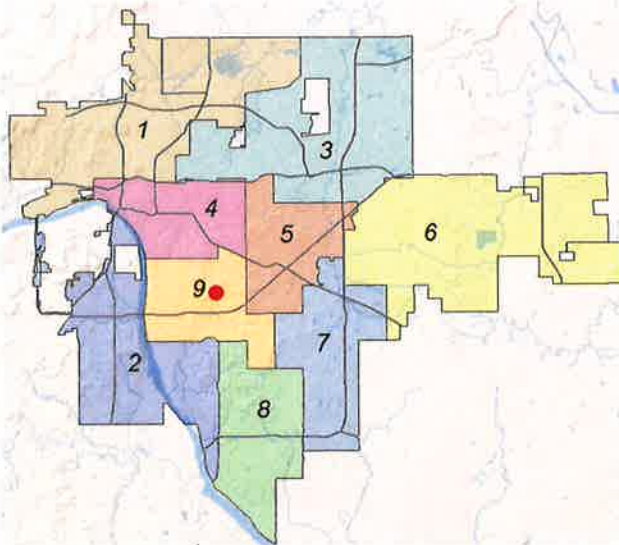
Nikita Moye, AICP

Owner and Applicant Information:

Applicant: Nathan Cross

Property Owner: BCS Associates, LP

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Land Use Map change from ***Existing Neighborhood*** to ***Mixed-Use Corridor***

Existing Use: Single-Family Residential

Proposed Use: Parking area to support the
Utica Park Clinic to the east

Tract Size: .25 acre

Location: W of the SW/c of E. 44th St. S. and
S. Harvard Ave.

Comprehensive Plan:

Land Use Map:

Existing: *Existing Neighborhood*

Proposed: *Mixed-Use Corridor*

Stability and Growth Map:

Existing: *Area of Stability*

Proposed: *Area of Growth*

Zoning:

Existing Zoning: RS-1

Proposed Zoning: OL

Staff Recommendation:

Staff recommends **approval** of the *Mixed-Use Corridor* and *Area of Growth* designations.

City Council District: 9

Councilor Name: G. T. Bynum

County Commission District: 2

Commissioner Name: Karen Keith

COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REQUEST

W of the SW/c of E. 44th St. S. and S. Harvard Ave. (CPA-44)

I. PROPERTY INFORMATION AND LAND USE REQUEST

Existing Land Use: <i>Existing Neighborhood</i> Existing Stability and Growth designation: <i>Area of Stability</i>
Proposed Land Use: <i>Mixed-Use Corridor</i> Proposed Stability and Growth designation: <i>Area of Growth</i>
Location: W of the SW/c of E. 44th St. S. and S. Harvard Ave.
Size: .25 acre

A. Background

The site that is subject to this Comprehensive Plan amendment application is located in midtown Tulsa, within an existing residential neighborhood. The surrounding area contains a mixture of uses including single family residential on the north, and west; medical office and general office use abuts the subject lot on the south and east. On May 5, 2016 the applicant submitted a rezoning application (Z-7344) from RS-1 to OL on the .25 acre site to support the requested comprehensive plan amendment.

The applicant has submitted a Comprehensive Plan amendment and a rezoning application with an optional development plan to accommodate expansion of a parking lot for the medical office building immediately east of the subject lot. The applicant has stated that there is a lack of access to medical care within the surrounding area which has created a high demand for the existing Utica Park Clinic east of the subject lot. The high number of patients/clients visiting the medical clinic on a daily basis has created an increased demand for parking on the Utica Park Clinic site. The proposed parking area on the subject site will provide additional parking for the doctors, nurses and staff members of the existing medical office building.

B. Existing Land Use and Growth Designations (Tulsa Comprehensive Plan)

When the Tulsa Comprehensive Plan was developed and adopted in 2010, the subject tract was designated as an *Area of Stability*:

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

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

“The Existing Residential Neighborhood category is intended to preserve and enhance Tulsa’s existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.”

C. Proposed Land Use and Growth Designations (Tulsa Comprehensive Plan)

The applicant is proposing a *Mixed- Use Corridor* and an *Area of Growth* and designation on the subject site.

“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 single family neighborhoods.

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

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

D. Zoning and Surrounding Uses:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Area of Growth	Existing Use
North	RS-1	<i>Existing Neighborhood</i>	Area of Stability	Single family residential
South	OL	<i>Mixed-Use Corridor</i>	Area of Growth	Office
East	OL	<i>Mixed-Use Corridor</i>	Area of Growth	Office
West	RS-1	<i>Existing Neighborhood</i>	Area of Stability	Single family residential

E. Applicant's Justification:

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

1. How conditions on the subject site have changed, as well as those on adjacent properties and immediate area;
2. How changes have impacted the subject site to warrant the proposed amendment; and;
3. How the proposed change will enhance the surrounding area and the City of Tulsa.

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

"GROWTH AND STABILITY MAP AMENDMENT"

The subject property was developed as a single family home in 1946 when the growth and development pattern along Harvard Avenue between 41st and 51st was drastically different. At that time, this area was primarily smaller single-family homes in south Tulsa. In or around 1955, Edison Preparatory School was built just west of the subject property. From and since that time the homes in the neighborhood to the west of the subject property have grown in size to be larger single-family residences that are consistent with today's homes. As such, the subject property is now far smaller than the homes in the neighborhood it abuts and, as a two-bedroom home; it is not consistent with the other homes in the neighborhood.

Comparing the Land Use Map and the Growth and Stability Map, it appears that the growth and stability map was laid over the existing development pattern along Harvard Avenue without regard for practical uses of properties in this area. This is clear because the "Growth" and "Stability" districts follow the existing zoning exactly. Unfortunately at .25 acres, the subject lot is likely too small to convert into a larger single-family home. Further, because of the development of Harvard Avenue in this area, the subject property is abutted on the east and south by commercial properties.

Reviewing the Growth and Stability Map it is clear that most area designated as anything other than residential zoning districts lie in "Areas of Growth". The applicant has filed an application to rezone the subject lot to OL consistent with pattern of development along Harvard Avenue to allow the applicant to increase parking for its existing office structure at 4408 S Harvard Ave. In order to

accommodate the proposed rezoning to OL, the applicant is requesting that the subject property be re-designated an "Area of Growth" consistent with the parcels to the east and south of the subject property.

LAND USE MAP AMENDMENT

The applicant is also seeking to have the subject lot re-designated as a "Mixed-Use Corridor" consistent with the properties to the east and south. A review of the Land Use Map demonstrates that the balance of property east of Harvard all the way south to I-44 at the east to west depth of the subject property is designated "Mixed-Use Corridor". The subject property and one parcel to the north are the only properties at this depth for Harvard that are not designated "Mixed-Use Corridor". Considering this and the discussion above, it seems clear that the land use designation was overlaid according to the existing zoning along the west side of Harvard rather than with forethought as to the potential development patterns of the area. The applicant is attempting to remove a small home that is inconsistent with the single-family homes in the neighborhood and have the property rezoned to OL to accommodate a parking lot for the applicant's existing office building at 4408 S Harvard Ave. As part of this request, the applicant is seeking to amend the Land Use Map to be consistent with the development pattern along Harvard.

F. Staff Summary:

The .25 acre subject site and the area to the north, and west were designated as an *Existing Neighborhood* and *Area of Stability* when the Comprehensive Plan was adopted in 2010. The subject site is abutted by *Mixed-Use Corridor* and *Areas of Growth* designations on the south and east. Since 2010 there have been no noted changes in zoning and land use designations in the area surrounding the subject site.

The applicant is proposing to expand the *Mixed-Use Corridor* into an established neighborhood to accommodate the expansion of an off-street parking area for the Utica Park Clinic immediately east of the subject lot. The applicant has stated, "*The subject property was developed as a single family home in 1946. From and since that time the homes in the neighborhood to the west of the subject property have grown in size to be larger single-family residences that are consistent with today's homes. As such, the subject property is now far smaller than the homes in the neighborhood it abuts.*" The RS-1 zoned subject site is a non-conforming lot that is 10,500 SF while the minimum lot area and lot area per dwelling unit requirement within the RS-1 district is 13,500 SF. Therefore the subject site does pose some constraints in building a home that it is consistent with the size of the typical homes found in the surrounding RS-1 zoning

district. Due to the existing size of the subject lot the site appears to be out of character with the surrounding RS-1 zoned neighborhood and the proposed change to the land use map and rezoning will eliminate a non-conforming lot.

The applicant has stated that additional parking is needed to accommodate the parking demands of the medical office building during peak hours. There is no on-street parking available along S Harvard Ave; and significant amounts of on-street parking along E 44th St S should be discouraged to ensure that surrounding homeowners can easily navigate the street as well as back safely out of their driveways. Buildings along *Mixed-Use Corridors* include storefronts along the sidewalk, with vehicle parking generally located on the side or behind. The *Mixed-Use Corridor* designation on the subject lot appears consistent with the goal and policies of the Comprehensive Plan as the proposed expansion of the parking area onto the subject site will be located behind the Utica Park Clinic.

The City of Tulsa Planning/Development Department has provided planning comments and considerations that are attached to the end of this staff report. The City has stated that the proposed land use designation/zoning on the lot will result in different uses facing each other and will likely destabilize land uses across E 44th St S. To address these concerns the concurrent rezoning application for this property will be accompanied by an Optional Development Plan. The development plan will require setbacks, landscaping and screening requirements for the parking area to supplement those required by the Tulsa Zoning Code. The development plan will require additional landscaping along the northern boundary of the subject site and a masonry wall along the western boundary of the site to ensure appropriate design control and edge treatment between the proposed parking area and the established residential neighborhood.

STAFF RECOMMENDATION

- Staff recommends Approval of the ***Mixed-Use Corridor and Area of Growth*** land use designation as submitted by the applicant.

Utica Park Clinic Parking Lot Site Plan
Tulsa, Oklahoma
- Planning Comments and Considerations -

05.12.2016

This portion of southcentral Tulsa is recognized by the Tulsa Comprehensive Plan as important to the community's development and quality of life issues. Area development consists of a mixture of uses with primarily office development located along and facing Harvard Avenue and residential subdivisions interior to the business corridor and Harvard Avenue.

The subject property has been used historically as a single-family home. It and the residential property immediately north and across 44th Street both face/front 44th Street South.

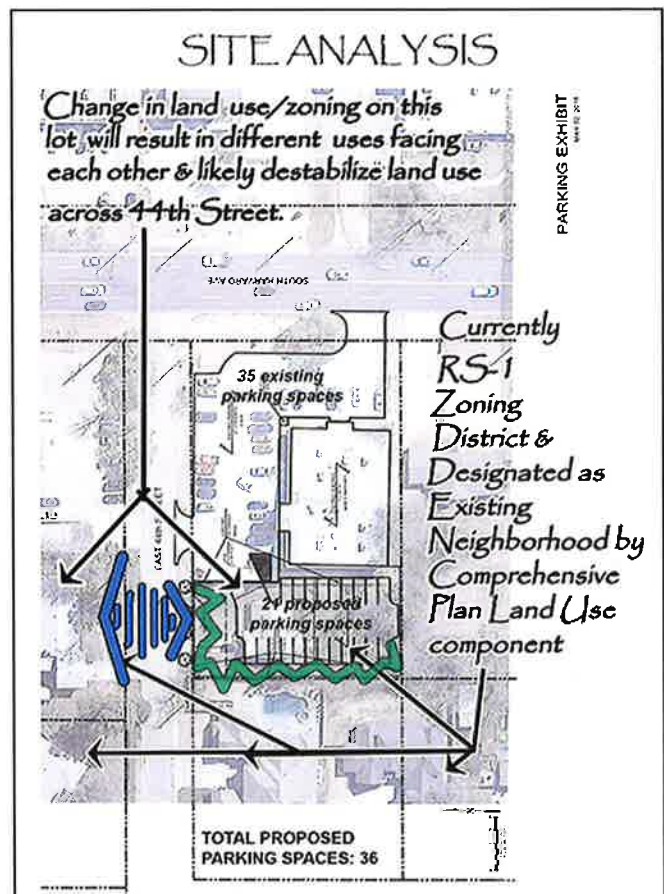
The project parcel is zoned RS-1 Single Family Residential as is the property immediately north across 44th Street and property to the west. Immediately east and south of the subject parcel is property zoned OL. The subject residential lot and the facing residential lot are gateway parcels into the established Existing Neighborhood.

Tulsa Comprehensive Plan (Plan):

EXHIBIT 1

The Land Use Plan component designates the subject and facing parcel as Existing Neighborhood. The Growth and Stability Plan map designates this and the facing parcel as Areas of Stability. Adjacent business property facing Harvard Avenue is designated Mixed Use Corridor and an Area of Growth.

The proposed project change in use is not supported by the Plan and the site plan is not acceptable. A change in zoning would require an Amendment to the Plan. Exhibit 1 depicts a site analysis of the proposed project and change in use.





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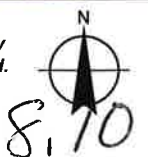
Subject
Tract

CPA-44

19-13 29

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

Aerial Photo Date: February 2016





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Feet



Subject
Tract

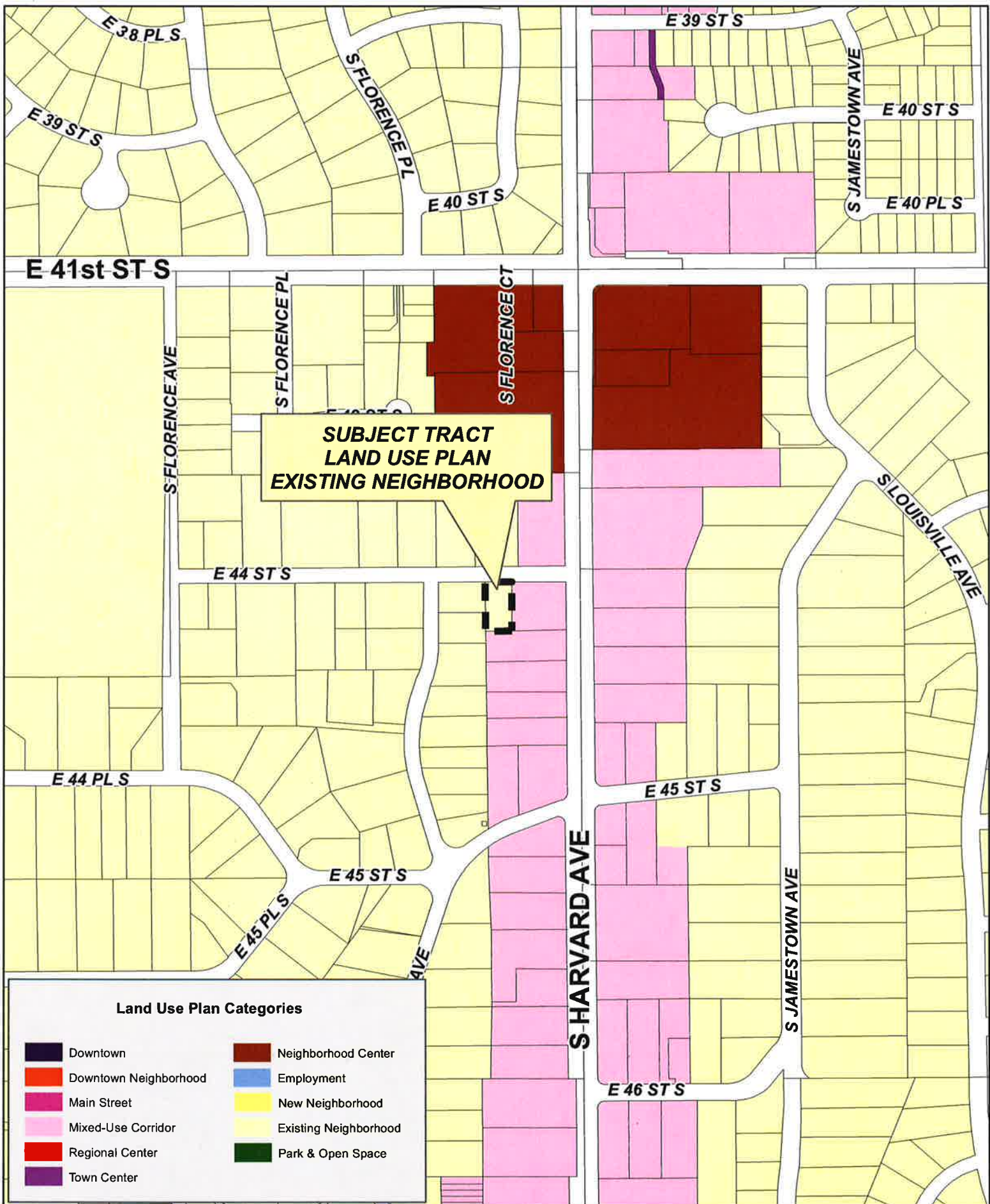
CPA-44

19-13 29

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

Aerial Photo Date: February 2016

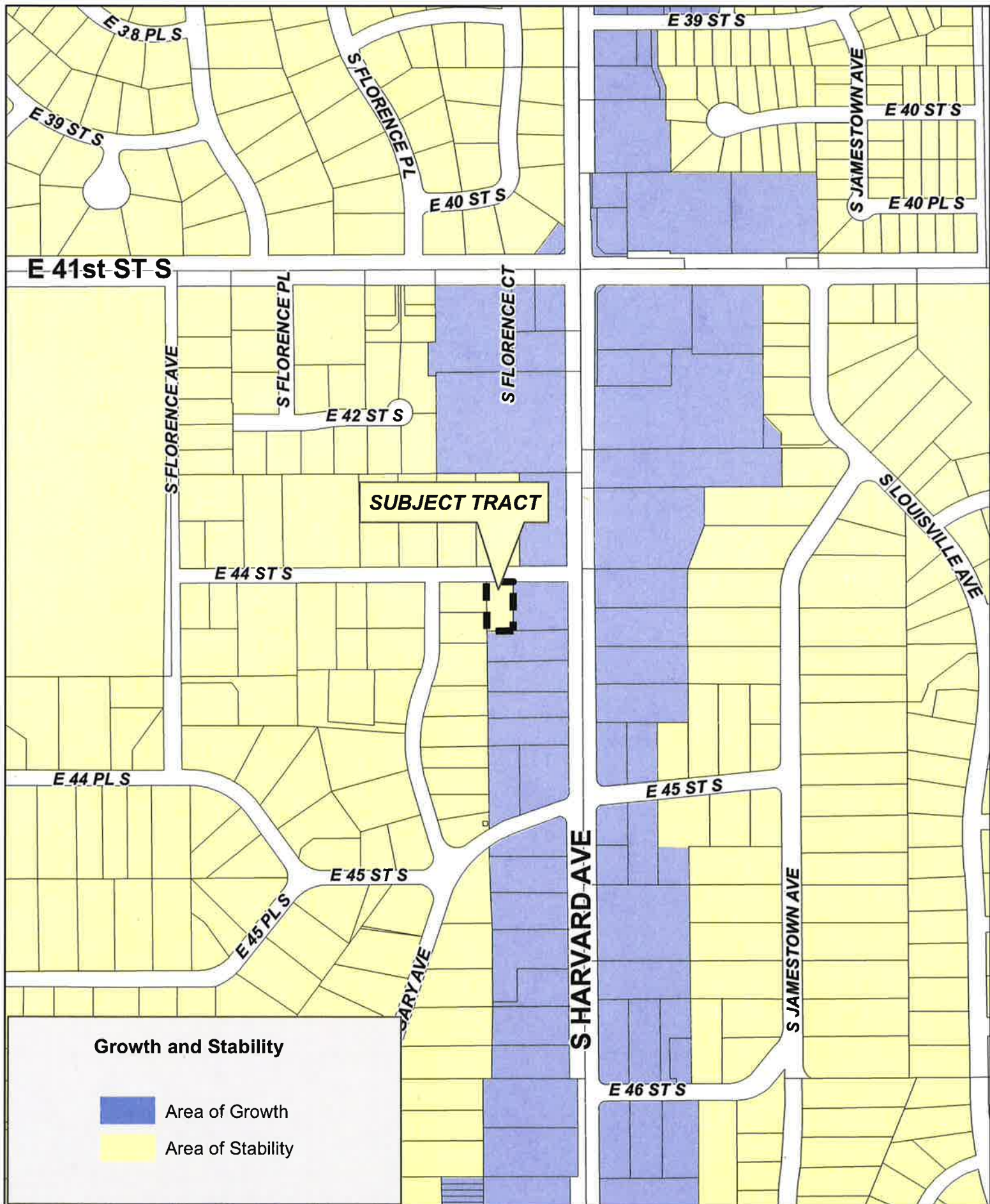




CPA-44

19-13 29

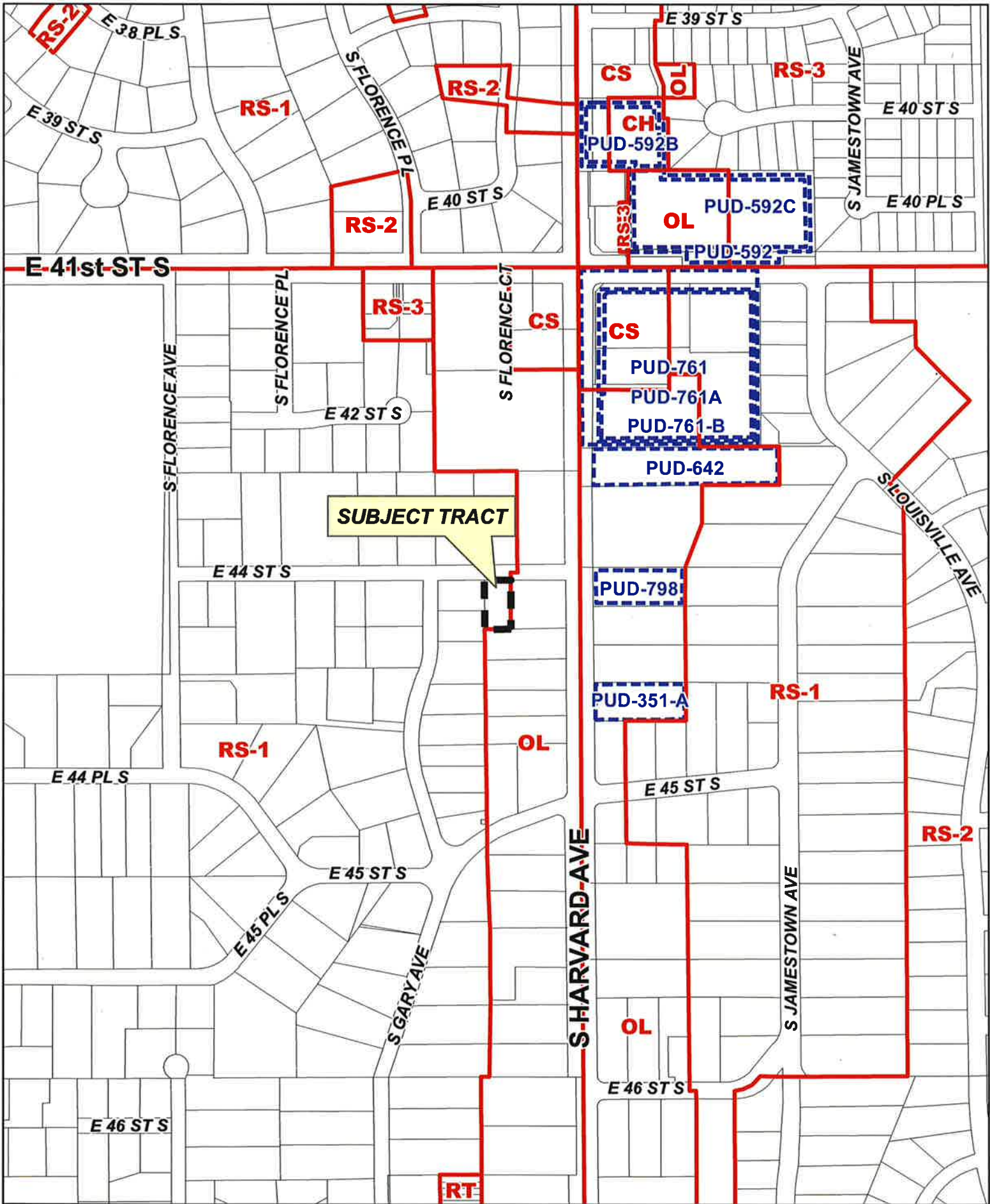




CPA-44

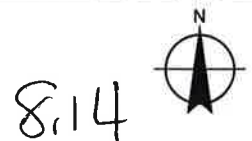
19-13 29





CPA-44

19-13 29





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7344

*w/ Optional Development Plan
(Related to CPA-44)*

Hearing Date: June 15, 2016

Case Report Prepared by:

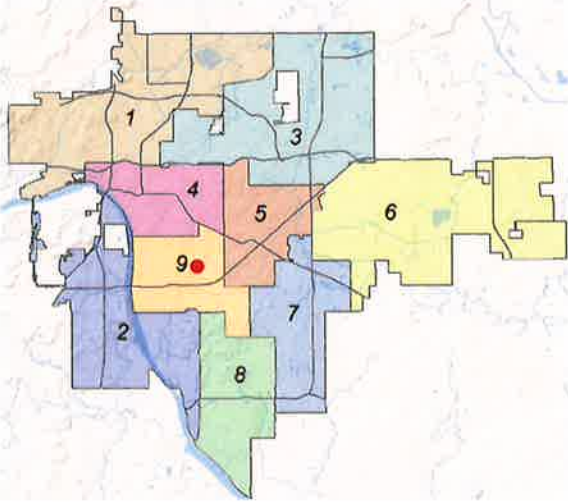
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Nathan Cross

Property Owner: BCS ASSOCIATES LP

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



Applicant Proposal:

Present Use: Single-family

Proposed Use: Parking lot

Concept summary: Rezoning, and associated Comprehensive Plan amendment for a parking lot for the medical office that is immediately east of the Site.

Tract Size: 0.25 ± acres

Location: West of southwest corner of E. 44th St. S. and S. Harvard Ave.

Zoning:

Existing Zoning: RS-1

Proposed Zoning: OL

Comprehensive Plan:

Land Use Map: Existing Neighborhood

Proposed: Mixed Use Corridor

Stability and Growth Map: Area of Stability

Proposed: Area of Growth

Staff Recommendation:

Staff recommends approval for OL with the Optional Development Plan but only if the concurrent Comprehensive Plan amendment is adopted.

Staff Data:

TRS: 9329

CZM: 47

Atlas: 312

City Council District: 9

Councilor Name: G.T. Bynum

County Commission District: 3

Commissioner Name: Ron Peters

9.1

SECTION I: Z-7344

DEVELOPMENT CONCEPT:

BACKGROUND OF PROPERTY:

The Subject Property is a single-family residential property with a 1,034 square foot single-family home that was constructed in 1946. At the time of its development, the home on the Subject Property was likely of the same characteristic of the bulk of the homes in the neighborhood. The development of Edison Preparatory School in 1950s, however, led to an explosion of larger single-family homes in the neighborhood and the home on the Subject Property is now much smaller than the surrounding homes and somewhat out of character for the neighborhood.

REZONING REQUEST:

Because of its proximity to Harvard Avenue, the Subject Property has been abutted on two sides by commercial development. A review of the zoning map shows that the commercial zoning extends south along Harvard Avenue at the east to west depth of the Subject Property for several blocks. As such, it appears that the Subject Property actually cuts into the commercial development and rezoning the Subject Property to OL would even out the western boundaries of the OL zoning district along Harvard.

Several years ago, the Applicant purchased the property immediately to the east of the Subject Property at 4408 S. Harvard Avenue. The Applicant has since completely renovated the 4408 S. Harvard parcel and leased the entirety to Utica Park Clinic. This development has been such a success that Utica Park Clinic is in need of additional parking to continue to be able to serve the needs of the community at the 4408 S. Harvard location. To allow Utica Park Clinic to continue to serve its patients, the Applicant proposes to purchase the Subject Property and rezone it to OL with an Optional Development Plan as allowed under the Code. The purpose of the Optional Development Plan is to govern the proposed design of the parking lot and limit the future use to that of a parking lot. Therefore, the Applicant proposes to rezone the Subject Parcel OL with the intent of razing the existing single-family home and constructing a parking lot with an 8 foot wood screen fence and landscaping as a buffer from the neighborhood.

STATEMENT OF INTENT:

The proposed rezoning is being undertaken to allow the Applicant to build a parking lot on for its existing office building at 4408 S. Harvard Avenue. To lessen the impact of the rezoning on the abutting residential neighborhood, the Applicant has chosen to propose an Optional Development Plan that restricts the future development on the Subject Property. The goal of the Optional Development Plan is to ensure that the density does not encroach on the use and enjoyment of homes by the abutting neighbors. The Code does not provide a mechanism to allow the Applicant to rezone the Subject Property to accommodate its parking need while also ensuring that no structures will be built onto the Subject Property. Therefore, the Applicant is agreeing to self-restrict its uses and options on the Subject Property in the name of redeveloping the Subject Property in concert with the development pattern along Harvard Avenue while also preventing overburden of the abutting residential homes.

SECTION II: OPTIONAL DEVELOPMENT PLAN

Uses Allowed:

The Subject Property may only be used as a parking lot.

Parking Lot

1. Maximum lot coverage shall not exceed 90% of the lot area.
2. Minimum setback from street right of way line: 20 feet

9.2

3. Existing driveway approach shall be removed and curb replaced on East 44th Place.

Lighting:

Maximum Height: 16 feet from ground. Pole mounted lighting shall not be placed within 25 feet of the west lot line.

General Standards: Consistent with Section 65.090 of the Code

Screening:

Fencing: Eight (8) fencing shall be installed and maintained on the north, west, and south sides of the lot. Fencing material shall be masonry or composite fencing system similar to Tyrex fencing with interlocking picket system.

The north fence shall be placed a minimum of 15 feet from the street right of way line.

Landscaping: In addition to the normal parking lot landscape standards a minimum of 4 trees shall be installed and maintained within the street yard on the north side of the fence. These trees shall be a minimum 10' height with a 2.5" caliper at the time they are planted. Salvaging and maintain the existing tree near the northeast corner of the site can replace two of the 4 required trees in the East 44th Street Yard.

Additional Restrictions:

Ingress/Egress: All vehicular ingress/egress to the Subject Property shall be through the Applicant's property at 4408 S Harvard as depicted on the attached Site Plan. Vehicular access directly to the street right of way on East 44th Street South is prohibited.

Trash dumpsters are prohibited.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

Staff recommends Approval of Z-7344 to rezone property from RS-1 to OL with an optional development plan.

SECTION III: Supporting Documentation

9.3

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The proposal is not consistent with the existing land use vision of the Comprehensive Plan however a concurrent amendment (CPA-44) has been submitted by the applicant. Staff recommends approval of the requested Plan amendment to a Mixed Use Corridor and an Area of Growth. Parking lot expansion to support the business facing South Harvard is consistent with the vision of the Comprehensive Plan. Further intrusion into the neighborhood is not appropriate at this location primarily because of the existing lot configuration and home orientation.

Land Use Vision:

Proposed Land Use Plan map designation (refer to CA-44): 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.

Proposed Areas of Stability and Growth designation (refer to CA-44): Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

9.4

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing property is a single family residential site with a house on the property. The site also has large trees that could provide some relief from the urban heat island effect of the parking lot if they can be saved. The existing tree near the northeast corner of the lot if saved can be counted toward two of the trees required in the landscape standards defined above.

Environmental Considerations: Site grading and drainage considerations may be an important consideration of the detailed site plan. Detailed Site Plan and Landscape Plan submittals must provide proposed grading for proper consideration of screening location and landscaping.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 44 th Street South	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	Area of Stability	Single family residential
East	OL	Mixed Use Corridor	Area of Growth	Office
South	OL	Mixed Use Corridor	Area of Growth	Office
West	RS-1	Existing Neighborhood	Area of Stability	Single family residential

SECTION IV: Relevant Zoning History

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

Subject Property:

No relevant history.

Surrounding Property:

BOA-18568 December 14, 1999: The Board of Adjustment **approved** a *Variance* of the maximum building height in an OL district from one-story to tow-story; and a *Special Exception* to increase FAR from .30 to .34, subject to the condition of requirements listed in a letter dated 11/19/99 about drainage, lighting and a privacy fence, on property located at 4416 S. Harvard Ave., and southeast of subject property.

9.5

BOA-12336 December 16, 1982: The Board of Adjustment **denied** a *Variance* to permit access on E. 44th St. to parking lot, on property located at 4408 S. Harvard Ave., and abutting east of subject property.

BOA-10399 March 29, 1979: The Board of Adjustment **approved** a *Special Exception* to permit a floor area ratio of .40 and a two-story building in an OL district, subject to there being no access on 44th St.; as per plot plan and elevations and the entire presentation; 8' double-faced screening fence or 8' fence finished side to the neighborhood on the west; if a request is granted by the Planning Commission to waive the plant, drainage plans for the lot would require approval by the City Engineering Department and a copy signed by the City Hydrologist be filed with the Board prior to the issuance of a building permit; the building to be constructed with redwood siding, with real stone columns, earth tone colors, roof to be of 345 lb. composition grey shingles, on property located at the southwest corner of E. 44th St. and S. Harvard Ave., and abutting east of subject property.

BOA-10280 January 8, 1979: The Board of Adjustment **approved** a *Special Exception* to permit the floor area ratio of .40 and for a two-story building in an OL district, subject to the plot plans, elevation plans submitted, absence of visibility of air-conditioning or heating units or any other units which may be placed on top of the building and representations as to building materials and color (white or tan and facade, on property located at 4172 S. Harvard Ave., and northeast of subject property.

Z-5134 September 21, 1978: All concurred in approval of a request for rezoning a tract of land from RS-1 to OL on property located south of the southwest corner of S. Harvard Ave. and E. 44th St. and abutting south and east of subject property.

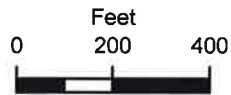
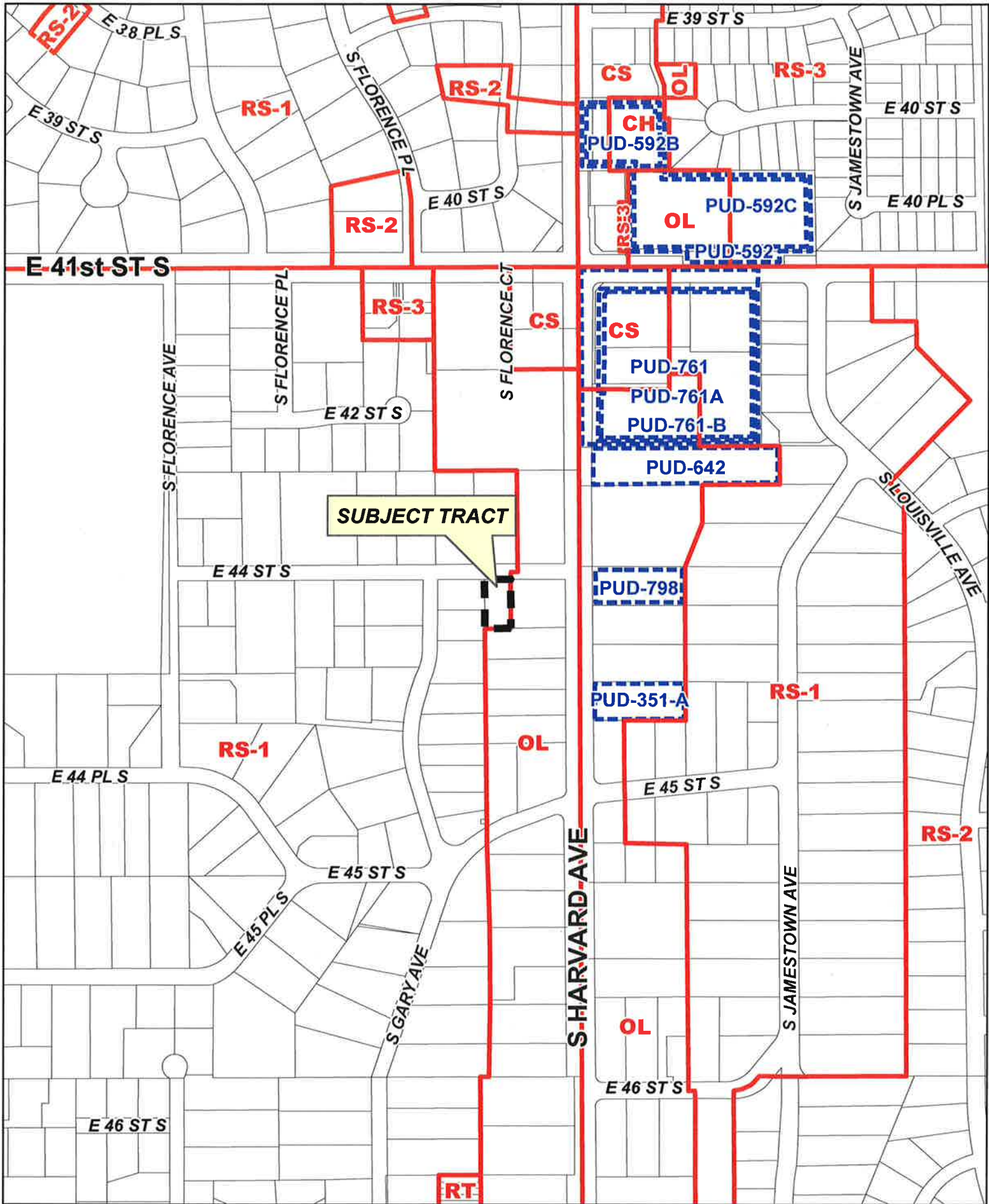
Z-4817 November 26, 1975: All concurred in approval of a request for rezoning a tract of land from RS-1 to OL on property located on the southwest corner of S. Harvard Ave. and E. 44th St. and abutting east of subject property.

Z-4272 February 1, 1973: All concurred in approval of a request for rezoning a tract of land from RS-1 to OL on property located on the northwest corner of S. Harvard Ave. and E. 44th St. and northeast of subject property.

6/15/2016 1:30 PM

9.6

REVISED 6/9/2016

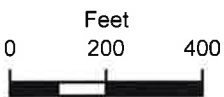


19-13 29

Z-7344
with Optional
Development Plan

9.7





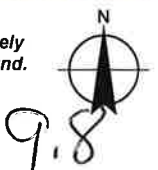
Subject
Tract

19-13 29

Z-7344
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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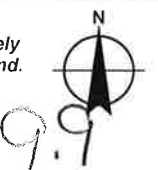
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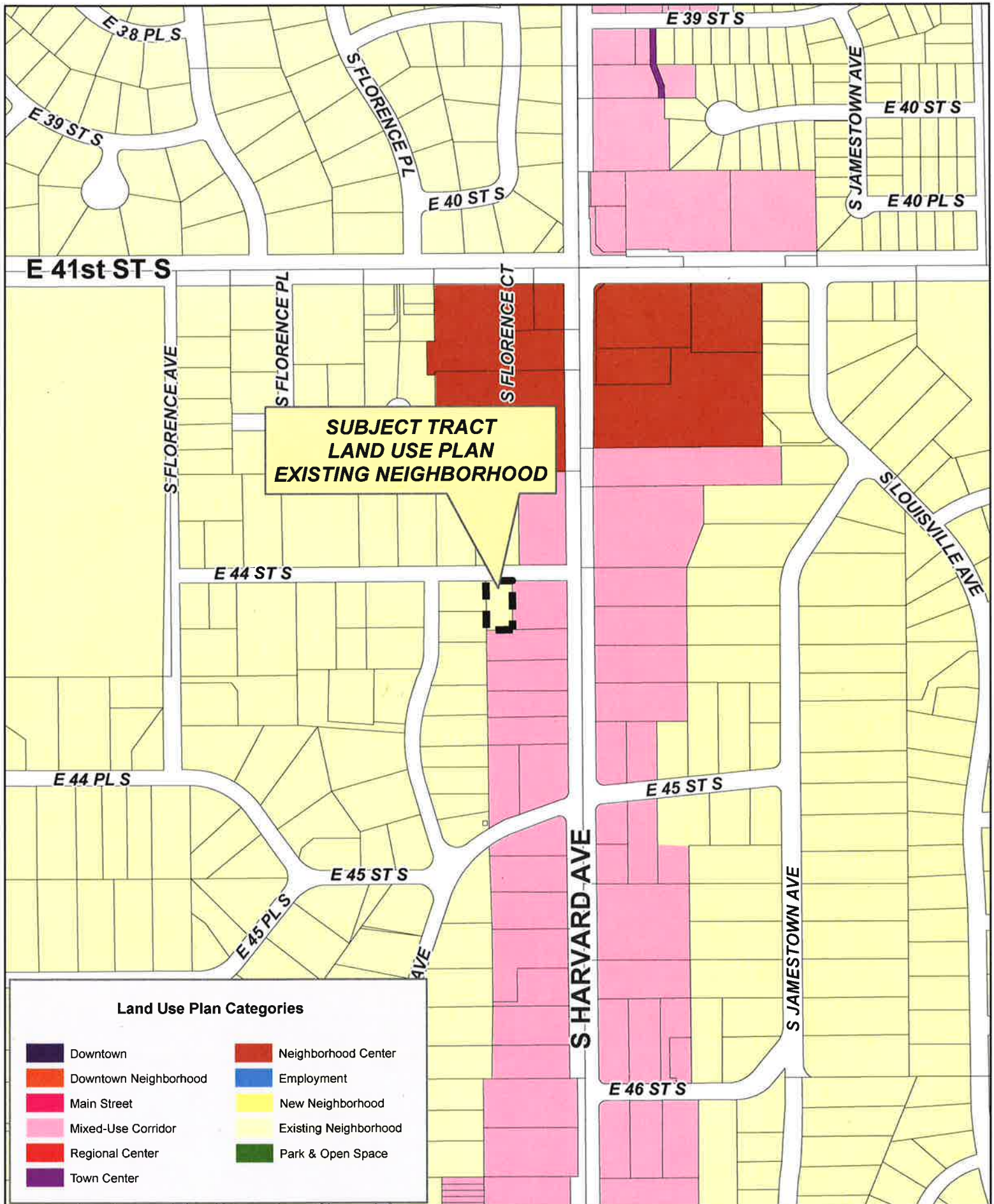
19-13 29

Z-7344
with Optional
Development Plan

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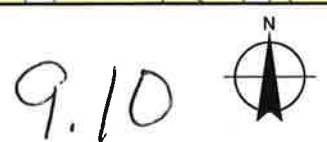
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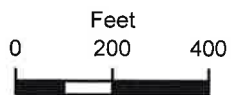
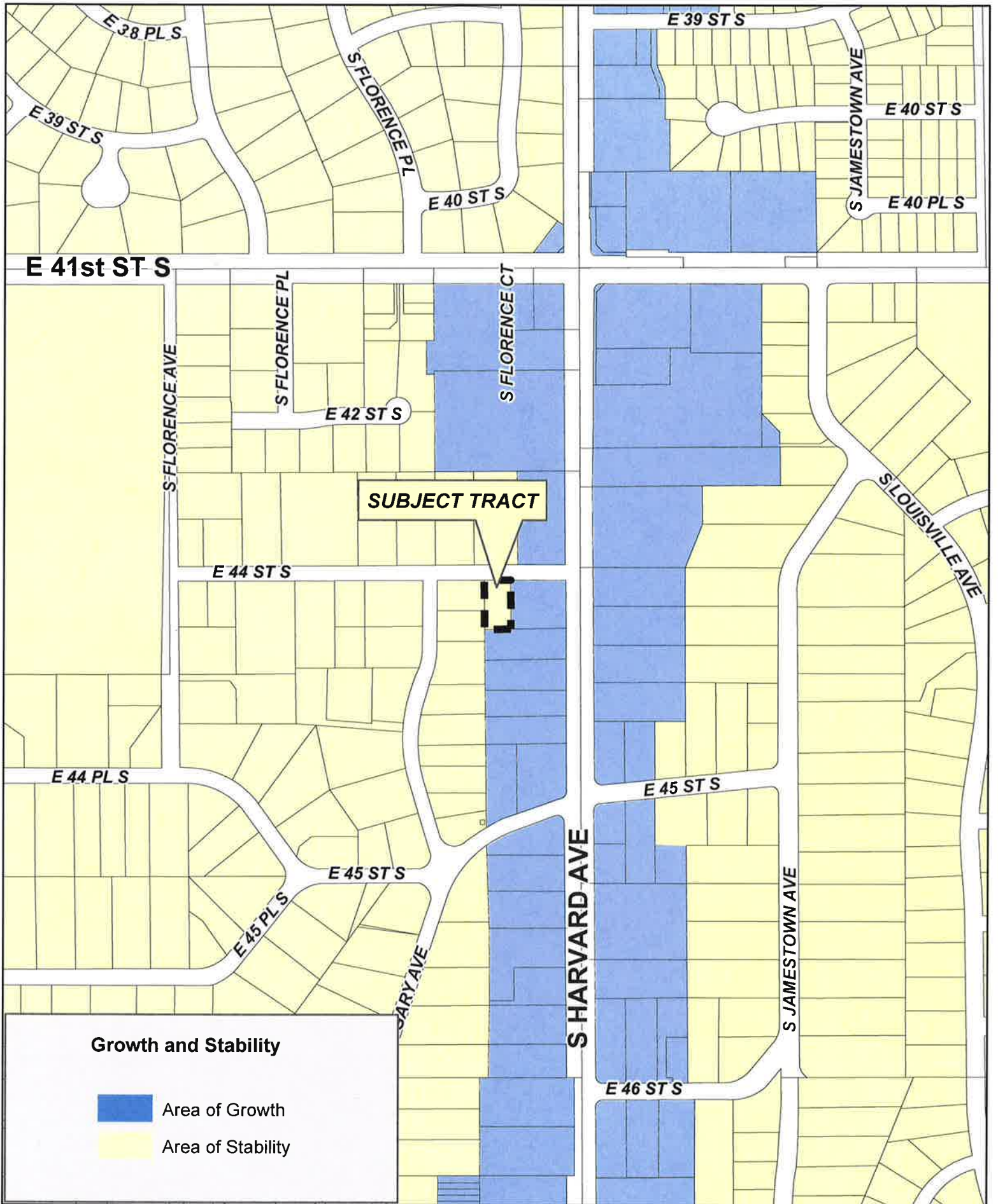




19-13 29

Z-7344
with Optional
Development Plan





19-13 29

Z-7344
with Optional
Development Plan

9.11



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Lot-Split and Waiver of Subdivision Regulations

June 15, 2016

LS-20888

Morgan K. Powell, Attorney, (2311) (AG) (County)

West of the northwest corner of East 166th Street North and North Memorial Drive

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

The Technical Advisory Committee met on June 2, 2016 and had the following comments. A 50' right-of-way Easement is needed along East 166th Street North. Water service is available through Washington County RWD #3. For each tap, a copy of the General Warranty Deed, DEQ form 581 with log number, address assigned, property lines staked and pinned along East 166th Street North and membership fee by each property owner.

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.



E 166th ST N

N MEMORIAL DR

E 164th ST N

0 250 500
Feet



Subject
Tract

LS-20888

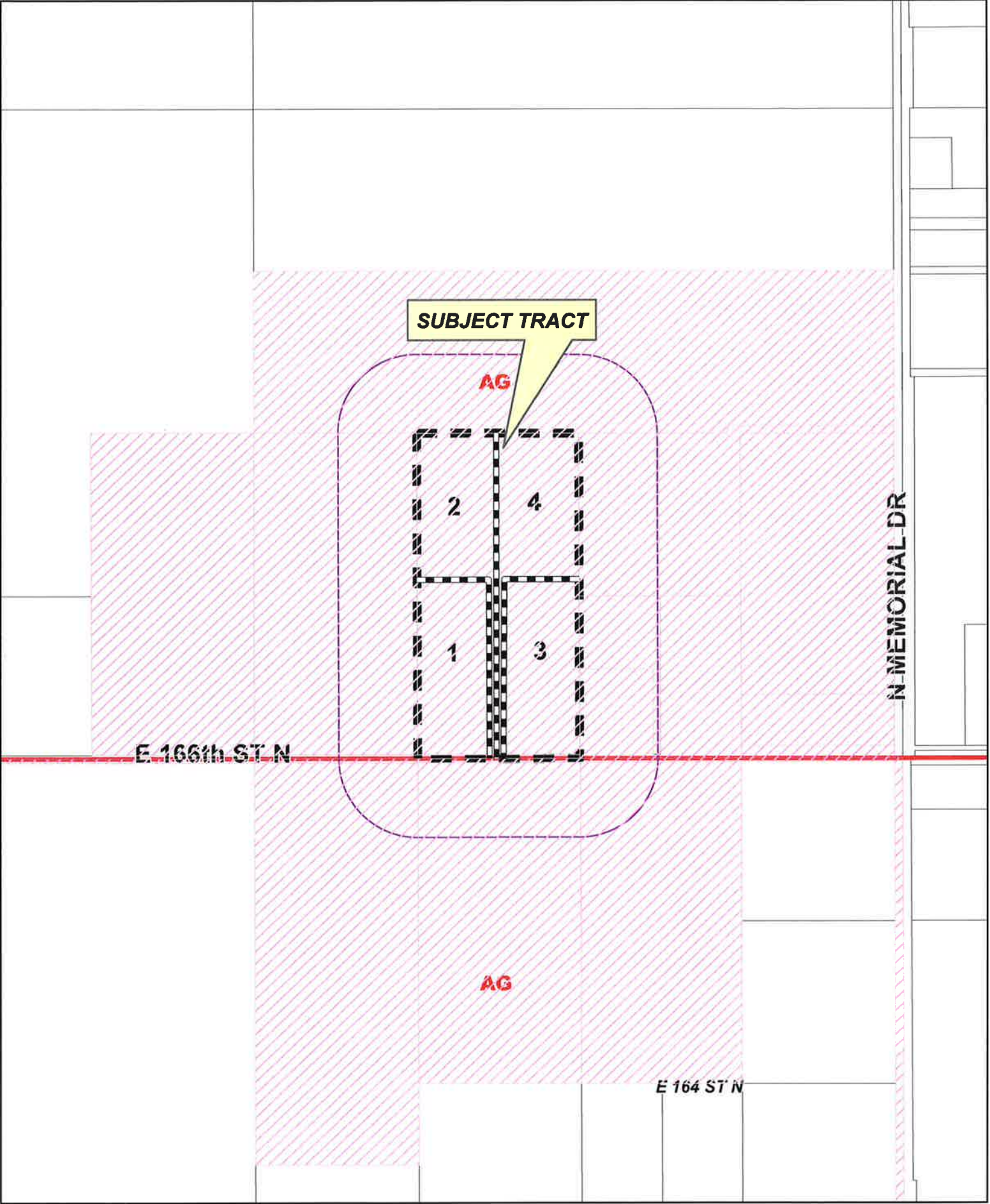
22-13 11

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

Aerial Photo Date: February 2016



10.2



SUBJECT TRACT

AG

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3

E 166th ST N

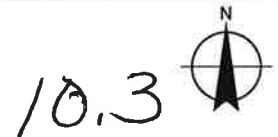
N-MEMORIAL-DR

E 164 ST N

AG

LS-20888

22-13 11



Rural Water District No. 3 Washington County, Oklahoma

17227 N. 129th E. Ave., P.O. Box 70, Collinsville, OK 74021-0070

Ph. (918) 371-2055 • Fax (918) 371-3864 • TRS 711

May 25, 2016

TMAPC
Technical Advisory Committee
INCOG
2 West 2nd Street, 8th Floor
Tulsa Oklahoma 74103

To Whom It May Concern:

Lot Splits for Waiver:

LS-20888 – 7403 East 166th Street North, (County) Exhibit
Water service is available for a lot split located in the E/2 E/2 SW/4 SE/4 of Section 11, T-22-N, R-13-E. See attached survey and legal description. For each tap, a copy of General Warranty deed, DEQ Form 581 with log number, address assigned, property lines staked and pinned along E. 166th St. N., along with membership fee by each property owner.

LS-20891 – 7717 North 71st East Avenue, (County) Exhibit
Water service is available for a lot split located in NE/4 SE/4 SW/4 of Section 26, T-21-N, R-13-E. See attached survey and legal description. A copy of General Warranty deed, DEQ Form 581 with log number, address assigned and membership fee will be required to set tap.

Thank you,
Jerry Gammill

In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, age, disability, religion, sex, and familial status. (Not all prohibited bases apply to all programs).

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C., 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD).

10.4

Lot-Split and Waiver of Subdivision Regulations

June 15, 2016

LS-20891

Ryan Siemens, (1326) (AG) (County)

North of the northeast corner of East 76th Street North and North 71st East Avenue

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

The Technical Advisory Committee met on June 2, 2016 and had the following comments. An additional 5' right-of-way Easement is needed along North 71st East Avenue. Water service is available through Washington County RWD #3. A copy of the General Warranty Deed, DEQ form 581 with log number, address assigned and membership fee will be required to tap.

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.

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Subject
Tract

LS-20891

21-13 26

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

Aerial Photo Date: February 2016



11.2

N71 E AVE

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B

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Feet



Subject
Tract

LS-20891

21-13 26

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

Aerial Photo Date: February 2016



11.3



11.4

Rural Water District No. 3 Washington County, Oklahoma

17227 N. 129th E. Ave., P.O. Box 70, Collinsville, OK 74021-0070

Ph. (918) 371-2055 • Fax (918) 371-3864 • TRS 711

May 25, 2016

TMAPC
Technical Advisory Committee
INCOG
2 West 2nd Street, 8th Floor
Tulsa Oklahoma 74103

To Whom It May Concern:

Lot Splits for Waiver:

LS-20888 – 7403 East 166th Street North, (County) Exhibit
Water service is available for a lot split located in the E/2 E/2 SW/4 SE/4 of Section 11, T-22-N, R-13-E. See attached survey and legal description. For each tap, a copy of General Warranty deed, DEQ Form 581 with log number, address assigned, property lines staked and pinned along E. 166th St. N., along with membership fee by each property owner.

LS-20891 – 7717 North 71st East Avenue, (County) Exhibit
Water service is available for a lot split located in NE/4 SE/4 SW/4 of Section 26, T-21-N, R-13-E. See attached survey and legal description. A copy of General Warranty deed, DEQ Form 581 with log number, address assigned and membership fee will be required to set tap.

Thank you,
Jerry Gammill

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11.5



Tulsa Metropolitan Area
Planning Commission

Case : Preliminary Plat Savannah
Crossing (revised)

Hearing Date: June 15, 2016

Case Report Prepared by:

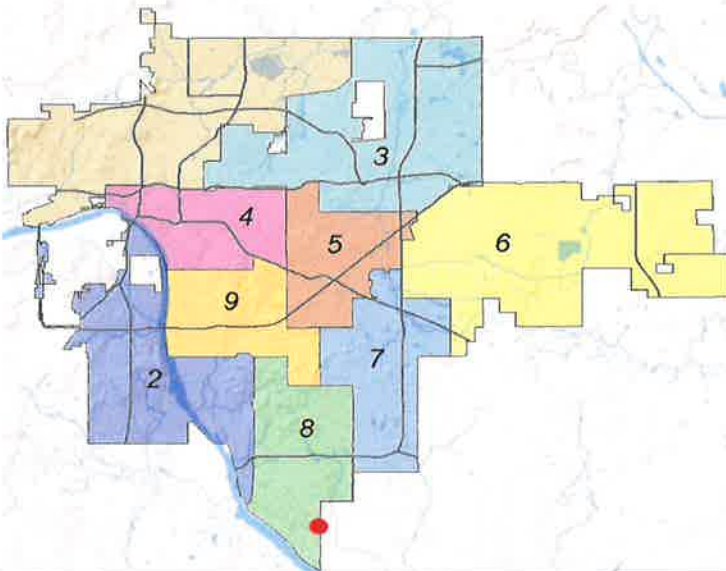
Diane Fernandez

Owner and Applicant Information:

Applicant: JR Donelson

Owner: 11908 Sheridan LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal: Preliminary Plat

Location: North of northwest corner of
East 121st Street South and South
Sheridan Road

Zoning: PUD 806

Staff Recommendation:
Staff recommends Approval.

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS:

Subdivision Plat
INCOG Aerials
Land Use Map

Growth and Stability Map
Corporate Limits Map

PRELIMINARY SUBDIVISION PLAT

Savannah Crossing (revised) - (CD 8)

North of northwest corner of east 121st Street South and South Sheridan Road

The plat consists of 3 Lots, 1 Block, on 5 acres.

The following issues were discussed June 2, 2016, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 806.
2. **Streets:** Existing driveway is not shown at the correct location. It is situated further to the north. Call out drive to Lot 1 as Mutual Access Easement. Access to Lots 2 and 3 will be from mutual access easement. It must be constructed to City of Tulsa design standards. Designate entire property line along Sheridan as Limits of No Access except for the 30 foot mutual access easement. Rework 50 foot road way easement dedicated by plat to 50 foot right of way dedicated by this plat.
3. **Sewer:** Provide 17.5 foot utility easement along north, west and east property lines. Sanitary sewer main extension is required to serve Lot 3.
4. **Water:** On the conceptual layout plan sheet it is unclear how the existing structure water service line is laid from Sheridan Road. City water service ordinance does not allow water services lines to cross property boundary lot lines.
5. **Storm Drainage:** The Creek across the property is shown as a City of Tulsa regulatory flood plain and needs to be shown in an Overland Drainage Easement. The easement needs to line up with offsite drainage swale. Any proposed modifications to the ditch will need to conform to the City of Tulsa's flood plain and drainage criteria. .
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comments.
7. **Other: Fire:** No comments.
8. **Other: GIS:** Submit data control sheet. Fix scale to read accurately {at 1"-50'}. Provide addresses for individual lots Graphically label them. Bold the outer plat boundary lines and text. Remove contours from face of plat. The subdivision boundary for Hudson Meadows is incorrect. Correct subdivision names. Provide accurate legal description for the plat. . Engineering Services prefers to see the POC graphically labeled and the bearing angles and distances incorporated into the legal description. Graphically label the point of beginning. Please provide these graphically on the plat. Add sub-title with City of Tulsa, Tulsa County, Oklahoma. **County Engineer:** Proposed drive density is 3 per 170 feet, which is inappropriate for County maintained roadways.

Staff recommends **APPROVAL** of the preliminary 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.

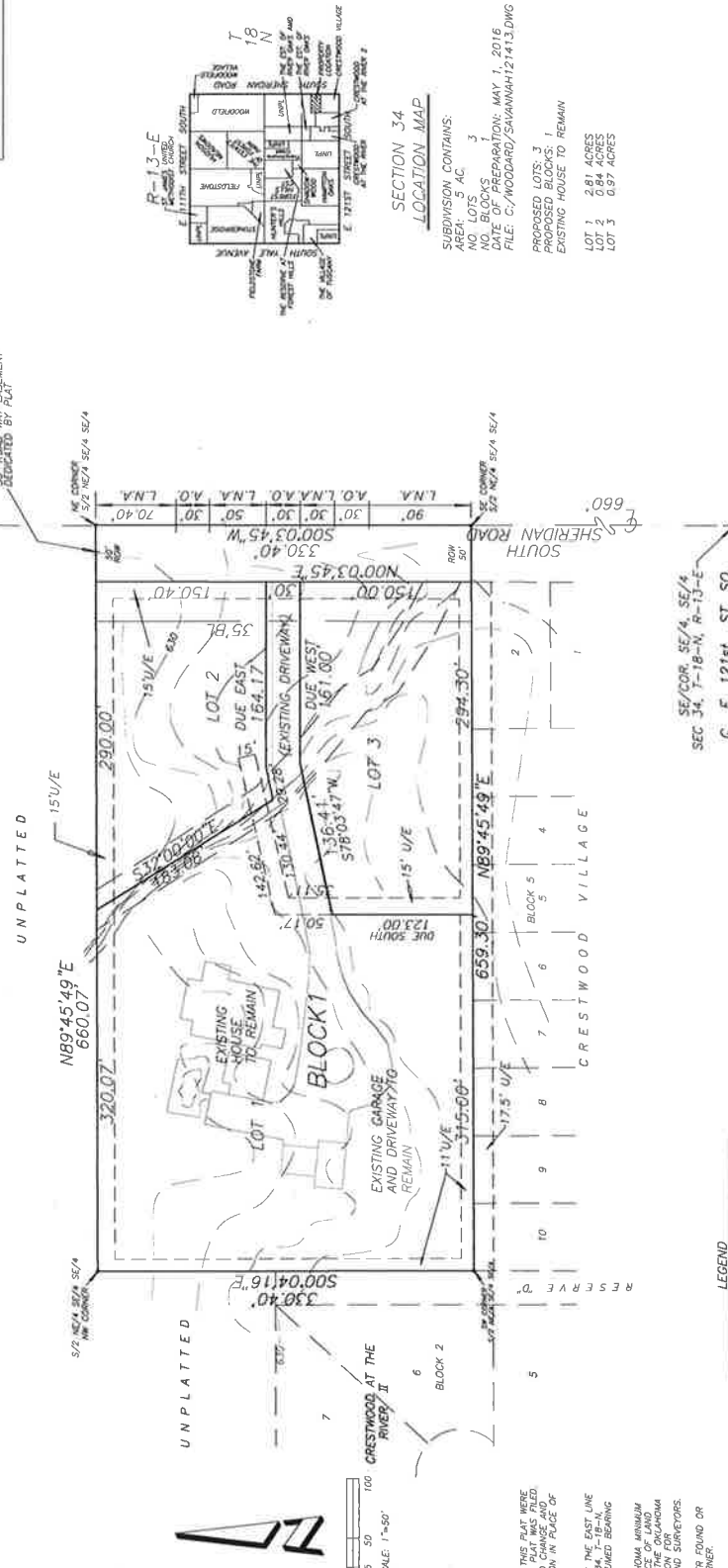
ENGINEER/SURVEYOR:
J.R. DONELSON, INC.
12820 S.D. MEMORIAL DRIVE
OFFICE: OKLAHOMA 74008
PHONE: 918-394-3030
C.A. NO. 5611-30-2017
EMAIL: JRDON@TULSACOMMAIL.COM

PRELIMINARY PLAT
SAVANNAH CROSSING
AN ADDITION LOCATED IN THE SE/4 SE/4 OF SECTION 34, T-18-N,
R-13-E, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S.
GOVERNMENT SURVEY, THEREOF.

OWNER:
P.1908 SHERIDAN, LLC
P.1908 SHERIDAN, LLC
PORTERVILLE, CA 93258
PHONE: 559-333-2108
CONTACT: GREG WOODARD
EMAIL: GREG@WOODARDHOMES.COM

FINAL PLAT
ENDORSEMENT OF APPROVAL
Tulsa Metropolitan Area Planning Commission
Approval Date: _____
TAMAC/NOOD
COUNTY ENGINEER
Tulsa County Commissioner
Approval Date: _____
CHAIRMAN
The approval of this Final Plat and return
one year from the date of County
Commissioner's approval in the
Office of the County Clerk before that
date.

PLAT 806



SECTION 34
LOCATION MAP

SUBDIVISION CONTAINS:
AREA: 5 AC.
NO. LOTS: 3
NO. BLOCKS: 3
DATE OF PREPARATION: MAY 1, 2016
FILE: C:\WOODARD\SAVANNAH121413.DWG
PROPOSED LOTS: 3
PROPOSED BLOCKS: 1
EXISTING HOUSE TO REMAIN
LOT 1 2.81 ACRES
LOT 2 0.84 ACRES
LOT 3 0.97 ACRES

SUMMARY RECORD
DATE OF RECORDATION:
MAY 1, 2015
SHEET 1 OF 3

LEGEND
C CENTER LINE
BL BUILDING LINE
U/E UTILITY EASEMENT
ROW RIGHT OF WAY
FND FOUND
ESMT EASEMENT
A.O. ACCESS OR OPENING
NW/4 NORTHWEST QUARTER

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS
I, _____, Tulsa County Clerk, in and
for the County and State of Oklahoma above
named do hereby certify that the foregoing is
a true and correct copy of a file instrument
near on file in my office.
Dated this _____ day of _____
Tulsa County Clerk
Deputy

- NOTES:
1. THE ADDRESSES SHOWN ON THIS PLAT WERE
OBTAINED FROM THE PLAT MAPS AND
SHOULD NEVER BE RELED ON IN PLACE OF
THE LEGAL DESCRIPTION.
 2. THE BASES FOR BORDERS IS THE EAST LINE
OF THE SW/4 OF SECTION 34, T-18-N,
R-13-E, BEARING S 10° 03' 45" W,
5 100' 00" 00" 00".
 3. THIS PLAT MEETS THE OKLAHOMA MINIMUM
STANDARDS FOR THE PRACTICE OF LAND
SURVEYING AND MEASUREMENT BY THE
STATE BOARD OF REGISTRATION FOR
PROFESSIONAL ENGINEERS AND SURVEYORS.
 4. 3/8" IRON PINS WERE EITHER FOUND OR
SET AT EACH PROPERTY CORNER.

12.5



0 200 400
Feet



Subject
Tract

Savannah Crossing

18-13 34

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

Aerial Photo Date: February 2016



12.7



0 50 100
Feet



Subject
Tract

Savannah Crossing

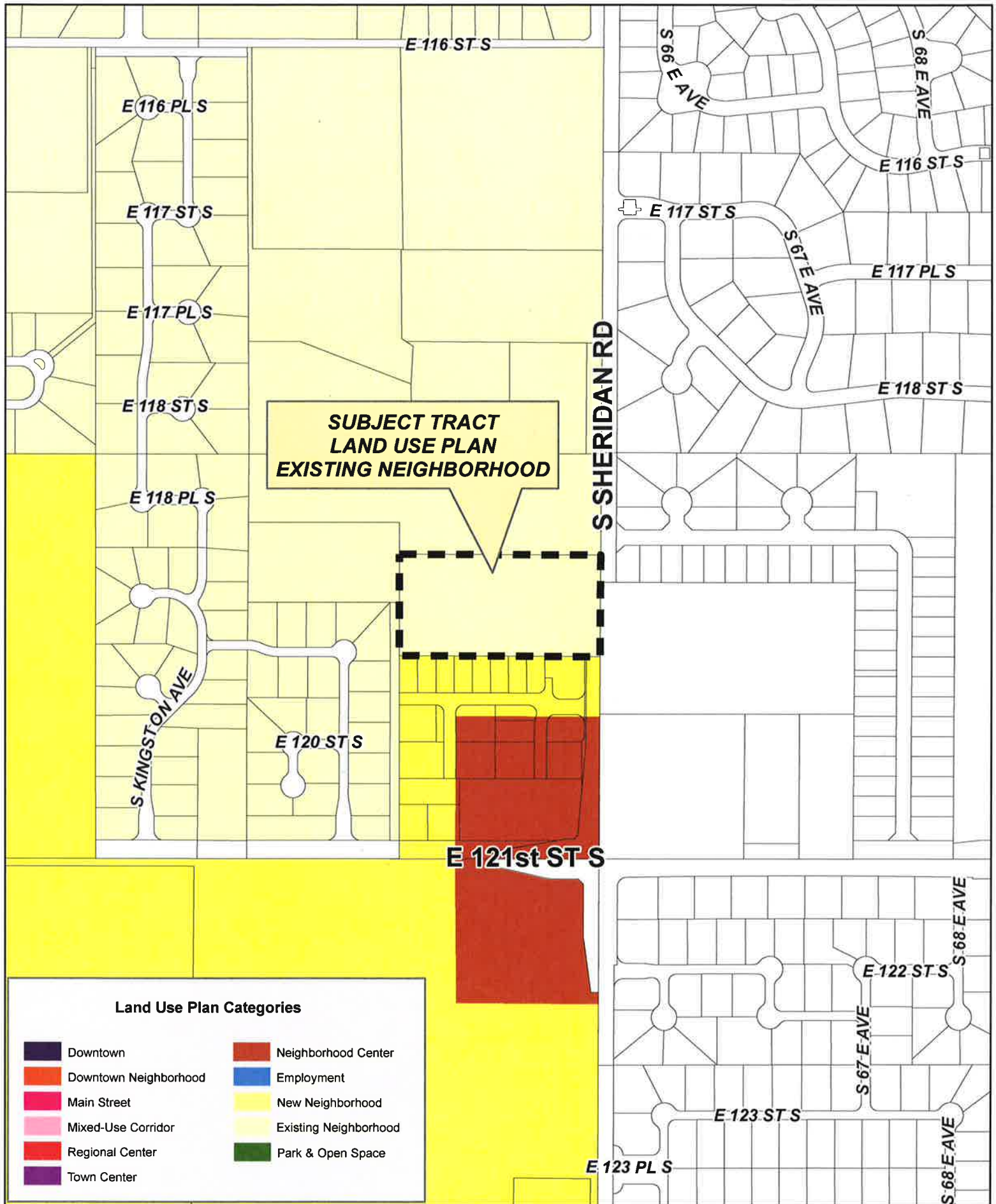
18-13 34

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

Aerial Photo Date: February 2016



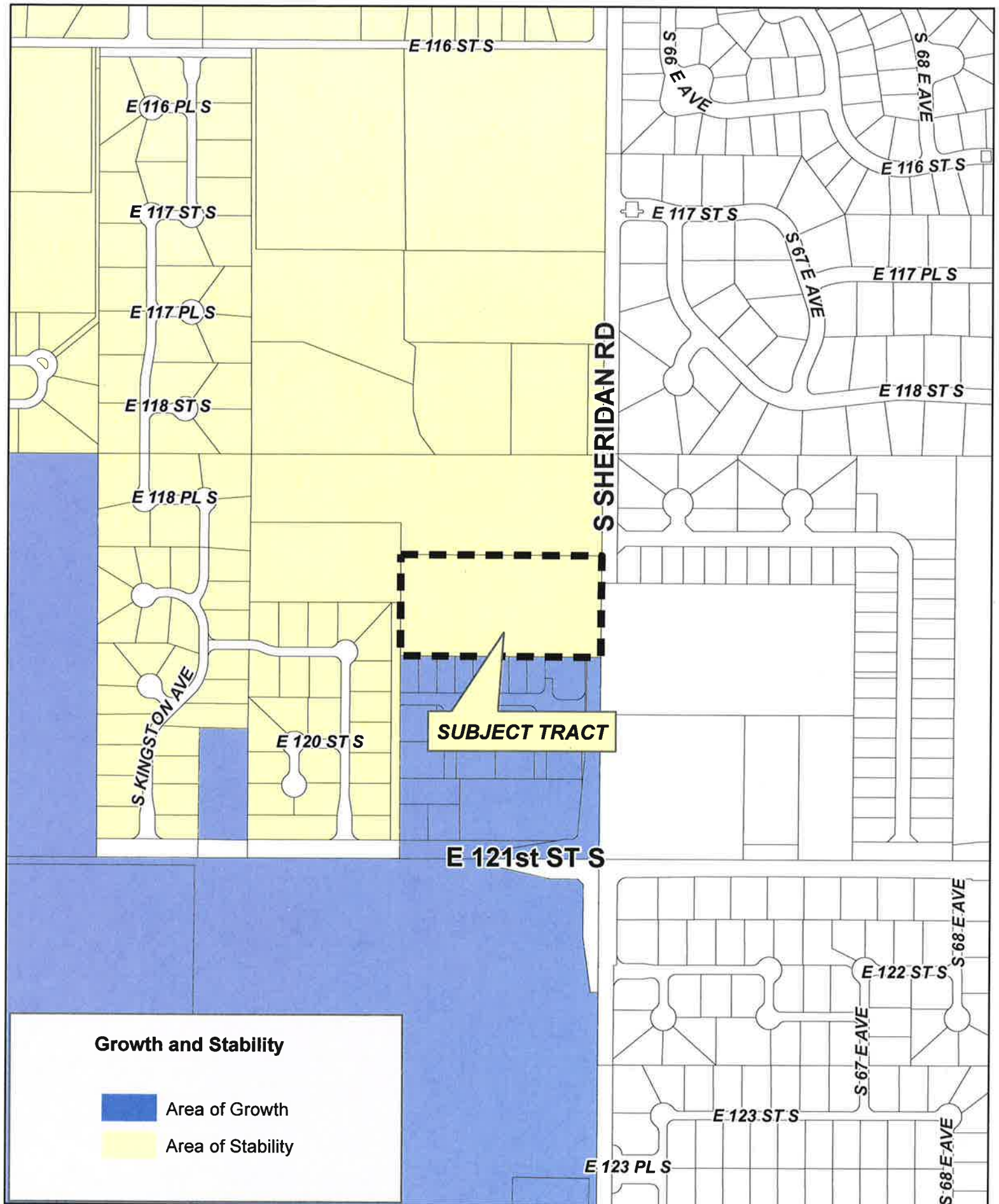
12.8



Subject
Tract



12.9



12.10



18-13 34



Tulsa Metropolitan Area
Planning Commission

Case : Preliminary Plat for Bent River
(revised)

Hearing Date: June 15, 2016

Case Report Prepared by:

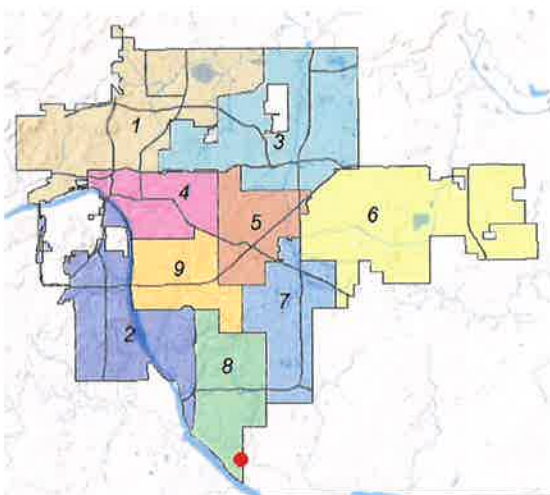
Diane Fernandez

Owner and Applicant Information:

Applicant: Erik Enyart, Tanner
Consulting

Owner: Stone Horse Development, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal: Preliminary Plat for
Bent River (revised)

Location: South of southwest corner of East
121st Street South and South Sheridan Road

Zoning:PUD 828

Staff Recommendation:
Staff recommends Approval.

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS:

Subdivision Plat
INCOG Aerial
Corporate Limits Map
Growth and Stability Map
Land Use Map

13.1

PRELIMINARY SUBDIVISION PLAT

Bent River (revised) - (CD 8)

South of southwest corner of East 121st Street South and South Sheridan Road

The plat consists of 89 Lots, 6 Blocks, on 25 acres.

The following issues were discussed June 2, 2016, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 828.
2. **Streets:** Call out 50 feet of right of way along Sheridan as "dedicated by proposed plat". On 124th Street, there cannot be a private reserve area in the middle of a public street.
3. **Sewer:** Lot 1, Block 1, west property line should have minimum 15 foot utility easement.
4. **Water:** ODEQ separation requirements are being met with the lines on Sheridan (10 foot offset from sanitary).
5. **Storm Drainage:** Design should confirm that no offsite drainage needs to be conveyed across the property.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comments.
7. **Other: Fire:** No comments.
8. **Other: GIS:** Submit data control sheet. Property appears to be in the 500 year floodplain. Engineering Services would prefer to see the point of commencement graphically labeled and bearing angles and distances incorporated into the legal description up to point of beginning. Possibly relocate the point of beginning to the northeast corner of said plat.

Staff recommends **APPROVAL** of the preliminary 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

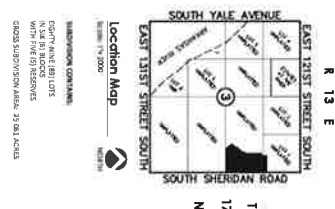
location. (This information to be included in restrictive covenants on plat.)

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.

Curve Table

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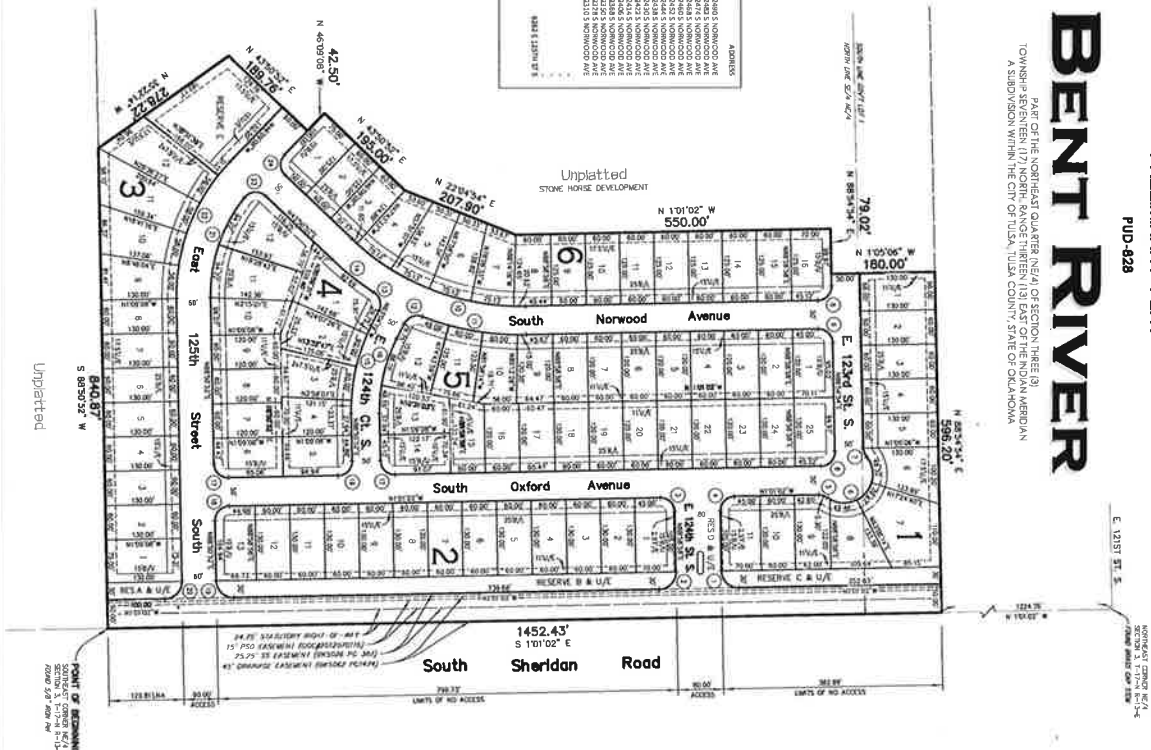
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[illegible][illegible]

PRELIMINARY PLAT
PUD-828

BENT RIVER

PARCELS OF THE NORTHEAST QUARTER (NE/4) OF SECTION THREE (3),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



Stone Horse Development, L.L.C.
AN OKLAHOMA LIMITED LIABILITY COMPANY

Tanner Consulting, L.L.C
DANE TANNER, P.L.S. NO. 1435

11029 South Memorial Dr
Tulsa, Oklahoma 74134
Phone: (918) 814-0888

EMAIL: JANNEN@JSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

Notes:

1. THE PART WITH THE CHAQUENI WINDMILL STANDS ON THE SHORE OF LAKE KANAB, IN THE SOUTHWEST CORNER OF THE NATIONAL MONUMENT. THE MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE STATE OF ARIZONA, SURROUNDING AN ADJUTANT IN THE CHAQUENI STATE GOVERNMENT OF THE STATE OF ARIZONA.
2. THE MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE STATE OF ARIZONA, SURROUNDING AN ADJUTANT IN THE CHAQUENI STATE GOVERNMENT OF THE STATE OF ARIZONA.
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5. THE MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE STATE OF ARIZONA, SURROUNDING AN ADJUTANT IN THE CHAQUENI STATE GOVERNMENT OF THE STATE OF ARIZONA.

Bert Riv

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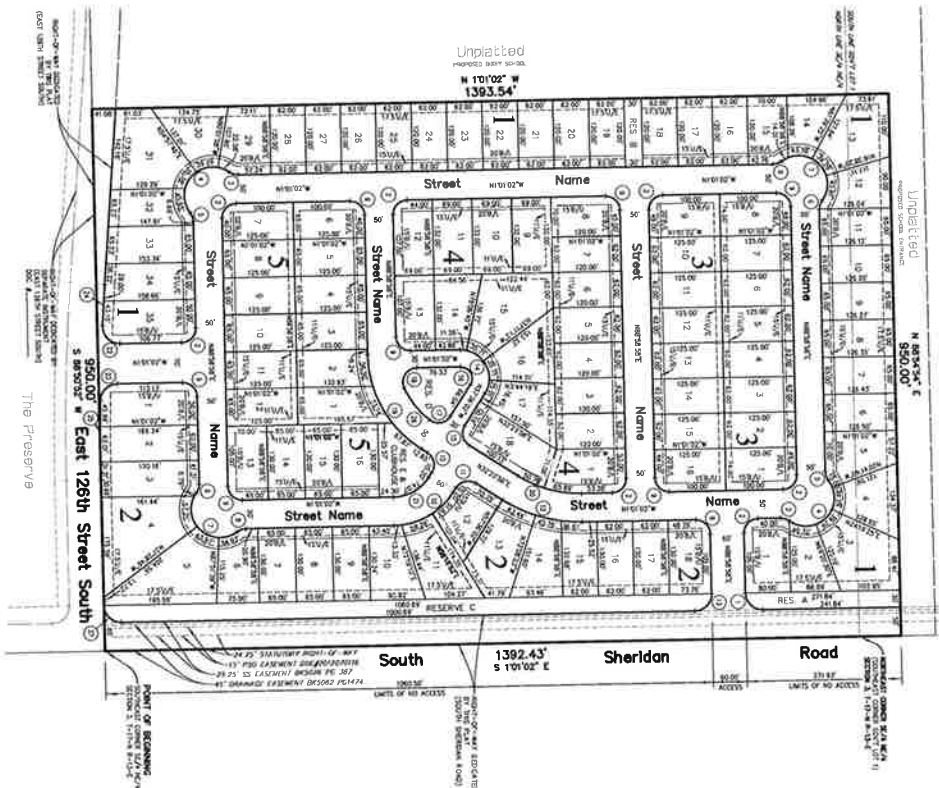
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PUD-828

BENT RIVER

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION (NKEE) (3),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

Original



Map of the study area

The map shows the location of the study site (indicated by a star) relative to the city of Tainan. The study site is located in the northern part of Tainan, near the city center. The map includes a scale bar (0 to 1000 meters) and a north arrow.

Legend

- Study site
- City of Tainan
- Scale 1:1000
- North

<p>INDEPENDENT OF JUDICIAL</p>	
<p>Total Metropolitan Area Planning Commission</p>	
<p>Agreement Date:</p>	<p>7/14/87, N/OOD</p>
<p>CITY ENGINEER</p>	
<p>Council of the City of Tulsa, Oklahoma</p>	
<p>Agreement Date:</p>	<p>CHUBBMAN</p>
<p>MAJOR</p>	
<p>ATTY CITY CLERK</p>	
<p>CITY ATTORNEY</p>	
<p>He approved this Final Map and agrees to the terms and conditions of this Agreement and to the actions of the Council Clerk, before him.</p>	

OWNER:
Stone Horse Development, LLC.

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C

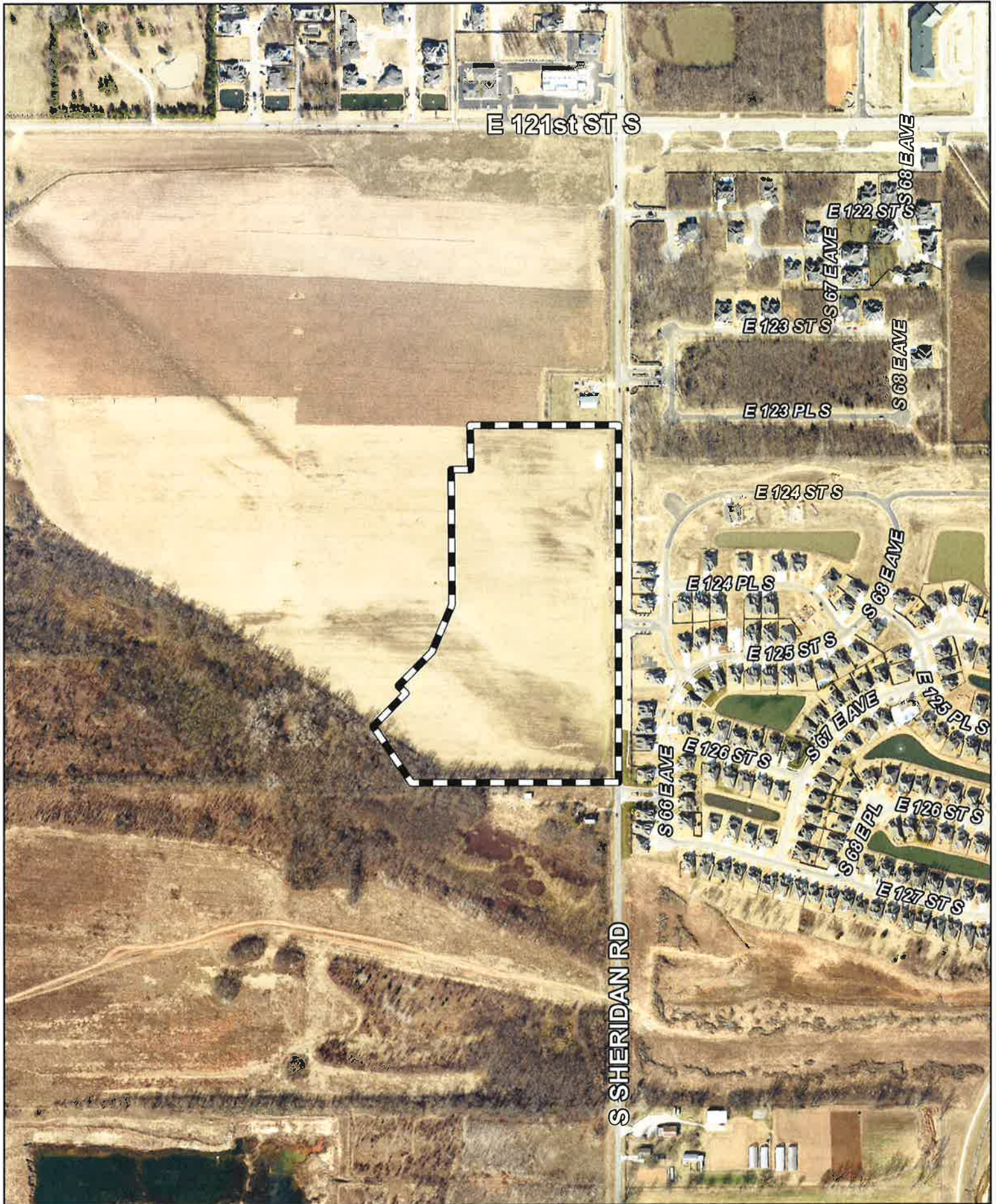
Surveyor/Engineer:
Inner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1481
OC 24 NO. 1661, EXPIRES 6/30/2015
EMAIL: DAN@TANNERLLC.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

Notes:

1. THIS PLAT MEETS THE OULAHOMA MINIMUM STANDARDS FOR THE PROTECTION OF LAND SURVEYING AS ADOPTED BY THE OULAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS
2. ALL PROPERTY CORNERS ARE SET BY ONE BEAR WITH YELLOW COP STAMPED "TANNER AND SONS UNLESS OTHERWISE NOTED"
3. THE BARRIERS SYSTEM, ETC. ARE LOCATED WITHIN THE OULAHOMA PLAT BY PLAIN COORDINATE SYSTEM, NORTH 20' 20" 20" NORTH AMERICAN DATUM AND ETC.
4. ADDITIONS SHOWN ON THIS PLAT ARE ACQUIRED AT THE TIME THE PLAT WAS FILED. ADDITIONS ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

DATE OF PREPARATION: APRIL 22, 2015

Bent River
SHEET 1 OF 1



0 250 500
Feet



Subject
Tract

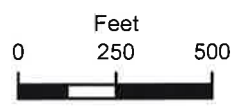
Bent River

17-13 03

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

Aerial Photo Date: February 2016



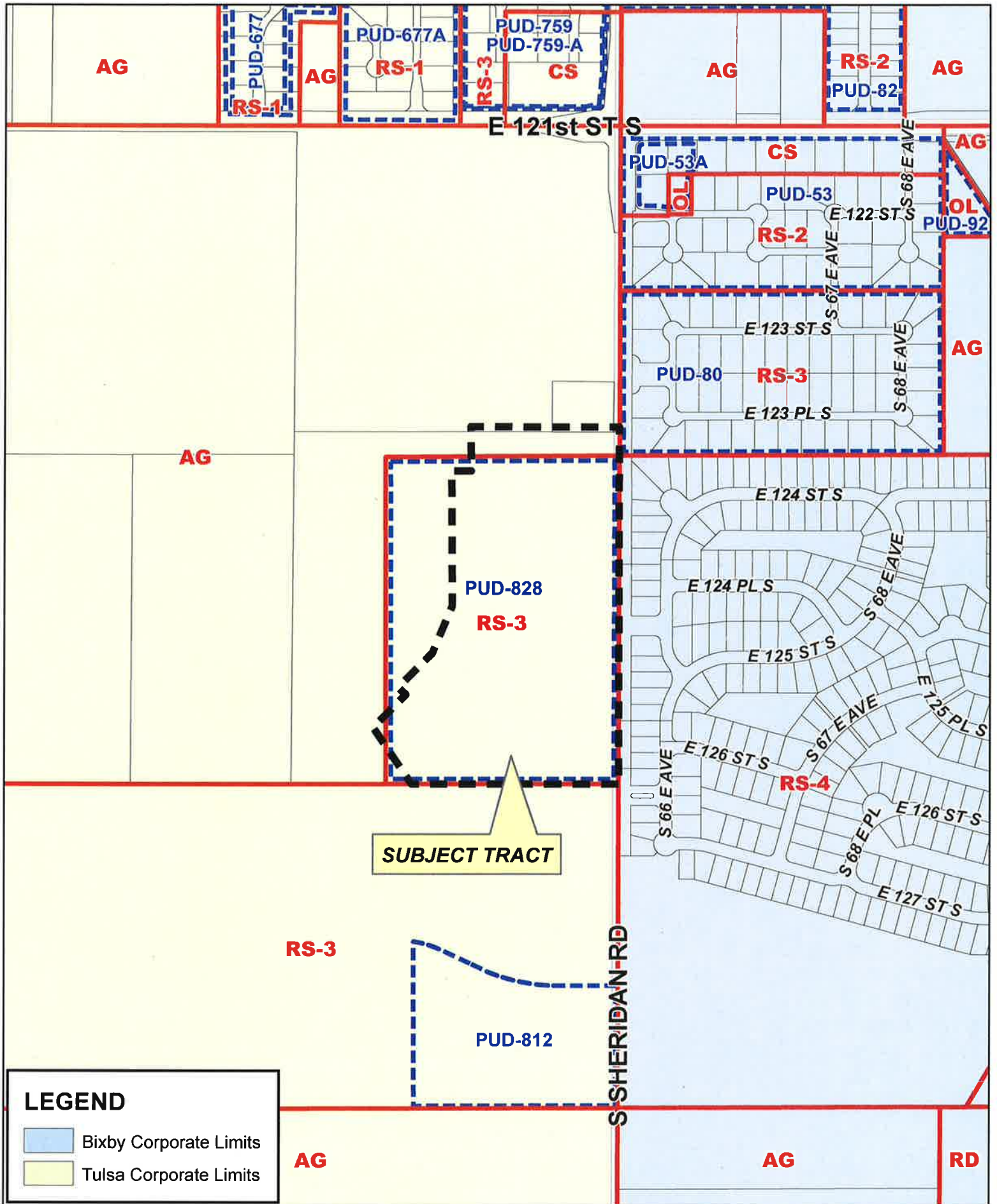


Bent River

17-13 03









Tulsa Metropolitan Area
Planning Commission

Case : Plat Waiver BOA 22087

Hearing Date: June 15, 2016

Case Report Prepared by:

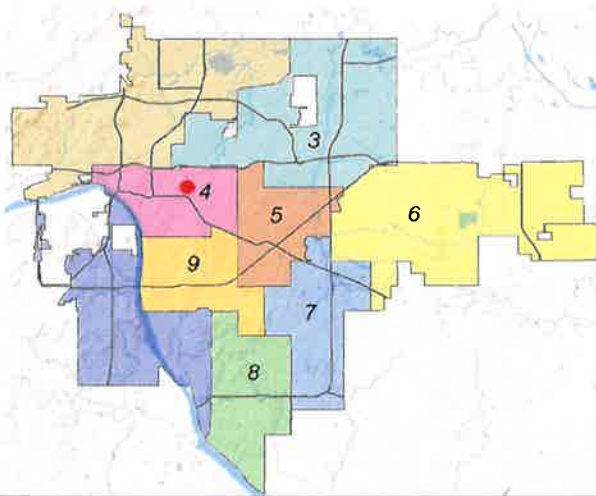
Diane Fernandez

Owner and Applicant Information:

Applicant: Shane Hood

Owner: Chris Ellison

Location Map:
(shown with City Council Districts)



Applicant Proposal:
Plat Waiver

Location: 2489 East 11th Street

Northwest corner of East 11th Street South
and South Atlanta Avenue

Zoning: CH (commercial heavy)

Staff Recommendation:
Staff recommends Approval.

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS:

Site Aerial

141

PLAT WAIVER

June 2, 2016

BOA-22087 – 2439 East 11th Street, (CD 4)

The platting requirement is being triggered by a Board of Adjustment approval for a food truck park area.

Staff provides the following information from TAC for their June 2, 2016 meeting:

ZONING: TMAPC Staff: The property has been previously platted. The use permitted is a food truck court with mobile trucks and a permanent 60 year old structure on site.

STREETS: 11th Street is an Urban Arterial with 35 feet of right of way required from centerline of 11th. Existing right of way is 30 feet. Additional 5 feet of right of way dedication is required along 11th. A 25 foot corner clip is required at the intersection of 11th and Atlanta.

SEWER: No comment.

WATER: No comment.

STORMWATER: No comment.

FIRE: No comment.

UTILITIES: No comment.

OTHER/GENERAL: No comment.

Staff can recommend **APPROVAL** of the plat waiver as most requirements have been met for the platted property.

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

- | | Yes | NO |
|---|-----|----|
| 1. Has Property previously been platted? | X | |
| 2. Are there restrictive covenants contained in a previously filed plat? | X | |
| 3. Is property adequately described by surrounding platted properties or street right-of-way? | | X |

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

YES NO

14.2

- | | | |
|-----|---|---|
| 4. | Is right-of-way dedication required to comply with Major Street and Highway Plan? | X |
| 5. | Would restrictive covenants be required to be filed by separate instrument if the plat were waived? | X |
| 6. | Infrastructure requirements: | |
| | a) Water | |
| | i. Is a main line water extension required? | X |
| | ii. Is an internal system or fire line required? | X |
| | iii. Are additional easements required? | X |
| | b) Sanitary Sewer | |
| | i. Is a main line extension required? | X |
| | ii. Is an internal system required? | X |
| | iii. Are additional easements required? | X |
| | c) Storm Sewer | |
| | i. Is a P.F.P.I. required? | X |
| | ii. Is an Overland Drainage Easement required? | X |
| | iii. Is on site detention required? | X |
| | iv. Are additional easements required? | X |
| 7. | Floodplain | |
| | a) Does the property contain a City of Tulsa (Regulatory) Floodplain? | X |
| | b) Does the property contain a F.E.M.A. (Federal) Floodplain? | X |
| 8. | Change of Access | |
| | a) Are revisions to existing access locations necessary? | X |
| 9. | Is the property in a P.U.D.? | X |
| | a) If yes, was plat recorded for the original P.U.D. | |
| 10. | Is this a Major Amendment to a P.U.D.? | X |
| | a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? | X |
| 11. | Are mutual access easements needed to assure adequate access to the site? | X |
| 12. | Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations? | X |



0 50 100
Feet



Subject
Tract

BOA-22087

19-13 05

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

Aerial Photo Date: February 2016



14.4



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7331

Hearing Date: June 15, 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.
- Applicant requested continuance from June 1st to June 15th.

Case Report Prepared by:

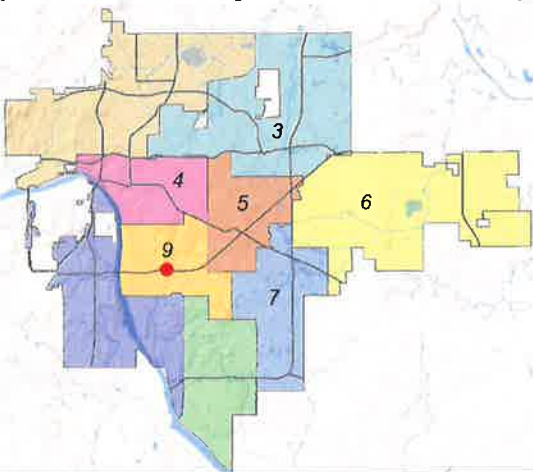
Dwayne Wilkerson

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: OL

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

15.1

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:

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)	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:

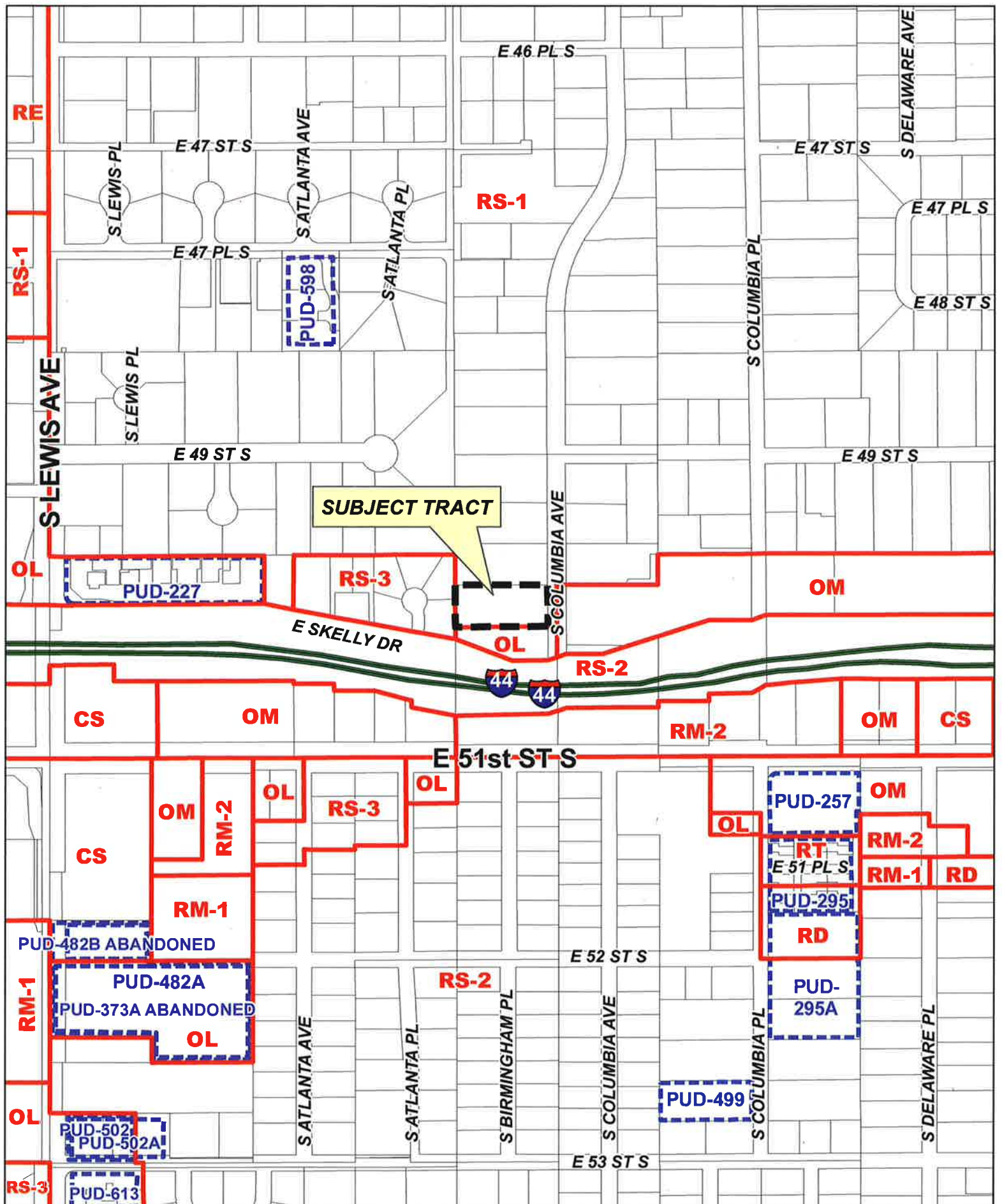
Z-6690/ PUD-622 November 1999: Staff and TMAPC concurred in approval of a request for *rezoning* a 1+ acre tract of land from RS-1 to RT with a *Planned Unit Development*, for a townhouse development, on property located south of the southwest corner of E. 49th St. S. and S. Columbia Ave. and also known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

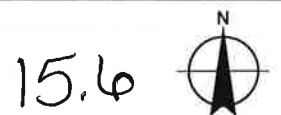
BOA-13513 April 1985: The Board of Adjustment **approved** a *Variance* to permit a second story to an existing structure in an OL zoned district on property located on the northwest corner of I-44 Expressway and S. Columbia Avenue and abutting the subject tract on the south.

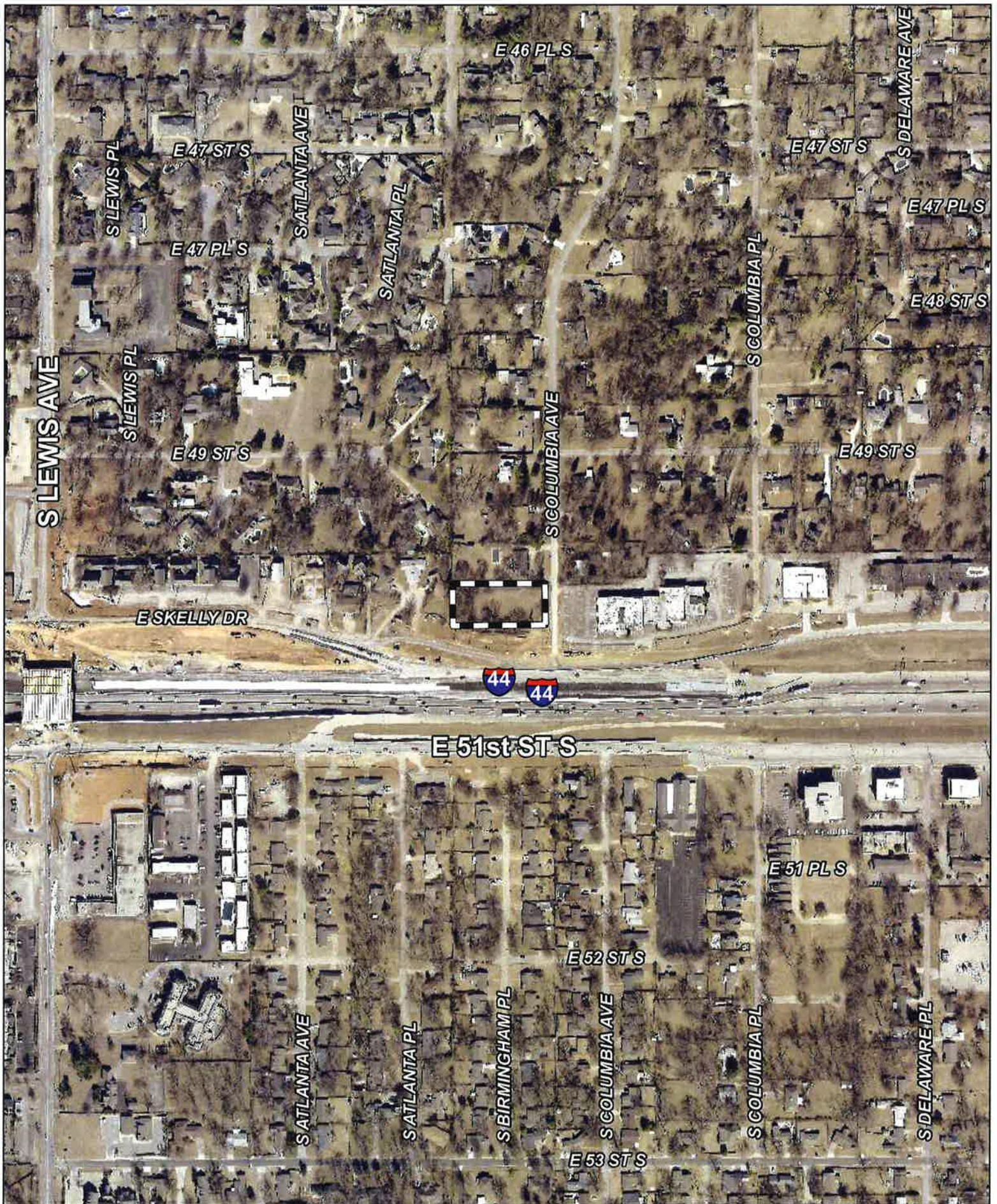
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Z-7331

19-13 29





0 Feet 200 400



Subject Tract

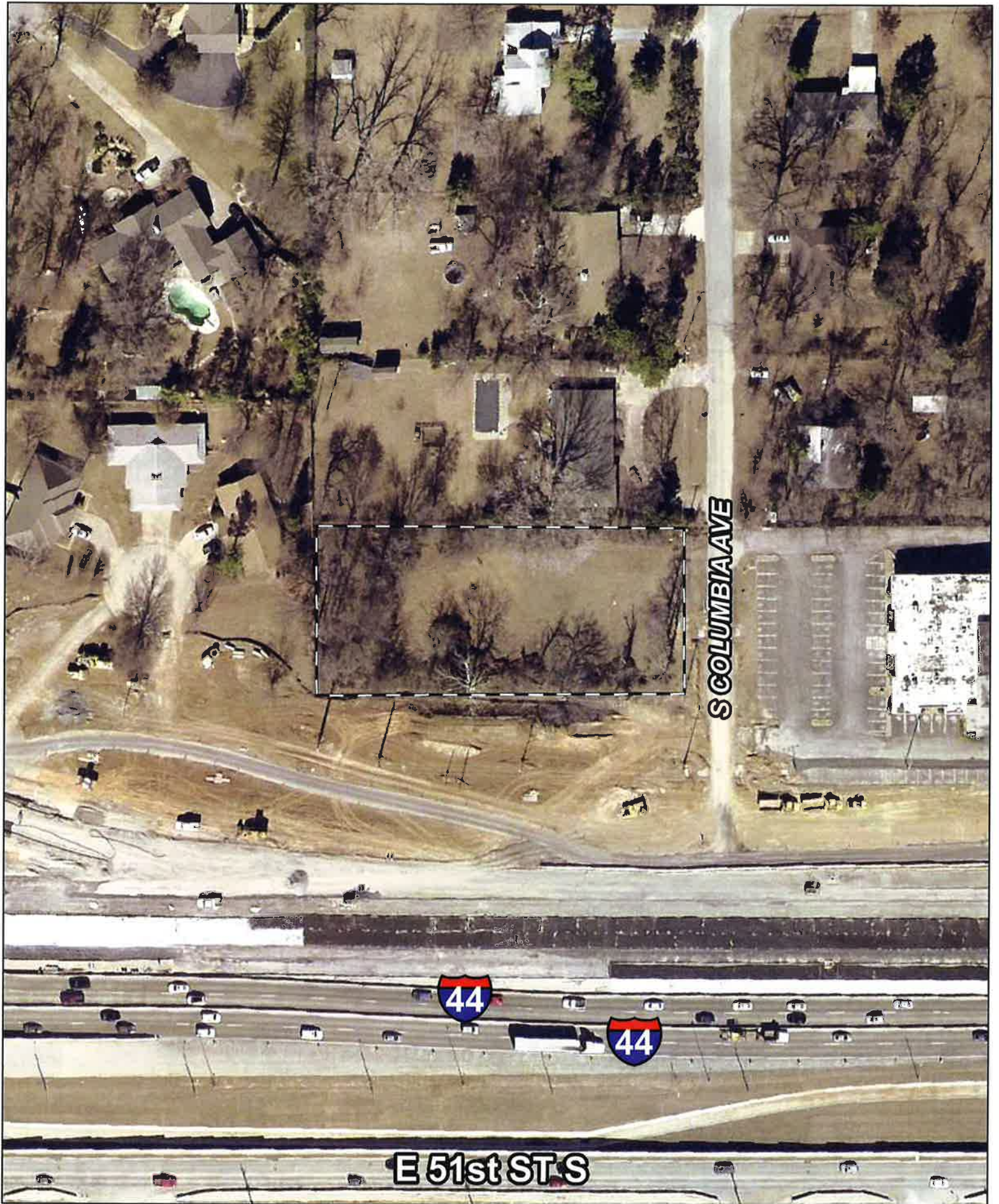
Z-7331

19-13 29

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

Aerial Photo Date: March 20





Feet
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Subject
Tract

Z-7331

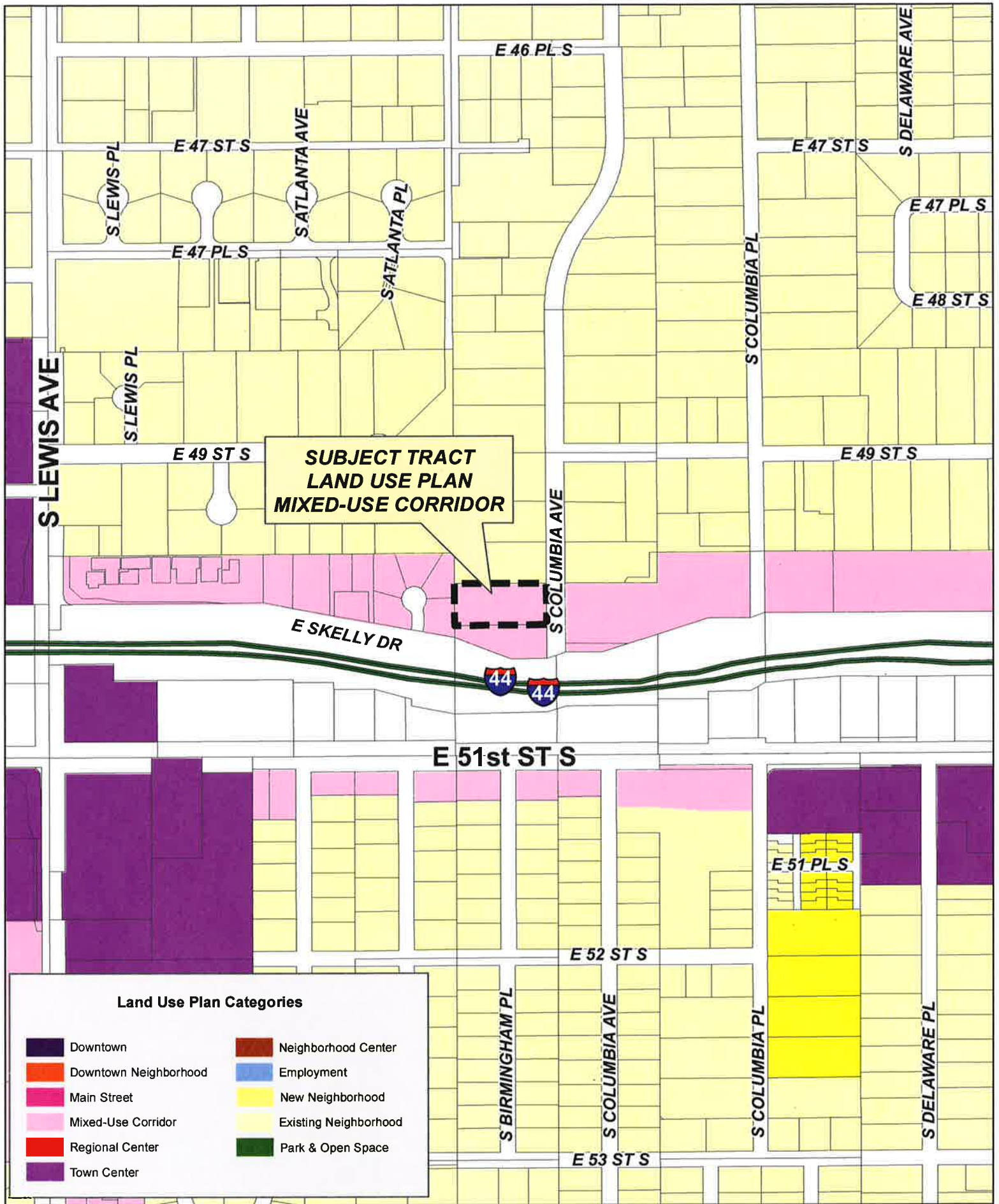
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Note: Graphic overlays may not precisely
align with physical features on the grou

Aerial Photo Date: March 2014

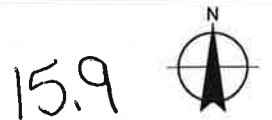


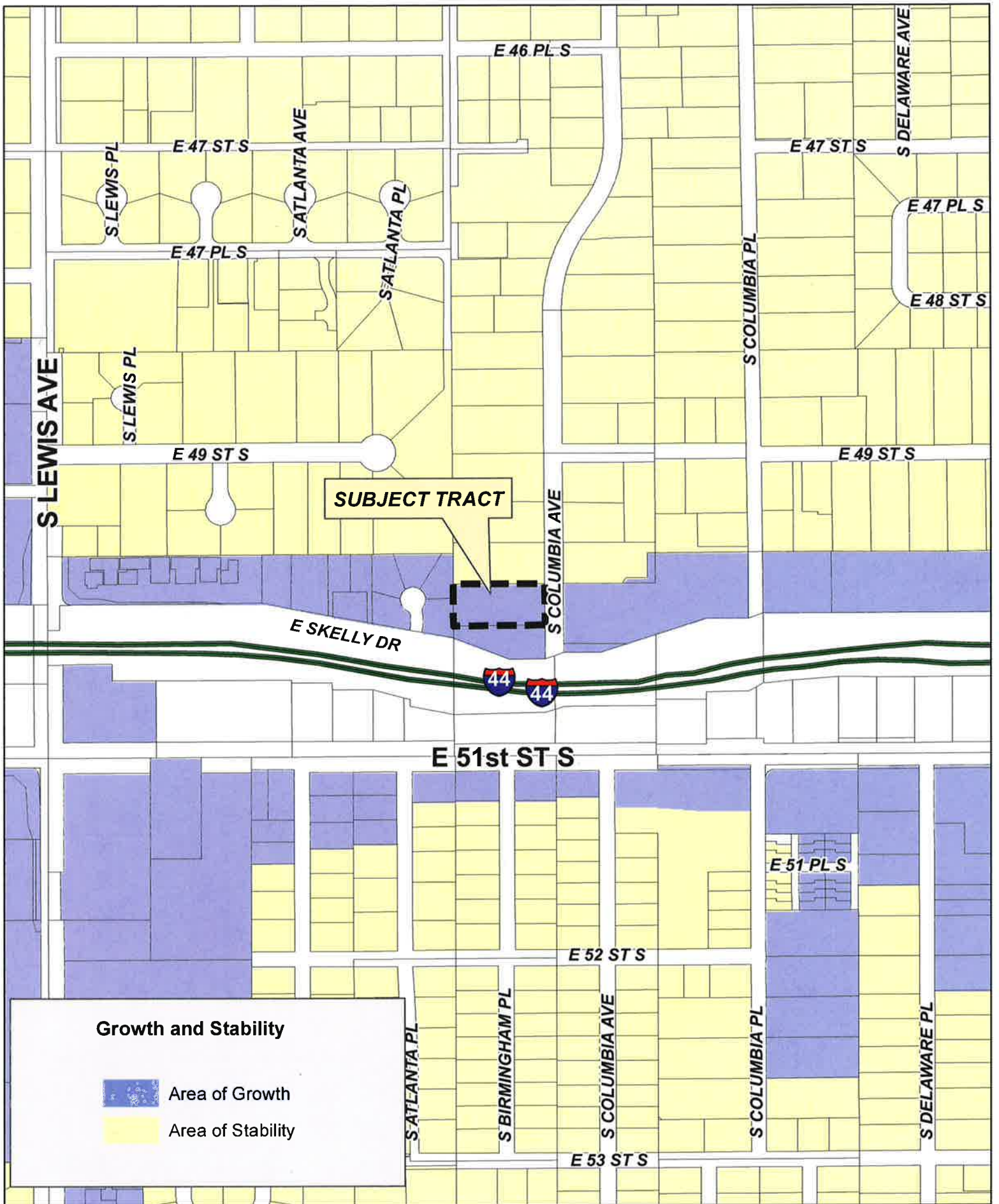
15.8



Z-7331

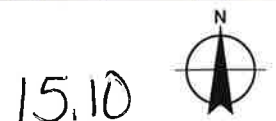
19-13 29





Z-7331

19-13 29



Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Wednesday, June 01, 2016 11:11 AM
To: Sawyer, Kim
Subject: FW: Z-7331 (Continuance request from June 1st to June 15th)

Kim,

Please forward this request to the Planning Commission.

Thanks

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

From: R. Louis Reynolds [<mailto:LReynolds@ellerdetrich.com>]
Sent: Tuesday, May 31, 2016 5:07 PM
To: Wilkerson, Dwayne
Cc: Gary Maddux (gmaddux@barberbartz.com)
Subject: Z-7331

Dear Dwayne: The applicant and neighbor, Gary Maddux, need additional time to work out some terms for a conditional development plan. As a result, Mr. Maddux and I respectfully request that the TMAPC continue the hearing on this case to June 15, 2016 from June 1, 2016. Let me know if you have any questions. Best regards, Lou Reynolds

R. Louis Reynolds

Eller&Detrich

2727 E. 21st Street, Ste 200
Tulsa, Oklahoma 74114-3533

(918) 747-8900 phone
(866) 547-8900 toll free
(918) 392-9407 e-fax
rlreynolds@EllerDetrich.com

 www.EllerDetrich.com

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Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7343

With Optional Development Plan

Hearing Date: June 15, 2016

Case Report Prepared by:

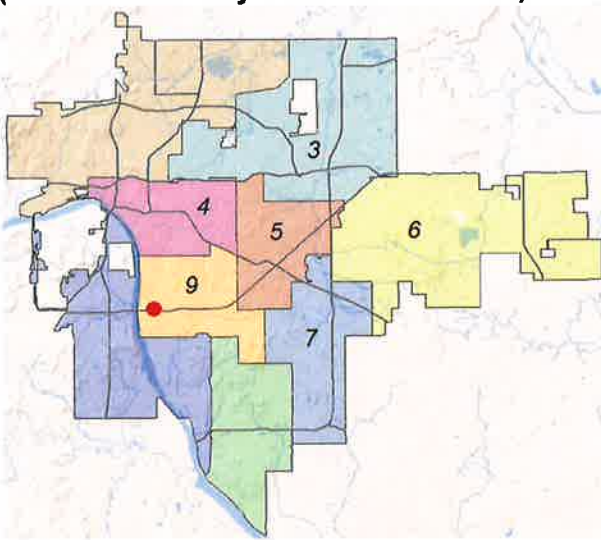
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Nathan Cross

Property Owner: Oklahoma Central Credit Union

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Self-storage

Concept summary: Rezoning request with Optional Development Plan to support a multi level self storage facility. Design standards include masonry construction, screening, lighting and landscape standards beyond minimum defined in the Zoning Code.

Tract Size: 2.64 ± acres

Location: West of the northwest corner of S. Peoria Ave. and E. Skelly Dr.

Zoning:

Existing Zoning: PK/ OL/ CS/ CH

Proposed Zoning: CH with Optional Development Plan

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

CH zoning without the Optional Development Plan would be potentially injurious to the abutting single-family residential area west and north of the site.

Staff Data:

TRS: 9225

CZM: 46

Atlas: 474

City Council District: 9

Councilor Name: G.T. Bynum

County Commission District: 2

Commissioner Name: Karen Keith

16.1

SECTION I: Z-7343 with Optional Development Plan

APPLICANT CONCEPT STATEMENT:

In order to lessen the impact of the rezoning on the surrounding properties, the Applicant has elected to impose additional restrictions on the Subject Parcels by requesting the implementation of an Optional Development Plan as is allowed under Section 70.040(2) of the Code.

The Applicant has chosen to propose an Optional Development Plan for the Subject Parcels to lessen the impact on the residential neighborhood to the west. Straight rezoning of the Subject Parcel to CH would not allow for restriction on use, lighting, and screening as has been proposed under the optional development plan. The proposed Optional Development Plan allows the Applicant to achieve its desired use on a commercial property while also controlling the impact of the structure and the operation of the self-service storage business on the abutting residential homes. This concept allows for commercial use of the Subject Parcel as is set forth in the Comprehensive Plan while also achieving a greater public good by agreeing to building and design standards that reduce the effects of the commercial operation on the abutting residential neighborhood.

SECTION II: OPTIONAL DEVELOPMENT PLAN PROVISIONS:

All land development shall meet the standards of CH zoning districts except as outlined below:

Lot and Building Regulations:

1. Minimum Building Setback from AG/R District: 20 feet
2. Maximum Building Height: 45 feet

Use Limitation:

1. The use on the Subject Parcel is a self-service storage facility with attendant office for rental of the units and ancillary sales of packing supplies. No other uses will be allowed on the Subject Parcel.
2. Outdoor storage is prohibited.

Signage:

1. Consistent with the allowed Sign Budget in a Commercial District except as follows.
2. Off-premise outdoor advertising signs are prohibited.
3. Wall signs are prohibited on the west and north facing wall of any structure.

Lighting:

1. All lighting fixtures affixed to the structure shall be at a height of 16 feet or less from the ground level and shall be pointed down and away from adjacent property lines.
2. No pole lighting will be allowed on the property between the structure and the abutting R district on the north and west. Pole lighting will not be greater than 16 feet in height.

Additional Design Standards:

1. All staircases will be inside the structure.
2. Except where doors and window awnings and other architecture elements may be included in the design the entire structure will be stone, brick or stucco and similar to the attached building elevations attached.
3. Doors on the west facing wall shall not exceed 10 feet in height.

Landscape and Screening:

1. An 8 foot tall masonry wall similar to the building design provided is required along all boundaries abutting an R district. The masonry wall may be moved east up to 15 feet from the west property line to accommodate existing utilities and mature trees.
2. Prepare a tree protection plan for existing mature trees along the west property line. Include those trees in a landscape plan that includes installation and maintenance of at least one tree for each 25 feet of street frontage South Newport Avenue. At the time of installation the new trees shall be a minimum height of 10 feet with a minimum caliper of 2.5".

EXHIBITS:

INCOG Case map
INCOG Aerial
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
 Parcel exhibit and legal description
 Conceptual building elevations
 Conceptual floor plan

DETAILED STAFF RECOMMENDATION:

Z-7343 requesting CH zoning with an Optional Development Plan is consistent with the Mixed-Use land use designation of the Comprehensive Plan and;

CH zoning provides a variety of uses and almost unlimited density however the optional development plan limits objectionable uses and requires greater site design standards than would be allowed with the current zoning pattern and;

Z-7343 with an Optional Development Plan is consistent with the anticipated future land development opportunities. CH zoning without the Optional Development plan is injurious to the single family residential area north and west of the site and;

The Optional Development Plan is consistent with the Development Plan Provisions of the Tulsa Zoning Code therefore;

Staff recommends Approval of Z-7343 to rezone property from CS to CG with optional development plan provisions outlined in section II above.

Staff Comment: Timing for the variance request and Optional Development Plan are essential. If the zoning is approved with the optional development plan and the variance request is not granted then nothing on this site can be developed because the only use allowed is the self storage facility.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The Comprehensive Plan is silent regarding self storage use in a mixed used corridor however it does mention stepping down commercial intensity into the neighborhood

with multi family, small lot and townhouse developments. Staff recognizes that this does not step down intensity as defined however it is not likely that new residential development would occur adjacent to I-44 at this location and much of the property had previously been zoned with high intensity commercial zoning. The low intensity use can provide noise and light buffers for the existing residential areas while not creating significant intrusions into the neighborhood. The Zoning Code also requires self-storage facilities to have access to an arterial street. A variance from the Board of Adjustment will be required prior to construction.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

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

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: This site is within ¼ mile of the Riverparks trail system. The site plan should not obstruct pedestrian or bicycle traffic connections to the trail system or to the Peoria Corridor.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site has been vacant since the City demolished the old Camelot Hotel that occupied the site for decades. The original hotel parcel has been previously split for a convenience store and bank leaving this remaining site. The surrounding residential properties on the west and north side of the site are important considerations in the Optional Development Plan.

Environmental Considerations: None that would affect site development.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
East Skelly Drive	Residential Collector	60 feet	2 west bound lanes
South Newport Avenue	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	RS-3 and CH	Existing neighborhood and mixed use corridor	Stability and Growth	Single family residential and bank with drive thru
East	CH	Mixed use corridor	Growth	Convenience Store with fueling station
South (south of I-44)	CS and CH	Mixed use corridor	Growth	Repurposed retail store with private college
West	RS-3	Existing neighborhood	Stability	Single family residential

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 21628 dated September 18, 2007 (Z-7064), and 11822 dated June 26, 1970, established zoning for the subject property.

Subject Property:

Z-7064 September 2007: Staff recommended **denial** of a request for *rezoning* a 1± acre tract of land from RS-3 to CH **and approval** of PK/ OL/ CS with some of the property remaining RS-3 and CH, on

16.5

property located on the northeast corner of East Skelly Drive and South Newport Avenue and is also known as the subject property.

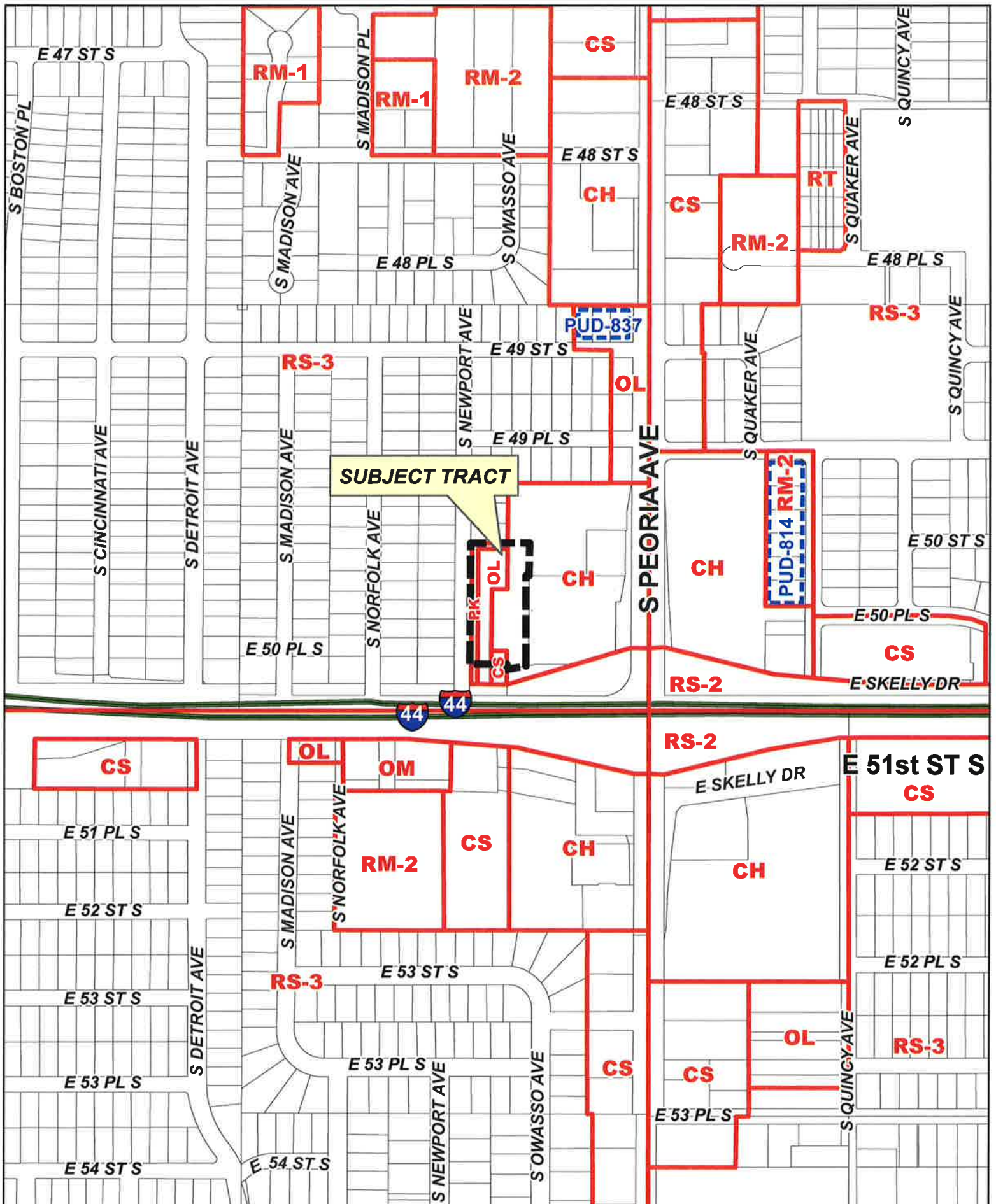
BOA-22075: The Board of Adjustment a *Variance* from the requirement that all lots occupied by a self-service storage facility have frontage onto an arterial street (Sec.40.360), on property located west of the northwest corner of S. Peoria Ave. and E. Skelly Dr. and is also known as the subject property.

Surrounding Property:

BOA-21368 January 10, 2012: The Board of Adjustment **approved** a *Variance* of the maximum permitted height for a business sign in the CH district, abutting a designated freeway, from 50 ft. to 60 ft. (Section 1221.E.1), on property located at 4970 S. Peoria Ave. E., also known as QuikTrip.

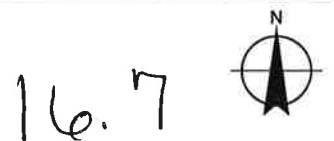
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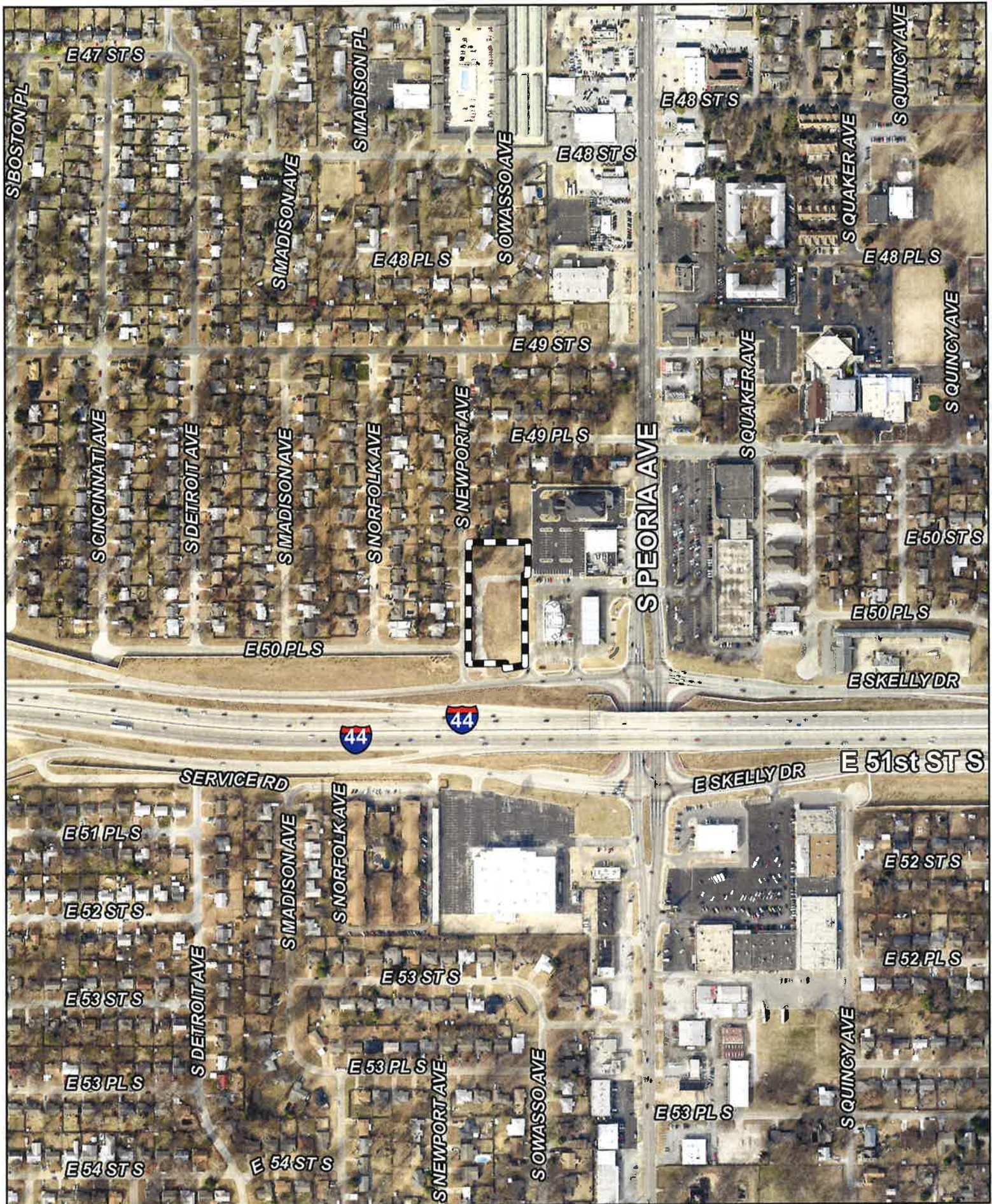
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Z-7343

19-12 25





0 Feet 200 400



Subject Tract

Z-7343

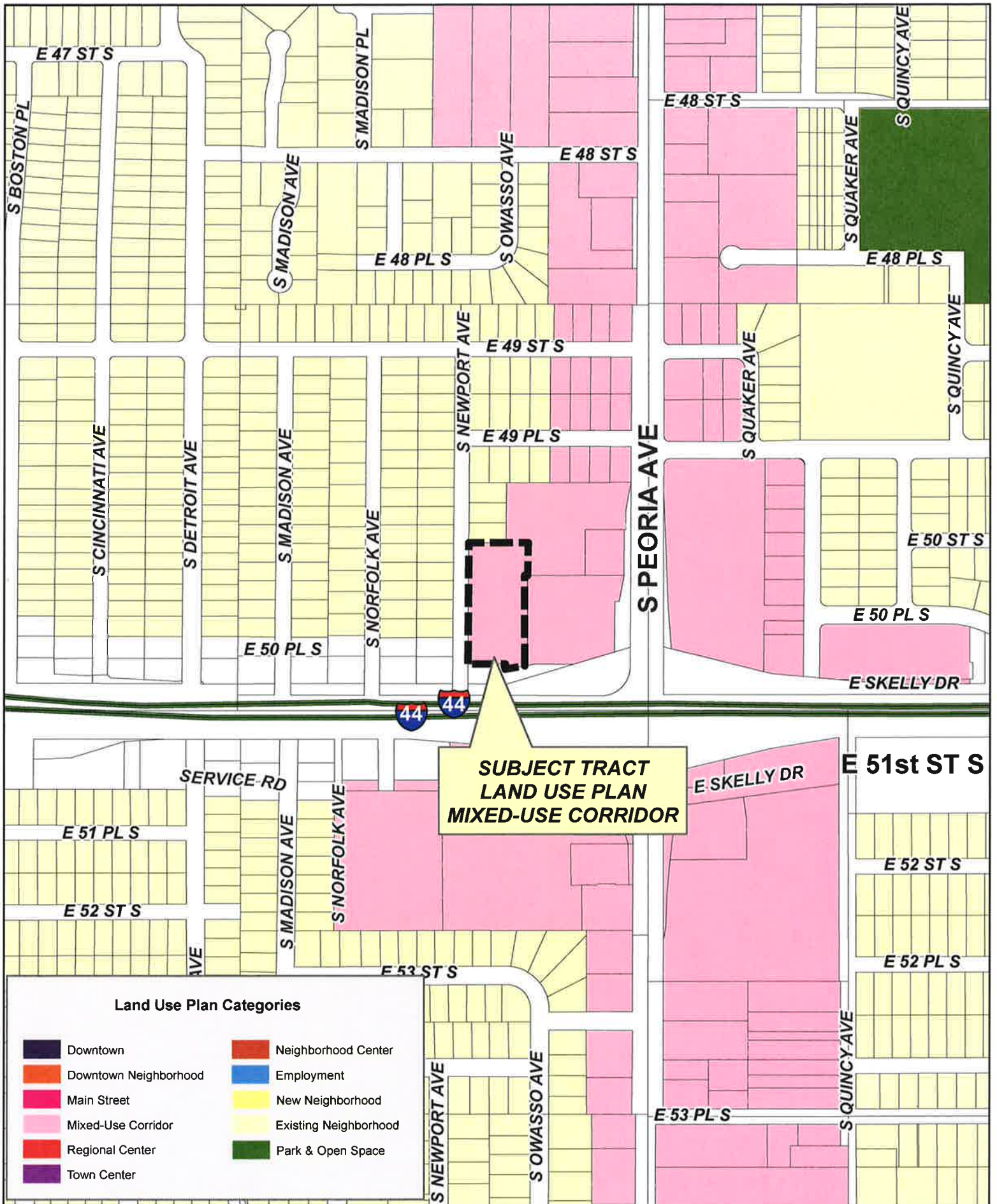
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016

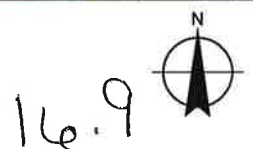
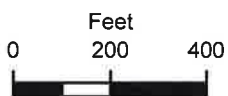


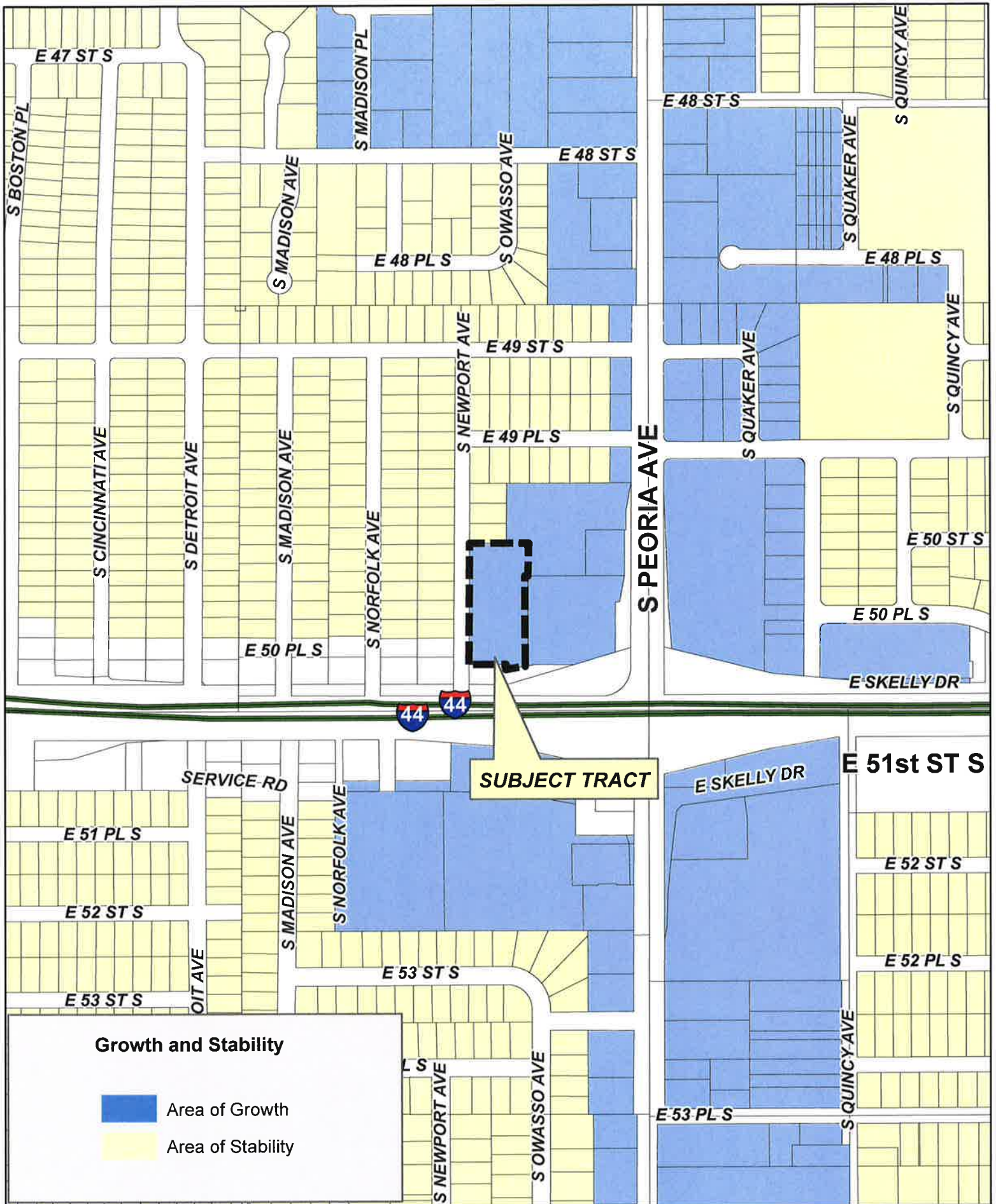
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Z-7343

19-12 25





Z-7343

19-12 25

16.10

Riverview Village Split Tract 1 Description

Description

A TRACT OF LAND THAT IS ALL OF LOTS TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), AND SEVENTEEN (17), BLOCK SIXTEEN (16), AND A PART OF BLOCK SEVENTEEN (17), OF "BLOCKS 14, 15, 16, 17, 18, 19, 20, RIVERVIEW VILLAGE", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 17, BLOCK 16; THENCE NORTH 01°11'45" WEST ALONG THE WESTERLY LINE OF SAID LOTS 17, 16, 15, 14, 13, AND 12 FOR 393.60 FEET TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE NORTH 88°51'33" EAST ALONG AND THROUGH THE NORTHERLY LINE OF LOT 12 FOR 192.36 FEET TO A POINT; THENCE SOUTH 1°11'45" EAST FOR A DISTANCE OF 103.49 FEET TO A POINT; THENCE SOUTH 88°49'35" WEST FOR A DISTANCE OF 10.50 FEET TO A POINT; THENCE SOUTH 1°11'45" EAST FOR A DISTANCE OF 295.37 FEET TO A POINT ON THE PRESENT NORTH RIGHT-OF-WAY LINE OF EAST SKELLY DRIVE; THENCE SOUTH 79°56'30" WEST ALONG SAID RIGHT-OF-WAY LINE, FOR A DISTANCE OF 62.61 FEET TO A POINT; THENCE NORTH 1°11'45" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 14.97 FEET TO A POINT; THENCE SOUTH 88°51'33" WEST AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, FOR A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 73,292 SQUARE FEET OR 1.683 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83).

Real Property Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/17

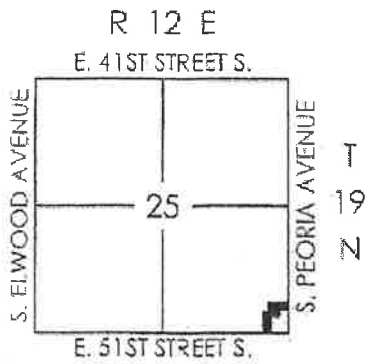
3.2.2016

DATE

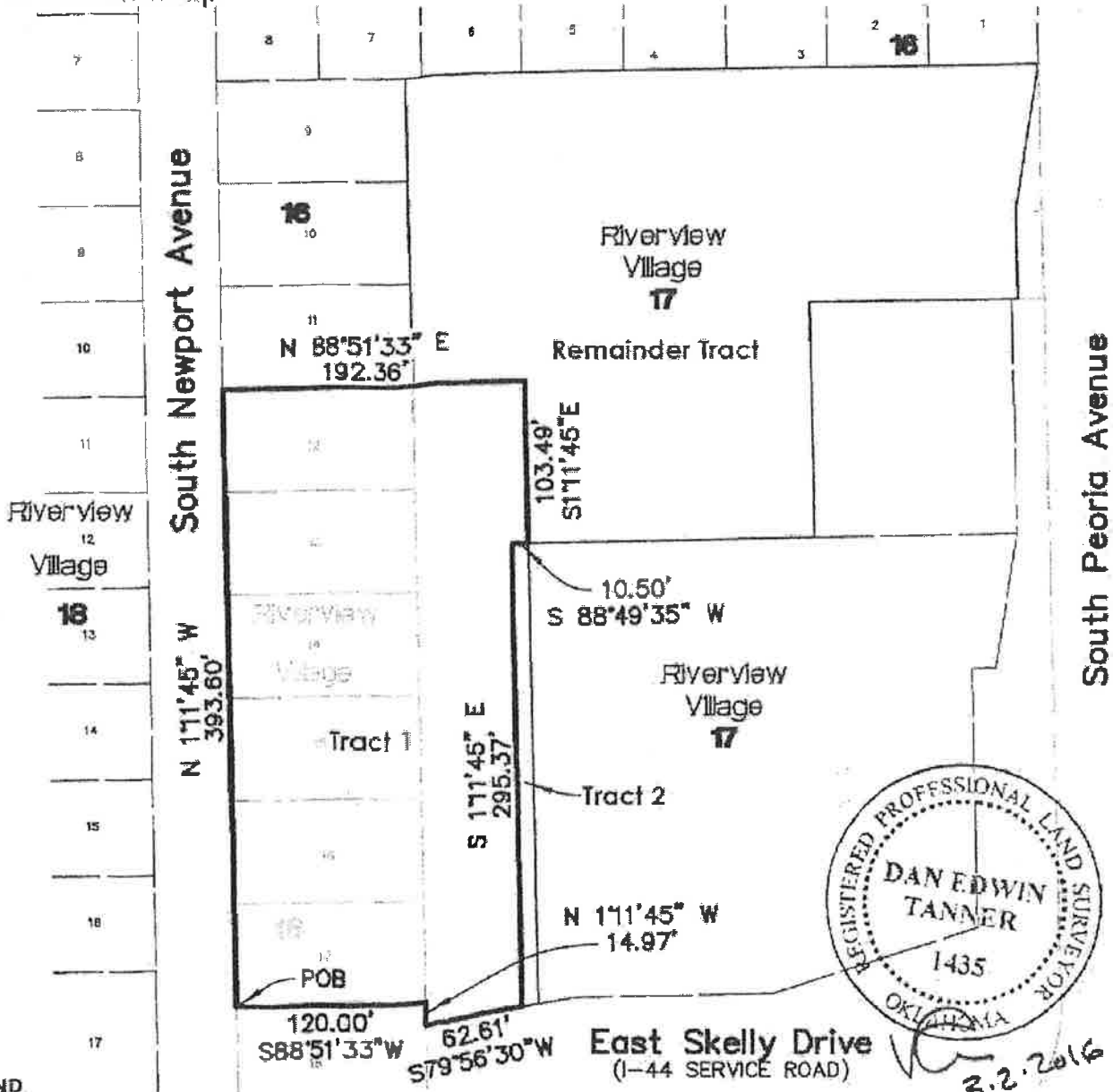


Tanner Consulting LLC
5523 SOUTH L WIS AVENUE, TULSA OKLAHOMA 74106-6539 | 918.745.9806

EXHIBIT A
Continued



Location Map



LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
3/01/2016 1600JEX_LOTSPLIT

Tanner Consulting LLC
5325 SOUTH LEWIS AVENUE, TULSA, OKLAHOMA 74105-6539 | 918.745.9929

16.12

EXHIBIT "B"

BACKGROUND OF PROPERTY:

The parcel at issue in this proposed rezoning action (the "Subject Parcel") is located on Skelly Drive just east of the QuikTrip that formerly housed part of the eight (8) story Camelot Hotel. Since the demolition of the Camelot, the Subject Parcel has been vacant. Oklahoma Central Credit Union (the "Applicant") acquired the Subject Parcel as part of a larger parcel that includes the Oklahoma Central Credit Union branch location at 4956 S. Peoria. The Subject Parcel was split off of the parcel housing the existing Oklahoma Central Credit Union branch by Lot Split Case No. LS-20874.

The Applicant recently granted a 10.5 foot wide strip of land on the eastern side of the Subject Parcel to QuikTrip. The splitting off of that smaller parcel is also part of Lot Split Case NO. LS-20874. The legal description included in this Application presumes passage of LS-20874 and only includes the land split off from the exiting Oklahoma Central Credit Union parcel less the 10.5 feet granted to QuikTrip.

DEVELOPMENT CONCEPT:

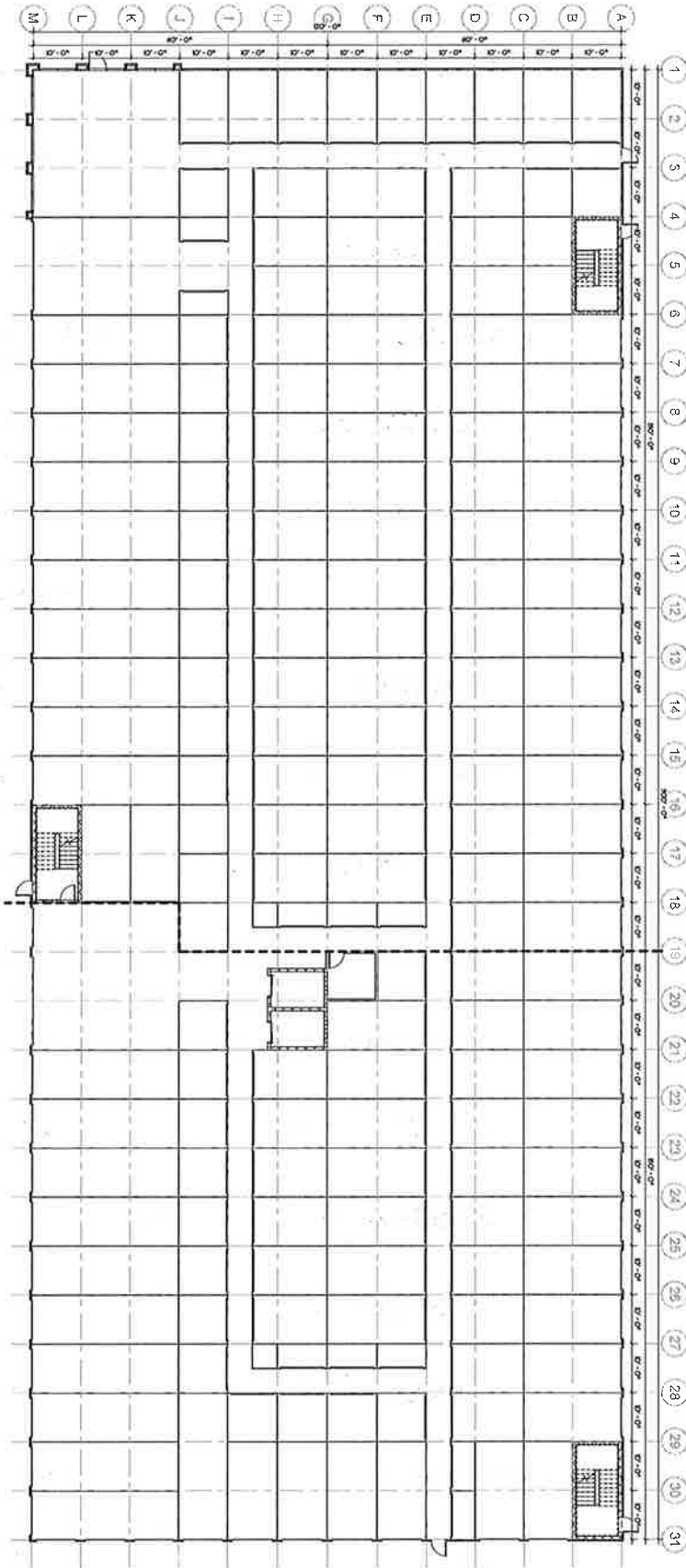
The proposed development on the Subject Parcel is three (3) story a Self Storage Facility. Elevations prepared by Tanner Consulting, LLC are attached this Application collectively as Exhibit "C". Although not depicted on Exhibit "C", the Applicant proposes erection of an 8 foot masonry wall along the west and north boundaries of the Subject Parcel where they bound a residentially zoned district as is required by the Code. The Applicant plans to maintain the existing mature trees along the western boundary of the Subject Parcel to soften the masonry wall from the existing residential district to the west.

REZONING:

As part of sale of the Subject Parcel, the Applicant proposes rezoning the Subject Parcel from a combination of CH, CS, and PK to all CH. Both the QuikTrip parcel to the east and the Oklahoma Central Credit Union parcel to the northeast are zone CH as well as a large portion of the Subject Parcel. The net effect of this rezoning would be to bring the small CS zoned portion of the Subject Parcel on the southeast side and the strip of PK zoning along the west side of the Subject Parcel into the CH zoning district that covers the balance of the Subject Parcel.

EXHIBIT C

1 FIRST STORY CODE PLAN



A0.1

PROFESSIONAL SEAL
 State of Oklahoma
 License No. 10000
 Expires 12/31/2024
 Seal of the State of Oklahoma
 Seal of the State of Oklahoma
 Seal of the State of Oklahoma

HomeLife
 REAL ESTATE
 TULSA, OKLAHOMA
 (918) 764-1155
 www.hmlife.com

BROOKSIDE SELF STORAGE
 TBD
 TULSA, OKLAHOMA



16.14

16.15



BROOKSIDE SELF STORAGE

TBD
TULSA, OKLAHOMA



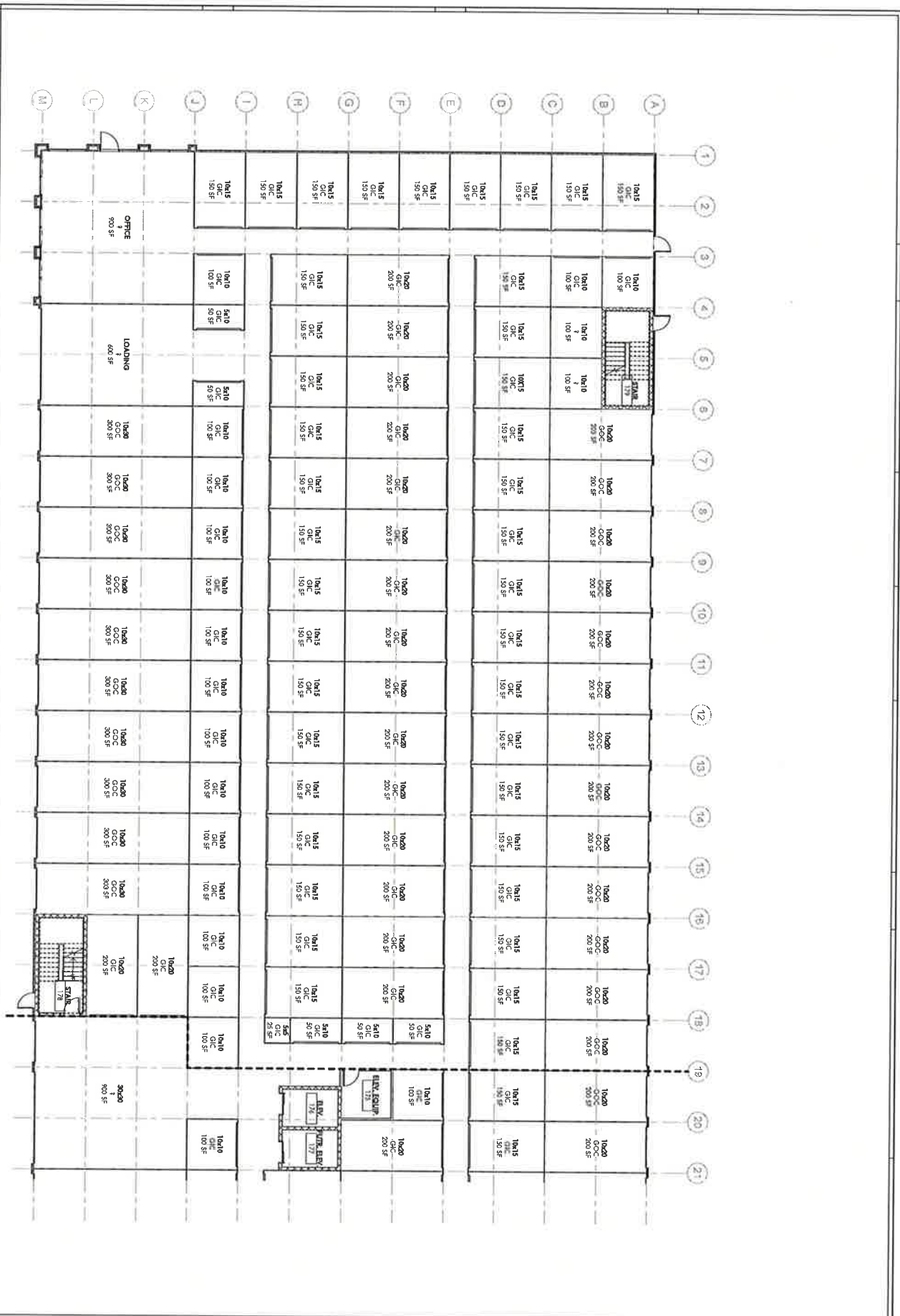
7000 S. Memorial
Tulsa, Oklahoma 74119
405.475.1111

PROJECT NO. 1611-1
Date: 07/26/15
Drawn by: J. B. B. B.
Checked by: L. B. B. B.

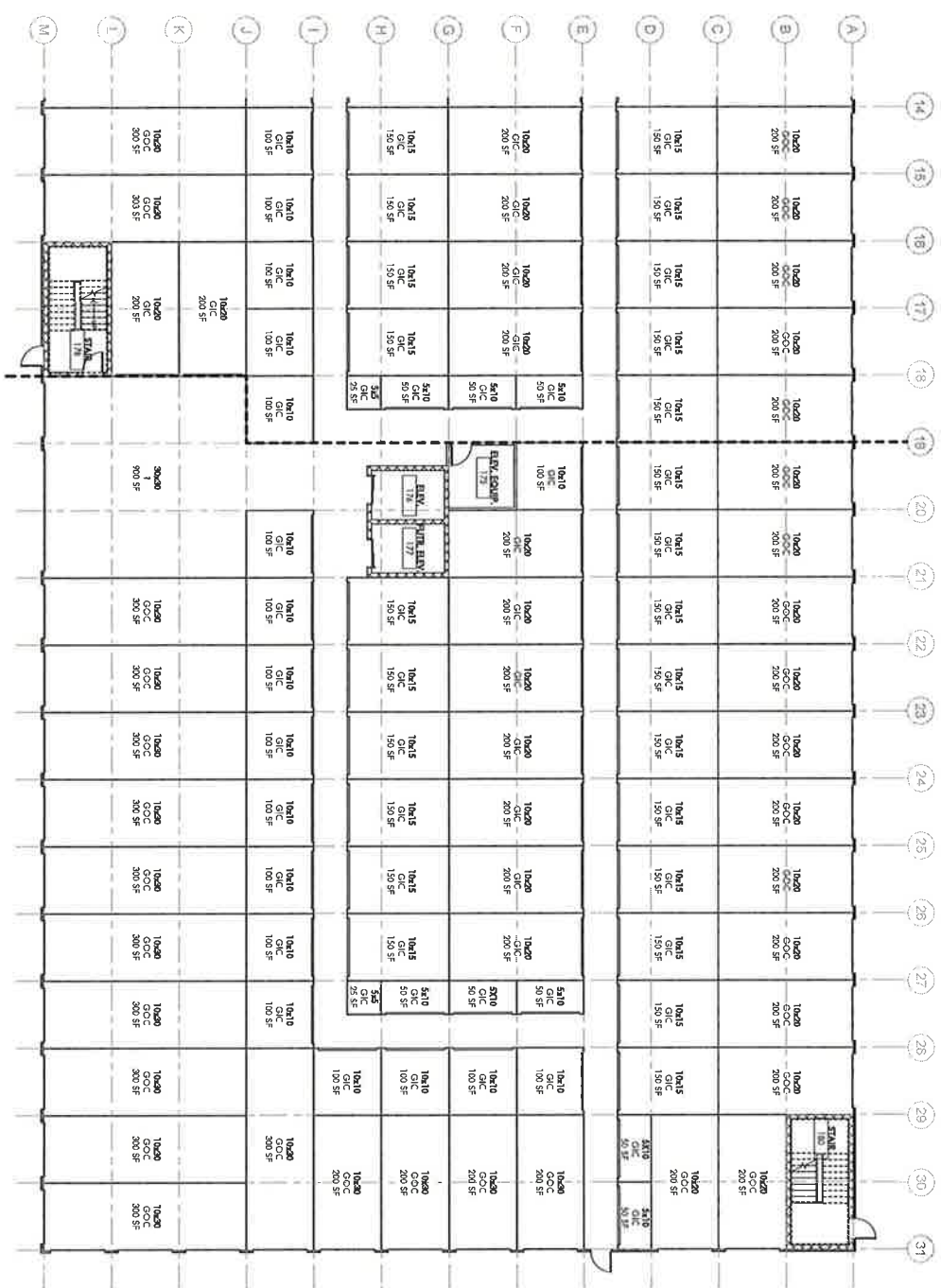
A1.1

1 FIRST STORY PLAN - A

1/8" = 1'-0"



TBD
TULSA, OKLAHOMA



1 FIRST STORY PLAN - B $\frac{1}{8}" = 1'-0"$ 

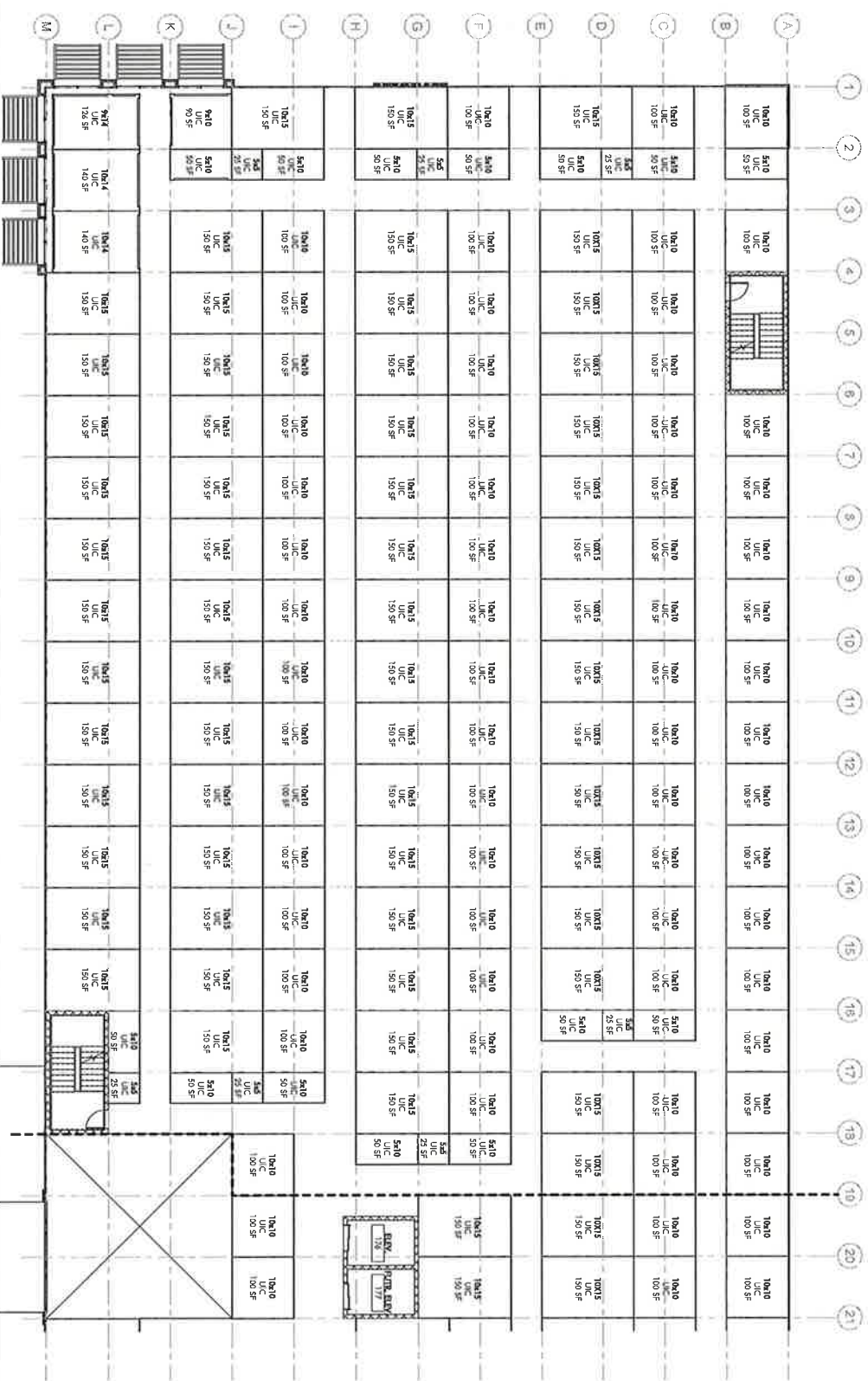
1617



BROOKSIDE SELF STORAGE
TBD
TULSA, OKLAHOMA



SECOND STORY PLAN - A
A1.3



1 SECOND STORY PLAN - A

Hourly

SECOND STORY PLAN - B

7 SECOND STORY PLAN - B $1/8" = 1'-0"$ 

16.19



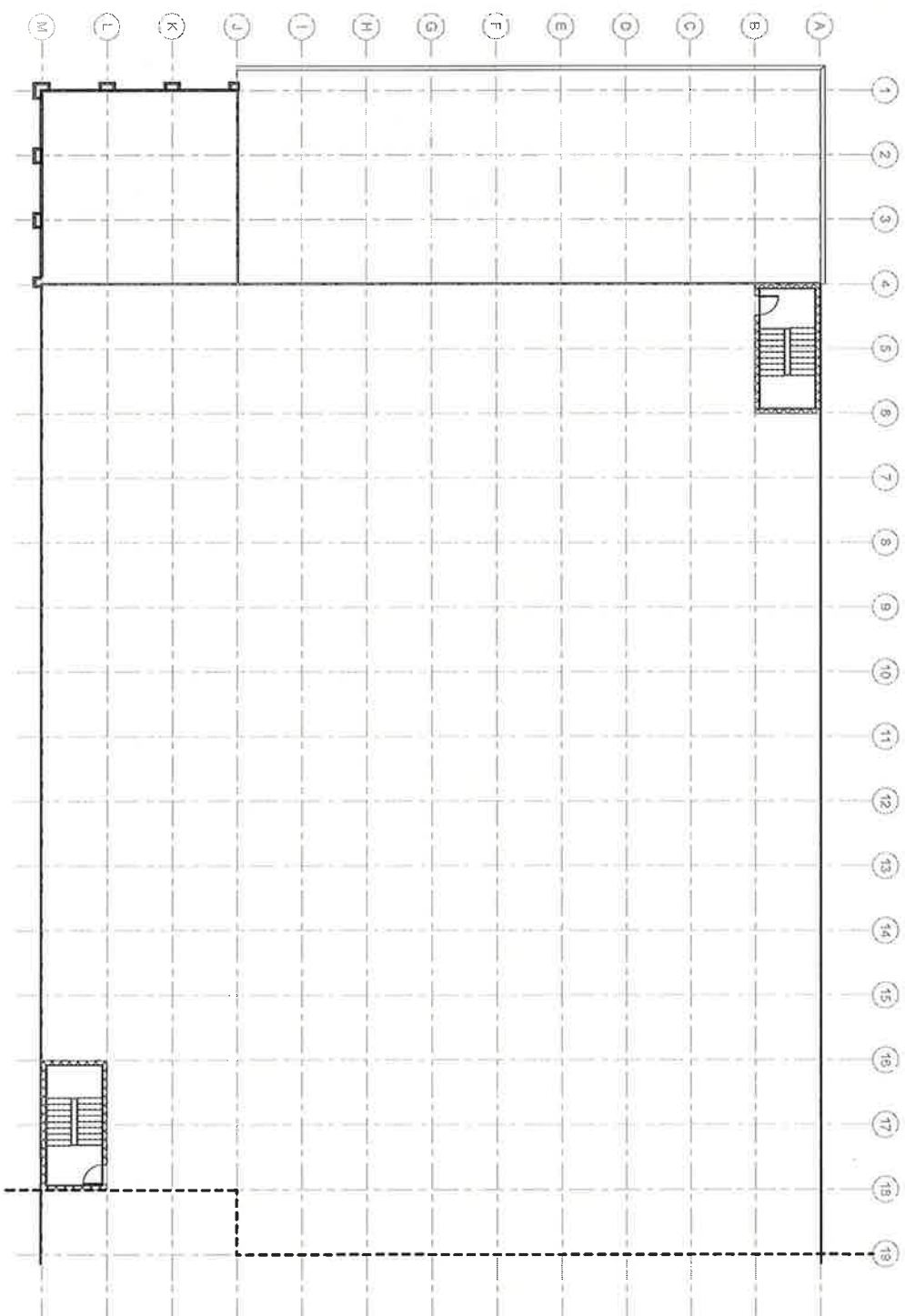
BROOKSIDE SELF STORAGE
 TBD
 TULSA, OKLAHOMA



For Further Information
 Contact: David Henry
 918.437.3366
 918.437.3367

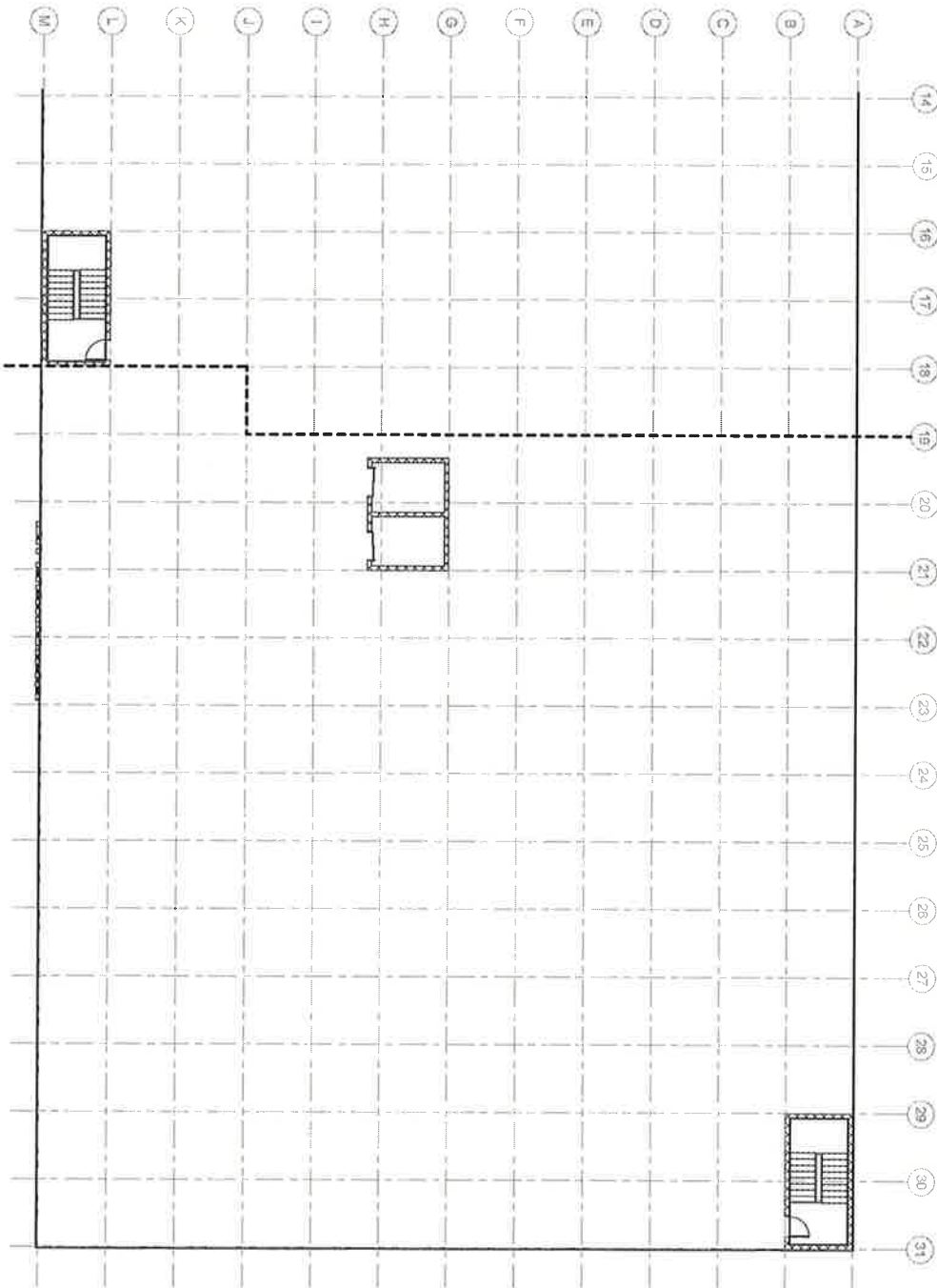
SECOND STORY PLAN:
 Date: 03/26/14
 Drawn by: JKH/BD
 Checked by: JKH/BD
 Project: 1500007

A1.5



1 THIRD STORY PLAN - A
 1/8" = 1'-0"

1 THIRD STORY PLAN - B



A1.6

SECOND STORY PLAN - B

200 Main Street
Tulsa, OK 74103
Tel: 918-591-1000
Fax: 918-591-1001

Henry
Tulsa, OK 74103
Tel: 918-591-1000
Fax: 918-591-1001

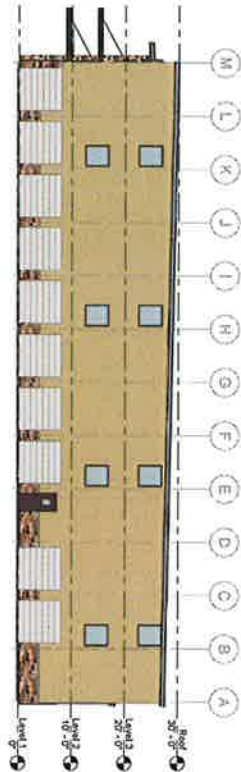
200 Main Street
Tulsa, OK 74103
Tel: 918-591-1000
Fax: 918-591-1001

BROOKSIDE SELF STORAGE

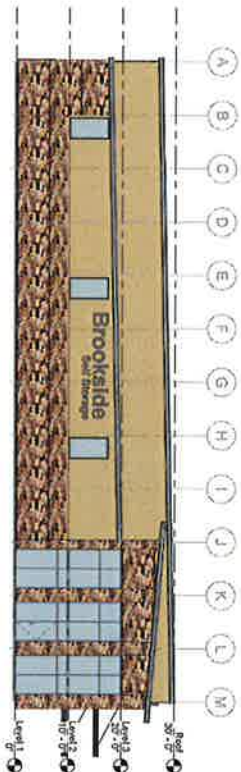
TBD
TULSA, OKLAHOMA



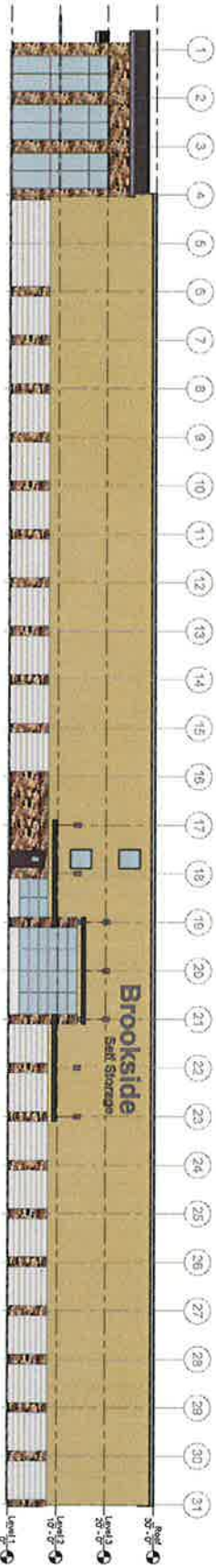
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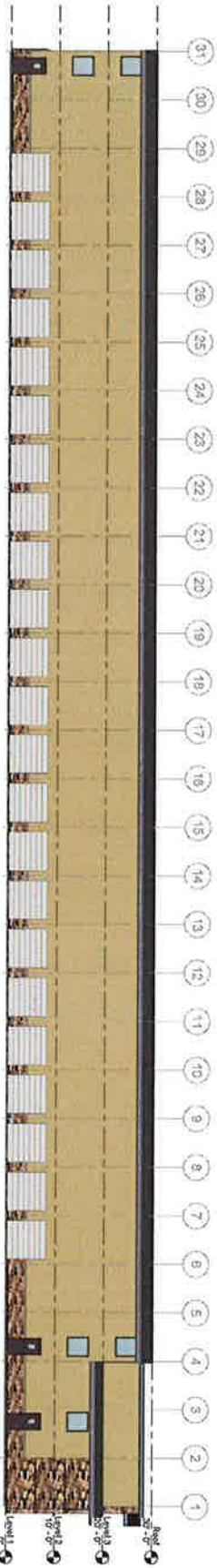
1 North
3/27" = 1'-0"



2 South
3/27" = 1'-0"



3 East
3/27" = 1'-0"



4 West
3/27" = 1'-0"



BROOKSIDE SELF STORAGE
TBD
TULSA, OKLAHOMA

Henry
700 East Avenue
Tulsa, OK 74103
Tel: 918-591-1333
Fax: 918-591-1333

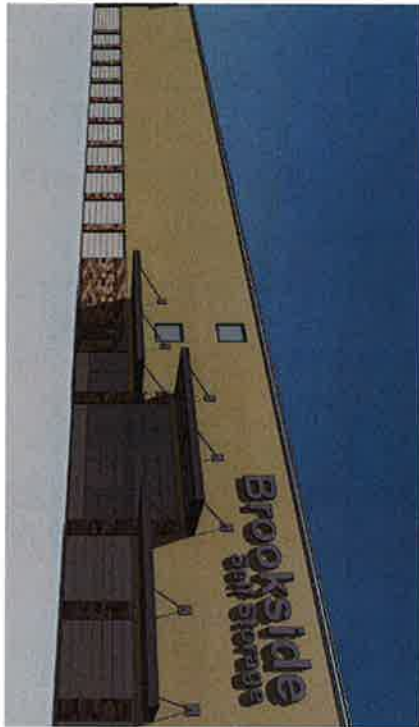
STRELAND ARCHITECTS
Name: STRELAND
Title: ARCHITECT
Address: 1000 E. 10TH AVE.
Tulsa, OK 74103
Tel: 918-591-1333
Fax: 918-591-1333

A2.1

16.21



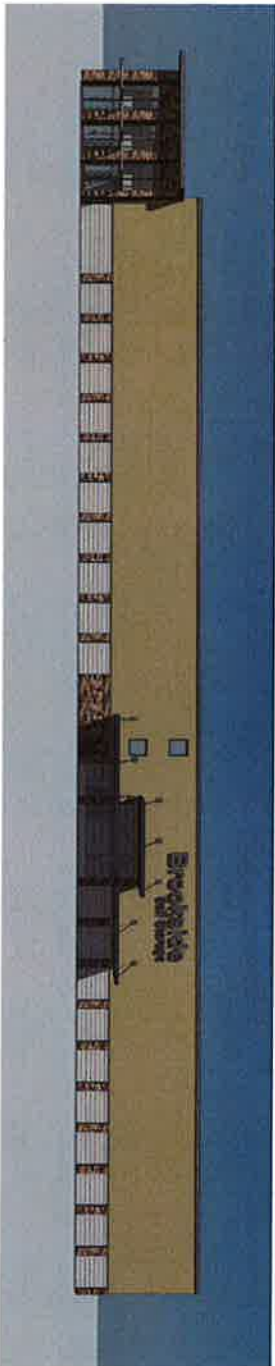
1 3D View 1



2 3D View 4



3 3D View 2



4 3D View 3



BROOKSIDE SELF STORAGE
TBD
TULSA, OKLAHOMA



4000 Broadway, Suite 100
Tulsa, OK 74103
Tel: 918-486-1000
Fax: 918-486-1001

DESIGN: HENRY'S

Rev: 07/26/15
Project: TBD
Client: TBC-A&U
Project: TBD

A3.1

1622

16.23



BROOKSIDE SELF STORAGE
TBD
TULSA, OKLAHOMA



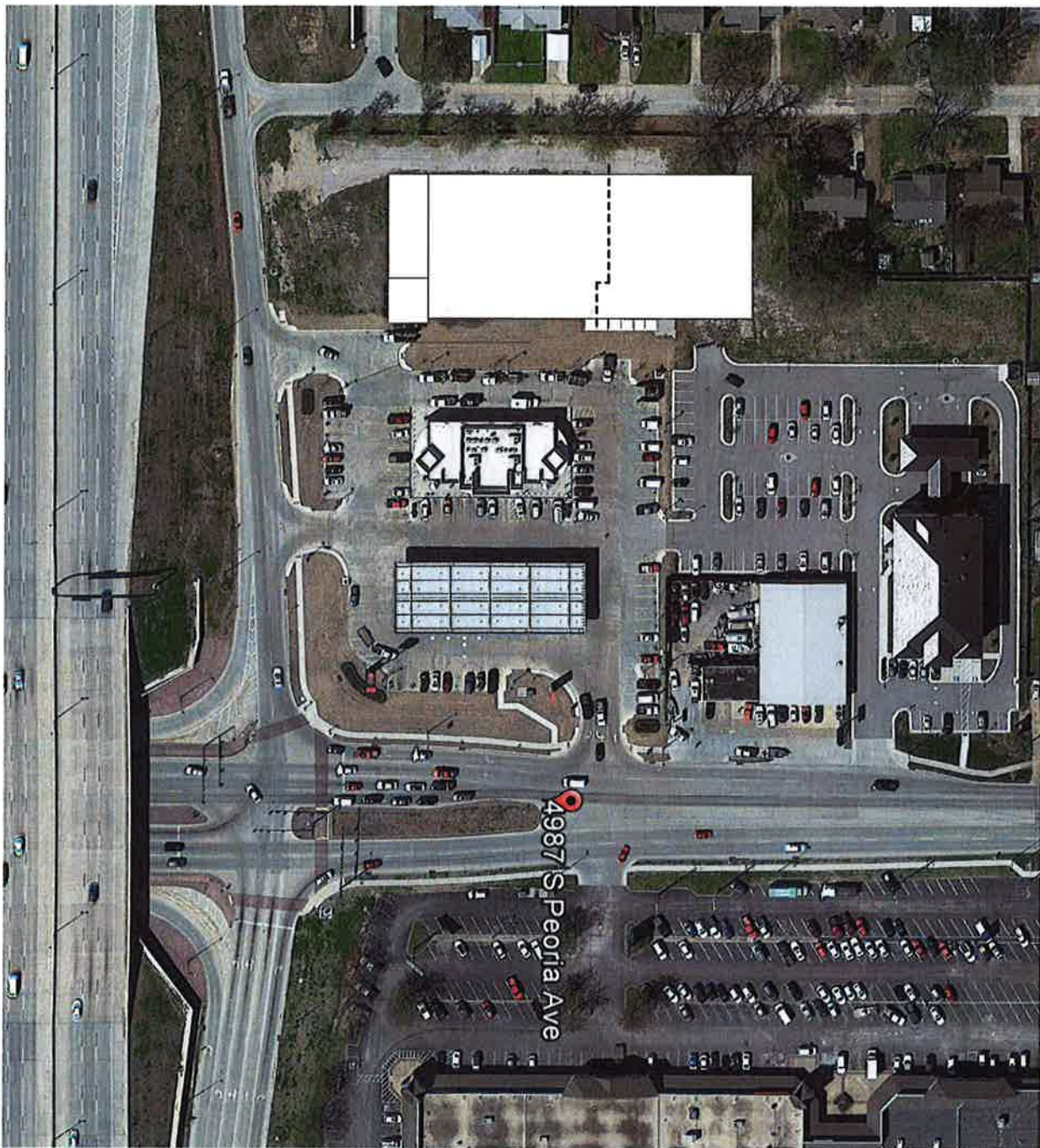
1000 Westwood Avenue
Tulsa, OK 74104
Tel: 918-481-1111
Fax: 918-481-1112

Date: 07/28/16
Project: 16.23
Client: Self Storage
Revision:

1000 Westwood Avenue

A4.1

1 SITE PLAN ⊕
1" = 40'-0"





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7345

With Optional Development Plan

Hearing Date: June 15, 2016

Case Report Prepared by:

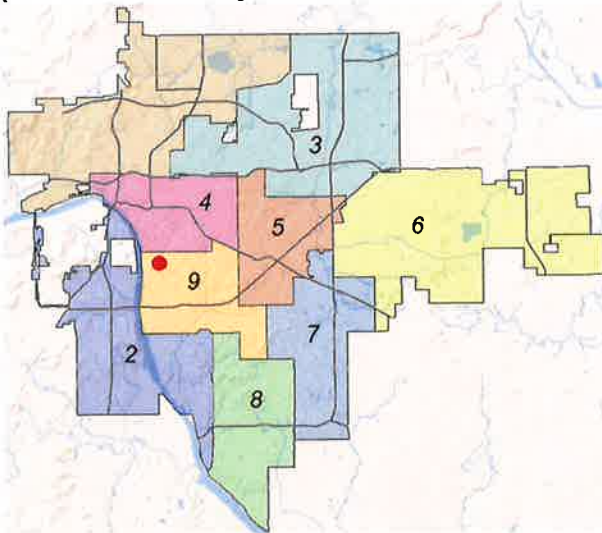
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Gregory Helms

Property Owner: Henry Aberson

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Commercial

Proposed Use: Restaurant with accessory bar

Concept summary: The parcel is split zoned with CH and OL. The west portion of the site adjacent to South Peoria is CH the east portion was zoned OL as a buffer adjacent to the single family residential area. The Optional Development Plan provides similar zoning protection to the residential area as the OL

Tract Size: 0.51 ± acres

Location: East of the southeast corner of E. 35th St. S. and S. Peoria Ave.

Zoning:

Existing Zoning: OL

Proposed Zoning: CH with Optional Development Plan

Comprehensive Plan:

Land Use Map: Main Street

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval of CH zoning but only with the Optional Development Plan.

Staff Data:

TRS: 9319

CZM: 47

Atlas: 189

City Council District: 9

Councilor Name: G.T. Bynum

County Commission District: 2

Commissioner Name: Karen Keith

17.1

SECTION I: Z-7345

DEVELOPMENT CONCEPT:

Applicants Statement of intent:

The proposed use for the property is a restaurant with an accessory bar. The existing building is part of the Consortium Shopping and Dining center which includes four restaurants operating on the property. The proposed restaurant will be located within the existing 2,400 square foot building located along the east property line.

The existing property has multiple zoning classifications. The western three-fourths of the property is zoned CH, while the portion of the property where the new restaurant will be located is zoned OL.

The property directly east is zoned RS-3. A new residence has been recently constructed on that lot. In March of 2016 the applicant visited with the current home owner. They were excited about having it next door.

Properties located north across 35th Street are zoned OL and RS-3(PUD-430). The properties house offices. Directly west of these properties the zoning changes back to CH.

Applicants Concept:

The restaurant concept is an Oyster Restaurant with an accessory wine bar. The Kitchen will be a cold kitchen. While all of the meats are handmade, they are not made on site, they are all imported from Italy. No cooking will take place on site, therefore no kitchen hood is required and no restaurant exhaust will be generated near the residence.

Applicants Request for Re-zoning:

Prior to commencement of a lease for this building and preparation of the associated renovation drawings, a Zoning Clearance application was made to the City of Tulsa. The Zoning Clearance permit was approved by the building permit office and the lease and design work for the restaurant began. Upon application for a Building Permit, it was discovered that the Zoning Clearance was granted in error, since the proposed location for the restaurant was in the OL zoned portion of the property.

Since the proposed property is adjacent to a residentially zoned property, and straight CH zoning could possibly prove detrimental to the adjacent area given its more lenient use requirements, the applicant has elected to impose additional restrictions on the property through an Optional Development Plan.

SECTION II: Z-7345

Optional Development Plan Provisions:

All CH district zoning guidelines shall apply except as provided below:

Use Limitation:

Only the uses listed below are allowed with this Optional Development Plan:

1. Subcategory Restaurant Use with an accessory bar shall be allowed with a maximum occupancy of 150 including dining, kitchen, and storage and business areas. Kitchen exhaust and externally vented mechanical equipment shall be a minimum of 50 feet from R districts and

directed toward the west or south. Air handling units may be placed anywhere on the site except for a building greater than 5000 square feet when the above mentioned spacing standard apply.

2. Outdoor dining shall be limited to 500 square feet.
3. Outdoor storage is prohibited.
4. All Office uses except Plasma centers are permitted
5. Financial Services except personal credit establishment
6. Parking, Non-accessory
7. Studio, Artist or instructional Service

Signage:

1. Signs shall be consistent with the allowed Sign Budget in a Commercial District except as follows.
2. Wall signs facing north shall not be illuminated with internal or external light sources. Aggregate total of display surface area of all north facing wall signs shall not exceed 64 square feet in size.
3. Wall signs are prohibited on the East and south side of any building.

Lighting:

1. All lighting fixtures affixed to the structure within 25 feet of R districts shall mounted at a maximum height of 12 feet or less from the ground level and shall be pointed down and away from adjacent property lines.
2. No pole lighting will be allowed on the property between the structure and the abutting R district on the east.

Additional Design Standards:

1. Future building construction or renovation shall not exceed 45 feet in height.
2. Window placement or wall openings on the east wall shall be limited to the first floor and not further than 10 feet above ground elevation.
3. Minimum Building setback from East 35th Street south shall be 25 feet from the street right of way.

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:

Construction drawings for current remodel request. Not intended to represent all future development possibilities.

DETAILED STAFF RECOMMENDATION:

Z-7345 requesting CH zoning with an Optional Development Plan is consistent with the Main Street Land Use designation of the Comprehensive Plan and;

The Optional Development Plan provisions are consistent with the goals identified in the Brookside Infill Plan and;

CH zoning provides a variety of uses and almost unlimited density however the Optional Development Plan limits objectionable uses and requires greater site design standards than would be allowed with the proposed zoning and;

Z-7345 with an Optional Development Plan is consistent with the anticipated future land development opportunities. CH zoning without the Optional Development plan is potentially injurious to the single family residential area east of the site and;

The Optional Development Plan is consistent with the Development Plan provisions of the Tulsa Zoning Code therefore;

Staff recommends Approval of Z-7345 with the optional development plan as outlined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The CH zoning is consistent with the Main Street vision identified in the Comprehensive Plan. The Optional Development Plan is consistent with the Brookside Infill plan goals.

Land Use Vision:

Land Use Plan map designation: Main Street

Main Streets are Tulsa's classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide, and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

Areas of Stability and Growth designation: Area of Growth

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

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

areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations:

Trail master plans do not affect this area however pedestrian access to this area is an important consideration. Site development should provide adequate area for pedestrian movement from the adjoining neighborhood to the Peoria Corridor. Bicycle parking should also be provided.

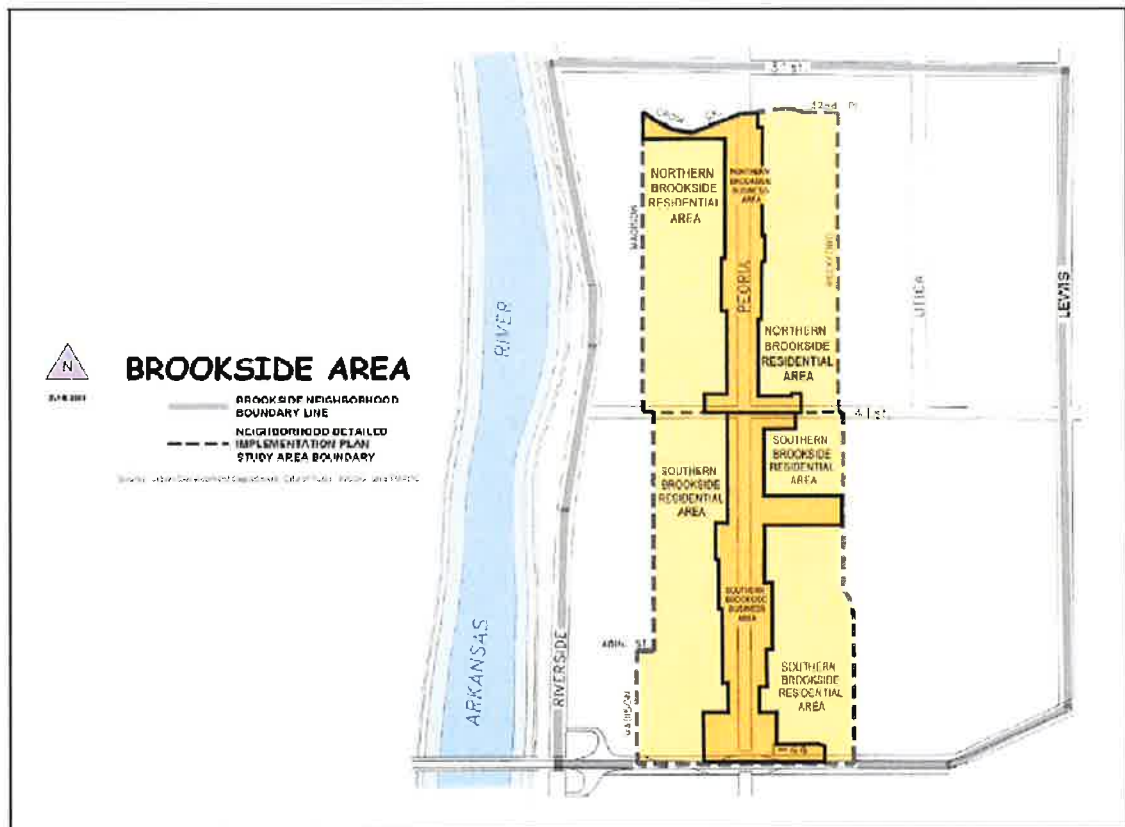
Small Area Plan: Brookside Infill Plan:

This site is included in the neighborhood detailed implementation plan study area boundary. The overall design policies include providing pedestrian pathways, slowing traffic encourage high quality residential, office and commercial in-fill development.

An effect strategy to implement the design policies outlined in the plan was through the implementation PUD's which are no longer an option. This zoning request satisfies many of those goals through the Optional Development Plan Process.

BROOKSIDE INFILL DEVELOPMENT DESIGN RECOMMENDATIONS - A COMPONENT OF THE BROOKSIDE INFILL NEIGHBORHOOD DETAILED IMPLEMENTATION PLAN

EXHIBIT 1 - BROOKSIDE AREA



Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The rezoning request with the Optional Development Plan is currently occupied with a single story building with surface parking that was previously used as an office in the OL zoned district. The current proposal is to convert this structure to a restaurant with accessory bar.

Environmental Considerations:

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 35 th Street South	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	PK/CH/ PUD-430	Main Street	Growth	Office
East	RS-3	Existing Neighborhood	Stability	Single Family Residential
South	OL/ PUD-474	Main Street	Growth	Salon
West	CH	Main Street	Growth	Surface parking and mixed use building.

SECTION III: Relevant Zoning History

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

Subject Property:

BOA-18247 November 24, 1998: The Board of Adjustment **approved** a *Variance* of the off-street parking required for health club on the third floor of the consortium building, on property located at the southeast corner of E. 35th St. and S. Peoria Ave. and including the subject tract.

Surrounding Property:

BOA-21879 April 28, 2015: The Board of Adjustment **approved** a *Variance* of the allowed coverage of the required front yard in RS-3 from 34% to 38% (Section 1303.D), on property located at 1332 E. 35th St. S.

BOA-21468 September 11, 2012: The Board of Adjustment **approved** a *variance* to reduce the minimum lot width from 60' to 50' and a *variance* to reduce the land area per dwelling unit requirement from 8400 sf to 8200 sf.

BOA-18031 June 9, 1998: The Board of Adjustment **approved** a *variance* to reduce the required side yard from 5' to 0' and a variance of the required land area per dwelling unit requirement per submitted site plan.

BOA-17766 July 8, 1997: The Board of Adjustment **approved** a *special exception* to allow a duplex in the RS- 3 district per submitted plan.

Z-6324/ PUD-474 November 1991: All concurred in **approval** of *rezoning* a tract of land from RS-3 to OL/PUD-474 for office use, on a property located east of the northeast corner of E. 35th St. and S. Peoria Ave.

BOA-17090 June 27, 1995: The Board of Adjustment **approved** a *Variance* of required number of parking spaces from 20 to 11, on property located at the southeast corner of E. 35th St. and S. Peoria Ave.

BOA-16244 January 12, 1993: The Board of Adjustment **approved** a *Variance* of the required parking and amended site plan, on property located at the southeast corner of E. 35th St. and S. Peoria Ave.

BOA-15485 July 19, 1990: The Board of Adjustment **approved** a *Minor Variance* of the minimum setback from the centerline of Peoria from 50' to 48' to permit a projecting sign, on property located at the southeast corner of E. 35th St. and S. Peoria Ave.

BOA-14734 February 4, 1988: The Board of Adjustment **approved** a *Variance* of the setback from the centerline of Peoria Ave. from 50' to 42.5', on property located at the southeast corner of E. 35th St. and S. Peoria Ave.

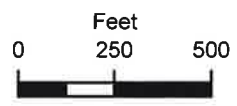
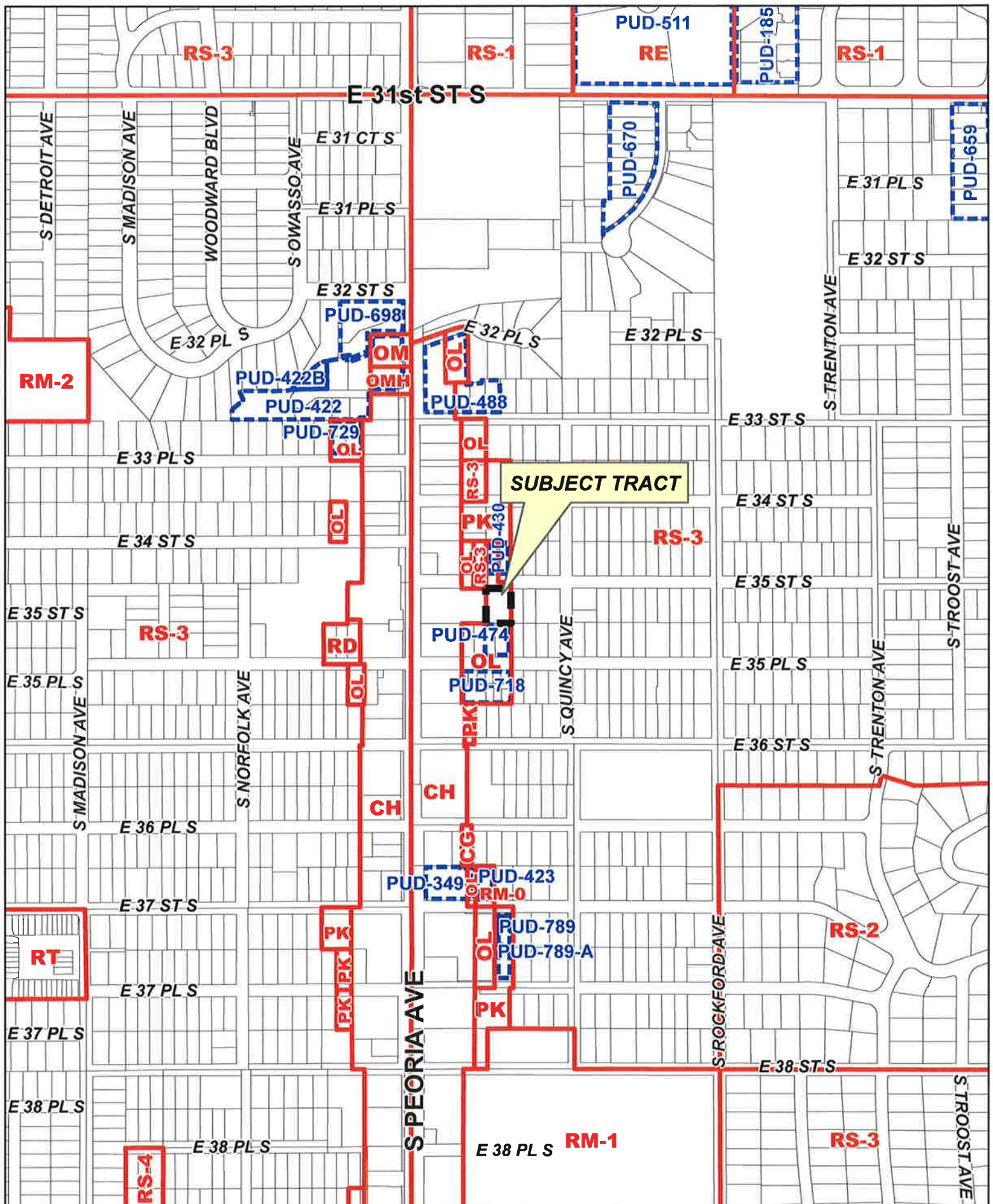
Z-6170/ PUD-430 October 1987: All concurred in **approval** of a request for *rezoning* a .32± acre tract of land from PK to the west 55' to OL and the balance remain PK, with a Planned Unit Development, for office development, on property located east of the northeast corner of E. 35th St. and S. Peoria Ave.

BOA-14129 July 10, 1986: The Board of Adjustment **approved** a *Variance* of the setback from centerline of 35th Pl. for parking from 50' to 25' and a *Special exception* to waive the screening requirement between parking and abutting R district, on property located at the southeast corner of E. 35th St. and S. Peoria Ave.

BOA-13106 April 19, 1984: The Board of Adjustment **approved** a *Variance* of the required setback from the centerline of E. 35th St. to 25' to allow off-street parking in a PK district, on property located at east of the northeast corner of E. 35th ST. and S. Peoria Ave.

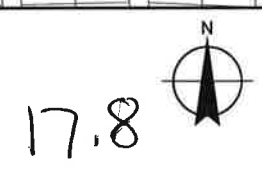
BOA-12527: The Board of Adjustment **approved** a *Variance* to permit office use in an RS-3 district; and a *Variance* of the screening requirement from abutting R district, on property located at 1321 E. 35th St.

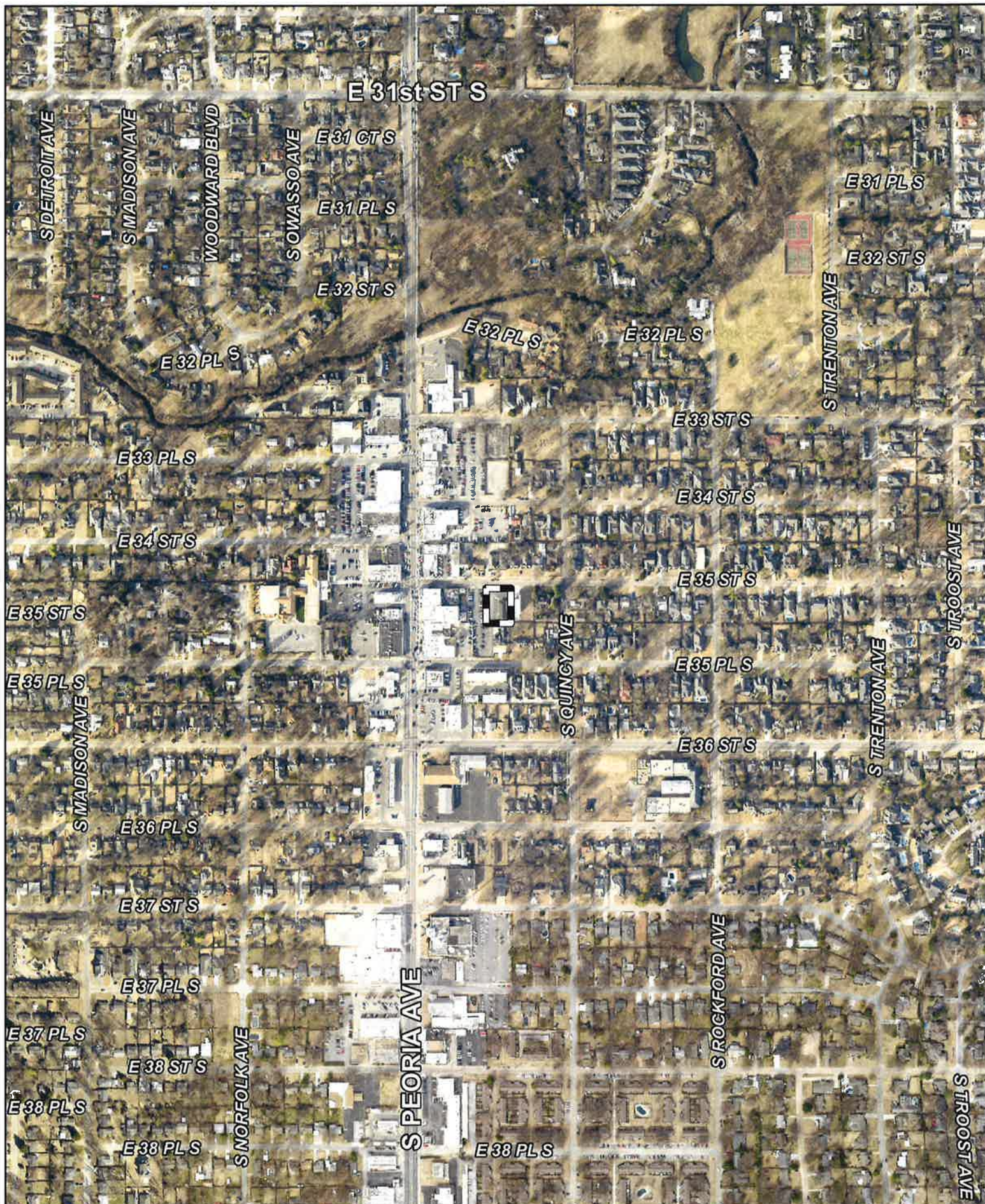
6/1/2016 1:30 PM



19-13 19

Z-7345
with Optional
Development Plan





Subject
Tract

19-13 19

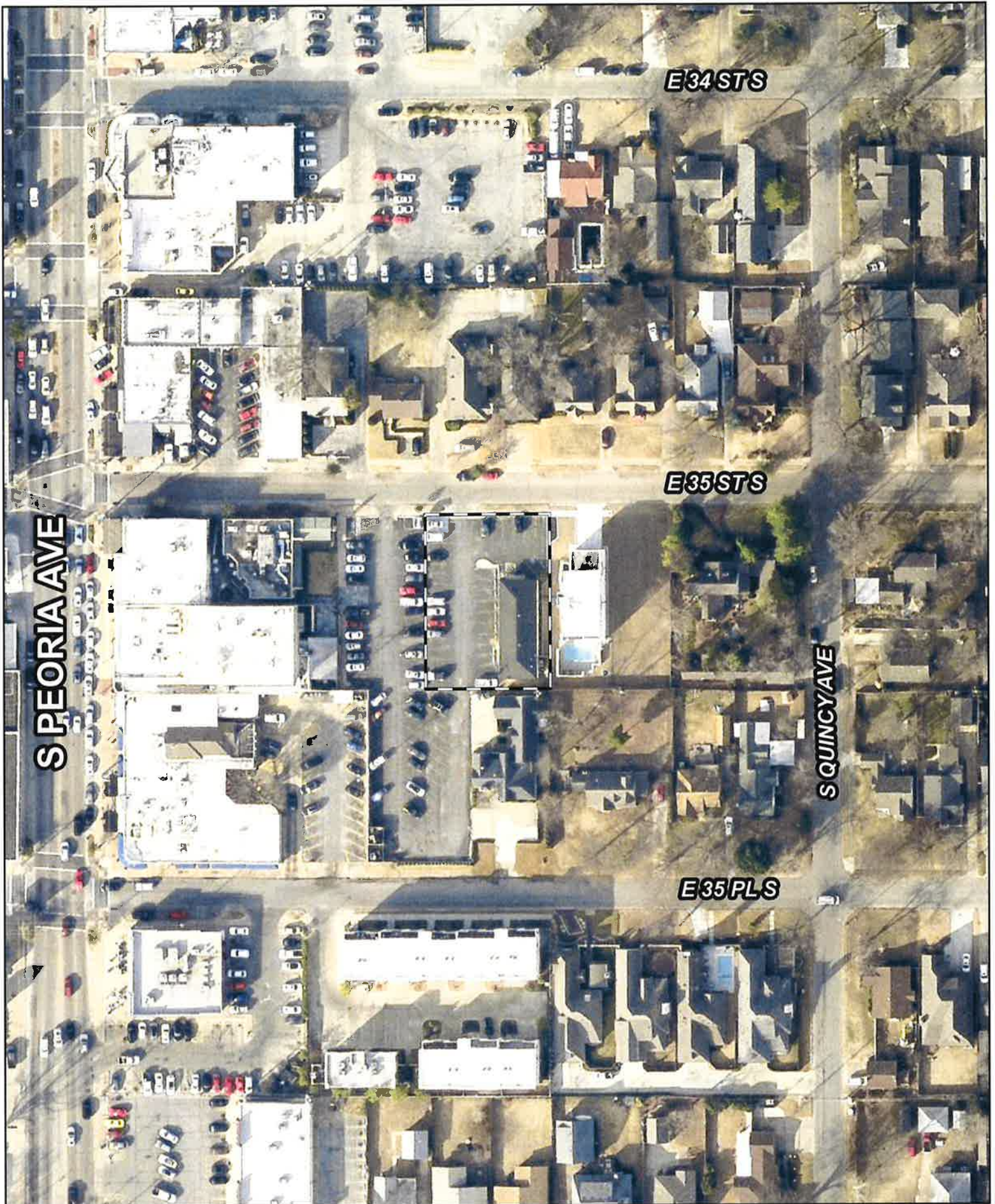
Z-7345
with Optional
Development Plan

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

Aerial Photo Date: February 2016



17.9



Subject
Tract

19-13 19

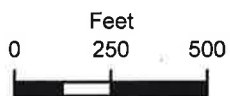
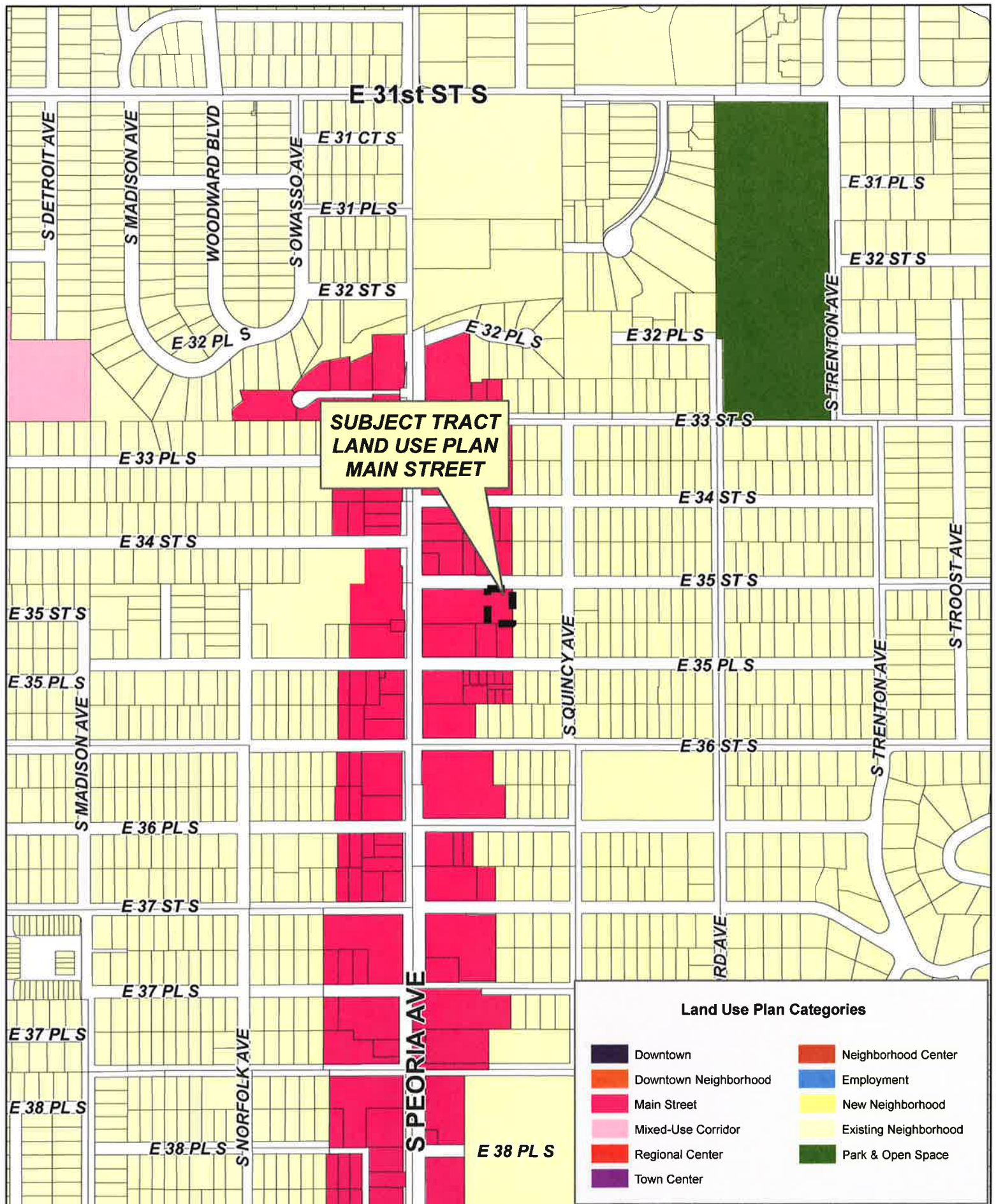
**Z-7345
with Optional
Development Plan**

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

Aerial Photo Date: February 2016



17.10

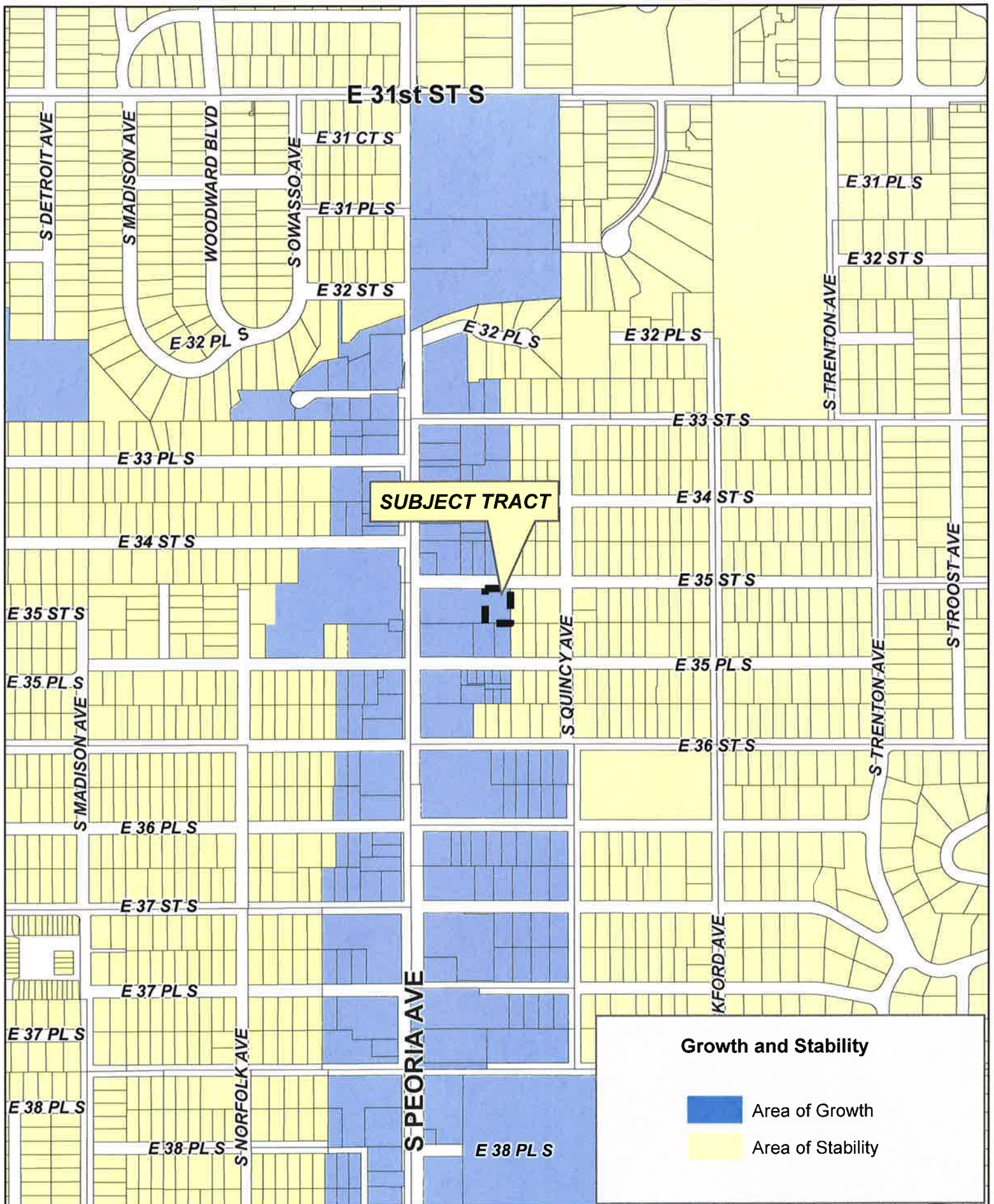


19-13 19

Z-7345
with Optional
Development Plan



17.11

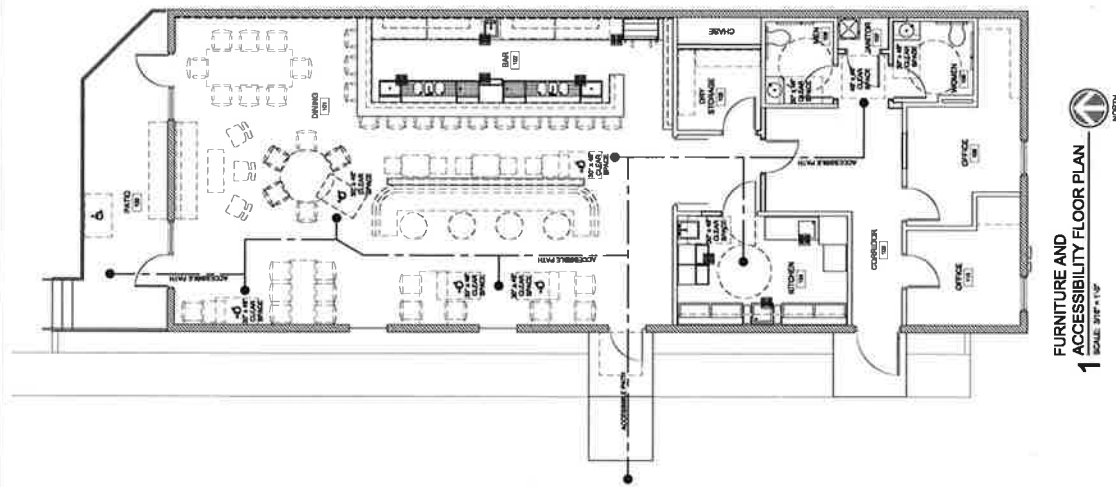
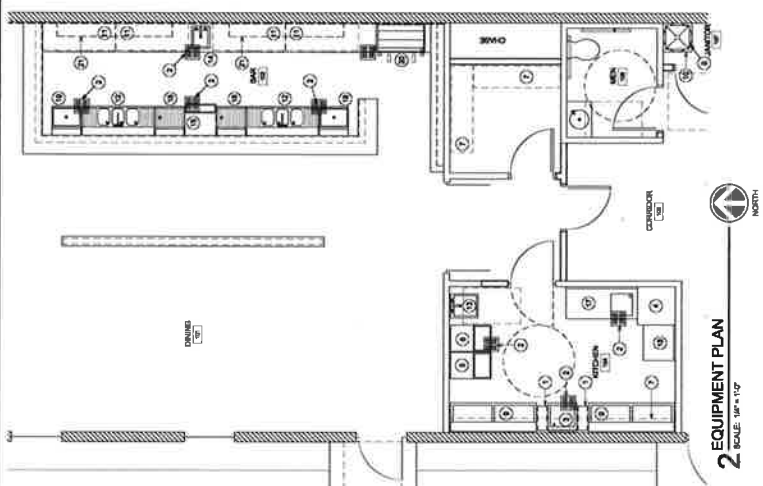


19-13 19

Z-7345
with Optional
Development Plan



17.12



ACCESSIBILITY NOTES

- ENTIRE FLOOR AREA OF DINING AREA IS ACCESSIBLE.
OCCUPANT LOAD FOR RESTAURANT IS 172. NO LOCATIONS ARE POSTED. THESE LOCATIONS ARE NOTED BY THE "X" SYMBOL SHOWN ON THE ACCESSIBLE PATHS.
ACCESSIBLE PATH NOTED ON PLAN INDICATES A PATH WITH A MINIMUM OF 3' CLEAR. ACCESSIBLE EATING AREAS HAVE BEEN DESIGNATED THROUGHOUT THE DINING AREA. ACCESSIBLE TABLES SHALL HAVE A MINIMUM CLEAR HEIGHT ABOVE THE FLOOR OF 27" AT TABLES. THROUGH ACCESSIBLE TABLES SHALL DOUBLE AS REQUIRED ACCESSIBLE SEATING SLAZES.

EQUIPMENT NOTES

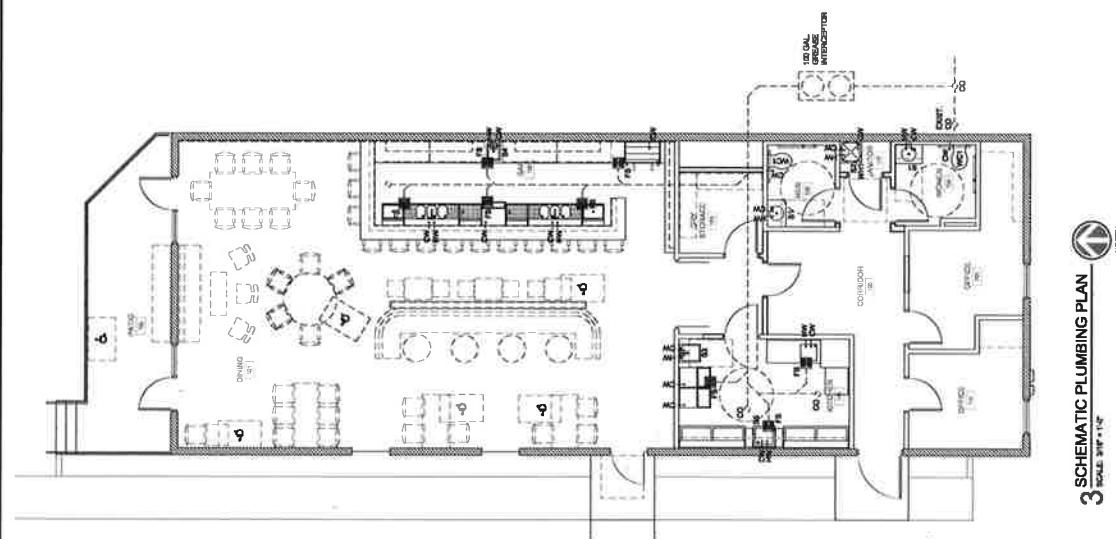
- [illegible]

EQUIPMENT KEYNOTES

- | | | | |
|---|---------------------------|----|-------------------------|
| 1 | GARBAGE CAN | 8 | WATER HEATER |
| 2 | 12" x 12" FLOOR SINK (F8) | 9 | 8" RTR. HOOD PREP TABLE |
| 3 | PREP SINK | 10 | BACK SINK |
| 4 | CORNER DISHWASHER | 11 | BLACK BAR COOLER |
| 5 | CURED ICE MACHINE | 12 | TRIPLE SINK |
| 6 | CRUSHED ICE MACHINE | 13 | A.D.A. HANDWASH SINK |
| 7 | OPEN WIRE SHELVEING | 14 | HANDWASHING SINK |

PLUMBING NOTES

- [illegible]



3 SCHEMATIC PLUMBING PLAN
SCALE: 3/16" = 1'-0"

3. PLUMBING CLEAN-UP SHALL NOT BE ALLOWED IN THE DUMP OR ENTRY AREAS OF PROJECT.

1. CONTRACTOR SHALL PROVIDE SHUT-OFF VALVES AT ALL GAS AND WATER CONNECTIONS.

1. CONTRACTOR SHALL REFER TO EQUIPMENT CUT-SHEETS TO VERIFY WATER, GAS

A0.1

SHEET NUMBER

PROJECT TITLE
VIRGOLA OYSTER RESTAURANT & WINE BAR
 TENANT IMPROVEMENT
 1320 EAST 34th STREET TULSA, OK 74109

SHEET TITLE
DEMOLITION & ARCHITECTURAL SITE PLANS

ARCHITECT
GS HELMS + ASSOCIATES
 404 N. MAIN ST. JENKS, OK 74037
 PH: 518.288.7255
 G.S. HELMS@GSH.COM

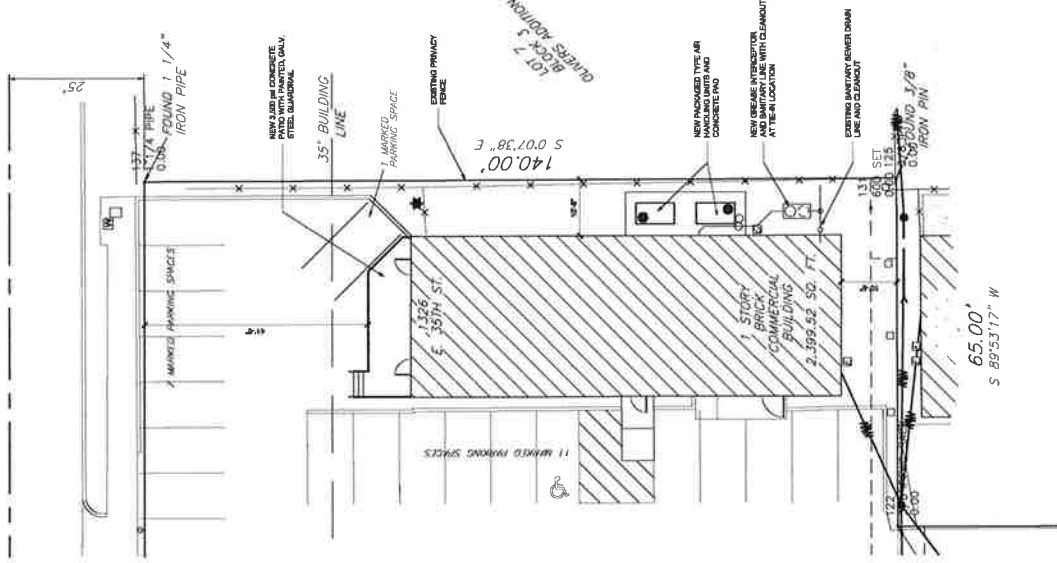
PROJECT NO.	2020-002
FILE	2020-002
DATE	03.11.19
SCALE	AS NOTED
DRAWN BY	GS
CHECKED BY	GS
APPROVED BY	GS



CONSTRUCTION DOCUMENT	03.11.19	DATE
REVISION		



2 ARCHITECTURAL SITE PLAN
 SCALE: 3/32" = 1'-0"

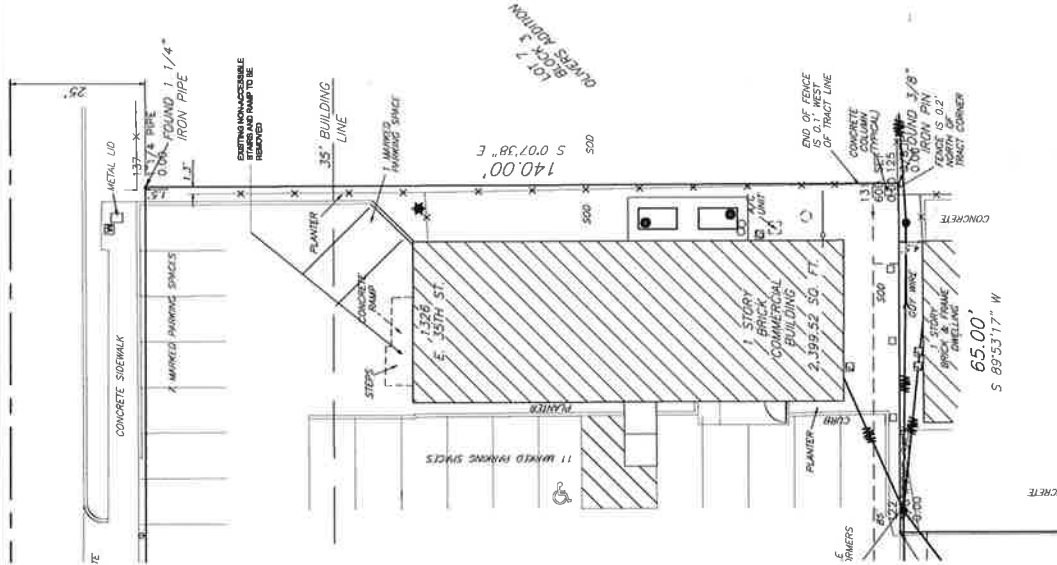


SITE DATA

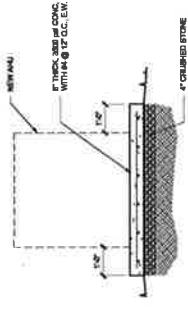
LOT AREA: 8,400 SF
 BUILDING AREA: 2,400 SF
 PROPOSED INCREASE IN IMPERVIOUS AREA: 0 SF



1 DEMOLITION SITE PLAN
 SCALE: 3/32" = 1'-0"



3 AHU CONCRETE PAD DETAIL
 SCALE: 1/2" = 1'-0"



17.16



Tulsa Metropolitan Area
Planning Commission

Case : Plat Waiver 7345

Hearing Date: June 15, 2016

Case Report Prepared by:

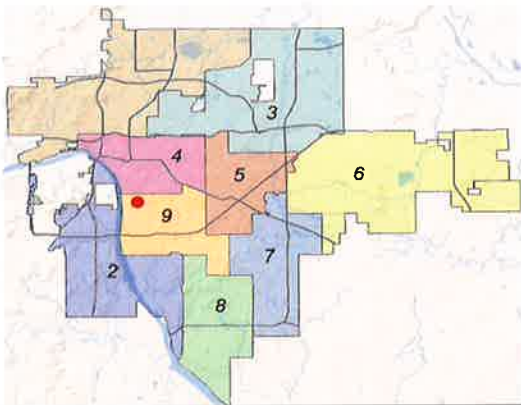
Diane Fernandez

Owner and Applicant Information:

Applicant: Greg Helms

Owner: Henry Aberson

Location Map:
(shown with City Council Districts)



Applicant Proposal: Plat Waiver

Location: 1326 East 35th Street,
East of the Southeast corner of East 35th
Street and South Peoria Avenue

Zoning: OL with CH with Optional
Development Plan pending

Staff Recommendation:
Staff recommends Approval.

City Council District: 9

Councilor Name: G.T. Bynam

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS:

Site Plan

18.1

PLAT WAIVER

June 15, 2016

Z-7345 – Southeast corner of East 35th Street and South Peoria Avenue (CD 9)

The platting requirement is being triggered by a rezoning from OL to CH.

Staff provides the following information from TAC for their May 19, 2016 meeting:

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

STREETS: No comment.

SEWER: No comments.

WATER: No comments.

STORMWATER: No comment.

FIRE: No comments.

UTILITIES: No comments.

Staff can recommend **APPROVAL** of the plat waiver for the previously platted property.

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

- | | Yes | NO |
|---|-----|----|
| 1. Has Property previously been platted? | X | |
| 2. Are there restrictive covenants contained in a previously filed plat? | X | |
| 3. Is property adequately described by surrounding platted properties or street right-of-way? | X | |

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

- | | YES | NO |
|--|-----|----|
| 4. Is right-of-way dedication required to comply with Major Street and Highway Plan? | | X |
| 5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived? | | X |
| 6. Infrastructure requirements: | | |
| a) Water | | |
| i. Is a main line water extension required? | | X |
| ii. Is an internal system or fire line required? | | X |
| iii. Are additional easements required? | | X |

18.2

- b) Sanitary Sewer
 - i. Is a main line extension required? X
 - ii. Is an internal system required? X
 - iii. Are additional easements required? X
- c) Storm Sewer
 - i. Is a P.F.P.I. required? X
 - ii. Is an Overland Drainage Easement required? X
 - iii. Is on site detention required? X
 - iv. Are additional easements required? X
- 7. Floodplain
 - a) Does the property contain a City of Tulsa (Regulatory) Floodplain? X
 - b) Does the property contain a F.E.M.A. (Federal) Floodplain? X
- 8. Change of Access
 - a) Are revisions to existing access locations necessary? X
- 9. Is the property in a P.U.D.? X
 - a) If yes, was plat recorded for the original P.U.D.
- 10. Is this a Major Amendment to a P.U.D.? X
 - a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? X
- 11. Are mutual access easements needed to assure adequate access to the site? X
- 12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations? X

18.4



LOCATION MAP
SCALE 1"=2000'

1. ☐ SOFT, UNPAVED
 2. ☐ SQUARING SERIES LINE
 3. ☐ WET, WET
 4. ☐ WATER WAVE
 5. ☐ WET, WET
 6. ☐ TIGHT, TIGHT
 7. ☐ POWER POLE
 8. ☐ LEFT POLE
 9. ☐ CLEAN OUT
 10. ☐ GAS VALVE
11. ☐ TIGHT, TIGHT
 12. ☐ METAL SONG, DO
 13. ☐ FIRE HYDRANT
 14. ☐ OVERHEAD UTILITIES
 15. ☐ OIL, OIL
 16. ☐ OIL, OIL
 17. ☐ ASPHALT
18. ☐ TIGHT, TIGHT
 19. ☐ METAL SONG, DO
 20. ☐ FIRE HYDRANT
 21. ☐ OVERHEAD UTILITIES
 22. ☐ OIL, OIL
 23. ☐ OIL, OIL
 24. ☐ ASPHALT
25. ☐ TIGHT, TIGHT
 26. ☐ METAL SONG, DO
 27. ☐ FIRE HYDRANT
 28. ☐ OVERHEAD UTILITIES
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 31. ☐ ASPHALT
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 33. ☐ METAL SONG, DO
 34. ☐ FIRE HYDRANT
 35. ☐ OVERHEAD UTILITIES
 36. ☐ OIL, OIL
 37. ☐ OIL, OIL
 38. ☐ ASPHALT
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 40. ☐ METAL SONG, DO
 41. ☐ FIRE HYDRANT
 42. ☐ OVERHEAD UTILITIES
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 202. ☐ FIRE HYDRANT
 203. ☐ OVERHEAD UTILITIES
 204. ☐ OIL, OIL
 205. ☐ OIL, OIL
 206. ☐ ASPHALT
-

[illegible]

OF:

THE NORTH 2 FEET OF LOT TWO (2), AND ALL OF LOTS THREE (3), FOUR (4), FIVE (5) AND SIX (6) AND THE WEST 35 FEET OF LOT ELEVEN (11), AND THE EAST 35 FEET OF LOT TWELVE (12), BLOCK THREE (3), OLIVER, ADDITION TO THE CITY OF ILLA, ILLA COUNTY, STATE OF OREGON, ACCORDING TO THE RECORDED PLAT NO. 693.

WHITE STARLINE COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO:

ABERSON DEVELOPMENT, LLC
FIRSTTILE & ABSTRACT SERVICES, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THEY WAS MAP OF THE SLINKY ON WHICH IT IS BLOOD WING WARD IN ACCORDANCE WITH THE 2000
MAGNET ENOUGH SILENT, RECONSTRUCT THE ADVANCED LAND TITLE, IDENTIFY CRESTED
ACROSS IN ACTA AND SPIN, AND POLICE HAS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 10 OF WHOLE A THROAT.
FIELD WORK WAS COMPLETED ON APRIL 7, 2013.

WHILE SURVEYING COMPANY
CERTIFICATE OF
AUTHORIZATION NO. CA1098
(RENEWAL 6/30/2015)

 **WHITE SURVEYING COMPANY**
providing land surveying services since 1940
8935 E. 55th Place • Tulsa, OK 74146 • 918.693.0924 • 918.654.8306 fax

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Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7346

Hearing Date: June 15, 2016

Case Report Prepared by:

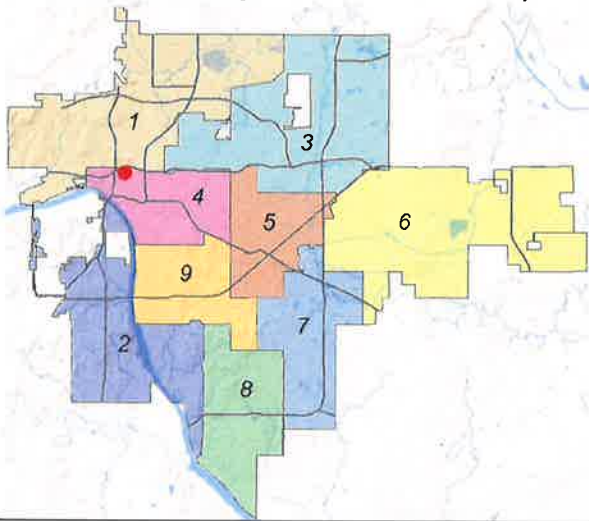
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Jim Beach

Property Owner: WRT REALTY LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Multifamily

Concept summary: Rezone site inside the inner dispersal loop to CBD allowing repurposing of a building from light industrial to multi family.

Tract Size: 0.42 ± acres

Location: Northwest corner of N. Main St. and E. Brady Street

Zoning:

Existing Zoning: IL

Proposed Zoning: CBD

Comprehensive Plan:

Land Use Map: Downtown Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9202

CZM: 36

Atlas: 22/ 7

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 1

Commissioner Name: John Smaligo

1911

SECTION I: Z-7346

DEVELOPMENT CONCEPT:

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

The requested CBD zoning is consistent with the Downtown Neighborhood vision of the Comprehensive Plan which includes the Downtown Master Plan and;

Uses as allowed by right in the CBD district are non injurious to the proximate properties and;

CBD zoning is consistent with the anticipated development of the surrounding properties therefore:

Staff recommends Approval of Z-7346 to rezone property from IL to CBD.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This site is within the inter dispersal loop in an area that historically has been considered the Central Business District. The existing structures appear to have been constructed as part of an industrial facility. This particular project will renovate that building into an affordable multifamily project. Central Business District zoning will prohibit future industrial uses except that light manufacturing uses may be used when allowed by the Board of Adjustment through the special exception process defined in the Zoning Code. This rezoning request complements the vision identified in the Downtown Tulsa Master Plan.

Land Use Vision:

Land Use designation:

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

Growth and Stability:

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

19.2

REVISED 6/8/2016

increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

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

Transportation Vision:

Major Street and Highway Plan:

All streets surrounding this block are Commuter Streets. The vision for those streets and are included in the Downtown Master Plan and include a broad mix of public transit, pedestrian and vehicular uses.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The existing site is a light industrial site and surrounded by a wide mix of Central Business District uses including surface parking, mixed use buildings, restaurant and hotel properties.*

Site Analysis: The subject property is approximately 1+ acre in size and is located north of the railroad tracks two blocks east of the Brady Theater. The property appears to be unoccupied and is zoned IL. A small area of IL zoning will remain on the remainder of the block when this project is rezoned. CBD zoning does not indirectly affect the remaining IL zoned property.

Surrounding Properties: The subject tract is abutted on the east and west by Central Business District (CBD) properties, on the north by small warehouse and industrial buildings, zoned IL; on the south by the railroad and further south a wide mix of property uses all zoned CBD;

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Main Street	Downtown Collector	80 feet	2 with angled parking both sides
East Brady Street	Downtown Collector	80 feet	2 with parallel parking on north and angled parking out south

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	CBD	Downtown Neighborhood	Growth	Restaurant and surface parking lot

West	IL	Downtown Neighborhood	Growth	Surface parking lot
South	CBD	Downtown Neighborhood	Growth	Mixed Use Building
East	CBD	Downtown Neighborhood	Growth	Mixed use Building

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11814 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

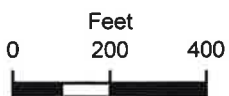
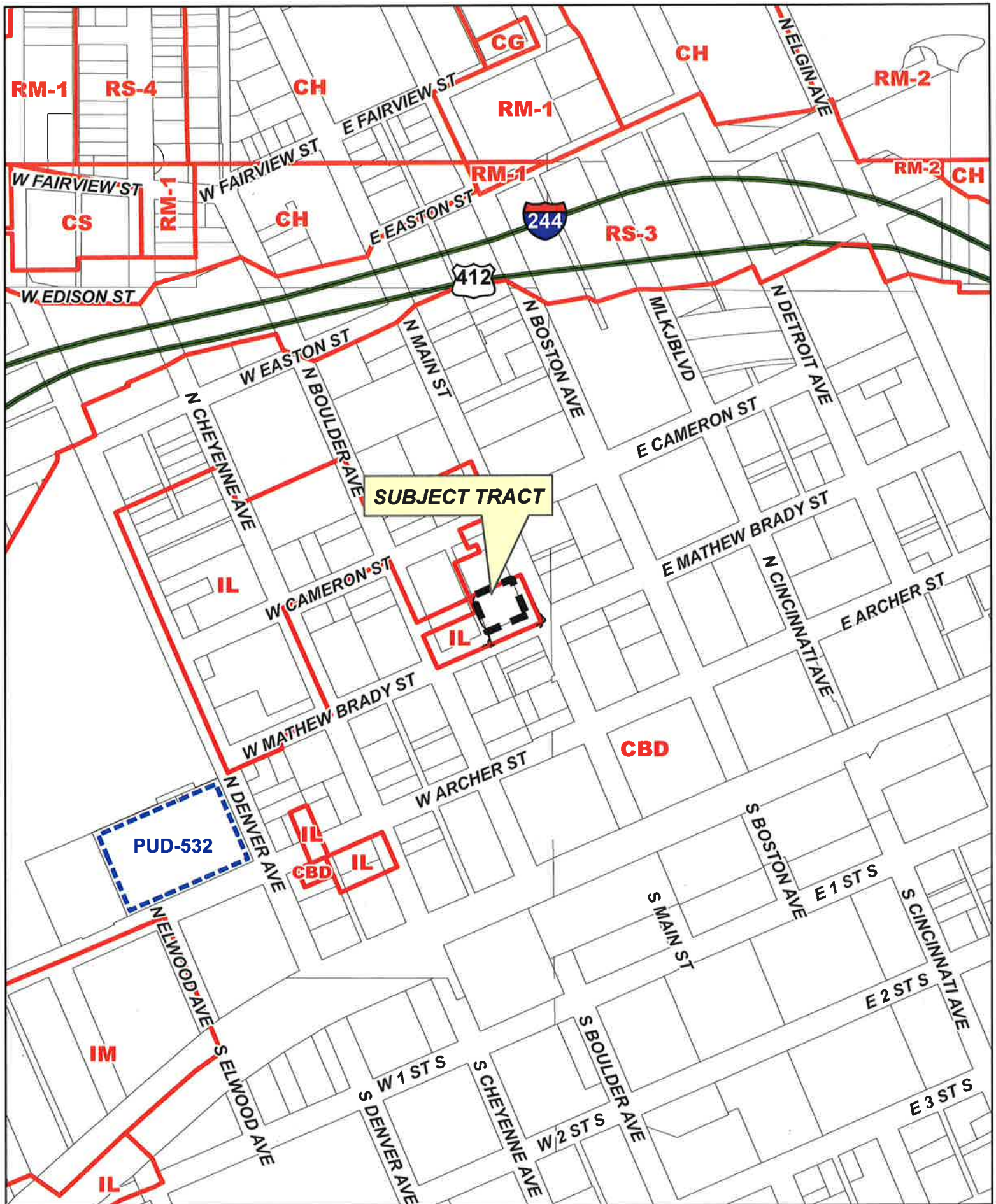
BOA-20207 February 28, 2006: The Board of Adjustment **accepted** a *Verification of spacing requirements* for a bar/nightclub – public entrance doors located at least 50 feet from R district and use located a minimum 300 feet from public park, school or church, on property located at 222 N. Main St.

BOA-6902 February 4, 1971: The Board of Adjustment **approved** a *Variance* to permit a dance hall; a self-service laundry; and a restaurant in an IL district, on property located at 218-224 N. Main St.

There have been many rezoning actions in the downtown area since 1980 that involved rezoning to CBD designation. The pattern of redevelopment, for all of those zoning requests, has been consistent with the Tulsa Comprehensive Plan.

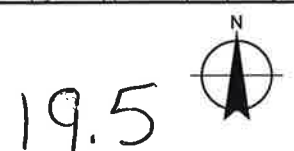
6/15/2016 1:30 PM

19.4



Z-7346

19-12 02





0 200 400
Feet



Subject
Tract

Z-7346

19-12 02

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

Aerial Photo Date: February 2016



19.6



0 Feet 50 100



Subject Tract

Z-7346

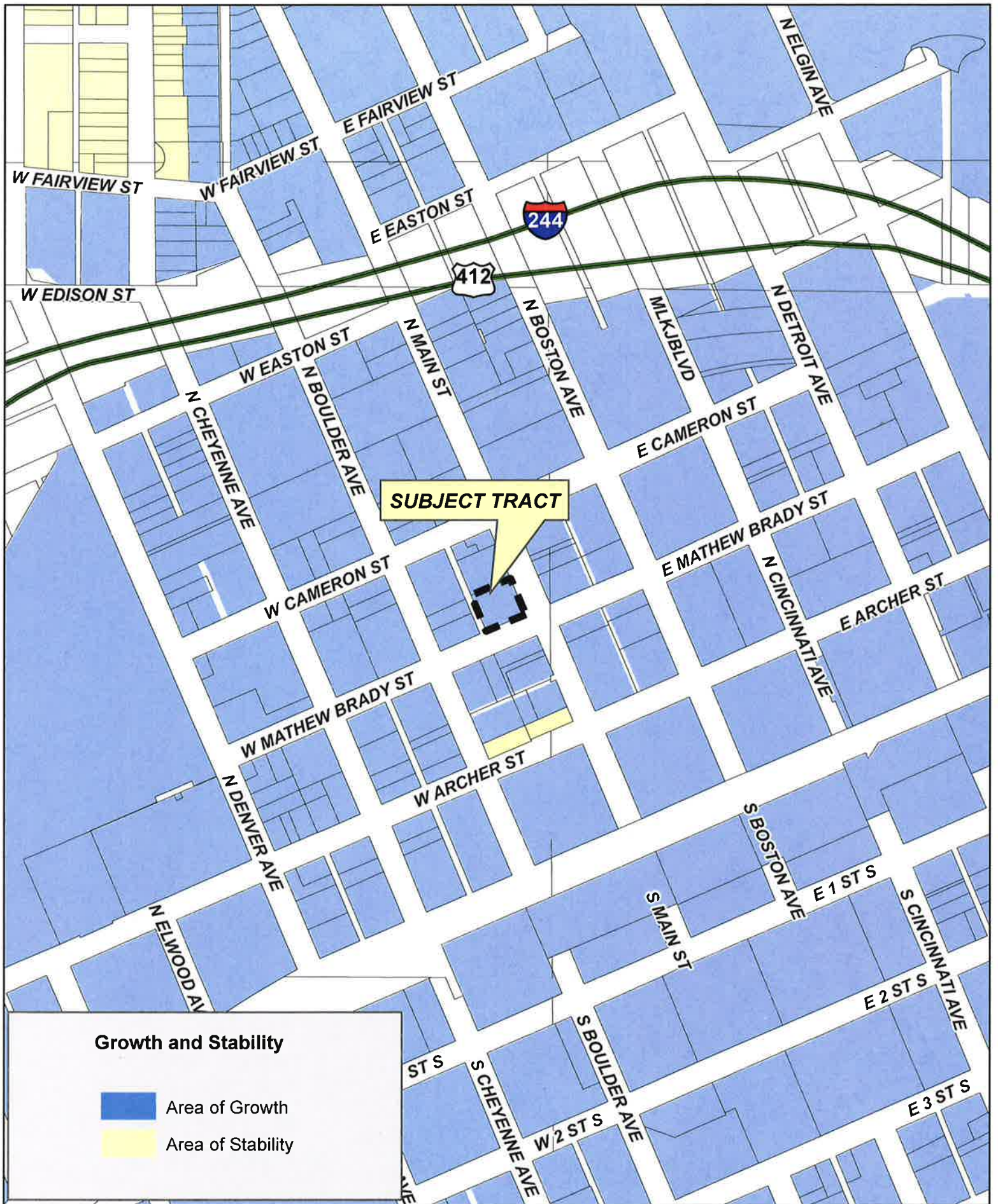
19-12 02

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

Aerial Photo Date: February 2016



19.7



Growth and Stability

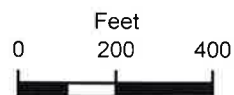
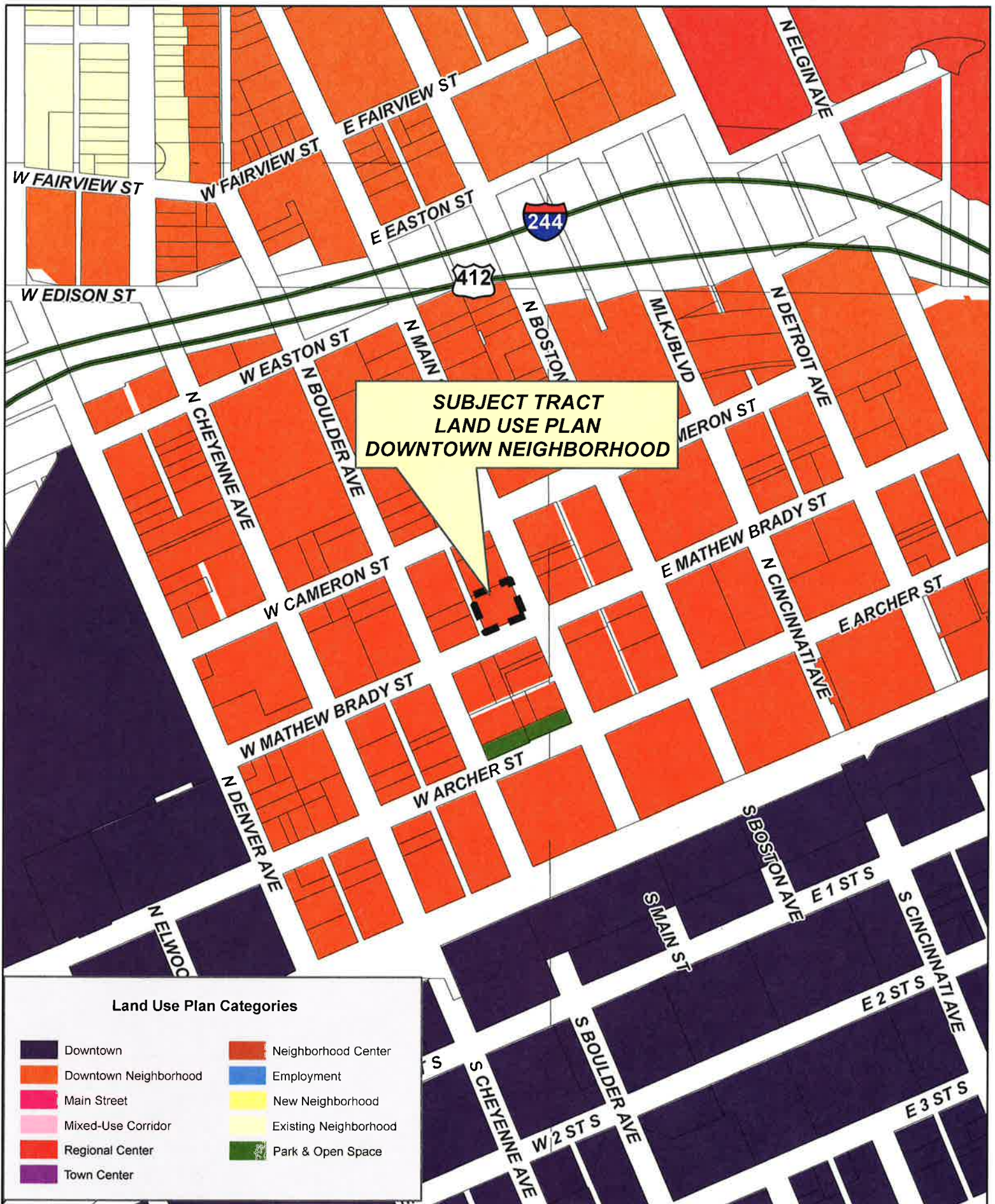
- Area of Growth
- Area of Stability

Z-7346

19-12 02

19.8



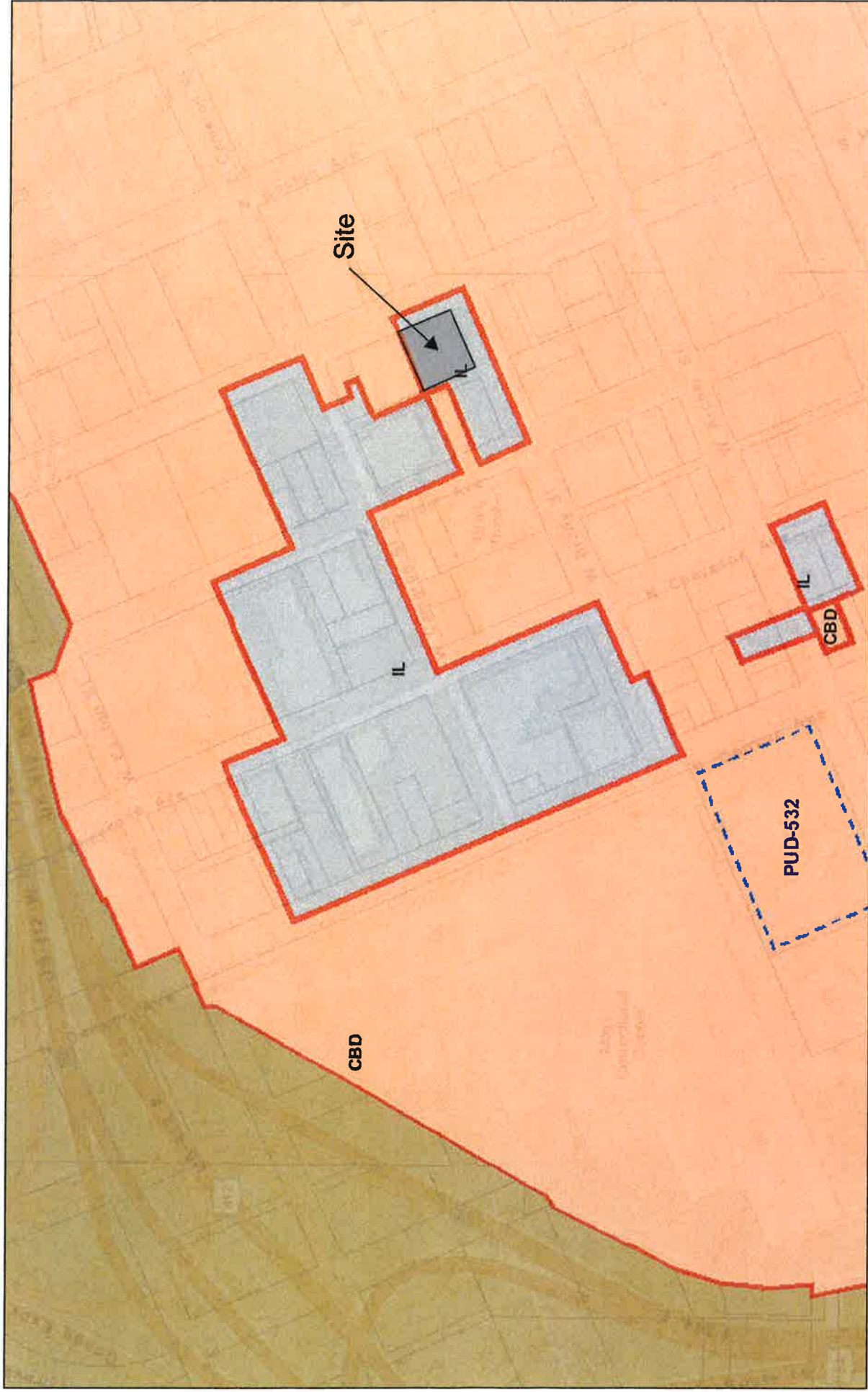


Z-7346

19-12 02



Robinson Packer South - Zoning



May 4, 2016

Tulsa City Limits

Administration.SDE.Tulsa_Zoning

Central Business District

Administration.SDE.Tulsa_PUD

Industrial

Residential Single-Family

Parcels - Tulsa County

Administration.SDE.Tulsa_HP_ZoningV10

1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

File was prepared by INCOG. Contact information - 2 West Second Street, Suite 800, Tulsa OK 74103 918.584.7526

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19.10



Tulsa Metropolitan Area
Planning Commission

Case : Plat Waiver 7346

Hearing Date: June 15, 2016

Case Report Prepared by:

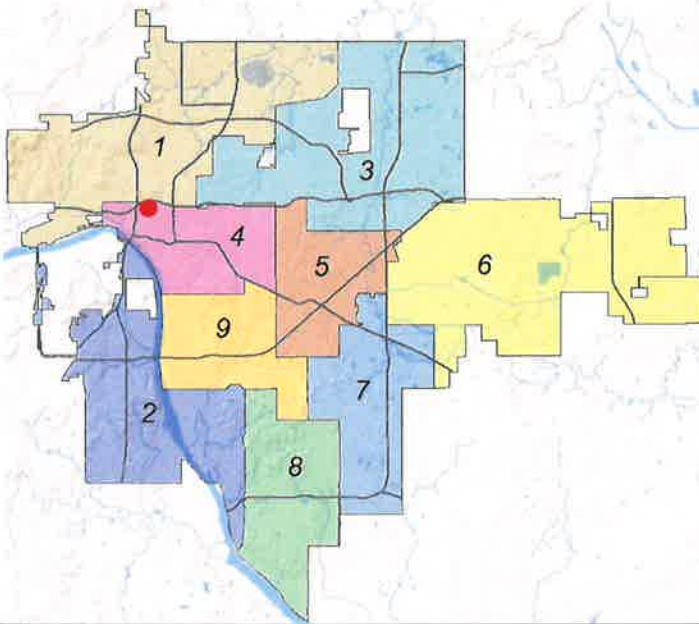
Diane Fernandez

Owner and Applicant Information:

Applicant: Jim Beach, Wallace
Engineering

Owner: WRT Realty, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal: Plat Waiver

Location: Northwest corner of North
Main Street and South Brady Street

Zoning: IL with CBD pending

Staff Recommendation:
Staff recommends Approval.

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS:

Site Plans

20.1

PLAT WAIVER

June 2, 2016

Z-7346- Northwest corner of North Main Street and South Brady Street (CD 4)

The platting requirement is being triggered by a rezoning from IL to CBD.

Staff provides the following information from TAC for their June 2, 2016 meeting:

ZONING: TMAPC Staff: The property has been previously platted. The property is in IL zoning with pending CBD (commercial business district) zoning.

STREETS: No comment.

SEWER: No comment.

WATER: No comment.

STORMWATER: No comment.

FIRE: No comment.

UTILITIES: No comment.

OTHER/GENERAL: No comment.

Staff can recommend **APPROVAL** of the plat waiver for the platted property.

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

- | | Yes | NO |
|---|-----|----|
| 1. Has Property previously been platted? | X | |
| 2. Are there restrictive covenants contained in a previously filed plat? | X | |
| 3. Is property adequately described by surrounding platted properties or street right-of-way? | X | |

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

- | | YES | NO |
|--|-----|----|
| 4. Is right-of-way dedication required to comply with Major Street and Highway Plan? | | X |
| 5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived? | | X |
| 6. Infrastructure requirements: | | |

- | | |
|---|---|
| a) Water | |
| i. Is a main line water extension required? | X |
| ii. Is an internal system or fire line required? | X |
| iii. Are additional easements required? | X |
| b) Sanitary Sewer | |
| i. Is a main line extension required? | X |
| ii. Is an internal system required? | X |
| iii. Are additional easements required? | X |
| c) Storm Sewer | |
| i. Is a P.F.P.I. required? | X |
| ii. Is an Overland Drainage Easement required? | X |
| iii. Is on site detention required? | X |
| iv. Are additional easements required? | X |
| 7. Floodplain | |
| a) Does the property contain a City of Tulsa (Regulatory) Floodplain? | X |
| b) Does the property contain a F.E.M.A. (Federal) Floodplain? | X |
| 8. Change of Access | |
| a) Are revisions to existing access locations necessary? | X |
| 9. Is the property in a P.U.D.? | X |
| a) If yes, was plat recorded for the original P.U.D. | |
| 10. Is this a Major Amendment to a P.U.D.? | X |
| a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? | X |
| 11. Are mutual access easements needed to assure adequate access to the site? | X |
| 12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations? | X |

No
Image
Available

Ken Yazel
Tulsa County Assessor

Date 5/4/2016

Account Number 00500-92-02-27900

Mailing Addr. WRT REALTY LLC

PO BOX 380

TULSA, OK 74101

Property Addr. 9 W BRADY ST N

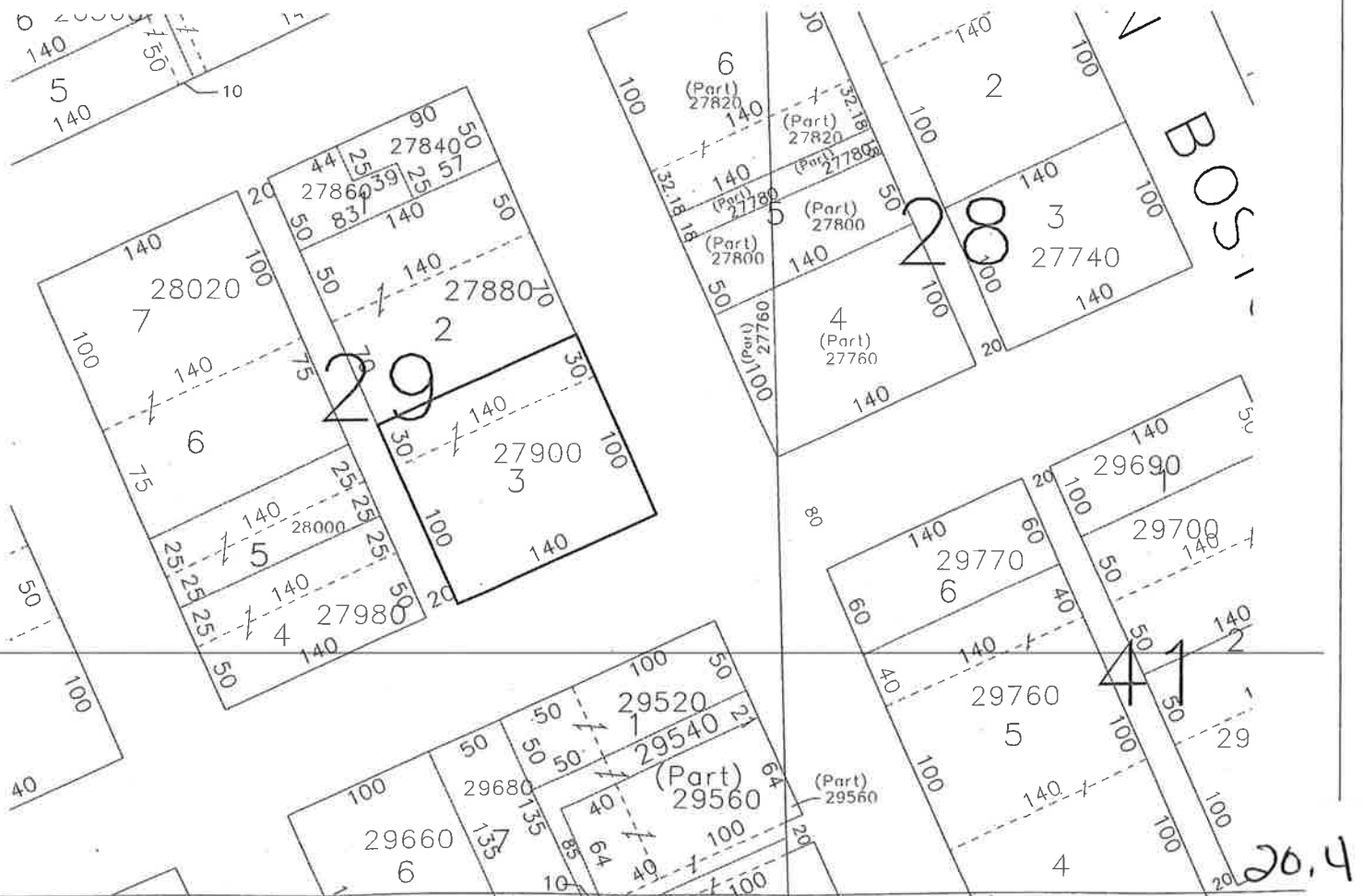
Subdivision
TULSA-ORIGINAL TOWN

Legal Description
S30 LT 2 & ALL LT 3 BLK 29

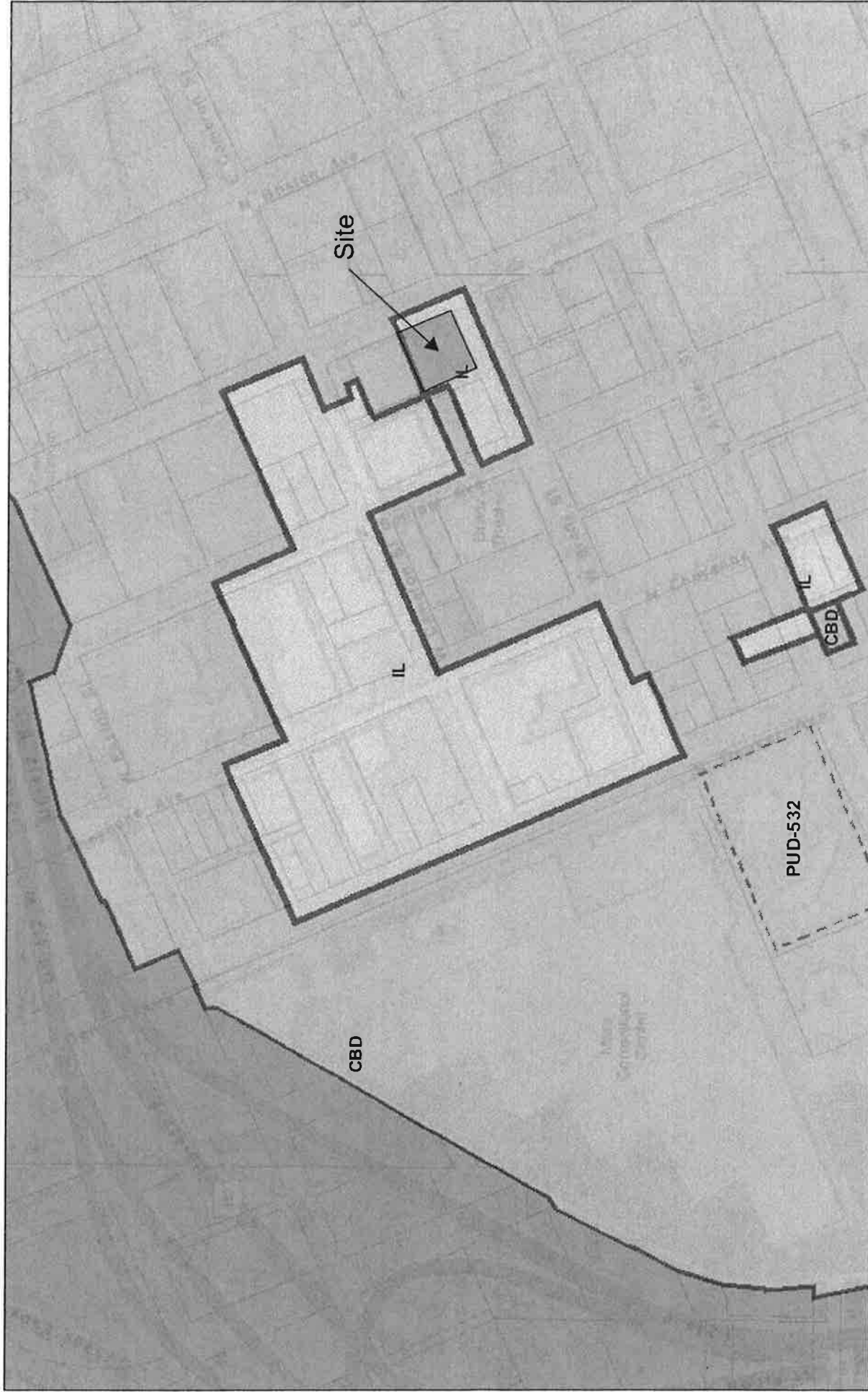
Acct Type : Commercial
Zone : IL
School Dist : T-1A
Neighborhood : 7235
LEA : 7235
Land Area : 18200.00 Sq. Ft.

BltAs : Storage Warehouse
Bldg Area : 16892 sqft
Quality : Fair
Year Built : 1925
Bath : 0
Stories : 3
HVAC : 1200
Roof :
Condition : Avg
Ext Wall :

Deed Date :
Deed Price : \$
Multi Parcel Sale : NO
Allocated Val :
Land Value : \$ 127,400
Total Taxable : \$ 201,633
Total Market : \$ 303,400
Adjustment :
Adjustment :
Adjustment :
Adjustment :



Robinson Packer South - Zoning



May 4, 2016

Tulsa City Limits

Administration.SDE.Tulsa_Zoning

Central Business District

Administration.SDE.Tulsa_PUD

Industrial

Residential Single-Family

Parcels - Tulsa County

Administration.SDE.Tulsa_HP_ZoningV10

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20.5



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7347 with an Optional
Development Plan

Hearing Date: June 15, 2016

Case Report Prepared by:

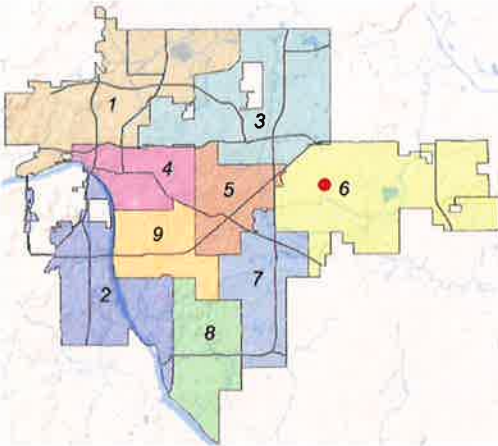
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Nathan Cross

Property Owner: AM CONTRACTORS INC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Commercial/Retail

Concept summary: Rezone to support repurposing
of a portion of abandon shopping center.

Tract Size: 7.44 ± acres

Location: West of the northwest corner E. 21st St.
S. and S. 145th E. Ave.

Zoning:

Existing Zoning: CS

Proposed Zoning: CG with Optional
Development Plan

Comprehensive Plan:

Land Use Map: Regional Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

The only commercial use remaining in the shopping
center is Toys R Us. The remaining center has
been vacant for several years. The west end of the
project is a separate parcel and the owner is
requesting CG zoning with an Optional
Development Plan which is consistent with the
Comprehensive Plan.

Staff Data:

TRS: 9409

CZM: 39

Atlas: 1246

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

21.1

SECTION I: Z-7347

DEVELOPMENT CONCEPT:

Background

The Subject Property consists of six (6) parcels within the existing Eastland Plaza development located at 14207 E 21st St. The property was developed as traditional "strip center" type mall in 1987 to house retail space with "big box" stores as anchor tenants. Starting in the early 2000s, retail tenancy began to wane with rise of e-commerce and the changes in consumer demand. As a result of these changes, retail strip center developments have become less popular and tenant demand has dwindled to almost nothing. In recent years, anchor tenant Target and several other retail tenants have vacated the Subject Property.

In 2009, the Applicant, AM Contractors, Inc. (the "Applicant"), purchased the Subject Property. In recent years, the trend in many cities around the country, including Tulsa, has been to repurpose otherwise vacant retail space to accommodate new uses that were otherwise not conceived of at the time many of the strip center malls were originally developed. In keeping with this trend, the Applicant is seeking to expand the uses allowed on the Subject Property while maintaining the look and feel of a strip center type mall development.

An overhead depicting the outline of the six (6) parcels is attached as Exhibit D and a detailed sight plan is attached as Exhibit C.

Development Area A:

Development Area A consists of two grass and concrete detention areas located west side of the existing Eastland Plaza development. A legal description of both parcels is attached hereto. Development Area A is labeled on the attached detailed site plan. No new development is proposed on Development Area A. It will remain a detention area as set forth in the original platting of Eastland Plaza. The Applicant intends to "soften" the look of the west side of the former Target building (Development Area B) by planting foliage of between 6 and 8 ft height on the eastern boundary of Development Area A. No other changes to Development Area A are being proposed.

Development Area B:

Development Area B is a 77,156 square foot building formerly housing a Target. A legal description of Development Area B is attached hereto and Development Area B is labeled on the attached detailed site plan. The intent of this Application is to expand the uses allowed in this structure to give the Applicant more flexibility in locating prospective tenants for long-term leases. No exterior changes to the structure are planned other than painting and signage.

Current Use

Development Area A is a detention area. Development Area B is a vacant former Target building. Due to the dramatic decline in demand for strip center type mall developments and the current restrictions on use on the subject property under the current CS zoning, Development Area B has been vacant for some time with the exception of a small piece which has been used as an event center in the past.

Basis of Application

As discussed above, demand for strip center type developments has changed drastically in the last decade. Around the City of Tulsa and nationwide, strip center developments are facing decreased demand. In addition to this change in tenant demand, e-commerce has forced many former brick and mortar retail operations out of business. As such, there are fewer potential

21.2

tenants. The combined effect of these two shifts, has forced property owners to think differently about development of strip center malls.

Much like the owners successful conversion of the former Eastland Mall concept directly south of the Subject Property, the Applicant would like to repurpose the Subject Property into a development that is more directed at attracting a different type of tenant mix than the original zoning and platting of Eastland Plaza contemplated. The Applicant property owners believe that the proposed rezoning and Optional Development Plan operate to allow a more diversified tenant mix that would potentially drive much higher occupancy at the Subject Property and give the Applicant additional rent roll income with which to make further improvements. In Addition, the Applicant and is a resident in this part of town and would like to see more growth in the area (as has happened with the redevelopment of the former Eastland Mall) in the spirit of hopefully revitalizing a larger portion of east Tulsa.

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:
 - Development Area Map
- Neighborhood Correspondence:
 - Letters and emails

SECTION II OPTIONAL DEVELOPMENT PLAN:

Proposed Uses:

Development Area A:
Storm water detention.

Development Area B:
The only uses outlined below are permitted within the Optional Development Plan.

Within development area B, outdoor storage of any kind is prohibited.

Hours of operation for all uses shall be limited from 7:00 am to 10:00pm.

Note: An existing event center was allowed through the jurisdiction of the Tulsa Zoning Code prior to January 1, 2016. The building permit authorized the event center with a maximum occupancy of 998, but did not authorize a bar or nightclub. The code adopted January 1, 2016 would classify an event centers as an Assembly and Entertainment Use. With the current code that use can only be allowed through Board of Adjustment special exception process in the CG district. The optional development plan does not have authority to change that process. The optional development plan cannot allow an Assembly and Entertainment Use with a capacity greater than 250.

Residential Uses:

Only those uses permitted in a CS zoned district are allowed.

21.3

Public, Civic and Institutional Uses:

All Public, Civic, and Institutional uses allowed in a CG zoned property are allowed except Wireless Communication Facility shall not be allowed.

Commercial Uses:

All Commercial Uses permitted in a CG zoned district shall be allowed except as follows:

- Campgrounds and RV parks are prohibited
- Commercial vehicle repair/maintenance is prohibited
- Commercial vehicle sales and rentals is prohibited
- Personal vehicle sales and rentals is prohibited
- Vehicle body and paint finishing shop is prohibited

Wholesale, Distribution & Storage:

Warehouse and Warehouse Sales and Distribution uses only.

Industrial:

No Industrial uses shall be allowed.

Recycling:

No recycling uses shall be allowed.

Other Uses:

Drive-in or Drive-through Facilities as components of an allowed onsite principal use shall be allowed in a CG district.

Lot and Building Regulations:

Minimum Street Frontage:

East 21st Street: 150 feet

Maximum Floor to Area Ratio:

Development Area A: N/A

Development Area B: .75

Minimum Building Setbacks as measured from Planned Right of Way:

Development Area A: N/A

Development Area B: 10 feet

Minimum Setback from Residential:

Development Area A: N/A

Development Area B: 10 Feet plus 2 feet for each foot of building height above 15 feet

Parking:

Parking shall meet or exceed the minimum standards identified in the Tulsa Zoning Code at the time of site plan approval. Interior remodeling shall provide a parking summary with the site plan approval illustrating the minimum parking required and the parking provided for the entire center. The site plan shall provide that information as required for each development areas and lot configuration.

Lighting:

The Applicant does not anticipate adding additional lighting at this time. Any future lighting will be consistent with the requirements of the City of Tulsa Zoning Code as adopted January 1, 2016 or as may be amended.

21.4

All lighting shall be limited to shielded fixtures designed to direct light down and so that the light producing elements and polished light reflecting elements are not visible to a person standing within an adjacent residential area or street right-of-way.

No pole mounted light fixture shall exceed 20 feet in height.

No light fixture affixed to any structure shall be higher than 20 feet.

Light fixtures affixed to the north side of any structure within 100 feet of the north parcel line of Development Area B shall not be further than 16 feet above the ground surface.

Minimum Landscaping requirements:

Development Area A:

- 1) The Applicant will plant install and maintain a double row trees along and within 50 feet the boundary east right-of-way line for of S. 140th E. Avenue within 12 months after the zoning ordinance is published. No occupancy permit will be issued until after the trees have been installed. With the exception where the existing driveways are located trees will be planted and maintained in connection with this proposed landscaping will be planted not less than twenty five (25) feet apart as measured from the tree trunk and will be not less than ten (10) feet in height when installed with a minimum 2.5" caliper. The Applicant will engage a licensed landscape architect to plan and facilitate such planting.

Development Area B:

- 1) Any new outparcel construction will meet or exceed the minimum landscape standards as defined in the Tulsa Zoning Code at the time of site plan approval.
- 2) New building construction and associated parking improvements on existing parcels will meet or exceed the minimum landscape standards as defined in the Tulsa Zoning Code at the time of site plan approval.
- 3) Interior remodeling will not require landscape improvements except as noted in paragraph 1 above.

Screening:

The Subject Property is currently screened from the RD zoned district to the north by a series of interconnected wooden fences running the entire length of the property from west to east.

New fencing must be installed and maintain along the entire north boundary of Development Areas A and B prior to issuance of any new building permit. The fence shall have a minimum 8' height with a cap detail. Dog ear style fencing is not allowed. The fence post will be galvanized metal pipe not less than 2" diameter and placed not further than 8 feet on center. In instances where the single family residential property owner north of the PUD agrees, the old fence will be removed to eliminate double fencing.

All dumpsters will remain in their existing locations behind the existing structure and screened from the abutting RD district by the aforementioned wooden fence and from the balance of the property by the existing structure.

21.5

The existing space between the building and residential area will be closed to vehicular and pedestrian traffic with gates at all times by the installation of gates on the east and west ends of the existing structure contained in Z-7347. The gates will be locked after 9:00 pm and before 7:00am.

Only emergency access by the fire department, police or ambulance service will be allowed when the gates are locked.

New outparcel construction shall meet or exceed the minimum screening standards for dumpsters and defined in the Tulsa Zoning Code at the time of the site plan approval. All new dumpster enclosures shall be masonry construction with a minimum height of 6 feet and be complimentary to the building design.

Platting Requirement:

Any new construction on the Subject Property will require replatting of the Subject Property. No interior build out, however, whether done by the Applicant or its successor in interest or a tenant, will require a replatting of the Subject Property.

DETAILED STAFF RECOMMENDATION:

Z-7347 requesting CG zoning with an optional development plan is consistent with the Regional Center land use designation of the Comprehensive Plan and;

CG zoning provides a variety of uses not previously allowed in the failed CS zoned district however the Optional Development Plan limits objectionable uses and requires greater site design standards than would be required under CG zoning standards and;

Z-7347 with an Optional Development Plan is consistent with the anticipated future land development opportunities. CG zoning without the Optional Development plan is injurious to the single family residential area north of the site and;

The Optional Development Plan is consistent with the provision of the Tulsa Zoning Code therefore;

Staff recommends Approval of Z-7347 to rezone property from CS to CG with optional development plan.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Repurposing of the existing center into a wider variety of uses is supported in the Regional Center land use vision of the comprehensive plan and is anticipated in the Comprehensive Plan. The uses allowed and additional provisions that will require a higher level of screening and landscape standards for future construction.

Land Use Vision:

Land Use Plan map designation: Regional Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities.

Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: Multi Modal Corridor

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

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

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The property is part of a shopping center that has been abandon and repurposed with a small event center. The center is prime for redevelopment opportunities provided by the successful renovation of the old Eastland Mall south of 21st street.

Environmental Considerations: None that would affect redevelopment.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 21 st Street South	Primary with Multi Modal overlay	120 feet	4
South 140 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	PUD-181 with underlying RS-3 and RD zoned property	Existing neighborhood	Stability	Single Family Residential
East	CS	Regional Center	Growth	Shopping Center
South	CS	Regional Center	Growth	Repurposed shopping center but mostly an office complex.
West	CS	Regional Center	Growth	vacant

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 12831 dated June 11, 1973, and 11817 dated June 26, 1970 established zoning for the subject property.

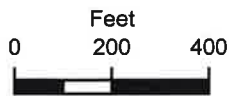
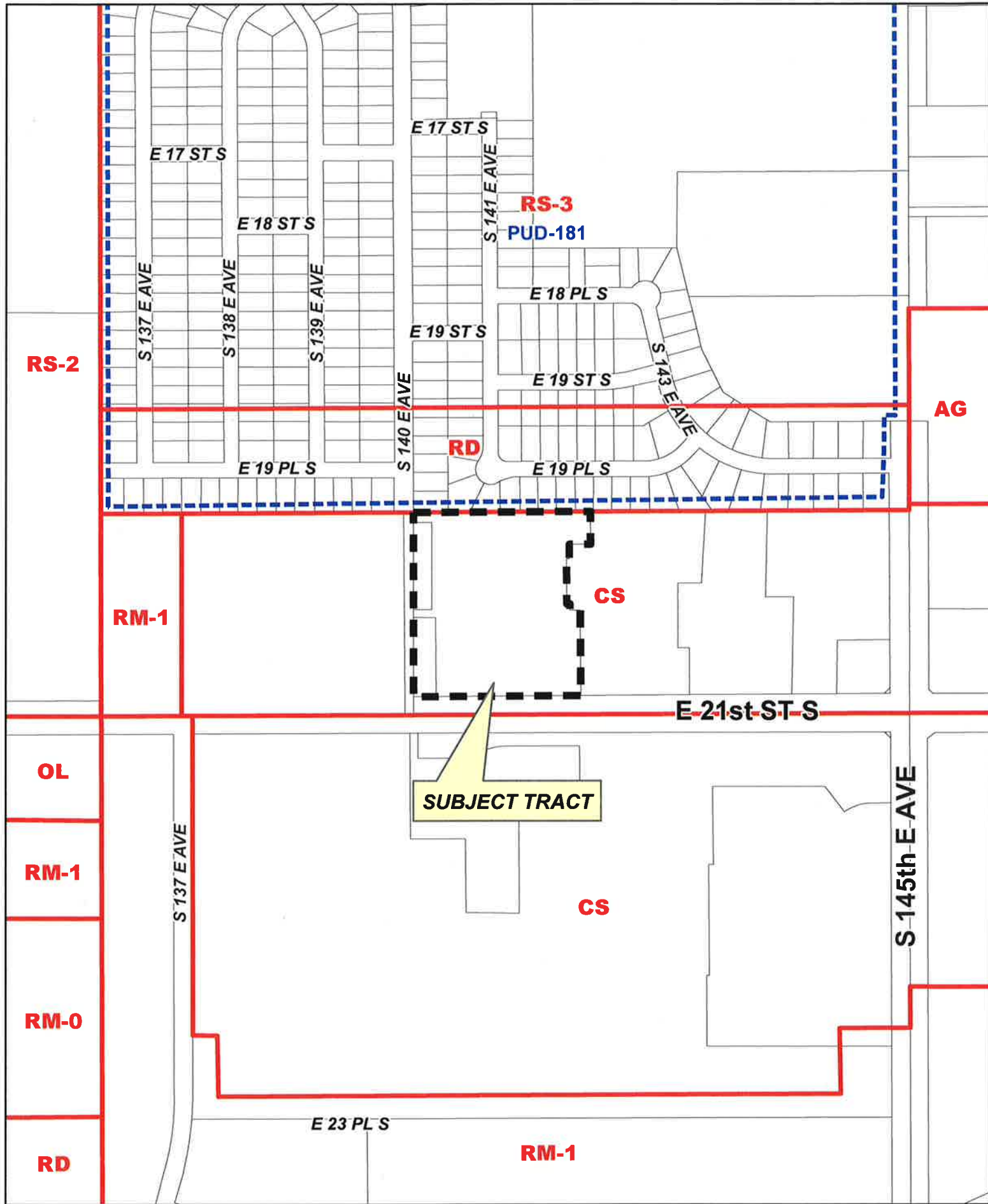
Subject Property:

Z-7326/ PUD-844 April 2016: A request for *rezoning* a 20± acre tract of land from CS to CG, and a Planned Unit Development, for a mixed use development, was **withdrawn** by the applicant, on property located North and west of the northwest corner of E. 21st St. S. and S. 145th E. Ave.

Z-7308/ 835 September 2015: A request for *rezoning* a 20± acre tract of land from CS to CG, and a Planned Unit Development, for a mixed use development, was **withdrawn** by the applicant, to re-evaluate PUD submittal, on property located North and west of the northwest corner of E. 21st St. S. and S. 145th E. Ave.

Surrounding Property:

PUD-181 April 1976: All concurred in **approval** of a proposed *Planned Unit Development* on a 166± acre tract of land that is broken up into Development Areas, to allow for single-family, duplex, townhouses, and garden apartments, and clustered single-family residences, on property located north and west of E. 21st St. and S. 145th E. Ave. and is a part of the subject property.

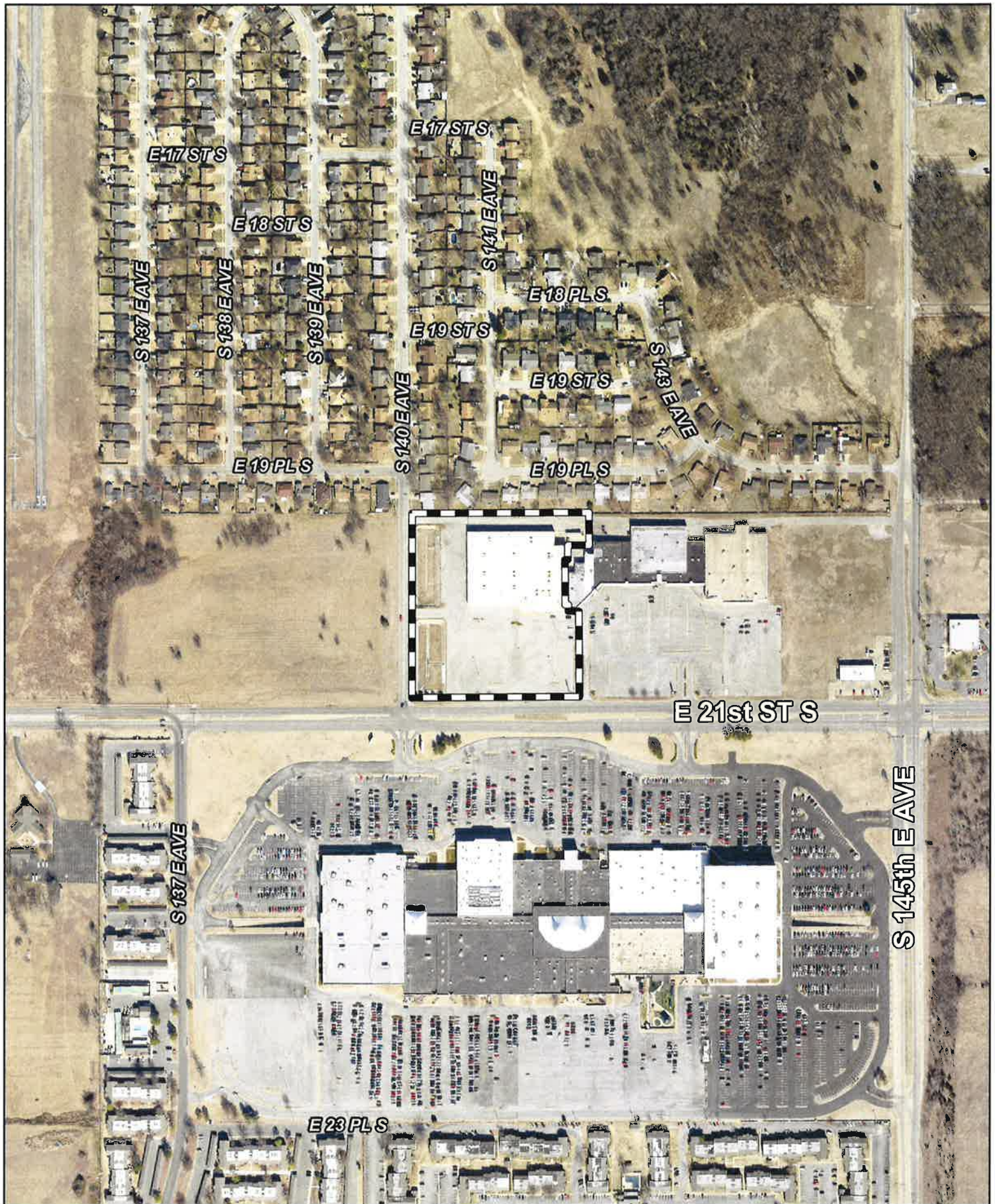


19-14 09

Z-7347
with Optional
Development Plan

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Feet
0 200 400



Subject
Tract

19-14 09

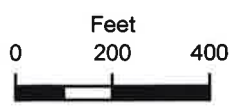
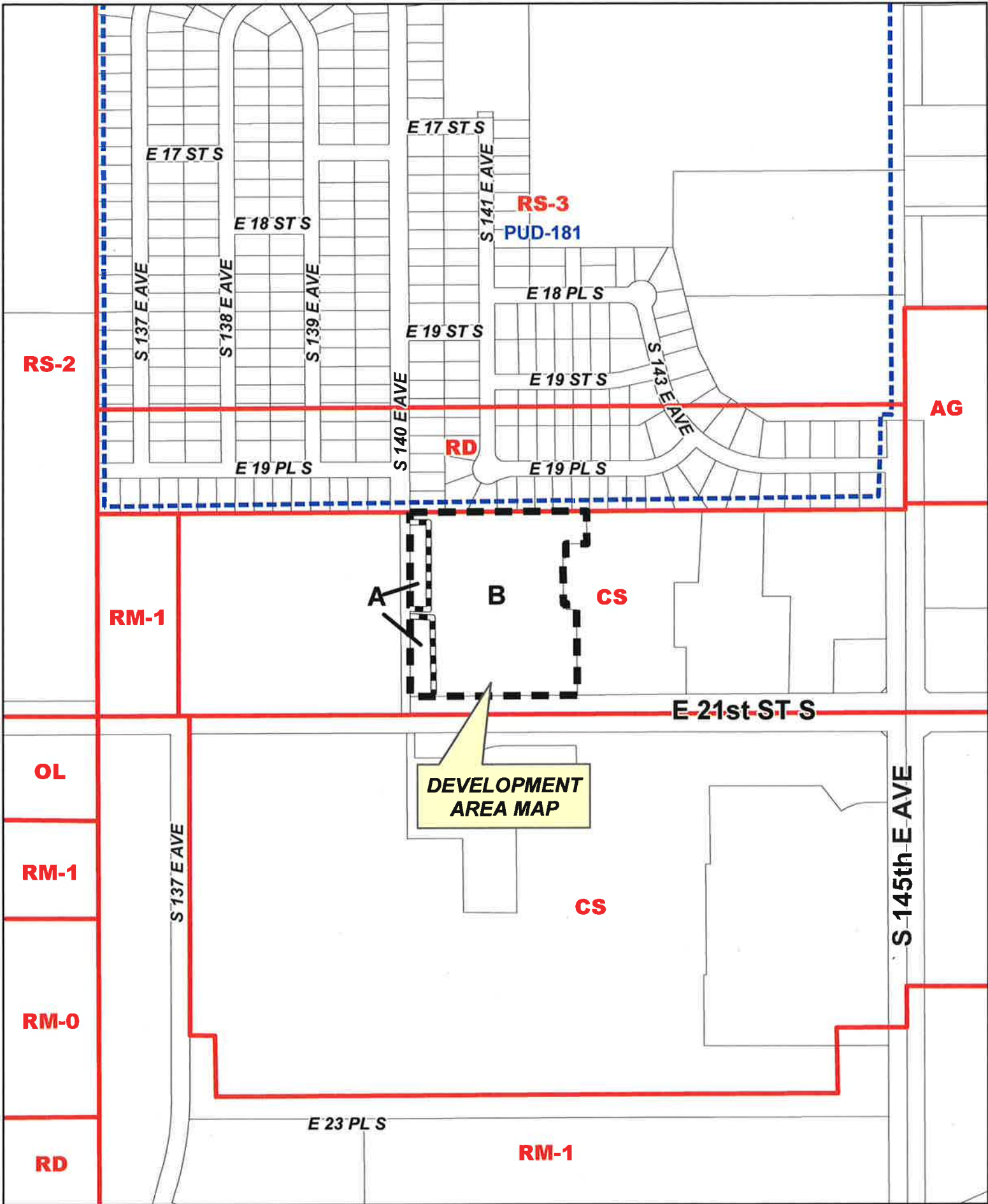
Z-7347
with Optional
Development Plan

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

Aerial Photo Date: February 2016



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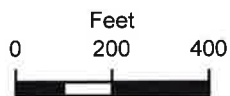
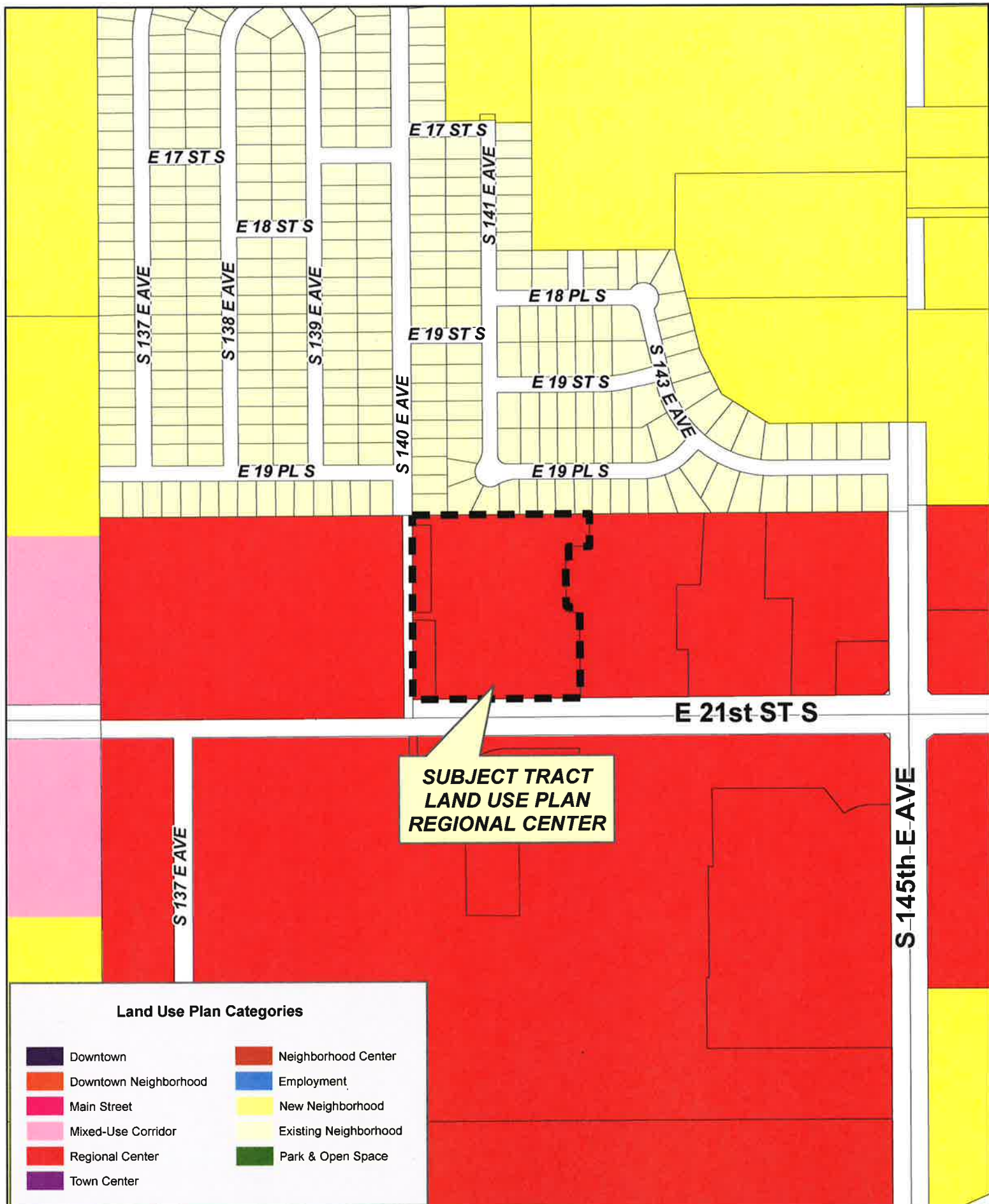


19-14 09

Z-7347
with Optional
Development Plan

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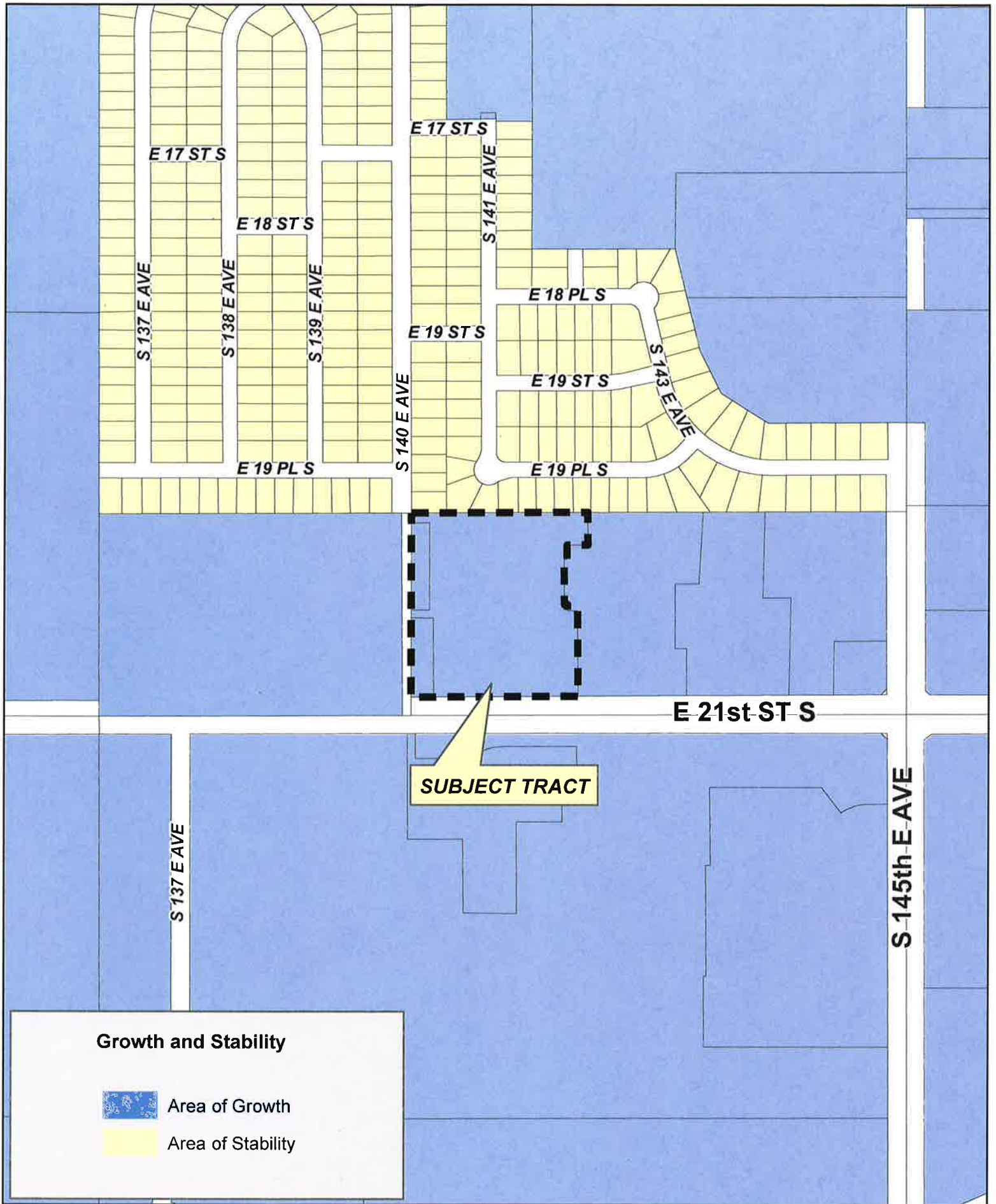


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**Z-7347
with Optional
Development Plan**

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Growth and Stability



Area of Growth

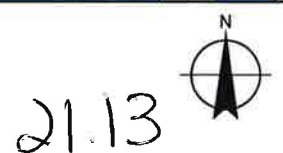


Area of Stability



19-14 09

Z-7347
with Optional
Development Plan

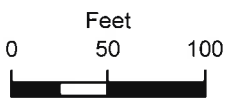




S 140th AVE

E 19th Pls

E 21st St S



**Subject
Tract**

19-14 09

**Z-7347
with Optional
Development Plan**

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

Aerial Photo Date: February 2016



21.14

Applicant Exhibits:

Neighborhood Correspondence:

6-8-2016

INCOG staff members
TMAPC members

RE: City Rezoning Case Number Z-7347
Public Hearing, Wednesday, 6-25-2016

I am Willard Koch and I am speaking on behalf Eastland Park and the surrounding additions which are included under the umbrella of the Tower Heights Neighborhood Association. I am a resident of Eastland Park Addition and a Board Member of Tower Heights Neighborhood Association.

I am disappointed by what we see on East 11th and East 21st streets and wonder when will it get better or spread to surrounding neighborhoods. I have counted 78 used car lots, some trashy looking with inoperable and junk cars on East 11 St between S 145th St and S Lewis, a street funded and promoted as Historic Route 66. Included also are food trucks which for all purposes are permanent fast food business with outdoor dining, temporary outdoor vendors and other less than desirable businesses. Additionally on and around East 21st St, we see free standing canopies and tents used for retail, street corner vendors, more used car lots and a number of mobile food vendors using property designated for retail parking. Those types of businesses around our strip centers and malls are blight on the community. We do not want those types of uses around or next to Eastland Park Addition.

It should be obvious that CG zoning can be a disastrous intrusion when permitted next to adjacent neighborhoods without having the appropriate limits and restrictions in place. Quality of life and value of properties are being affected now with the current zoning of CS and will be affected even more with the new CG zoning. Having a limited Code Enforcement department adds to the problems neighborhoods are faced with. Murillo and his Attorney, Nathan Cross would like us to assume a zoning change would allow them to achieve changes similar to what has been accomplished across East 21st. The Eastgate Metroplex is a success story which any neighborhood would be proud to have in their area and all of it was done using a zoning classification of CS.

By having Permitted Uses authorized by CZ Zoning without safeguards in place is against the desire of the nearby neighborhoods. Eastland Park Addition asks that INCOG staff to recommend and TMAPC to adopt the restriction of "NO OUTDOOR USES" except for the intended use as designated parking areas. We specifically include, but not limiting to, the following restrictions:

1. No vehicle or trailer sales and repairs.

21.18

2. No mobile food vendors
3. No shelters for equipment or personal (excluding bus stops)
4. No RV or Transport parking (including overnight parking of vehicles and trailers in transit)
5. No sales of private vehicles
6. No outdoor storage of equipment and materials
7. No tents or canopy sites for the purpose of retail sales and services

A portion of the old Target store is now operating as Eastgate Event Center and is reasonably interpreted to be operating under the Zoning Use Category of "Assembly and Entertainment". We request the associated Supplemental Exceptions defined in Tulsa Zoning Code, Section 15.020, 15.020-G Table Note [2] not be granted for either the existing CS or the proposed CG Zoning for the selling or serving of intoxicating beverages or low-point beer as the Eastgate Event Center is located within 150 feet of a residential zoning district. We also request all events to terminate no later than 10 P.M. This request is necessary as Mr. Murillo owns Tulsa Event Center (Imperio) also located in the Eastland Plaza complex. Imperio receives numerous excessive noise violations which he accepts as a cost of doing business. We do not want that attitude to become part of the operation at Eastgate Event Center or the rest of the property in the zoning request. We need to reinsure the neighborhood that we will not be affecting their quality of life.

I ask that your ruling be one as if you were a resident of Eastland Park Addition and to oppose the CG zoning if the desired safeguard and restriction are not in place. Thanks for your service and consideration.

Sincerely,
Willard Koch
918 438-5624
Resident, Eastland Park Addition
Board Member, Tower Heights Neighborhood Association

21.19

CO-1

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Thursday, June 09, 2016 8:20 AM
To: Sawyer, Kim
Cc: Miller, Susan
Subject: FW: CO-1 (Corridor Development plan for property north of Broken Arrow Expressway near City Limits of Tulsa)

Mr. Reynolds the applicant has agreed to a continuance request for this project to July 6, 2016. Staff supports the request.

Please forward 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
dwilkerson@incog.org

From: R. Louis Reynolds [<mailto:LReynolds@ellerdetrich.com>]
Sent: Thursday, June 09, 2016 7:21 AM
To: Wilkerson, Dwayne
Subject: RE: CO-1 (Corridor Development plan for property north of Broken Arrow Expressway near City Limits of Tulsa)

We will need to continue it. Thanks.

R. Louis Reynolds

Eller&Detrich

2727 E. 21st Street, Ste 200
Tulsa, Oklahoma 74114-3533

(918) 747-8900 phone
(866) 547-8900 toll free
(918) 392-9407 e-fax
rlreynolds@EllerDetrich.com

 www.EllerDetrich.com

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22.1

From: Wilkerson, Dwayne [<mailto:DWilkerson@incog.org>]

Sent: Wednesday, June 08, 2016 5:16 PM

To: R. Louis Reynolds <LReynolds@ellerdetrich.com>

Subject: FW: CO-1 (Corridor Development plan for property north of Broken Arrow Expressway near City Limits of Tulsa)

Lou,

Our agenda packet goes out tomorrow. Please give me a heads up on the continuance request.

INCOG

C. Dwayne Wilkerson

Assistant Director Land Development Services

2 West Second Street

Suite 800

Tulsa, OK 74103

918-579-9475

dwilkerson@incog.org

From: Wilkerson, Dwayne

Sent: Wednesday, June 08, 2016 8:24 AM

To: 'R. Louis Reynolds'

Subject: CO-1 (Corridor Development plan for property north of Broken Arrow Expressway near City Limits of Tulsa)

Good morning Lou,

I've given the different zoning solutions consideration regarding CO zoning and multiple zoning request for the entire parcel. My preference is to continue with CO development plan as we previously discussed.

Please let me know how long you would like to request a continuance for completion of the CO development plan covering the entire site.

Respectfully,

INCOG

C. Dwayne Wilkerson

Assistant Director Land Development Services

2 West Second Street

Suite 800

Tulsa, OK 74103

918-579-9475

dwilkerson@incog.org

TMAPC Initiation

June 15, 2016

2016 Comprehensive Plan Housekeeping Map Amendments

- A. Item for discussion:** Annual Housekeeping Amendments to the Comprehensive Plan.
- B. Background:** The Tulsa Comprehensive Plan was adopted in July, 2010 and the first housekeeping amendments were adopted in 2013. There were a substantial amount of amendments adopted, all relating to the *Land Use Map* and the *Areas of Stability and Growth Map* of the Comprehensive Plan. This year, staff is proposing four map amendments and a series of text amendments.

As the Plan is used on a daily basis to guide development decisions in Tulsa (both public and private), a consequence of implementation is finding certain areas and/or parcels of land do not have the most appropriate map designations. Some of these are discovered through review of development applications, some by the need to proactively designate lands for future activity and some areas or parcels simply did not receive the most appropriate map designation when the Plan was adopted.

The Comprehensive Plan states that the Land Use Plan and Areas of Stability and Growth Map "should be updated at five year intervals with projections toward the future. Housekeeping updates and maintenance to reflect development approvals should be made annually." (p. LU-75)

The Policies and Procedures and Code of Ethics of the Tulsa Metropolitan Area Planning Commission include a specific process regarding how to proceed with housekeeping amendments. The document states: "TMAPC staff will establish a system to track all housekeeping amendments needed to reflect development approvals and present a comprehensive plan amendment to TMAPC annually, generally in July. These annual amendments will include updates to the Land Use Plan and, if necessary, changes to the Growth and Stability Maps."

There are four areas and/or parcels that have been identified as proposed map amendments to the Comprehensive Plan, in addition to a series of text amendments. The attachments to this report contain information on each of these, including general information, justification for the change, and supporting maps.

- C. Staff Recommendation:** Consider initiation of Comprehensive Plan housekeeping amendments (CPA-45 through CPA-49) and set for future TMAPC hearing (July 20, 2016).

ATTACHMENT 1
Comprehensive Plan Amendment (CPA-45)
Change of Land Use and Area of Stability & Growth Designations

Location: South of the SW corner of East 11th Street South and S. 83rd E. Ave.

Size: .5 Acres **Zoning District:** OL **Existing Use:** Office

	<u>Land Use Designation</u>	<u>Stability & Growth Designation</u>
	<u>Existing</u>	<u>Area of Stability</u>
<u>Proposed</u>	<i>Town Center</i>	<i>Area of Growth</i>

Development Approval History:

- **2014: Z-7267:** The TMAPC approved a rezoning on the subject lot from RS-1 to OL.

Justification: At the time of adoption of the Comprehensive Plan in 2010, the Land Use designation was identified as *Existing Neighborhood* and an *Area of Stability*. In Z-7267 the TMAPC approved a request to rezone the site to OL to facilitate the development of a light office use on the site. The existing Land Use and Growth and Stability designation assigned to the property does not adequately reflect the existing and future uses intended for the site. A *Town Center* and *Area of Growth* land use designation will more appropriately do that.

Staff Recommendation: Staff recommends changing the subject site to the *Town Center* land use designation and an *Area of Growth*.



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Feet



Subject
Tract

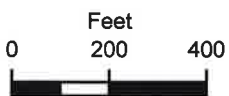
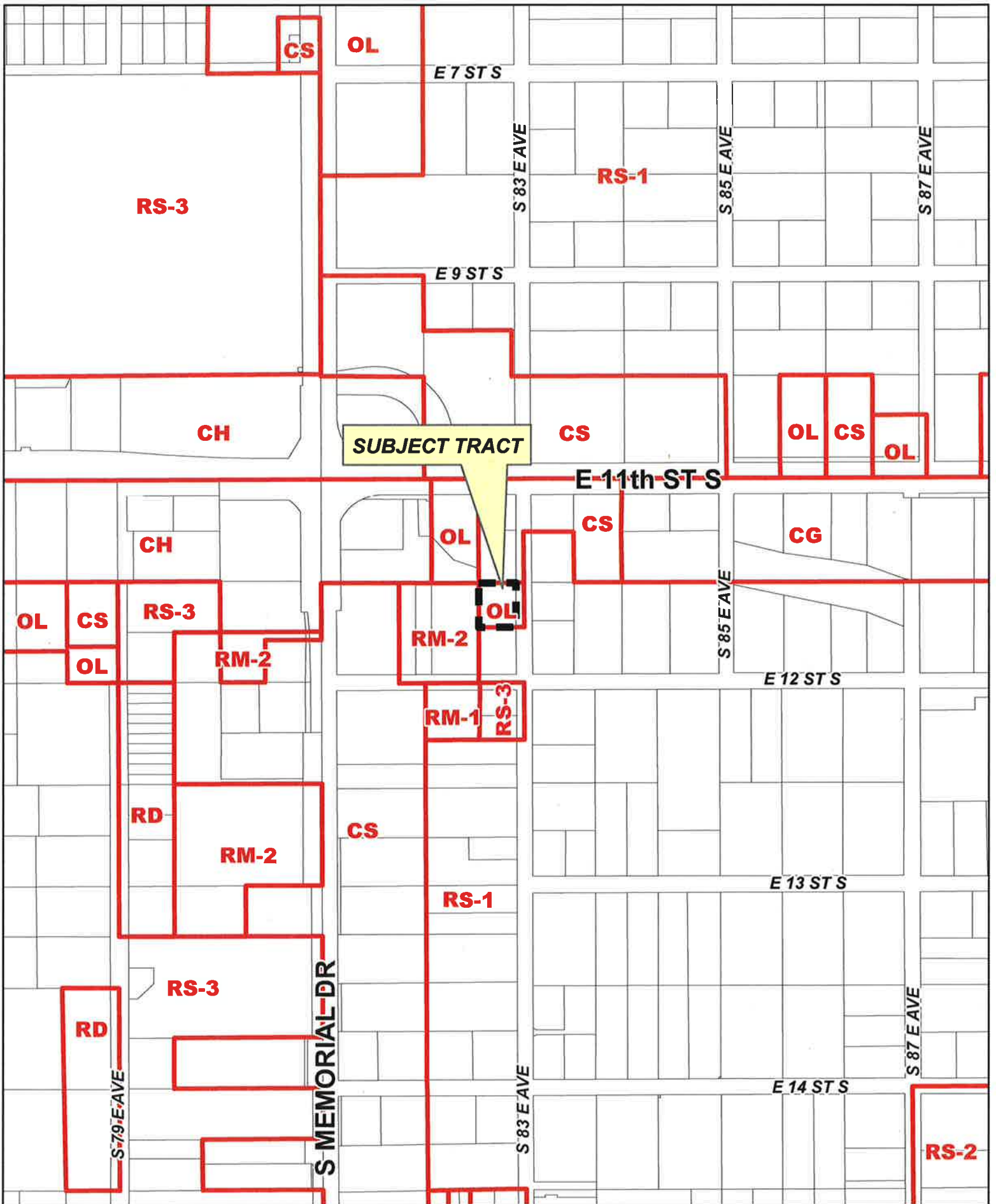
CPA-45

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

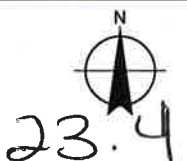
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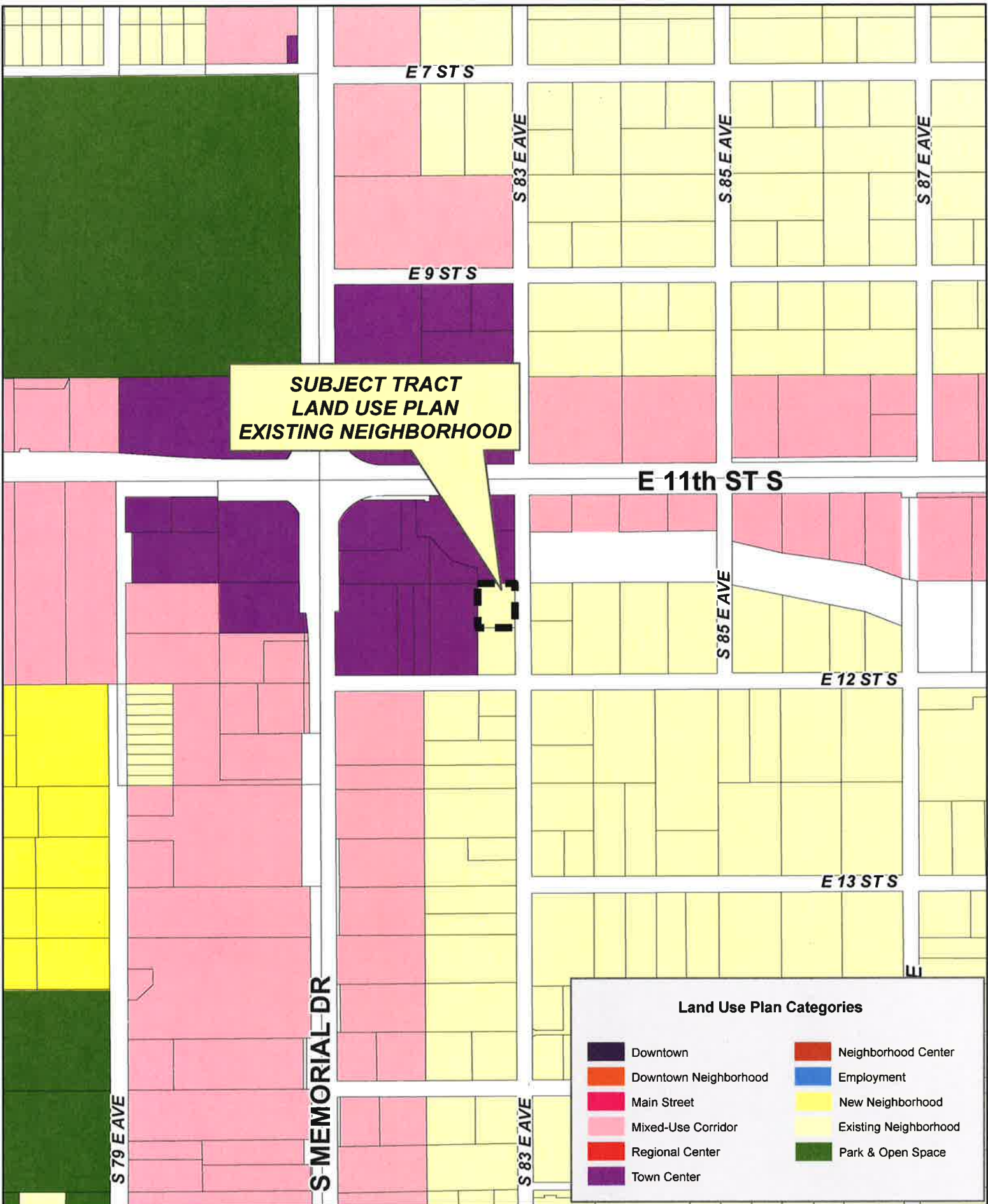




CPA-45

19-13 12





**SUBJECT TRACT
LAND USE PLAN
EXISTING NEIGHBORHOOD**

E 11th ST S

E 12 ST S

E 13 ST S

S MEMORIAL DR

S 79 E AVE

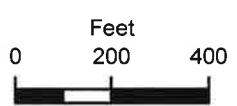
S 83 E AVE

S 85 E AVE

S 87 E AVE

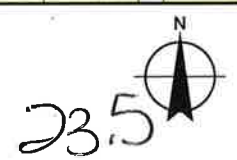
Land Use Plan Categories

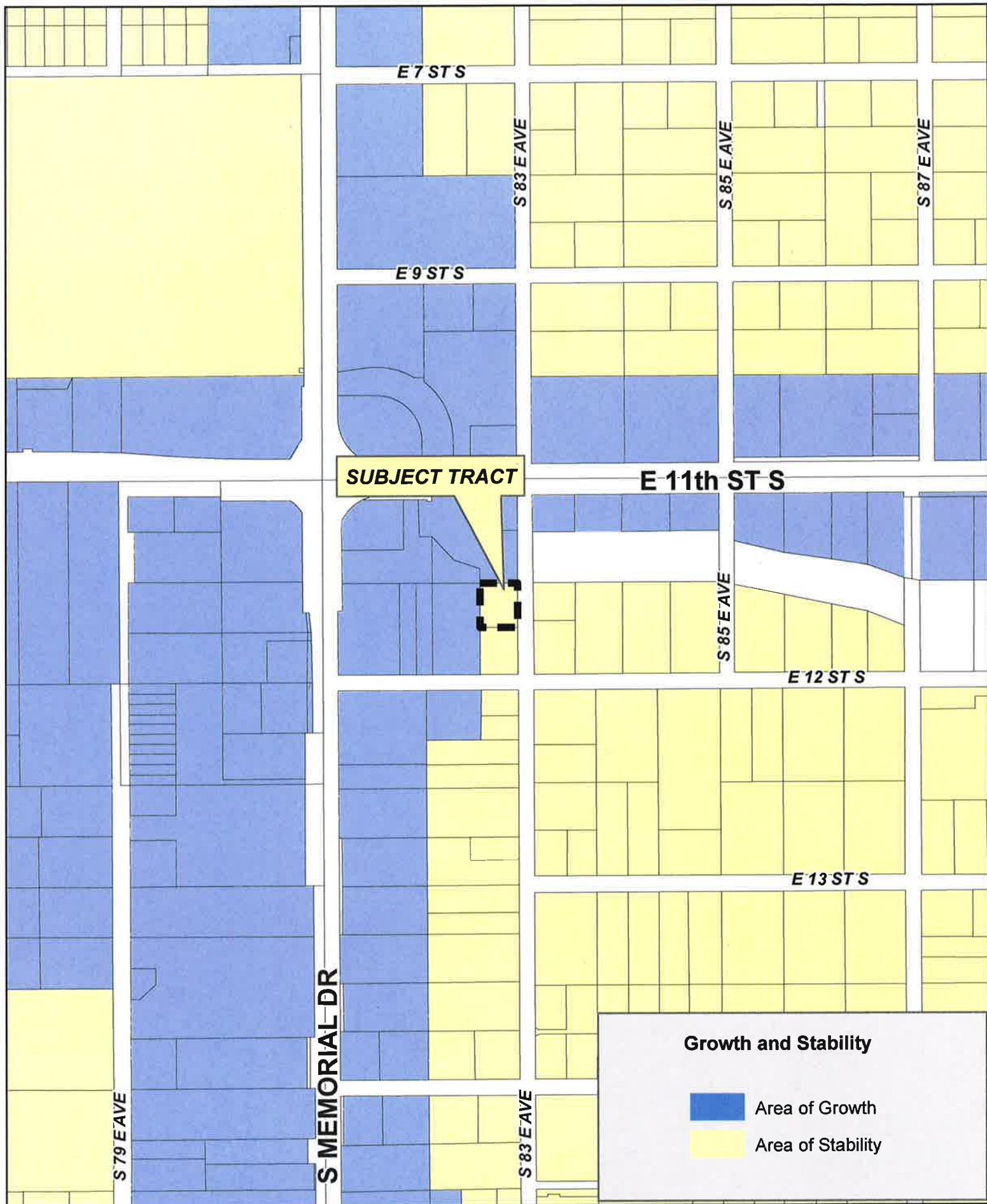
Downtown	Neighborhood Center
Downtown Neighborhood	Employment
Main Street	New Neighborhood
Mixed-Use Corridor	Existing Neighborhood
Regional Center	Park & Open Space
Town Center	



CPA-45

19-13 12





ATTACHMENT 2

Comprehensive Plan Amendment (CPA-46)

Change of Area of Stability & Growth Designations

Location: West of the NW corner of E. 49th St. S. and S. Peoria Ave.

Size: .5 Acres **Zoning District:** OL and RS-3 **Existing Use:** Vacant Lots and Residential

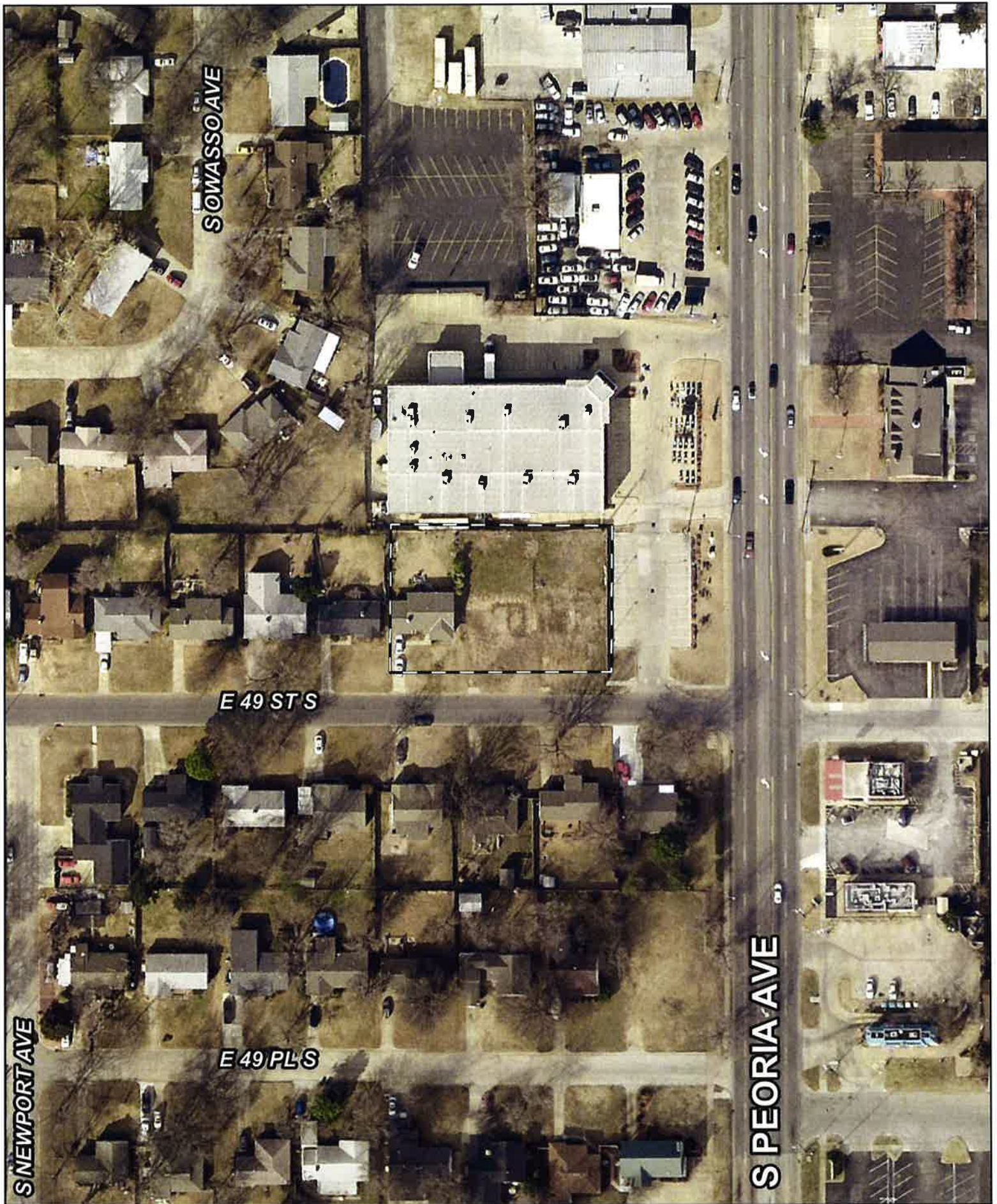
	<u>Land Use Designation</u>	<u>Stability & Growth Designation</u>
<u>Existing</u>	Mixed Use Corridor	Area of Stability
<u>Proposed</u>	N/A	Area of Growth

Development Approval History:

- **2015: Z-7310:** The TMAPC approved a rezoning from RS-3 to OL to permit expansion of a parking area.
- **2015: PUD-837:** Established a commercial/parking area on the property to support the existing Myers-Duren Harley Davidson store.

Justification: The site is designated as a *Mixed-Use Corridor* and *Area of Stability*. The development standard of the PUD allow for the expansion of an existing parking area for the Myers-Duren Harley Davidson store. The existing Stability & Growth designation is not in alignment with current Land Use designation and it does reflect the potential uses intended for the site.

Staff Recommendation: Staff recommends changing the subject area to an *Area of Growth*.



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Feet



Subject
Tract

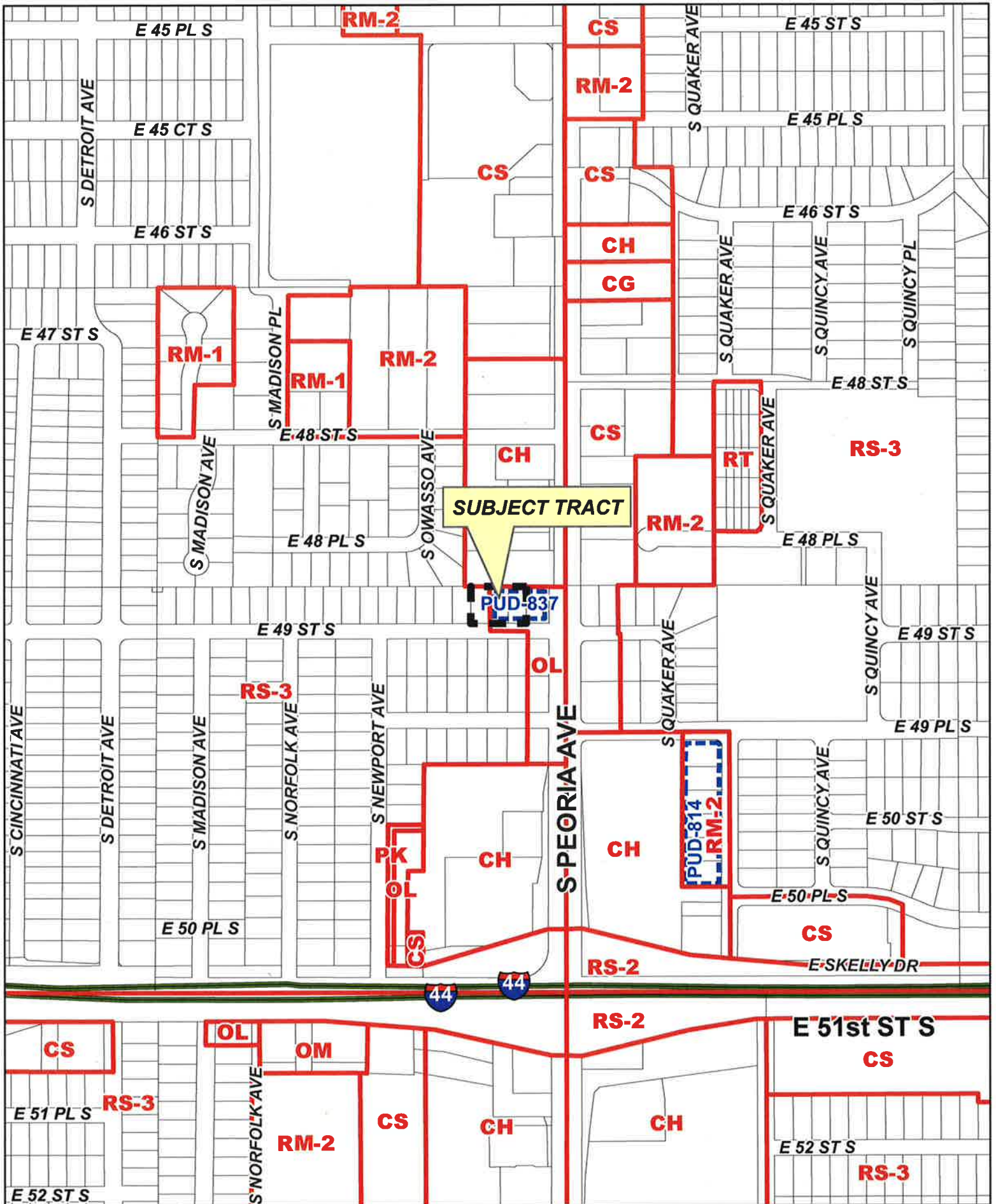
CPA-46

19-12 25

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

Aerial Photo Date: March 2016





SUBJECT TRACT

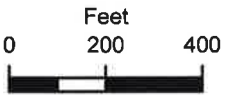
PUD-837

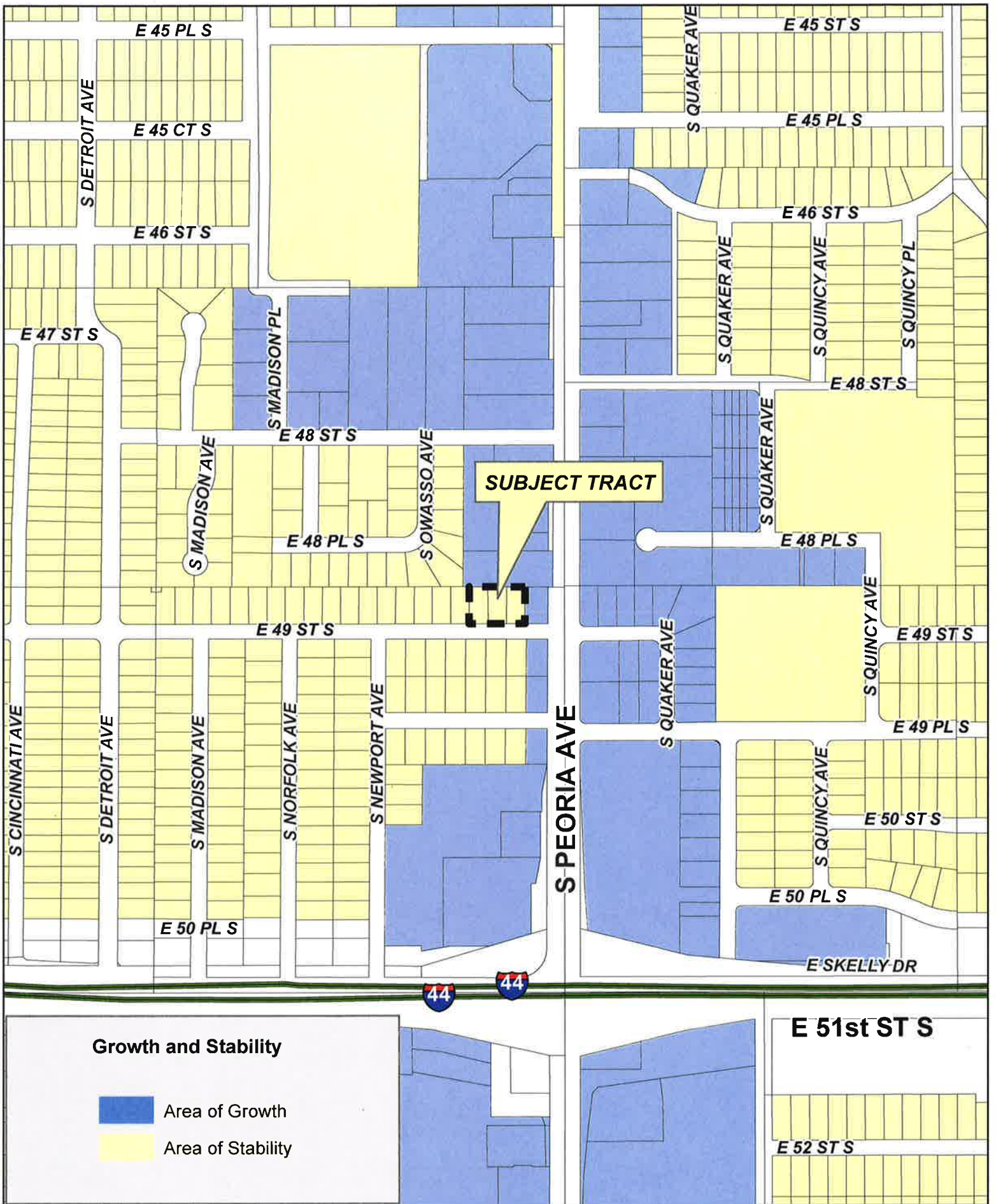
PUD-814
RM-2

CPA-46

19-12 25

23.9

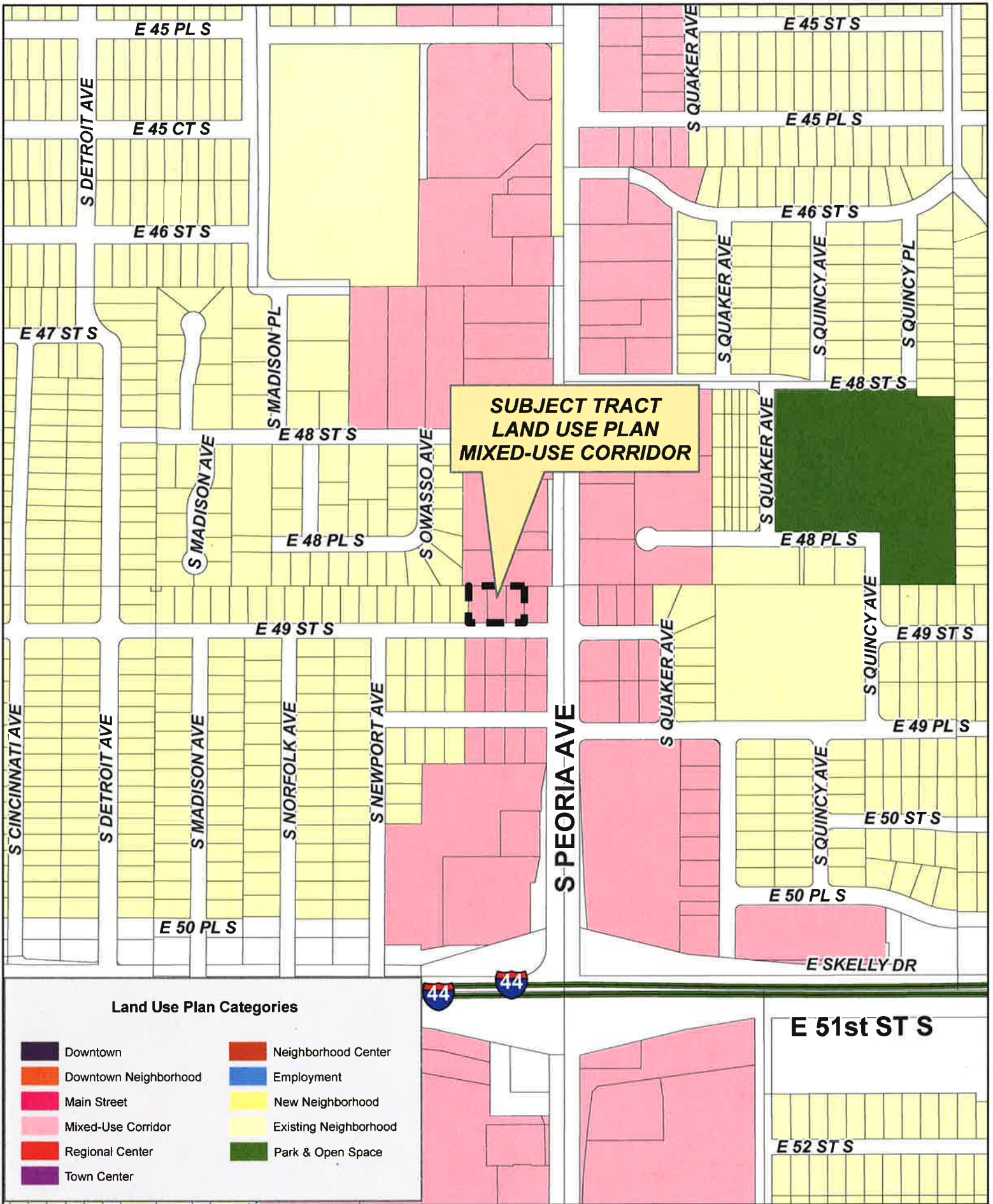




CPA-46

19-12 25

2310



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

44

44

E 51st ST S

E 52 ST S

S PEORIA AVE

S QUAKER AVE

S QUINCY AVE

E 50 ST S

E 50 PL S

E SKELLY DR

E 49 ST S

E 49 PL S

E 48 PL S

E 48 ST S

E 46 ST S

E 45 PL S

E 45 ST S

S QUAKER AVE

S QUINCY AVE

S QUINCY PL

S OWASSO AVE

E 48 ST S

E 48 PL S

E 49 ST S

S NEWPORT AVE

S NORFOLK AVE

S MADISON AVE

S DETROIT AVE

S CINCINNATI AVE

E 45 PL S

E 45 CT S

E 46 ST S

E 47 ST S

S MADISON PL

S MADISON AVE

E 50 PL S

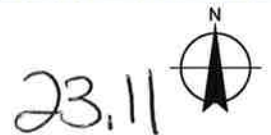
S DETROIT AVE

S DETROIT AVE

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CPA-46

19-12 25



ATTACHMENT 3
Comprehensive Plan Amendment (CPA-47)
Change of Land Use and Area of Stability & Growth Designations

Location: Northeast corner of S Lewis Ave and Interstate 44

Size: 1.5 Acres

Zoning District: CS

Existing Use: I-44 Right-of-Way

	<u>Land Use Designation</u>	<u>Stability & Growth Designation</u>
<u>Existing</u>	<i>Town Center</i>	<i>Area of Growth</i>
<u>Proposed</u>	<i>None</i>	<i>None</i>

Justification: The use and character of the site has changed as I-44 was recently widened and the property is no longer developable. Therefore, any land use designations or growth and stability designations should be removed from the site.

Staff Recommendation: Staff recommends removing the *Town Center* and *Area of Growth* designation from the subject site.



ESKELLYDR

44

E 51st ST S

S LEWIS AVE

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Feet



Subject
Tract

CPA-47

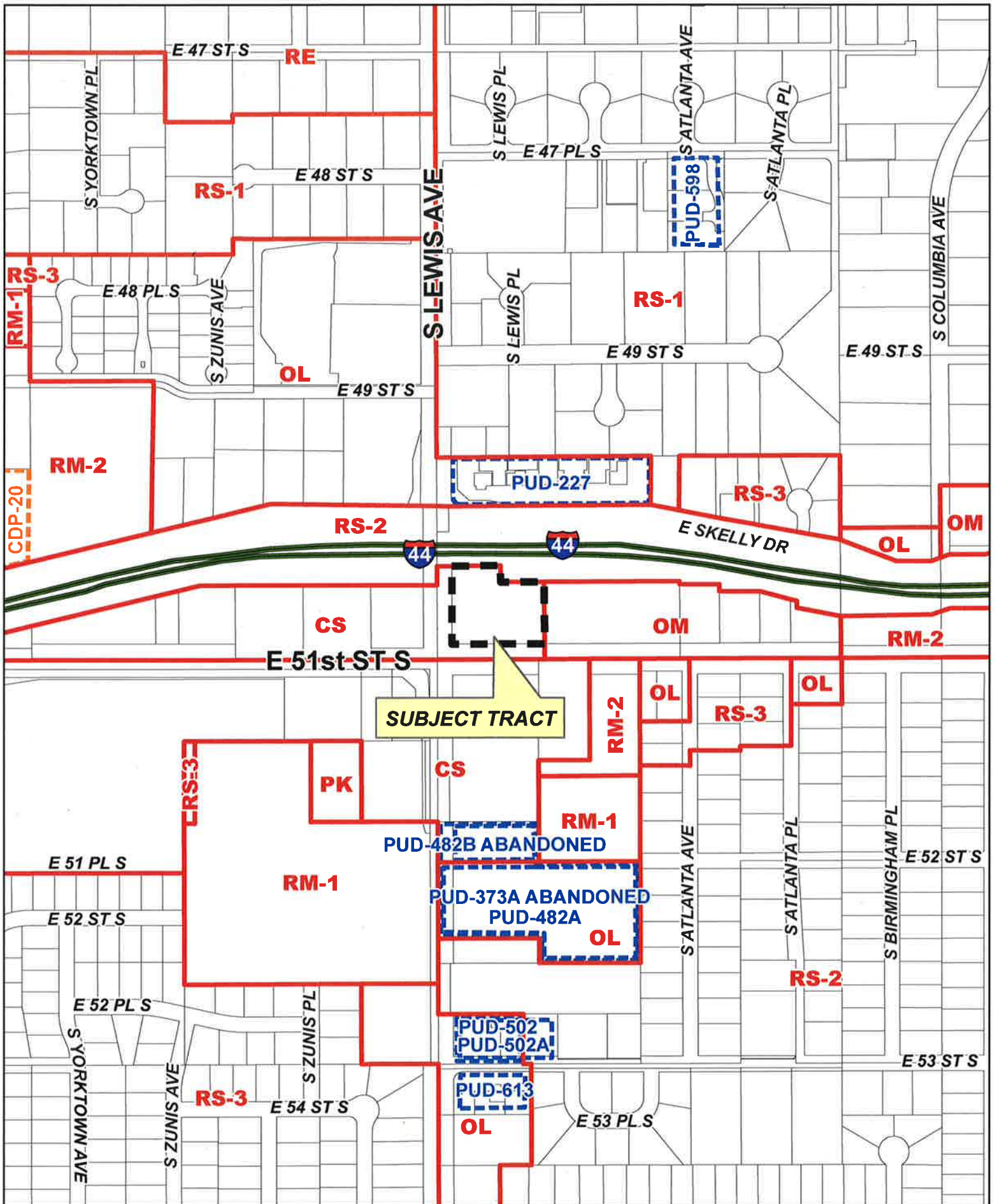
19-13 32

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Aerial Photo Date: March 2016

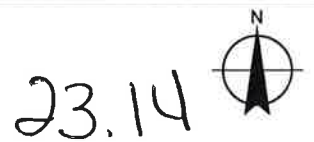


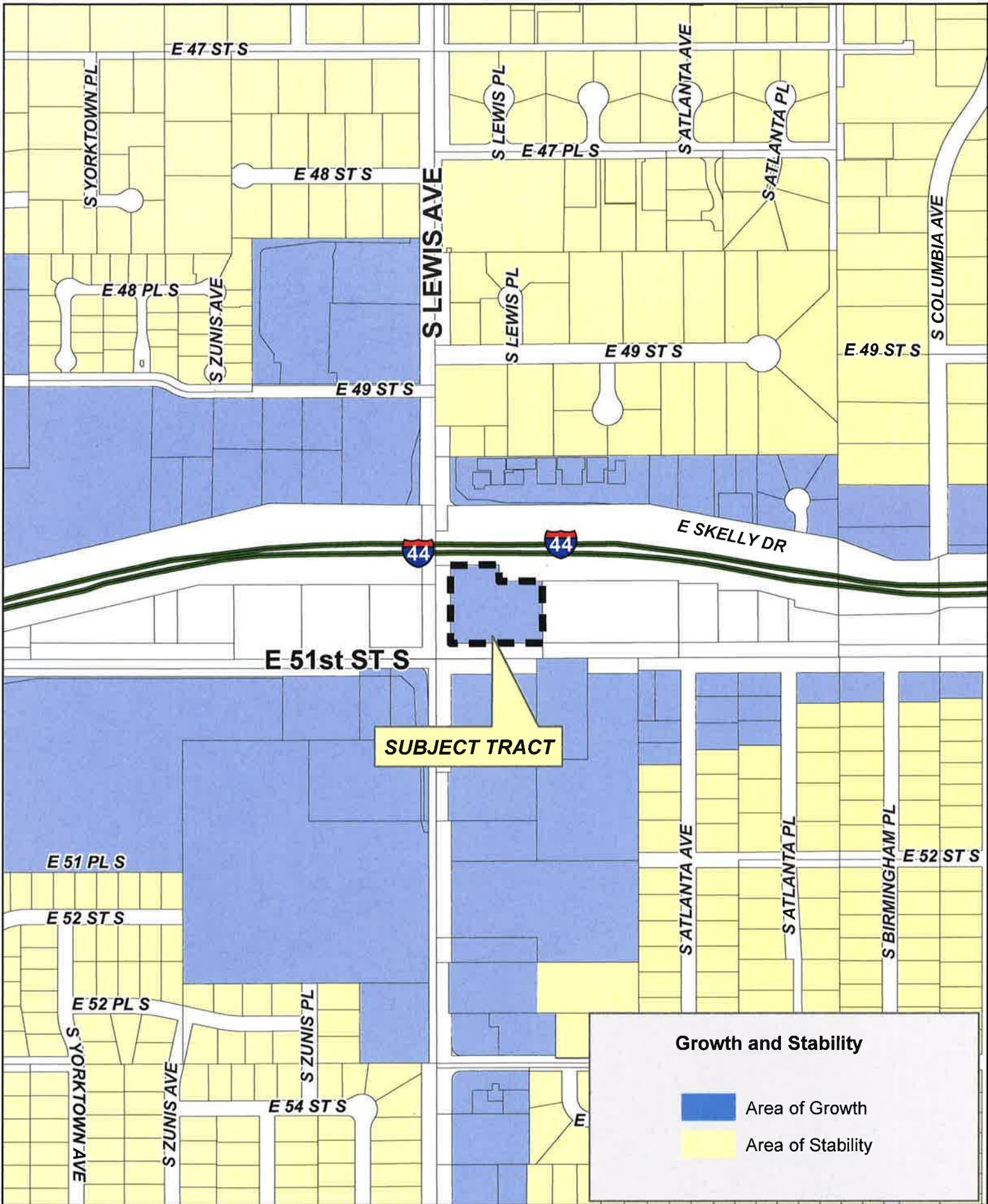
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CPA-47

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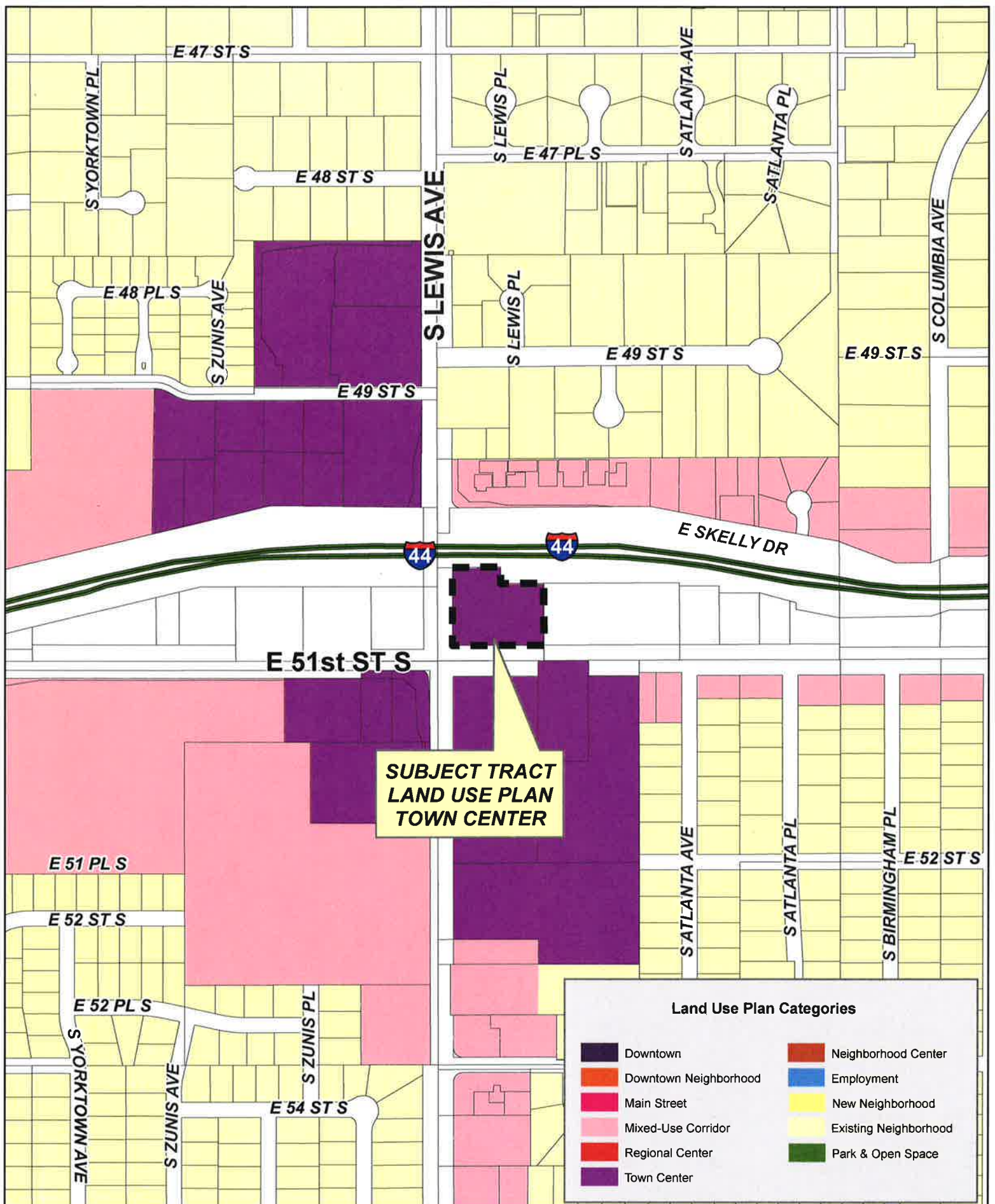




CPA-47

19-13 32

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400

CPA-47

19-13 32

23.14



ATTACHMENT 4 **Comprehensive Plan Amendment (CPA-48)** Change of Land Use Designation

Location: SW/c of E 96th St S & S Garnett Rd

Size: 26.7 Acres **Zoning District:** AG

Existing Use: Vacant

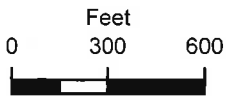
	<u>Land Use Designation</u>	<u>Stability & Growth Designation</u>
<u>Existing</u>	Regional Center	Area of Growth
<u>Proposed</u>	New Neighborhood	N/A

Development Approval History:

- **2015: CPA 38** - The TMAPC approved a Comprehensive Plan Amendment from New Neighborhood to Regional Center to accompany a rezoning application (Z-7320) to allow a medical office corridor use.

Justification: In 2015 the property owner submitted a rezoning application (Z-7320) from AG to CO to permit development of medical office space and commercial uses on the subject site. To support the rezone request the applicant requested that land use amendment (CPA 38) be approved at the November 18, 2015 TMAPC hearing and stated that he would return to the TMAPC at later date to request approval for the rezoning application. Since that time the request to rezone the subject site to CO has been withdrawn and the proposed medical office corridor development has been discarded. At this time there is no clear vision for the redevelopment of the AG zoned lot and the current Regional Center designation is no longer in alignment with the existing and intended zoning and use of the site. A *New Neighborhood* designation is more compatible with existing use and zoning of the site and would ensure compatibility with the surrounding land uses until that time when a clear vision for redeveloping the site is identified.

Staff Recommendation: Staff recommends changing the subject area to a *New Neighborhood*.



Subject
Tract

CPA-48

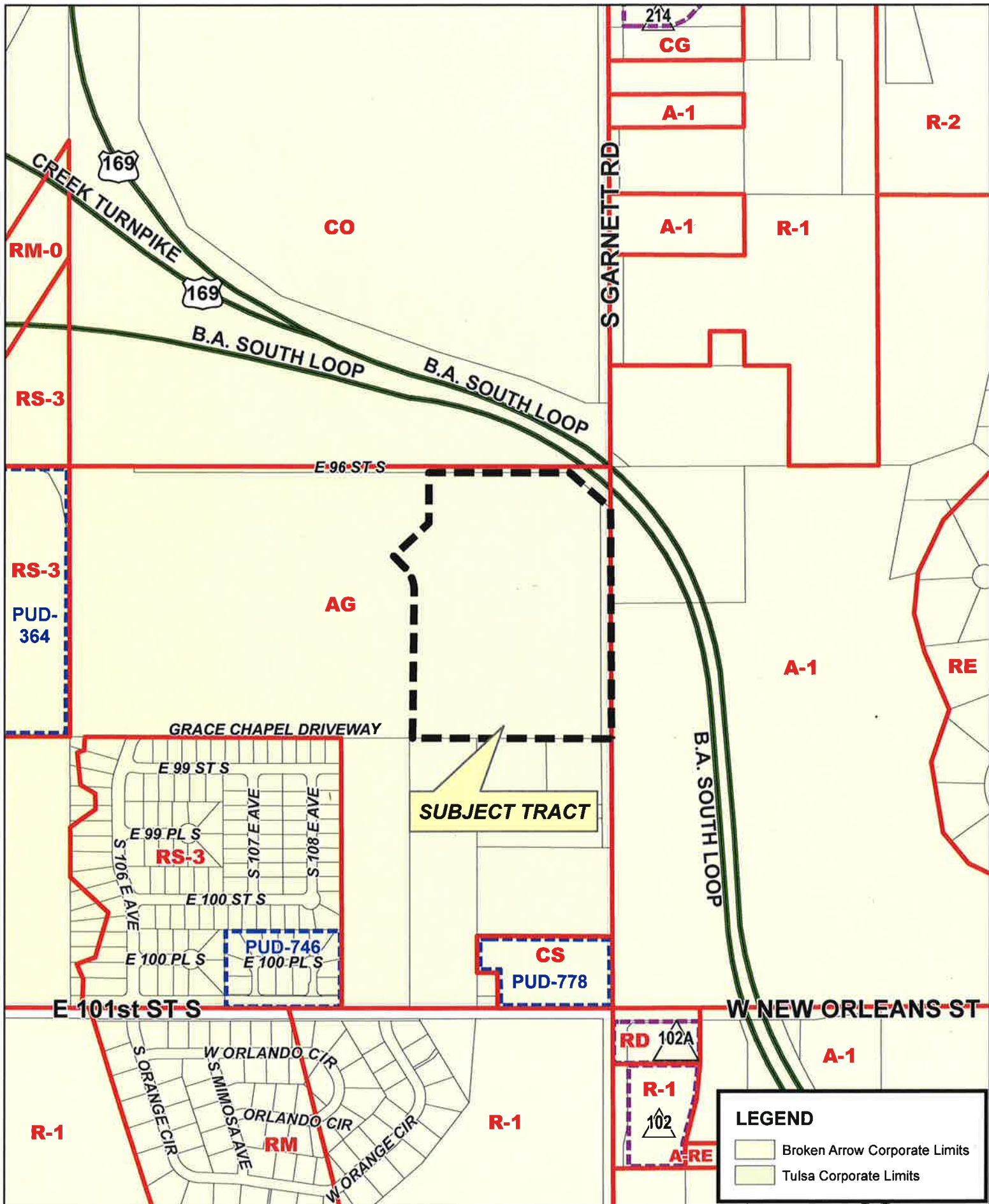
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016



23.18

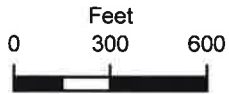


LEGEND

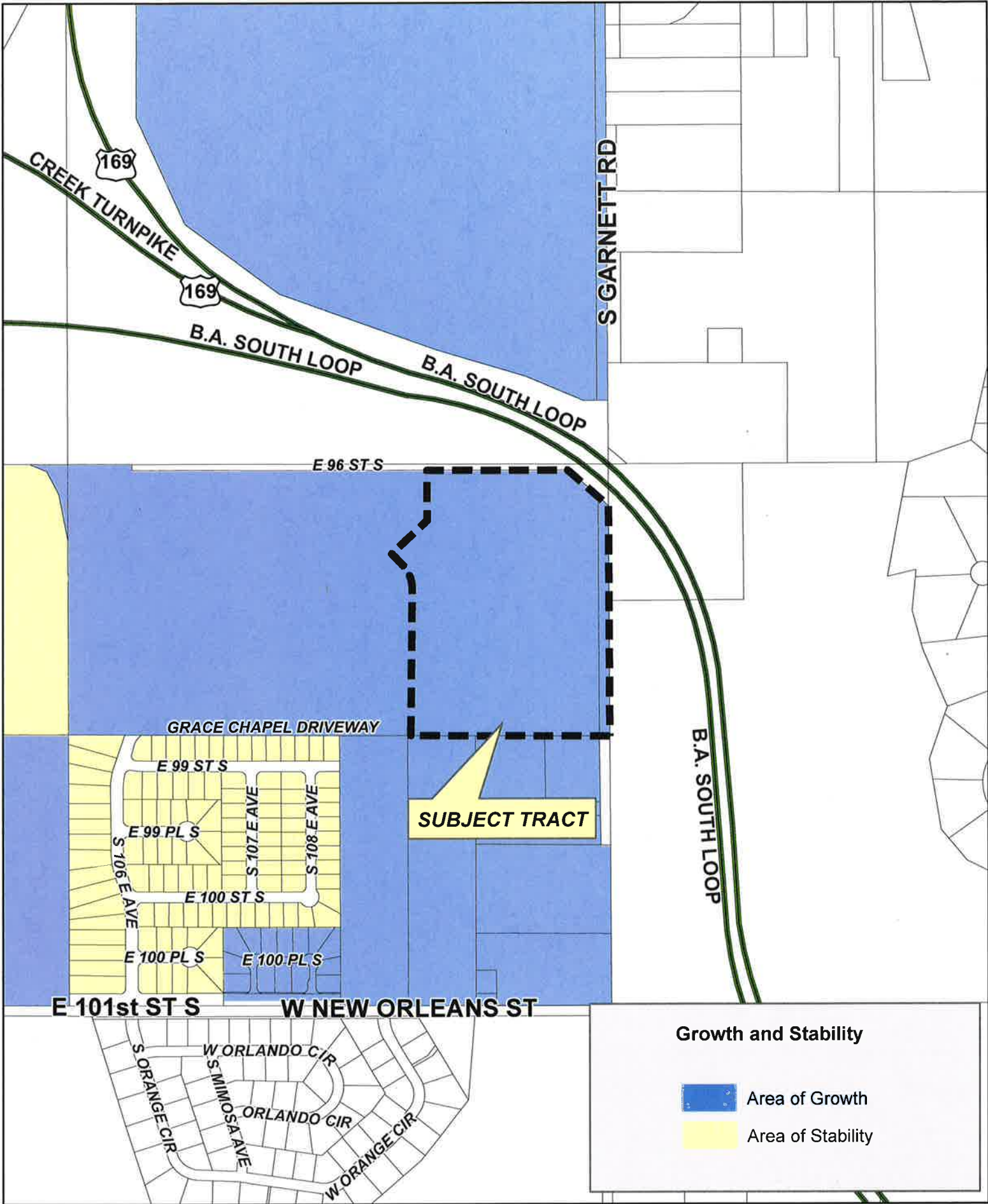
- Broken Arrow Corporate Limits
- Tulsa Corporate Limits

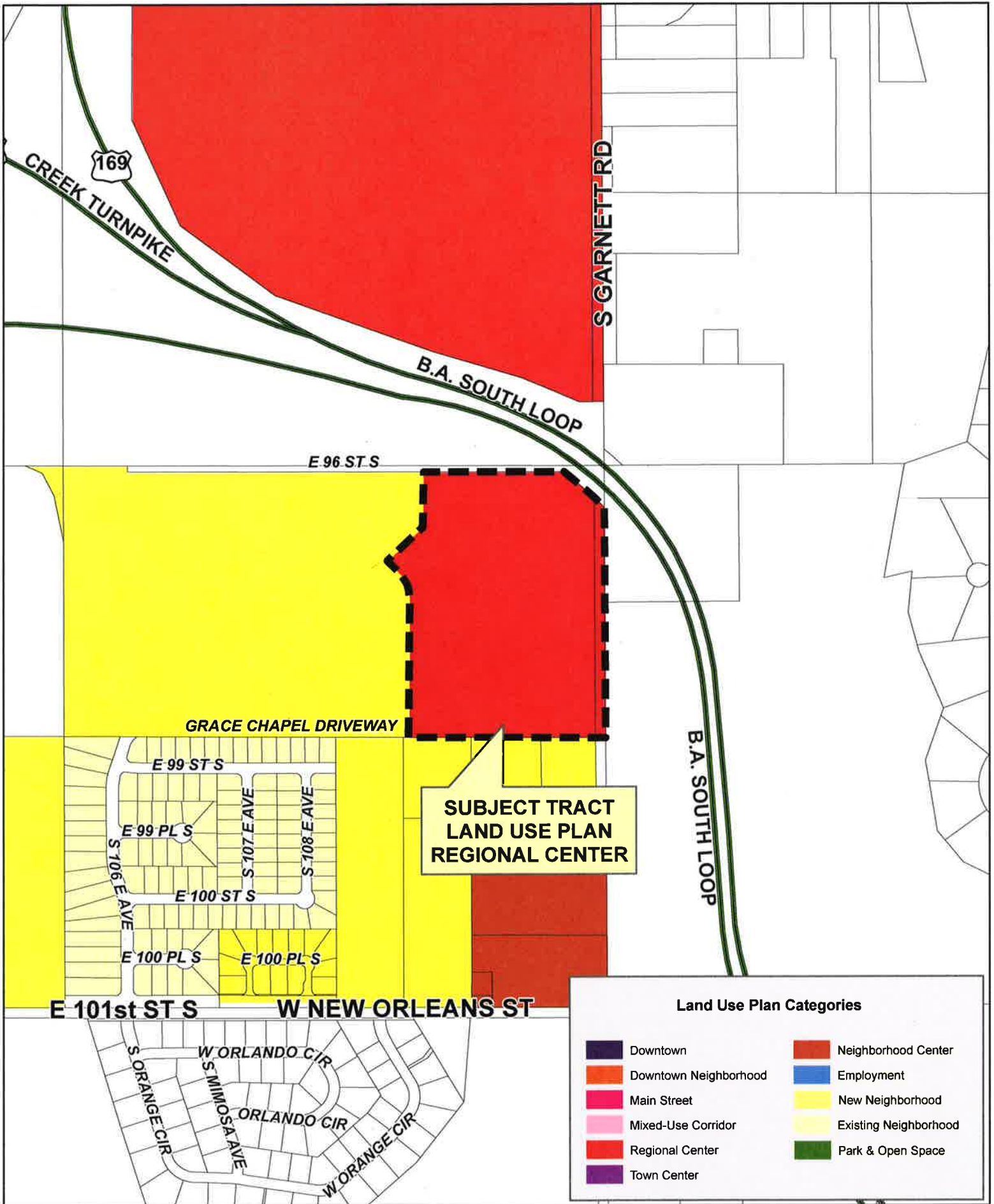
CPA-48

18-14 19



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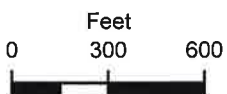




CPA-48

18-14 19

23.21



ATTACHMENT 5
Comprehensive Plan Amendment (CPA-49)
Text Amendments

1) Page LU: 80

Goal 4.3 -

Ensure that adequate land to accommodate desired development is zoned and ready for development through implementation of ~~city-initiated~~ zoning cases following the adoption of small area plans. ~~City-initiated~~ All zoning recommendations should be consistent with ~~small area plans~~ the Comprehensive Plan.

Justification: The majority of zoning changes are initiated through private parties and City initiated zoning has happened through one Small Area Plan for a Form Based Code. The City should work with interested private parties to initiate zoning changes that are consistent with the Comprehensive Plan, Small Area Plans, which amend the Comprehensive Plan, or other plans and studies.

2) Page LU: 86-87

Goal 17 -

Tulsa's natural and sensitive areas are protected and conserved. Policies to support this goal include:

~~17.1 Establish sensitive area criteria/establish areas of conservation.~~

~~• Obtain comprehensive information in order to prioritize programs that would protect key resources.~~

~~• Establish a system of designating specific areas as ecologically sensitive areas worthy of protection.~~

~~• Particularly in riparian areas, establish a standardized buffer widths based on resource type and adjacent topography. For riparian areas, buffer widths will be based on water quality function and wildlife habitat needs. Establishing standardized buffers may require that precise boundaries be delineated prior to environmental review for new development, particularly in riparian areas.~~

~~• Identify key public natural landmarks and scenic views.~~

~~17.2 Establish buffer zones and protection areas around key ecologically sensitive areas to prevent future development within those boundaries except for recreational facilities.~~

are included in Parks, Trails and Open Space Goals 8 and 9.

Justification: This goal and associated policies are a repeat of *Goals 8 and 9* found in the Parks Trails and Open Space section

3) Page LU: 87

Goal 18

Development on impacted sites or areas is regulated to protect sensitive areas. Policies to support this goal ~~include:~~

~~18.1 In areas of growth expected to develop, continue to conduct watershed wide master drainage planning consistent with the citywide master drainage plan, in coordination with small area planning process.~~

~~18.2 Preserve undeveloped floodplain areas for storm water conveyance.~~

~~18.3 Investigate compensation programs or zoning measures to allow transfer of development rights from environmentally constrained areas to unconstrained areas.~~

~~18.4 Continue to use best management practices for development within floodplain areas.~~

are included in Parks, Trails and Open Space Goal 10.

Justification: This goal and associated policies are a repeat of *Goal 10* found in the Parks Trails and Open Space section.

Staff Recommendation: Staff recommends approval of the comprehensive plan text amendments as presented.

Date: June 9, 2016
To: TMAPC
From: Philip Berry, Planner II
Travis Hulse, Planner II
Subject: Adopted Plan Review

This review was conducted in response to the following directive from the Tulsa Comprehensive Plan, Page LU-63.

*Existing neighborhood plans will continue to serve their role guiding City Council decisions. However, existing neighborhood plans vary somewhat in their format and may be out of date. **Reviewing** existing small area and neighborhood plans for **conformance and effectiveness** is one of the key PLANiTULSA implementation strategies. Thus, existing and future plans will all work toward implementing Our Vision for Tulsa.*

Small Area Plans (SAPs) are important tools to implement the PLANiTULSA Comprehensive Plan. SAPs are focused on a specific geographic area, guided by a Citizen Advisory Team (CAT), and involve collaboration and consensus from residents, businesses, and other neighborhood stakeholders. SAPs provide a vision to guide change in the neighborhood, update the Comprehensive Plan including land use designations, and recommend public projects and programs to implement the plan's vision.

Tulsa's history with neighborhood and small area planning predates PLANiTULSA. Twelve plans were adopted prior to PLANiTULSA's adoption in July of 2010. These plans demonstrate diverse approaches, formats, and visions. In 2015, the Planning Division reviewed these plans to determine whether they conform with the vision and requirements of PLANiTULSA and continue to be effective. This effort represents the first step in determining their conformance and effectiveness.

A review matrix supported the analysis of adopted plans. The matrix was based on PLANiTULSA's SAP process, which includes the following steps: define boundary, community participation, existing conditions assessment, vision statement, civic responsibilities and city-wide context, and plan recommendations. To complete the matrix, we determined whether the plan provided land use recommendations that can be converted to PLANiTULSA's building blocks and/or transportation elements. Consideration was also given to the status of easily identifiable public projects and whether incomplete projects were feasible.

Each plan's analysis was summarized as one of four recommendations:

- Continue
- Roll into New Plan
- Supersede
- Return and Readdress

These recommendations help guide next steps in determining each adopted plans effectiveness and how to better align it with PLANiTULSA and position it for implementation.

Plans determined to conform with PLANiTULSA's recommendations and vision are **Continued**. Planning staff will summarize each plan with executive summaries and implementation matrices. This will allow the TMAPC to use these plans as you use more current SAPs in addressing discretionary land use requests.

Those plans with recommendations that are largely completed or that have been found to be ineffective or non-conforming with PLANiTULSA are recommended to be **Superseded** by PLANiTULSA. Before doing so, staff will meet with each area's key stakeholders to identify outstanding projects or priorities that need to be addressed before superseding the plan. If a neighborhood plan is superseded, its planning area will continue to be addressed by PLANiTULSA and any other plans still in effect in the area.

For any plan whose planning area is undergoing a current planning effort, it is recommended that its recommendations and vision be rolled into the new document which would supersede the existing plan. These plans are labeled as **Roll into New Plan**. New plans should address outstanding projects that align with the current vision and goals of PLANiTULSA.

Plans labeled as **Return and Readdress** have important capital projects and visions that have not been completed; however, conditions have changed such that reevaluation is necessary. This reevaluation may include working with other city departments and key stakeholders to update existing recommendations. A work plan will outline the level of engagement required to bring each plan into alignment with PLANiTULSA. Executive summaries and implementation matrices for these plans will be developed.

All resulting Executive Summaries and Implementation Matrices will be presented to the TMAPC for adoption. These items will represent the plans' recommendations, goals, land use designations, and other items needed to guide decision-making.

Plan Name	Adoption Date	Status Summary	Recommendation
Kendall-Whittier Area Neighborhood Master Plan	May 1991	New sector plan will largely overlap this plan. Outstanding items should be incorporated into the new plan.	Roll into new Kendall-Whittier Sector Plan.
Springdale Area Plan	November 1993	A majority of the plan's goals and objectives have been successfully implemented. Remaining items are adequately addressed in the superseding guidelines, goals and policies of the current Comprehensive Plan.	Supersede

Whittier Square Plan	1996	This plan has had some successful implementation efforts, but the area has also experienced some setbacks. This plan is within the Kendall-Whittier Sector plan update area. Its recommendations and status should be reassessed and incorporated into the new plan.	Roll into new Kendall-Whittier Sector Plan.
Charles Page Boulevard Plan	October 1996	Some projects from this plan have been implemented. Due to the current Crosbie Heights SAP, the obsolete structure of this plan and many of its recommendations, this plan should be rolled into the Crosbie Heights SAP and then readdressed.	Roll some recommendations into Crosbie Heights SAP. Return and Readdress on remainder of plan.
Brookside Infill Development Recommendation	November 2002	Since adoption a fair amount of the identified goals and objectives continue to seek implementation. Evaluate newly adopted regulatory tools provided in the Zoning Code for implementation opportunities.	Return and Readdress
Brady Village Infill Development Plan	December 2002	All plan recommendations outlined in the Brady Village Infill plan have been superseded by the Brady Arts District SAP adopted in 2012 (Resolution No. 2641:906).	Roll into new Brady Arts District SAP.
Crutchfield Neighborhood Revitalization Master Plan	June 2004	The Crutchfield Neighborhood Revitalization Master Plan and neighborhood objectives should be further assessed for implementation based on current priorities, funding, and local interest.	Continue

East Tulsa Phase I	November 2006	Land use characteristics of certain plan areas have experienced notable changes. This includes "East Land," designated as a major activity center and a main focus of the overall plan. While plan recommendations conform to the Comprehensive Plan they should be updated to address current issues and specific implementation strategies.	Return and Readdress
East Tulsa Phase II	May 2007	The plan boundary takes in a large study area, some of which is heavily influenced by the ongoing development of land outside of TMAPC jurisdiction. The overall plan recommendations conform to the Comprehensive Plan but should be updated to address current issues and specific implementation strategies.	Return and Readdress
Sequoyah Area Neighborhood Implementation Plan	May 2007	The plan should be updated and reformatted based on the completion of objectives, PLANiTULSA's street and land use recommendations, and current conditions.	Continue
Riverwood Neighborhood Implementation Plan	October 2008	Some of the Riverwood recommendations have been successfully implemented with the Phase One plan. Subsequent phases were initially intended to address other key issues, but were never adopted for implementation. Any remaining objectives specific to Phase One should be summarized into a matrix for further implementation.	Continue

Southwest Tulsa Neighborhood Revitalization Plan Phase I	May 2009	Due to its recent approval and relationship with the Southwest Neighborhood Plan Phase II, this plan should continue to be implemented, monitored, and updated.	Continue
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Summary

Staff will maintain responsibility to ensure all plans identified as “Roll into New Plan” are adequately incorporated into any current and future Small Area Plan efforts. For “Continued” plans, staff will begin to reformat and update each plan with an Executive Summary and Implementation Matrix. Once those two plan components have been created, staff will present the updated plans to TMAPC and City Council for review and consideration.

TMAPC Action Requested

- 1) Accept the Adopted Plan Review report and recommendations.
- 2) Retire any plan identified as “Supersede.”
- 3) Initiated amendment process to address follow up items for plans identified as “Return and Readdress.”

