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 17th Street South

4. **LC-859** (Lot-Combination) (CD 4) – Location: Northwest corner of East 118th 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 106th 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 71st 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 71st Street South (related to LC-865)

12. **LS-20959** (Lot-Split) (CD 6) — Location: South of the Northwest corner of East 11th Street South and South 145th East Avenue

13. **LS-20961** (Lot-Split) (CD 9) — Location: Southeast corner of East 31st 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 30th 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 118th 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 91st 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 193rd 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 37th 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 11th 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. 15th 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 141st 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 141st Street requesting rezoning from AG to CS. (Continued from December 21st, 2016 and February 1, 2017)

26. **Breeze Farms** (County) Preliminary Plat, Location: South of the southeast corner of 161st 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 pagers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org  email address: esubmit@incog.org

TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.
<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jay Hoyt</td>
<td>Applicant: Brandon L. Jackson</td>
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<tr>
<td></td>
<td>Property Owner: The New Northwest Passage, LLC.</td>
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<table>
<thead>
<tr>
<th>Location Map: (shown with City Council Districts)</th>
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<tr>
<th>Applicant Proposal:</th>
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<tbody>
<tr>
<td>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</td>
</tr>
<tr>
<td>Location: North and East of the NE/c W, 30th St. N. and N. Gilcrease Museum Rd.</td>
</tr>
<tr>
<td>4202 East 117th Pl S.</td>
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<tr>
<td>Multiple Lots, Cross Timbers at Northwest Passage</td>
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<table>
<thead>
<tr>
<th>Zoning:</th>
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</thead>
<tbody>
<tr>
<td>Existing Zoning: RS-3/RM-1/PUD-624</td>
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<tr>
<td>Proposed Zoning: No Change</td>
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</table>

<table>
<thead>
<tr>
<th>Comprehensive Plan:</th>
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<tbody>
<tr>
<td>Land Use Map: Existing Neighborhood Growth and Stability Map: Stability</td>
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<table>
<thead>
<tr>
<th>Staff Data:</th>
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<tbody>
<tr>
<td>TRS: 0222</td>
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<tr>
<td>CZM: 28</td>
</tr>
<tr>
<td>Atlas: 0</td>
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<tr>
<th>Staff Recommendation:</th>
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<tbody>
<tr>
<td>Staff recommends approval.</td>
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<table>
<thead>
<tr>
<th>City Council District: 1</th>
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</thead>
<tbody>
<tr>
<td>Councilor Name: Vanessa Hall-Harper</td>
</tr>
</tbody>
</table>
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.

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.
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.
**Case Report Prepared by:**
Jay Hoyt

**Owner and Applicant Information:**
Applicant: Perfection Homes
Property Owner: Parnell Ray & Tresa Ann Adams

**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 118th St S.
4202 East 117th Pl S,
Lot 9, Block 13 Wind River

**Staff Recommendation:**
Staff recommends approval.

**City Council District:** 8
Councilor Name: Phil Lakin

**County Commission District:** 3
Commissioner Name: Ron Peters

---

**Zoning:**
Existing Zoning: RS-2/PUD-686
Proposed Zoning: No Change

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

**Staff Data:**
TRS: 8333
CZM: 56
Atlas: 0
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.
**Case Report Prepared by:**
Jay Hoyt

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

**Hearing Date:** February 15, 2017

**Owner and Applicant Information:**
Applicant: Nicole Watts - KKT
Property Owner: Memorial Imports Investments, LLC.

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

![Location Map Image]

**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. 91st 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
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.
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 91st 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
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Case:</strong> Change of Access – Rolling Hills Center Addition Amended</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td><strong>Hearing Date:</strong> February 15, 2017</td>
</tr>
<tr>
<td><strong>Owner and Applicant Information:</strong></td>
<td><strong>Owner:</strong> PVA Construction</td>
</tr>
<tr>
<td><strong>Applicant:</strong> Cowan Group Engineering</td>
<td><strong>Applicant Proposal:</strong> Change of Access</td>
</tr>
<tr>
<td><strong>Location Map:</strong></td>
<td><strong>Location:</strong> West of the southwest corner of East Admiral Place and South 193rd East Avenue</td>
</tr>
<tr>
<td>(shown with City Council Districts)</td>
<td><strong>Zoning:</strong> CS (Commercial – Shopping)</td>
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<td></td>
<td><strong>Staff Recommendation:</strong> Staff recommends approval of the Change of Access request.</td>
</tr>
<tr>
<td><strong>City Council District:</strong> 6</td>
<td><strong>Councilor Name:</strong> Connie Dodson</td>
</tr>
<tr>
<td><strong>County Commission District:</strong> 1</td>
<td><strong>Commissioner Name:</strong> John Smaligo</td>
</tr>
</tbody>
</table>

**EXHIBITS:**
Proposed new access & limits of access
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 O 918-949-6174 F
WWW.COWANGROUP.OD
CA# 6414 EXPIRES 6/30/18
A PART OF LOT TWO (2), BLOCK ONE (1), OF "THE AMENDED PLAT OF ROLLING HILLS CENTER ADDITION"
**Case Report Prepared by:**
Amy Ulmer

**Owner and Applicant Information:**
Applicant: JR Donelson
Property Owner: Twenty Sixe Oaks Property

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

**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

**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.

**Staff Recommendation:**
Staff recommends **approval** of the *Mixed-Use Corridor* land use and *Area of Growth* designation.

**City Council District:** 9
**Councilor Name:** Ben Kimbrough

**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

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

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:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Area of Growth</th>
<th>Existing Use</th>
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<tbody>
<tr>
<td>North</td>
<td>RS-1</td>
<td>Existing Neighborhood</td>
<td>Area of Stability</td>
<td>Vacant Lot- ODOT owned property</td>
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<tr>
<td>South</td>
<td>OL</td>
<td>Mixed-Use Corridor</td>
<td>Area of Growth</td>
<td>Office</td>
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<td>East</td>
<td>RS-1</td>
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<td>Single-Family Residential</td>
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<td>West</td>
<td>RS-1</td>
<td>Existing Neighborhood</td>
<td>Area of Stability</td>
<td>ODOT owned property- Access Road</td>
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### 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;

02.15.17  Comprehensive Plan Land Use Map Amendment Request
North and East of the Northeast corner of S. Lewis Ave. and E. Skelly Dr.
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-Sixe Oaks office complex from South Lewis Ave., when I-44 and South Lewis Ave. was widened and improved. A new entrance to the Twenty-Sixe 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-Sixe 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-Sixe 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-Sixe Oaks office complex. This additional parking space will enhance the Twenty-Sixe 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-Sixe 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-Sixe 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-Sixe 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-Sixe 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-Sixe 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.
CPA-56 Application/Request
Located generally east of northeast corner of S. Lewis Avenue and 51st 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 Sixe 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 Sixe 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.
Janell Whitby  
2403 E. 49 St  
Tulsa, OK 74105  

February 3, 2017  

Susan Miller  
incog  
2 West 2nd 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 49th 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 49th Street.

Sincerely,

Janell Whitby
**Case Report Prepared by:**
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* JR Donelson  
*Property Owner:* TWENTY SIXE OAKS PROPERTY

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

**Hearing Date:** February 15, 2017

**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 Data:**

*TRS:* 9329  
*CZM:* 47  
*Atlas:* 471

**Staff Recommendation:**

Staff recommends approval for OL zoned property.

**City Council District:** 9  
*Councilor Name:* Ben Kimbro

**County Commission District:** 2  
*Commissioner Name:* Karen Keith
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
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

20.3

REVISED 2/7/2017
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:
Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

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

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
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 N01°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.
Janell Whitby  
2403 E. 49 St  
Tulsa, OK  74105

February 3, 2017

Susan Miller  
incog  
2 West 2nd 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 49th 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 49th Street.

Sincerely,

[Signature]

Janell Whitby

2012
Case Number: Z-7361

Hearing Date: February 15, 2017
Neighborhood continuance from October 5th to November 2nd.
Applicant continuance from November 2nd to December 7th.
Applicant continuance from December 7th to January 18th.
Applicant continuance from January 18th to February 15th.

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. 37th 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 5th 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
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 37th street, improved landscape and screening standards and improvements to the
pedestrian circulation system along 37th 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.

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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 37th and install a sidewalk.

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

![Street View Image]

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

Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
<tbody>
<tr>
<td>East 37th Place South</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
</tr>
</tbody>
</table>

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
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<tr>
<th>Location</th>
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<tr>
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<td>Growth</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>East</td>
<td>PK</td>
<td>Main Street</td>
<td>Growth</td>
<td>Surface Parking Lot</td>
</tr>
<tr>
<td>South</td>
<td>RS-3</td>
<td>Main Street</td>
<td>Growth</td>
<td>Surface Parking Lot (re: BOA# 4153 in 1963)</td>
</tr>
<tr>
<td>West</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single Family Residential</td>
</tr>
</tbody>
</table>
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. 37th 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. 37th 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. 38th St. S.

BOA-17626 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. 37th 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. 37th 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. 38th 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. 38th St.

10/5/2016 1:30 PM
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 2nd 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

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 <DWilkinson@incog.org> wrote:

Nathan,

Please confirm that October 19th is the correct date for your continuance request.
From: Wilkerson, Dwayne
Sent: Tuesday, October 04, 2016 8:46 AM
To: 'Nathan’s House'
Cc: Adele Baker; dist9@tulsacouncil.org; Traci Leigh; rreynolds@elleretrich.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
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.


Thank you for your assistance in this matter.

Nathan Leigh
1119 E 37th PL
918.289.7679
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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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.


Thank you for your assistance in this matter.

Nathan Leigh
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.
I agree with Nathan’s request for a continuance. I live directly across the street (1127 E 37th 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 37th 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: pleigh42@gmail.com [mailto:pleigh42@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; rreynolds@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).

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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.


Thank you for your assistance in this matter.

Nathan Leigh
1119 E 37th PL
918.289.7679
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

-----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 27361) 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
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

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 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 918-805-8958, or through email at this address.

Thanks for your consideration.

Sally McGrew
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>
To: "dwilkerson@incog.org" <dwilkerson@incog.org>
Cc: Carolyn Cobb <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.
Dear Dwayne: A continuance to November 2nd is acceptable to the Applicant. Best, Lou Reynolds

R. Louis Reynolds

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

http://www.EllerDetrich.com/

CONFIDENTIALITY STATEMENT. This e-mail and any attachments hereto are subject to the Electronic Communications Privacy Act, Tit. 18 U.S.C. Sec. 2510. The information contained in this transmission is or may be protected by the attorney-client and/or the attorney work product privilege and is confidential. It is intended only for the use of the individual or entity identified above. If the recipient or reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. No applicable privilege or confidentiality is waived by the party sending this communication and/or any attachments. If you received this email communication in error, please notify the sender immediately by reply e-mail or by telephone and delete the message and any attachments from your server/system. Thank you and we apologize for any inconvenience you may have encountered.

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@nathandleigh.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 2nd 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

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; freyolds@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> wrote:

Nathan,

Please confirm that October 19th 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
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
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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.


Thank you for your assistance in this matter.

Nathan Leigh
1119 E 37th PL
918.289.7679
**Case Number:** Z-7371

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

**Owner and Applicant Information:**

*Applicant:* Miguel Gomora

*Property Owner:* WOLFPACK TRUCKING & GRADING LLC

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

![Location Map Image]

**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. 11th 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 Smalgo
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 11th 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 11th St S. Access to the proposed site is via a drive located in a dedicated ROW coming north from 11th 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.
Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
<tbody>
<tr>
<td>East 11th Street</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
<td>6</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Growth</td>
<td>Single-family Residence</td>
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<td>South</td>
<td>CS</td>
<td>Employment</td>
<td>Growth</td>
<td>Automotive Sales</td>
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<tr>
<td>East</td>
<td>RS-3</td>
<td>Employment</td>
<td>Growth</td>
<td>Vacant</td>
</tr>
<tr>
<td>West</td>
<td>RS-3</td>
<td>Employment</td>
<td>Growth</td>
<td>Vacant</td>
</tr>
</tbody>
</table>
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. 11th 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. 11th 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. 11th 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. 11th 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. 11th 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 locate at 10740 E. 11th 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. 11th St. and S. 107th 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. 11th 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.
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. 11th 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. 11th 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. 107th E. Ave. and E. 11th 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. 11th 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. 107th E. Ave. and E. 11th 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. 11th 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. 11th 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. 11th St.

12/21/2016 1:30 PM
SUBJECT TRACT
LAND USE PLAN
EMPLOYMENT

Land Use Plan Categories

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

Z-7371
19-14 06
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
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<tbody>
<tr>
<td>Dwayne Wilkerson</td>
<td><strong>Applicant:</strong> Stephen Schuller</td>
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<tr>
<td></td>
<td><strong>Property Owner:</strong> Ryan and Sara Barry</td>
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<tr>
<th><strong>Location Map:</strong></th>
<th><strong>Applicant Proposal:</strong></th>
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<tr>
<td><strong>(shown with City Council Districts)</strong></td>
<td><strong>Present Use:</strong> Residential</td>
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<tr>
<td><img src="image-url" alt="Location Map" /></td>
<td><strong>Proposed Use:</strong> Single-family residential</td>
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<tr>
<td></td>
<td><strong>Concept summary:</strong> 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.</td>
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<tr>
<td></td>
<td><strong>Tract Size:</strong> 0.16 ± acres</td>
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<td></td>
<td><strong>Location:</strong> South of southwest corner of S. Gary Ave. and E. 15th St. (aka 1508 S. Gary Ave. E.)</td>
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<tr>
<th><strong>Zoning:</strong></th>
<th><strong>Staff Recommendation:</strong></th>
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<td><strong>Existing Zoning:</strong> CH</td>
<td><strong>Staff recommends approval.</strong></td>
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<td><strong>Proposed Zoning:</strong> RS-3</td>
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<th><strong>Comprehensive Plan:</strong></th>
<th><strong>Staff Data:</strong></th>
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<tr>
<td><strong>Land Use Map:</strong> Main Street</td>
<td><strong>TRS:</strong> 9308</td>
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<tr>
<td><strong>Stability and Growth Map:</strong> Area of Growth</td>
<td><strong>CZM:</strong> 37</td>
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<tr>
<th><strong>City Council District:</strong> 4</th>
<th><strong>Commissioner Name:</strong> Karen Keith</th>
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<tbody>
<tr>
<td><strong>County Commission District:</strong> 2</td>
<td><strong>Councilor Name:</strong> Blake Ewing</td>
</tr>
</tbody>
</table>
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 15th 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 15th 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 15th Street.

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

![Street View Snippet](image_url)

**Environmental Considerations:** None that would affect the rezoning request.

**Streets:**

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<td>South Gary Avenue</td>
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**Utilities:**

The subject tract has municipal water and sewer available.

**Surrounding Properties:**

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<td>South</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
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</table>
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. 15th 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. 15th 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. 15th St. and S. Florence Pl.
SUBJECT TRACT LAND USE PLAN MAIN STREET

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

Z-7376
19-13 08

0 200 400 Feet
**Case Report Prepared by:**
Jay Hoyt

---

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

---

**Zoning:**

Existing Zoning: AG

Proposed Zoning: CS/ PUD-845

**Comprehensive Plan:**

Land Use Map: N/A

Stability and Growth Map: N/A

**Staff Data:**

TRS: 7212
CZM: 60  Atlas: 0

---

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

**Hearing Date:** February 15, 2017

---

**Owner and Applicant Information:**

Applicant: Jim Beach

Property Owner: BROWER OIL AND GAS CO INC

---

**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. 141st St. S.

---

**Staff Recommendation:**

Staff recommends denial.

---

**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:

<table>
<thead>
<tr>
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Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

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<td>RS3/RS-4</td>
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<td>N/A</td>
<td>Single-Family</td>
</tr>
<tr>
<td>West</td>
<td>RS-4</td>
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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
AERIAL VIEW OF ENTRY TO PROPERTY

SOUTHSIDE SECURE STORAGE, LLC
MINI STORAGE
CONCEPTUAL UTILITIES
SITE PLAN - A

NOT TO SCALE

GLENPOOL MINI-STORAGE
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

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
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

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

From: Wilkerson, Dwayne [mailto:DWilkerson@incog.org]
Sent: Friday, December 09, 2016 1:43 PM
**Case Number:** CZ-448  
(related to case PUD-845)

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

**Owner and Applicant Information:**

**Applicant:** Jim Beach  

**Property Owner:** BROWSER 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. 141st St. S.

**Zoning:**

**Existing Zoning:** AG  

**Proposed Zoning:** CS

**Comprehensive Plan:**

**Land Use Map:** N/A  

**Stability and Growth Map:** N/A

**Staff Data:**

**TRS:** 7212  
**CZM:** 60  
**Atlas:** N/A

**County Commission District:** 3  

**Commissioner Name:** Ron Peters
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

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Utilities:
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Surrounding Properties:

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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
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
<table>
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<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
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<tr>
<td>Nathan Foster</td>
<td><strong>Applicant:</strong> Tanner Consulting, Erik Enyart</td>
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<td></td>
<td><strong>Owner:</strong> Kelsey Partners, LLC</td>
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| **Location Map:**             | **Applicant Proposal:**               |
| (shown with County Commission Districts) | Preliminary Subdivision Plat          |
|                               | **Location:** South of the southeast corner of East 161<sup>st</sup> Street South and South Lewis Avenue |

<table>
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<th><strong>Zoning:</strong></th>
<th><strong>Staff Recommendation:</strong></th>
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<tr>
<td>AG (Agriculture District)</td>
<td>Staff recommends <strong>approval</strong> of the Preliminary Plat</td>
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<tr>
<th><strong>County Commission District:</strong></th>
<th><strong>Commissioner Name:</strong> Ron Peters</th>
</tr>
</thead>
</table>

**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 161st 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 167th 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.
Preliminary Plat

Breeze Farms

PART OF THE WEST HALF OF OZCOコミュニティ名 (2)
TOWNSHIP 31-S, R 32-W, RANGE 16-N
A SUBDIVISION IN MUSKOGEE COUNTY, STATE OF OKLAHOMA

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

The Muskogee County Office of the Commissioner of Environmental Quality and

APPROVAL PAGE 1

REALTOR PAGE 1 OF 2

Preliminary Plat

Breeze Farms

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APPROVAL PAGE 1

REALTOR PAGE 1 OF 2

Preliminary Plat

Breeze Farms

PART OF THE WEST HALF OF OZCOコミュニティ名 (2)
TOWNSHIP 31-S, R 32-W, RANGE 16-N
A SUBDIVISION IN MUSKOGEE COUNTY, STATE OF OKLAHOMA

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

The Muskogee County Office of the Commissioner of Environmental Quality and

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