

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

## **Meeting No. 2740**

**February 15, 2017, 1:30 PM**

**175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> 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:**

1. Minutes of February 1, 2017, Meeting No. 2739

### **CONSENT AGENDA:**

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

2. **LC-854** (Lot-Combination) (CD 3) – Location: South of the Southwest corner of East Independence Street and North Kingston Avenue
3. **LC-858** (Lot-Combination) (CD 8) – Location: South of the Southeast corner of South Peoria Avenue and East 17<sup>th</sup> Street South
4. **LC-859** (Lot-Combination) (CD 4) – Location: Northwest corner of East 118<sup>th</sup> Street South and South New Haven Avenue
5. **LC-860** (Lot-Combination) (CD 1) – Location: West of the Southwest corner of East Oklahoma Place and North Yorktown Avenue
6. **LC-862** (Lot-Combination) (County) – Location: East of the Northeast corner of North Sheridan Road and East 106<sup>th</sup> Street North
7. **LC-863** (Lot-Combination) (CD 9) – Location: Southwest corner of South Sheridan and East 61st Street South

8. **LC-864** (Lot-Combination) (CD 5) – Location: West of the Southwest corner of East 38th Street South & South 73rd East Avenue (related to LS-20960)
9. **LS-20960** (Lot-Split) (CD 5) – Location: West of the Southwest corner of East 38th Street South & South 73rd East Avenue (related to LC-864)
10. **LC-865** (Lot-Combination) (CD 9) – Location: East of the northeast corner of South Yale Avenue and East 71<sup>st</sup> Street South (related to LS-20962)
11. **LS-20962** (Lot-Split) (CD 9) – Location: East of the northeast corner of South Yale Avenue and East 71<sup>st</sup> Street South (related to LC-865)
12. **LS-20959** (Lot-Split) (CD 6) – Location: South of the Northwest corner of East 11<sup>th</sup> Street South and South 145<sup>th</sup> East Avenue
13. **LS-20961** (Lot-Split) (CD 9) – Location: Southeast corner of East 31<sup>st</sup> Street South and South Gary Avenue
14. **LS-20963** (Lot-Split) (CD 3) – Location: West of the northwest corner of North Canton Avenue and East Virgin Street
15. **PUD-624-4 Brandon L. Jackson** (CD 1) Location: North and East of the northeast corner of North Gilcrease Museum Road and West 30<sup>th</sup> Street North requesting a **PUD Minor Amendment** to reduce the minimum open space to 3,000 sf and allow 30 ft curb cuts and drive in right-of-way
16. **PUD-686-12 Perfection Homes** (CD 8) Location: Northeast corner of South Quebec Avenue and East 118<sup>th</sup> Street South requesting a **PUD Minor Amendment** to reduce the rear yard setback from 25 ft to 20 ft
17. **Z-7342-A KKT/ Nicole Watts** (CD 7) Location: North of northeast corner of South Memorial Drive East and East 91<sup>st</sup> Street requesting a **ODP Minor Amendment** to Modify the Optional Development Plan standards to remove private drive requirement to eastern building
18. **Change of Access** (CD 6) Location: West of the southwest corner of East Admiral Place and South 193<sup>rd</sup> East Avenue requests **Change of Access**

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

#### **COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING:**

19. **CPA-56 JR Donelson** (CD 9) Location: North and east of the northeast corner of South Lewis Avenue and East Skelly Drive requesting to amend the Comprehensive Plan Land Use Map from Existing Neighborhood to Mixed-Use

Corridor and the Stability and Growth Map from Area of Stability to an Area of Growth (Related to Z-7373)

#### **PUBLIC HEARINGS:**

20. **Z-7373 JR Donelson** (CD 9) Location: North and east of the northeast corner of South Lewis Avenue and East Skelly Drive requesting rezoning from **RS-1** to **OL**. (Related to CPA-56)
21. **Z-7361 Lou Reynolds** (CD 9) Location: West of the southwest corner of South Peoria Avenue and East 37<sup>th</sup> Place requesting rezoning from **RS-3** to **PK** (Continued from October 5, 2016, November 2, 2016, December 7, 2016 and January 18, 2017)
22. **Z-7371 Miguel Gomora** (CD 3) Location: North and west of the northwest corner of East 11<sup>th</sup> Street South and South Garnett Road requesting rezoning from **RS-3** to **CG**. (Continued from December 21, 2016)
23. **Z-7376 Steven Schuller** (CD 4) Location: South of southwest corner of S. Gary Ave. and E. 15<sup>th</sup> St. (aka 1508 S. Gary Ave. E.) requesting rezoning from **CH** to **RS-3**.
24. **PUD-845 Wallace Engineering/Jim Beach** (County) Location: North of the northwest corner of South Peoria Avenue and East 141<sup>st</sup> Street requesting rezoning from **AG** to **CS/ PUD-845** to permit the construction of a mini-storage facility
25. **CZ-448 Jim Beach** (County) Location: North of the northwest corner of South Peoria Avenue and East 141<sup>st</sup> Street requesting rezoning from **AG** to **CS**. (Continued from December 21<sup>st</sup>, 2016 and February 1, 2017)
26. **Breeze Farms** (County) Preliminary Plat, Location: South of the southeast corner of 161<sup>st</sup> Street South & South Lewis Avenue

#### **OTHER BUSINESS**

#### **27. 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](http://www.tmapc.org)

email address: [esubmit@incog.org](mailto: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.

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**Case Number:** PUD-624-4  
**Minor Amendment**

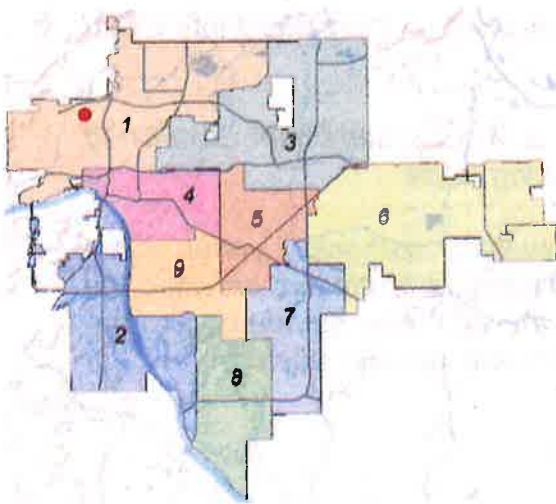
**Hearing Date:** February 15, 2017

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Brandon L. Jackson

Property Owner: The New Northwest  
Passage, LLC.

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to reduce the minimum open space to 3,000 sf and allow 30 ft curb cuts and drive in right-of-way

Location: North and East of the NE/c W.  
30<sup>th</sup> St. N. and N. Gilcrease Museum Rd.

4202 East 117<sup>th</sup> PI S.

Multiple Lots, Cross Timbers at Northwest  
Passage

**Zoning:**  
Existing Zoning: RS-3/RM-1/PUD-624  
Proposed Zoning: No Change

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

**Staff Recommendation:**  
Staff recommends **approval**.

**Staff Data:**  
TRS: 0222  
CZM: 28

Atlas: 0

**City Council District:** 1  
Councilor Name: Vanessa Hall-Harper

February 15, 2017

**SECTION I:** PUD-624-4 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the PUD Development Standards to reduce the minimum open space to 3,000 sf and allow 30 ft curb cuts and drive in right-of-way.

The development standards currently require 4,000 sf of open space per unit. The applicant is requesting that this be amended to 3,000 sf of open space per unit. With the recent adoption of regulations that would permit three car garages with 30 ft drives, the applicant proposes that they be allowed on the subject lots within this Planned Unit Development.

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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."*

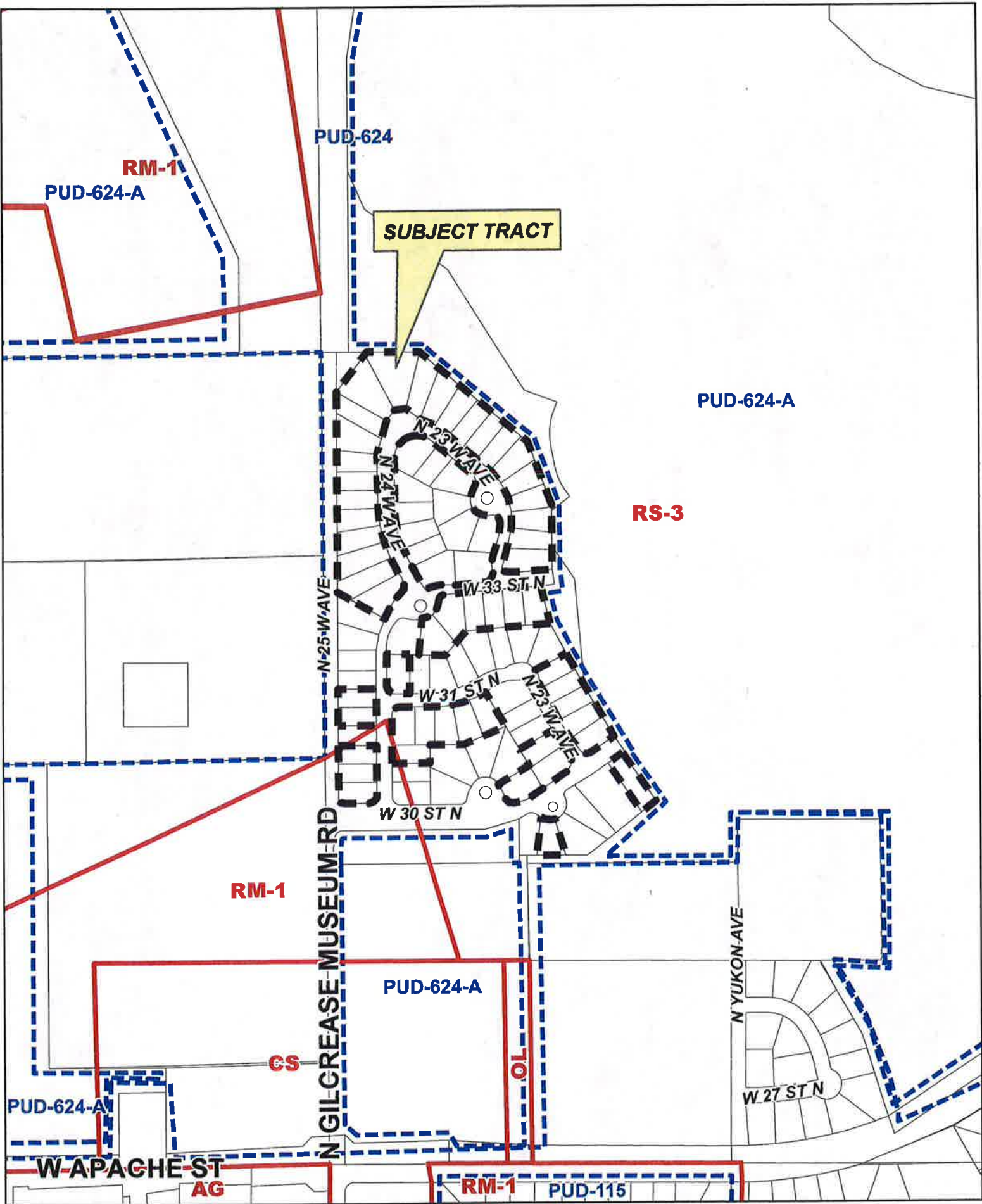
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-624 and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
Applicant Plat w/ subject lots  
Applicant Neighborhood Plan

With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the minimum open space to 3,000 sf and allow 30 ft curb cuts and drive in right-of-way.

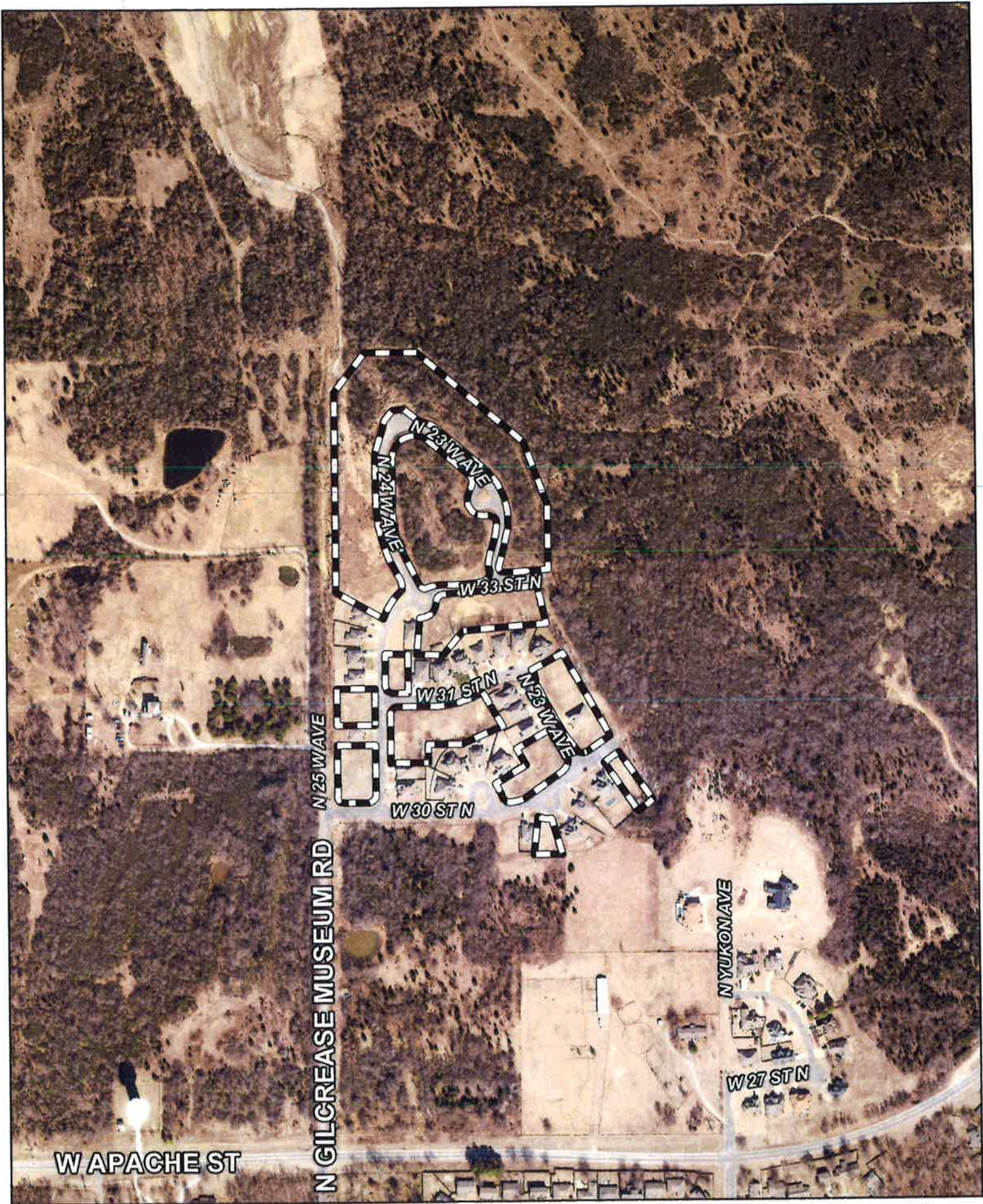


**PUD-624-4**

20-12 22

**15.3**





W APACHE ST

N GILCREASE MUSEUM RD

N YUKON AVE

W 27 ST N

W 30 ST N

W 31 ST N

W 33 ST N

N 23 W AVE

N 24 W AVE

0 200 400  
Feet



Subject  
Tract

**PUD-624-4**

20-12 22

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

Aerial Photo Date: February 2016



15.4





P.U.D. No. 624

# Cross Timbers at Northwest Passage

A subdivision in the City of Tulsa, being a part of the SW/4 of Section 22,  
Township 20 North, Range 12 East, Osage County, State of Oklahoma

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.  
6737 South 85th East Avenue  
Tulsa, Oklahoma 74133  
516 282-9921

CERTIFICATE OF AUTHORIZATION No. 551  
RENEWAL DATE: JUNE 30, 2025

OWNER / DEVELOPER

Builders Investment  
Company of New Mexico Ltd., Co.  
6200 Jefferson Street NE, Suite 102  
Albuquerque, NM 87109  
Phone: 505.426.1100  
Fax: 505.426.9441

STATE OF OKLAHOMA  
COUNTY OF OSAGE

I, Denny Hulson, Osage County Clerk, do hereby certify that the foregoing is a true and correct copy of a file maintained in my office as the Osage County Clerk.

Dated this 12th day of December 2024.

Denny Hulson, Osage County Clerk

**Benchmark**  
Top of 3000 Series Cap (Station Center) at the intersection of North Glenside and Museum Road and West Apache Street.  
ELEVATION = 811.53 MDS 1988

**Basis of Bearings**  
The non-economic bearings for said tract are based on an assumed bearing of N 00° 00' 00" E along the West line of the SW/4 of Section 22, T.20N, R.12E, S.12E of the 1906 Meigs, Osage County, State of Oklahoma, according to the Official U.S. Government Survey map.

**Legend**

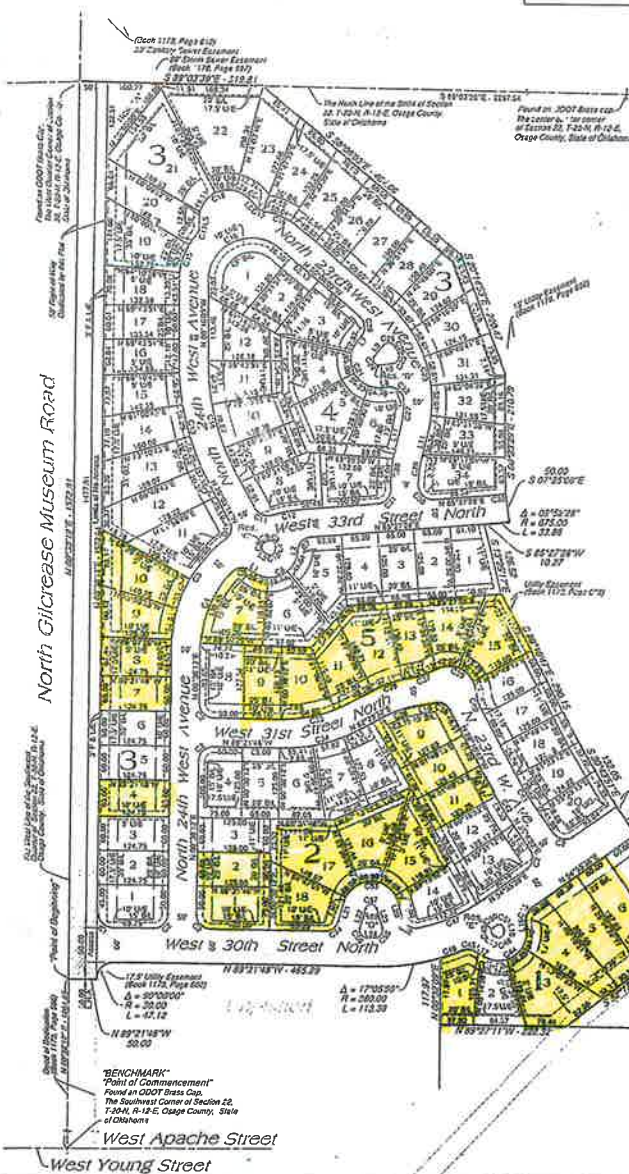
- BL = Building Line
- FL = Fence & Landscape Easement
- LNA = Lines of No Access
- Ru = Reserve
- UE = Utility Easement
- PA = Preserve Area
- Right of Way to be dedicated by this Plat

**Lot Addresses**  
Addresses shown on this Plat provided by the City of Tulsa Planning Department are accurate as of the date this plat was filed, and the addresses are subject to change and should not be relied on as a basis for any legal description.

**Monument Note**

- A 30"x10" aluminum bar with a yellow plastic cap stamped "T.E.S. 1252" to be set at all plat boundary corners, prior to recording, unless noted otherwise.
- A 30"x10" aluminum bar with a yellow plastic cap stamped "T.E.S. 1253" to be set at all plat boundary corners, prior to recording, unless noted otherwise.
- A 30"x10" aluminum bar with a yellow plastic cap stamped "T.E.S. 1254" to be set at all plat boundary corners, prior to recording, unless noted otherwise.

**Off-site Stormwater Detention Note**  
Stormwater Detention is located for this P.U.D. Area. A Stormwater Detention Facility has been constructed off-site at the location indicated on the LOCATION MAP in this Plat. The "Off-site Stormwater Detention Facility" has been provided for the purpose of this Plat by separate easement, Book 1173, Page 331.



BLOCK 1		BLOCK 2 (continued)	
LOT	ADDRESS	LOT	ADDRESS
1	2214 West 20th Street North	22	2214 West 20th Street North
2	2216 West 20th Street North	23	2216 West 20th Street North
3	2218 West 20th Street North	24	2218 West 20th Street North
4	2220 West 20th Street North	25	2220 West 20th Street North
5	2222 West 20th Street North	26	2222 West 20th Street North
6	2224 West 20th Street North	27	2224 West 20th Street North
7	2226 West 20th Street North	28	2226 West 20th Street North
8	2228 West 20th Street North	29	2228 West 20th Street North
9	2230 West 20th Street North	30	2230 West 20th Street North
10	2232 West 20th Street North	31	2232 West 20th Street North
11	2234 West 20th Street North	32	2234 West 20th Street North
12	2236 West 20th Street North	33	2236 West 20th Street North
13	2238 West 20th Street North	34	2238 West 20th Street North
14	2240 West 20th Street North	35	2240 West 20th Street North
15	2242 West 20th Street North	36	2242 West 20th Street North
16	2244 West 20th Street North	37	2244 West 20th Street North
17	2246 West 20th Street North	38	2246 West 20th Street North
18	2248 West 20th Street North	39	2248 West 20th Street North
19	2250 West 20th Street North	40	2250 West 20th Street North
20	2252 West 20th Street North	41	2252 West 20th Street North
21	2254 West 20th Street North	42	2254 West 20th Street North
22	2256 West 20th Street North	43	2256 West 20th Street North
23	2258 West 20th Street North	44	2258 West 20th Street North
24	2260 West 20th Street North	45	2260 West 20th Street North
25	2262 West 20th Street North	46	2262 West 20th Street North
26	2264 West 20th Street North	47	2264 West 20th Street North
27	2266 West 20th Street North	48	2266 West 20th Street North
28	2268 West 20th Street North	49	2268 West 20th Street North
29	2270 West 20th Street North	50	2270 West 20th Street North
30	2272 West 20th Street North	51	2272 West 20th Street North
31	2274 West 20th Street North	52	2274 West 20th Street North
32	2276 West 20th Street North	53	2276 West 20th Street North
33	2278 West 20th Street North	54	2278 West 20th Street North
34	2280 West 20th Street North	55	2280 West 20th Street North
35	2282 West 20th Street North	56	2282 West 20th Street North
36	2284 West 20th Street North	57	2284 West 20th Street North
37	2286 West 20th Street North	58	2286 West 20th Street North
38	2288 West 20th Street North	59	2288 West 20th Street North
39	2290 West 20th Street North	60	2290 West 20th Street North
40	2292 West 20th Street North	61	2292 West 20th Street North
41	2294 West 20th Street North	62	2294 West 20th Street North
42	2296 West 20th Street North	63	2296 West 20th Street North
43	2298 West 20th Street North	64	2298 West 20th Street North
44	2300 West 20th Street North	65	2300 West 20th Street North
45	2302 West 20th Street North	66	2302 West 20th Street North
46	2304 West 20th Street North	67	2304 West 20th Street North
47	2306 West 20th Street North	68	2306 West 20th Street North
48	2308 West 20th Street North	69	2308 West 20th Street North
49	2310 West 20th Street North	70	2310 West 20th Street North
50	2312 West 20th Street North	71	2312 West 20th Street North
51	2314 West 20th Street North	72	2314 West 20th Street North
52	2316 West 20th Street North	73	2316 West 20th Street North
53	2318 West 20th Street North	74	2318 West 20th Street North
54	2320 West 20th Street North	75	2320 West 20th Street North
55	2322 West 20th Street North	76	2322 West 20th Street North
56	2324 West 20th Street North	77	2324 West 20th Street North
57	2326 West 20th Street North	78	2326 West 20th Street North
58	2328 West 20th Street North	79	2328 West 20th Street North
59	2330 West 20th Street North	80	2330 West 20th Street North
60	2332 West 20th Street North	81	2332 West 20th Street North
61	2334 West 20th Street North	82	2334 West 20th Street North
62	2336 West 20th Street North	83	2336 West 20th Street North
63	2338 West 20th Street North	84	2338 West 20th Street North
64	2340 West 20th Street North	85	2340 West 20th Street North
65	2342 West 20th Street North	86	2342 West 20th Street North
66	2344 West 20th Street North	87	2344 West 20th Street North
67	2346 West 20th Street North	88	2346 West 20th Street North
68	2348 West 20th Street North	89	2348 West 20th Street North
69	2350 West 20th Street North	90	2350 West 20th Street North
70	2352 West 20th Street North	91	2352 West 20th Street North

Curve Table			
NO.	DELTA	RADIUS	ARC
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C2	90°00'00"	15.00	23.57
C3	90°00'00"	30.00	47.12
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C5	90°00'00"	30.00	47.12
C6	90°00'00"	30.00	47.12
C7	90°00'00"	30.00	47.12
C8	90°00'00"	30.00	47.12
C9	90°00'00"	30.00	47.12
C10	90°00'00"	30.00	47.12
C11	90°00'00"	30.00	47.12
C12	90°00'00"	30.00	47.12
C13	90°00'00"	30.00	47.12
C14	90°00'00"	30.00	47.12
C15	90°00'00"	30.00	47.12
C16	90°00'00"	30.00	47.12
C17	90°00'00"	30.00	47.12
C18	90°00'00"	30.00	47.12
C19	90°00'00"	30.00	47.12
C20	90°00'00"	30.00	47.12
C21	90°00'00"	30.00	47.12
C22	90°00'00"	30.00	47.12
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C29	90°00'00"	30.00	47.12
C30	90°00'00"	30.00	47.12
C31	90°00'00"	30.00	47.12
C32	90°00'00"	30.00	47.12
C33	90°00'00"	30.00	47.12
C34	90°00'00"	30.00	47.12
C35	90°00'00"	30.00	47.12
C36	90°00'00"	30.00	47.12
C37	90°00'00"	30.00	47.12
C38	90°00'00"	30.00	47.12
C39	90°00'00"	30.00	47.12
C40	90°00'00"	30.00	47.12
C41	90°00'00"	30.00	47.12
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C49	90°00'00"	30.00	47.12
C50	90°00'00"	30.00	47.12
C51	90°00'00"	30.00	47.12
C52	90°00'00"	30.00	47.12
C53	90°00'00"	30.00	47.12
C54	90°00'00"	30.00	47.12
C55	90°00'00"	30.00	47.12
C56	90°00'00"	30.00	47.12
C57	90°00'00"	30.00	47.12
C58	90°00'00"	30.00	47.12
C59	90°00'00"	30.00	47.12
C60	90°00'00"	30.00	47.12
C61	90°00'00"	30.00	47.12
C62	90°00'00"	30.00	47.12
C63	90°00'00"	30.00	47.12
C64	90°00'00"	30.00	47.12
C65	90°00'00"	30.00	47.12
C66	90°00'00"	30.00	47.12
C67	90°00'00"	30.00	47.12
C68	90°00'00"	30.00	47.12
C69	90°00'00"	30.00	47.12
C70	90°00'00"	30.00	47.12
C71	90°00'00"	30.00	47.12
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C81	90°00'00"	30.00	47.12
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C83	90°00'00"	30.00	47.12
C84	90°00'00"	30.00	47.12
C85	90°00'00"	30.00	47.12
C86	90°00'00"	30.00	47.12
C87	90°00'00"	30.00	47.12
C88	90°00'00"	30.00	47.12
C89	90°00'00"	30.00	47.12
C90	90°00'00"	30.00	47.12
C91	90°00'00"	30.00	47.12
C92	90°00'00"	30.00	47.12
C93	90°00'00"	30.00	47.12
C94	90°00'00"	30.00	47.12
C95	90°00'00"	30.00	47.12
C96	90°00'00"	30.00	47.12
C97	90°00'00"	30.00	47.12
C98	90°00'00"	30.00	47.12
C99	90°00'00"	30.00	47.12
C100	90°00'00"	30.00	47.12

Line Table		
NO.	BEARING	DISTANCE
L1	N 89°22'30" W	1.41
L2	N 89°22'30" W	1.06
L3	N 89°22'30" W	1.06
L4	N 89°22'30" W	1.06
L5	N 89°22'30" W	1.06
L6	N 89°22'30" W	1.06
L7	N 89°22'30" W	1.06
L8	N 89°22'30" W	1.06
L9	N 89°22'30" W	1.06
L10	N 89°22'30" W	1.06
L11	N 89°22'30" W	1.06
L12	N 89°22'30" W	1.06
L13	N 89°22'30" W	1.06
L14	N 89°22'30" W	1.06
L15	N 89°22'30" W	1.06
L16	N 89°22'30" W	1.06
L17	N 89°22'30" W	1.06
L18	N 89°22'30" W	1.06
L19	N 89°22'30" W	1.06
L20	N 89°22'30" W	1.06
L21	N 89°22'30" W	1.06
L22	N 89°22'30" W	1.06
L23	N 89°22'30" W	1.06
L24	N 89°22'30" W	1.06
L25	N 89°22'30" W	1.06
L26	N 89°22'30" W	1.06
L27	N 89°22'30" W	1.06
L28	N 89°22'30" W	1.06
L29	N 89°22'30" W	1.06
L30	N 89°22'30" W	1.06
L31	N 89°22'30" W	1.06
L32	N 89°22'30" W	1.06
L33	N 89°22'30" W	1.06
L34	N 89°22'30" W	1.06
L35	N 89°22'30" W	1.06
L36	N 89°22'30" W	1.06
L37	N 89°22'30" W	1.06
L38	N 89°22'30" W	1.06
L39	N 89°22'30" W	1.06
L40	N 89°22'30" W	1.06
L41	N 89°22'30" W	1.06
L42	N 89°22'30" W	1.06
L43	N 89°22'30" W	1.06
L44	N 89°22'30" W	1.06
L45	N 89°22'30" W	1.06
L46	N 89°22'30" W	1.06
L47	N 89°22'30" W	1.06
L48	N 89°22'30" W	1.06
L49	N 89°22'30" W	1.06
L50	N 89°22'30" W	1.06
L51	N 89°22'30" W	1.06
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L62	N 89°22'30" W	1.06
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L95	N 89°22'30" W	1.06
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L99	N 89°22'30" W	1.06
L100	N 89°22'30" W	1.06



**Case Number:** PUD-686-12  
Minor Amendment

**Hearing Date:** February 15, 2017

**Case Report Prepared by:**  
Jay Hoyt

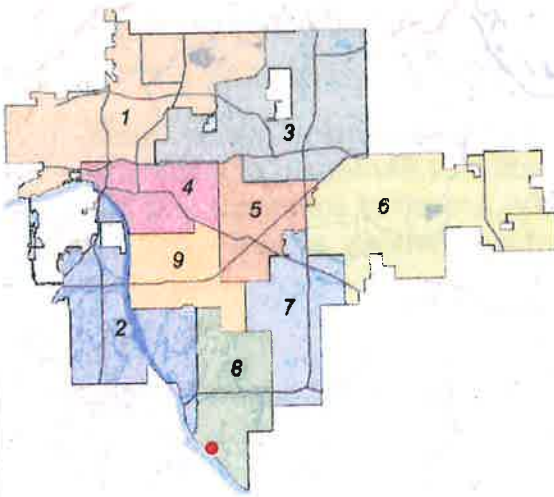
**Owner and Applicant Information:**

Applicant: Perfection Homes

Property Owner: Parnell Ray & Tresa Ann Adams

**Location Map:**

(shown with City Council Districts)



**Applicant Proposal:**

Concept summary: PUD minor amendment to reduce the rear yard setback from 25 ft to 20 ft.

Gross Land Area: .29 acres

Location: NE/c South Quebec Ave. and East 118<sup>th</sup> St S.

4202 East 117<sup>th</sup> Pl S.

Lot 9, Block 13 Wind River

**Zoning:**

Existing Zoning: RS-2/PUD-686

Proposed Zoning: No Change

**Comprehensive Plan:**

Land Use Map: Existing Neighborhood

Growth and Stability Map: Stability

**Staff Recommendation:**

Staff recommends **approval**.

**Staff Data:**

TRS: 8333

CZM: 56

Atlas: 0

**City Council District: 8**

Councilor Name: Phil Lakin

**County Commission District: 3**

Commissioner Name: Ron Peters

February 15, 2017

**SECTION I:** PUD-686-12 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the PUD Development Standards to reduce the rear yard setback from 25 ft to 20 ft.

The applicant proposes to construct a covered patio addition to an existing single-family residence. The proposed addition would encroach into the required 25 ft rear yard setback. In order to construct the addition, the rear yard setback would need to be reduced to 20 ft.

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) All remaining development standards defined in PUD-686 and subsequent minor amendments shall remain in effect.

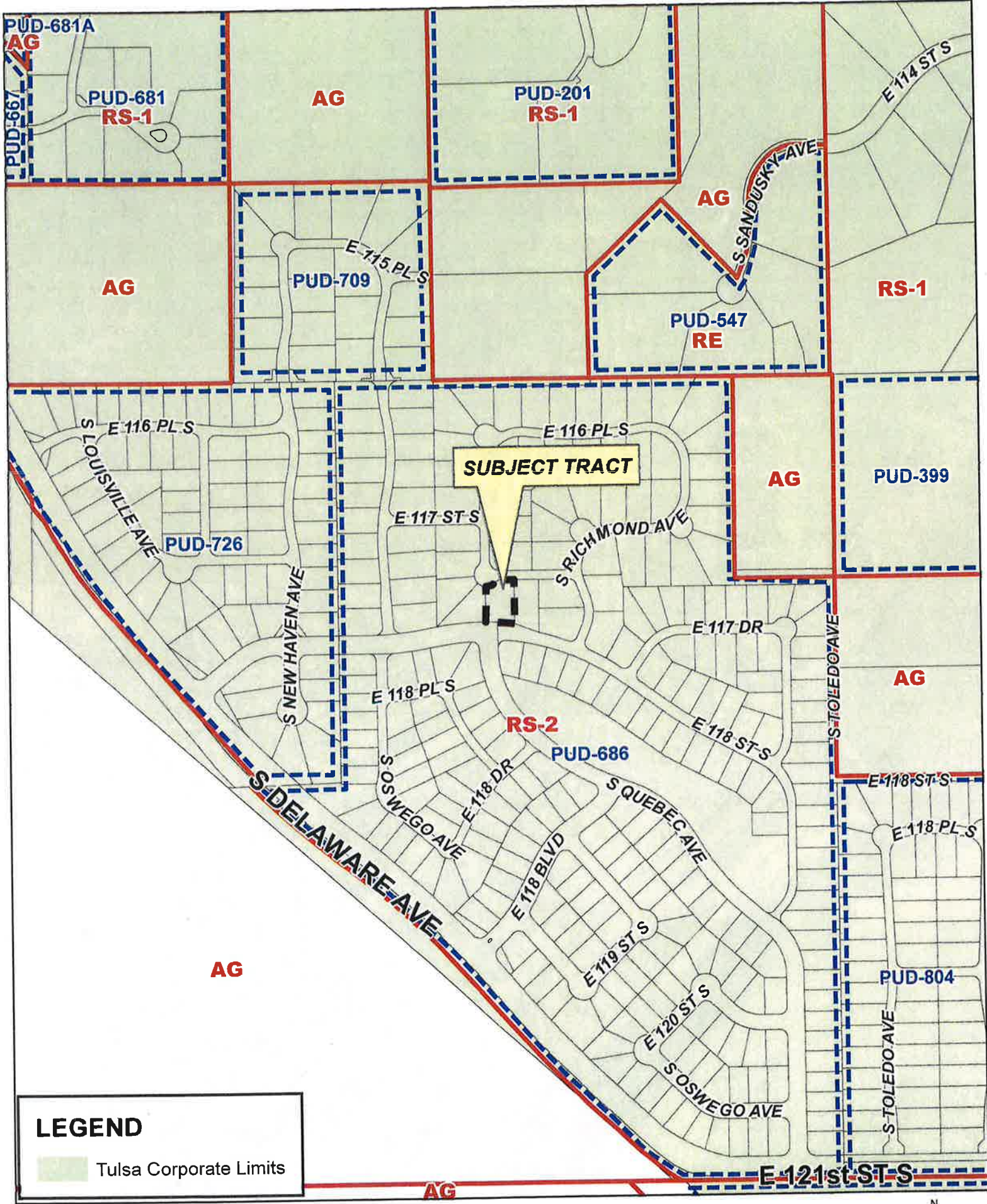
Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
INCOG aerial photo (enlarged)  
Applicant Site Plan  
Applicant Building Elevations  
Applicant Addition Details

With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the rear yard setback from 25 ft to 20 ft.

16.2





**LEGEND**

Tulsa Corporate Limits



**PUD-686-12**

18-13 33

14.3







0 200 400  
Feet



Subject  
Tract

**PUD-686-12**

18-13 33

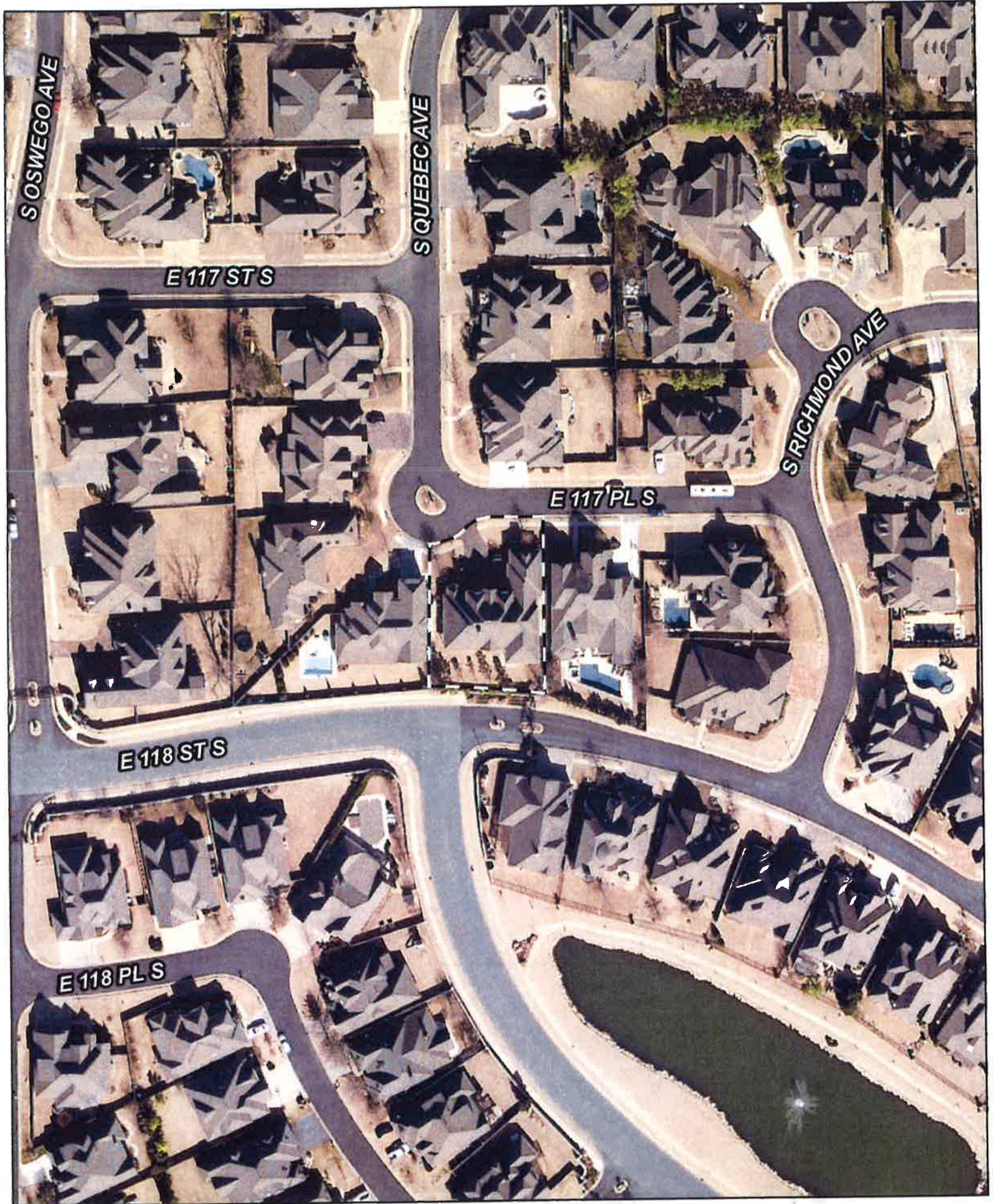
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 11

16.4







0 50 100  
Feet



Subject  
Tract

**PUD-686-12**

18-13 33

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

Aerial Photo Date: February 2016



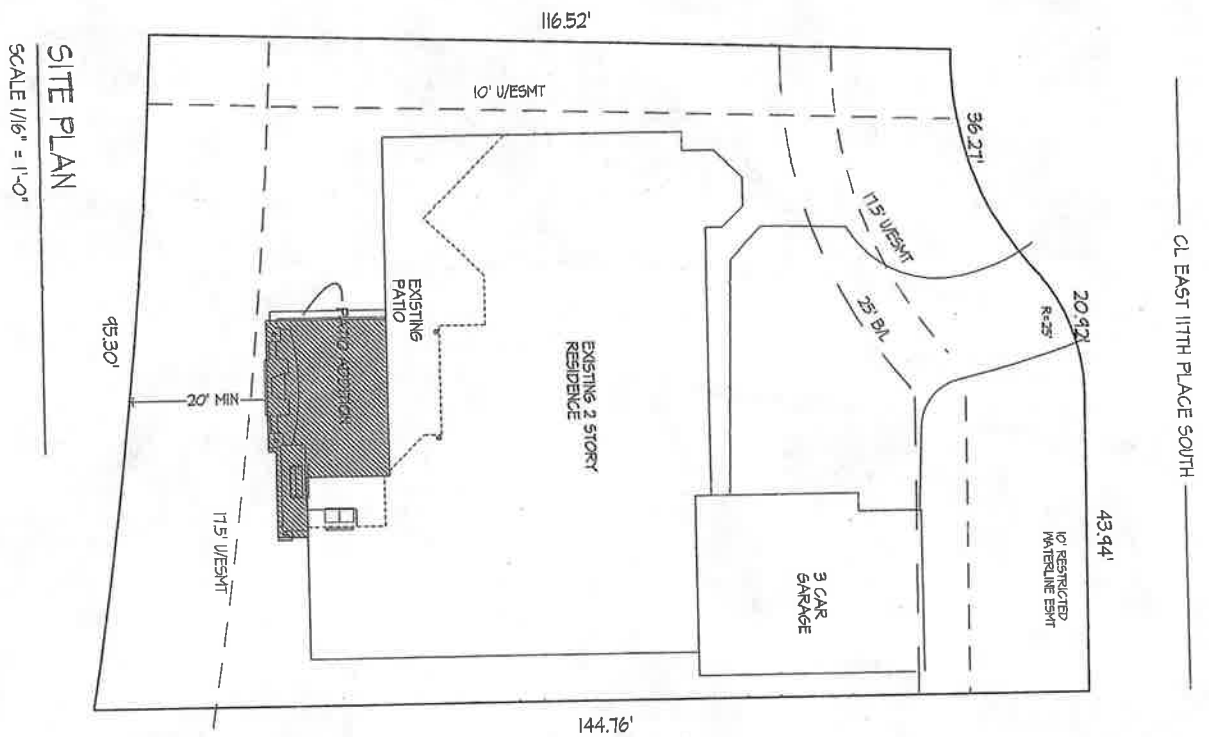
**76.5**



NOTE:  
PROPERTY SETBACKS AND  
HOUSE LOCATION TO BE  
VERIFIED PRIOR TO CONSTRUCTION  
(SITE PLAN IS ONLY GENERAL  
REPRESENTATION)

LEGAL ADDRESS  
4202 EAST 11TH PLACE SOUTH,  
TULSA, OK 74131

LEGAL DESCRIPTION  
TBD



client  
**Mr./Ms. Parnell Adams**

project  
**Perfection Homes**

project: Patio Addition  
address: 4202 E. 117th Place  
lot: Lot 9/20s 13, Wind River  
phase: Schematic Design  
notes:  
revision: 10/31/2016

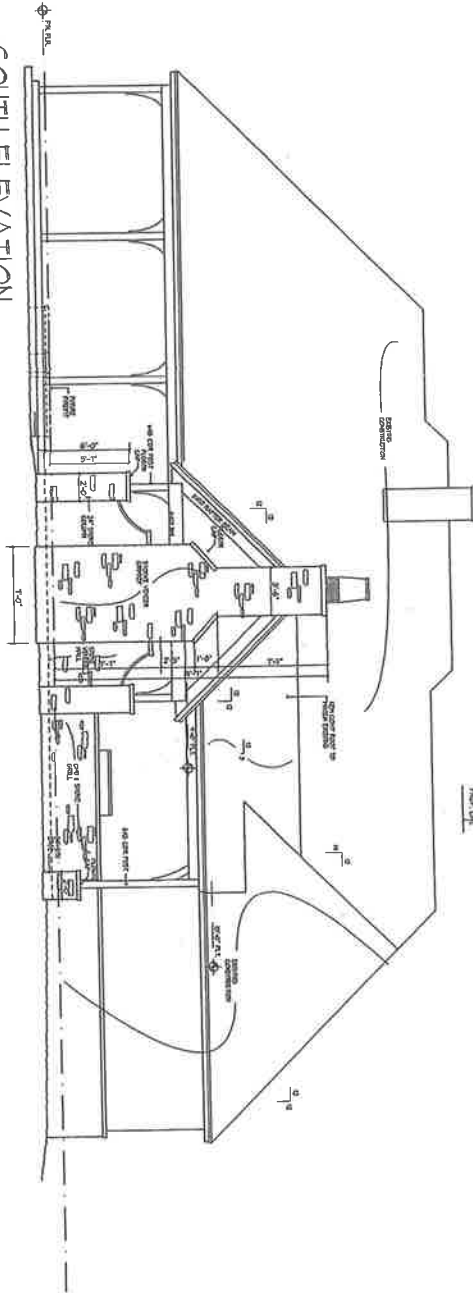


**Thomason Design**

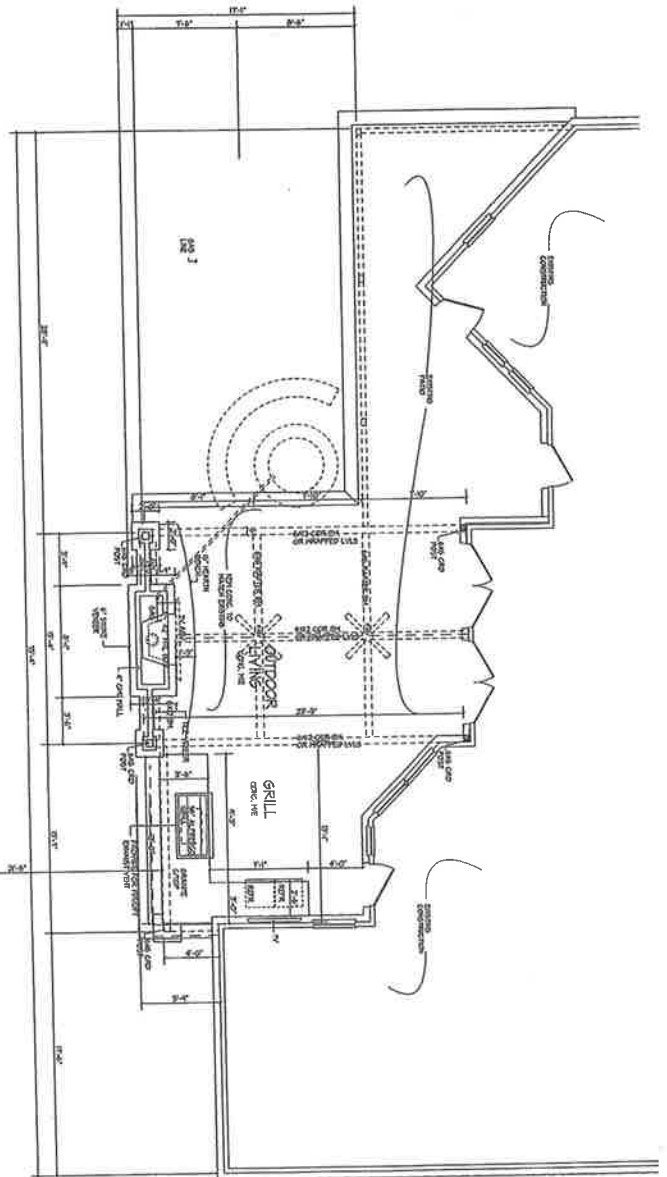
918. 855-5701  
jim@JThomason.com  
<http://www.JThomason.com>

19225 S. 49th West Ave.  
Mounds, OK  
74047

# SOUTH ELEVATION



## OUTDOOR LIVING ADDITION



NOTE:  
ALL DIMENSIONS  
SHOWN ON THIS  
DRAWING ARE  
UNLESS OTHERWISE  
NOTED.

167

client.  
**Mr./Ms. Parnell Adams**  
project.  
**Perfection Homes**

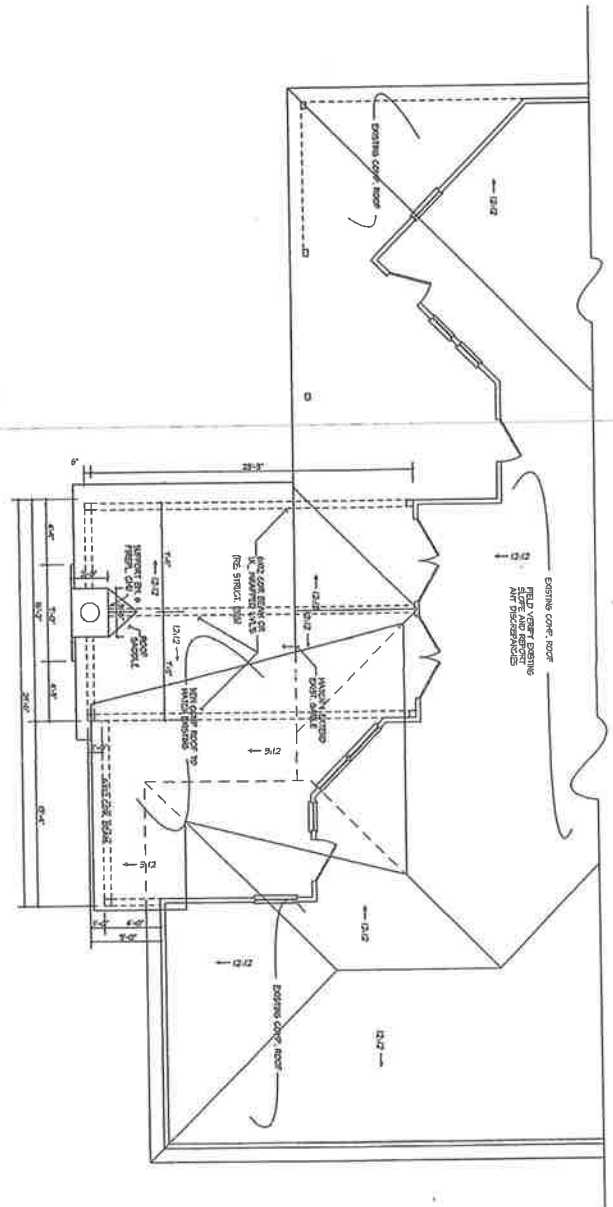
project: Patio Addition  
address: 4202 E. 117th Place  
legal: Lot 9/10, 13, Wind River  
phase: Schematic Design  
notes:  
revision: 10/31/2016



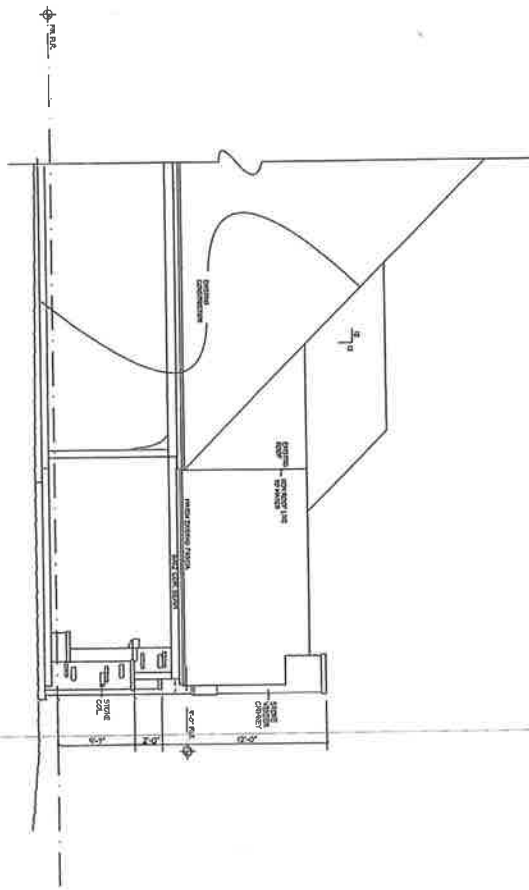
**Thomason Design**

918. 855-5701  
jim@JThomason.com  
<http://www.JThomason.com>

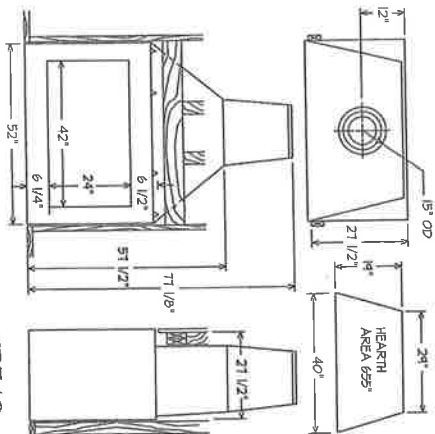
19225 S. 49th West Ave.  
Mounds, OK  
74047



# ROOF PLAN



NEST ELEVATION



## REPLACE DETAIL

TBF 42



**Case Number:** Z-7342-a  
**Minor Amendment**

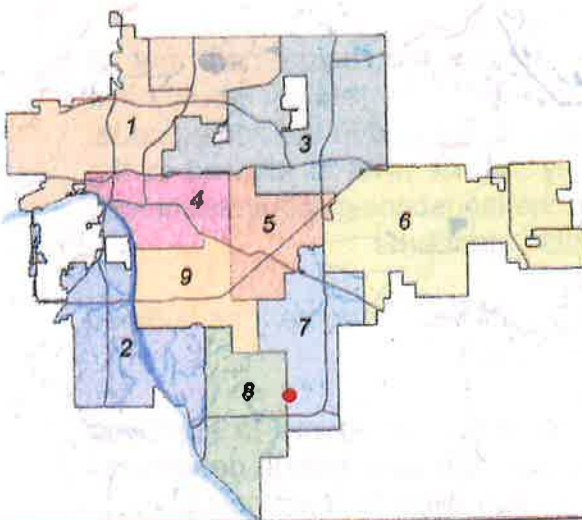
**Hearing Date:** February 15, 2017

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Nicole Watts - KKT

Property Owner: Memorial Imports  
Investments, LLC.

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



**Applicant Proposal:**

Concept summary: Modify the Optional  
Development Plan standards to remove  
private drive requirement to eastern building.

Gross Land Area: 10.69

Location: North of northeast corner of S.  
Memorial Dr. E. and E. 91<sup>st</sup> St.

**Zoning:**  
Existing Zoning: CG with optional development  
plan  
Proposed Zoning: No Change

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

**Staff Recommendation:**  
Staff recommends **approval**.

**Staff Data:**  
TRS: 8313  
CZM: 53  
Atlas: 1733

**City Council District:** 7  
Councilor Name: Anna America  
**County Commission District:** 3  
Commissioner Name: Ron Peters

February 15, 2017

**SECTION I:**      Z-7342-a Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the Optional Development Plan standards remove the private drive requirement to existing eastern building.

The current Optional Development Plan Standards require at least one access to the existing building on the eastern portion of the site be provided by private drive. This proposed amendment would eliminate this requirement. The applicant states that "It is not the intention of the developer to sell the back building and split the property into two lots with traffic flow through the dealership property."

A second amendment had been requested to remove the requirement that all parking spaces be within 50 feet of a tree. If approved, this request would have loosened the landscaping requirements from what is required in the zoning code. Optional development plan standards may only restrict what is allowed in the zoning code, therefore the requested relief from the landscaping requirement may not be amended via the optional development plan standards.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 70.0401.1.a of the City of Tulsa Zoning Code.*

"The planning commission is authorized to approve amendments to approved development plans as minor amendments if the planning commission determines that substantial compliance is maintained with the approved development plan. "

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the Optional Development Plan.
- 2) All remaining development standards defined in Z-7342 shall remain in effect.

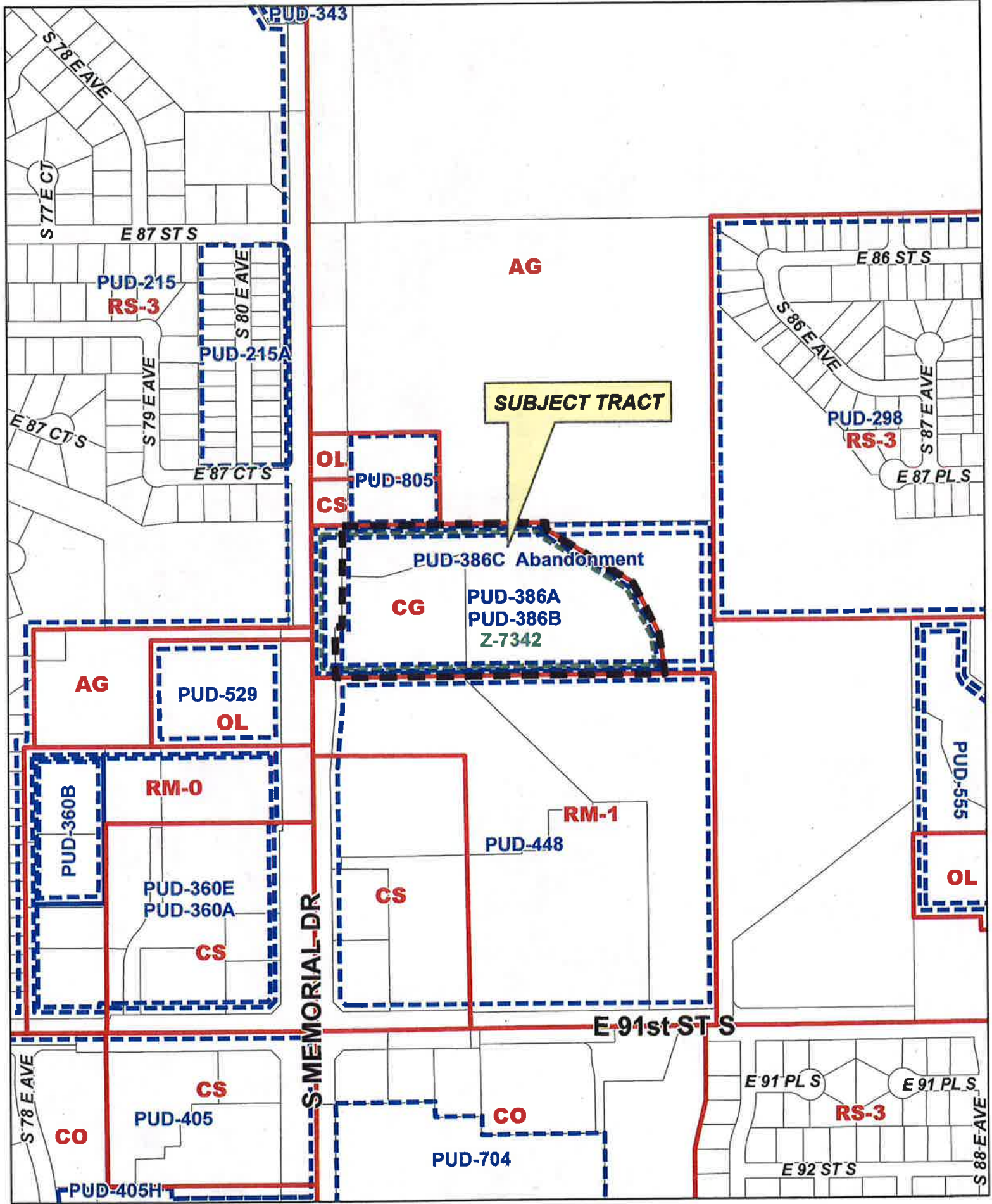
Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
Applicant Amendment Clarification email  
Applicant Site Plans

With considerations listed above, staff recommends **approval** of the minor amendment request to the remove private drive requirement to eastern building.

17.2





**Z-7342-a**  
**with Optional**  
**Development Plan**

**17.3**





0 200 400  
Feet



Subject  
Tract

18-13 13

**Z-7342-a  
with Optional  
Development Plan**

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

Aerial Photo Date: February 2016



17.4



## Hoyt, Jay

---

**From:** Nicole Watts <Nicole.Watts@kktarchitects.com>  
**Sent:** Thursday, January 26, 2017 3:54 PM  
**To:** Hoyt, Jay  
**Cc:** Wilkerson, Dwayne  
**Subject:** Minor Amendment to Z-7342

Jay and Dwayne-

Per our discussion earlier today we applied for a Minor Amendment to Optional Development Plan Z-7342 and requesting the following modifications to the approved plan:

1. Removal of the requirement of a private drive to the existing eastern building. Since the approval of the optional development plan, the property is being platted as a one lot, one block, subdivision (Memorial Imports) and the developer is purchasing additional property that has access to 91<sup>st</sup> Street. It is not the intention of the developer to sell the back building and split the property into two lots with traffic flow through the dealership property.
2. Clarification to the landscaping requirement. The number of trees shall be calculated based on all of the parking spaces on the lot, whether for display, storage areas or for use by customers or employees, and shall be spread out over the site. The landscaping requirement of 50' coverage for each space shall not be required.

Thank you again for your time today. Please let me know if you have any further comments or questions. Thank you.  
Nicole

**A. NICOLE WATTS, P.E., CFM**

CIVIL ENGINEERING, DIRECTOR / PRINCIPAL

[NICOLE.WATTS@KKTARCHITECTS.COM](mailto:NICOLE.WATTS@KKTARCHITECTS.COM)

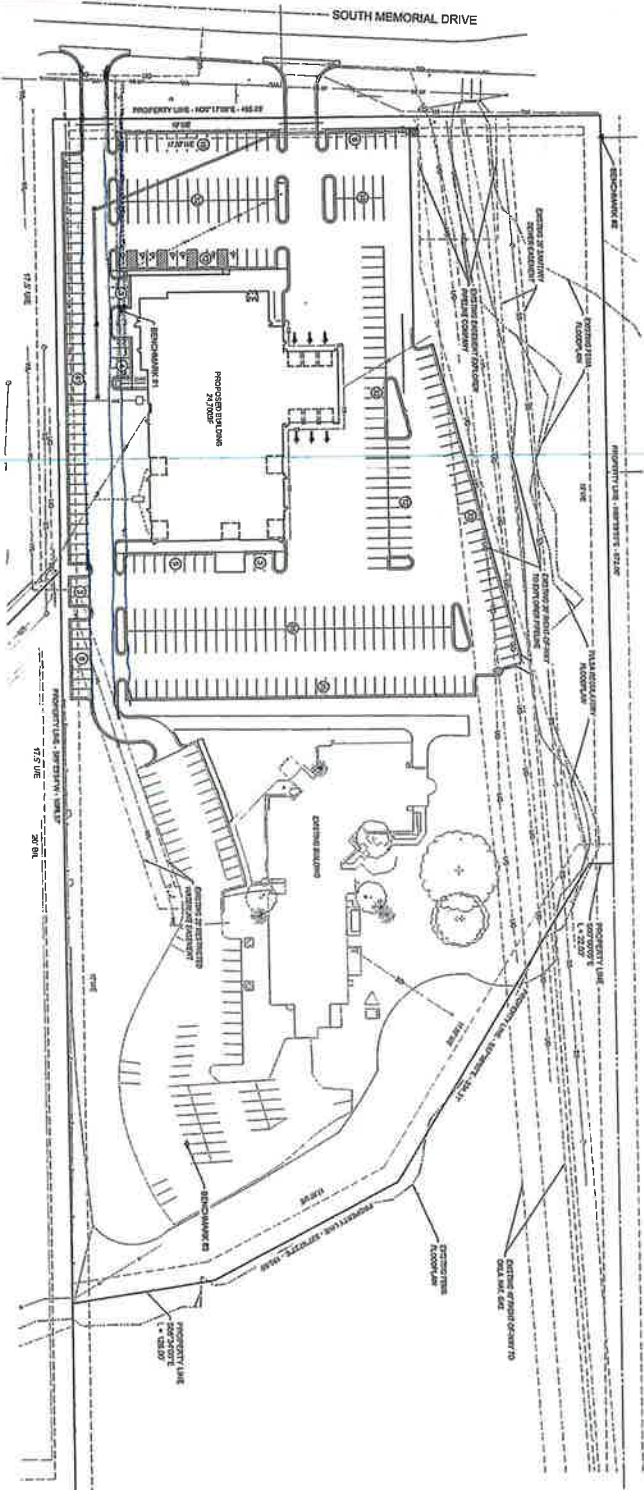
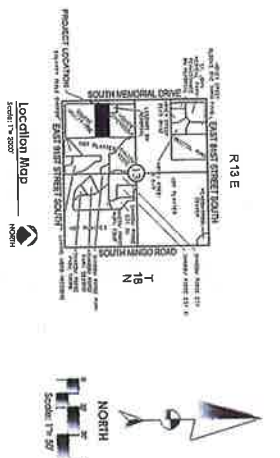
918.744.4270, EXT. 317

918.520.0404 [CELL]

**KKT ARCHITECTS, INC.** \ [WWW.KKTARCHITECTS.COM](http://WWW.KKTARCHITECTS.COM)

2200 S. UTICA PLACE, STE. 200 \ TULSA, OK 74114



[illegible][illegible]

Legend
1. <b>1990-1991</b>
2. <b>1992-1993</b>
3. <b>1994-1995</b>
4. <b>1996-1997</b>
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7. <b>2002-2003</b>
8. <b>2004-2005</b>
9. <b>2006-2007</b>
10. <b>2008-2009</b>
11. <b>2010-2011</b>
12. <b>2012-2013</b>
13. <b>2014-2015</b>
14. <b>2016-2017</b>
15. <b>2018-2019</b>
16. <b>2020-2021</b>
17. <b>2022-2023</b>
18. <b>2024-2025</b>
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108. <b>2204-2205</b>
109. <b>2206-2207</b>
110. <b>2208-2209</b>
111. <b>2210-2211</b>
112. <b>2212-2213</b>
113. <b>2214-2215</b>
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116. <b>2220-2221</b>
117. <b>2222-2223</b>
118. <b>2224-2225</b>
119. <b>2226-2227</b>
120. <b>2228-2229</b>
121. <b>2230-2231</b>
122. <b>2232-2233</b>
123. <b>2234-2235</b>
124. <b>2236-2237</b>
125. <b>2238-2239</b>
126. <b>2240-2241</b>
127. <b>2242-2243</b>
128. <b>2244-2245</b>
129. <b>2246-2247</b>
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131. <b>2250-2251</b>
132. <b>2252-2253</b>
133. <b>2254-2255</b>
134. <b>2256-2257</b>
135. <b>2258-225</b>

**Benchmark #14**

**Benchmark #24**

**Benchmark #34**  
**PROBOLITAT**  
 (4-2006) 1779, 625-4472 (MCC)  
 ELAVATHOOR - 676 02 (PULVOTH)

APPROVED  
FOR IDP PERMIT ONLY

DESIGN LIAISON DATE  
SPECIAL INSTRUCTIVE DEVELOPMENT MANAGER  
CITY OF TULSA

Tulsa, Oklahoma



MOIST SCALE	•	T=5
WIND SCALE	•	
ATLAS PAGE NO.	•	
WAVELENGTH	•	10
ORIGIN OF	•	AM
DATE	•	1/22/20

OVERALL SITE  
PLAN  
GE04  
17.6  
OF 21

## MEMORIAL IMPORTS



**KRT ARCHITECTS, INC.**  
2205 SOUTH UINCA PLACE, SUITE 200  
TULSA, OKLAHOMA 74114  
[P] 918.744.4220 \ [F] 918.744.7849  
WWW.KRTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION  
NO. CA 5305    EXP. 06/30/2017



ARCHITECTURE & INTERIORS • MEMPHIS, TN

K&K T ARCHITECTS, INC.  
5506 SOUTH WILSON PLACE, SUITE 200  
TULSA, OKLAHOMA 74114  
(918) 744-4270 / (918) 744-2899  
WWW.K&KTARCHITECTS.COM

CERTIFICATE OF APPROBATION  
NO. CA 5305 EXP. 06/30/2017



ALL CONSTRUCTION TO BE IN ACCORDANCE  
WITH CURRENT CITY OF TULSA ZONING AND  
DEVELOPMENT REGULATIONS AND ORDINANCES.

## MEMORIAL IMPORTS

Tulsa, Oklahoma

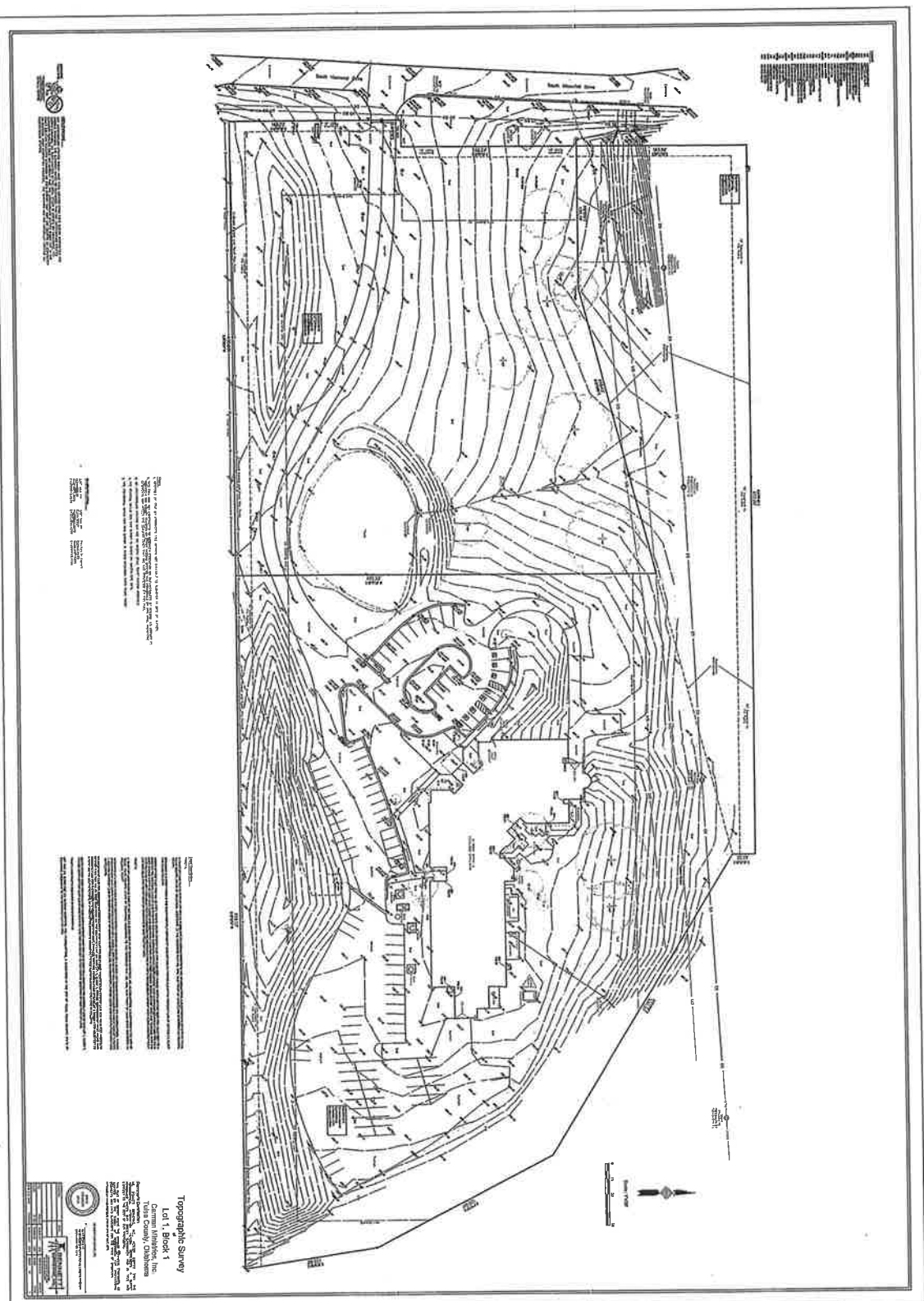
FOR REFERENCE  
ONLY

NOT TO SCALE

NORTH ARROW	N/A
GRAPHIC SCALE	1" = 100'
AS NOTED	1/2" = 100'
DATE	1/20/2017

TOPOGRAPHIC  
SURVEY

GE02  
17.7









Tulsa Metropolitan Area  
Planning Commission

**Case:** **Change of Access –**  
Rolling Hills Center Addition  
Amended

**Hearing Date:** **February 15, 2017**

**Case Report Prepared by:**

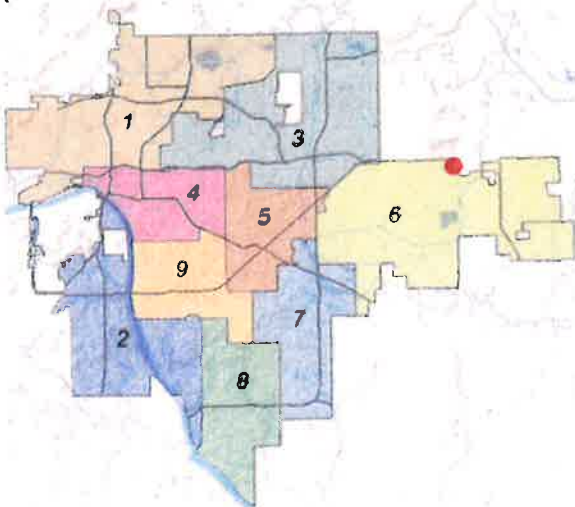
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Cowan Group Engineering

*Owner:* PVA Construction

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



**Applicant Proposal:**

Change of Access

*Location:* West of the southwest corner of  
East Admiral Place and South 193<sup>rd</sup> East  
Avenue

**Zoning:**

CS (Commercial – Shopping)

**Staff Recommendation:**

Staff recommends **approval** of the Change  
of Access request.

**City Council District: 6**

*Councilor Name:* Connie Dodson

**County Commission District: 1**

*Commissioner Name:* John Smaligo

**EXHIBITS:**

Proposed new access & limits of access

18.1

LOT 2, BLOCK 1

SECTION LINE

RIGHT-OF-WAY

PROPOSED  
44.46' L.N.A.

PROPOSED  
40.00' ACCESS

PROPOSED  
113.84' L.N.A.

EXISTING PER PLAT #2665  
463.15' NO ACCESS

RIGHT-OF-WAY

PROPOSED  
65.00' ACCESS

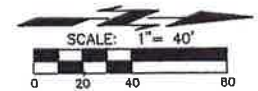
EXISTING PER PLAT #2665  
40' ACCESS

EXISTING PER PLAT #2665  
240' NO ACCESS

20.00'  
N101°19'57"W

LOT 2, BLOCK 1

A PART OF LOT TWO (2), BLOCK  
ONE (1), OF "THE AMENDED  
PLAT OF ROLLING HILLS  
CENTER ADDITION"



## EXHIBIT 'A'

REVISED CHANGE OF ACCESS EXHIBIT  
FOR  
THE AMENDED PLAT, ROLLING HILLS CENTER ADDITION  
SECTION 1, T-19-N, R-14-E  
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



**COWAN GROUP ENGINEERING, LLC**

5416 S. YALE AVENUE, SUITE 210

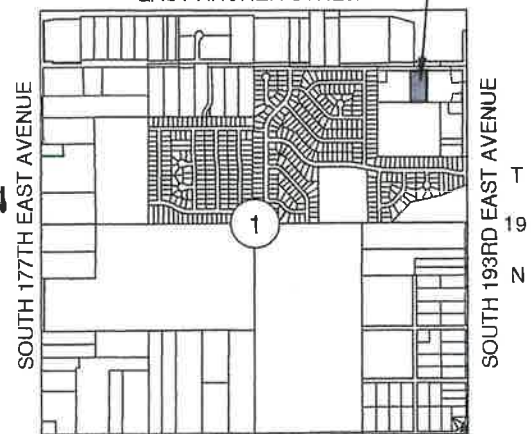
TULSA, OK 74135

918-949-6171 □ 918-949-6174 F

WWW.COWANGROUP.CO

CA# 6414 EXPIRES 6/30/18

R 14 E  
EAST ARCHER STREET  
PROJECT  
LOCATION



EAST 11TH STREET SOUTH

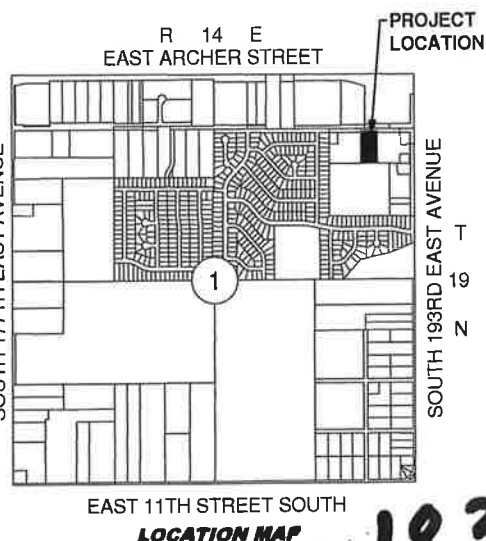
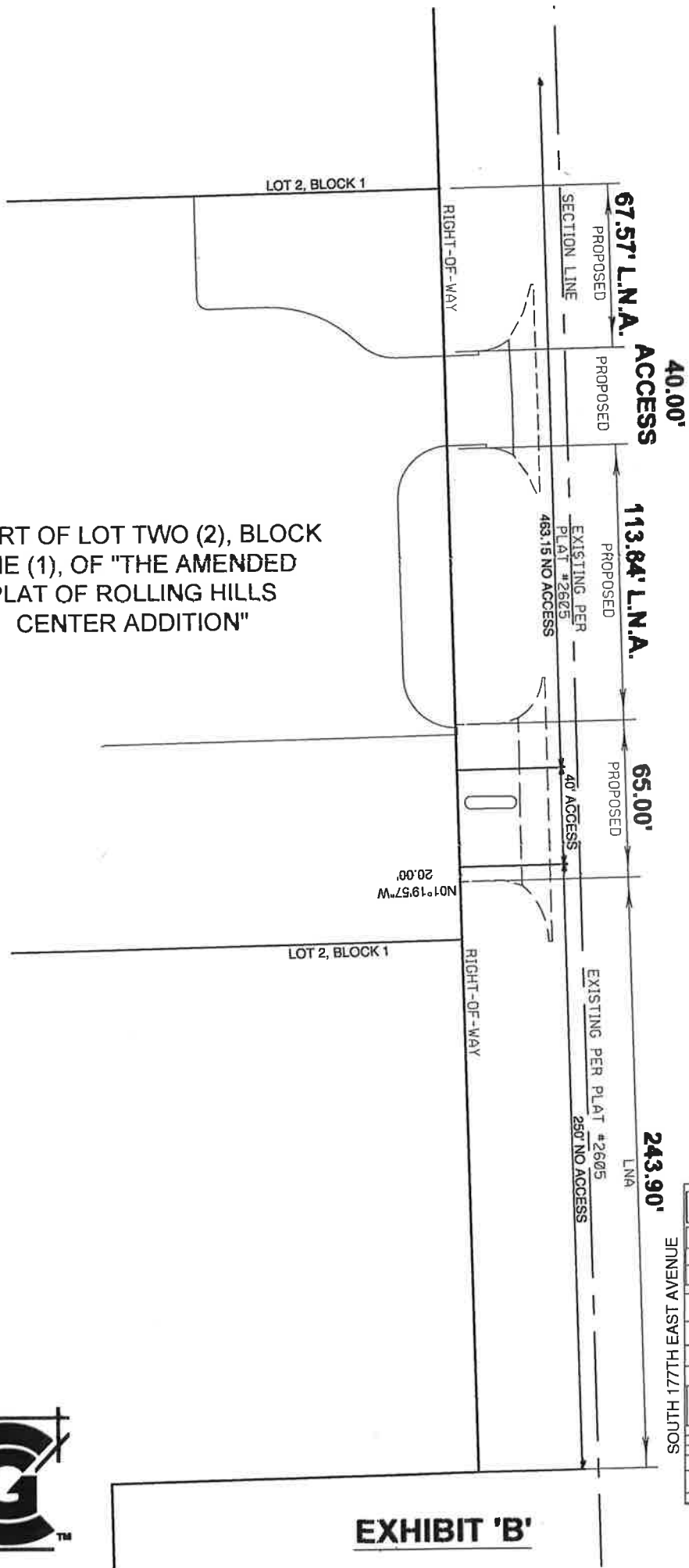
LOCATION MAP

18.2





A PART OF LOT TWO (2), BLOCK ONE (1), OF "THE AMENDED PLAT OF ROLLING HILLS CENTER ADDITION"



**EXHIBIT 'B'**

**LOCATION MAP**

**18.3**





Tulsa Metropolitan Area  
Planning Commission

**Case Number:** CPA-56  
**Comprehensive Plan Amendment**  
**(related to Z-7373)**

**Hearing Date:** February 15, 2017

**Case Report Prepared by:**

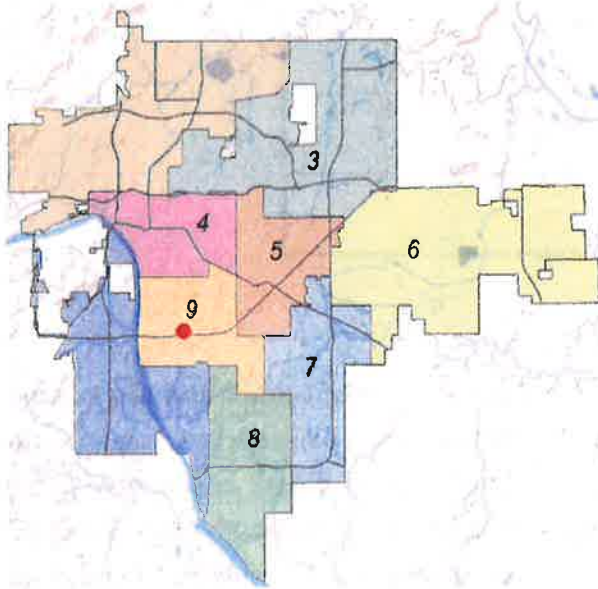
Amy Ulmer

**Owner and Applicant Information:**

Applicant: JR Donelson

Property Owner: Twenty Six Oaks Property

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



**Applicant Proposal:**

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

Stability and Growth Map change from ***Area of Stability*** to an ***Area of Growth***

Existing Use: Vacant Lot

Proposed Use: Accessory Parking

Tract Size: .17 acre

Location: N and E of the NE/c corner of S.  
Lewis Ave. and E. Skelly Dr.

**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* land use and *Area of Growth* designation.

**City Council District: 9**

*Councilor Name:* Ben Kimbro

**County Commission District: 3**

*Commissioner Name:* Ron Peters

## COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REQUEST

N and E of the NE/c corner of S. Lewis Ave. and E. Skelly Dr. (CPA-56)

### 1. PROPERTY INFORMATION AND LAND USE REQUEST

<b>Existing Land Use:</b> <i>Existing Neighborhood</i> <b>Existing Stability and Growth designation:</b> <i>Area of Stability</i>
<b>Proposed Land Use:</b> <i>Mixed-Use Corridor</i> <b>Proposed Stability and Growth designation:</b> <i>Area of Growth</i>
<b>Location:</b> <i>N and E of NE/c corner of S. Lewis Ave. and E. Skelly Dr.</i>
<b>Size:</b> <i>.17 acre</i>

#### A. Background

The site that is subject to this Comprehensive Plan amendment application is located north of I-44, on the east side of Lewis Ave. Currently the subject site is vacant and surrounded by established residential homes to the north and east and low-intensity office development to the south and west. According to the applicant, the ODOT owned property immediately to the east serves as the new entrance to the subject lot and was designed and constructed during the I-44 improvement efforts.

The lots immediately to the north, east, and west of the subject lot are designated as *Existing Neighborhood* and *Areas of Stability*. The area immediately south of the site designated as a *Mixed-Use Corridor* and an *Area of Growth*. The applicant has submitted this proposed Comprehensive Plan amendment and a concurrent rezoning application (Z-7373) to permit an accessory parking area for the office use immediately north of the site.

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

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 Neighborhood* residential area is comprised of a plan category by the same name. 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 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 amenities."

When the new 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."

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

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

"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.”

“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.”

**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>	<i>Area of Stability</i>	Vacant Lot- ODOT owned property
South	OL	<i>Mixed-Use Corridor</i>	<i>Area of Growth</i>	Office
East	RS-1	<i>Existing Neighborhood</i>	<i>Area of Stability</i>	Single-Family Residential
West	RS-1	<i>Existing Neighborhood</i>	<i>Area of Stability</i>	ODOT owned property- Access Road

**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:

1. *"The request is to change the land use from existing residential neighborhood to a mixed use corridor and from an area of stability to an area of growth. The desire is to rezone the property from "RS-1" to "OL". This zoning is compatible with the office complex to the south and the office complex to the west. The rezoning from "RS-1" to "OL" will allow a parking lot to be constructed on the property. A single family residential home was removed from this property prior to the new construction and modification of South Lewis Ave. and I-44."*
2. *"The Oklahoma Department of Transportation closed the entrance to the Twenty-Six Oaks office complex from South Lewis Ave., when I-44 and South Lewis Ave. was widened and improved. A new entrance to the Twenty-Six Oaks office complex was designed and constructed by ODOT during the widening and improvement to I-44. The new entrance is shown on the attachment. The new entrance constructed for the Twenty-Six Oaks office complex will not permit another residential house to be constructed on the property."*
3. *"The proposed parking lot and proposed amendment to the Comprehensive Plan will not have an adverse impact on surrounding properties. The property to the south is the Twenty-Six Oaks office complex. The property to the north is vacant. The property to the east is a single family residence. The property to the west of South Lewis is a parking lot and office complex. The proposed parking lot will provide a use for this property. The property will provide additional parking for the Twenty-Six Oaks office complex. This additional parking space will enhance the Twenty-Six Oaks office complex for employees, guest and clients."*

**F. Staff Summary:**

The residential vacant subject lot was designated as *Existing Neighborhood* and an *Area of Stability* when the Comprehensive Plan was adopted in 2010. The subject site is abutted by *Existing Neighborhood* land use and an *Area of Stability* designation to the north, east, and west. The planning area immediately to the south is designated a *Mixed-use Corridor* and an *Area of Growth*. Since 2010 there have been no noted changes in zoning and land use designations in the area surrounding the subject site.

In order to accommodate the proposed rezoning to OL, the applicant is requesting to expand the *Mixed-Use Corridor* land use and *Areas of Growth* designation to provide additional parking relief for the Twenty-Six Oaks office complex immediately south of the subject lot. The proposed amendment would be an extension of *Mixed-Use Corridor* and *Areas of Growth* land use designation immediately to the south of the subject lot. According to the original site plan submitted for PUD-227, the Twenty-Six Oaks office complex has 143 off-street parking spaces, which was consistent with the OL zoning parking requirements at the time of the PUD approval. The new Tulsa Zoning Code does not require additional parking on the Twenty-Six Oaks office complex site.

The subject lot abuts two ODOT owned properties (see attached) to the west and north that are currently designated *Existing Neighborhood* and *Areas of Stability*. According to the applicant, during the widening and improvements to I-44, ODOT closed the South Lewis Avenue entrance to the Twenty- Six Oaks office complex. These events were taking place during the same time period as when the Comprehensive Plan was being developed and adopted. The parcel to the west of the subject site serves as the new entrance to the office complex that was designed and constructed by ODOT. If the proposed amendments on are approved on the subject site, the ODOT owned parcel west of the site will be included as part of the annual housekeeping amendments to the same designations.

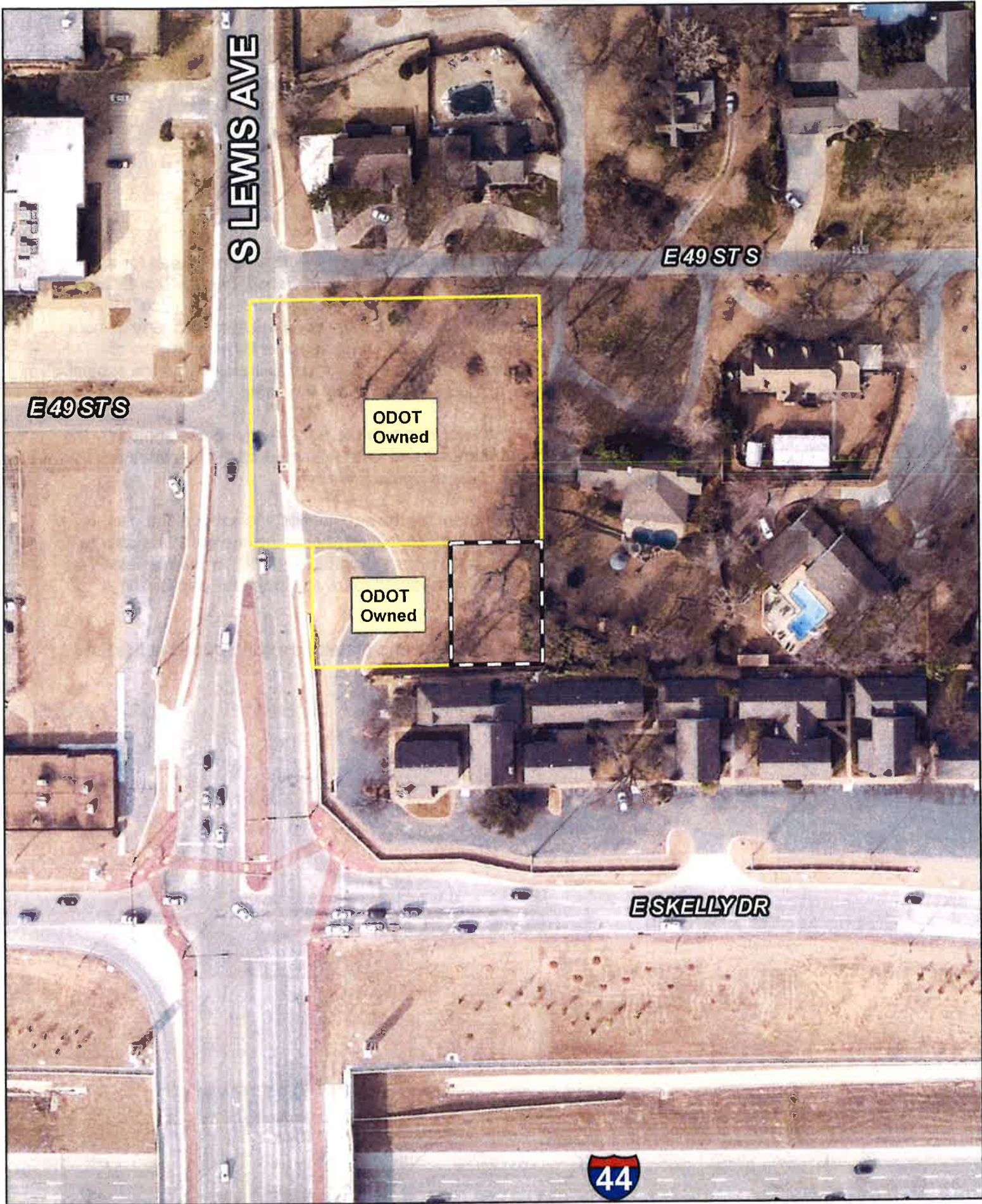
The applicant has stated, "*The new entrance constructed for the Twenty-Six Oaks office complex will not permit another residential house to be constructed on the property.*" The RS-1 zoned subject site is a non-conforming lot that is 7,405 SF while the minimum lot area and lot area per dwelling unit 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.

The location and existing size of the subject site could limit the type of uses and development allowed on this lot. If developed residentially, a new residence at this location would be not be oriented toward the adjacent neighborhoods, leaving it isolated. An expansion of the *Mixed-Use Corridor* land use and *Areas of Growth* designation into this lot could provide an adequate transition to the existing residences and utilize a lot that has limited development options.

#### STAFF RECOMMENDATION

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





E49 STS

S LEWIS AVE

E49 STS

ODOT  
Owned

ODOT  
Owned

ESKELLY DR



Subject  
Tract

**CPA-56**

19-13 29

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

Aerial Photo Date: February 2016



## **CPA-56 Application/Request**

Located generally east of northeast corner of S. Lewis Avenue and 51<sup>st</sup> Street South

### **- Planning Comments and Considerations -**

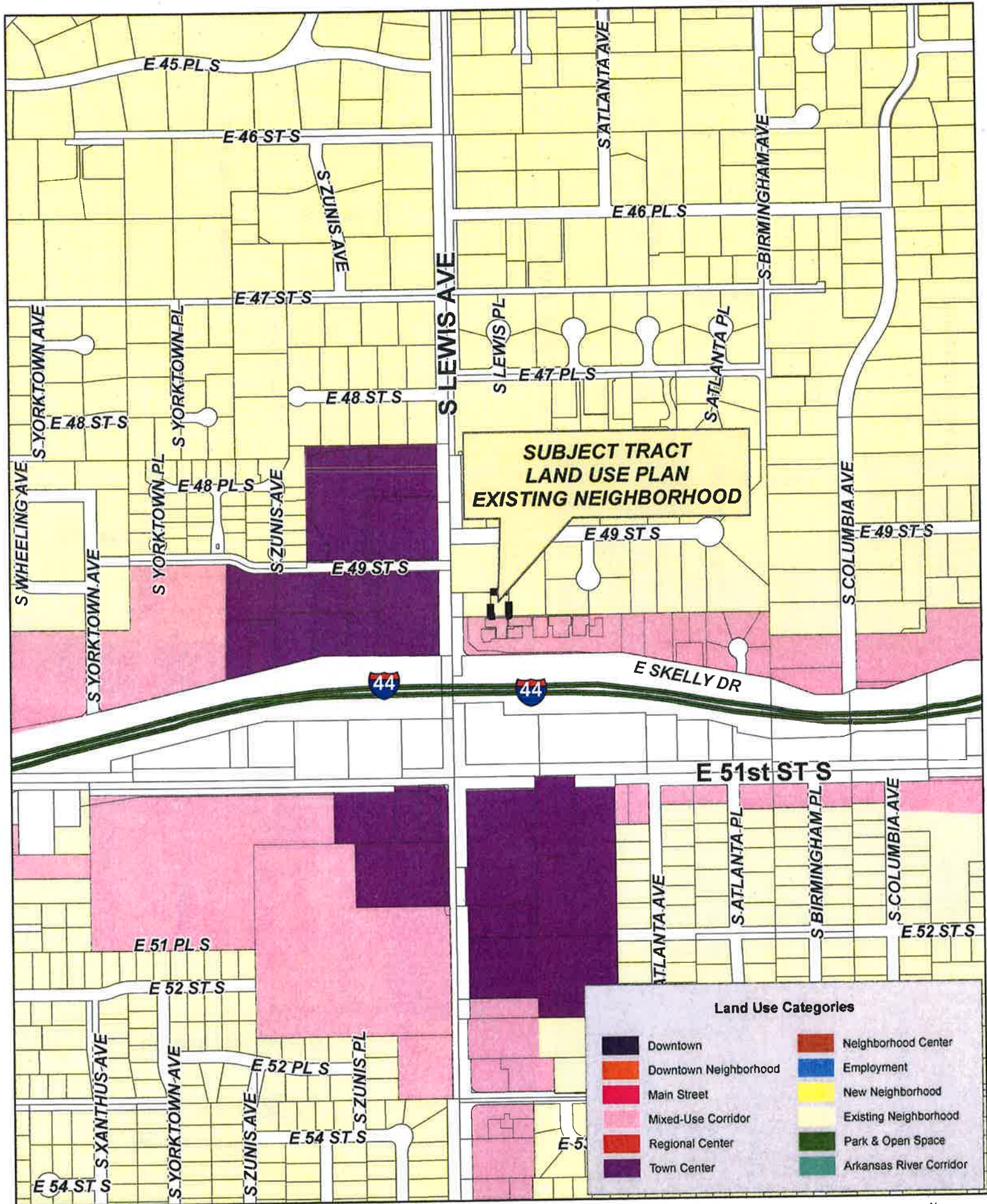
January 3, 2017

#### **COMMENTS AND CONSIDERATIONS:**

1. A change in zoning (Case no. Z-7373) and in the Tulsa Comprehensive Plan is proposed for a vacant somewhat isolated parcel that is immediately adjacent the established Twenty Six Oaks office development on the north portion of the Skelly Expressway/I-44 corridor. This office development appears to be comprised of an association of various "condominium" property owners (Twenty Six Oaks Property Owners Association Inc.) which share in use and maintenance of parking and associated common facilities. Tulsa County Assessor records indicate that the subject parcel and the parking lot and common areas to the south are under the same ownership.
2. The subject parcel is located in an existing residential single-family neighborhood designated by the Tulsa Comprehensive Plan as a Existing Neighborhood and located immediately adjacent the designated Mixed-Use Corridor along the north side of Skelly Drive/I-44.
3. Additional information regarding planned development for the subject site, including a site plan, is needed for understanding of the actual proposal. The application should include sufficient data to allow proper analysis and evaluation by the Planning Review Committee (PRC) of the requested CPA and rezoning request. PRC review should be scheduled for review once full application information is provided in a timely manner.
4. A planning recommendation based on incomplete data is appropriate and not provided at this time.

**19.8**





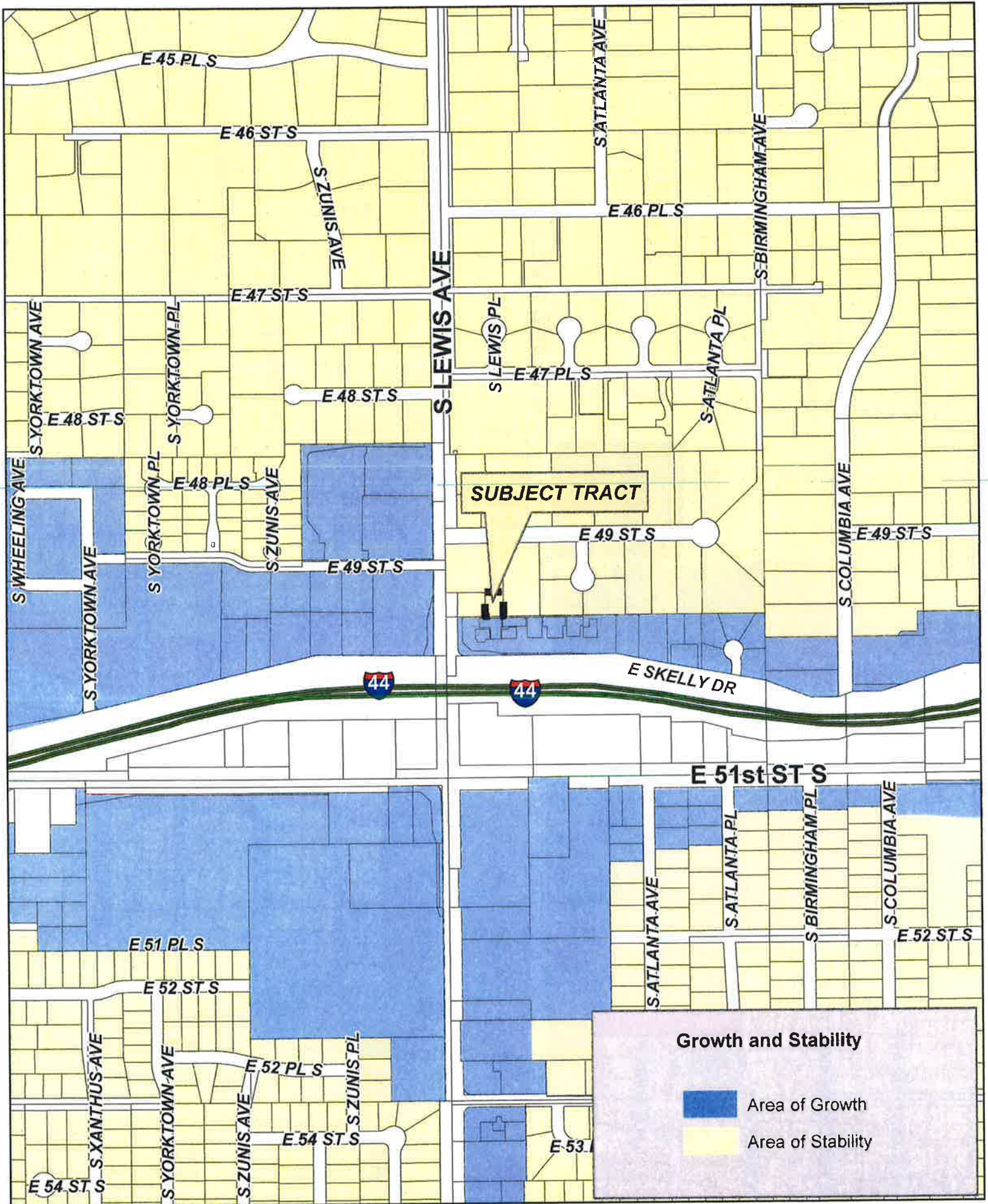
CPA-56

19-13 29

19.9







CPA-56

19-13 29

19.10





0 Feet  
250 500



Subject  
Tract

**CPA-56**

19-13 29

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

Aerial Photo Date: February 2016







0 Feet 50 100



Subject  
Tract

**CPA-56**

19-13 29

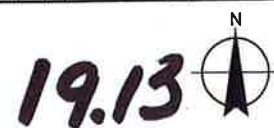
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016

19.12









Janell Whitby  
2403 E. 49 St  
Tulsa, OK 74105

February 3, 2017

Susan Miller  
incog  
2 West 2<sup>nd</sup> Street Suite 800  
Tulsa, OK 74102

Dear Susan and Committee Members:

---

This letter is to contest the rezoning Case No. CPA-56 and Z-7373.

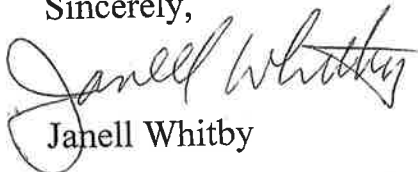
I have lived on the north east corner of 49<sup>th</sup> and Lewis for 37 years. When I bought this new house it was zoned "residential single-family." It was a peaceful dead end street. There were 2 houses on the hill across the street from me to the south.

When I-44 was expanded, ODOT bought the corner and removed the 2 houses to build a curved driveway east off Lewis for access to the office condominiums on the hill. ODOT assured me that the land would remain empty.

In 1992, I was served notice that I had to relocate my piano studio because the neighborhood is zoned residential. I complied and rented commercial space at 5741 S. Harvard where I am still located today. This current issue has far greater implications than a piano studio.

I am definitely opposed to a rezoning of the area to an "area of growth" and "office-Low." This opens the door to further unknown commercial development, increased traffic in my front yard, and the possibility of high-rise buildings built across 49<sup>th</sup> Street.

Sincerely,

  
Janell Whitby

19.14









Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7373  
(Related to CPA-56)

**Hearing Date:** February 15, 2017

**Case Report Prepared by:**

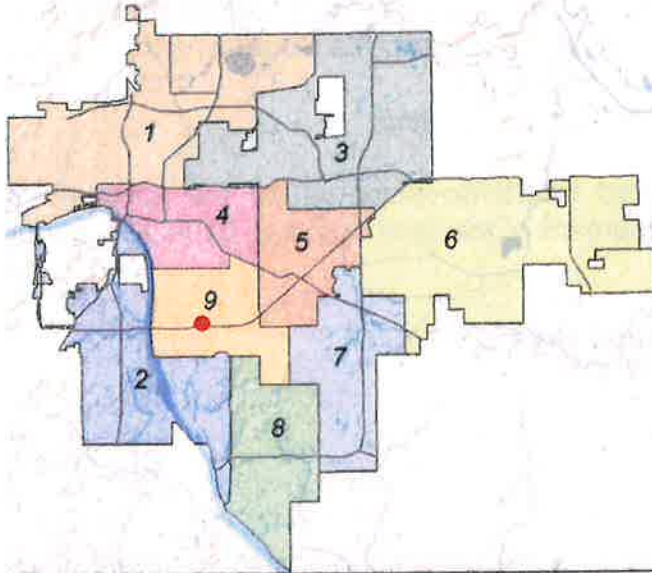
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* JR Donelson

*Property Owner:* TWENTY SIX OAKS  
PROPERTY

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Accessory parking area for the  
office use immediately south of the site.

*Concept summary:*

*Tract Size:* 0.17 ± acres

*Location:* North and East of the northeast corner  
of S. Lewis Ave. and E. Skelly Dr.

**Zoning:**

*Existing Zoning:* RS-1

*Proposed Zoning:* OL

**Comprehensive Plan:**

*Existing Land Use Map:* Existing Neighborhood

*Proposed Land Use Map:* Mixed-use Corridor

*Existing Stability and Growth Map:* Stability

*Proposed Stability and Growth Map:* Growth

**Staff Recommendation:**

**Staff recommends approval for OL zoned  
property.**

**Staff Data:**

TRS: 9329

CZM: 47

Atlas: 471

**City Council District:** 9

*Councilor Name:* Ben Kimbro

**County Commission District:** 2

*Commissioner Name:* Karen Keith

20.1

## SECTION I: Z-7373

**DEVELOPMENT CONCEPT:** Construct a parking lot for the existing office building south of the site in PUD 227.

### 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:
  - Survey
- Neighborhood Correspondence:

### DETAILED STAFF RECOMMENDATION:

The rezoning request included in Z-7373 is consistent with the anticipated land use vision proposed in the Tulsa Comprehensive Plan amendment as identified in CPA-56 (Mixed Use Corridor) and,

Rezoning request is compatible with the existing surrounding properties and,

OL rezoning requested is consistent with the anticipated future development of the surrounding property and also consistent with the anticipated redevelopment of the land acquired by ODOT during highway reconstruction therefore,

**Staff recommends Approval of Z-7373 to rezone property from RS-1 to OL.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The site was purchased by ODOT with the reconfiguration of the interchange of I-44 at South Lewis homes on the site were demolished as part of the highway reconstruction. After construction the properties were left vacant and could now be considered for uses other than an existing neighborhood. CPA-56 supports the request to change the land use from Existing Neighborhood land use designation to Mixed Use Corridor. With approval of the amendment to the Comprehensive Plan, OL zoning would be consistent with the plan.*

### Existing Land Use Vision:

*Land Use Plan map designation: Existing Neighborhood*  
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.

*Areas of Stability and Growth designation: Area of Stability*

20.2

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.

#### Proposed Land Use as associated with CPA-56:

##### **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 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."

#### Transportation Vision:

##### ***Major Street and Highway Plan: Secondary Arterial with Multi Modal Overlay***

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 that affect the site

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: As part of the reconstruction of I-44 existing homes were demolished and a new access drive was constructed to serve the offices immediately south of the request. This small vacant tract of land is remaining east of the new driveway.

*Street view snippet looking east from ODOT driveway:*



Environmental Considerations: None that would affect site redevelopment.

Streets:

20.4

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Lewis Avenue	Secondary Arterial with Multi Modal overlay	100 feet	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	RS-1	Existing Neighborhood	Stability	Vacant
East	RS-1	Existing Neighborhood	Stability	Single Family Residential
South	OL/PUD 227	Mixed Use Corridor	Growth	Office
West	OL west of Lewis	Town Center	Growth	Vacant

**SECTION III: 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:***

**Z-5364 March 1980:** All concurred in **approval** of a request for *rezoning* a 2.9± acre tract of land from RS-1 to OL for an office development, on property located on the northeast corner of S. Lewis Avenue and Interstate 44 and abutting south of subject property.

**PUD-227 March 1980:** All concurred in **approval** of a proposed *Planned Unit Development* on a 2.9± acre tract of land for an office development, on property located on the northeast corner of S. Lewis Avenue and Interstate 44 and abutting south of subject property.

2/15/2017 1:30 PM

20.5





20.6





0 250 500  
Feet



Subject  
Tract

**Z-7373**

19-13 29

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

Aerial Photo Date: February 2016



20.7





S LEWIS AVE

E 49 ST S

E 49 ST S

E SKELLY DR



0 50 100  
Feet



Subject  
Tract

**Z-7373**

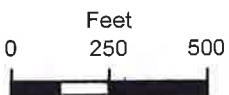
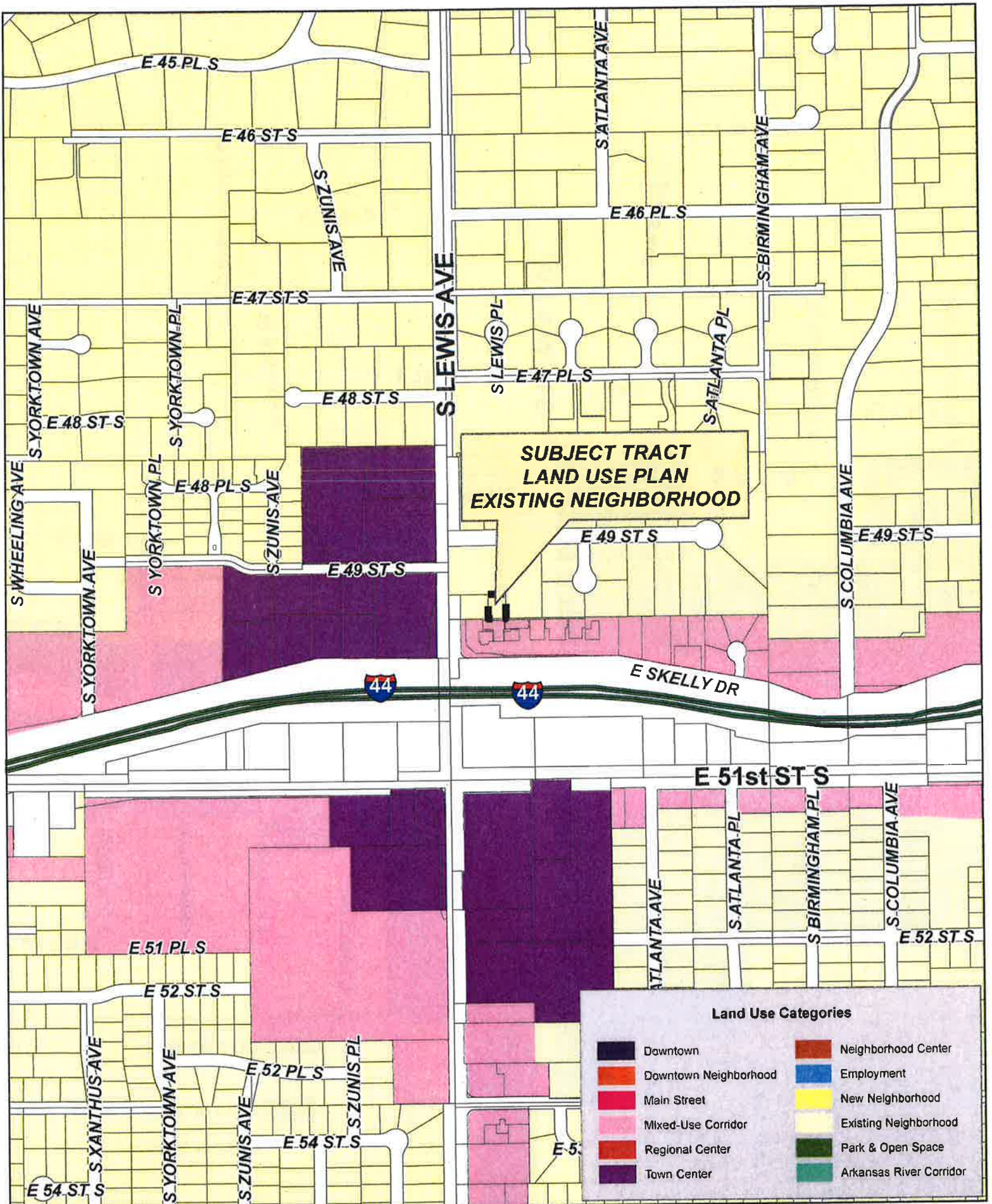
19-13 29

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

Aerial Photo Date: February 2016

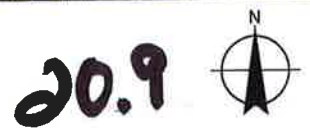






**Z-7373**

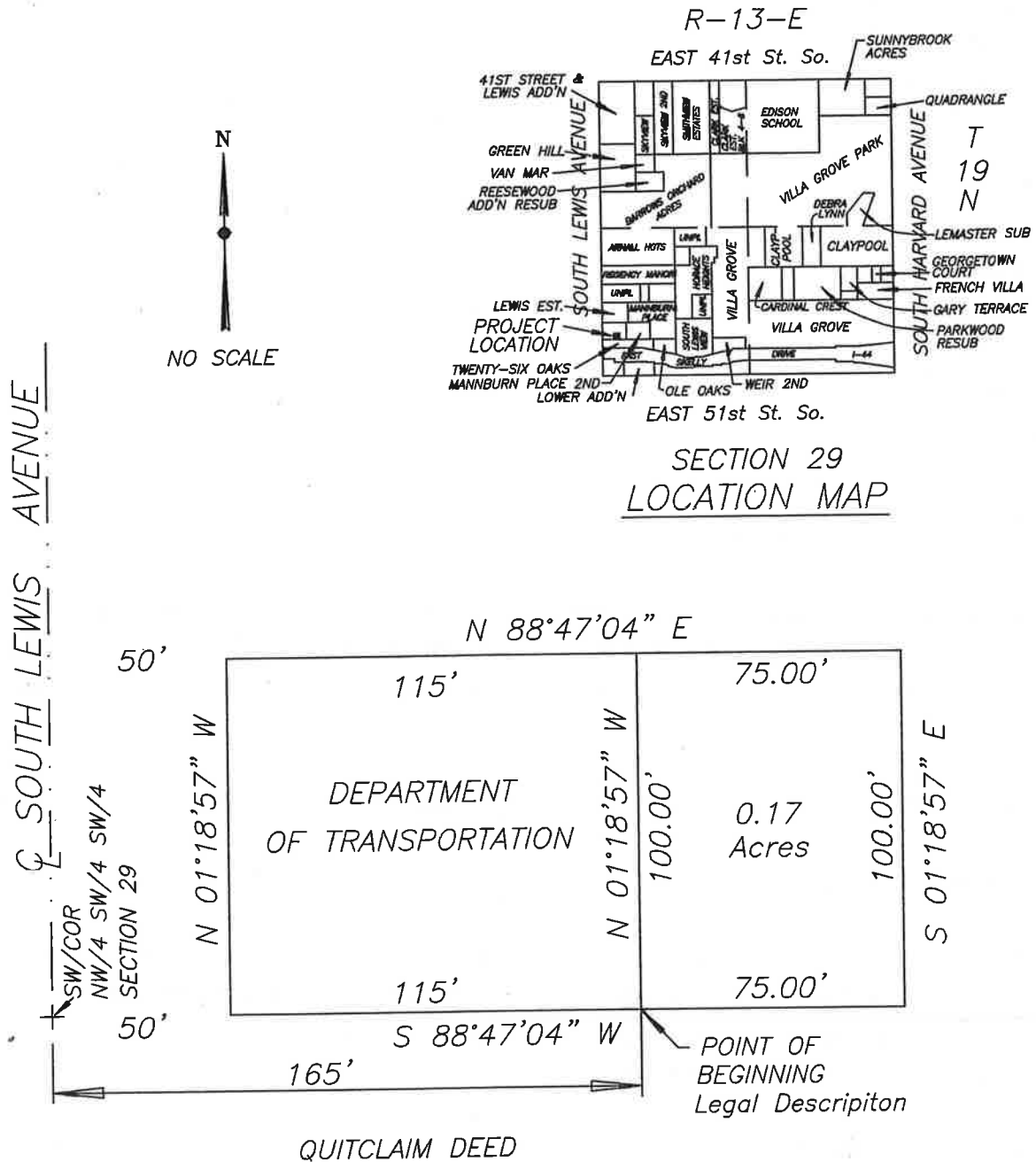
19-13 29







# EXHIBIT 'A'



DOC. #2014106806

LEGAL DESCRIPTION:

A strip, piece or parcel of land lying in part of the NW/4, SW/4, SW/4 of Section 29, T19N, R13E of the Indian Base and Meridian, in Tulsa County, Oklahoma, Said parcel of land being described by metes and bounds, as follows:

Commencing at the SW corner of said NW/4 SW/4 SW/4, thence N 88°47'04" E along the South line of said NW/4 SW/4 SW/4 a distance of 165.00 feet, said point being the point of beginning, thence N 01°18'57" W a distance of 100.00 feet, thence N 88°47'04" E a distance of 75.00 feet, thence S 01°18'57" E a distance of 100.00 feet, thence S 88°47'04" W a distance of 75.00 feet to the point of beginning.

Containing 0.17 acres, being 7,500 square feet more or less.

20.11

Janell Whitby  
2403 E. 49 St  
Tulsa, OK 74105

February 3, 2017

Susan Miller  
incog  
2 West 2<sup>nd</sup> Street Suite 800  
Tulsa, OK 74102

Dear Susan and Committee Members:

This letter is to contest the rezoning Case No. CPA-56 and Z-7373.

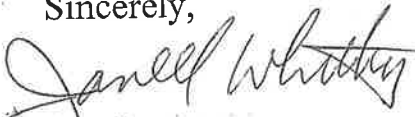
I have lived on the north east corner of 49<sup>th</sup> and Lewis for 37 years. When I bought this new house it was zoned "residential single-family." It was a peaceful dead end street. There were 2 houses on the hill across the street from me to the south.

When I-44 was expanded, ODOT bought the corner and removed the 2 houses to build a curved driveway east off Lewis for access to the office condominiums on the hill. ODOT assured me that the land would remain empty.

In 1992, I was served notice that I had to relocate my piano studio because the neighborhood is zoned residential. I complied and rented commercial space at 5741 S. Harvard where I am still located today. This current issue has far greater implications than a piano studio.

I am definitely opposed to a rezoning of the area to an "area of growth" and "office-Low." This opens the door to further unknown commercial development, increased traffic in my front yard, and the possibility of high-rise buildings built across 49<sup>th</sup> Street.

Sincerely,

  
Janell Whitby

20.12





Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7361

**Hearing Date:** February 15, 2017

Neighborhood continuance from October 5<sup>th</sup> to November 2<sup>nd</sup>.  
Applicant continuance from November 2<sup>nd</sup> to December 7<sup>th</sup>.  
Applicant continuance from December 7<sup>th</sup> to January 18<sup>th</sup>.  
Applicant continuance from January 18<sup>th</sup> to February 15<sup>th</sup>.

**Case Report Prepared by:**

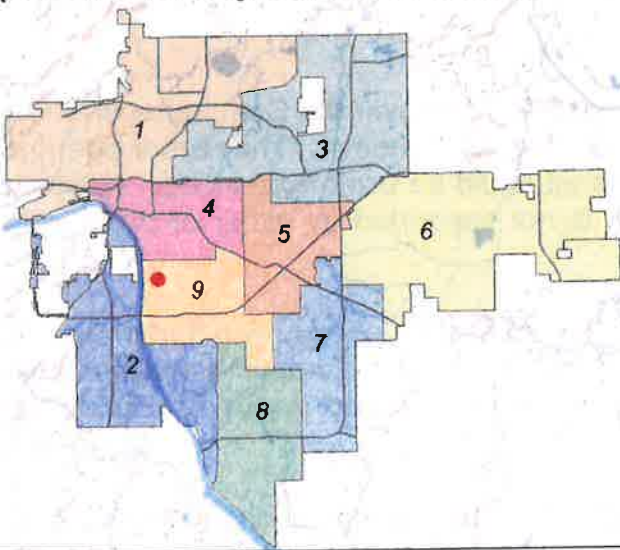
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Lou Reynolds

*Property Owner:* ALLEN H W CO

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



**Applicant Proposal:**

*Present Use:* Single Family Residential

*Proposed Use:* Parking lot

*Concept summary:* Construct a surface parking lot that is consistent with the Comprehensive plan and meet or exceed minimum design standards identified on PK zoned property.

*Tract Size:* 0.2 ± acres

*Location:* West of southwest corner of S. Peoria Ave. and E. 37<sup>th</sup> Pl.

**Zoning:**

*Existing Zoning:* RS-3

*Proposed Zoning:* PK

**Comprehensive Plan:**

*Land Use Map:* Main Street

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends denial of PK zoning however staff may support PK zoning with an appropriate optional development plan.**

*Prior to the October 5<sup>th</sup> Planning Commission meeting the applicant agreed to a continuance for further neighborhood discussion including a possible optional development plan. Concept site plans have been provided however we have not been provided an optional development plan*

**Staff Data:**

TRS: 9224

CZM: 46

Atlas: 249

**City Council District:** 9

*Councilor Name:* Ben Kimbro

**County Commission District:** 2

*Commissioner Name:* Karen Keith

21.1

## SECTION I: Z-7361

### DEVELOPMENT CONCEPT:

Parking district zoning is primarily intended to accommodate off-street parking areas bordering on residential zoning districts, while protecting nearby residential areas from adverse impacts associated with spillover parking into residential neighborhoods. This zoning request is supported by the Tulsa Comprehensive Plan.

### 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
- Neighborhood Correspondence:

### DETAILED STAFF RECOMMENDATION:

Z-7361 is occupied by a single family residential home zoned RS-3 however the Comprehensive Plan recognized this area as part of the Main Street Land Use Designation. The Brookside Infill Development Design Recommendations recognize that this lot could be used for parking. Additional encroachment into the neighborhood west of this request is not supported by either of those plans and;

PK zoning as requested by Z-7361 provides setback standards for fencing and parking that protect the street character where parking is adjacent to single family residential areas. Screening and landscape concepts required by the code are similar to recommendations recognized in the Brookside Infill Development Design Recommendations and;

PK zoning only allows parking with associated landscaping and screening regulations. Neighborhood participants during this process have all considered parking as an injurious use to the single family residential property west and north of the site. Staff has supported several continuances for discussion regarding a possible optional development plan or a light office rezoning request. No modification of the original rezoning request has been submitted and;

PK zoning at this location is harmonious with the expected future Main Street Development pattern at this location but the design standards identified in PK zoning are not harmonious with the Brookside Infill Development Design Recommendations therefore;

**Staff recommends Denial of Z-7361 to rezone property from RS-3 to PK.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The Brookside Plan suggested a higher quality fence design standard and significant landscaping beyond what is required in the PK zoned district. Design solutions including access limitations to 37<sup>th</sup> street, improved landscape and screening standards and improvements to the*



pedestrian circulation system along 37<sup>th</sup> place could be implemented through an Optional Development plan and help implement the Brookside Infill Development Design Recommendations.

### 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 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."

### Transportation Vision:

#### *Major Street and Highway Plan:*

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

#### Small Area Plan: Brookside Infill Development Design Recommendations (effective beginning 2002)

The plan recommends several design considerations including:

- 1) The boundary between the commercial areas and residential areas should be appropriately screened with fencing, landscaping and buffering materials which include wooden fences with cap-rails and base-rails, trees, plants, or any combination of the above which provides appropriate visual separation, high durability, and long term easy and low maintenance.
- 2) The screening fence should be provided with a wooden fence with Brick, stone or masonry pilasters to be used as the fence support; or
- 3) A brick, stone or masonry wall fence is also a recommended option for screening.

Special District Considerations: None except the provisions identified in the Brookside Infill plan.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary:* The site is currently a single family residential residence with surface parking on the south and east. If the house is removed and the parking lot is constructed it is important to remove the drive approach to the lot from East 37<sup>th</sup> and install a sidewalk.

(See street view image on next page. Viewed looking southeast from the northwest corner of the lot):



Environmental Considerations: None that would affect site development as a parking lot.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 37 <sup>th</sup> Place South	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	RS-3	Main Street	Growth	Single Family Residential
East	PK	Main Street	Growth	Surface Parking Lot
South	RS-3	Main Street	Growth	Surface Parking Lot (re: BOA# 4153 in 1963)
West	RS-3	Existing Neighborhood	Stability	Single Family Residential



### SECTION III: Relevant Zoning History

**ZONING ORDINANCE:** Ordinance number 11822 dated June 26, 1970, established zoning for the subject property.

***Subject Property:***

*No relevant history.*

***Surrounding Property:***

**Z-7298 June 2015:** All concurred in **approval** of a request for *rezoning* a .19± acre tract of land from RS-3 to PK for a parking lot, on property located west of the northwest corner of S. Peoria Ave. and E. 37<sup>th</sup> Pl. and northeast of subject property.

**Z-7107 October 2008:** All concurred in **approval** of a request for *rezoning* a .5± acre tract of land from RS-3 to PK for parking lot, on property located west of southwest corner of E. 37<sup>th</sup> St. and S. Peoria Ave.

**Z-6749 March 2000:** All concurred in **approval** of a request for *rezoning* a .457± acre tract of land from RS-3/RM-1 to PK for parking on property located east of northeast corner of S. Peoria Ave. and E. 38<sup>th</sup> St. S.

**BOA-17826 September 23, 1997:** The Board of Adjustment **approved** a *Variance* of the required 5 ft. landscaping strip between parking lot and an R district; and a *Variance* of required 50 ft. setback from abutting street; and a *Variance* of screening required along property lines abutting an R district; per plan submitted; subject to execution of a tie agreement between the subject lot and the parking lot and use to the east, on property located at 1128A & 1128B E. 37<sup>th</sup> Pl. S. and abutting subject property to the east.

**Z-6597 August 1997:** All concurred in **approval** of a request to *rezone* a .19± acre tract of land from RS-3 to PK for a parking lot, located west of the southwest corner of E. 37<sup>th</sup> Pl. and S. Peoria Ave. and abutting east of subject property.

**BOA-4153 September 1963:** The Board of Adjustment **approved** off-street parking use in a U-1-C district (RS-3) in conjunction with business property on the east, subject to the applicant hard surfacing the lot and fencing the lot, on property located at 1135 E. 38<sup>th</sup> St. and abutting south of subject property.

**BOA-2062 August 10, 1949:** The Board of Adjustment **approved** a church use, on property located at 1132 E. 38<sup>th</sup> St.

10/5/2016 1:30 PM

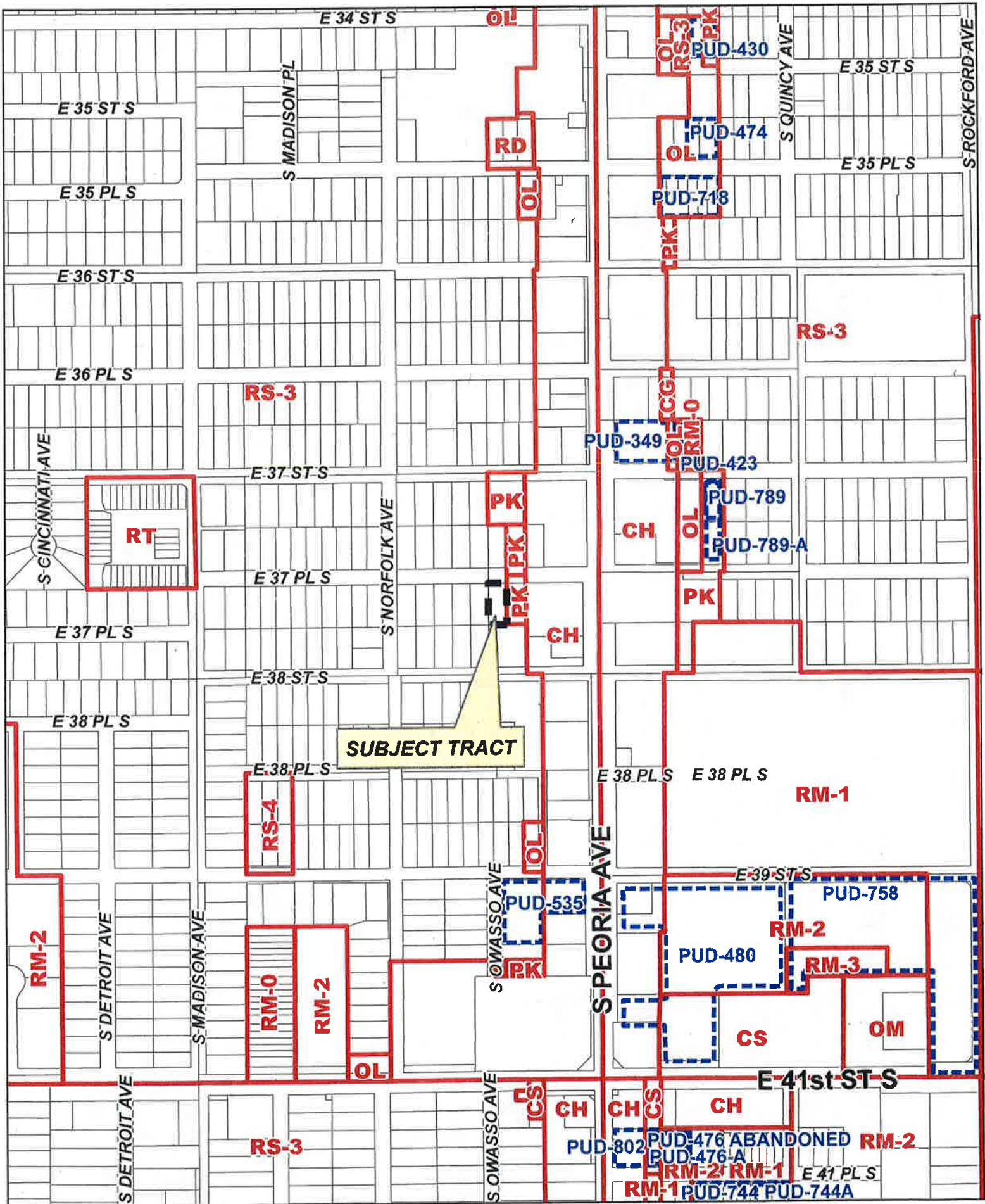
21.5

REVISED 2/7/2017

## NEIGHBORHOOD CORRESPONDENCE:

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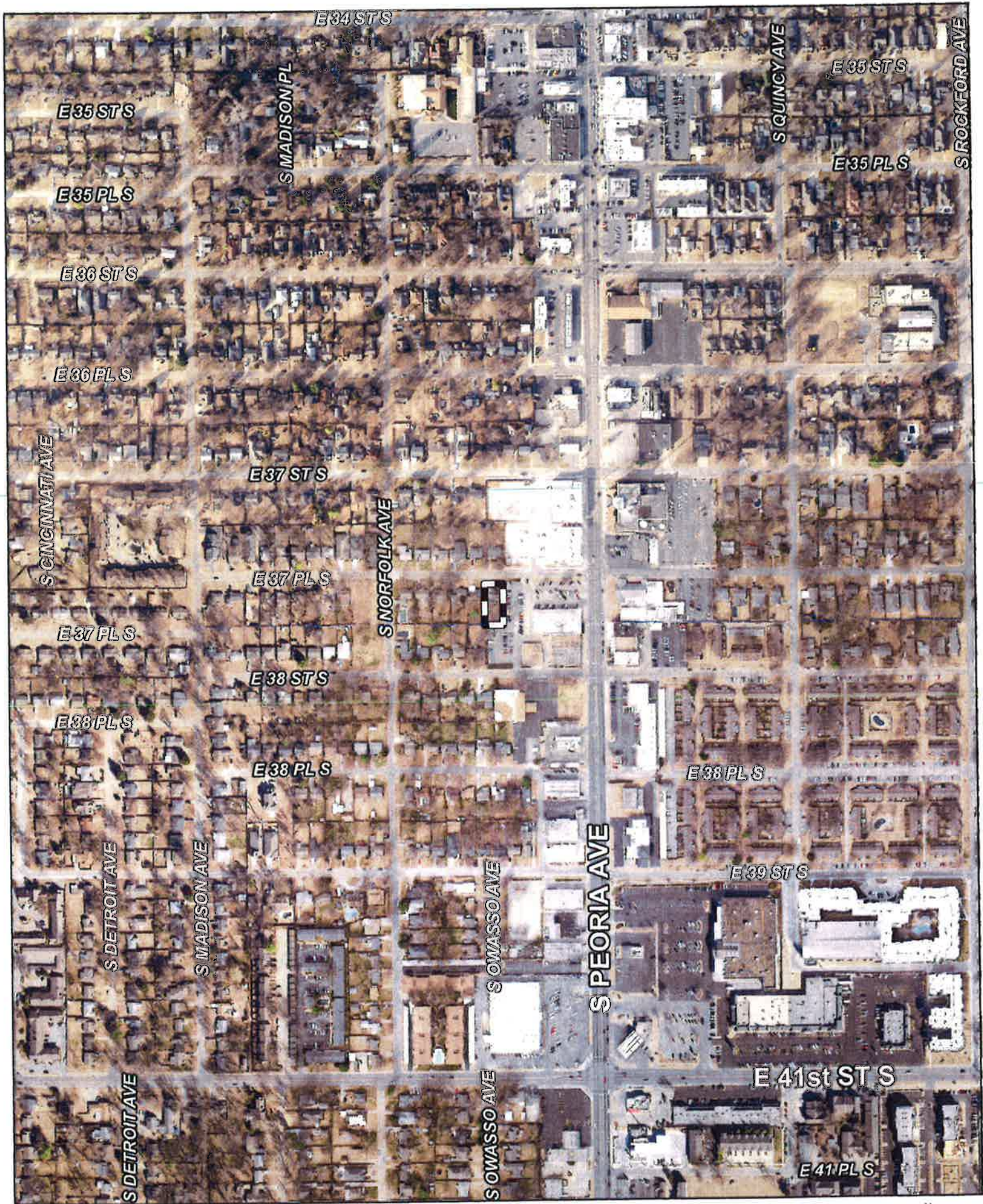


**Z-7361**

19-12 24







Subject  
Tract

**Z-7361**

19-12 24

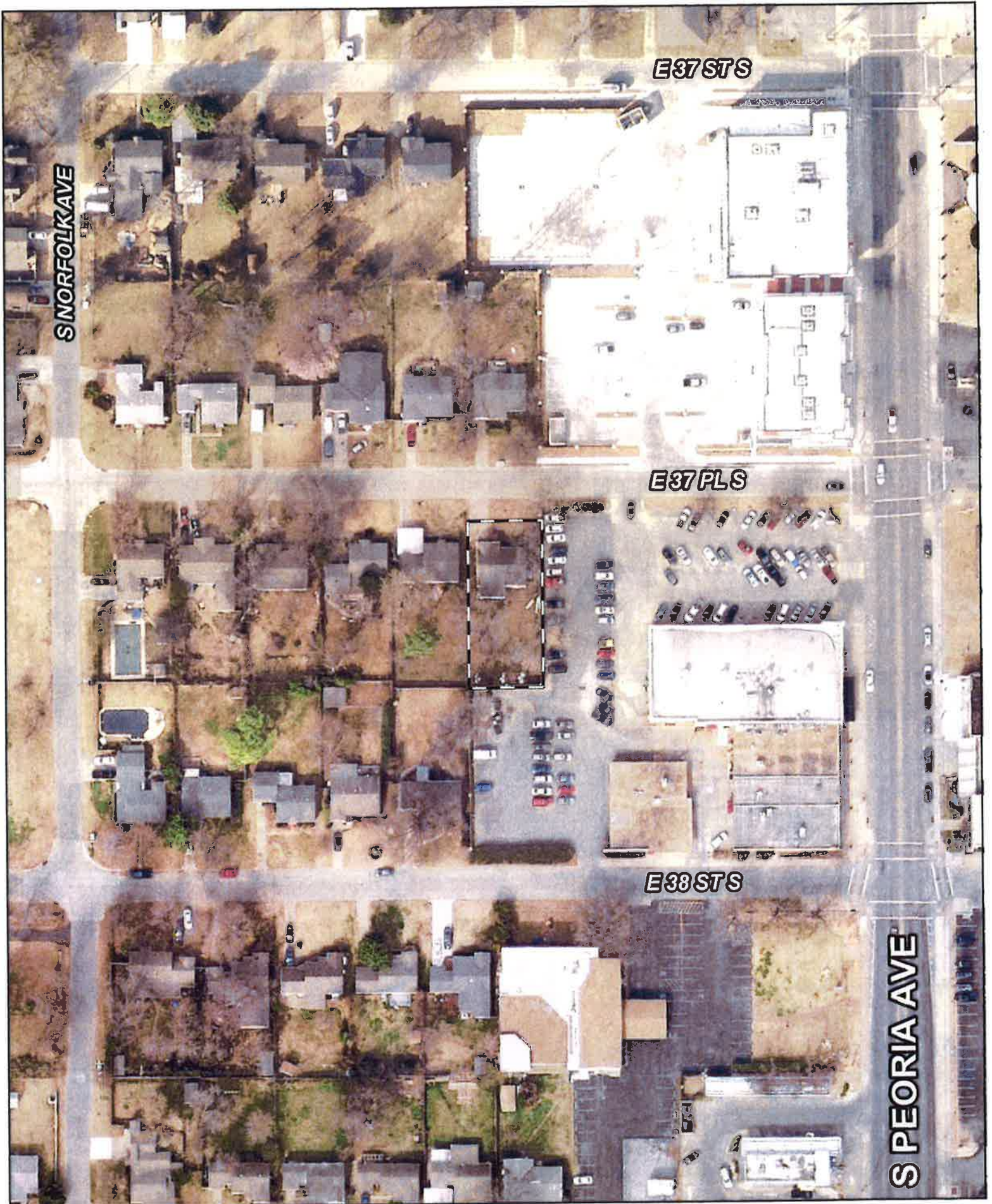
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February

**21.8**







E 37 STS

SNORFOLK AVE

E 37 PLS

E 38 STS

S PEORIA AVE



Subject  
Tract

**Z-7361**

19-12 24

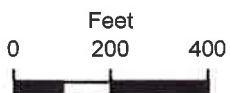
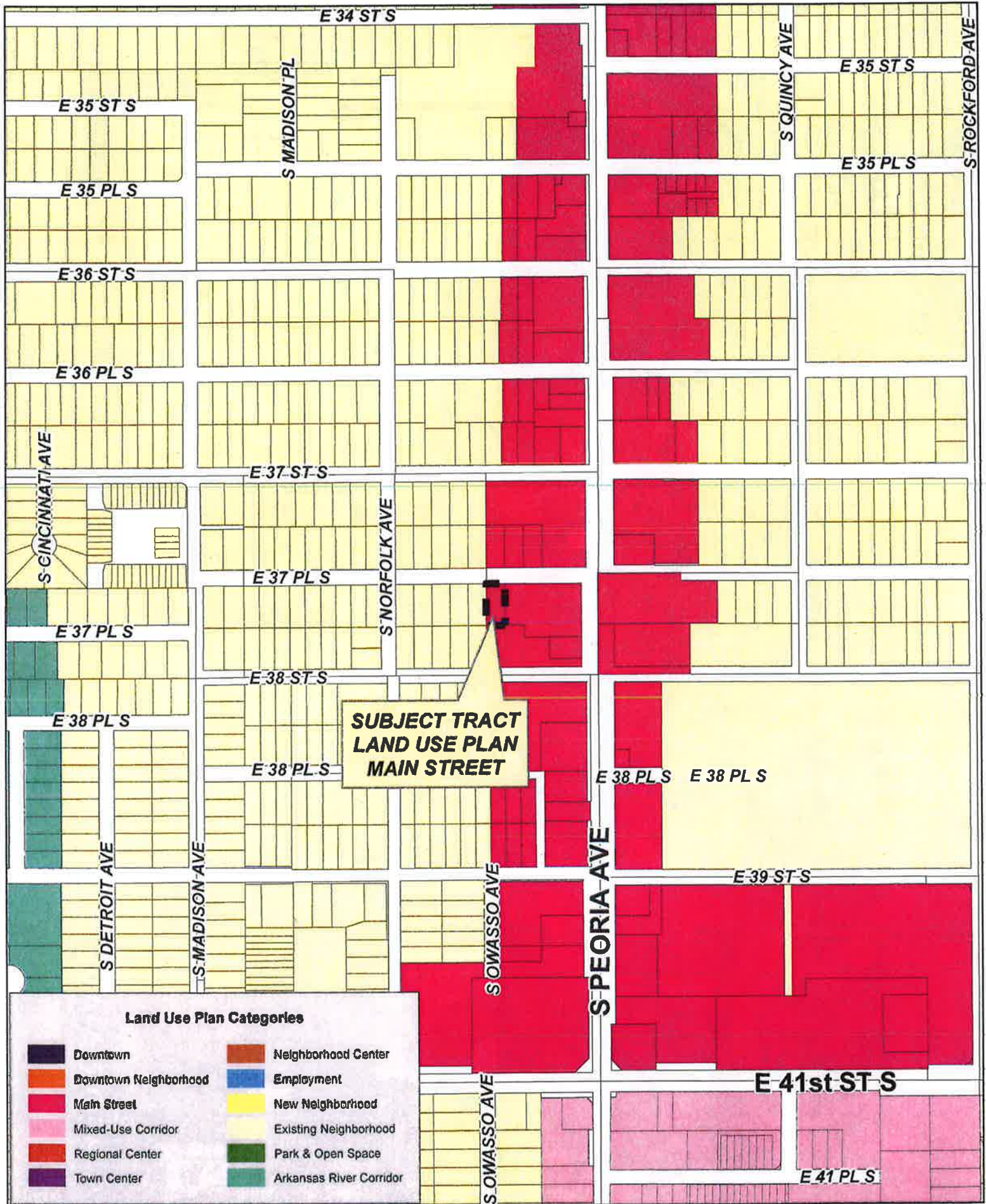
Note: Graphic overlays may not precisely  
align with physical features on t

Aerial Photo Date: Februar

21.9





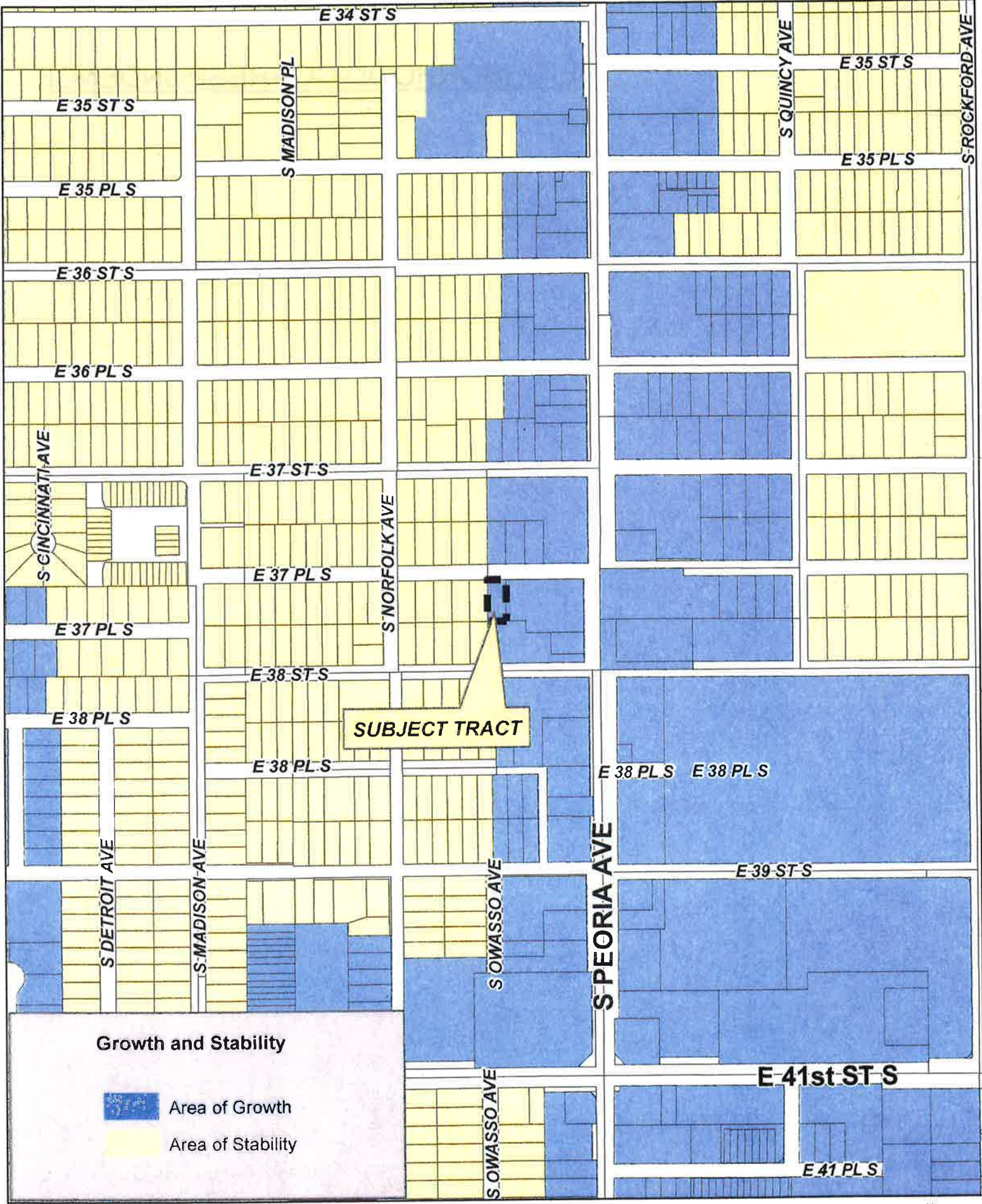


**Z-7361**

19-12 24







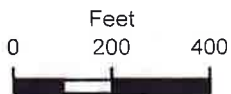
**Growth and Stability**



Area of Growth



Area of Stability



**Z-7361**

19-12 24

21.11



NEIGHBORHOOD CORRESPONDENCE:

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21.12



**Sawyer, Kim**

---

**From:** Wilkerson, Dwayne  
**Sent:** Tuesday, October 04, 2016 9:30 AM  
**To:** Miller, Susan; Sawyer, Kim; Michael Covey  
**Cc:** Nathan's House; R. Louis Reynolds  
**Subject:** **FW: Objection to Z-7361, request for continuance**

Good morning Chairman Covey,

Please accept the neighbors request for a continuance to October 19th to allow time to meet with the applicant and to consider an optional development plan.

If an optional development plan is submitted by the applicant, the continuance must be moved to November 2<sup>nd</sup> to accommodate the 21 day lead time policy identified on our calendar for a development plan submittal.

Staff supports the continuance request to allow discussion with the neighborhood.

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](mailto:dwilkerson@incog.org)

**FILE COPY**

**From:** nleigh42@gmail.com [mailto:nleigh42@gmail.com] **On Behalf Of** Nathan's House  
**Sent:** Tuesday, October 04, 2016 9:00 AM  
**To:** Wilkerson, Dwayne  
**Cc:** Adele Baker; dist9@tulsacouncil.org; Traci Leigh; rreynolds@ellerdetrich.com  
**Subject:** Re: Objection to Z-7361, request for continuance

Oct 19th is acceptable.

I plan on speaking tomorrow. Do I need to sign up in advance?

Thanks,  
Nathan

On Tue, Oct 4, 2016 at 8:49 AM, Wilkerson, Dwayne <[DWilkerson@incog.org](mailto:DWilkerson@incog.org)> wrote:

Nathan,

Please confirm that October 19<sup>th</sup> is the correct date for your continuance request.

INCOG

C. Dwayne Wilkerson

Assistant Director Land Development Services

2 West Second Street

Suite 800

Tulsa, OK 74103

918-579-9475

dwillkerson@incog.org

---

**From:** Wilkerson, Dwayne

**Sent:** Tuesday, October 04, 2016 8:46 AM

**To:** 'Nathan's House'

**Cc:** Adele Baker; [dist9@tulsacouncil.org](mailto:dist9@tulsacouncil.org); Traci Leigh; [rlreynolds@ellerdetrich.com](mailto:rlreynolds@ellerdetrich.com)

**Subject:** RE: Objection to Z-7361, request for continuance

Nathan,

Thank you for your email I will forward your request to the Planning Commission.

Please be sure to sign up to speak at the meeting tomorrow.

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](mailto:dwilkerson@incog.org)

---

**From:** [nleigh42@gmail.com](mailto:nleigh42@gmail.com) [<mailto:nleigh42@gmail.com>] **On Behalf Of** Nathan's House

**Sent:** Tuesday, October 04, 2016 8:42 AM

**To:** Wilkerson, Dwayne

**Cc:** Adele Baker; [dist9@tulsacouncil.org](mailto:dist9@tulsacouncil.org); Traci Leigh; [rlreynolds@ellerdetrich.com](mailto:rlreynolds@ellerdetrich.com)

**Subject:** Objection to Z-7361, request for continuance

I have objections to the request for zoning change Z-7361; Residential Single Family (RS-3) to Parking Lot (PK). This is for a lot bordering the property that includes Charleston's in Brookside; address 1124 E 37th PL. I own & reside in the home across the street, one house east at 1119 E 37th PL.

I would like to ask that a continuance be issued to provide time to develop an Optional Development Plan. I, along with several other local residents, have concerns with how this proposed change will interface with the established neighborhood. Therefore, I feel that it would be appropriate for the land owner to host a public meeting inviting all interested parties.

It should be noted that the application incorrectly notes that the land is "Vacant". There is currently a well maintained, single family home on this property. There are also several mature trees on the lot that provide shade for the neighborhood and help limit the heat sink affect of the current parking lot.

I respectfully disagree that increasing the size of the existing parking lot meets the expectations of a Multi-Modal, Main Street Corridor identified by the Tulsa Comprehensive Plan (PLANiTULSA).

The current development is zoned Commercial-High District (CH). In the recently updated Tulsa Zoning Code, the parking requirements for CH were lowered to "help avoid the negative impacts that can result from requiring excessive supplies of off-street parking" and discourage "parking encroachment into stable neighborhoods" (Section 55.010-A). From my calculations, I estimate that the current development has a minimum parking requirement of 73 parking spots. The current lot has approx 118 parking spots, 6 parking spots marked along Peoria, and on-street parking along 37th PL & 38th ST adds 20 more. This creates a total of 144 available spots to the current development, or **twice the minimum parking spots required by Tulsa Zoning Code.**

The lot in question is zoned as part of the area of Growth in the Main Street Corridor. Therefore, I do not contest the land owner's desire to change from RS-3. A change to an office, retail, or a mixed use building that incorporates the existing trees could provide a much more appropriate transition between the established neighborhood and the Brookside business district.

The final result could be a win-win for the land owner, City of Tulsa, and the neighborhood. A parking lot requires flood lights 24/7, storm water mitigation, & regular maintenance; yet it does not pay rent & does not produce any sales tax.

Application: <http://www.tmapc.org/tmapc/Z-7361.pdf>

Thank you for your assistance in this matter.

Nathan Leigh

---

1119 E 37th PL

918.289.7679



## Wilkerson, Dwayne

**From:** nleigh42@gmail.com on behalf of Nathan's House  
[house@nathanleigh.com]  
**Sent:** Tuesday, October 04, 2016 8:42 AM  
**To:** Wilkerson, Dwayne  
**Cc:** Adele Baker; dist9@tulsacouncil.org; Traci Leigh;  
rlreynolds@ellerdetrinch.com  
**Subject:** **Objection to Z-7361, request for continuance**

FILE COPY

I have objections to the request for zoning change Z-7361; Residential Single Family (RS-3) to Parking Lot (PK). This is for a lot bordering the property that includes Charleston's in Brookside; address 1124 E 37th PL. I own & reside in the home across the street, one house east at 1119 E 37th PL.

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Application: <http://www.tmapc.org/tmapc/Z-7361.pdf>

Thank you for your assistance in this matter.

Nathan Leigh

1119 E 37th PL  
918.289.7679



**Sawyer, Kim**

---

**From:** Carolyn [amaryllis104@yahoo.com]  
**Sent:** Wednesday, October 05, 2016 10:47 AM  
**To:** Wilkerson, Dwayne  
**Cc:** Carolyn Cobb  
**Subject:** 10/5/16-Request for continuance...case Z-7381

I am very opposed to the rezoning application for southwest corner of Peoria and E 37 Pl....

I live at 1110 E 38, at corner of Norfolk and 38 St.  
Several other neighbors on this street also opposed, including Sally McGrew, Jessica Cobb.

Need continuance please.

## Wilkerson, Dwayne

---

**From:** Adele Baker [AdeleBa@kfoc.net]  
**Sent:** Tuesday, October 04, 2016 10:12 AM  
**To:** 'Nathan's House'; Wilkerson, Dwayne  
**Cc:** dist9@tulsacouncil.org; Traci Leigh; rlreynolds@ellerdetrich.com  
**Subject:** **RE: Objection to Z-7361, request for continuance**

I agree with Nathan's request for a continuance. I live directly across the street (1127 E 37<sup>th</sup> Pl.) from the existing house that is scheduled for the zoning change hearing. I have lived there since late October 1991. I have already lost the lot behind me to the north, the one next to it to the north east, (both of which were a combined large empty lot with big oak trees), the lot next to me on the east, and the lot beyond it to the east, both of which had houses and large trees, all to a large parking lot for Trader Joe's and the other stores yet to be developed. And previous to that zoning change, there was a duplex located in the lot just east of 1124 E 37<sup>th</sup> Pl. (southeast to my house) which was rezoned to be a parking lot. I do not wish to look out my front window and see more parking lots, nor do I think it is reasonable for the city to surround my house with them.

Adele Baker

**From:** nleigh42@gmail.com [mailto:nleigh42@gmail.com] **On Behalf Of** Nathan's House  
**Sent:** Tuesday, October 04, 2016 8:42 AM  
**To:** dwilkerson@incog.org  
**Cc:** Adele Baker; dist9@tulsacouncil.org; Traci Leigh; rlreynolds@ellerdetrich.com  
**Subject:** Objection to Z-7361, request for continuance

FILE COPY

I have objections to the request for zoning change Z-7361; Residential Single Family (RS-3) to Parking Lot (PK). This is for a lot bordering the property that includes Charleston's in Brookside; address 1124 E 37th PL. I own & reside in the home across the street, one house east at 1119 E 37th PL.

I would like to ask that a continuance be issued to provide time to develop an Optional Development Plan. I, along with several other local residents, have concerns with how this proposed change will interface with the established neighborhood. Therefore, I feel that it would be appropriate for the land owner to host a public meeting inviting all interested parties.

It should be noted that the application incorrectly notes that the land is "Vacant". There is currently a well maintained, single family home on this property. There are also several mature trees on the lot that provide shade for the neighborhood and help limit the heat sink affect of the current parking lot.

I respectfully disagree that increasing the size of the existing parking lot meets the expectations of a Multi-Modal, Main Street Corridor identified by the Tulsa Comprehensive Plan (PLANiTULSA).

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Application: <http://www.tmapc.org/tmapc/Z-7361.pdf>

Thank you for your assistance in this matter.

Nathan Leigh  
1119 E 37th PL  
918.289.7679

**Sawyer, Kim**

---

**From:** Wilkerson, Dwayne  
**Sent:** Wednesday, October 05, 2016 11:44 AM  
**To:** Jessa Cobb; Carolyn Cobb  
**Cc:** Sawyer, Kim  
**Subject:** RE: Continuance

Thank you Ms. Cobb,

We will forward your request for a continuance to the Planning Commission.

INCOG  
C. Dwayne Wilkerson  
Assistant Director Land Development Services

2 West Second Street  
Suite 800  
Tulsa, OK 74103

918-579-9475  
[dwilkerson@incog.org](mailto:dwilkerson@incog.org)

FILE COPY

-----Original Message-----

**From:** Jessa Cobb [<mailto:jessa.cobb@gmail.com>]  
**Sent:** Wednesday, October 05, 2016 11:40 AM  
**To:** Wilkerson, Dwayne; Carolyn Cobb  
**Subject:** Continuance

Hello.

I live at 1106 e 38th st. I have objections to the rezoning application (case number z7361) but am unable to attend the meeting this afternoon. I request a continuance as I would like to register my objections and have a chance to speak to those involved about a compromise.

Thank you,  
Jessica Cobb



**Sawyer, Kim**

---

**From:** Wilkerson, Dwayne  
**Sent:** Wednesday, October 05, 2016 11:41 AM  
**To:** Sawyer, Kim  
**Cc:** Miller, Susan  
**Subject:** FW: rezoning extension request, Brookside (Z-7361)

Kim,

Please forward this 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](mailto:dwilkerson@incog.org)

**FILE COPY**

---

**From:** [bigsal24@aol.com](mailto:bigsal24@aol.com) [<mailto:bigsal24@aol.com>]  
**Sent:** Wednesday, October 05, 2016 11:36 AM  
**To:** Wilkerson, Dwayne; [herbbeattie@sbcglobal.net](mailto:herbbeattie@sbcglobal.net)  
**Subject:** rezoning extension request, Brookside

Hello,

I am Sally McGrew, and my husband and I live at 1101 E. 38th St., one street south of the lot for which the zoning change has been proposed.

I too would like to request a continuation so that the owner can meet with neighbors and discuss possible alternatives to making the area a parking lot. I have some of the same concerns shared by others, such as the loss of trees, how the border area between development and the stable residential neighborhood will be handled, and the fact that the existing parking is in excess of what's required by the current code.

I can be contacted at 918-808-8958, or through email at this address.

Thanks for your consideration.

Sally McGrew

**Sawyer, Kim**

---

**From:** Wilkerson, Dwayne  
**Sent:** Wednesday, October 05, 2016 3:09 PM  
**To:** Sawyer, Kim  
**Subject:** FW: amendment...Fw: 10/5/16--Request for continuance...case Z-7361

**INCOG**

C. Dwayne Wilkerson  
Assistant Director Land Development Services

2 West Second Street  
Suite 800  
Tulsa, OK 74103

918-579-9475  
[dwilkerson@incog.org](mailto:dwilkerson@incog.org)

**FILE COPY**

---

**From:** Carolyn [<mailto:amaryllis104@yahoo.com>]  
**Sent:** Wednesday, October 05, 2016 12:39 PM  
**To:** Wilkerson, Dwayne  
**Cc:** Carolyn Cobb  
**Subject:** amendment...Fw: 10/5/16--Request for continuance...case Z-7361

I am unable to make changes in order to be present today at meeting.  
I have had unexpected medical issues/appts that cannot be changed, for today.  
I had planned to be there at 1:30pm.  
It is my understanding that each side is entitled to a continuance, if requested.  
I am requesting continuance, so that discussion between parties can be had.  
Carolyn Cobb

----- Forwarded Message -----

**From:** Carolyn <[amaryllis104@yahoo.com](mailto:amaryllis104@yahoo.com)>  
**To:** "dwilkerson@incog.org" <[dwilkerson@incog.org](mailto:dwilkerson@incog.org)>  
**Cc:** Carolyn Cobb <[amaryllis104@yahoo.com](mailto:amaryllis104@yahoo.com)>  
**Sent:** Wednesday, October 5, 2016 10:47 AM  
**Subject:** 10/5/16--Request for continuance...case Z-7361

I am very opposed to the rezoning application for southwest corner  
of Peoria and E 37 Pl....

I live at 1110 E 38, at corner of Norfolk and 38 St.  
Several other neighbors on this street also opposed, including  
Sally McGrew, Jessica Cobb.

Need continuance please.



**Sawyer, Kim**

---

**From:** R. Louis Reynolds [LReynolds@ellerdetrich.com]  
**Sent:** Wednesday, October 05, 2016 12:02 PM  
**To:** Wilkerson, Dwayne; Miller, Susan; Sawyer, Kim; Michael Covey  
**Cc:** Nathan's House  
**Subject:** RE: Objection to Z-7361, request for continuance

Dear Dwayne: A continuance to November 2<sup>nd</sup> is acceptable to the Applicant. Best, 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*  
✉ [LReynolds@EllerDetrich.com](mailto:LReynolds@EllerDetrich.com)

**FILE COPY**



<http://www.EllerDetrich.com/>

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*Please consider the environment before printing this e-mail! ~ Thank you!*

**From:** Wilkerson, Dwayne [mailto:DWilkerson@incog.org]  
**Sent:** Tuesday, October 4, 2016 9:30 AM  
**To:** Miller, Susan <SMiller@incog.org>; Sawyer, Kim <ksawyer@incog.org>; Michael Covey <mcovey@cox.net>  
**Cc:** Nathan's House <house@nathanleigh.com>; R. Louis Reynolds <LReynolds@ellerdetrich.com>  
**Subject:** FW: Objection to Z-7361, request for continuance

Good morning Chairman Covey,

Please accept the neighbors request for a continuance to October 19th to allow time to meet with the applicant and to consider an optional development plan.

If an optional development plan is submitted by the applicant, the continuance must be moved to November 2<sup>nd</sup> to accommodate the 21 day lead time policy identified on our calendar for a development plan submittal.

Staff supports the continuance request to allow discussion with the neighborhood.

21.25

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](mailto:dwilkerson@incog.org)

---

**From:** [nleigh42@gmail.com](mailto:nleigh42@gmail.com) [<mailto:nleigh42@gmail.com>] **On Behalf Of** Nathan's House

**Sent:** Tuesday, October 04, 2016 9:00 AM

**To:** Wilkerson, Dwayne

**Cc:** Adele Baker; [dist9@tulsacouncil.org](mailto:dist9@tulsacouncil.org); Traci Leigh; [rlreynolds@ellerdetrich.com](mailto:rlreynolds@ellerdetrich.com)

**Subject:** Re: Objection to Z-7361, request for continuance

Oct 19th is acceptable.

---

I plan on speaking tomorrow. Do I need to sign up in advance?

Thanks,

Nathan

On Tue, Oct 4, 2016 at 8:49 AM, Wilkerson, Dwayne <[DWilkerson@incog.org](mailto:DWilkerson@incog.org)> wrote:

Nathan,

Please confirm that October 19<sup>th</sup> is the correct date for your 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](mailto:dwilkerson@incog.org)

21.26



---

**From:** Wilkerson, Dwayne  
**Sent:** Tuesday, October 04, 2016 8:46 AM  
**To:** 'Nathan's House'  
**Cc:** Adele Baker; [dist9@tulsacouncil.org](mailto:dist9@tulsacouncil.org); Traci Leigh; [rlreynolds@ellerdetrich.com](mailto:rlreynolds@ellerdetrich.com)  
**Subject:** RE: Objection to Z-7361, request for continuance

Nathan,

Thank you for your email I will forward your request to the Planning Commission.

Please be sure to sign up to speak at the meeting tomorrow.

Respectfully.

INCOG

C. Dwayne Wilkerson

Assistant Director Land Development Services

2 West Second Street

Suite 800

Tulsa, OK 74103

[918-579-9475](tel:918-579-9475)

[dwilkerson@incog.org](mailto:dwilkerson@incog.org)

---

**From:** [nleigh42@gmail.com](mailto:nleigh42@gmail.com) [<mailto:nleigh42@gmail.com>] On Behalf Of Nathan's House  
**Sent:** Tuesday, October 04, 2016 8:42 AM  
**To:** Wilkerson, Dwayne  
**Cc:** Adele Baker; [dist9@tulsacouncil.org](mailto:dist9@tulsacouncil.org); Traci Leigh; [rlreynolds@ellerdetrich.com](mailto:rlreynolds@ellerdetrich.com)  
**Subject:** Objection to Z-7361, request for continuance

I have objections to the request for zoning change Z-7361; Residential Single Family (RS-3) to Parking Lot (PK). This is for a lot bordering the property that includes Charleston's in Brookside; address 1124 E 37th PL. I own & reside in the home across the street, one house east at 1119 E 37th PL.

I would like to ask that a continuance be issued to provide time to develop an Optional Development Plan. I, along with several other local residents, have concerns with how this proposed change will interface with the established neighborhood. Therefore, I feel that it would be appropriate for the land owner to host a public meeting inviting all interested parties.

It should be noted that the application incorrectly notes that the land is "Vacant". There is currently a well maintained, single family home on this property. There are also several mature trees on the lot that provide shade for the neighborhood and help limit the heat sink affect of the current parking lot.

I respectfully disagree that increasing the size of the existing parking lot meets the expectations of a Multi-Modal, Main Street Corridor identified by the Tulsa Comprehensive Plan (PLANiTULSA).

The current development is zoned Commercial-High District (CH). In the recently updated Tulsa Zoning Code, the parking requirements for CH were lowered to "help avoid the negative impacts that can result from requiring excessive supplies of off-street parking" and discourage "parking encroachment into stable neighborhoods" (Section 55.010-A). From my calculations, I estimate that the current development has a minimum parking requirement of 73 parking spots. The current lot has approx 118 parking spots, 6 parking spots marked along Peoria, and on-street parking along 37th PL & 38th ST adds 20 more. This creates a total of 144 available spots to the current development, or **twice the minimum parking spots required by Tulsa Zoning Code.**

The lot in question is zoned as part of the area of Growth in the Main Street Corridor. Therefore, I do not contest the land owner's desire to change from RS-3. A change to an office, retail, or a mixed use building that incorporates the existing trees could provide a much more appropriate transition between the established neighborhood and the Brookside business district.

The final result could be a win-win for the land owner, City of Tulsa, and the neighborhood. A parking lot requires flood lights 24/7, storm water mitigation, & regular maintenance; yet it does not pay rent & does not produce any sales tax.

Application: <http://www.tmapc.org/tmapc/Z-7361.pdf>

Thank you for your assistance in this matter.

Nathan Leigh

1119 E 37th PL

918.289.7679







Tulsa Metropolitan Area  
Planning Commission

**Case Number: Z-7371**

**Hearing Date: February 15, 2017**  
(continued from December 21, 2016)

**Case Report Prepared by:**

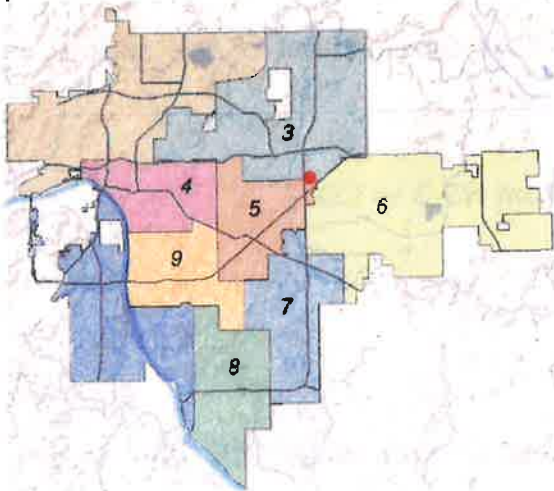
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Miguel Gomora

*Property Owner:* WOLFPACK TRUCKING &  
GRADING LLC

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Commercial

*Concept summary:* Rezone existing RS-3 lot to CG to permit parking of commercial trucks and related activities.

*Tract Size:* 1.23 ± acres  
53775.04 ± sq. ft

*Location:* North and west of the northwest corner of E. 11<sup>th</sup> St. and S. Garnett Rd.

**Zoning:**

*Existing Zoning:* RS-3

*Proposed Zoning:* CG

**Comprehensive Plan:**

*Land Use Map:* Employment

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9406

CZM: 39

Atlas: 743

**City Council District: 3**

*Councilor Name:* David Patrick

**County Commission District: 1**

*Commissioner Name:* John Smaligo

## SECTION I: Z-7371

**DEVELOPMENT CONCEPT:** The applicant is requesting to rezone an existing RS-3 lot to CG to permit parking of commercial trucks and related activities.

### **EXHIBITS:**

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

### **DETAILED STAFF RECOMMENDATION:**

The rezoning request included in Z-7371 is consistent with the land use vision in the Tulsa Comprehensive Plan and,

Rezoning request is compatible with the existing surrounding properties and,

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

**Staff recommends Approval of Z-7371 to rezone property from RS-3 to CG.**

## **SECTION II: Supporting Documentation**

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

***Staff Summary:** Z-7371 is included in Employment and an Area of Growth. The rezoning request will complement the vision identified.*

### **Land Use Vision:**

*Land Use Plan map designation:* Employment

Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.



## *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:* East 11<sup>th</sup> Street is a Secondary Arterial

*Trail System Master Plan Considerations:* Site is approximately 1 mile from Mingo Trail

Small Area Plan: None

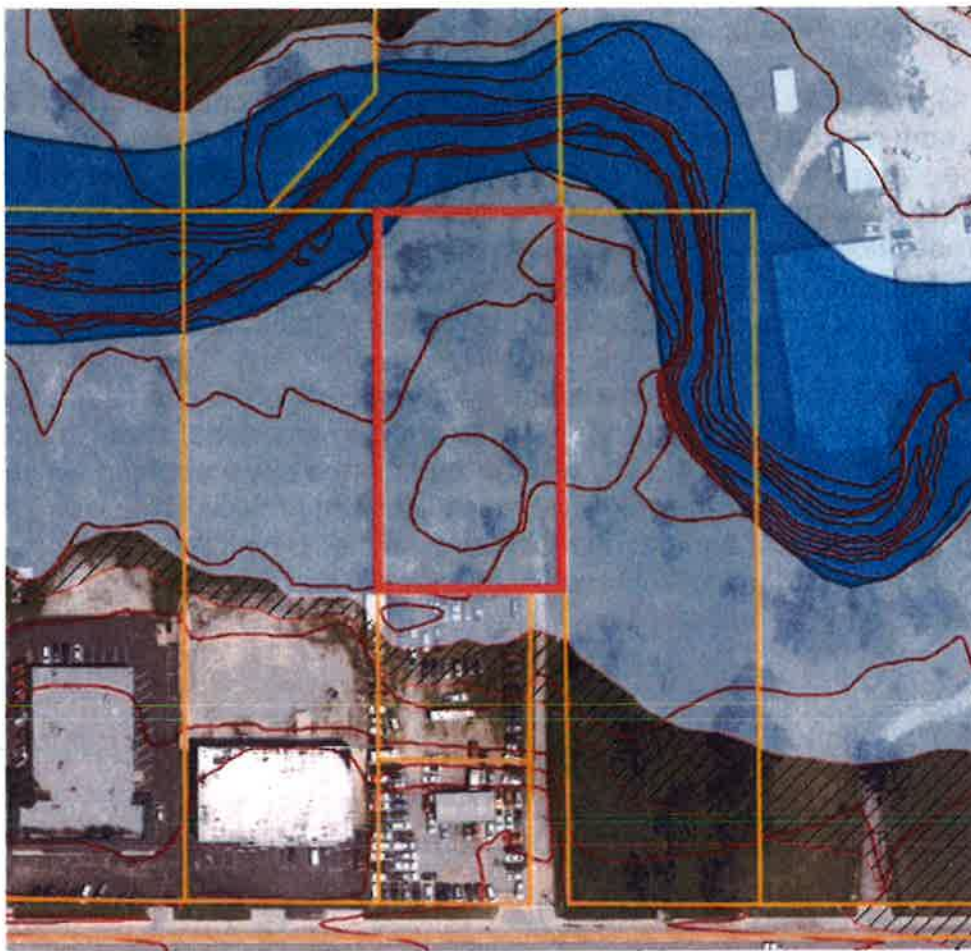
Special District Considerations: None

Historic Preservation Overlay: None

### DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is currently vacant and is located immediately to the north of an existing car lot with frontage on East 11<sup>th</sup> St S. Access to the proposed site is via a drive located in a dedicated ROW coming north from 11<sup>th</sup> Street.*

Environmental Considerations: The site lies within the 100 year floodplain, with a small portion in the NW corner located within the floodway. Due to the site's location in the floodplain, any residential development within the existing RS-3 zone would be significantly problematic.



**Tulsa County Floodway**



**Tulsa County 100 Year Floodplain**



**Tulsa County 500 Year Floodplain**



Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 11 <sup>th</sup> Street	Secondary Arterial	100 feet	6

Utilities:

The subject tract does not have municipal water available, but has municipal sewer available. Municipal water would require a waterline extension to the site.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	RS-3	Existing Neighborhood	Growth	Single-family Residence
South	CS	Employment	Growth	Automotive Sales
East	RS-3	Employment	Growth	Vacant
West	RS-3	Employment	Growth	Vacant

**22.4**

REVISED 2/8/2017

### SECTION III: Relevant Zoning History

**ZONING ORDINANCE:** Ordinance number 11817 dated June 26, 1970, established zoning for the subject property.

#### ***Subject Property:***

**BOA-13286 September 20, 1984:** The Board of Adjustment **denied** a *Special Exception* to permit a mobile home in an RS-3 district; and a *Variance* of the 1-year time limit, on property located at 10833 ½ E. 11<sup>th</sup> St. and also known as the subject property.

#### ***Surrounding Property:***

**PUD-843 March 2016:** All concurred in approval of a proposed Planned Unit Development on a 4± acre tract of land for commercial use, and to permit lots without frontage on a public street and to recognize uses that have been previously approved by Special Exception at the Board of Adjustment, on property located west of the southwest corner of E. 11<sup>th</sup> St. and S. Garnett Rd. and south of subject property.

**BOA-21889 May 26, 2015:** The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 15 (other trades & services), Use Unit 16 (mini-storage) in a CS District (Section 701). This approval is with the condition that all the Use Units referred both in 15, 16, 12 and 14 are referenced in the letter from Tanner Consulting dated May 26, 2015. This approval is per conceptual site plan 3.8, on property located at 10880 E. 11<sup>th</sup> St.

**BOA-20547 September 11, 2007:** The Board of Adjustment **approved** a *Special Exception* to permit automobile and allied activities (Use Unit 17) in a CS district, with conditions, on property located at 10705 E. 11<sup>th</sup> St. S.

**BOA-19331 April 9, 2002** The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 15 (electrical contractor) in a CS district, on property located at 10705 E. 11<sup>th</sup> St. S.

**BOA-18957 January 23, 2001:** The Board of Adjustment **approved** a *Special Exception* to permit RV and trailer sales (UU17) in the CS district; and a *Variance* of the required all-weather surface parking to allow for gravel parking, on property located at 10740 E. 11<sup>th</sup> St.

**BOA-18651 March 28, 2000:** The Board of Adjustment **denied** a *Special Exception* to permit parking vehicles awaiting repair on gravel parking surface if located behind the building setback line; and a *Special Exception* to modify or remove screening requirement with respect to adjoin R district; and an *Appeal* from determination of neighborhood Inspector of "not meeting parking requirements", on property located east of northeast corner of E. 11<sup>th</sup> St. and S. 107<sup>th</sup> E. Ave., and abutting south of subject property.

**BOA-15548 September 20, 1990:** The Board of Adjustment **approved** a *Special Exception* to permit the assembly of trophies and jewelry items, including parts and rubber molding, light metal casting on site and buffing of parts manufactured off-site; subject to the use being limited to the CS zoned portion of the tract; subject to outside storage and required screening being provided, on property located at 107 ½ E. 11<sup>th</sup> St.

**BOA-14951 October 6, 1988:** The Board of Adjustment **approved** a *Special Exception* to permit the sale of auto parts and other automotive uses (UU17), on property located at 10883 E. 11 St. S. and abutting south of subject property.

22.5



**BOA-13933 February 20, 1986:** The Board of Adjustment **approved** a *Special Exception* to permit auto custom repair and related sales in the CS zoned district, on property located at 10877 E. 11 St. S.

**BOA-13911 January 23, 1986:** The Board of Adjustment **approved** a *Special Exception* to allow retail building material sales business with minor wholesaling (UU15) in a CS district, on property located at 10724 E. 11<sup>th</sup> St. S.

**BOA-13804 October 24, 1985:** The Board of Adjustment **approved** a *Special Exception* to permit automobile sales in a CS district; subject to a maximum of 12 cars being parked on the northeast portion of the subject lot and said cars being parked no further south than the southern boundary of the restaurant, on property located at 10724 E. 11<sup>th</sup> St.

**BOA-13350 November 1, 1984:** The Board of Adjustment **approved** a *Variance* to permit a guttering and roofing establishment in a CS district, per plan, finding that due to the unusual circumstances of the land (in regard to the way the flood plain developed), that it caused an unnecessary hardship, on property located at east of the northeast corner of S. 107<sup>th</sup> E. Ave. and E. 11<sup>th</sup> St. and abutting south of subject property.

**BOA-12137 August 19, 1982** The Board of Adjustment **approved** a *Special Exception* to allow a Use Unit 17 (muffler shop) in a CS district as described using tilt-up rock panels, subject to all work being performed inside, that all storage be inside with no outside storage being permitted, that refuse be placed outside in covered containers, and that no manufacturing of mufflers take place, on property located at 10705 E. 11<sup>th</sup> St. S.

**BOA-11386 March 5, 1981** The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 15 for other trades and services in a CS district; and a *Special Exception* to waive the screening requirement on the north property line until such time that the north portion of the property is developed residentially or is sold; all subject to the plans submitted, with the condition that no outside storage will be permitted, on property located east of the northeast corner of S. 107<sup>th</sup> E. Ave. and E. 11<sup>th</sup> St.

**BOA-11040 June 12, 1980** The Board of Adjustment **approved** a *Special Exception* to permit an electrical contractor in a CS district; per plot plan submitted, with the screening fence to be constructed all around the building as drawn on the submitted plot plan, with access being also screened, (gates) as shown on the plot plan, no outside storage shall exceed the height of the screening fence; outside storage limited to lighting poles and arms, located at 10705 ½ E. 11<sup>th</sup> St.

**BOA-10371 March 15, 1979:** The Board of Adjustment **approved** a *Special Exception* to permit sales and services of Ditch Witch Equipment Co., in a DS district; and a *Variance* to permit sales and services of the same in an RS-3 district; and a *Special Exception* to remove the screening requirements where the purpose of the screening cannot be achieved, with the applicant to plant and maintain a living shrubbery fence along the north property line, on property located at 10815 E. 11<sup>th</sup> St. and just east of subject property.

**BOA-9990 June 1, 1978:** The Board of Adjustment **approved** a *Special Exception* to operate a retail glass outlet; and a *Special Exception* to remove the screening requirements where the purpose of the screening requirement cannot be achieved, per plot plan in a CS and RS-3 district, on property located at 10737 E. 11<sup>th</sup> St.





0 200 400  
Feet

 Subject Tract

**Z-7371**

19-14 06

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

Aerial Photo Date: February 2016







**E 11th ST S**

0 Feet 50 100



**Subject  
Tract**

**Z-7371**

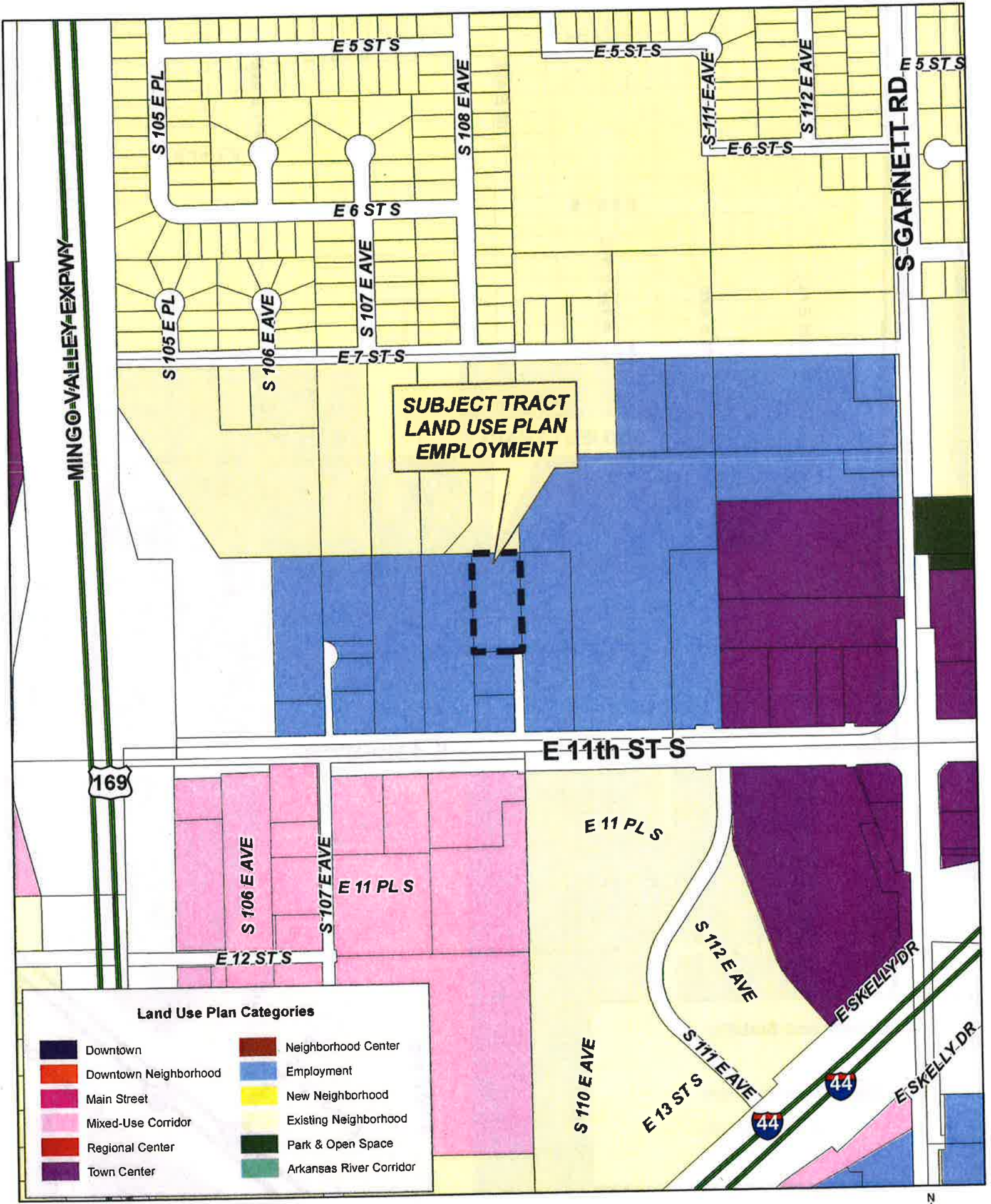
19-14 06

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

**Aerial Photo Date: February 2018**







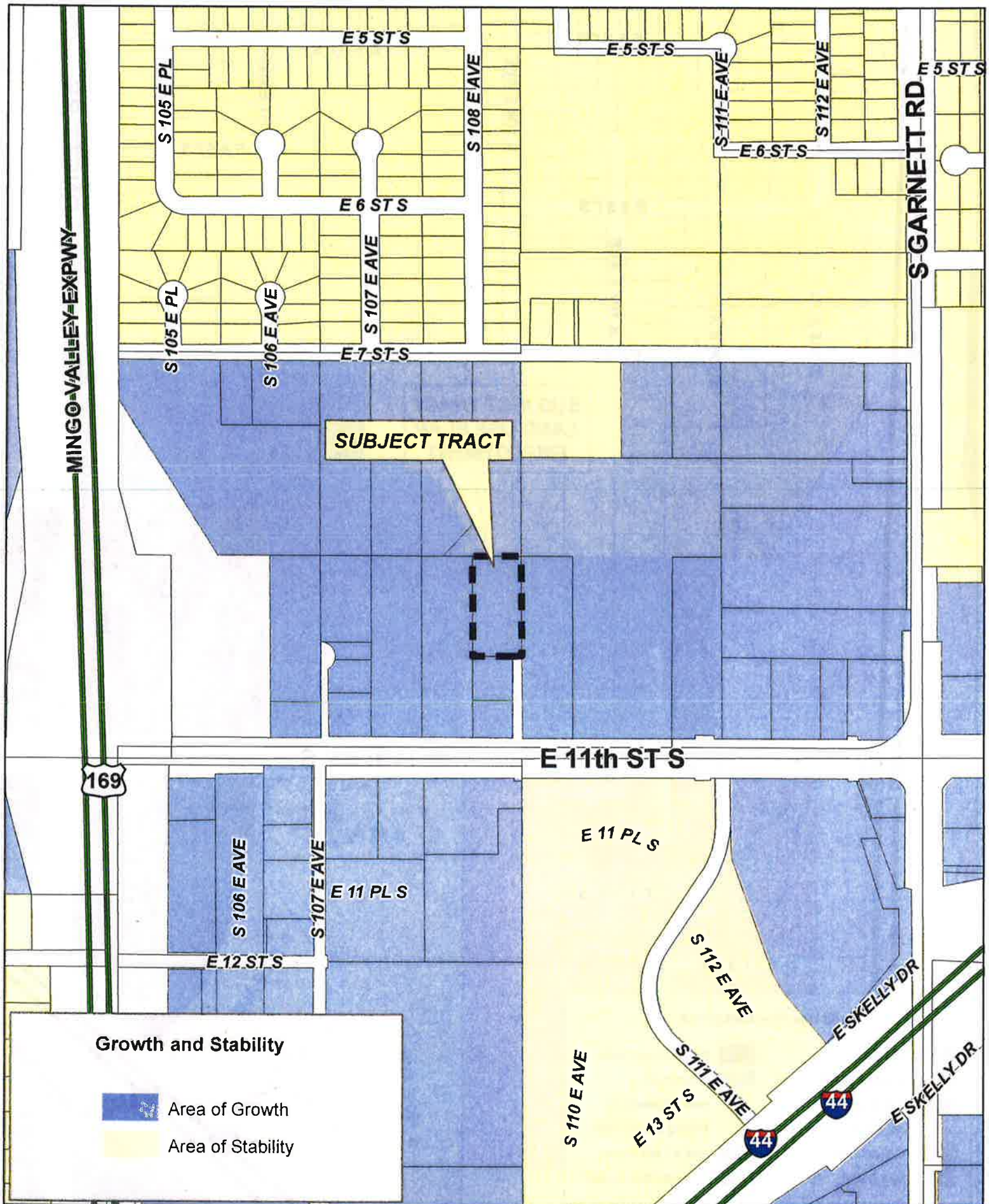
**Z-7371**

19-14 06

**22.9**







**Z-7371**

19-14 06





Tulsa Metropolitan Area  
Planning Commission

**Case Number: Z-7376**

**Hearing Date: February 15, 2017**

**Case Report Prepared by:**

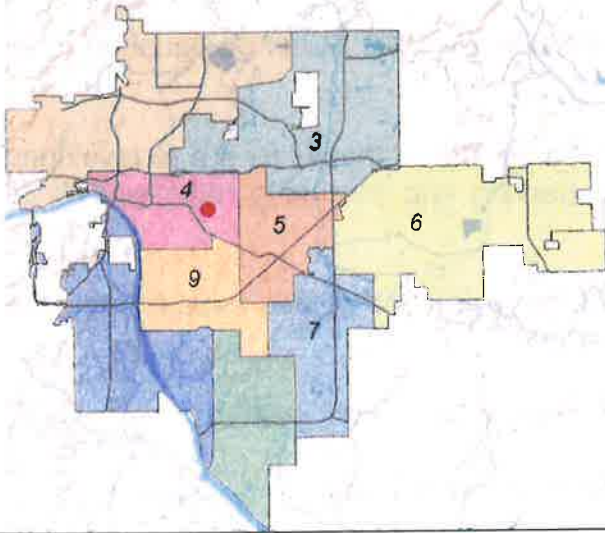
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Stephen Schuller

*Property Owner:* Ryan and Sara Barry

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



**Applicant Proposal:**

*Present Use:* Residential

*Proposed Use:* Single-family residential

*Concept summary:* Existing home constructed in 1930 is on a lot zoned CH. Rezoning requested is to satisfy lenders after major remodel of an existing detached dwelling. CH zoning does not allow detached dwelling by right.

*Tract Size:* 0.16 ± acres

*Location:* South of southwest corner of S. Gary Ave. and E. 15<sup>th</sup> St. (aka 1508 S. Gary Ave. E.)

**Zoning:**

*Existing Zoning:* CH

*Proposed Zoning:* RS-3

**Comprehensive Plan:**

*Land Use Map:* Main Street

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

Staff recognizes that the rezoning of this lot may have an effect on future re-development opportunities on the adjacent CH properties north and west of the site.

**City Council District: 4**

*Councilor Name:* Blake Ewing

**County Commission District: 2**

*Commissioner Name:* Karen Keith

**Staff Data:**

TRS: 9308

CZM: 37

Atlas: 55

23.1



## SECTION I: Z-7376

### DEVELOPMENT CONCEPT:

The applicant has requested a rezoning request from CH to RS-3 to assist in obtaining financing for a detached dwelling unit that has recently been remodeled. County records indicate the home was originally constructed in 1930. The applicant has stated that the CH zoned property is restricting his ability to finance and sell the home.

### 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-7376 requesting rezoning from CH to RS-3 is not consistent with the Main Street Designation of the Comprehensive Plan and;

This rezoning request could potentially affect the adjacent CH properties if those lots are redeveloped. CH to RS-3 establishes new design standards for surface parking and screening requirements for certain uses on the adjacent north and west properties and;

RS-3 zoning is consistent with the detached dwelling use of the property that was established when the home was constructed in 1930 and;

RS-3 zoning is consistent with the anticipated development pattern in the area therefore;

**Staff recommends Approval of Z-7376 to rezone property from CH to RS-3.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The existing home and detached garage is currently considered a non conforming use as defined in Chapter 80 of the Tulsa Zoning Code. RS-3 zoning is not consistent with the land use vision of the Comprehensive Plan. Staff does not support reducing the Main Street Corridor land use designation at this location but does support the rezoning request as a consideration of the established residential use. Several single family homes are located in CH zoned property within this particular Main Street corridor. There is no evidence of any other single family home that has requested rezoning from CH to RS-3 along 15<sup>th</sup> between Harvard and the Broken Arrow Expressway. A special exception process through the Board of Adjustment has been used in a similar circumstances north of Z-7376.

Staff has encouraged the applicant to consider the special exception provisions at the Board of Adjustment. That process would not change the zoning and therefore would not have an effect on adjacent CH properties. The applicant believes that the special exception process does not satisfy the needs of his lending institution. The established use of this property has been single family residential and there is no indication that the property will be used commercially.

*Rezoning this property to RS-3 should not be considered an attempt by anyone to establish a pattern that might encourage reduction in the CH zoning or to encourage further reduction of the Main Street corridor along East 15<sup>th</sup> street.*

*Staff supports this rezoning request for the sole purpose of benefiting the single family residential redevelopment on this lot and with the consideration that the home has been established on the lot for over 80 years.*

#### 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 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."

#### Transportation Vision:

*Major Street and Highway Plan: None that affect this zoning consideration.*

*Trail System Master Plan Considerations: None*

*Small Area Plan: None*

*Special District Considerations: None*

*Historic Preservation Overlay: None*

#### DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: County records indicate that the existing single family home was constructed in 1930 and is on a lot that has been zoned CH for decades. The home has recently been renovated for a*

single family residence with a detached garage. The garage is facing north with an access easement across private property to East 15<sup>th</sup> Street.

See next page for street view snippet from southeast corner of lot looking northwest toward East 15<sup>th</sup> Street:



Environmental Considerations: None that would affect the rezoning request.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South Gary Avenue	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	CH	Main Street	Growth	Mixed Commercial
South	RS-3	Existing Neighborhood	Stability	Single Family Residential



East	CH	Main Street	Growth	Retail Bakery
West	CH	Main Street	Growth	Off street parking

### SECTION III: Relevant Zoning History

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

#### ***Subject Property:***

*No relevant history.*

#### ***Surrounding Property:***

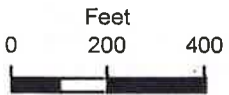
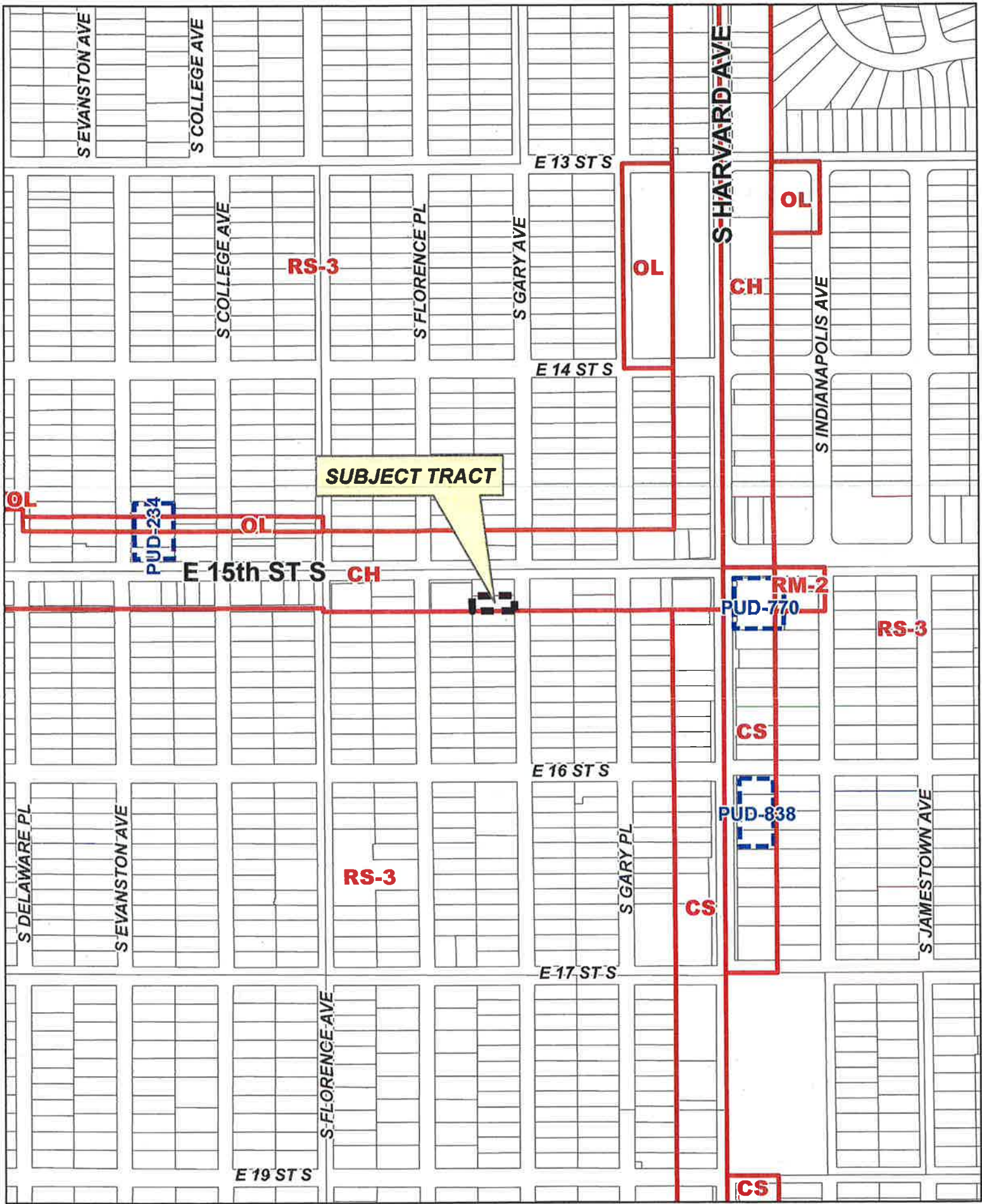
**BOA-19656 August 26, 2003:** The Board of Adjustment **approved** a *Special Exception* to allow a single-family dwelling in a CH district, on the condition: if this house was ever expanded or removed, a new house would have to meet the setback requirements in an RS-3 district; and, if and when the detached garage is built that it be set no closer to the north line than 3 ft. and at least 5 ft. from the west line, on property located at 1444 S. Gary Ave. and north of subject property.

**BOA-5924 July 2, 1968:** The Board of Adjustment **approved** a *Special Exception* to permit the manufacture of cookie dough in a U-3E (CH) district, on property located at 3132-A E. 15<sup>th</sup> St. and abutting west of subject property.

**BOA-3985 January 9, 1963:** The Board of Adjustment **approved** to permit an extension of a non-conforming use, paint and body shop, in a U-3E (CH) district, on property located on Lot 14, Block 10, East Lawn Addn., also known as, north of at the northeast corner of E. 15<sup>th</sup> St. and S. Florence Pl.

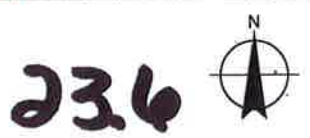
**BOA-387 February 21, 1928:** The Board of Adjustment **approved** a *Special Exception* to permit a duplex on Lot 13, Block 10, East Lawn Addn., on property located at the northeast corner of E. 15<sup>th</sup> St. and S. Florence Pl.

2/15/2017 1:30 PM



**Z-7376**

19-13 08







0 50 100  
Feet



Subject  
Tract

**Z-7376**

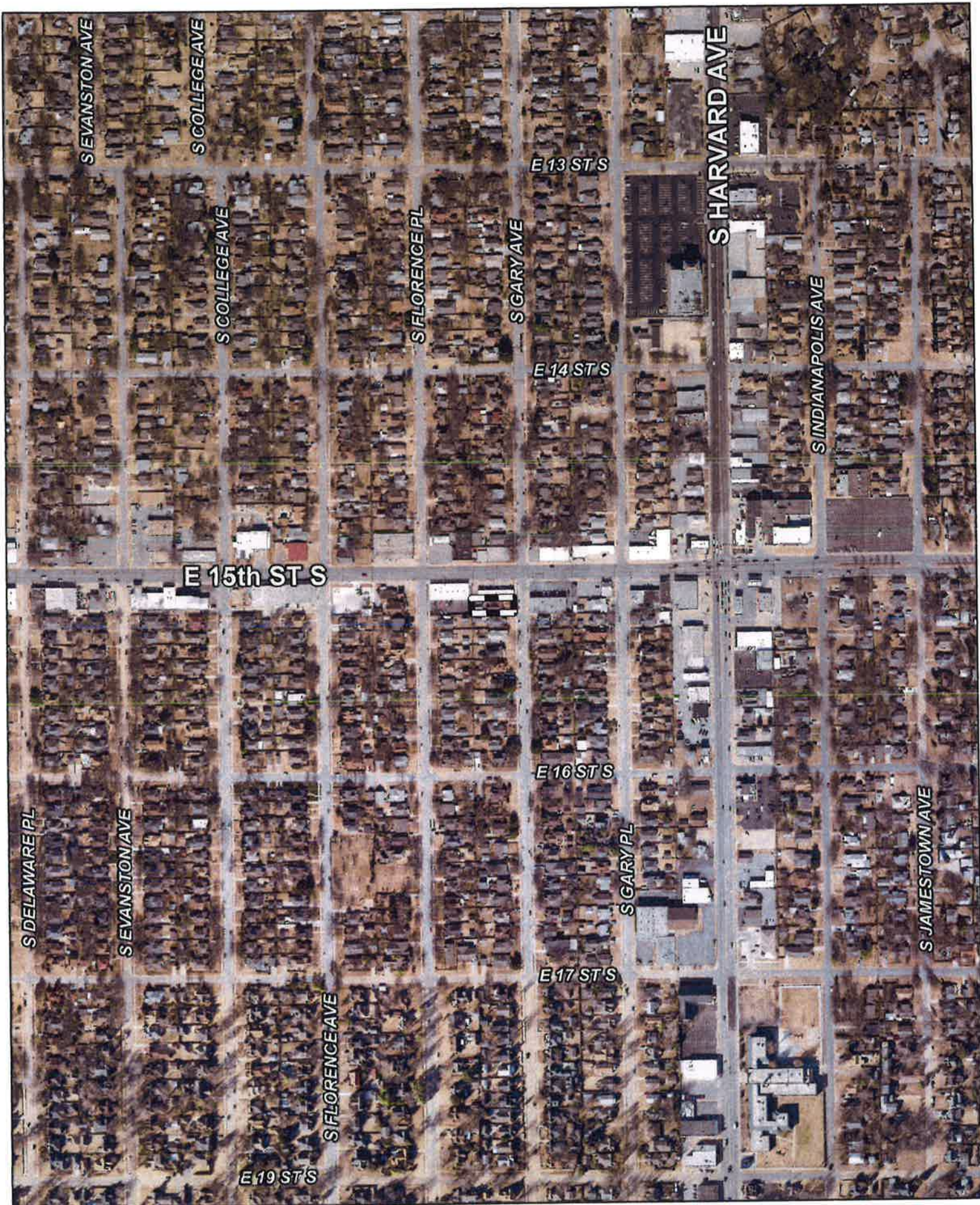
19-13 08

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

Aerial Photo Date: February 2016







Subject  
Tract

**Z-7376**

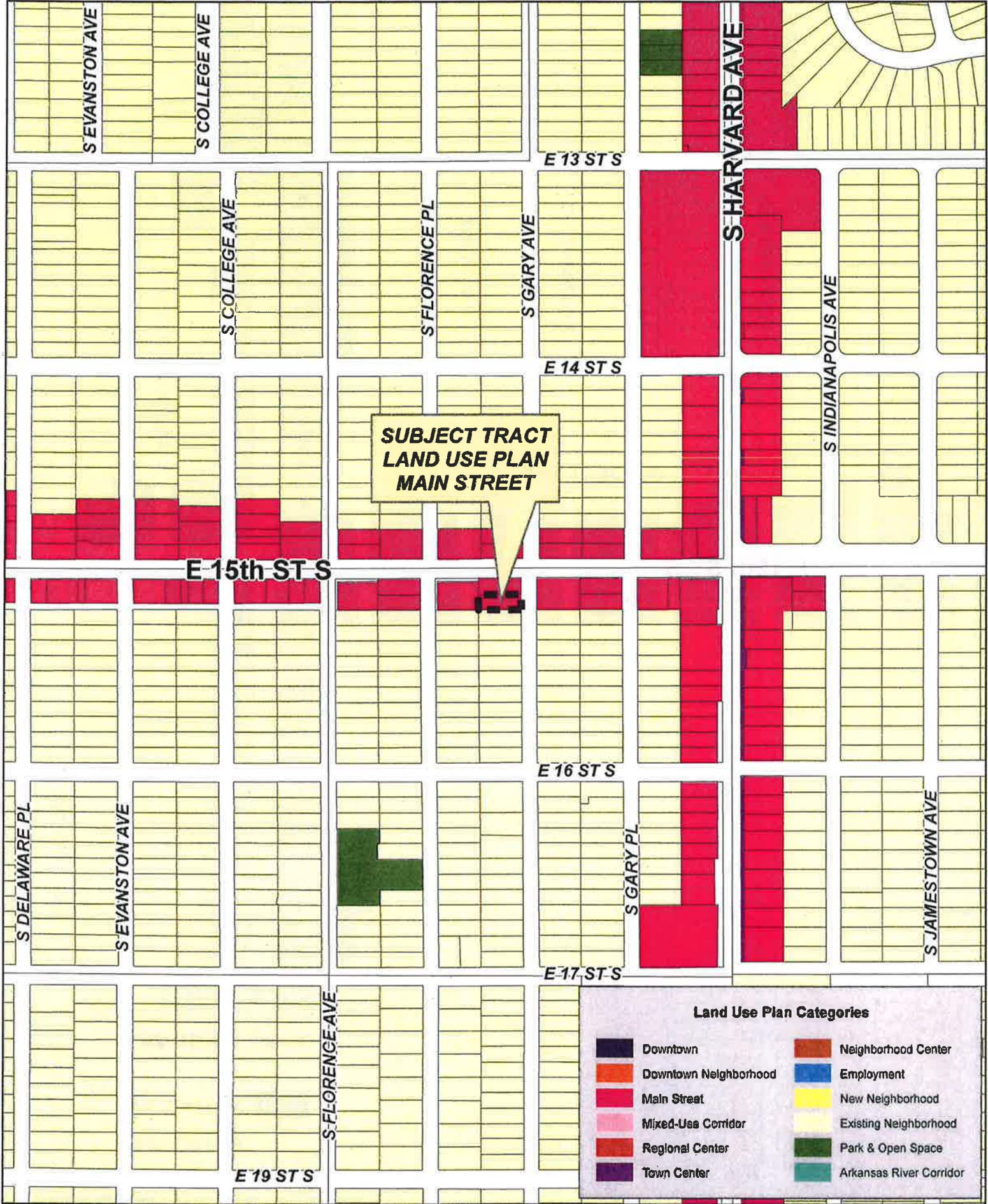
19-13 08

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

Aerial Photo Date: February 2016





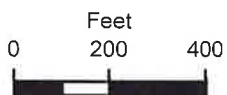
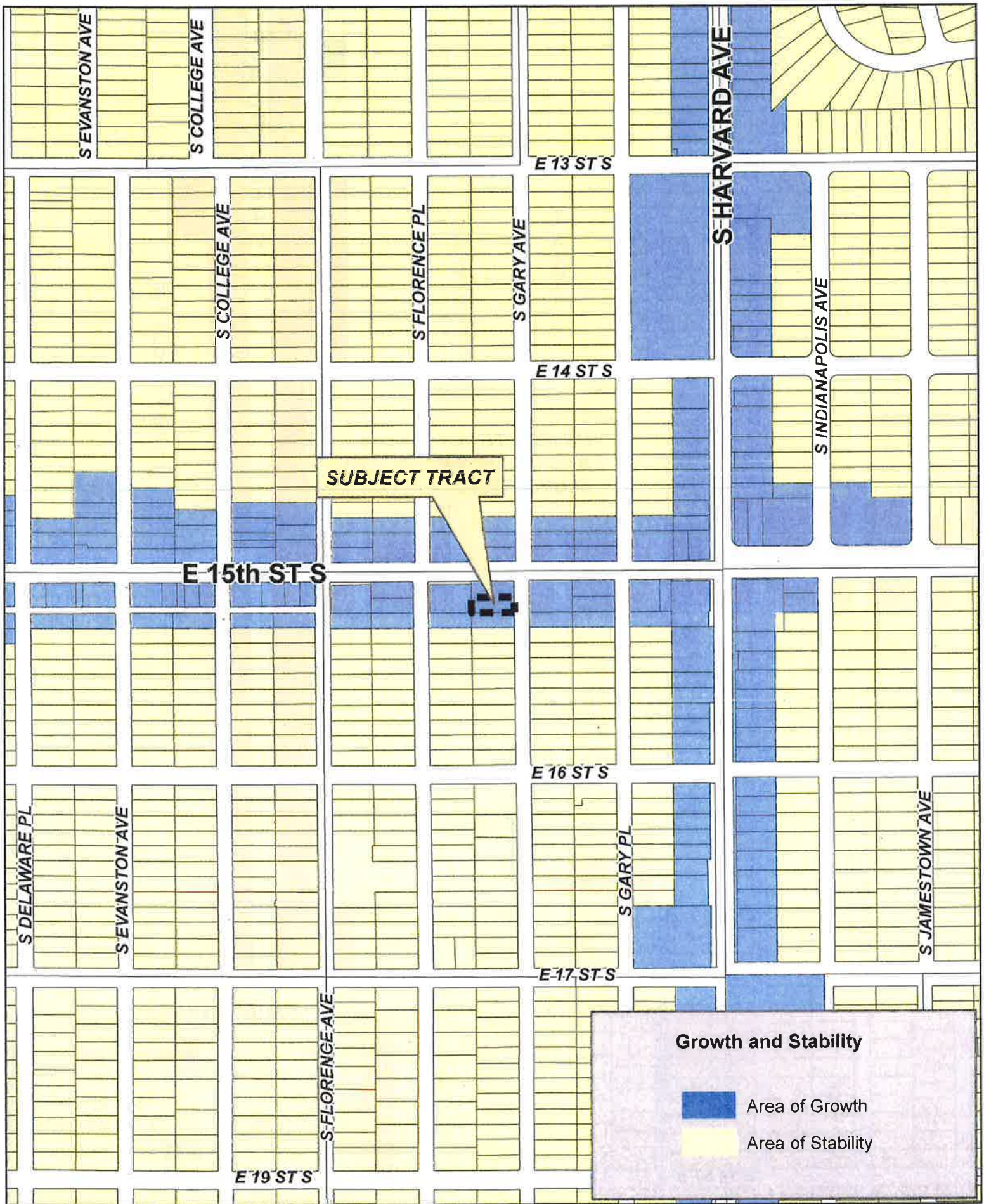


**Z-7376**

19-13 08







**Z-7376**

19-13 08







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** PUD-845  
(related to case CZ-448)

**Hearing Date:** February 15, 2017

**Case Report Prepared by:**

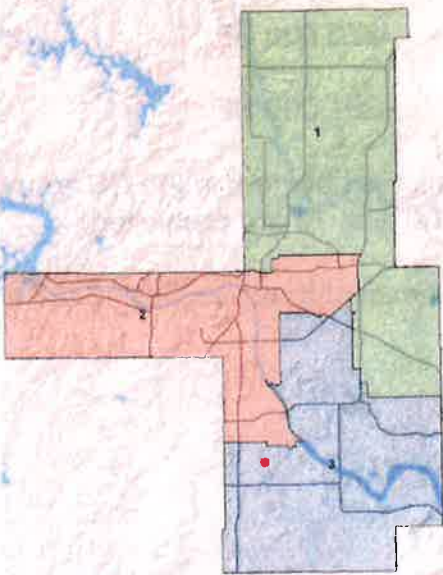
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Jim Beach

*Property Owner:* BROWER OIL AND GAS CO INC

**Location Map:**  
(shown with County Commission Districts)



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Mini-storage

*Concept summary:* Rezone the subject property to permit the construction of a mini-storage facility

*Tract Size:* 5.99 ± acres

*Location:* North of northwest corner of S. Peoria Ave. and E. 141<sup>st</sup> St. S.

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* CS/ PUD-845

**Comprehensive Plan:**

*Land Use Map:* N/A

*Stability and Growth Map:* N/A

**Staff Recommendation:**

**Staff recommends denial.**

**Staff Data:**

TRS: 7212

CZM: 60

Atlas: 0

**County Commission District:** 3

*Commissioner Name:* Ron Peters

## SECTION I: PUD-845

**DEVELOPMENT CONCEPT:** The applicant is requesting to rezone the subject property to permit the construction of a mini-storage facility. The project consists of a mini-storage development with 12 storage buildings approximately 20' x 225'. The east faces of the storage buildings nearest Peoria Avenue will have masonry veneer. There will be an accessory office building approximately 1,500 SF with full masonry exterior. It may include an on-site manager's apartment.

### EXHIBITS:

INCOG Case map  
INCOG Aerial  
Applicant Exhibits:  
Renderings  
Site Plans

## SECTION II: PUD-845 DEVELOPMENT STANDARDS

PUD 845 shall conform to the provision of Section 1130 of the Tulsa County Zoning Code.

Land Area (Gross):	6.20 Acres	270,000 SF
Land Area (Net):	5.99 Acres	261,000 SF
Permitted Uses:	All principal and accessory uses as allowed by right in the CS zoned district, except Use Units 10, 12, 13, 14, and 19 are prohibited.  Special exception uses are prohibited except that Use Unit 16 (Mini Storage) is allowed.	
Maximum Building Floor Area Ratio:		.50
Proposed Floor Area:	55,500 SF (12 x 4,500 plus 1,500) (.21 FAR)	
Maximum Building Height:	NA	
Off-Street Parking:	13 (1 per 5,000 SF mini-storage plus 2 for office)	
Minimum Building Setbacks:	15' along north, south, and west property lines 110' from centerline of South Peoria Avenue (Primary Arterial according to the MSHP).  The street yard shall be considered the area between the planned right of way line and the building setback line parallel to Peoria.	
Landscape Area:	22% (1,647 SF) of the street yard will remain open for landscape area; approximately 3,559 SF of additional open space will be located behind the building line and the beginning of the paved area serving the storage units	
Signs:	A complete sign plan has not been prepared but it is anticipated there will be one ground sign located toward the northeast corner of the property and wall signs placed on the office/apartment building.	



In any case, the aggregate display surface area of all signs will be far less than what is allowed by the Tulsa County Zoning Code.

Hours of Operation: Business hours will be limited to between the hours of 6:00 a.m. and 9:00 p.m.

Lighting: All site lighting will be mounted to the face of the buildings and will face downward and away from property lines. There will be no light spill beyond the property lines.

**VEHICULAR ACCESS AND CIRCULATION:** Access to the site would be via South Peoria Avenue.

**PEDESTRIAN ACCESS:** Pedestrian access is not shown. Sidewalks do not exist along South Peoria Avenue in the area of the subject lot.

**PLATTING REQUIREMENT:** No building permit shall be issued until a plat containing restrictive covenants memorializing the above development standards is prepared and filed in accordance with Tulsa County Subdivision Regulations.

**EXPECTED SCHEDULE OF DEVELOPMENT:** Development will begin in the summer of 2017 after final approval of the Planned Unit Development and the platting of the property.

#### **DETAILED STAFF RECOMMENDATION:**

The subject lot is located within the City of Glenpool fence line. The Glenpool Comprehensive Plan identifies this area as a Low Intensity Residential use. The proposed mini-storage use is not consistent with this land use and intensity.

PUD-845 as submitted does not provide adequate design standards for building location, storage unit door orientation, landscape and screening details, or sign standards to insure a compatible land use with the abutting single family residential area and,

PUD-845 does not provide adequate detail or design standards to insure design standards with the City of Glenpool on the west side of Peoria or the City of Jenks on the east side of Peoria.

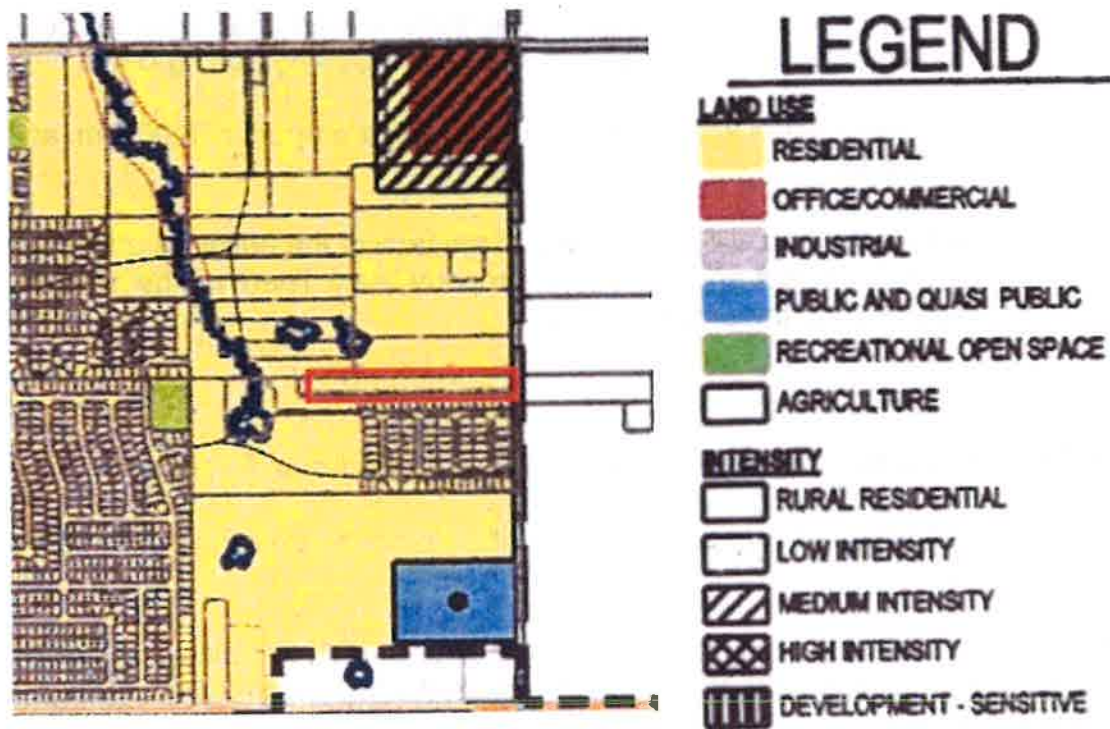
PUD-845 is not consistent with the anticipated future development pattern of the surrounding property therefore;

**Staff recommends Denial of PUD-845 as outlined in Section II above.**

#### **SECTION III: Supporting Documentation**

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

*Staff Summary: The site is located within the Residential District of The City of Glenpool Comprehensive Plan. (See Illustration Below)*



Land Use Vision:

*Land Use Plan map designation:* Residential (Low Intensity)

*Areas of Stability and Growth designation:* N/A

Transportation Vision:

*Major Street and Highway Plan:* S. Peoria Ave. is a Primary Arterial

*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 contains what appears to be older oil/gas equipment. Single-family housing exists along the entire southern boundary of the proposed development.*

Environmental Considerations: Existing oil storage tanks which will need to be removed. The applicant has scheduled a Phase I Environmental Assessment.



Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Peoria Avenue	Primary Arterial	120 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	AG	N/A	N/A	Vacant
East	IM/AG	N/A	N/A	Single-Family/Energy Facility
South	RS3/RS-4	N/A	N/A	Single-Family
West	RS-4	N/A	N/A	Single-Family

**SECTION III: Relevant Zoning History**

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

***Subject Property:***

*No relevant history.*

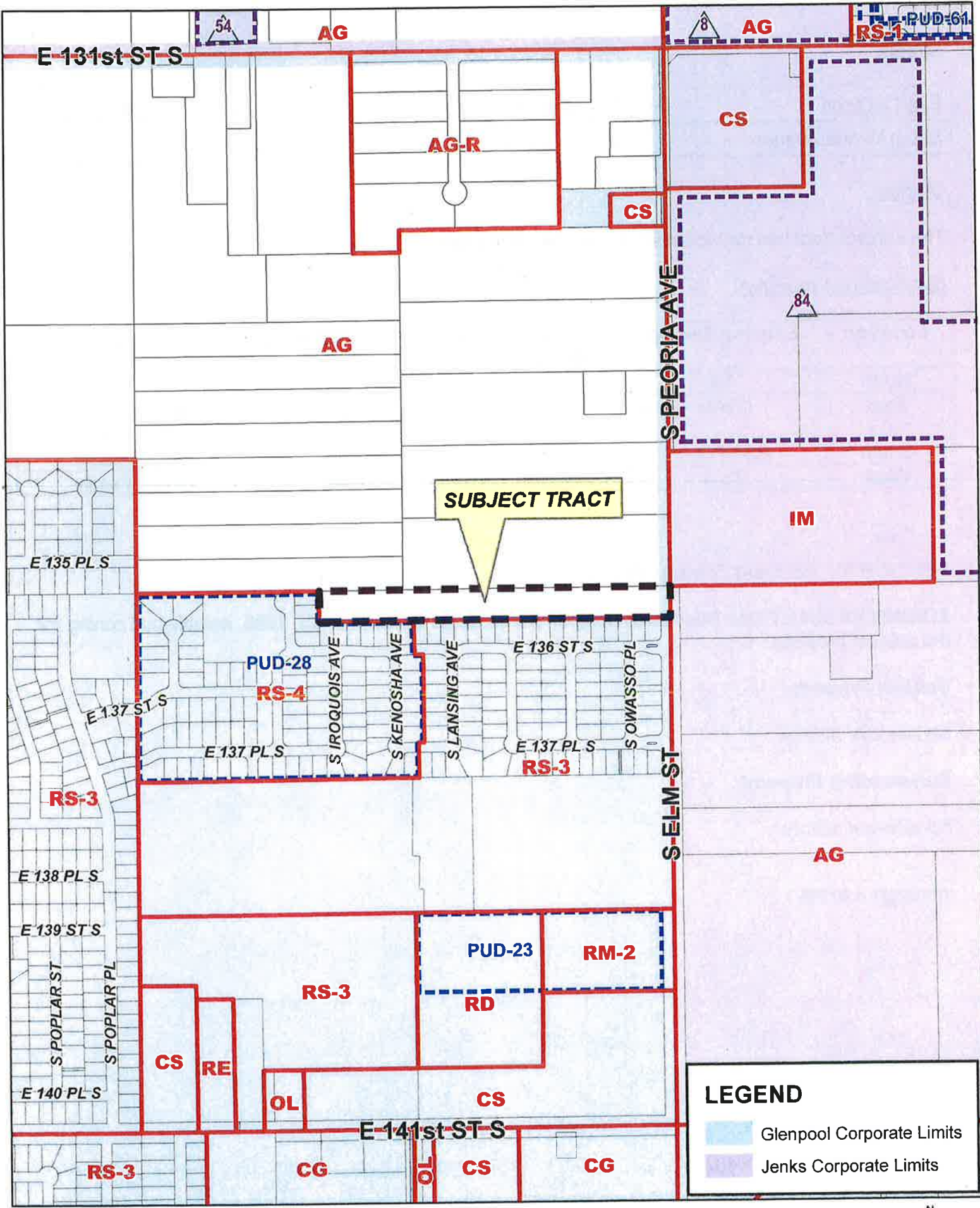
***Surrounding Property:***

*No relevant history.*

02/15/2017 1:30 PM

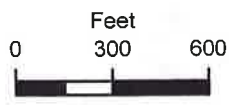
24.5

REVISED 2/7/2017



**LEGEND**

- Glenpool Corporate Limits
- Jenks Corporate Limits



**PUD-845**

17-12 12

**24.4**





 Subject Tract

**PUD-845**

17-12 12

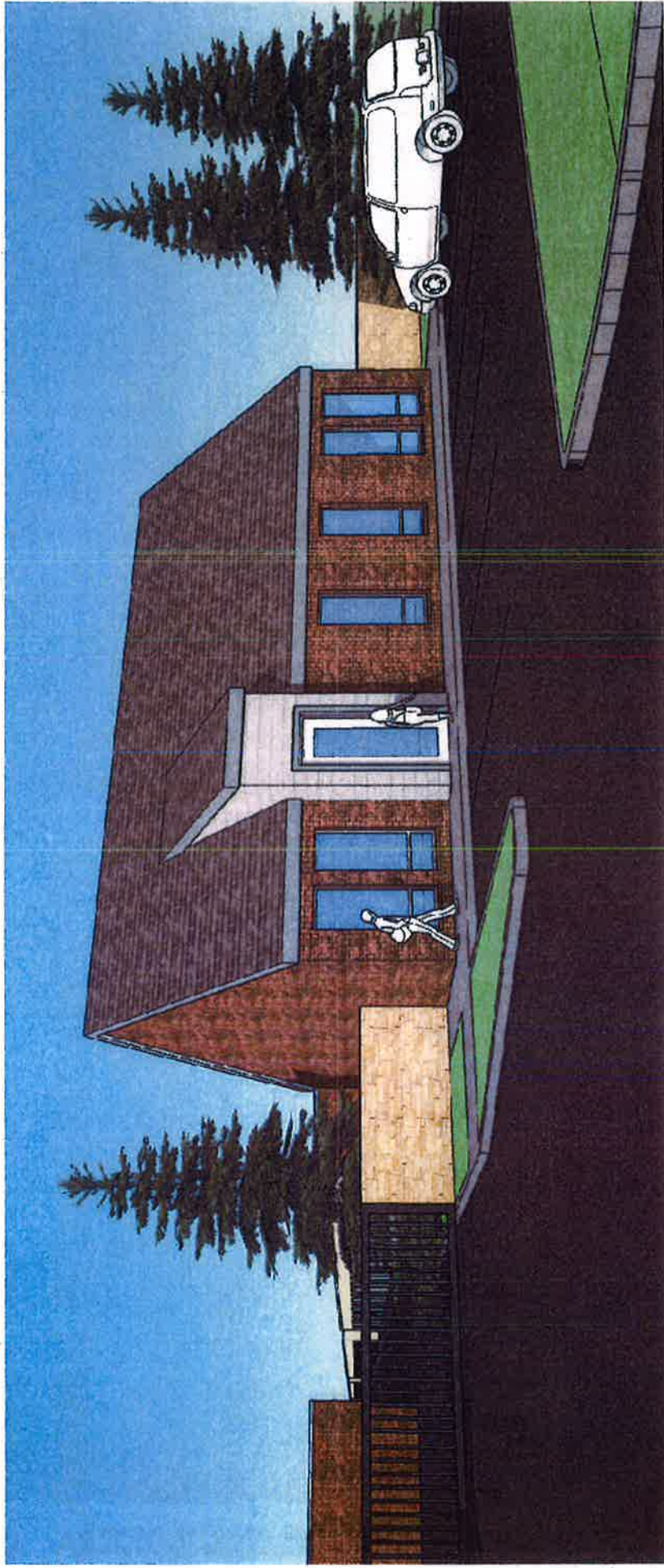
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Aerial Photo Date: February 2016

**24.7**



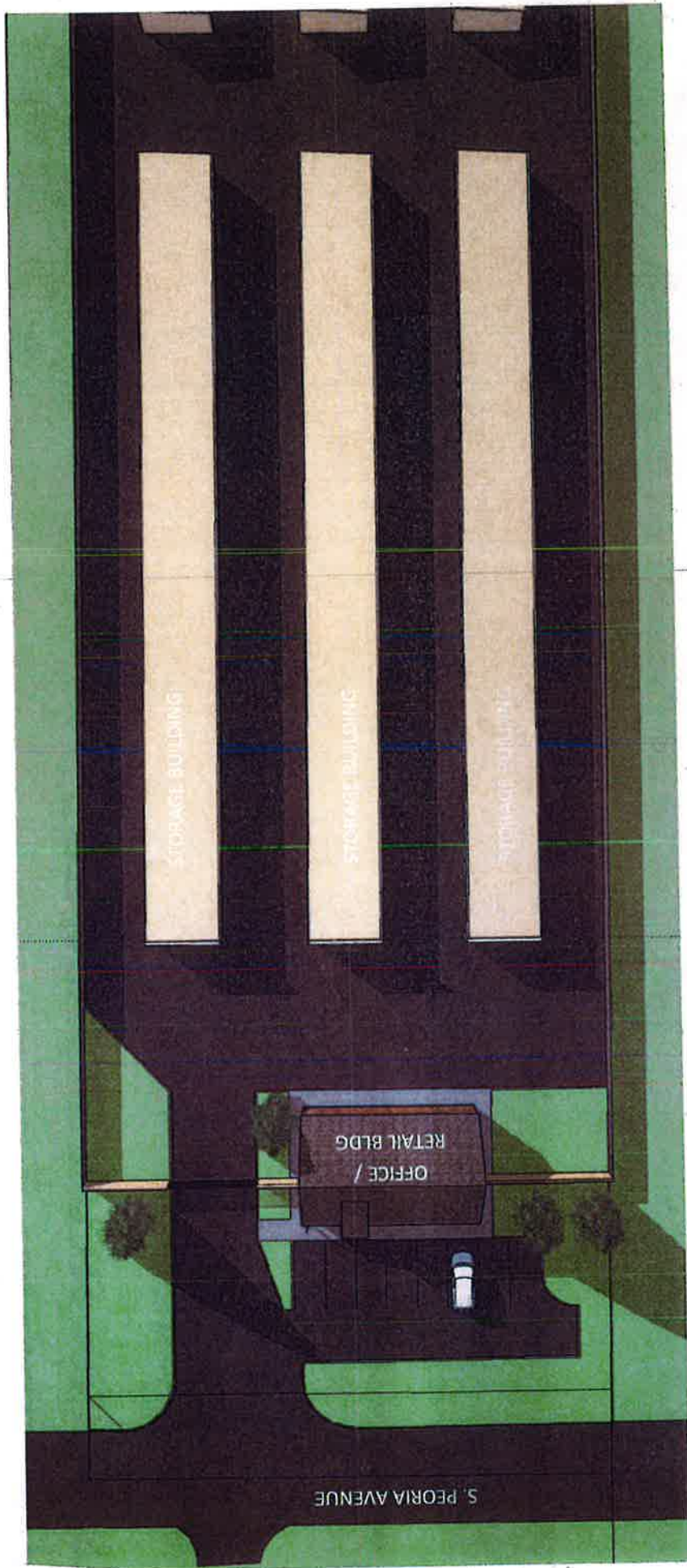




STREET VIEW OF ENTRY TO PROPERTY

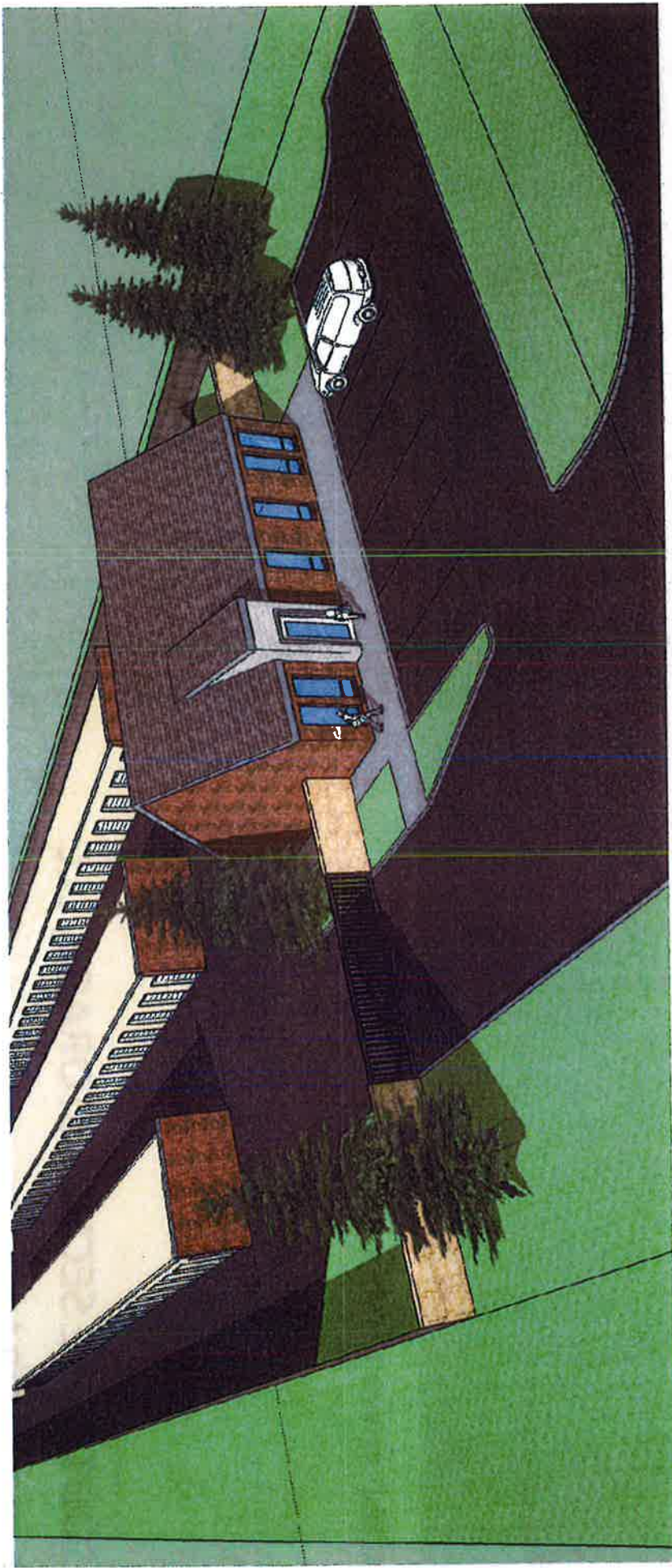
 SOUTHSIDE SECURE STORAGE, LLC  
 MINI STORAGE





AERIAL VIEW OF EAST END OF PROPERTY

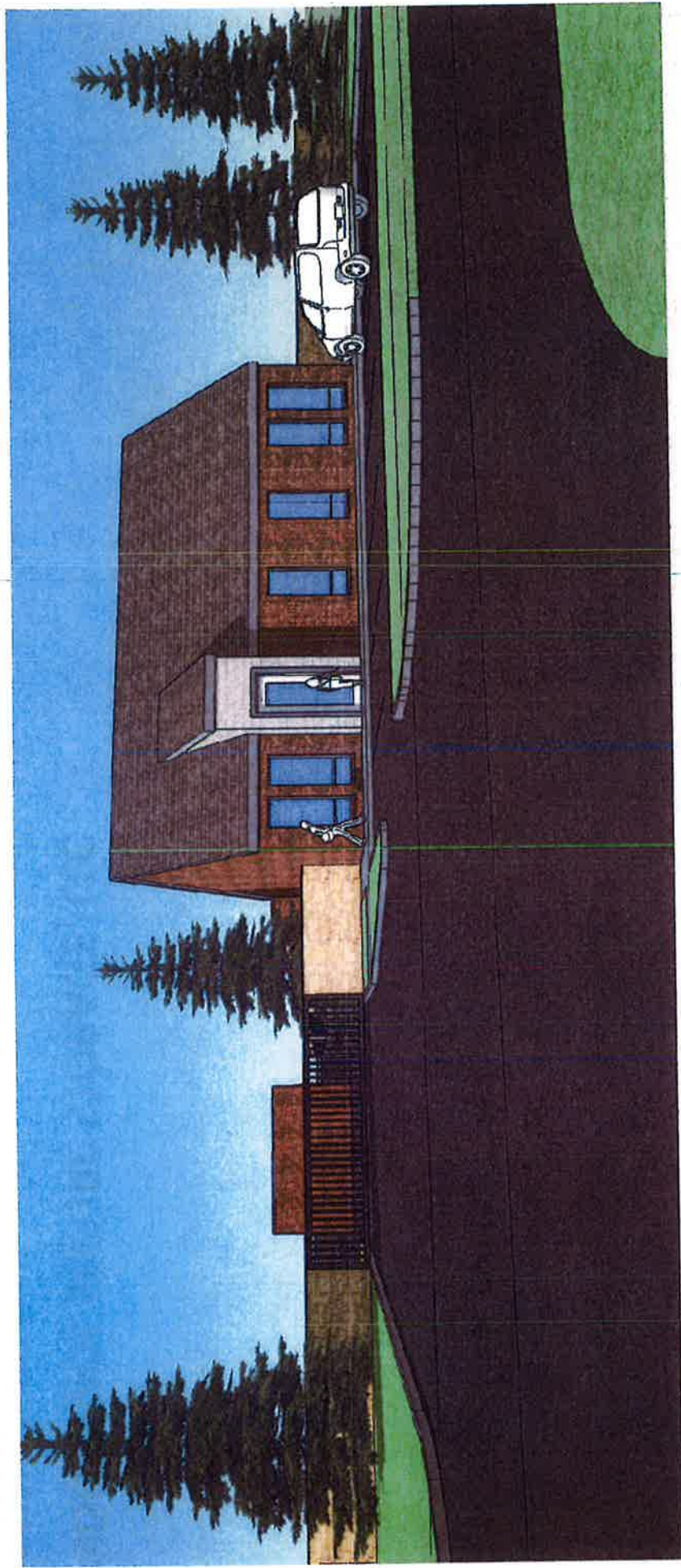
**24. SOUTHSIDE SECURE STORAGE, LLC**  
**9 MINI STORAGE**



AERIAL VIEW OF ENTRY TO PROPERTY

14.10 SOUTHSIDE SECURE STORAGE, LLC  
MINI STORAGE

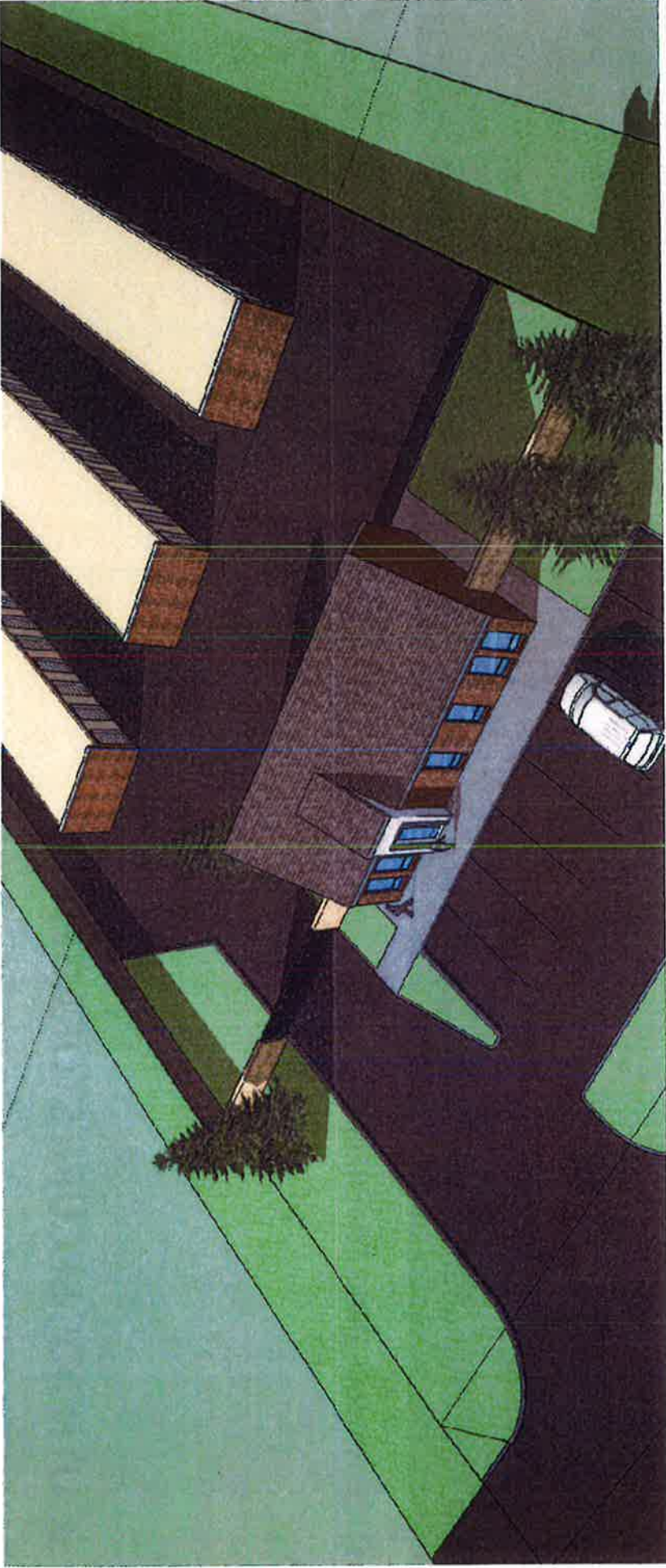




STREET VIEW OF ENTRY TO PROPERTY

24.11

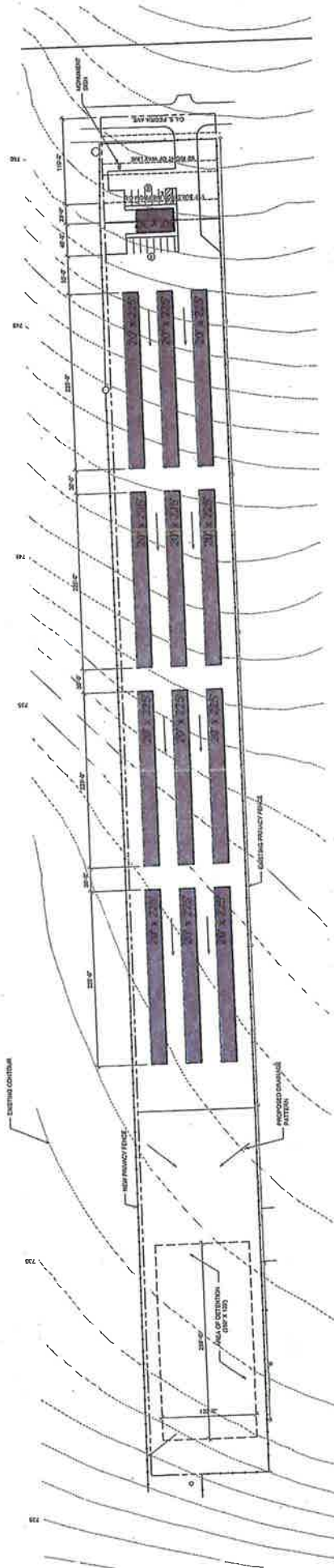
SOUTHSIDE SECURE STORAGE, LLC  
MINI STORAGE



AERIAL VIEW OF ENTRY TO PROPERTY

**24.12** SOUTHSIDE SECURE STORAGE, LLC  
MINI STORAGE





# PRELIMINARY SITE PLAN - A

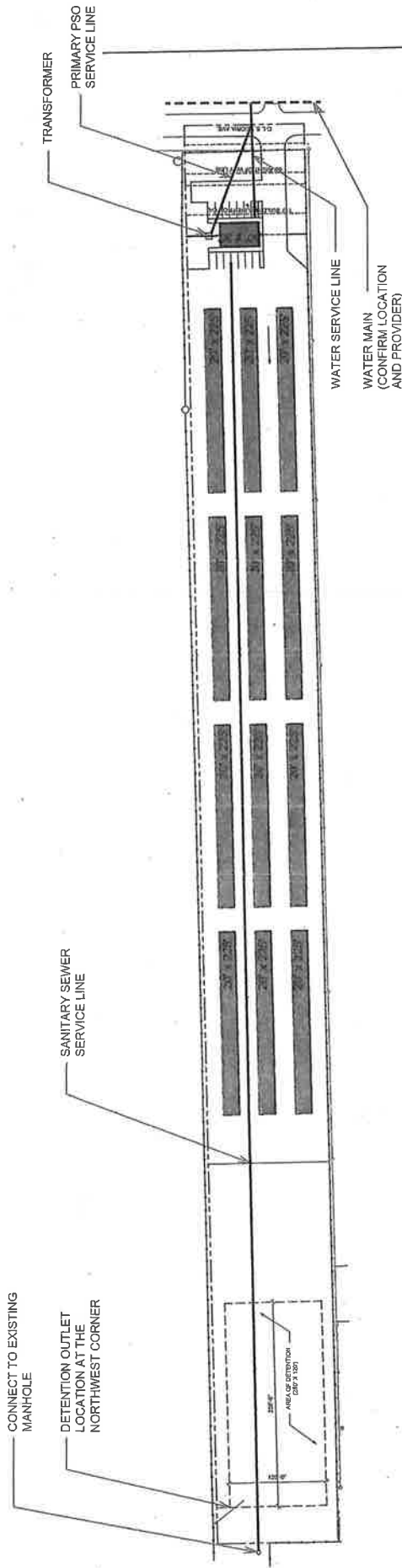
NOT TO SCALE



EACH STORAGE BUILDING = 4,500 sf  
TOTAL LEASABLE AREA = 54,000 sf  
OFFICE / APARTMENT = 1,500 sf  
PARKING SPACES REQUIRED = 13  
PARKING SPACES PROVIDED = 13  
RIGHT OF WAY @ PEORIA = 60 ft  
SET BACK @ PEORIA = 60 ft + 50 ft = 110 ft

GLENPOOL MINI-STORAGE  
GLENPOOL, OKLAHOMA

ARCHITECT: **CS HELMS**  
+ ASSOCIATES



# CONCEPTUAL UTILITIES

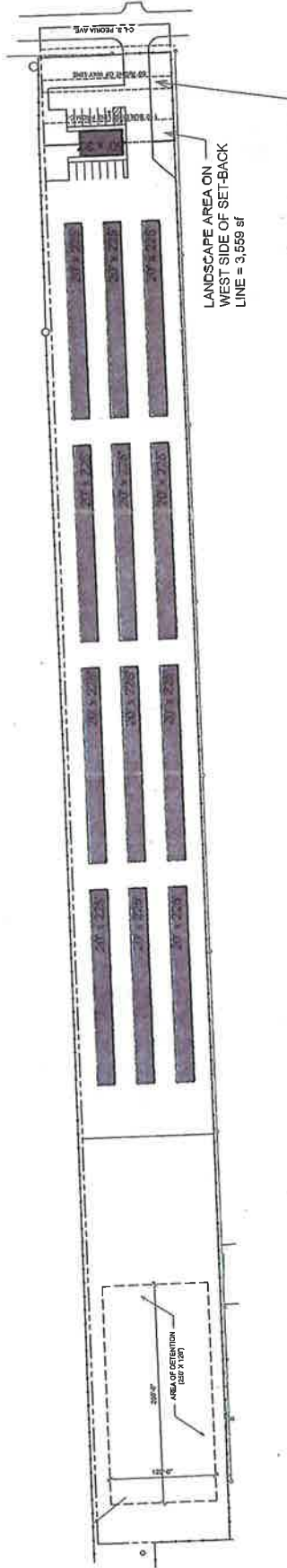
## 1 SITE PLAN - A

NOT TO SCALE



GLENPOOL MINI-STORAGE  
SEPTEMBER 2004





# CONCEPTUAL LANDSCAPE

## 1 SITE PLAN - A

NOT TO SCALE



GLENPOOL MINI-STORAGE  
GLENPOOL, OKLAHOMA  
JANUARY 15, 2017

## Wilkerson, Dwayne

---

**From:** Wilkerson, Dwayne  
**Sent:** Friday, December 09, 2016 11:29 AM  
**To:** 'Jim Roberts'; Rick Malone; Lynn Burrow  
**Cc:** Robert Bell; Steve Murphy  
**Subject:** RE: TMPC Case # CZ-448

Thanks Jim,

I will add your comments to our staff report.

**INCOG**

**C. Dwayne Wilkerson**  
Assistant Director Land Development Services

2 West Second Street  
Suite 800  
Tulsa, OK 74103

918-579-9475  
[dwilkerson@incog.org](mailto:dwilkerson@incog.org)

---

**From:** Jim Roberts [<mailto:jimhroberts@sbcglobal.net>]  
**Sent:** Thursday, December 08, 2016 4:47 PM  
**To:** Rick Malone; Lynn Burrow; Wilkerson, Dwayne  
**Cc:** Robert Bell; Steve Murphy  
**Subject:** TMPC Case # CZ-448

Gentlemen,

I hope you all are doing well and are enjoying the holiday season so far.

I am contacting you as a participant in the Glenn Abbey development to voice my opposition to the proposed zoning change for the parcel referenced in CZ-448 located immediately north of Glenn Abbey. This application, if approved, would allow CS in a light intensity area which would conflict with the comprehensive plan. Having some knowledge of the infrastructure in the area, providing adequate water service for fire suppression requirements as well as sanitary connections can not be accomplished without connecting to City of Glenpool improvements. Further, I am aware of at least 200,000 square feet of approved or applied storage within a 2 mile radius of this location. Existing storage within the same radius already exceeds 130,000 square feet, all of which eliminates the need for additional space.

I would appreciate any thoughts you have with regard to this application as well as your recommendations at this point.

Thanks,

Jim



## Wilkerson, Dwayne

---

**From:** Wilkerson, Dwayne  
**Sent:** Monday, December 12, 2016 4:47 PM  
**To:** 'Richard Malone'  
**Subject:** RE: TMPC Case # CZ-448

Thanks Rick,

As you are working with the comprehensive plan what is your thought about the future development north of the proposed CG zoning 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](mailto:dwilkerson@incog.org)

---

**From:** Richard Malone [<mailto:rmalone@cityofglenpool.com>]  
**Sent:** Monday, December 12, 2016 4:36 PM  
**To:** Wilkerson, Dwayne  
**Cc:** Roger Kolman  
**Subject:** RE: TMPC Case # CZ-448

Dwayne:

Having carefully reviewed this request by visiting the subject tract and checking with some of the abutting property owners in Glenn Abbey Addition. Our Comprehensive plan is being reevaluated as we speak and based upon what is existing on that site currently I think that a mini-storage development that is done with the input of the abutting property owners which includes proper screening and landscaping, can actually enhance the neighborhood.

If I can answer any further questions, please feel free to contact me.

Thanks,

**Rick Malone**  
City Planner  
(918) 209-4617 Office  
[rmalone@cityofglenpool.com](mailto:rmalone@cityofglenpool.com)



**From:** Wilkerson, Dwayne [<mailto:DWilkerson@incog.org>]  
**Sent:** Friday, December 09, 2016 1:43 PM







Tulsa Metropolitan Area  
Planning Commission

**Case Number: CZ-448**  
(related to case PUD-845)

**Hearing Date: February 15, 2017**  
(continued from December 21, 2016 and  
February 1, 2017)

**Case Report Prepared by:**

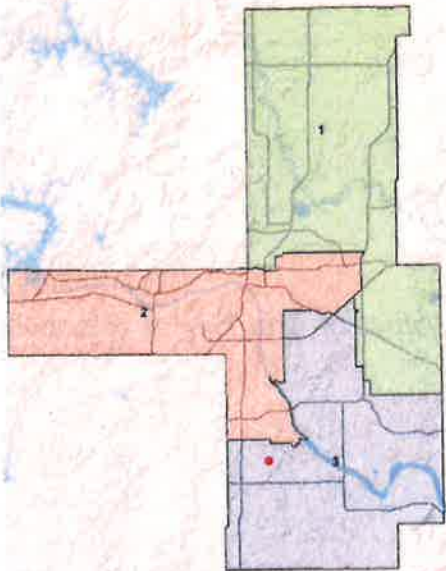
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Jim Beach

*Property Owner:* BROWER OIL AND GAS CO INC

**Location Map:**  
(shown with County Commission Districts)



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Mini-storage

*Concept summary:* Rezone the subject property to  
permit the construction of a mini-storage facility

*Tract Size:* 5.99 ± acres

*Location:* North of northwest corner of S. Peoria  
Ave. and E. 141<sup>st</sup> St. S.

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* CS

**Comprehensive Plan:**

*Land Use Map:* N/A

*Stability and Growth Map:* N/A

**Staff Recommendation:**

**Staff recommends denial.**

**Staff Data:**

TRS: 7212

CZM: 60

Atlas: N/A

**County Commission District: 3**

*Commissioner Name:* Ron Peters

25.1

## SECTION I: CZ-448

**DEVELOPMENT CONCEPT:** The applicant is requesting to rezone the subject property to permit the construction of a mini-storage facility.

### EXHIBITS:

- INCOG Case map
- INCOG Aerial
- Applicant Exhibits:
  - Aerial Photo
  - ALTA/NSPS Land Title Survey

### **DETAILED STAFF RECOMMENDATION:**

CZ-448 is not consistent with the land use vision in the City of Glenpool Comprehensive Plan and, CS zoning is not consistent with the anticipated future development pattern of the surrounding property therefore;

**Staff recommends Denial of CZ-448 to rezone property from AG to CS.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *The site is located within the Residential District of The City of Glenpool Comprehensive Plan.*

#### Land Use Vision:

*Land Use Plan map designation:* Residential (Low Intensity)

*Areas of Stability and Growth designation:* N/A

#### Transportation Vision:

*Major Street and Highway Plan:* S. Peoria Ave. is a Primary Arterial

*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 contains what appears to be older oil/gas equipment. Single-family housing exists along the entire southern boundary of the proposed development.*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South Peoria Avenue	Primary Arterial	120 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	AG	N/A	N/A	Vacant
East	IM/AG	N/A	N/A	Single-Family/Energy Facility
South	RS3/RS-4	N/A	N/A	Single-Family
West	RS-4	N/A	N/A	Single-Family

**SECTION III: Relevant Zoning History**

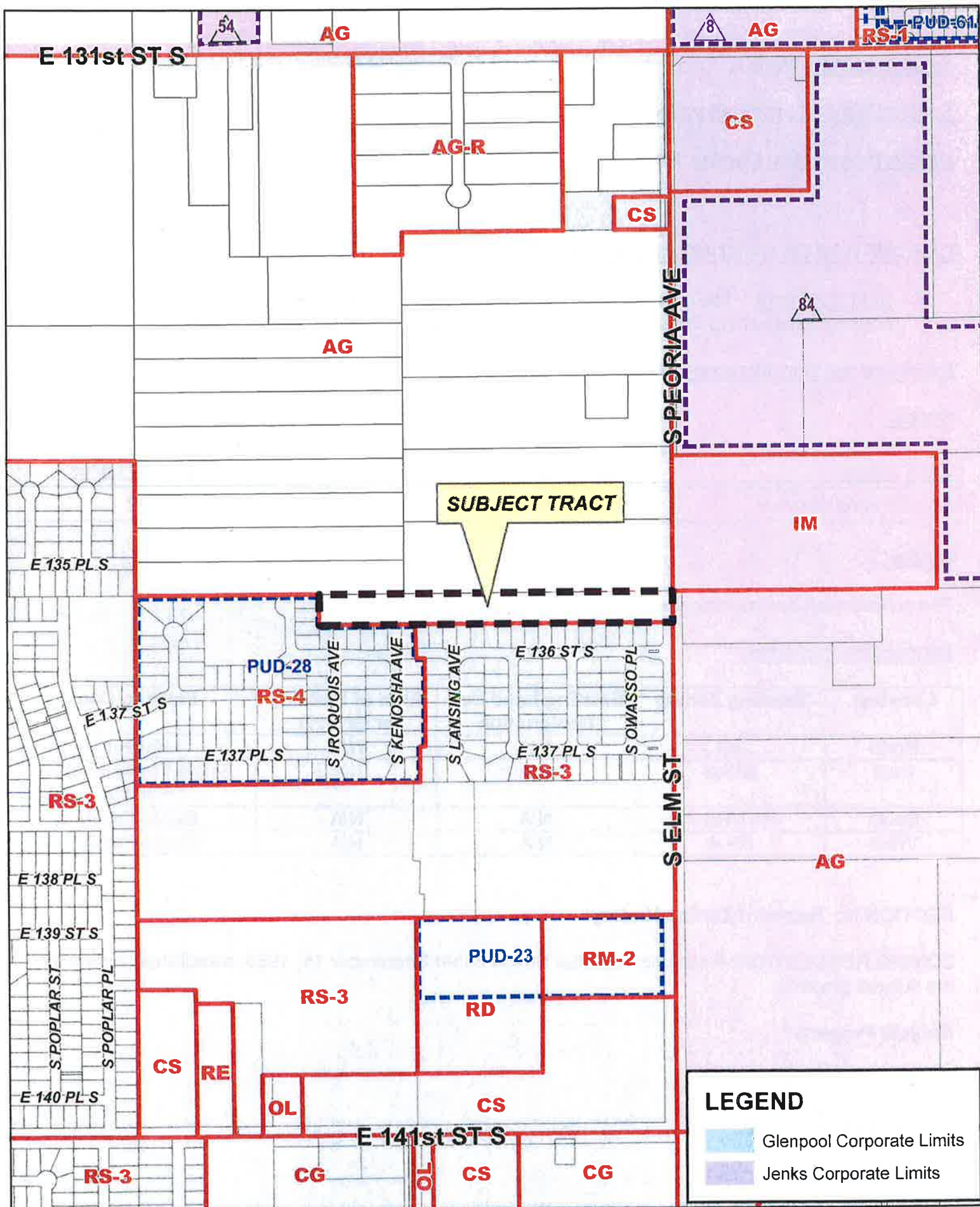
**ZONING RESOLUTION:** Resolution number 98254 dated September 15, 1980, established zoning for the subject property.

***Subject Property:***

*No relevant history.*

***Surrounding Property:***

*No relevant history.*



SUBJECT TRACT

**LEGEND**

- Glenpool Corporate Limits
- Jenks Corporate Limits

CZ-448

25.4

17-12 12





0 300 600  
Feet



Subject  
Tract

**CZ-448**

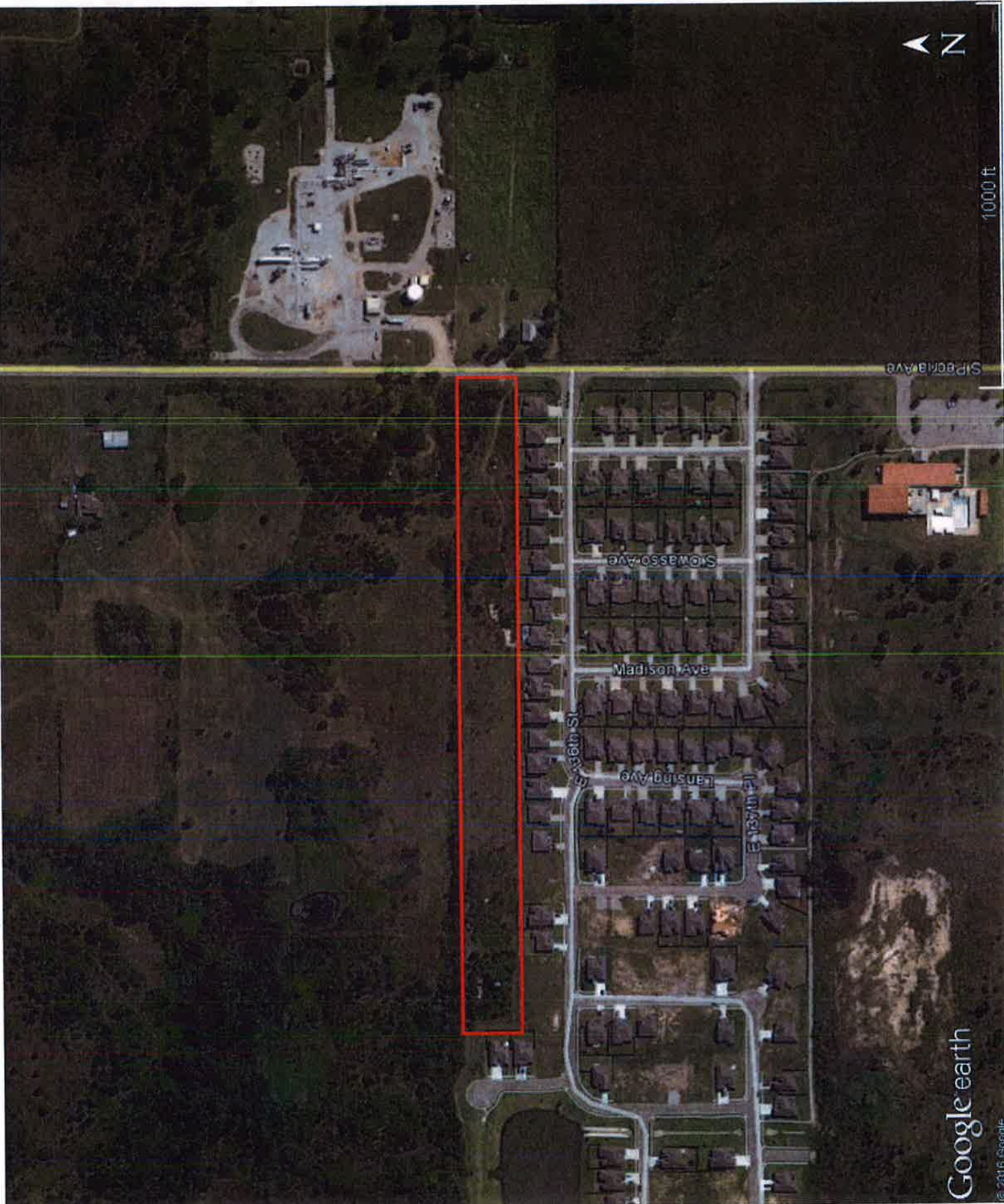
17-12 12

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

Aerial Photo Date: February 2016







25.6



### Legend

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LEGAL DESCRIPTION AS PROVIDED IN WARRANTY DEED TO BRIGHTON CR. & GAS CO.  
FILED AT BOOK #393, PAGE 103

[illegible]

PHYSICAL ADDRESS: LAND GLENPOOL, OKLAHOMA

## SURVEYORS TABLE "A" NOTES

ITEM 1: MONUMENTS WERE FOUND OR SET AT ALL PROPERTY CORNERS AS NOTED OR SHOWN HEREON.

PHYSICAL ADDRESS AS PROVIDED: LAND, GLENPOOL, OKLAHOMA

WE HAVE EXAMINED A FLOOD INSURANCE RATE MAP FOR TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NUMBER 401430042BL WITH AN EFFECTIVE DATE OF OCTOBER 15, 2012, WHICH SHOWS THE SUBJECT PROPERTY IN UNDESIGNED ZONE "X". AREAS DESIGNATED TO BE IN FLOODING ZONE "X" AREAL CHANG FLOODPLAIN

DISTRIBUTED TO US ONLY  
 1-800-368-6868 FAX 1-800-368-6868

ITEM 6: GROSS LAND AREA: 20,000,000 SQUARE FEET; GROSS FLOOR AREA:

ITEM 8: SUBSTANTIAL FEATURES OBSERVED AND SURVEYED AS SHOWN.

... AS OUTLINED WITHIN ARE OBSERVED ARE SHOWN HEREON:

ITEM 11: LOCATION OF SURFACE UTILITIES AS OBSERVED AND SHOWN ON THE PLAN. ALL UTILITIES MAY NOT BE SHOWN CALL OUT BEFORE DIGGING!

1. *Journal of the American Medical Association*, 1997; 277: 1033-1038.

ITEM 16: NO EARTH MOVING WORK OR BUILDING CONSTRUCTION WAS OBSERVED

AT THE TIME OF THE SURVEY.

NO TITLE COMMITMENT WAS AVAILABLE AT THE TIME OF THE SURVEY.

### SURVEYOR'S STATEMENT

1

THIS IS TO CERTIFY THAT THE MAP ON PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NSPS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 11 AND 14 OF TABLE 1 OF THE 2016 STANDARD DETAIL REQUIREMENTS. THE SURVEY WAS CONDUCTED BY A THORSOFT BLUERING FOR BLUERING USING THE NORTH LINE OF THE SECTION 13 AS SHOWN ON THE MAP. THE DATE OF LAST SITE VISIT WAS AUGUST 15, 2018.

  
 ANDY FRITZ, PLS  
 1001 C ST NW  
 ALBUQUERQUE, NM 87102  
 (505) 243-8888

WITNESS MY HAND AND SEAL THIS  
 \_\_\_\_\_

FRITZ LAND SURVEYING, LLC  
 2017 W. 91ST STREET, TULSA, OK 74132  
 PH: 918.231.2875  
 FRITZLANDSURVEYING@GMAIL.COM  
 FL 58 15334

PREPARED BY:

WITNESS MY HAND AND SEAL

17th DAY OF AUGUST, 2016.

10

**From:** [Jim Roberts](#)  
**To:** [Rick Malone](#); [Lynn Burrow](#); [Wilkerson, Dwayne](#)  
**Cc:** [Robert Bell](#); [Steve Murphy](#)  
**Subject:** TMPC Case # CZ-448  
**Date:** Thursday, December 08, 2016 4:57:40 PM

---

Gentlemen,

I hope you all are doing well and are enjoying the holiday season so far.

I am contacting you as a participant in the Glenn Abbey development to voice my opposition to the proposed zoning change for the parcel referenced in CZ-448 located immediately north of Glenn Abbey. This application, if approved, would allow CS in a light intensity area which would conflict with the comprehensive plan. Having some knowledge of the infrastructure in the area, providing adequate water service for fire suppression requirements as well as sanitary connections can not be accomplished without connecting to City of Glenpool improvements. Further, I am aware of at least 200,000 square feet of approved or applied storage within a 2 mile radius of this location. Existing storage within the same radius already exceeds 130,000 square feet, all of which eliminates the need for additional space.

I would appreciate any thoughts you have with regard to this application as well as your recommendations at this point.

Thanks,

Jim

25.8





Tulsa Metropolitan Area  
Planning Commission

**Case: Breeze Farms (2017)**

**Hearing Date: February 15, 2017**

**Case Report Prepared by:**

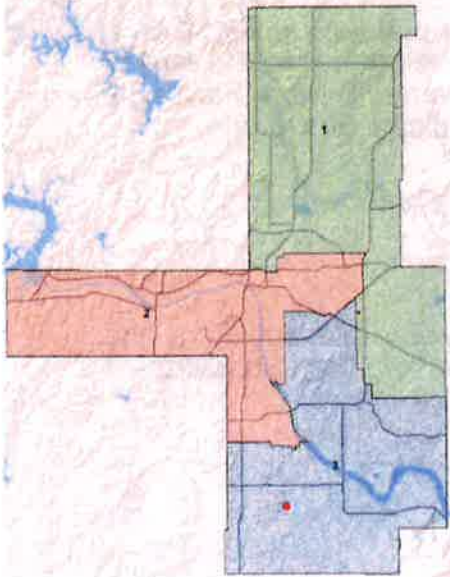
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Tanner Consulting, Erik Enyart

*Owner:* Kelsey Partners, LLC

**Location Map:  
(shown with County Commission  
Districts)**



**Applicant Proposal:**

Preliminary Subdivision Plat

*Location:* South of the southeast corner of  
East 161<sup>st</sup> Street South and South Lewis  
Avenue

**Zoning:**

AG (Agriculture District)

**Staff Recommendation:**

Staff recommends **approval** of the  
Preliminary Plat

**County Commission District: 3**

*Commissioner Name:* Ron Peters

**EXHIBITS:**

Site Map, Aerial, Breeze Farms Preliminary Plat Submittal

26.1

## PRELIMINARY SUBDIVISION PLAT

### **Breeze Farms (2017)** – (County)

South of the southeast corner of East 161<sup>st</sup> Street South & South Lewis Avenue

This plat consists of 3 lots, 2 blocks, on 24.327 acres.

The Technical Advisory Committee (TAC) met on February 2, 2017 and provided the following conditions:

1. **Zoning:** The property is currently zoned AG (Agriculture District). All proposed lots within the subdivision meet the bulk and area requirements of the Tulsa County Zoning Code.
2. **Streets:** Indicate dedication of East 167<sup>th</sup> Street South "per plat".
3. **General:** The property included on this preliminary plat was included on a previously reviewed sketch plat indicating further development to the east of this property. If further development under the name "Breeze Farms" is anticipated, the name of this subdivision needs to indicate phase one.

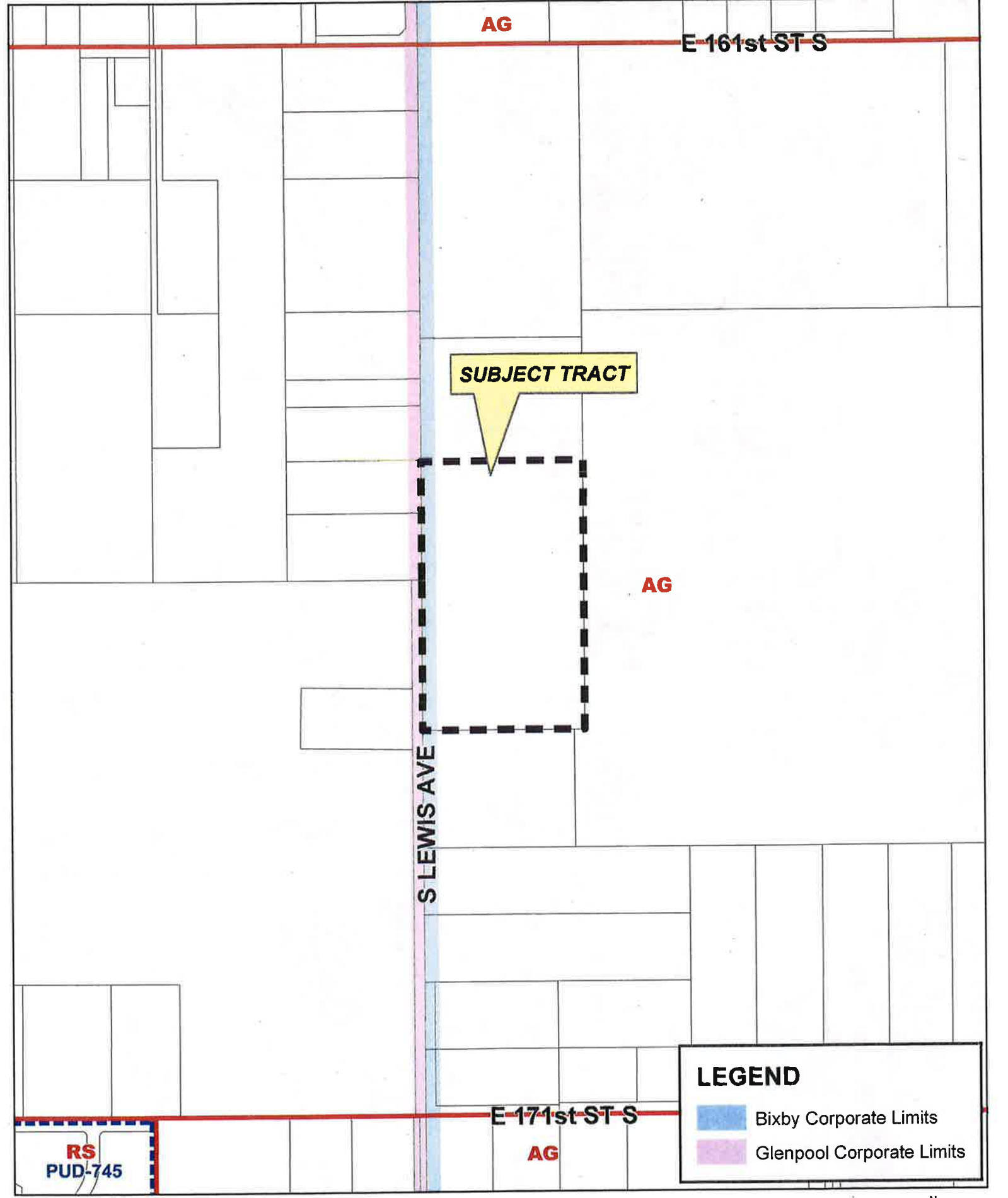
### **Waivers of Subdivision Regulations:**

1. None requested

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.

26.2





AG

E 161st ST S

SUBJECT TRACT

AG

S LEWIS AVE

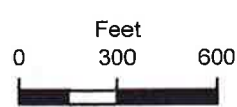
E 171st ST S

RS  
PUD-745

AG

LEGEND

- Bixby Corporate Limits
- Glenpool Corporate Limits



BREEZE FARMS

26.3







E 161st ST S

S LEWIS AVE

E 171st ST S

0 Feet 300 600



Subject Tract

**BREEZE FARMS**

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

17-13 29

Aerial Photo Date: February 2016



264



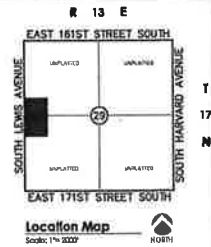


OWNER/DEVELOPER:  
**Kelsey Partners, LLC**  
CONTACT: AND ROBERTSON  
16400 Dallas Parkway, Suite 140  
Dallas, Texas 75248-1389  
Phone: (972) 858-1111  
Email: ren@lordevelopment.net

SURVEYOR/ENGINEER:  
**Tanner Consulting, L.L.C.**  
DAN E. TANNER, P.L.S., NO. 1185  
OR C.H.S. 5841, EXPIRED 6/30/2017  
EMAIL: DAN@TANNERCONSULTING.COM  
5323 South Lewis Avenue  
Tulsa, Oklahoma 74105  
Phone: (918) 745-9939

# Preliminary Plat Breeze Farms

PART OF THE WEST HALF (W/2) OF SECTION TWENTY-NINE (29)  
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTIEN (13) EAST OF THE INDIAN MERIDIAN  
A SUBDIVISION WITHIN TULSA COUNTY, STATE OF OKLAHOMA



LEGEND

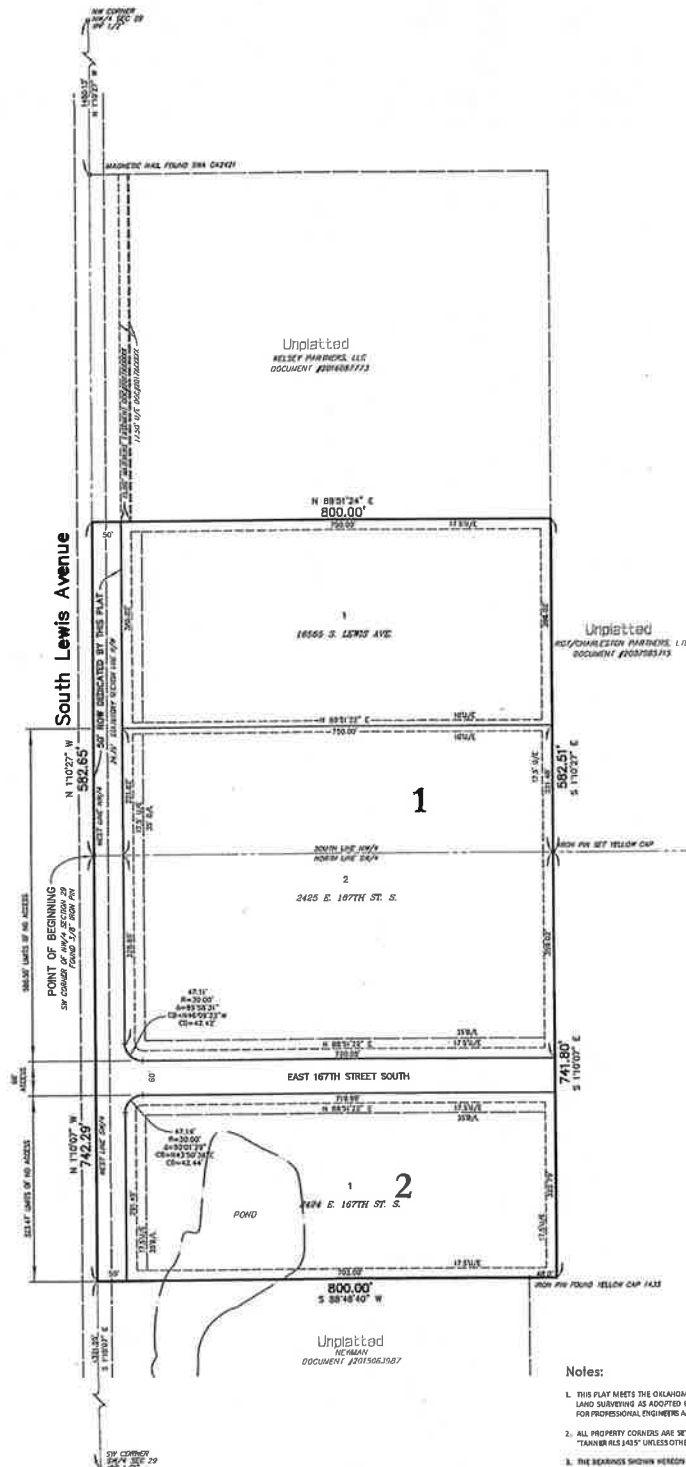
B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BH PG	BOOK & PAGE
CL	CURTAIN
DOC	DOCUMENT
ESAT	EASEMENT
FL	FENCE & LANDSCAPE
RES	RESERVE AREA
SEP INSTR	SEPARATE INSTRUMENT
UTL	UTILITY EASEMENT
ADR	ASSIGNED ADDRESS

SUBDIVISION CONTAINS:  
THREE (3) LOTS  
IN TWO (2) BLOCKS  
GROSS SUBDIVISION AREA: 84.357 ACRES

FINAL PLAT  
CERTIFICATE OF APPROVAL  
I hereby certify that this plat and  
are approved by the State Surveyor  
After Planning Commission

PLAT NO. 2008-10000  
We warrant that this plat and all  
thereon are true and correct copies  
of the original as filed in the office of the  
County Clerk before this day.

COUNTY ENGINEER



## Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF SURVEYING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 145" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANT COORDINATE SYSTEM, NORTH ZONE (SRS), NORTH AMERICAN DATUM (NAD 83) (NAD83) (SRS) SAID BEARINGS ARE SAID LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
  - 3/4" IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 20;
  - 3/4" IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 26;THE BEARINGS BETWEEN SAID MONUMENTS BEING NORTH 1°20'00" WEST.
- ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH LEWIS AVENUE BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT.

26.5

PART OF THE WEST HALF (W/2) OF SECTION TWENTY-NINE (29)  
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN  
A SUBDIVISION WITHIN TULSA COUNTY, STATE OF OKLAHOMA

1. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER SYSTEMS, AND STORMWATER DRAINAGE FACILITIES LOCATED THE OWNER'S LOT.

3. CREEK COUNTY RURAL WATER DISTRICT #2, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR SAID OWNER'S AGENTS OR CONTRACTORS.

5. THE FOREGOING COVENANTS SET FORTH IN THE ABOVE PARAGRAPHS SHALL BE ENFORCEABLE BY THE TULSA COUNTY, OKLAHOMA, OR ITS SUCCESSORS, CREEK COUNTY RURAL DISTRICT #2 AND THE OWNERS OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS

STORMWATER FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT OR WITHIN THE BORROW DITCH DRAINAGE SYSTEM. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE

INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE TULSA COUNTY, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH

DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSOR, AND WITH THE APPROVAL OF THE TULSA COUNTY ENGINEER, OR AS OTHERWISE PROVIDED BY THE

---

SIDEWALKS ARE TO BE CONSTRUCTED ALONG ALL PUBLIC STREETS AS REQUIRED BY THE  
TULSA COUNTY ENGINEER.

THE OWNER SHALL CAUSE TO BE FORMED THE BREEZE FARMS HOMEOWNERS' ASSOCIATION (THE "ASSOCIATION"). THE ASSOCIATION SHALL BE A HOMEOWNERS' ASSOCIATION, COMPRISED OF THE OWNERS OF THE LOTS WITHIN BREEZE FARMS, ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

D. ASSOCIATION TO BE BENEFICIARY

SECTION III. PRIVATE RESTRICTIONS

A. ARCHITECTURAL COMMITTEE • PLAN REVIEW

ITS AUTHORIZED REPRESENTATIVES OR SUCCESSORS, WHICH ARE HEREINAFTER REFERRED TO AS THE "ARCHITECTURAL COMMITTEE". FOR EACH BUILDING, THE REQUIRED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED IN DUPLICATE AND INCLUDE A SITE PLAN,

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IN COMPLIANCE WITH THE APPROVED PLANS OR APPROVED AMENDMENTS THERE TO, IN THE EVENT NO SUIT TO ENJOIN THE ERECTION OF THE BUILDING OR STRUCTURE OR THE MAKING OF AN ALTERATION HAS BEEN COMMENCED PRIOR TO THE 30TH DAY FOLLOWING COMPLETION THEREOF, OF THE ARCHITECTURAL COMMITTEE.

PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE SUBMISSION AND ITS REVIEW OR DETERMINATION OF ANY WAIVER AS HEREINAFTER AUTHORIZED MAY TAKE INTO CONSIDERATION THE NATURE AND CHARACTER OF THE PROPOSED BUILDING OR STRUCTURE, THE MATERIALS OF WHICH IT IS TO BE BUILT, THE AVAILABILITY OF ALTERNATIVE MATERIALS, THE SITE UPON WHICH IT IS PROPOSED TO BE ERIGED AND THE CHARACTER OF THE SURROUNDING AREA. THE ARCHITECTURAL

FAILURE TO APPROVE BUILDING PERMITS SHALL NOT BE DEEMED A VIOLATION OF THIS ORDINANCE. NOTHING HEREIN CONTAINED SHALL BE DEEMED TO PREVENT ANY LOT OWNER IN THE SUBDIVISION FROM PROSECUTING ANY LEGAL ACTION RELATING TO IMPROVEMENTS WITHIN THE SUBDIVISION WHICH THEY WOULD OTHERWISE BE ENTITLED TO PROSECUTE.

8. FLOOR AREA

C. GARAGES AND DRIVEWAYS

THE EXTERIOR SURFACE OF ANY EXPOSED FOUNDATION, INCLUDING STEM WALLS, SHALL BE OF BRICK, STONE OR STUCCO.

RESTRICTIONS SET FORTH IN THIS SUBSECTION.

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Preliminary Plat  
**Breeze Farms**

PART OF THE WEST HALF 1/4 OF SECTION TWENTY-NINE (29)  
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE 10TH MERIDIAN  
A SUBDIVISION WITHIN TULSA COUNTY, STATE OF OKLAHOMA

SECTION 1. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

B. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS. THE COVENANTS SHALL BE ENFORCEABLE BY THE TULSA COUNTY OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY, AND ADDITIONALLY THE COVENANTS WITHIN SECTION 1 OF THIS INSTRUMENT SHALL BE ENFORCEABLE BY TULSA COUNTY, OKLAHOMA.

THE COVENANTS CONTAINED IN SECTIONS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

G. LOT MAINTENANCE

NO OPERATIVE VEHICLE ON MACHINERY SHALL BE STORED ON ANY LOT, AND EACH LOT SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION FREE OF ANY UNDESIRABLE DEBRIS, RUBBAGE, LITTER, TRASH OR DEBRIS TO PRESENT AN UNDESIRABLE APPEARANCE TO THE ADJACENT LOT OR LOTS.

H. RECREATIONAL VEHICLES AND EQUIPMENT

ALL BOATS, RECREATIONAL VEHICLES, PERSONAL WATER CRAFT, CAMPER VANS, MOTORHOMES, TRAILERS, AND OTHER RECREATIONAL VEHICLES SHALL BE STORED ON THE LOT OR LOTS AND SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION FREE OF ANY UNDESIRABLE DEBRIS, RUBBAGE, LITTER, TRASH OR DEBRIS TO PRESENT AN UNDESIRABLE APPEARANCE TO THE ADJACENT LOT OR LOTS.

I. TRAILERS, MACHINERY AND EQUIPMENT - COMMERCIAL VEHICLES

ALL TRAILERS, MACHINERY OR EQUIPMENT SHALL BE STORED, MAINTAINED AND PARKED IN THE LOT OR LOTS AND SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION FREE OF ANY UNDESIRABLE DEBRIS, RUBBAGE, LITTER, TRASH OR DEBRIS TO PRESENT AN UNDESIRABLE APPEARANCE TO THE ADJACENT LOT OR LOTS.

ALL TRAILERS, MACHINERY OR EQUIPMENT SHALL BE STORED, MAINTAINED AND PARKED IN THE LOT OR LOTS AND SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION FREE OF ANY UNDESIRABLE DEBRIS, RUBBAGE, LITTER, TRASH OR DEBRIS TO PRESENT AN UNDESIRABLE APPEARANCE TO THE ADJACENT LOT OR LOTS.

J. CLOTHESLINES AND TRASH RECEPTACLES

ALL CLOTHESLINES AND TRASH RECEPTACLES SHALL BE STORED, MAINTAINED AND PARKED IN THE LOT OR LOTS AND SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION FREE OF ANY UNDESIRABLE DEBRIS, RUBBAGE, LITTER, TRASH OR DEBRIS TO PRESENT AN UNDESIRABLE APPEARANCE TO THE ADJACENT LOT OR LOTS.

K. MAILBOXES

ALL MAILBOXES SHALL BE STORED, MAINTAINED AND PARKED IN THE LOT OR LOTS AND SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION FREE OF ANY UNDESIRABLE DEBRIS, RUBBAGE, LITTER, TRASH OR DEBRIS TO PRESENT AN UNDESIRABLE APPEARANCE TO THE ADJACENT LOT OR LOTS.

L. OUTBUILDINGS

ALL OUTBUILDINGS SHALL BE STORED, MAINTAINED AND PARKED IN THE LOT OR LOTS AND SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION FREE OF ANY UNDESIRABLE DEBRIS, RUBBAGE, LITTER, TRASH OR DEBRIS TO PRESENT AN UNDESIRABLE APPEARANCE TO THE ADJACENT LOT OR LOTS.

M. SWIMMING POOLS

ALL SWIMMING POOLS SHALL BE STORED, MAINTAINED AND PARKED IN THE LOT OR LOTS AND SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION FREE OF ANY UNDESIRABLE DEBRIS, RUBBAGE, LITTER, TRASH OR DEBRIS TO PRESENT AN UNDESIRABLE APPEARANCE TO THE ADJACENT LOT OR LOTS.

N. ANTENNAS

ALL ANTENNAS SHALL BE STORED, MAINTAINED AND PARKED IN THE LOT OR LOTS AND SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION FREE OF ANY UNDESIRABLE DEBRIS, RUBBAGE, LITTER, TRASH OR DEBRIS TO PRESENT AN UNDESIRABLE APPEARANCE TO THE ADJACENT LOT OR LOTS.

F. WINDOWS

NO WALL MOUNTED WINDOWS SHALL BE INSTALLED ON ANY HOME IN BREEZE FARMS UNLESS THEY ARE APPROVED BY THE ARCHITECTURAL COMMITTEE. ANY HOME IN BREEZE FARMS WHICH HAS WALL MOUNTED WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECTURAL COMMITTEE'S STANDARDS.

G. ROOF FLASHING

EXPOSED ROOF FLASHING, GUTTER PINS AND CHIMNEY CORNERS SHALL BE PAINTED.

H. ROOF PITCH

NO DWELLING SHALL HAVE A ROOF PITCH OF LESS THAN 12:12. HOWEVER, THE ARCHITECTURAL COMMITTEE MAY, AT ITS DISCRETION, APPROVE A DWELLING WITH A FLAT ROOF AREA EQUAL TO NO MORE THAN TWENTY PERCENT (20%) OF THE AREA COVERED BY ALL ROOF SURFACES.

I. ROOFING MATERIALS

ROOFING SHALL BE COMPOSITIONAL SINGLE ROOF - HERTZLAGE 1, PROVIDED HOWEVER, IF FEDERAL, STATE, OR LOCAL LAWS PROHIBIT SUCH ROOFING OR SUBSTANTIALLY IMPAIR THE ENVIRONMENTAL QUALITY OF THE LOT OR LOTS, THE ARCHITECTURAL COMMITTEE MAY, AT ITS DISCRETION, APPROVE AN ALTERNATIVE ROOFING MATERIAL WHICH SIMULATES "WEATHERED WOOD" LOOK.

J. ON-SITE CONSTRUCTION

NO DRIVING OR OFF-SITE BUILT DWELLING MAY BE MOVED ONTO OR PLACED ON ANY LOT.

K. DETACHED ACCENT BUILDINGS

DETACHED ACCENT BUILDINGS SHALL BE PERMITTED UPON APPROVAL OF THE ARCHITECTURAL COMMITTEE AND ANY DETACHED BUILDING SHALL BE LOCATED IN THE REAR YARD AND A MINIMUM OF 25 FEET FROM ANY PROPERTY LINE.

L. SWIMMING POOLS

ALL SWIMMING POOLS SHALL BE PERMITTED WITHIN BREEZE FARMS AND SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION FREE OF ANY UNDESIRABLE DEBRIS, RUBBAGE, LITTER, TRASH OR DEBRIS TO PRESENT AN UNDESIRABLE APPEARANCE TO THE ADJACENT LOT OR LOTS.

M. FENCING OR WALLS WITHIN THE LOT

FENCING OR WALLS WITHIN THE LOT SHALL NOT EXCEED BEYOND THE FRONT BUILDING LINE OF THE LOT, AND IF A DWELLING IS BUILT BEHIND THE FRONT BUILDING LINE OF A LOT, THE FENCING OR WALLS SHALL NOT EXCEED BEYOND THE FRONT BUILDING LINE OF THE LOT.

N. ANTENNAS

ALL ANTENNAS SHALL BE PERMITTED WITHIN BREEZE FARMS AND SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION FREE OF ANY UNDESIRABLE DEBRIS, RUBBAGE, LITTER, TRASH OR DEBRIS TO PRESENT AN UNDESIRABLE APPEARANCE TO THE ADJACENT LOT OR LOTS.

IN WITNESS WHEREOF, KELEY PARTNERS, L.L.C. A TEXAS LIMITED PARTNERSHIP, HAS  
EXECUTED THIS INSTRUMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

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IN WITNESS WHEREOF, KELEY PARTNERS, L.L.C. A TEXAS LIMITED PARTNERSHIP, HAS  
EXECUTED THIS INSTRUMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

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