

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

**Meeting No. 2745**

**May 3, 2017, 1:30 PM**

**175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> Level, One Technology Center  
Tulsa City Council Chamber**

**CONSIDER, DISCUSS AND/OR TAKE ACTION ON:**

Call to Order:

## **REPORTS:**

**Chairman's Report:**

**Work session Report:**

**Director's Report:**

1. Minutes of April 19, 2017, Meeting No. 2744

## **CONSENT AGENDA:**

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

2. **LS-20983** (Lot-Split) (County) – Location: Northwest corner of East 146<sup>th</sup> Street North and North Memorial Drive
3. **LS-20985** (Lot-Split) (CD 3) – Location: North of the northwest corner of East Archer Street and North Delaware Place
4. **LC-886** (Lot-Combination) (CD 4) – Location: South of the southwest corner of East 26<sup>th</sup> Place South and South Boston Avenue
5. **LC-887** (Lot-Combination) (CD 7) – Location: Northeast corner of East 55<sup>th</sup> Place South and South 99<sup>th</sup> East Avenue (related to LS-20986)
6. **LS-20986** (Lot-Split) (CD 7) – Location: Northeast corner of East 55<sup>th</sup> Place South and South 99<sup>th</sup> East Avenue (related to LC-887)
7. **LC-888** (Lot-Combination) (County) – Location: North and East of South 263<sup>rd</sup> West Avenue and South 257<sup>th</sup> West Avenue

8. **LS-20987** (Lot-Split) (County) – Location: North of the northwest corner of West 9<sup>th</sup> Street South and South 174<sup>th</sup> West Avenue (Related to LC-889)
9. **LC-889** (Lot-Combination) (County) – Location: North of the northwest corner of West 9<sup>th</sup> Street South and South 174<sup>th</sup> West Avenue (Related to LS-20987)
10. **LS-20988** (Lot-Split) (County) – Location: Southeast corner of West Skyline Drive and South 60<sup>th</sup> West Avenue
11. **LS-20989** (Lot-Split) (County) – Location: Southeast corner of North Jamestown Avenue and East 186<sup>th</sup> Street North (Related to LC-890)
12. **LC-890** (Lot-Combination) (County) – Location: Southeast corner of North Jamestown Avenue and East 186<sup>th</sup> Street North (Related to LS-20989)
13. **LS-20991** (Lot-Split) (County) – Location: North of the northwest corner of East 126<sup>th</sup> Street North and North 143<sup>rd</sup> East Avenue
14. **LS-20993** (Lot-Split) (CD 3) – Location: North of the northeast corner of North Mingo Road and East 46<sup>th</sup> Street North
15. **LS-20994** (Lot-Split) (CD 8) – Location: Southwest corner of South 77<sup>th</sup> East Avenue and East 106<sup>th</sup> Street South (Related to 891)
16. **LC-891** (Lot-Combination) (CD 8) – Location: Southwest corner of South 77<sup>th</sup> East Avenue and East 106<sup>th</sup> Street South (Related to LS-20994)
17. **LC-892** (Lot-Combination) (CD 4) – Location: Northeast corner of 7<sup>th</sup> Street South and South Norfolk Avenue (Related to LC-893 and LC-894)
18. **LC-893** (Lot-Combination) (CD 4) – Location: Northeast corner of 7<sup>th</sup> Street South and South Norfolk Avenue (Related to LC-892 and LC-894)
19. **LC-894** (Lot-Combination) (CD 4) – Location: Northeast corner of 7<sup>th</sup> Street South and South Norfolk Avenue (Related to LC-892 and LC-893)
20. **LS-20995** (Lot-Split) (CD 9) – Location: North of the northeast corner of East 53<sup>rd</sup> Street South and South Columbia Place
21. **LS-20996** (Lot-Split) (CD 7) – Location: Northwest corner of East 61<sup>st</sup> Street South and South 129<sup>th</sup> East Avenue (Related to LC-895)
22. **LC-895** (Lot-Combination) (CD 7) – Location: Northwest corner of East 61<sup>st</sup> Street South and South 129<sup>th</sup> East Avenue (Related to LS-20996)

23. **LS-20997** (Lot-Split) (CD 3) – Location: Northwest corner of East Independence Street and North Birmingham Place
24. **FD Development 1<sup>st</sup> Addition** (CD 3) Final Plat, Location: Southeast corner of East Pine Street North and North Mingo Road

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

**PUBLIC HEARINGS:**

25. **LS-20990** (Lot-Split) (County) – Location: South of the southeast corner of East 161<sup>st</sup> Street South and South Harvard Avenue
26. **LS-20992** (Lot-Split) (County) – Location: West of the southwest corner of West 51<sup>st</sup> Street South and South 85<sup>th</sup> West Avenue
27. **Z-7275 Plat Waiver** (CD 4) Plat Waiver, Location: Northeast corner of South Norfolk Avenue and East 6<sup>th</sup> Street South
28. **Z-7325 Plat Waiver** (CD 4) Plat Waiver, Location: Northeast corner of South Utica Avenue and East 21<sup>st</sup> Street South
29. **NP 36** (CD 1) Preliminary Plat, Location: Southwest corner of North Lewis Avenue and East 36<sup>th</sup> Street North
30. **Sheridan Crossing Phase IV** (County) Preliminary Plat, Location: North and east of the intersection of East 86<sup>th</sup> Street North and North Sheridan Road
31. **CPA-60 April McConnell** (CD 4) Location: Location: Northeast corner of West Admiral Boulevard and South Gilcrease Museum Road requesting to amend the Comprehensive Plan Land Use Map on approximately 1.62 acres from Existing Neighborhood to Employment (**Related to Z-7380**)
32. **Z-7380 April McConnell** (CD 4) Location: Northeast corner of West Admiral Boulevard and South Gilcrease Museum Road requesting rezoning from **RS-3** to **CS** (**Related to CPA-60**) (**Continued from April 5, 2017**)
33. **CZ-457 Mingo Storage, LLC** (CD 3) Location: South of the southeast corner of South Mingo Road and East 131<sup>st</sup> Street South requesting rezoning from **AG** to **CG**
34. **Z-7385 Stephen Schuller** (CD 3) Location: Northeast corner of the East 46<sup>th</sup> Street North and Highway 169 requesting rezoning from **AG** to **IM**

35. **Z-7386 Stuart Van De Wiele** (CD 5) Location: 5154 East Skelly Drive requesting rezoning from CG to CH (**Related to Z-7386 Plat Waiver**)
36. **Z-7386 Plat Waiver** (CD 5) Plat Waiver, Location: 5154 East Skelly Drive (**Related to Z-7386 Rezoning**)
37. **PUD-564-C Andrew Shank** (CD 5) Location: North and east of northeast corner of East 31<sup>st</sup> Street and South Memorial Drive requesting major amendment to add outdoor advertising (**Related to PUD-564-C Plat Waiver**)
38. **PUD-564-C Plat Waiver** (CD 5) Location: North and east of northeast corner of East 31<sup>st</sup> Street and South Memorial Drive (**Related to PUD-564-C Major Amendment**)

## **OTHER BUSINESS**

### **Commissioners' Comments**

## **ADJOURN**

CD = Council District

**NOTE:** If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526. Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG. Ringing/sound on all cell phones and paggers must be turned off during the Planning Commission.

Visit our website at [www.tmapc.org](http://www.tmapc.org)

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

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





Tulsa Metropolitan Area  
Planning Commission

**Case :** FD Development 1<sup>st</sup> Addition

**Hearing Date:** May 3, 2017

**Case Report Prepared by:**

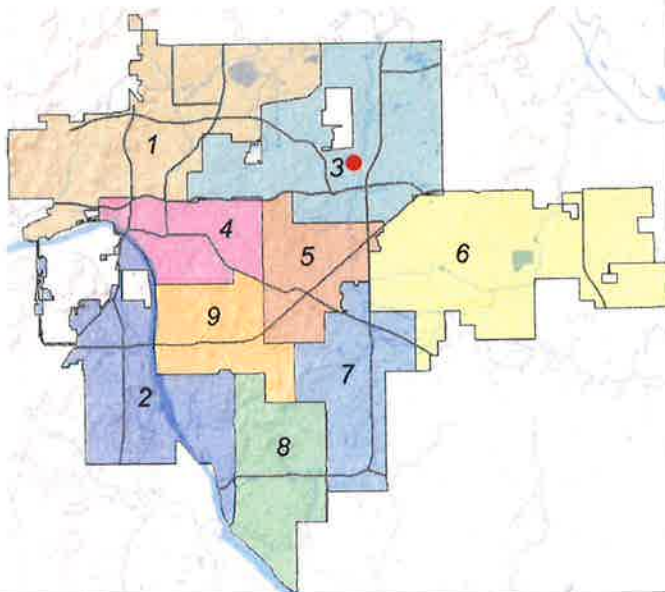
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Keith Beatty, Kaw Valley  
Engineering

*Owner:* Edward L. Gibbs Trust

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



**Applicant Proposal:**

Final Plat Approval

2 lots, 1 block, 2.14± acres

*Location:* Southwest corner of East Pine  
Street and North Mingo Road

**Zoning:** CG

**Staff Recommendation:**

Staff recommends **approval** of the Final  
Plat

**City Council District:** 3

*Councilor Name:* David Patrick

**County Commission District:** 2

*Commissioner Name:* Karen Keith

**EXHIBITS:** Final Plat

24.1









Tulsa Metropolitan Area  
Planning Commission

**Case Number:** LS-20990

**Lot-Split**

**Hearing Date:** May 3, 2017

**Case Report Prepared by:**

Amy Ulmer

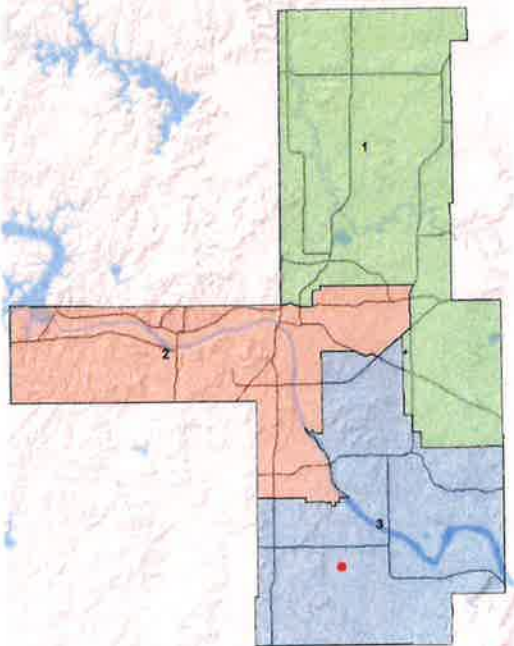
**Owner and Applicant Information:**

Applicant: J. Richard Darnaby

Property Owners: same

**Location Map:**

**(shown with County Commission Districts)**



**Applicant Proposal:**

Proposal to split an existing AG tract into two tracts.

The lot-split requires a waiver of the Subdivision Regulations that no lot have more than three side lot lines.

Existing Use: Vacant

Tract 1 Size: 3.06 ± acres

Tract 2 Size: 6.96 ± acres

Location: South of the Southeast Corner of  
East 161<sup>st</sup> Street South & South Harvard  
Avenue

**Comprehensive Plan:**

n/a

**Zoning:**

Existing Zoning: AG

**Staff Recommendation:**

Staff recommends **approval** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.

**County Commission District: 3**

*Commissioner Name:* Ron Peters

## Lot-Split and Waiver of Subdivision Regulations

**May 3, 2017**

**LS-20990**

**J. Richard Darnaby, (7328) (AG) (County)**

**Location: South of the Southeast Corner of East 161<sup>st</sup> Street South & South Harvard Avenue**

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

The Technical Advisory Committee met on April 20, 2017 and had the following comment. The County Engineer requests a Right-of-Way dedication to total 50' along South Harvard Avenue.

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



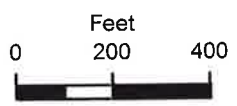


E 161st ST S

S HARVARD AVE

1

2



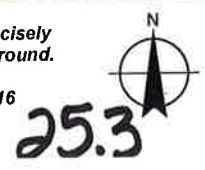
 Subject Tract

**LS-20990**

17-13 28

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

Aerial Photo Date: February 2016











Tulsa Metropolitan Area  
Planning Commission

**Case Number:** LS-20992

**Lot-Split**

**Hearing Date:** May 3, 2017

**Case Report Prepared by:**

Amy Ulmer

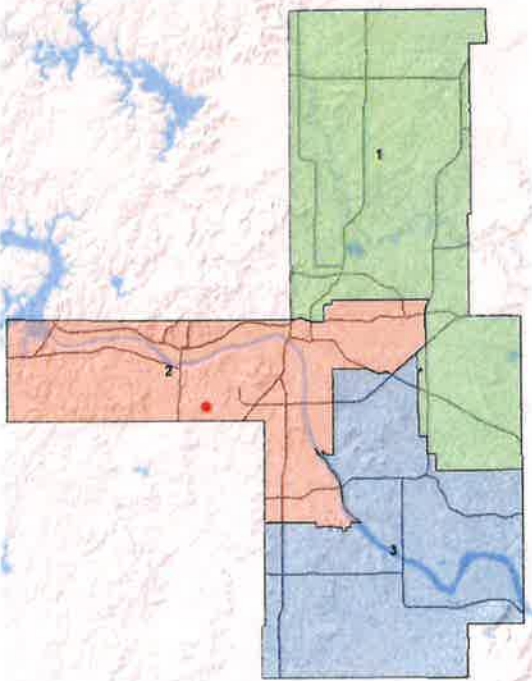
**Owner and Applicant Information:**

Applicant: Daniel & Angel Muly

Property Owners: same

**Location Map:**

**(shown with County Commission Districts)**



**Applicant Proposal:**

Proposal to split an existing AG tract into two tracts.

The lot-split requires a waiver of the Subdivision Regulations that no lot have more than three side lot lines.

Existing Use: Vacant

Tract 1 Size: 3.0 ± acres

Tract 2 Size: 17.0 acres ± acres

Location: West of the Southwest Corner of  
West 51<sup>st</sup> Street South & South 85<sup>th</sup> West  
Avenue

**Comprehensive Plan:**

n/a

**Zoning:**

Existing Zoning: AG

**Staff Recommendation:**

Staff recommends **approval** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.

**County Commission District: 2**

*Commissioner Name:* Karen Keith

**Lot-Split and Waiver of Subdivision Regulations**

**May 3, 2017**

**LS-20992**

**Daniel & Angel Muly, (9136) (AG) (County)**

**Location: West of the Southwest Corner of West 51<sup>st</sup> Street South & South 85<sup>th</sup> West Avenue**

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

The Technical Advisory Committee met on April 20, 2017 and had the following comment. The County Engineer requests a Right-of-Way dedication to total 50' along West 51<sup>st</sup> Street South.

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





0 300 600  
Feet



Subject  
Tract

**LS-20992**

19-11 36

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

Aerial Photo Date: February 2016



26.3







Tulsa Metropolitan Area  
Planning Commission

**Case :** Z-7275 Plat Waiver

**Hearing Date:** May 3, 2017

**Case Report Prepared by:**

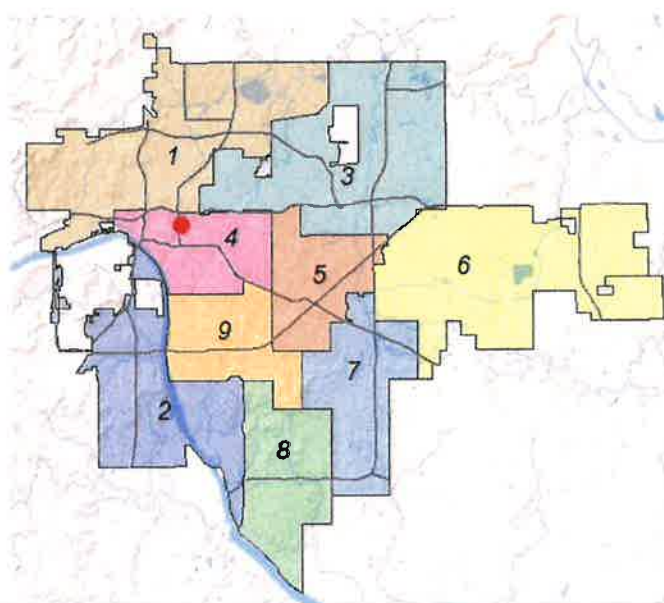
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Lou Reynolds, Eller & Detrich

*Owner:* Tulsa Post of Veterans of Foreign Wars No. 577

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



**Applicant Proposal:**

Plat Waiver

*Location:* Northeast corner of South Norfolk Avenue and East 6<sup>th</sup> Street South

**Zoning:** CH

**Staff Recommendation:**

Staff recommends **approval** of the plat waiver

**City Council District: 4**

*Councilor Name:* Blake Ewing

**County Commission District: 2**

*Commissioner Name:* Karen Keith

**EXHIBITS:** Site Map

## PLAT WAIVER

### **Z-7275** – (CD 4)

Northeast corner of South Norfolk Avenue and East 6<sup>th</sup> Street South

The platting requirement for this property is being triggered by a rezoning approval (Z-7275) in August 2014. The property was included in the city-initiated rezoning to Form-Based Code in November of 2011. In 2014, the property owner obtained approval to rezone the property back to CH zoning and remove it from the FBC.

The property owner is now seeking building permits to update an existing use within the building with no plans to expand the footprint of the structure or add any additional structures to the lot.

The Technical Advisory Committee met on March 16<sup>th</sup>, 2017 and the following items were determined:

1. All required right-of-way has been dedicated and is in place.
2. Necessary easements are all in place and no additional easements will be needed at this time.
3. The property was previously platted under the Central Park Place plat.

Staff recommends **approval** of the plat waiver on the previously platted property.





0 50 100  
Feet

Aerial Photo Date: March 2014

**Z-7275**

19-12 01

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









Tulsa Metropolitan Area  
Planning Commission

**Case :** Z-7325 Plat Waiver

**Hearing Date:** May 3, 2017

**Case Report Prepared by:**

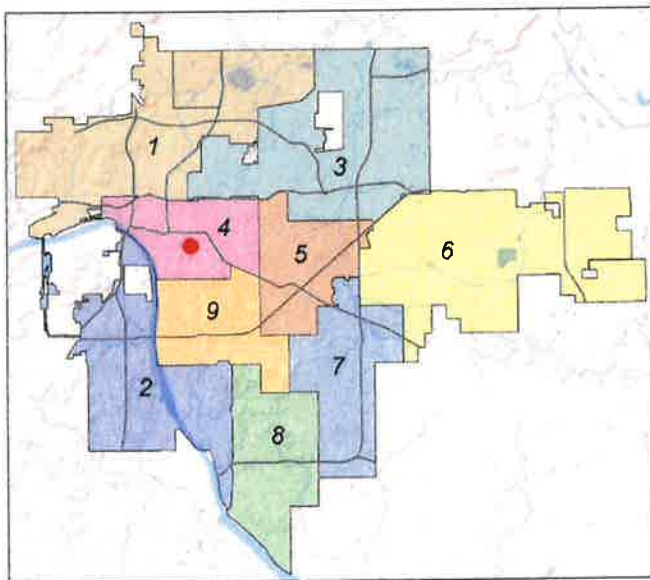
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Lou Reynolds, Eller & Detrich

*Owner:* St. John Building Corporation

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



**Applicant Proposal:**

Plat Waiver

*Location:* Northeast corner of South Utica Avenue and East 21st Street South

**Zoning:** IMX

**Staff Recommendation:**

Staff recommends **approval** of the plat waiver

**City Council District:** 4

*Councilor Name:* Blake Ewing

**County Commission District:** 2

*Commissioner Name:* Karen Keith

**EXHIBITS:** Applicant Submittal

## **PLAT WAIVER**

### **Z-7325** – (CD 4)

Northeast corner of South Utica Avenue and East 21<sup>st</sup> Street South

The platting requirement for this property is being triggered by a rezoning approval (Z-7325) in February 2016 for St. John Medical Center.

The property covered by the plat waiver application includes the existing St. John Medical facility. There are currently no plans for construction or development on the property included in this application. Additional property covered by the rezoning (Z-7325) has been intentionally excluded from the waiver request so that new development proposals will remain subject to a platting review.

The property has developed over a 90 year period. All property included under application is currently served by public utilities and public streets with no need for additional extensions or dedication at this time.

Staff recommends **approval** of the plat waiver with the following conditions previously agreed to by the applicant:

1. Any expansion of existing buildings or addition of new buildings within the subject tract of this application will require the recordation of an ALTA survey provided by the property owner prior to building permits.
2. If it is determined that any public facilities are not located within an easement, an easement shall be granted.

**EXHIBIT "A"**

**Page 1 of 2**

**ST. JOHN CAMPUS REZONING LEGAL DESCRIPTION – 'A'**

Starting at the Southwest corner of the SE/4 of Section 7, Township 19 North, Range 13 East of the Indian Base and Meridian in Tulsa County, State of Oklahoma thence North along the half section line roughly 1,230 feet to the Northwest corner of Block 4, Edgewood Place; thence East a distance of 380 feet along the North lot line of said Block to the West lot line of Block 3, Edgewood Place; thence North a distance of 50 feet along the West line of said Block to a point along the West lot line of Lot 24, Block 3 Edgewood Place; thence East a distance of 154 feet to a point on the east lot line of said Lot; thence south a distance of 45 feet along the East lot line of said lot to the Northwest corner of Lot 2 of said Block; thence East a distance of 154 feet along the North lot line of said lot to the Northeast corner of said Lot; thence South a distance of 425 feet along the East lot line of said Block to a point on the East lot line of Lot 10 of said Block; thence East a distance of 214 feet to a point on the east lot line of Lot 15, Block 2, Edgewood Place; thence South a distance of 170 feet to the Northwest corner of Lot 1, Block 3, Reddin Third Addition; thence East a distance of 159 feet along the North lot line of said Lot to the Northeast corner of said Lot; thence South a distance of 637 feet along the East lot line of said Block to the South section line of Section 7; thence West a distance of 159 feet along the South Section line of Section 7; thence North a distance of 153.50 feet along the East lot line of Block 2, Reddin Third Addition to the southeast corner of Lot 12, Block 2; thence West a distance of 189.75 feet to Southeast corner of Lot 12, Block 1, Reddin Addition; thence South a distance of 153.50 feet along the East lot line of said Block to the South Section line of Section 7; thence west a distance of 717.25 feet along the South section line to the Point of Beginning.

AND

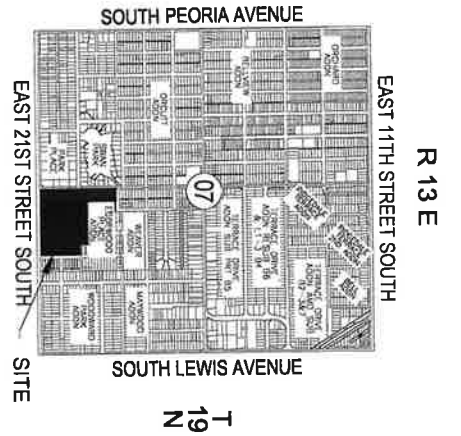
Lots 1 - 8 and Lots 12 - 16, Block 17, Orcutt Addition

AND

Lots 17 - 22, Block 2, Weaver Addition

# EXHIBIT "A"

Page 2 of 2

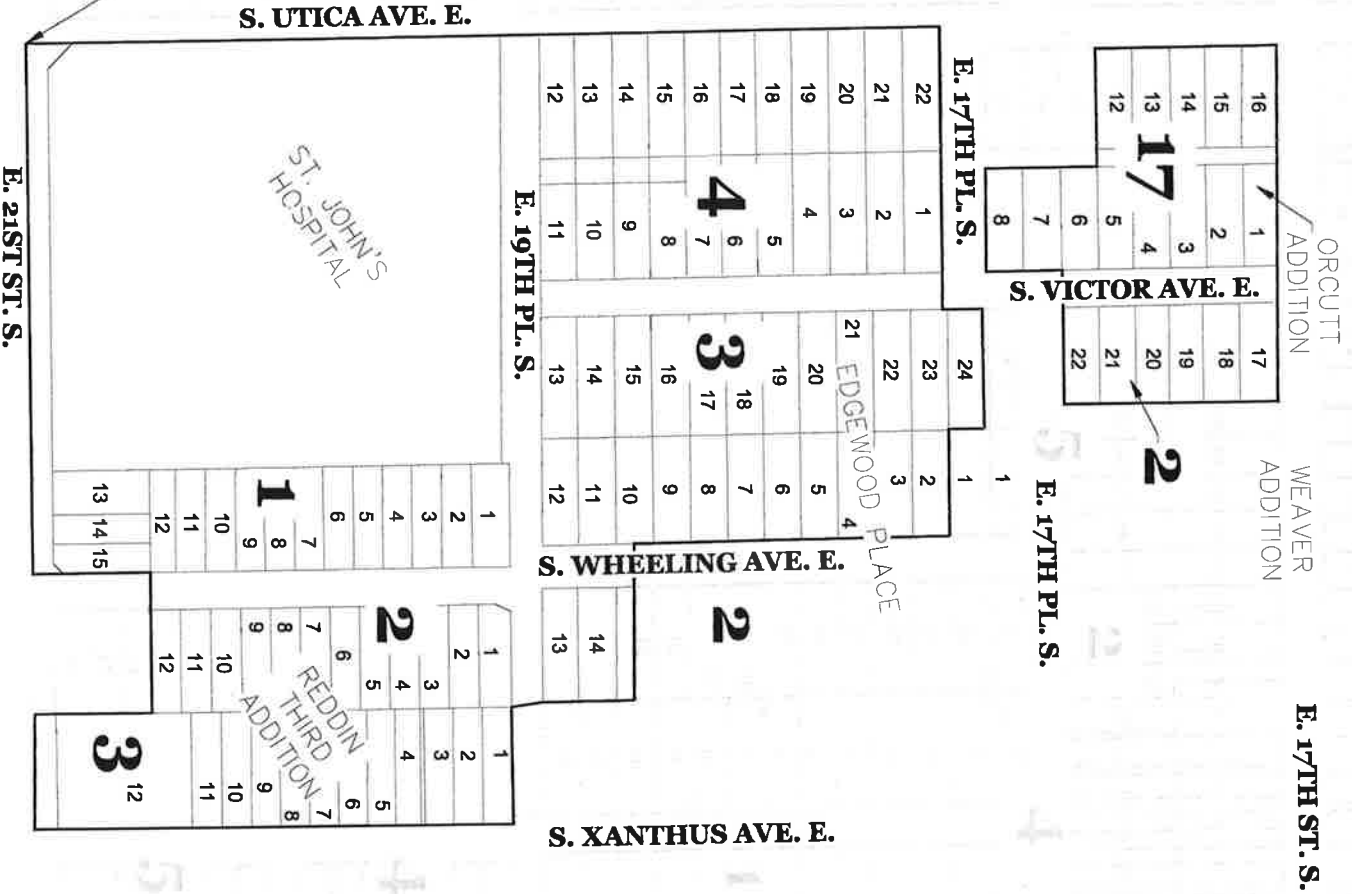


Location Map



Scale: 1" = 3000'

POINT OF BEGINNING



Scale: 1" = 250'



**KKT ARCHITECTS, INC.**  
2200 SOUTH UTICA PLACE, SUITE 200  
TULSA, OKLAHOMA 74114  
[P] 918.744.4270 \ [F] 918.744.7849  
WWW.KKTARCHITECTS.COM  
CERTIFICATE OF AUTHORIZATION  
NO. CA 5305 EXP. 06/30/2017



**ST JOHN  
MAIN CAMPUS**

1923 South Utica Ave.  
Tulsa, Oklahoma 74104

HORT SCALE  
VERT SCALE  
ATLAS PAGE NO.  
MANAGER  
DRAWN BY  
DATE  
T-250  
ANW  
IDH  
02/03/2017

REZONING EXHIBIT "A"

**C01**

## EXHIBIT "B"

### **Z-7325 - North of the northeast corner of South Utica Avenue and East 21st Street, (CD 4)**

#### **Findings of Fact:**

- The subject property has developed over the course of many years and through various permits and PUD approvals. It is an institutional campus that provides medical services the region.
- A small area plan was adopted in January 2014 for the Utica Midtown Corridor. This plan introduced a new zoning district – Mixed use Institutional and recommended application of the district on both the St. John Medical Center and the Hillcrest Hospital campuses. After adoption of the plan, the new zoning district was created and adopted as a part of the zoning code.
- Platting is part of the rezoning process to ensure orderly development and documentation of required easements and rights of way. Generally applying this requirement at the time of a zoning change is appropriate because development is anticipated.
- The current situation is unique because the application of a new zoning district is not being proposed in conjunction with a development request. This rezoning is an effort to establish a base zoning district that is tailored to address the medical campus and to ensure future development will be consistent with goals set by stakeholders within this area of the City and expressed through the adopted plan.
- All lots proposed to be rezoned are encapsulated within three (3) different areas:
  - Edgewood Place (Plat #365)
  - Reddin 3<sup>rd</sup> (Plat #728)
  - St. John Hospital (Unplatted/No Plat on File)
- All of the lots subject to this Plat Waiver request have frontage on dedicated public streets.
- All of the lots subject to this Plat Waiver have utility services.

#### **Recommendation:**

Based on the above findings of fact, and the fact that the subject property has been developed over a 90 year period, and also noting the subject property was rezoned to IMX in order to be consistent with the Small Area Plan, and such rezoning should be encouraged, it is recommended that the Plat Waiver be approved for all of the Property rezoned in Z-7325.





Tulsa Metropolitan Area  
Planning Commission

**Case :** NP 36

**Hearing Date:** May 3, 2017

**Case Report Prepared by:**

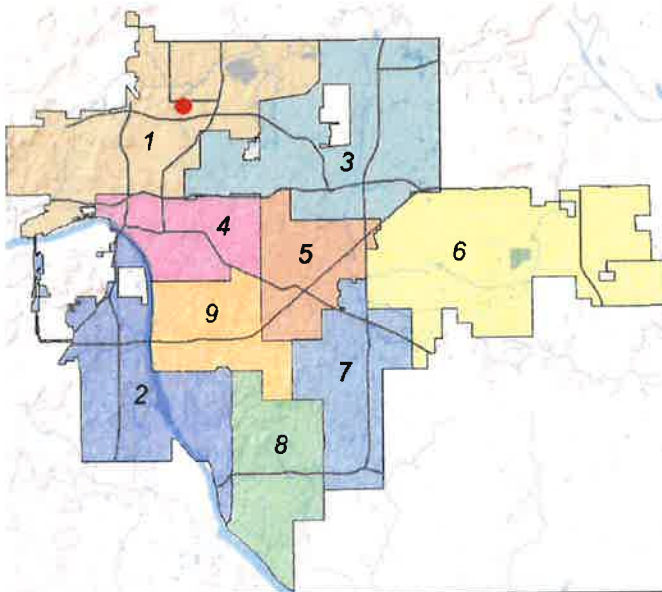
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Jason Emmett, Cedar Creek

*Owner:* NP36, LLC

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



**Applicant Proposal:**

Preliminary Subdivision Plat

2 lots, 1 block, 1 reserve area

138± acres

*Location:* Southwest corner of North Lewis  
Avenue and East 36<sup>th</sup> Street North

**Zoning:** IM (Industrial – Moderate)

**Staff Recommendation:**

Staff recommends **approval** of the  
Preliminary Plat

**City Council District: 1**

*Councilor Name:* Vanessa Hall-Harper

**County Commission District: 1**

*Commissioner Name:* John Smaligo

**EXHIBITS:** Site Map, Aerial, Land Use, Stability & Growth, Preliminary Plat

## PRELIMINARY SUBDIVISION PLAT

### **NP 36** - (CD 1)

Southwest corner of North Lewis Avenue and East 36<sup>th</sup> Street North

This plat consists of 2 lots, 1 block, 1 reserve area on 138± acres.

The Technical Advisory Committee (TAC) met on April 20, 2017 and provided the following conditions:

1. **Zoning:** The property is zoned IM (Industrial-Moderate) with an optional development plan (Z-7367). Add the optional development plan number to the face of the plat and include all optional development plan standards in the deed of dedication. A bikeway 8' in width is required along Mohawk Boulevard. Ensure adequate right-of-way is provided or provide an easement.
2. **General Development:** Any existing utilities located within existing easements/right-of-way proposed to be closed must be relocated or provided a new easement on the final plat.
3. **Transportation & Traffic:** Label Mohawk Boulevard. Provide a legal survey closure form. Provide full width of all existing and proposed street right-of-way. Indicate whether monuments were set or found at each boundary corner and provide monument size.
4. **Sewer:** As shown, the 17.5 utility easement at the northeast corner of the property is encroaching into right-of-way. U/E must be offset 17.5' from the R-O-W. Provide language for sanitary sewer easement in the deed of dedication. Proposed sewer line extension from Reserve to Lot 2 Block 1 needs to be in an easement.
5. **Water:** Proposed water line easement abandonments must be processed through City of Tulsa.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Remove contours on the final plat submittal. Provide individual lot addresses on final plat. Add "City of Tulsa" in the plat subtitle before "Tulsa County". Add "3501" to the basis of bearings statement after "North Zone".
7. **Fire:** No comments.
8. **Stormwater, Drainage, & Floodplain:** Portions of the subject property are located within the Dirty Butter Creek floodplain. All delineated floodplain boundaries, including City of Tulsa Regulatory Floodplain, should be clearly and accurately shown on the plat with base flood elevations labeled. Any proposed development within the floodplain must meet the floodplain development requirements of the City of Tulsa Revised Ordinances, Title 11-A and Title 51 as well as all City drainage standards. Proposed changes to the floodplain boundaries or flood elevations will be subject to floodplain map revisions.

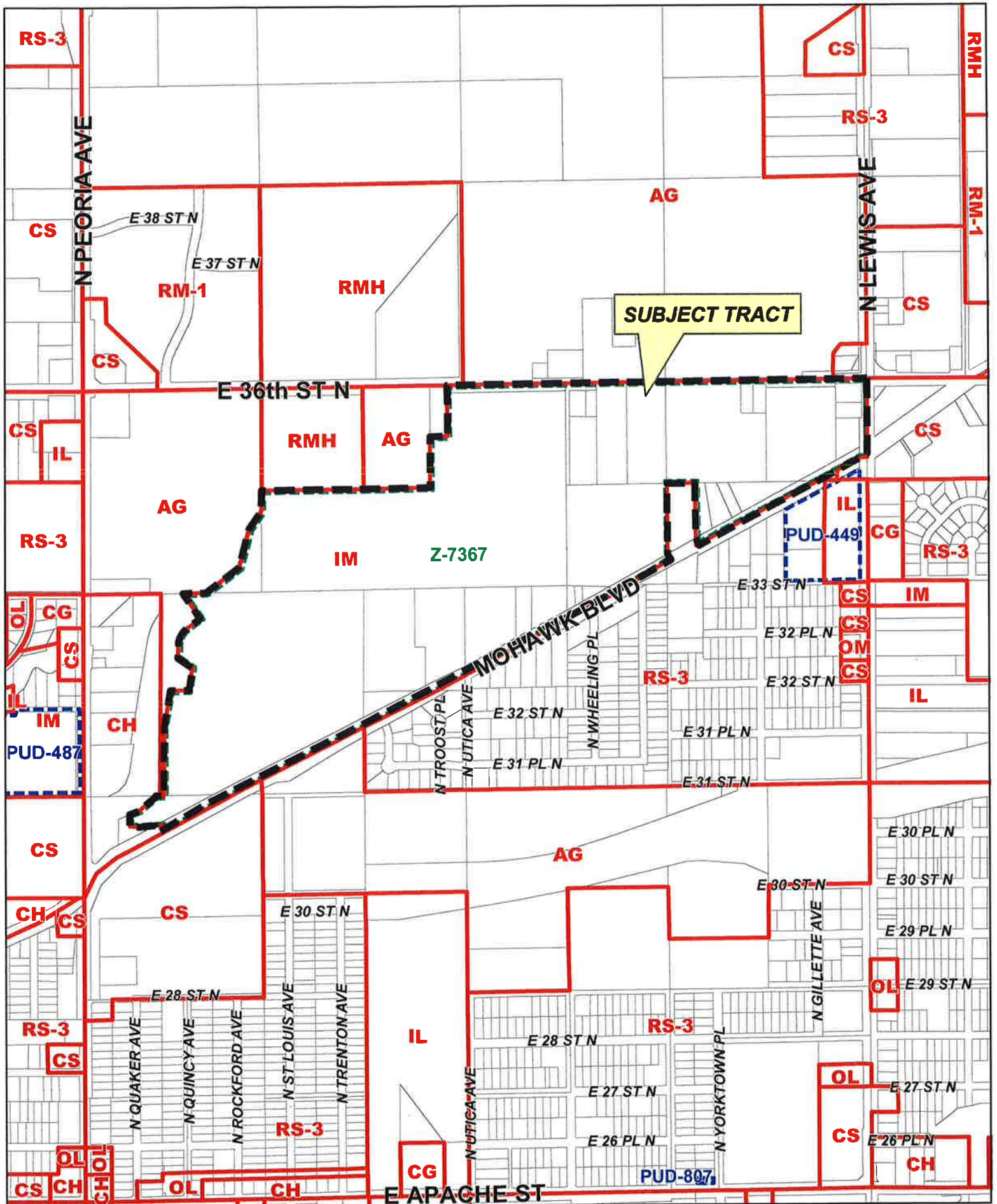


9. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

**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.



NP 36

20-13 19

29.4





Subject  
Tract

***NP 36***

20-13 19

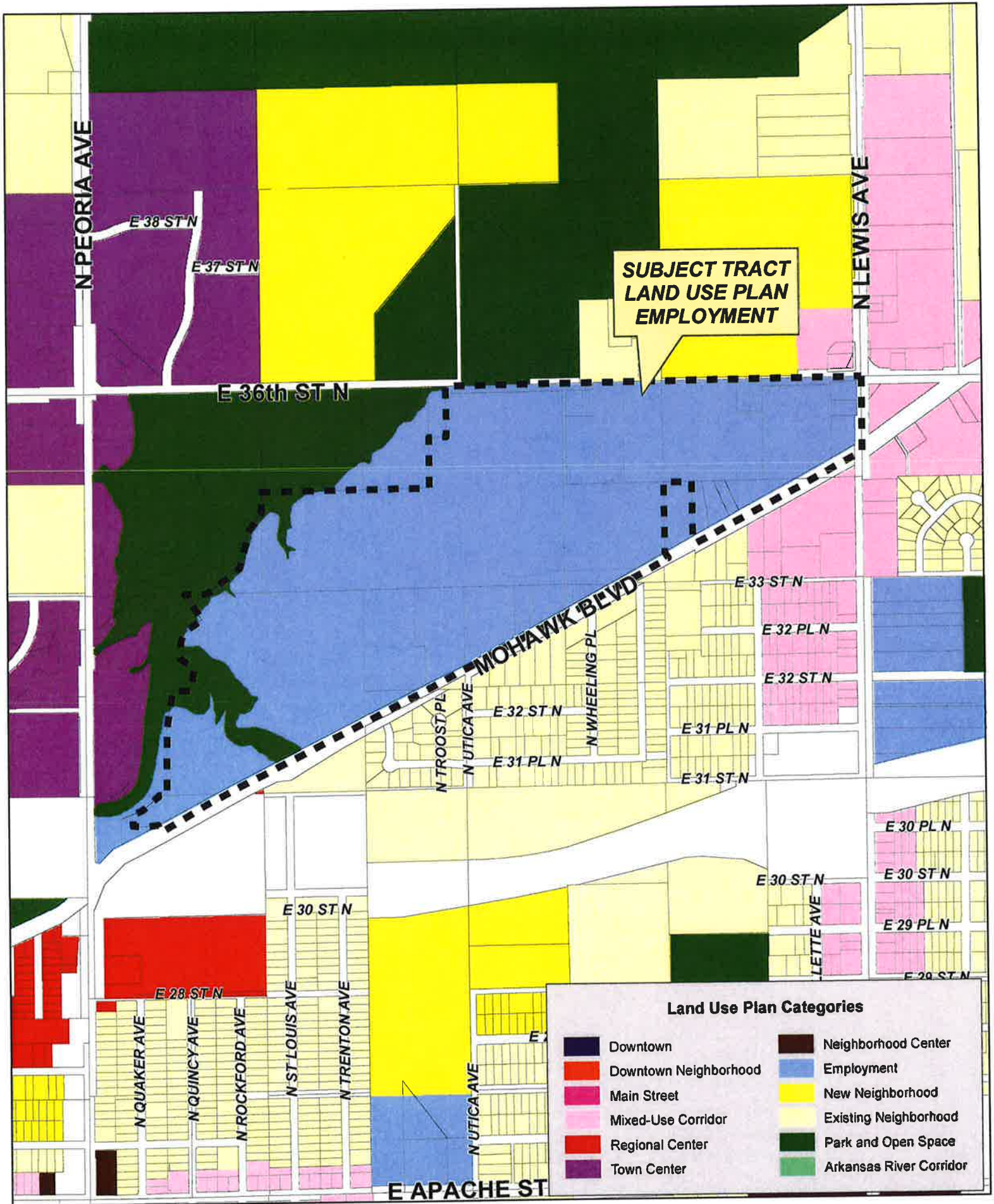
**Note: Graphic overlays may not precisely align with physical features on the ground.**

**Aerial Photo Date: February 2016**



016  
29.5





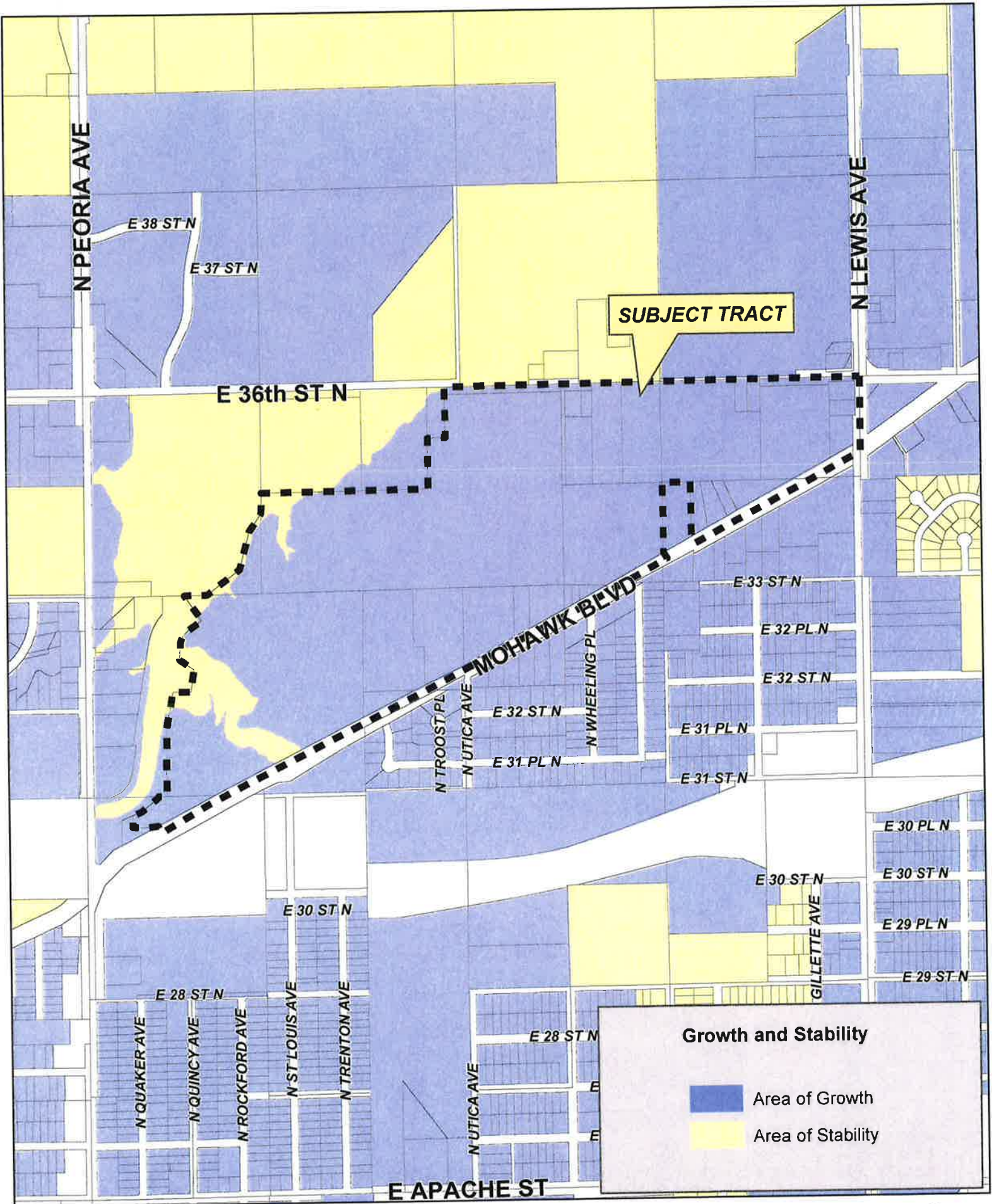
Feet  
0 400 800

**NP 36**

20-13 19







Feet  
0 400 800

**NP 36**

20-13 19

29.7



29.8

**Engineer:**  
**Cedar Creek Consulting, Inc.**  
Certificate of Authorization No. 5966 Exp. June 30, 2016  
PO Box 14534  
Oklahoma City, Oklahoma 73113  
Phone: (405) 408-4822  
Email: [jennmeth@cedarcreekinc.com](mailto:jennmeth@cedarcreekinc.com)

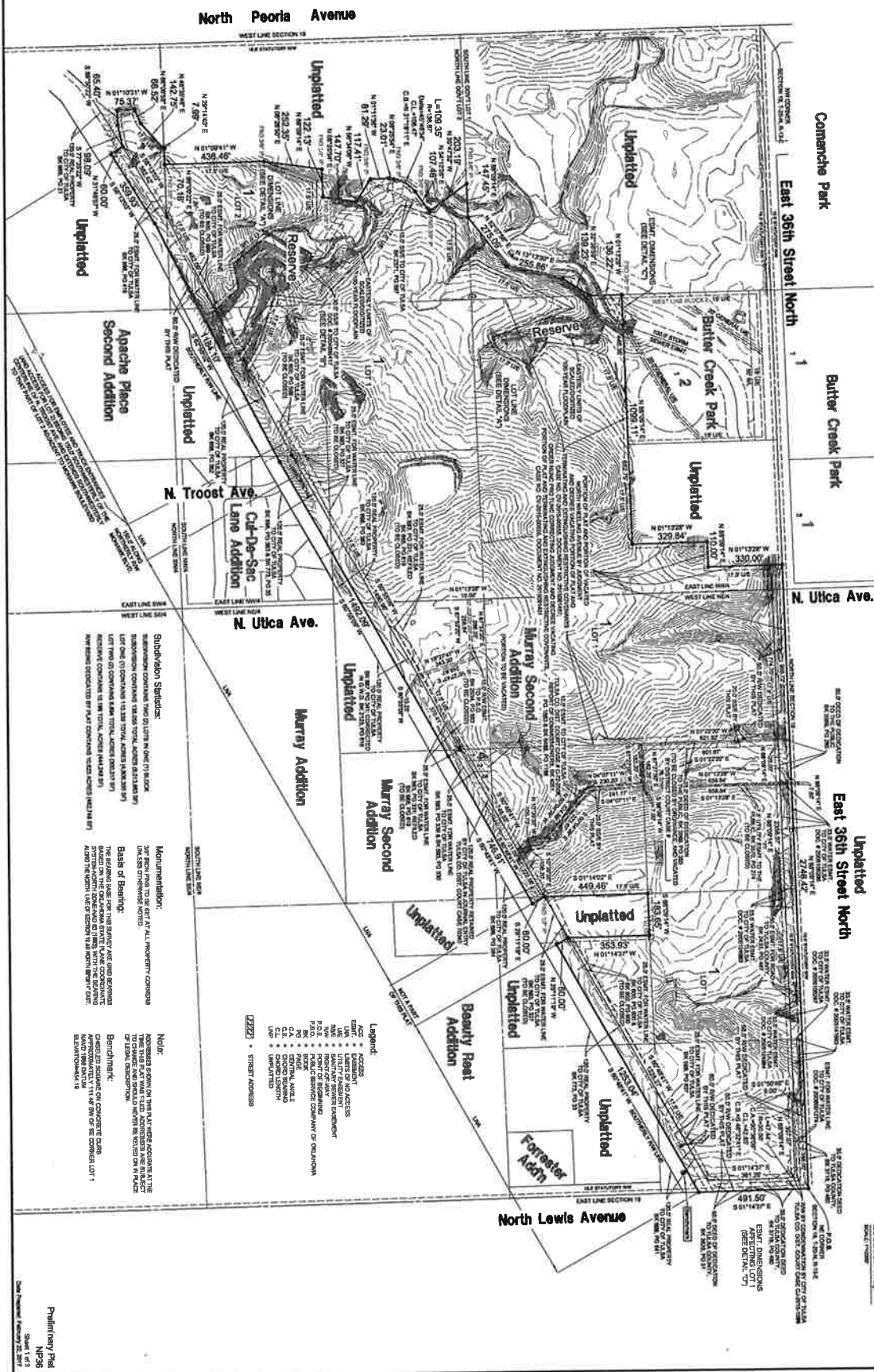
**Surveyor:**  
**Sisamore Weisz & Associates, Inc.**  
Certificate of Authorization No. 2421 Exp. June 30, 2017  
8111 E. 32nd Place  
Tulsa, Oklahoma 74135  
Phone: (918) 665-3600  
Email: [drolbrison@sw-essoc.com](mailto:drolbrison@sw-essoc.com)

[illegible]

STATE OF OKLAHOMA  
COUNTY OF TULSA

I, Paul Kiley, Tulsa County Clerk, do and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a lease instrument now on file in my office.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Paul Kiley, Tulsa County Clerk

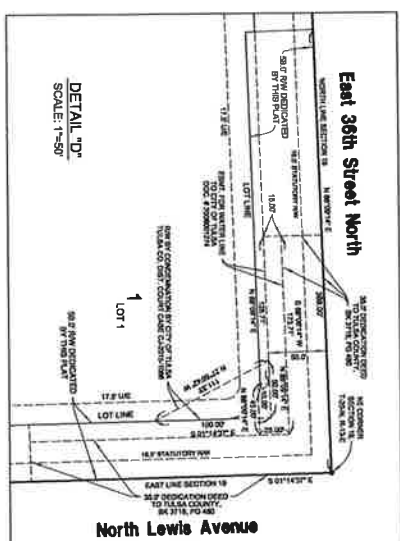
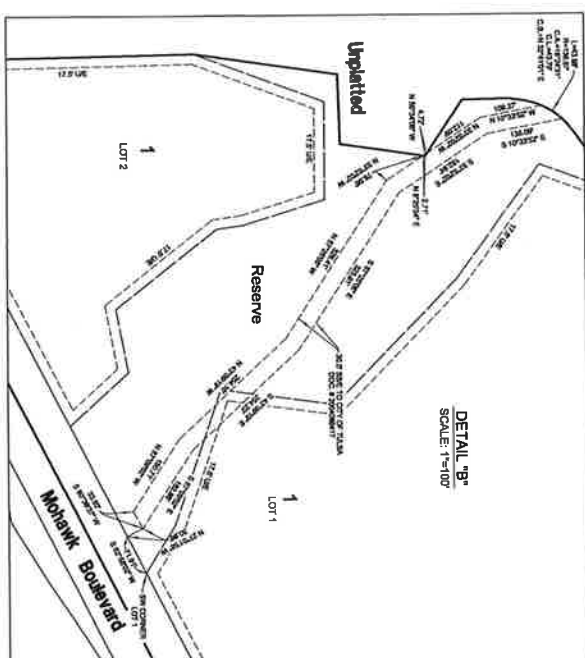
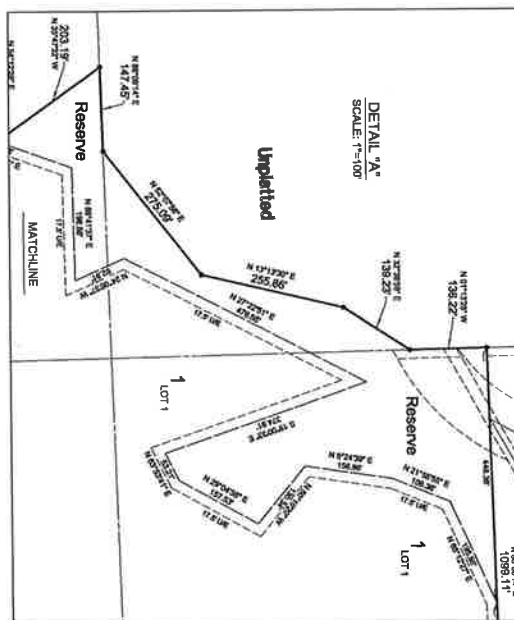
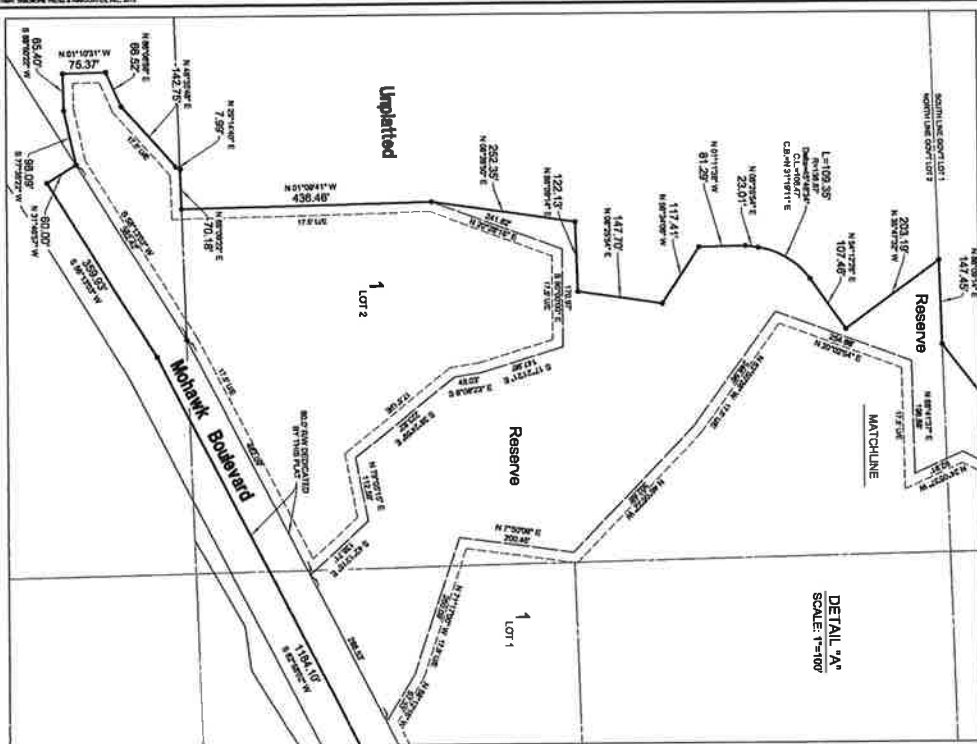


Preliminary Pilot



## NP36

A RESUBDIVISION OF LOTS ONE (1), TWO (2), AND THREE (3), BLOCK FOUR (4), MAINWAY AND ADDITION, AND ALSO PART OF LOT ONE (1), BLOCK TWO (2), OF THE WACATED PORTION OF BUTLER CREEK PARK, AND ALSO PART OF WACATED NORTH WHEELAND AVENUE, AND ALSO PART OF SECTION NINETEEN (19), TOWNSHIP TWENTY TWO (22) NORTH, RANGE THIRTEEN (13) EAST OF THE MAINLAND BASE AND MERIDIAN, TULLA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.









Tulsa Metropolitan Area  
Planning Commission

**Case :** Sheridan Crossing Phase IV

**Hearing Date:** May 3, 2017

**Case Report Prepared by:**

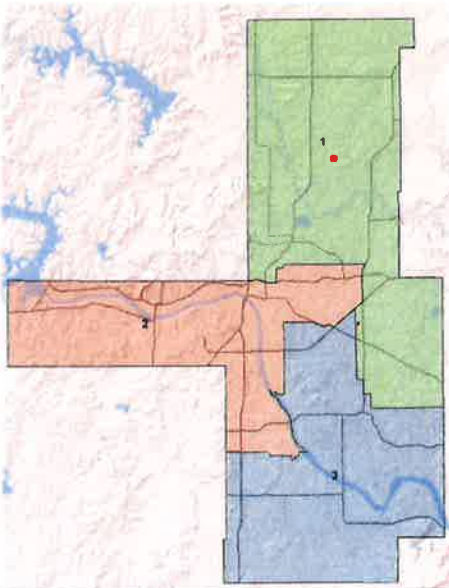
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Kellogg Engineering

*Owner:* 86<sup>th</sup> Properties, LLC

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



**Applicant Proposal:**

Preliminary Subdivision Plat

44 lots, 8 blocks, 4 reserve areas

44± acres

*Location:* North and east of the intersection of East 86<sup>th</sup> Street North and North Sheridan Road

**Zoning:** RE (Residential Estate)

**Staff Recommendation:**

Staff recommends **approval** of the Preliminary Plat

**County Commission District: 1**

*Commissioner Name:* John Smaligo

**EXHIBITS:** Site Map, Aerial, Preliminary Plat, Conceptual Improvements Plan

## PRELIMINARY SUBDIVISION PLAT

### Sheridan Crossing Phase IV - (County)

North and east of the intersection of East 86<sup>th</sup> Street North and North Sheridan Road

This plat consists of 44 lots, 8 blocks, 4 reserve areas on 44± acres.

The Technical Advisory Committee (TAC) met on April 20, 2017 and provided the following conditions:

1. **Zoning:** The property is zoned RE (Residential – Estate). The proposed lots comply with the bulk and area requirements of the Tulsa County Zoning Code
2. **General Development:** A stub street to the east may be required as determined by the Tulsa County Engineer.
3. **Transportation & Traffic:** No comments.
4. **Sewer:** Proposed aerobic systems must be reviewed and approved by the Oklahoma Department of Environmental Quality.
5. **Water:** Submit plans for water to Rural Water District No. 3, Washington County and provide release.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. In the Location Map, remove individual parcel lines. Only show platted subdivision boundaries and label each. All other land should be labeled as "Unplatted". Provide the basis of bearings with a specific bearing angle between two known points associated with this plat. Graphically label all plat boundary pins that were found or set. Provide street names associated with the plat. Add "State of" before Oklahoma in the plat subtitle. Spell out Indian Base & Meridian in the plat subtitle.
7. **Fire:** No comments.
8. **Stormwater, Drainage, & Floodplain:** No comments.
9. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

### **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.

RE

AG

AG

SUBJECT TRACT

N SHERIDAN RD

RE

RE

N 65 E PL

N 66 E AVE

N 67 E AVE

N 67 E PL

E 88 ST N

E 87 ST N

E 86 PL N

E 86th ST N

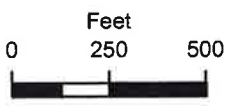
E 85 ST N

N 72 E AVE

N 72 E AVE

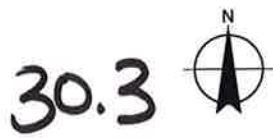
LEGEND

Owasso Corporate Limits



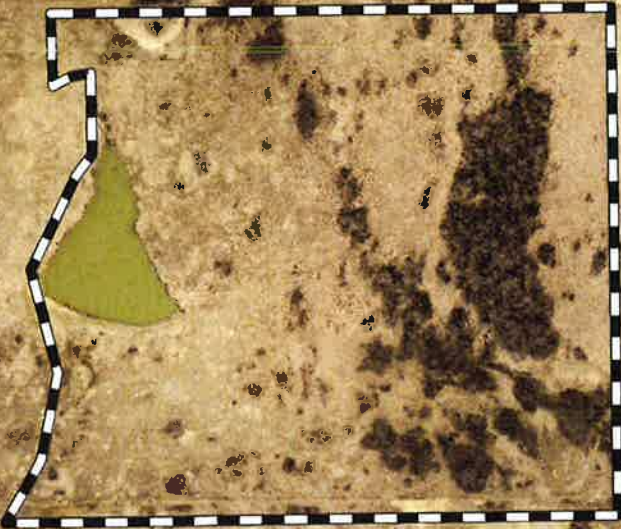
21-13 23

SHERIDAN  
CROSSING  
PHASE IV





N SHERIDAN RD



N 65 E PL

N 66 E AVE

N 67 E PL

N 67 E AVE

E 88 ST N

E 87 ST N

E 86 PL N

E 86th ST N

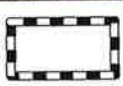
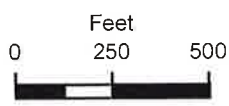
N 77 E AVE

N 72 E AVE

E 85 ST N

N 72 E AVE

N 77 E AVE



Subject Tract

21-13 23

# SHERIDAN CROSSING PHASE IV

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

Aerial Photo Date: February 2016







**ZONED: RE**  
**ADDITION HAS 44 LOTS IN 8 BLOCKS AND 4 RESERVES**  
**ALL CONTAINED IN 44.11 ACRES MORE OR LESS**

[illegible][illegible][illegible][illegible][illegible][illegible]

**UT LIES AND RESTRICTIONS**

THE STATE OF UTAH HAS A LONG HISTORY OF RESTRICTING THE RIGHTS OF WOMEN. IN 1896, THE UTAH CONSTITUTION WAS ADOPTED, WHICH GAVE WOMEN THE RIGHT TO VOTE. HOWEVER, IN 1901, THE UTAH LEGISLATURE PASSED A LAW THAT REVOKED THIS RIGHT. SINCE THEN, WOMEN HAVE BEEN DENIED THE RIGHT TO VOTE IN UTAH. IN 1920, THE 19TH AMENDMENT TO THE U.S. CONSTITUTION WAS PASSED, WHICH GAVE WOMEN THE RIGHT TO VOTE. HOWEVER, UTAH WAS ONE OF THE LAST STATES TO RATIFY THIS AMENDMENT. IN 1949, UTAH FINALLY RATIFIED THE 19TH AMENDMENT. SINCE THEN, WOMEN HAVE BEEN ABLE TO VOTE IN UTAH. HOWEVER, THERE ARE STILL MANY RESTRICTIONS ON WOMEN'S RIGHTS IN UTAH. FOR EXAMPLE, WOMEN ARE NOT ALLOWED TO SERVE ON JURY IN UTAH. ALSO, WOMEN ARE NOT ALLOWED TO SUE FOR DAMAGES IN UTAH. THESE RESTRICTIONS ARE A VIOLATION OF THE 14TH AND 15TH AMENDMENTS TO THE U.S. CONSTITUTION. WOMEN SHOULD BE ABLE TO ENJOY THE SAME RIGHTS AS MEN IN UTAH.

[illegible]

12. AIRCRAFT, NO HELICOPTERS, HANGAR, OR OTHER AIRCRAFT SHALL BE LOADED, STOWED OR PARDED WITHIN THE SUPERSTORAGE.

© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 395–402

[illegible]

the 1970s, the 1980s, and the 1990s. The 1970s were a time of great change for the world, and the 1980s were a time of great change for the United States. The 1990s were a time of great change for the world, and the 2000s were a time of great change for the United States. The 2010s were a time of great change for the world, and the 2020s were a time of great change for the United States. The 2030s were a time of great change for the world, and the 2040s were a time of great change for the United States. The 2050s were a time of great change for the world, and the 2060s were a time of great change for the United States. The 2070s were a time of great change for the world, and the 2080s were a time of great change for the United States. The 2090s were a time of great change for the world, and the 2100s were a time of great change for the United States.

**REVIEWERS' RECEIVED ROOMS**

THEY ARE THE ONLY TWO IN THE COUNTRY TO HAVE BEEN RECOGNIZED BY THE NATIONAL ASSOCIATION OF REALTORS AS THE MOST TRUSTED AND MOST RELIABLE OF ALL REAL ESTATE FIRMS IN THE NATION. THE NATIONAL ASSOCIATION OF REALTORS HAS AWARDED THE TRUST AND RELIABILITY AWARD TO THE TWO FIRMS FOR THE PAST SEVERAL YEARS. THE AWARDS ARE GIVEN TO FIRMS THAT HAVE BEEN RECOGNIZED BY THE NATIONAL ASSOCIATION OF REALTORS AS THE MOST TRUSTED AND MOST RELIABLE OF ALL REAL ESTATE FIRMS IN THE NATION. THE AWARDS ARE GIVEN TO FIRMS THAT HAVE BEEN RECOGNIZED BY THE NATIONAL ASSOCIATION OF REALTORS AS THE MOST TRUSTED AND MOST RELIABLE OF ALL REAL ESTATE FIRMS IN THE NATION.

The first of these is the fact that the majority of the population in the United States is now living in the suburbs. This has led to a corresponding increase in the number of people who are commuting to work each day. The second factor is the fact that the majority of the population in the United States is now living in the suburbs. This has led to a corresponding increase in the number of people who are commuting to work each day. The third factor is the fact that the majority of the population in the United States is now living in the suburbs. This has led to a corresponding increase in the number of people who are commuting to work each day.

FOR SERVICEABILITY. DEDUPLICATION OF ANY ONE OF THESE COMMENTS, RESULTING IN CORRECTIONS SHALL BE CONSIDERED AS A CORRECTION OF THE SERVICEABILITY. DEDUPLICATION OF ANY ONE OF THESE COMMENTS, RESULTING IN CORRECTIONS SHALL BE CONSIDERED AS A CORRECTION OF THE SERVICEABILITY. DEDUPLICATION OF ANY ONE OF THESE COMMENTS, RESULTING IN CORRECTIONS SHALL BE CONSIDERED AS A CORRECTION OF THE SERVICEABILITY.

IN WITNESS WHEREOF, BATH PROPERTIES, LLC, A LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THE SUBORDINATE, HEREBY APPROVES THE FOREGOING REFORMATION OF CONDOMINIUM, COVENANTS AND RESTRICTIONS ON THIS DAY OF \_\_\_\_\_, 2017.

IN WITNESS WHEREOF, BWH PROPERTIES, LLC, A LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THE SHOPSIDEAN, HEREBY APPROVES THE FUNDING DECLARATION OF CONDITIONS, CONDITIONS AND RESTRICTIONS ON THIS

DAY OF \_\_\_\_\_, 2017.

AT TUESDAY, 1974

<sup>1</sup> EDWIN M. GIBLIN, A REGISTERED LAND SURVEYOR IN THE STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT OF LAND WAS EXAMINED BY ME AND MY ASSISTANT, AND THAT THE SAME IS CORRECTLY DESCRIBED HEREIN AS SHOWN ON THE ACCOMPANYING MAP, AND THAT SAID MAP ACCURATELY REPRESENTS THE TRUE AND CORRECT REPRESENTATION OF SAID TRACT OF LAND.



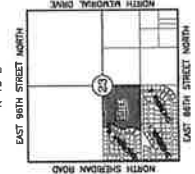
OF COURSE (YES) \_\_\_\_\_ NO ( ) \_\_\_\_\_

**MANAGEMENT POLICY PROBLEM**  
STRUCTURE OF ORGANIZATION, QUALITY

12345678910111213141516171819202122232425262728293031323334353637383940414243444546474849505152535455565758596061626364656667686970717273747576777879808182838485868788899091929394959697989910010110210310410510610710810911011111211311411511611711811912012112212312412512612712812913013113213313413513613713813914014114214314414514614714814915015115215315415515615715815916016116216316416516616716816917017117217317417517617717817918018118218318418518618718818919019119219319419519619719819920020120220320420520620720820921021121221321421521621721821922022122222322422522622722822923023123223323423523623723823924024124224324424524624724824925025125225325425525625725825926026126226326426526626726826927027127227327427527627727827928028128228328428528628728828929029129229329429529629729829930030130230330430530630730830931031131231331431531631731831932032132232332432532632732832933033133233333433533633733833934034134234334434534634734834935035135235335435535635735835936036136236336436536636736836937037137237337437537637737837938038138238338438538638738838939039139239339439539639739839940040140240340440540640740840941041141241341441541641741841942042142242342442542642742842943043143243343443543643743843944044144244344444544644744844945045145245345445545645745845946046146246346446546646746846947047147247347447547647747847948048148248348448548648748848949049149249349449549649749849950050150250350450550650750850951051151251351451551651751851952052152252352452552652752852953053153253353453553653753853954054154254354454554654754854955055155255355455555655755855956056156256356456556656756856957057157257357457557657757857958058158258358458558658758858959059159259359459559659759859960060160260360460560660760860961061161261361461561661761861962062162262362462562662762862963063163263363463563663763863964064164264364464564664764864965065165265365465565665765865966066166266366466566666766866967067167267367467567667767867968068168268368468568668768868969069169269369469569669769869970070170270370470570670770870971071171271371471571671771871972072172272372472572672772872973073173273373473573673773873974074174274374474574674774874975075175275375475575675775875976076176276376476576676776876977077177277377477577677777877978078178278378478578678778878979079179279379479579679779879980080180280380480580680780880981081181281381481581681781881982082182282382482582682782882983083183283383483583683783883984084184284384484584684784884985085185285385485585685785885986086186286386486586686786886987087187287387487587687787887988088188288388488588688788888989089189289389489589689789889990090190290390490590690790890991091191291391491591691791891992092192292392492592692792892993093193293393493593693793893994094194294394494594694794894995095195295395495595695795895996096196296396496596696796896997097197297397497597697797897998098198298398498598698798898999099199299399499599699799899910001001100210031004100510061007100810091010101110121013101410151016101710181019102010211022102310241025102610271028102910301031103210331034103510361037103810391040104110421043104410451046104710481049105010511052105310541055105610571058105910601061106210631064106510661067106810691070107110721073107410751076107710781079108010811082108310841085108610871088108910901091109210931094109510961097109810991100110111021103110411051106110711081109111011111112111311141115111611171118111911201121112211231124112511261127112811291130113111321133113411351136113711381139114011411142114311441145114611471148114911501151115211531154115511561157115811591160116111621163116411651166116711681169117011711172117311741175117611771178117911801181118211831184118511861187118811891190119111921193119411951196119711981199120012011202120312041205120612071208120912101211121212131214121512161217121812191220122112221223122412251226122712281229123012311232123312341235123612371238123912401241124212431244124512461247124812491250125112521253125412551256125712581259126012611262126312641265126612671268126912701271127212731274127512761277127812791280128112821283128412851286128712881289129012911292129312941295129612971298129913001

**STUDY TOOLS**

ADDITION HAS 44 LOTS IN 8 BLOCKS AND 4 RESERVES  
ALL CONTAINED IN 44.11 ACRES MORE OR LESS



**LOCATION MAP**  
SCALE: 1"=2000'

**OWNER/DEVELOPER:**  
86TH PROPERTIES LLC  
3420 N. PLAINVIEW AVE.  
FAYETTEVILLE, AR 72703  
PHONE: (918) 342-0840  
EMAIL: biggreen347@msn.com

**ENGINEER:** KELLOGG ENGINEERING, INC.  
6755 SOUTH 4060 ROAD  
TALALA, OKLAHOMA 74080  
PHONE: (918) 275-4080  
FAX: (918) 275-7171  
EMAIL: [kellloggengineering@telcel.com](mailto:kellloggengineering@telcel.com)  
CERT. OF AUTHORIZATION NO. 27988  
RENEWAL DATE: JUNE 30, 2017

**SURVEYOR:**  
BENCHMARK SURVEYING  
AND LAND SERVICES, INC.  
P.O. BOX 1078  
OWASSO, OKLAHOMA 74055  
PHONE: (918) 274-9081  
FAX: (918) 274-0807  
EMAIL: benchmark@attasok.com  
CERT. OF AUTHORIZATION NO. 2233  
RENEWAL DATE: JUNE 30, 2018

CURVE NO.	L	R	C	CN	Q
1	157.55	170.00	5.7417417	105.55	38.4717

**NOTE:**  
ALL CONSTRUCTION SHALL BE IN ACCORDANCE  
WITH DETAILS PROVIDED IN THE CONSTRUCTION  
PLAN, WITH THE TULSA COUNTY STANDARDS AND  
SPECIFICATIONS, AND WITH THE O.D.O.T. STANDARDS.

NOTE: ALL WATER LINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH DETAILS PROVIDED IN THE CONSTRUCTION PLANS & WITH THE BIDDING AND ITS STANDARD DETAILS AND SPECIFICATIONS.

**NOTE:**  
ALL PATIENTS AND SURGEONS MUST BE  
IN ACCORDANCE WITH THE GEORGEAN  
REGISTRATION

**NOTE:**  
ALL CURVES UNDER READING SHALL  
BE RIGID SMOOTH STEEL PIPE HAVING  
A MINIMUM OF 1/4" WALL THICKNESS.

NOTE:  
ALL UTILITY ROAD ORDINANCES SHALL BE DATED BY THE  
UTILITY ROAD TYPE "A" AGGREGATE FROM TOP OF PAVEMENT  
TO THE BASE OF FILLING FOR HONORS COUNTY STATE  
ROADS AND INTERCHANGES.

**118 RINGO TAO**  
 (708) 427-2011  
 TAO'S BARBERSHOP  
 118 RINGO TAO  
 118 RINGO TAO

CONCEPTUAL PLAN  
SHERIDAN CROSSING PHASE IV  
MARCH 22, 2017  
SHEET 1 of 2

SHEET 1 of 2

[illegible]

GENERAL NOTES:

1. POTABLE WATER SHALL BE PURCHASED FROM RURAL WATER SERVICE NO.3, WASHINGTON COUNTY.
2. SANITARY SEWER DISPOSAL SERVICE SHALL BE PROVIDED BY INDIVIDUAL ON-LOT INDIVIDUAL SEWER DISPOSAL SYSTEMS. NO OTHER SEWER DISPOSAL SYSTEMS SHALL BE INSTALLED OR USED EXCEPT THOSE SYSTEMS THAT ARE APPROVED BY THE WASHINGTON COUNTY HEALTH AND REGULATIONS SET FORTH BY THE DELAWARE DEPARTMENT OF ENVIRONMENT, QUALITY AND NATURAL RESOURCES. APPROVED MANHOLE SET-OUT INTERFERENCE FACILITY

**BENCHMARK:**  
TOP OF FOUND BRASS CAP AT THE SW  
CORNER OF SECTION 21, T-21-N, R-13-E.  
DATE: NOV 28 ELEVATION = 688.80

30.7







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** CPA-60  
**Comprehensive Plan Amendment**  
**(related to Z-7380)**

**Hearing Date:** May 3, 2017

**Case Report Prepared by:**

Amy Ulmer

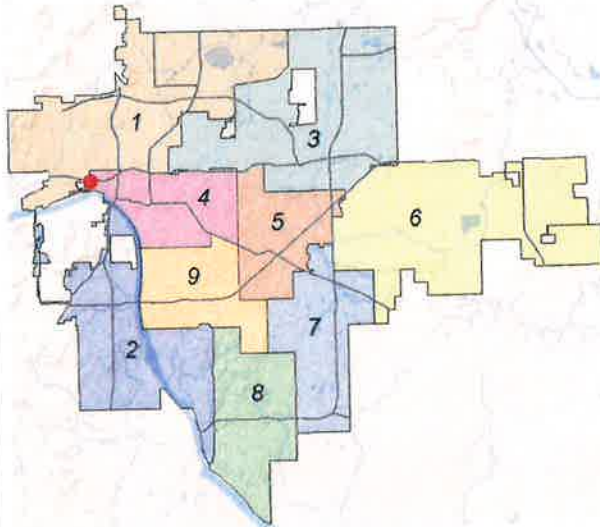
**Owner and Applicant Information:**

Applicant: April McConnell

Property Owners: same

**Location Map:**

**(shown with City Council Districts)**



**Applicant Proposal:**

Land Use Map change from **Existing Neighborhood** to **Employment**

Existing Use: Vacant, Warehouse

Proposed Use: Commercial

Tract Size: 1.62 ± acres

Location: Northeast corner of West Admiral  
Boulevard & North Gilcrease Museum Road

**Staff Recommendation:**

Staff recommends **approval** of the  
*Employment* designation.

**Comprehensive Plan:**

Land Use Map:

Existing: *Existing Neighborhood*

Proposed: *Employment*

Stability and Growth Map:

Existing: *Area of Growth*

**Zoning:**

Existing Zoning: RS-3

Proposed Zoning: CS/RS-3

**City Council District: 4**

*Councilor Name:* Blake Ewing

**County Commission District: 2**

*Commissioner Name:* Karen Keith

**TMAPC Staff Report**

05.03.17

Comprehensive Plan Land Use Map Amendment Request  
Northeast Corner of West Admiral Boulevard & South Gilcrease Museum Road

31.1  
1

## COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REQUEST

NE/c of W Admiral Blvd and N Gilcrease Museum Rd (CPA-60)

### I. PROPERTY INFORMATION AND LAND USE REQUEST

<b>Existing Land Use:</b> <i>Existing Neighborhood</i> <b>Existing Stability and Growth designation:</b> <i>Area of Growth</i>
<b>Proposed Land Use:</b> <i>Employment</i>
<b>Location:</b> NE/c of W Admiral Blvd and N Gilcrease Museum Rd
<b>Size:</b> 1.62 $\pm$ acres

#### A. Background

The land use assigned for this area at the time of adoption of the 2010 Tulsa Comprehensive Plan is *Employment*, with a Stability and Growth Map designation of *Area of Growth*. The currently undeveloped subject area is west of Downtown Tulsa, within the boundary of the Charles Page Boulevard Area Neighborhood Revitalization Plan. This small area plan was adopted in 1996, to assist and progress the revitalization of this area. The small area plan attempts to increase equitable employment opportunities and create a built-environment that combats declining population trends.

The eleven (11) parcels subject to the amendment application are located south of Highway 412, on the east side of North Gilcrease Museum Road. The surrounding area contains a mixture of uses including vacant residential lots to the east; large IM zoned lots to the south; and the Katy Jogging Trail directly to the north of the subject site. The applicant has submitted this proposed Comprehensive Plan amendment and a concurrent rezoning application (Z-7380) to permit a vehicle restoration and maintenance commercial use. The rezoning application applies to one of the eleven lots owned by the applicant. While reviewing the rezoning application, staff found it appropriate to evaluate the land use designation of all eleven (11) parcels and the possibility of changing them to *Employment* through an amendment to the Comprehensive plan.

**B. Existing Land Use and Growth Designations (Tulsa Comprehensive Plan and Charles Page Boulevard Area Neighborhood Revitalization Plan )**

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

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

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

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

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

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

The applicant is proposing an *Employment* land use designation on the subject site.

*“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.”*

### D. Zoning and Surrounding Uses:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Area of Growth	Existing Use
North	RS-3	N/A	N/A	Right-of-way/ Katy Jogging Trail
South	IM	<i>Employment</i>	<i>Area of Growth</i>	residential
East	RS-3	<i>Existing Neighborhood</i>	<i>Area of Growth</i>	Vacant
West	IM	<i>Existing Neighborhood</i>	Area of Stability	Veterinary Hospital

### E. Applicant's Justification:

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

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



2. How changes have impacted the subject site to warrant the proposed amendment;  
and;
3. How the proposed change will enhance the surrounding area and the City of Tulsa.

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

*"All the surrounding pieces of property are industrial, commercial, QT, Hotels, Restaurants, Veterinarian, City of Tulsa garage, Fire Department training center. And we are preparing the land for commercial issue at a later date. Right now we are cleaning up the land, trees, trash, and leveling. The lots are too small to build a subdivision, and land is not laid out to build houses. The utilities have not been ran to the property as far as water and sewer, it should not be purposed for residential at all. I would appreciate if the city would make the comprehensive plan no longer residential".*

#### **F. Staff Summary:**

To accommodate a vehicle restoration and maintenance commercial use the applicant is proposing to expand the *Employment* into an *Existing Neighborhood* as designated by the Comprehensive Plan. However, there are no residences in this area and it does not meet the definition of *Existing Neighborhood* as defined in the Comprehensive Plan. The rezoning application (Z-7380) applies to one of the eleven lots owned by the applicant. While reviewing the rezoning application, staff found it appropriate to evaluate the land use designation for all surrounding tracts owned by the applicant. This is a unique situation in which the subject lots and surrounding areas to the east and west are designated *Existing Neighborhood* and *Area of Growth* when the Comprehensive Plan was adopted in 2010. *Existing Neighborhood* designations are typical coupled with *Areas of Stability*. The planning area immediately to the south and southwest are designated *Employment* and an *Area of Growth*.

The Board of Adjustment approved a variance to allow a storage building as the principal use of a RS-3 zoned lot to the parcel directly to the east of the rezoning application subject site under the previous Zoning Code. The right-of-way that separates the subject area was never developed. According to the applicant, they plan to vacate the right-of-way and prepare the land to be developed for commercial use at a later date.

A few important factors warrant consideration of a Comprehensive Plan amendment in the subject area. The subject lots are in close proximity to large industrial and commercial uses. The property to the west, across North Gilcrease Museum Road, is an IM zoned veterinary hospital with an *Existing Neighborhood* land designation. The IM zoned residential property to the south is currently for sale and will likely redevelop

with industrial type uses. As stated by the Comprehensive Plan, common traits of an *Area of Growth* 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”. An expansion of the *Employment* land use designation onto these lots would eliminate inconsistencies with the *Area of Growth* map designation.

The City of Tulsa Planning and Development Department has provided planning comments and considerations that are attached to the end of this staff report. There is always a concern that new commercial development will create a significant increase in traffic for the surrounding residential properties. The surrounding terrain varies from rolling to significantly steep. The terrain buffers the site from the existing residences to the east as there is no right-of-way access directly from the neighborhood to the site.

#### **STAFF RECOMMENDATION**

- Staff recommends approval of the *Employment* land use designations as submitted by the applicant.

### CPA-60 Application/Request

Located generally at northeast corner of Gilcrease Museum Rd. and W. Admiral Blvd.

#### - Planning Comments and Considerations -

April 4, 2017

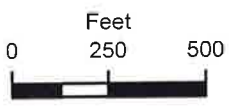
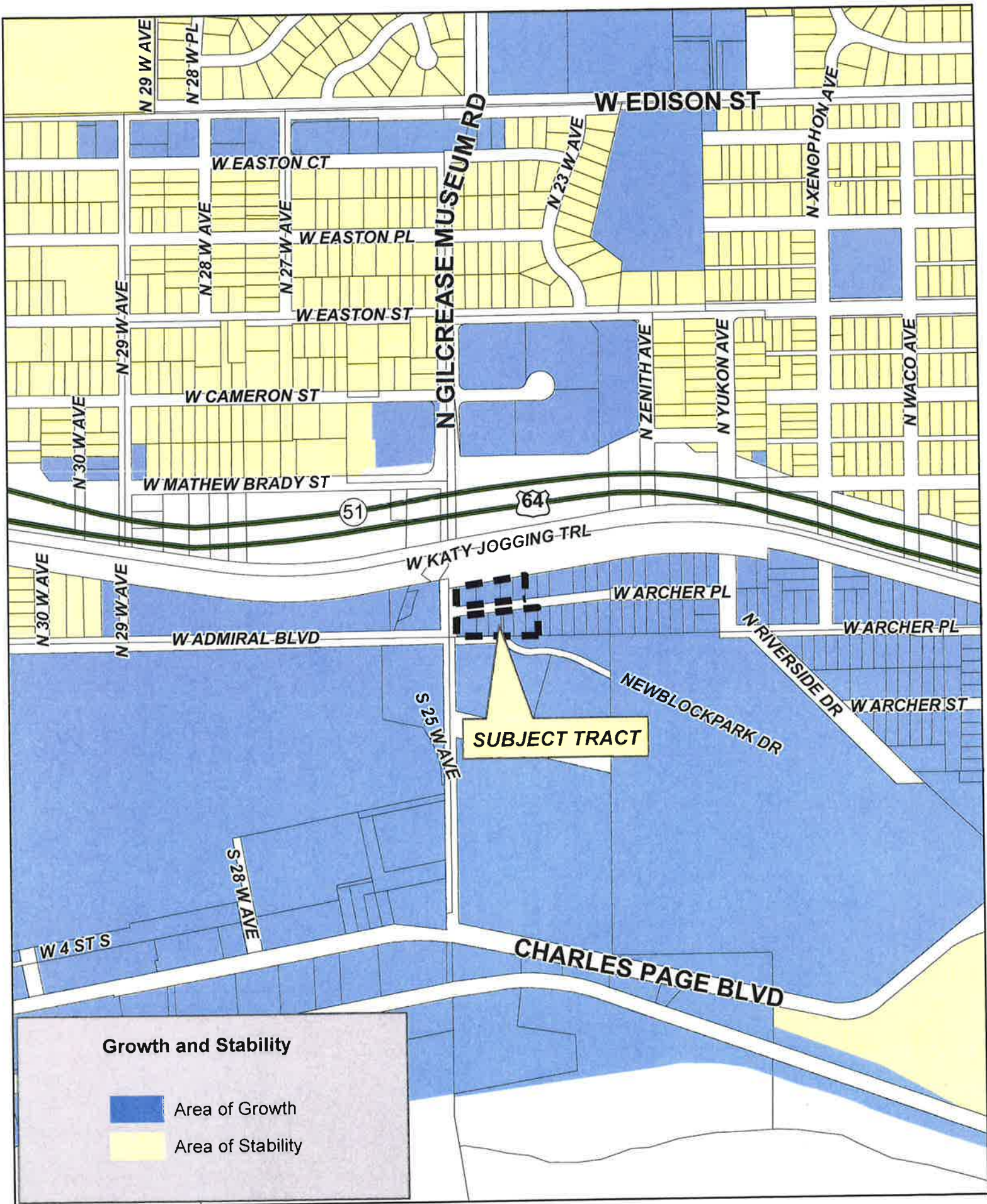
Proposal is to amend the Tulsa Comprehensive Plan Land Use component from a Residential Neighborhood use to an Employment use designation.

#### Comments and Considerations:

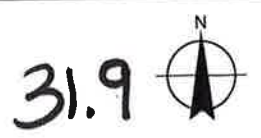
- Currently the area is undeveloped portion of the New Irving Place 2<sup>nd</sup> Addition. To the east of the subject is residential development along W. Archer Street east of Gilcrease Museum Rd. W. Archer Pl. right-of-way divides the subject site.
- Site varies from rolling to significantly steep terrain. As such, the majority of the subject property is not typically conducive to most business or industrial uses locating in Employment areas. The primary Employment use located in this area is City of Tulsa properties located to the south of the subject property.
- A steeply sloped area drains is located in the center of the site and another sloped area further east essentially separates the site from the existing residential development east on W. Archer Place. The eastern stream is depicted as being in the 100-Year Flood plain.
- Existing access to the property is from a drive extending north from Admiral Blvd. parallel to Gilcrease Museum Rd.
- City utilities which are located on/adjacent the subject property include:
  - 2" water line in Archer Street r.o.w; 12" water line of east side of Gilcrease Museum Road and
  - an 8" wastewater line extending along the Archer St. r.o.w.
- The request appears to be an acceptable amendment to the Comprehensive Plan for this area and business through traffic/access to the site is not permitted through the Residential Neighborhood to the east.







CPA-60  
19-12 03







Feet

0 250 500

Subject  
Tract**CPA-60**

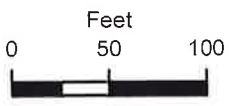
19-12 03

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

**Aerial Photo Date: February 2016**

<sup>6</sup> 31.10





Subject  
Tract

**CPA-60**

19-12 03

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

Aerial Photo Date: February 2016

31.11











Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7380  
(Related to CPA-60)

**Hearing Date:** May 3, 2017

**Case Report Prepared by:**

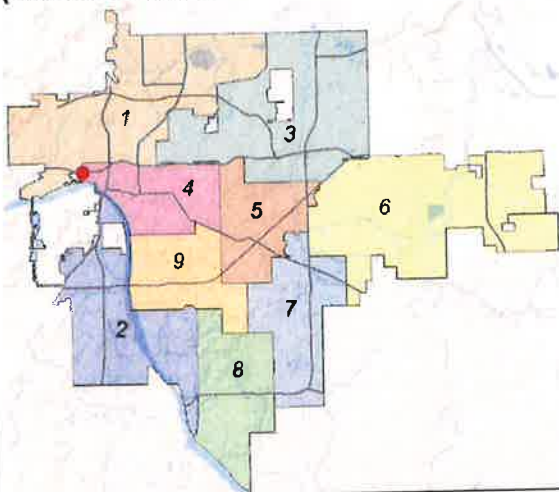
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* April McConnell

*Property Owner:* Same

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Vehicle and customization and repair shop

*Concept summary:*

*Tract Size:* 0.15 ± acres

6560.16 ± sq. ft

*Location:* Northeast corner of W. Admiral Blvd. and S. Gilcrease Museum Rd.

**Zoning:**

*Existing Zoning:* RS-3

*Proposed Zoning:* CS

**Comprehensive Plan:**

*Existing Land Use Map:* Existing Neighborhood

*Proposed Land Use Map:* Employment

*Stability and Growth Map:* Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9203

CZM: 36

Atlas: 70

**City Council District:** 4

*Councilor Name:* Blake Ewing

**County Commission District:** 2

*Commissioner Name:* Karen Keith

## SECTION I: Z-7380

**DEVELOPMENT CONCEPT:** The applicant owns several lots surrounding this site which was originally platted as a single family residential area in the 1920's however the street and utility infrastructure was never installed. Site development as a residential area is unlikely due to access limitations and severe terrain considerations. The applicant has submitted a concurrent comprehensive plan revision (CPA-60) requesting a change from Existing Neighborhood to Employment land use designation on all lots under her ownership in the area with anticipation of future development similar to the property south of her site.

### EXHIBITS:

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

### **DETAILED STAFF RECOMMENDATION:**

Z-7380 requesting CS zoning is consistent with the Employment land use designation of the Tulsa Comprehensive Plan and;

Z-7380 is consistent with the expected development pattern of the surrounding area and;

The anticipated development allowed in a CS zoning district is non injurious to the proximate properties therefore;

**Staff recommends Approval of Z-7380 to rezone property from RS-3 to CS.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The current Land Use designation for the subject lot is Existing Neighborhood. Proposed Comprehensive Plan amendment CPA-60, if approved, would change the Land Use designation to Employment.*

### Land Use Vision:

*Existing 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.

32.2

## Proposed Land Use as associated with CPA-60: 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 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:* South Gilcrease Museum Road is a Secondary Arterial

*Trail System Master Plan Considerations:* The site is adjacent to the Newblock Park Trail and within 300 feet of Katy Trail.

*Small Area Plan:* The site is located within the Charles Page Boulevard Small Area Plan

*Special District Considerations:* None

*Historic Preservation Overlay:* None

### DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary:* The site is currently vacant, forested land.

*Environmental Considerations:* The site is located within the Tulsa County 500 year flood plain.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
West Admiral Boulevard	None	None	2
South Gilcrease Museum Road	Secondary Arterial	100 Feet	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	RS-3	Existing Neighborhood	Growth	Vacant
South	IM	Employment	Growth	Single-Family
East	RS-3	Existing Neighborhood	Growth	Storage
West	IM	Existing Neighborhood	Growth	Vacant/Veterinary Hospital

**SECTION III: Relevant Zoning History**

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

***Subject Property:***

*No relevant history.*

***Surrounding Property:***

**BOA-16463 October 26, 1993:** The Board of Adjustment **approved** a *Special Exception* to permit and expansion of the existing juvenile detention center (Use Unit 2); per plan, finding that the use is existing, on property located at 315 S. Gilcrease Museum Rd. and south across drainage ditch from subject property.

**BOA-13475 February 21, 1985:** The Board of Adjustment **approved** a *Special Exception* to allow a veterinary hospital in an IM district; a *Variance* of the frontage requirement and of the 100 ft. setback from the centerline of 25<sup>th</sup> W. Ave. to 65 ft., finding that the topography and size of the lot inflict an unnecessary hardship; and a *Variance* to permit off-site parking, subject to the applicant acquiring and maintaining a lease with MD&T Railroad for the parking lot adjacent to the subject tract (if lease is lost the applicant must provide parking on site), on property located on the northeast corner of Admiral Blvd. and N. 25<sup>th</sup> W. Ave.

**BOA-13028 March 22, 1984:** The Board of Adjustment **approved** a *Use Variance* to permit a storage building as the principal use on an RS-3 zoned lot; a *Variance* of the required setback from the centerline of Archer Pl. from 50 ft. to 45 ft.; and a *Variance* of the screening requirement to permit a

33.4

REVISED 4/26/2017



chain link fence in an RS-3 district to permit a storage building, per plot plan, on property located at the southeast corner of S. 25<sup>th</sup> W. Ave. and Archer Pl. and abutting east of subject property.

4/5/2017 1:30 PM



## LEGEND

Tulsa Corporate Limits

Z-7380

19-12 03

32.4





Feet

0 200 400



Subject  
Tract

**Z-7380**

19-12 03

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

*Aerial Photo Date: February 2016*



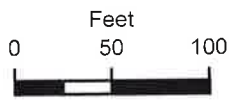
32.7



64

N GILCREASE MUSEUM RD

NEWBLOCKPARKDR



Subject  
Tract

**Z-7380**

19-12 03

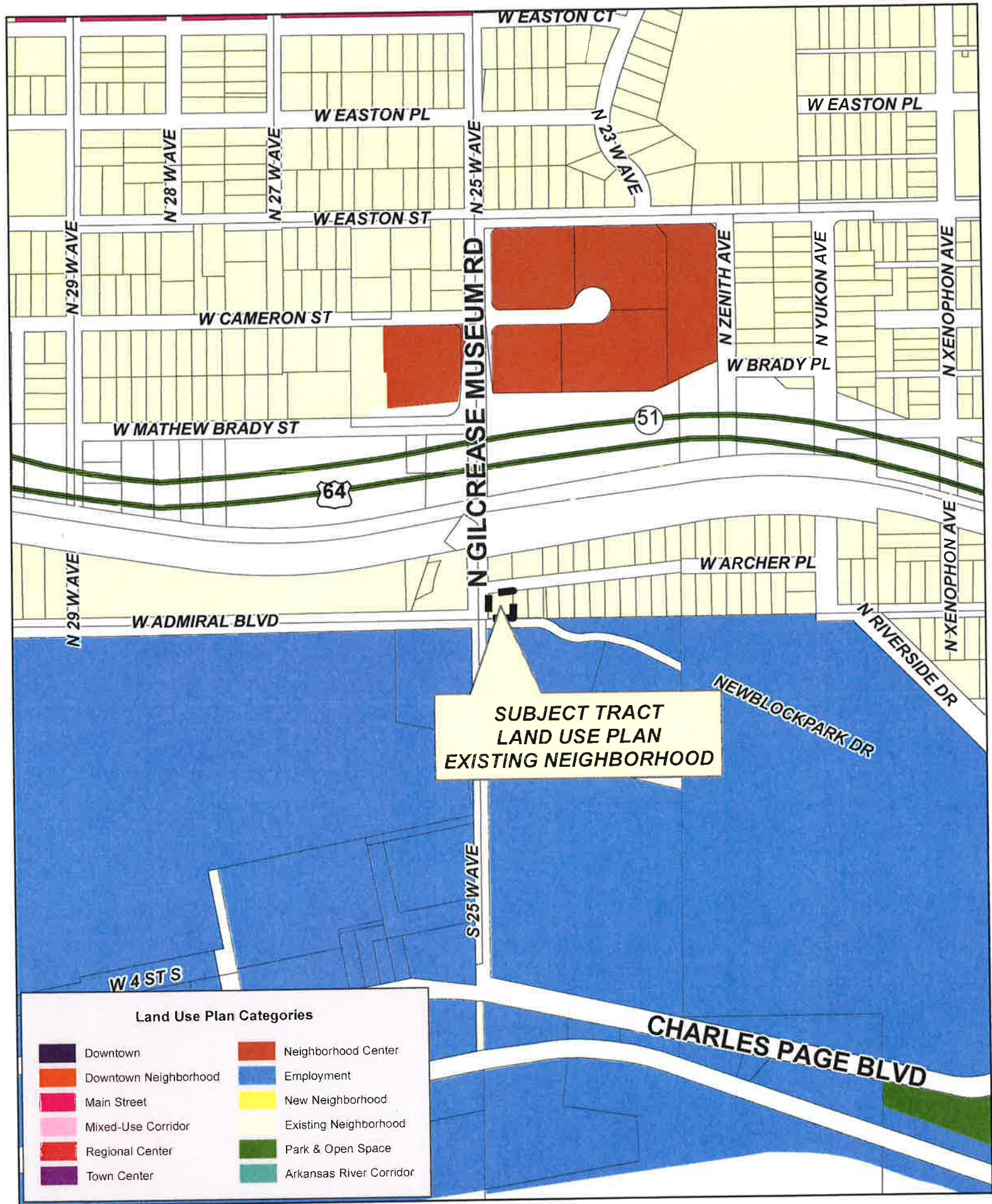
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Aerial Photo Date: February 2016

32.8





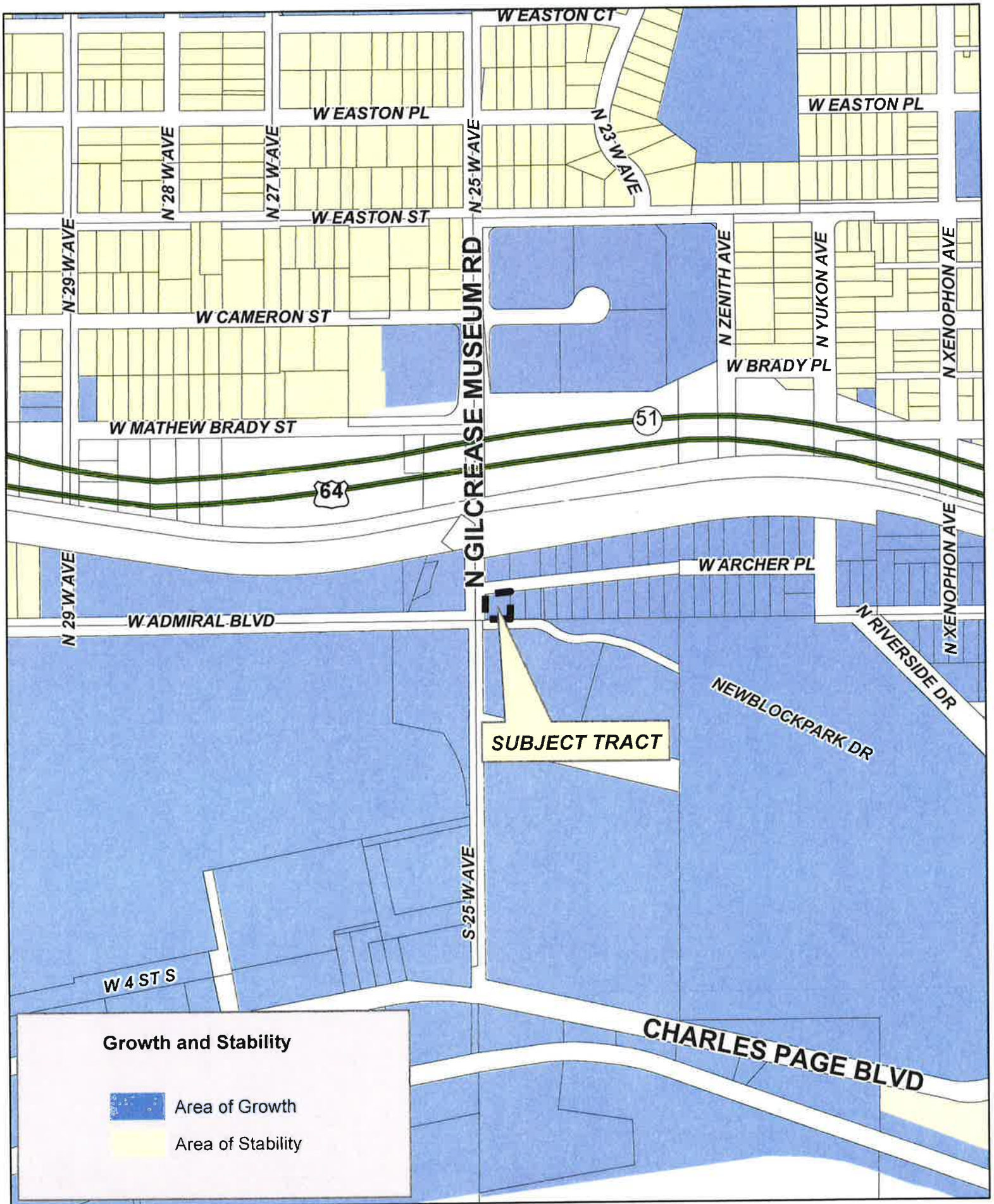


**Z-7380**

19-12 03







**Z-7380**

19-12 03

32.10



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** CZ-457

**Hearing Date:** May 3, 2017

**Case Report Prepared by:**

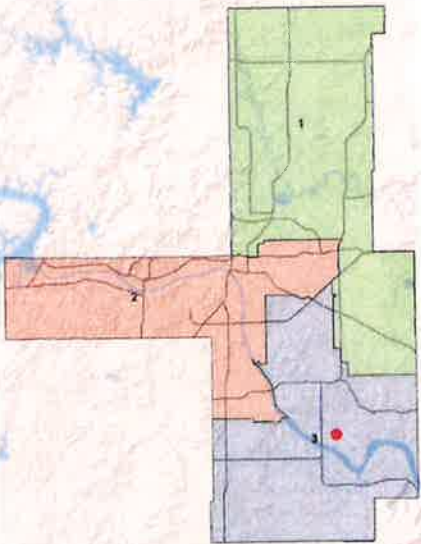
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Mingo Storage, LLC

*Property Owner:* MINGO STORAGE LLC

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



**Applicant Proposal:**

*Present Use:* Commercial

*Proposed Use:* mini-storage, commercial

*Concept summary:* Rezone from AG to CG to permit mini-storage facility.

*Tract Size:* 8.6 ± acres

*Location:* South of the southeast corner of S. Mingo Rd. and E. 131<sup>st</sup> St. S.

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* CG

**Comprehensive Plan:**

*Land Use Map:* N/A

*Stability and Growth Map:* N/A

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 7407

CZM: 63

Atlas: 0

**County Commission District:** 3

*Commissioner Name:* Ron Peters

## SECTION I: CZ-457

**DEVELOPMENT CONCEPT:** The applicant has requested CG zoning in order to permit a mini-storage facility.

### EXHIBITS:

INCOG Case map  
INCOG Aerial

### DETAILED STAFF RECOMMENDATION:

CZ-457 is non injurious to the existing proximate properties and;

CG zoning is consistent with the anticipated future development pattern of the surrounding property therefore;

**Staff recommends Approval of CZ-457 to rezone property from AG to CG.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

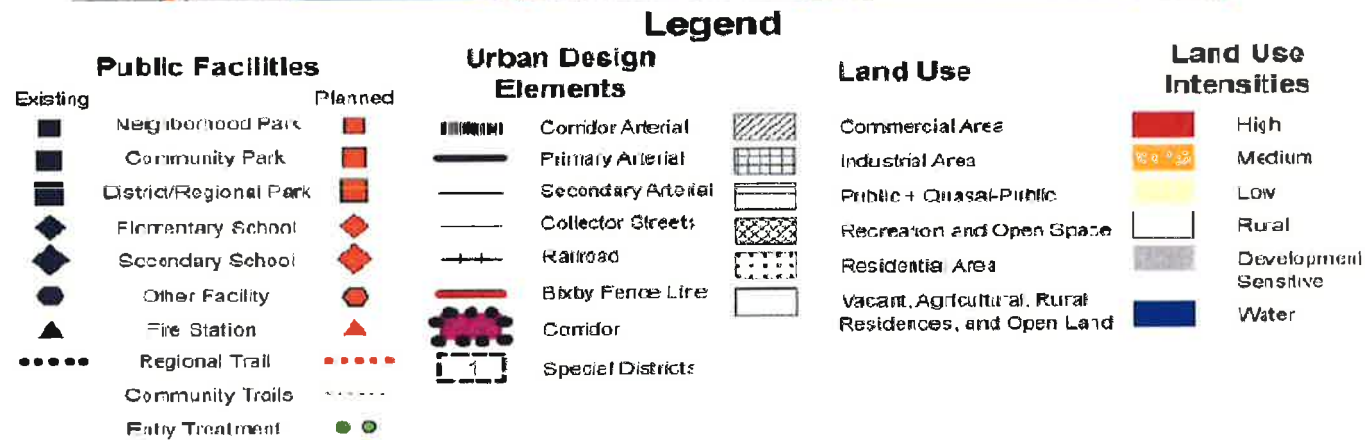
*Staff Summary: The site is located within the City of Bixby Comprehensive Plan Area and is designated as "Vacant, Agricultural, Rural Residences and Open Land" Land Use with a Low Intensity and Development Sensitive Land Use Intensities. See excerpt from City of Bixby Comprehensive Plan (Below). Development Sensitive Land Use generally indicates areas prone to flooding, have excessive slopes or require special consideration of public safety and health. It appears this site has been included due to the floodplain in the vicinity.*

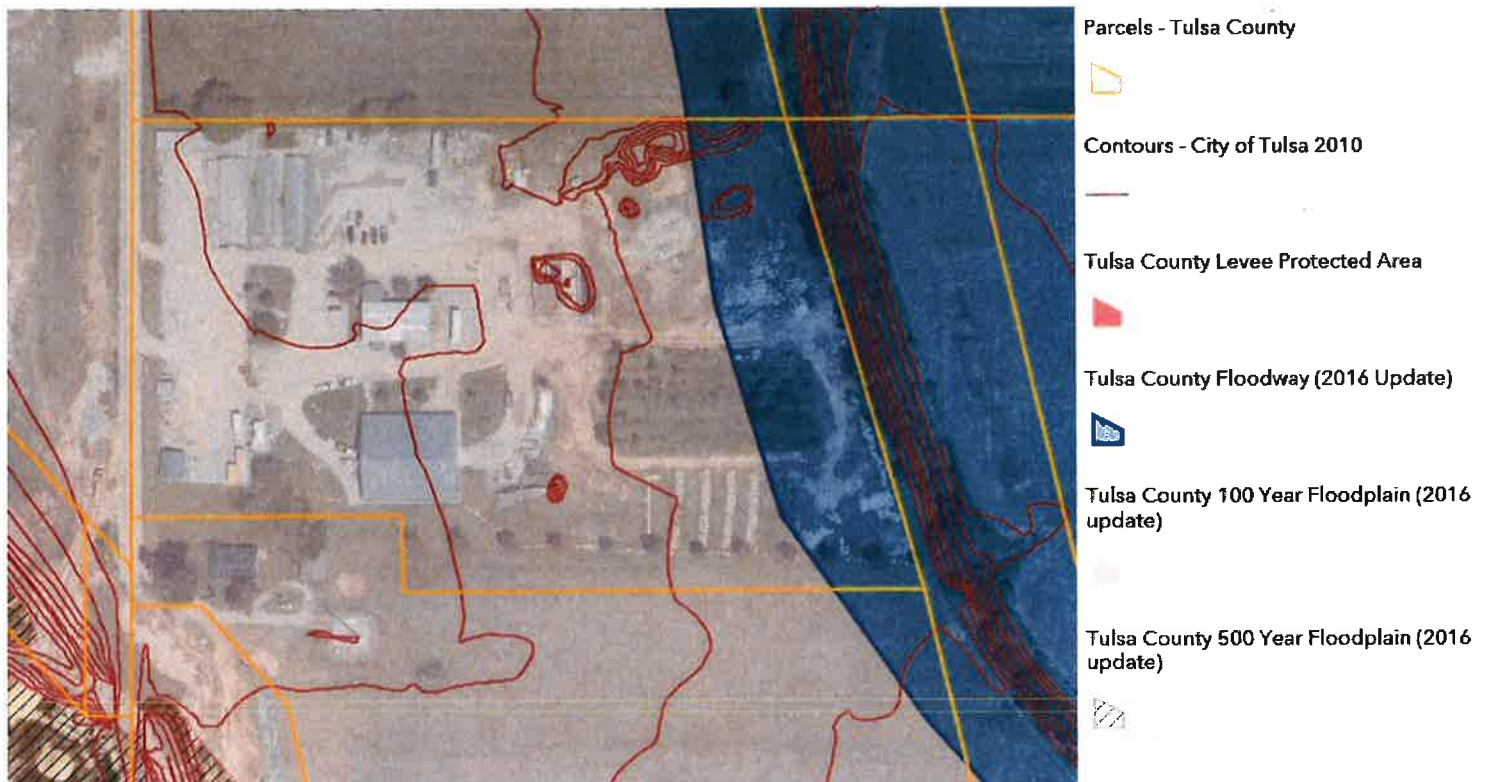
### Land Use Vision:

*Land Use Plan map designation: Vacant, Agricultural, Rural Residences and Open Land*

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







Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Mingo Road	Secondary Arterial	100 Feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	OL/FD	N/A	N/A	Vacant/Agricultural
South	AG	N/A	N/A	Vacant/Single-Family
East	AG	N/A	N/A	Vacant/Agricultural
West	CS	N/A	N/A	Vacant/Agricultural

### SECTION III: Relevant Zoning History

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

***Subject Property:***

**CBOA-2366 April 20, 2010:** The Board of Adjustment **approved** a *Use Variance* to permit and existing landscape business in an AG district, and a *Variance* of the paving material to permit gravel, per plan submitted, understanding that the landscape business is located in a flood plain, on property located at 13243 S. Mingo Rd. and also known as the subject property.

**CBOA-1486 February 20, 1997:** The Board of Adjustment **approved** a *Special Exception* to exceed the height limit of 60 ft. for a PCS telephone antenna supporting tower to allow 100 ft. subject to the tower location being setback 110% from the road, on property located at 13243 S. Mingo Rd. and also known as the subject property.

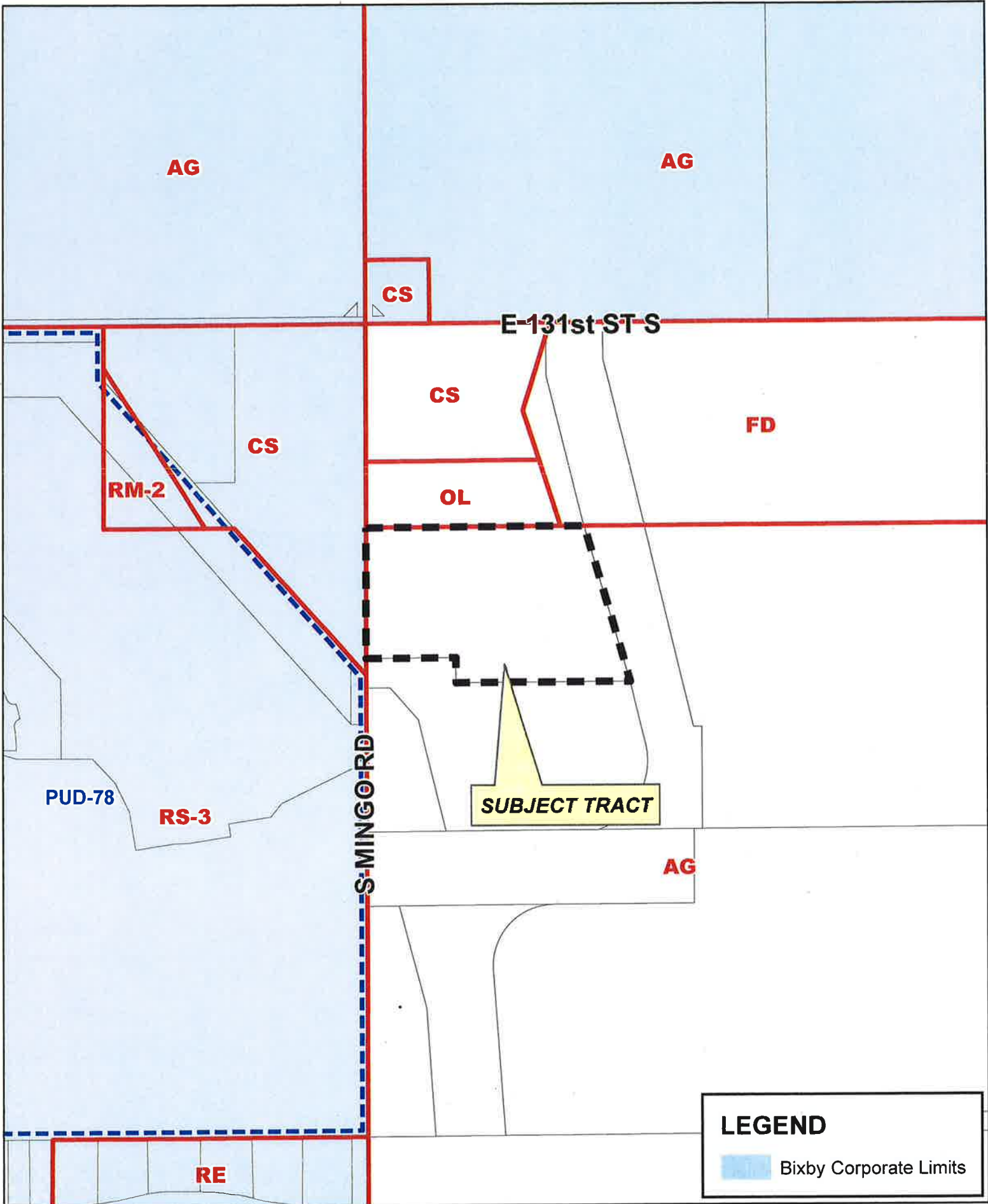
***Surrounding Property:***

**CZ-178 January 1990:** All concurred in **approval** of a request for *rezoning* an 8± acre tract of land from AG to FD (Floodway), for on property located east of the southeast corner of E. 131<sup>st</sup> St. and S. Mingo Rd. and abutting north of subject property.

**CZ-175 January 1990:** All concurred in **approval** of a request for *rezoning* a 83± acre tract of land from AG to RS/ RM-2/ RD/ OL/ and CS, except a portion of property to remain AG because it is in the floodplain, on property located on the southeast corner of E. 131<sup>st</sup> St. and S. Mingo Rd. and abutting north of subject property.

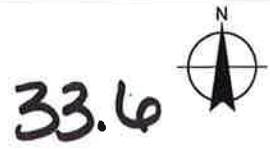
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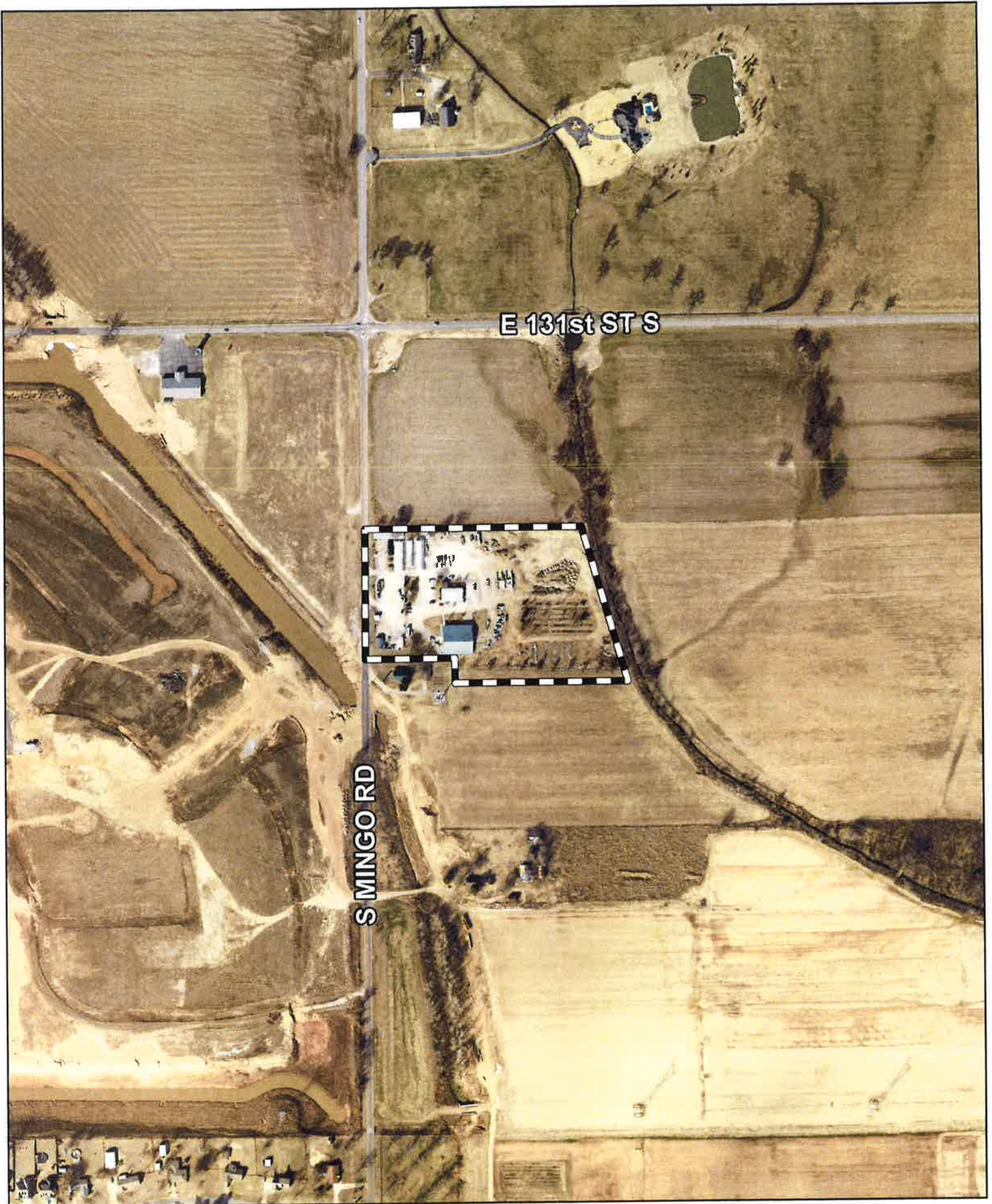


**CZ-457**

17-14 07







E 131st ST S

S MINGO RD



Subject  
Tract

**CZ-457**

17-14 07

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

Aerial Photo Date: February 2016



33.7







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7385

**Hearing Date:** May 3, 2017

**Case Report Prepared by:**

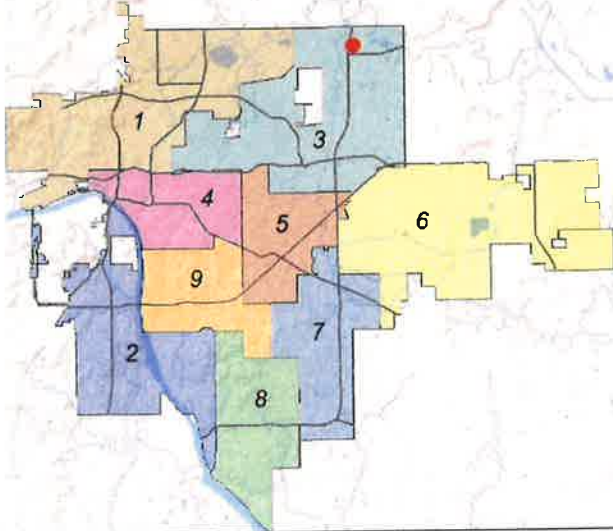
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Stephen Schuller

*Property Owner:* Greenhill Properties LLC

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Industrial

*Concept summary:* Surrounding property is zoned AG, IL and IM. The site is in a Regional Center and is anticipated to be developed similar to industrial areas south of Port Road.

*Tract Size:* 97 ± acres

*Location:* Northeast corner of E. 46<sup>th</sup> St. N. and Highway 169

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* IM

**Comprehensive Plan:**

*Land Use Map:* Regional Center

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 0408

CZM: 24

Atlas: 0/ 843

**City Council District:** 3

*Councilor Name:* David Patrick

**County Commission District:** 1

*Commissioner Name:* John Smaligo

34.1

## SECTION I: Z-7385

**DEVELOPMENT CONCEPT:** The 97 acre tract is surrounded by Highway 169 on the west and port road on the south. All property in the area is zoned AG, IL and IM. The site is in a Regional Center and is anticipated to be developed similar to industrial areas south of Port Road.

### **EXHIBITS:**

INCOG Case map

INCOG Aerial

Tulsa Comprehensive Plan Land Use Map

Tulsa Comprehensive Plan Areas of Stability and Growth Map

Applicant Exhibits:

None

### **DETAILED STAFF RECOMMENDATION:**

Z-7385 requesting IM zoning is consistent with the Regional Center land use designation of the Tulsa Comprehensive Plan and;

Z-7385 is consistent with the expected development pattern of the surrounding area and;

The anticipated development allowed in an IM zoning district is non injurious to the proximate properties therefore;

**Staff recommends Approval of Z-7385 to rezone property from AG to IM.**

## SECTION II: Supporting Documentation

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

***Staff Summary:** Z-7385 is included in Regional Center and an Area of Growth. The rezoning request will complement the vision identified.*

### **Land Use Vision:**

*Land Use Plan map designation:* Regional Center

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

*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

34.2

displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

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

Transportation Vision:

*Major Street and Highway Plan:* East 46<sup>th</sup> Street North 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 currently contains vacant agricultural land. East of this site is a large limestone quarry operation less than 1000 feet from the east property line. The excavation and crushing components will be a significant consideration for future development east of this property.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 46 <sup>th</sup> Street North	Primary Arterial	120 Feet	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	AG	Regional Center	Growth	Single-Family
South	AG/IM	Employment	Growth	Industrial
East	AG	Regional Center	Growth	Vacant
West	AG/IL	Employment	Growth	Vacant

34.3



### SECTION III: Relevant Zoning History

**ZONING ORDINANCE:** Ordinance number 11804 dated June 26, 1970, established zoning for the subject property.

***Subject Property:***

No relevant history.

***Surrounding Property:***

**Z-7203 May 2012:** All concurred in **approval** of a request for *rezoning* a 13± acre tract of land from AG/RMH to IM for aviation use, on property located south and east of the southeast corner of N. Mingo Rd. and E. 46<sup>th</sup> St. N., and west and south of subject property.

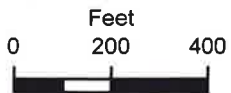
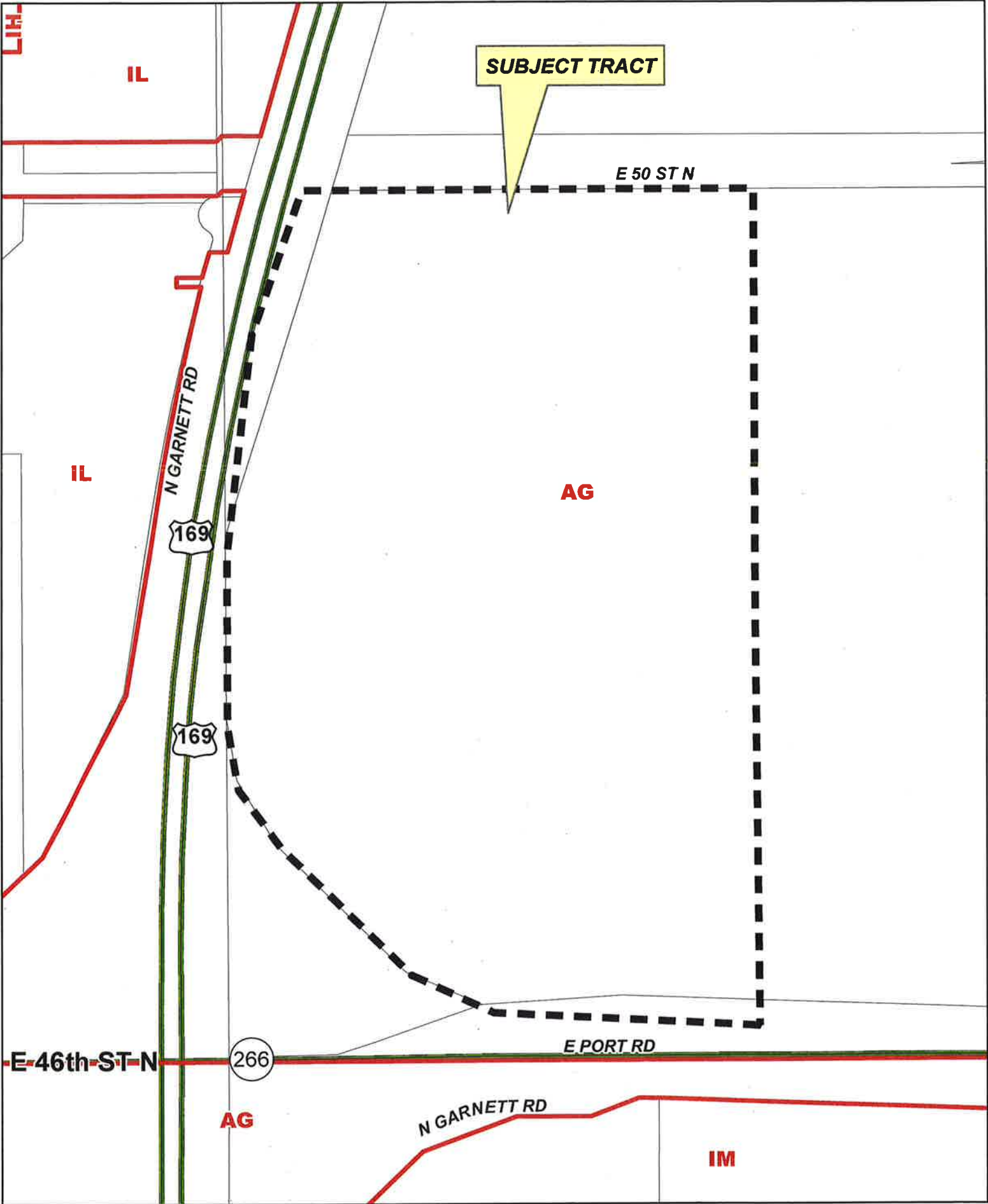
**Z-7197 May 2012:** All concurred in **approval** of a request for *rezoning* a 120± acre tract of land from RS-3 to IM for aviation use, on property located south of southeast corner of S. Mingo Rd. and E. 46<sup>th</sup> St. N., and west and south of subject property.

**Z-7196 May 2012:** All concurred in **approval** of a request for *rezoning* a 36± acre tract of land from AG to IM for aviation use, on property located west of the northwest corner of E. 36<sup>th</sup> St. N. and Highway 169, and west and south of subject property.

**BOA-20800 January 27, 2009:** The Board of Adjustment **approved** a *Special Exception* to permit a rock quarry (Use Unit 24) in an AG district, subject to the conditions submitted, including narrative and use conditions, as from Case No. 19674 on 9/23/03, subject to the differences in the changes in setbacks according to new requirements, on property located northwest of northwest corner of E. 46<sup>th</sup> St. N. and N. 129<sup>th</sup> E. Ave. and abutting the subject property to the east.

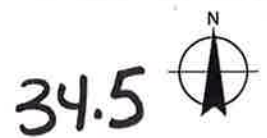
**BOA-19674 September 23, 2003:** The Board of Adjustment **approved** a *Special Exception* to permit within an 80 acre tract in the IH and AG zoning districts the mining, quarrying and extraction of stone, sand and gravel including processing, crushing, washing, sale and loading of crushed rock, sand and gravel for utilization off the premises, to include all conditions in applicant's Exhibit A: 1) the quarry shall be operated in accord with the following: a) The Oklahoma Department of Mines, Non-Coal Mining Rules and Regulations and permits thereunder; b) the Oklahoma Department of Environmental Quality Rules and Regulations and permits thereunder; c) the federal Mining Safety and Health Act (MSHA) which establishes safety regulations for quarry operations; d) all applicable ordinances and regulation of the City of Tulsa and the City-County Health Department; 2) the quarry walls shall be setback a minimum distance from the property boundaries as follows: a) 50 ft. from the northern right-of-way line of E. 46<sup>th</sup> St. N. b) 400 ft. from the centerline of the southernmost City of Tulsa Spavinaw water flow line; c) 10 ft. from the west property line; d) 0 ft. from the east property line; 3) No fly-rock from the quarry shall be permitted; the conditions in Title 460:10-31-8 Chapter 10 of the Department of Mines Non-Commercial Rules and Regulations as follows: (attached); located on E. 46<sup>th</sup> St. N. approximately ½ mile east of N. Garnett Rd., and east of the subject property.

**Z-6837 October 2001:** All concurred in **approval** of a request for *rezoning* a 155± acre tract of land from AG to IM and IH, for industrial use, on property located at the southeast corner of E. 46<sup>th</sup> St. N. and Highway 169 and abutting south, across E. 46<sup>th</sup> St. N., of subject property.

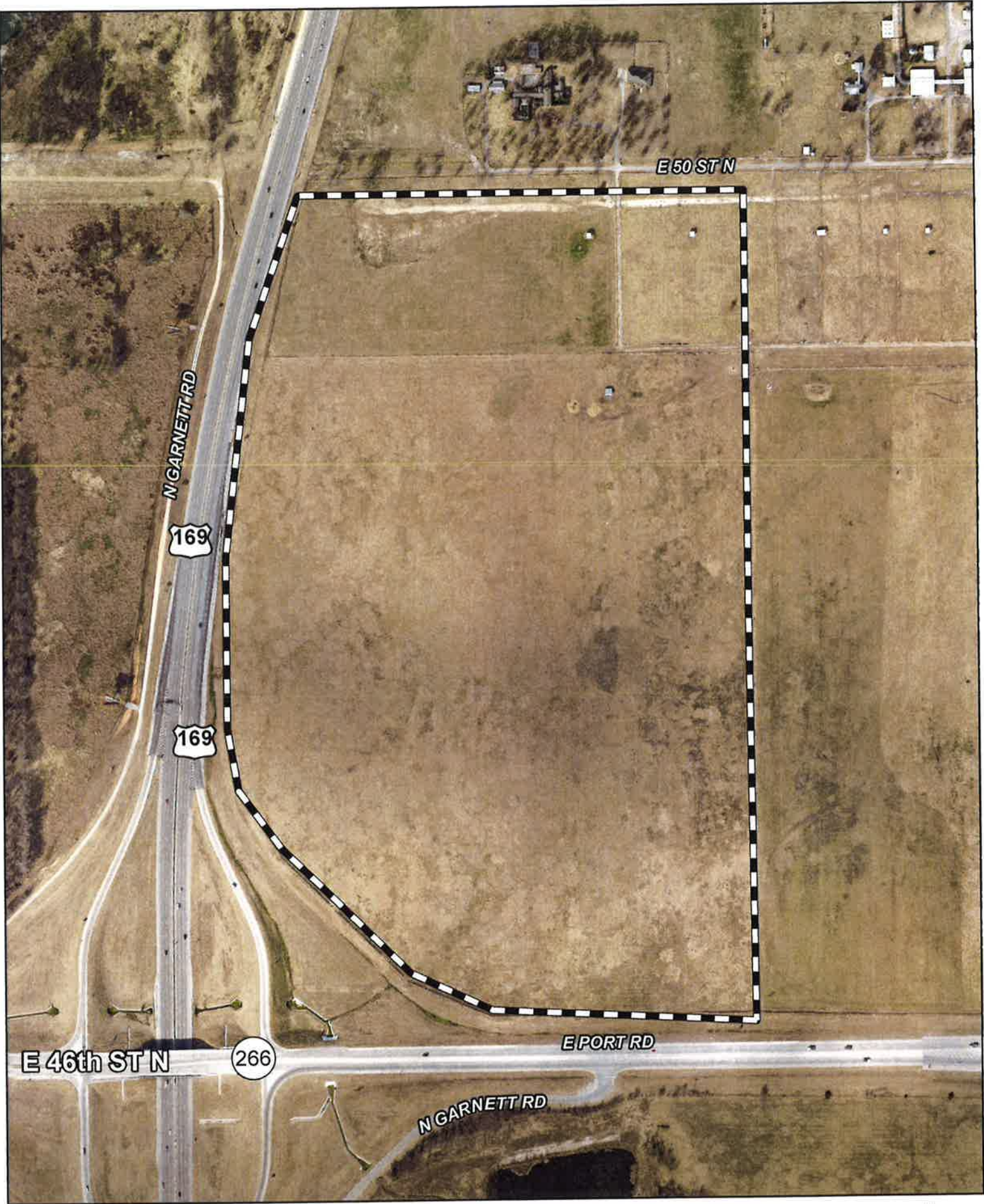


**Z-7385**

20-14 08







0 200 400  
Feet



Subject  
Tract

**Z-7385**

20-14 08

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

Aerial Photo Date: February 2016



34.6



SUBJECT TRACT  
LAND USE PLAN  
REGIONAL CENTER

E 50 ST N

N GARNETT RD

169

169

Land Use Plan Categories

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

E PORT RD

266

E 46th ST N

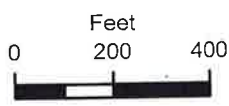
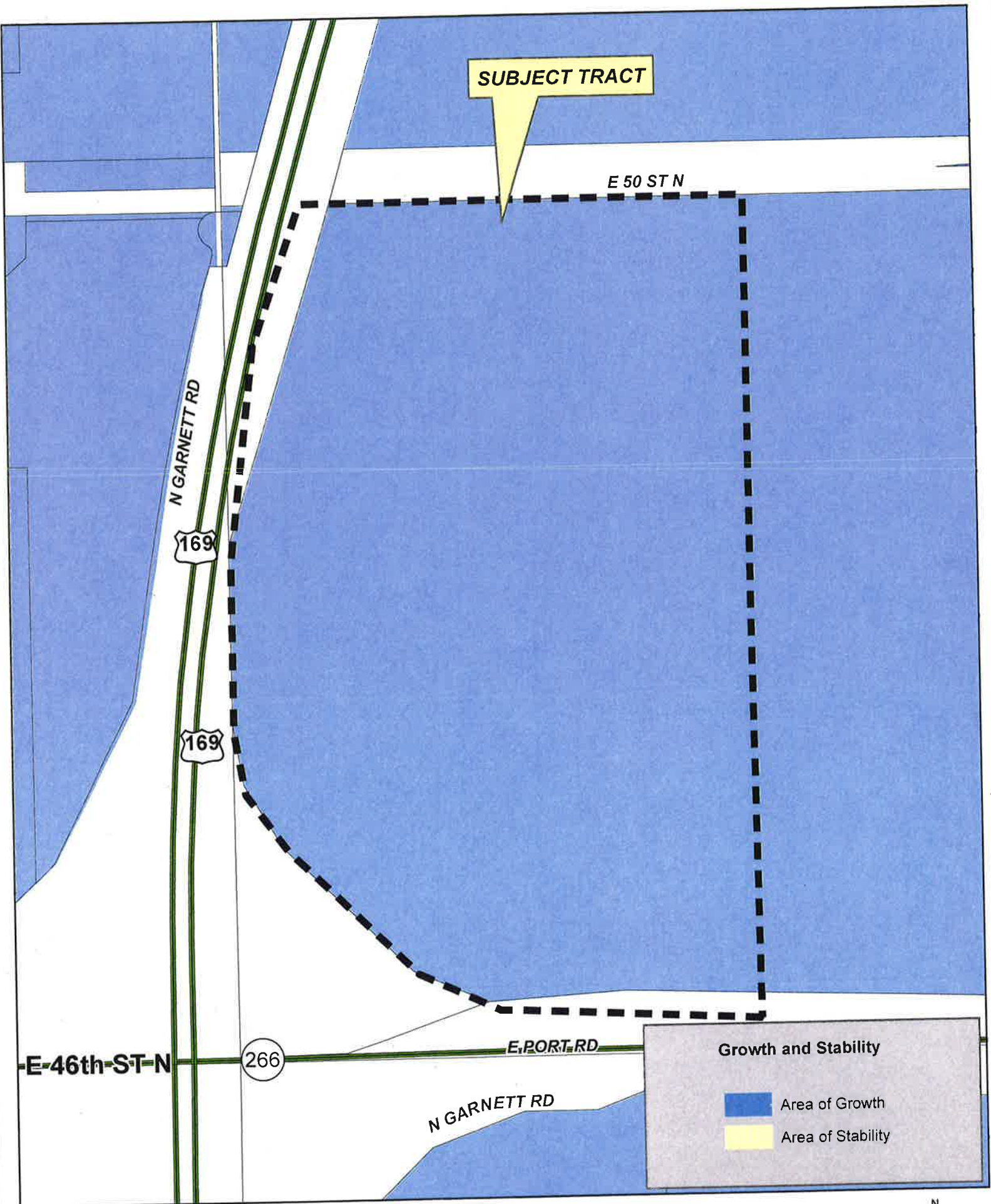
N GARNETT RD



Z-7385

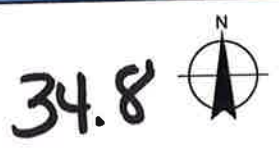
20-14 08





**Z-7385**

20-14 08







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7386

**Hearing Date:** May 3, 2017

**Case Report Prepared by:**

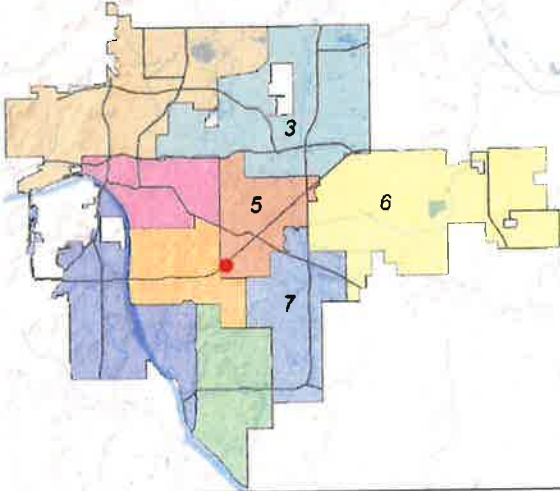
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Stuart Van De Wiele

*Property Owner:* FAVESTMENTS LLC

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Self-storage

*Concept summary:* CH zoning required for required for the multi story climate controlled self storage facility being proposed for the site.

*Tract Size:* 1.43 ± acres

*Location:* 5154 E. Skelly Dr. S.

**Zoning:**

*Existing Zoning:* CG

*Proposed Zoning:* CH

**Comprehensive Plan:**

*Land Use Map:* Town Center

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval**

**Staff Data:**

TRS: 9327

CZM: 48

Atlas: 384

**City Council District:** 5

*Councilor Name:* Karen Gilbert

**County Commission District:** 3

*Commissioner Name:* Ron Peters

35.1



## SECTION I: Z-7386

**DEVELOPMENT CONCEPT:** The small site needs to be developed vertically. CH zoning does not have a height or floor area limitations. Development size is only limited by the number of required parking spaces.

### 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 included

### **DETAILED STAFF RECOMMENDATION:**

Z-7386 requesting CH zoning is consistent with the land use vision of the comprehensive plan and, Uses permitted by right in the CH zoning are considered non injurious to the surrounding property and, CH zoning is primarily intended to accommodate high intensity commercial and related uses primarily in the core area of the City and encourage use of properties and existing buildings along older commercial corridors therefore,

**Staff recommends Approval of Z-7386 to rezone property from CG to CH.**

## **SECTION II: Supporting Documentation**

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: CH zoning is consistent with the multi story vision supported in the Town Center Land Use designation and is adjacent to a multi story office building. The proposed self storage facility is a service use adjacent to I-44 and is not necessarily a use that is part of a pedestrian oriented center recognized in the Town Center land use designation. The storage facility is compatible with the automobile oriented development surrounding the property.*

### Land Use Vision:

*Land Use Plan map designation: Town Center*

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

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

The purpose of an Area of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be 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 Skelly Drive and East 46<sup>th</sup> Street South are both Residential Collectors

*Trail System Master Plan Considerations:* East Skelly Drive and East 46<sup>th</sup> Street South are both part of the Tulsa North /South Linkage on-street trails system.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary:* The site previously contained a commercial use, however the structure has been removed. Parking area paving for the previous use remains on site as well as an existing billboard.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Skelly Drive	Residential Collector	60 Feet	2
East 46 <sup>th</sup> Street South	Residential Collector	60 Feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use</u>	<u>Area of Stability</u>	<u>Existing Use</u>
-----------------	------------------------	--------------------------	--------------------------	---------------------

		<b>Designation</b>	<b>or Growth</b>	
North	RS-2	N/A (I-44)	N/A (I-44)	I-44
South	OMH/SR	Town Center	Growth	Office/Church
East	CG/SR/OMH	Town Center	Growth	Bank/Church
West	RS-2/OMH	Town Center	Growth	Office/I-44

### SECTION III: Relevant Zoning History

**ZONING ORDINANCE:** Ordinance number 12926 dated August 29, 1973, established zoning for the subject property.

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

**BOA-21058 April 13, 2010:** The Board of Adjustment **accepted** a *Verification of the spacing* requirement for an outdoor advertising sign of 1,200 ft. from another outdoor advertising sign on the same side of the highway (Section 1221.F.2) and a *Verification of the spacing* requirement for a digital outdoor advertising sign of 1,200 ft. from any other digital outdoor advertising sign facing the same traveled way, on property located at 5154 E. Skelly Dr., and is also known as the subject property.

**Z-4460 August 1973:** All concurred in approval of a request for rezoning a tract of land from IR (SR) to CG, for commercial use, on property located at 5154 E. Skelly Dr., and is also known as the subject property.

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

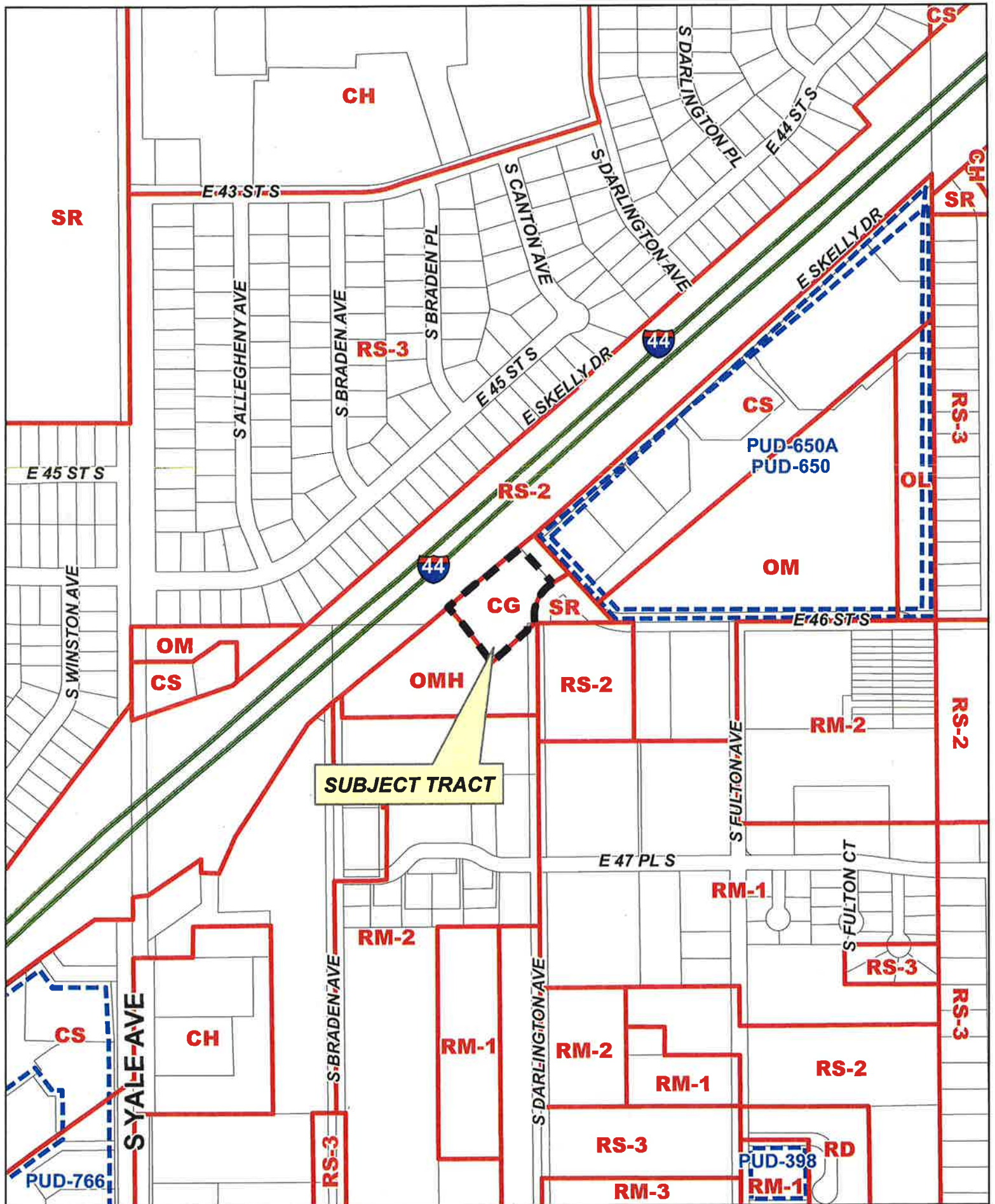
**PUD-650-A March 2006:** Staff and TMAPC recommended denial, however City Council **approved** a proposed *Major Amendment to PUD-650*, to open E. 46<sup>th</sup> St. as a through street between Darlington Ave. and Fulton Ave., providing that the circular turnaround or cul-de-sac on E. 46<sup>th</sup> St. S. immediately west of S. Fulton Ave. shall be removed and eastbound and westbound access on E. 46<sup>th</sup> St. between S. Hudson Ave. at E. 46<sup>th</sup> St. and E. Skelly Dre shall be restored and reconfigured, using a traffic chicane as presented to the City Council and recommended by the City of Tulsa Traffic Operations Division of the public Works and Development Department, on property located at E. 46<sup>th</sup> St., between S. Darlington Ave. and S. Fulton Ave.

**Z-6814/PUD-650 October 2001:** Staff recommended denial of a request to rezone the adjacent Midtown Village property from OM, OL and SR to CS; staff also recommended denial of the accompanying PUD that proposed a retail development on the property. TMAPC and City Council **approved** the request for the *rezoning* for CS zoning on the northwest 300' that fronts the Skelly Bypass frontage road. The OM and OL remained unchanged. TMAPC and City Council **approved** the *Planned Unit Development* subject to conditions as recommended by staff.

**Z-6382 December 1992:** All concurred in **approval** of a request for *rezoning* a 1± acre tract, from RM-1 to OM, located west of the southwest corner of E. 46<sup>th</sup> St. and S. Fulton Ave.

5/3/2017 1:30 PM





**Z-7386**

19-13 27

356







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200  
400



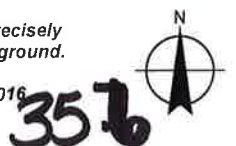
Subject  
Tract

**Z-7386**

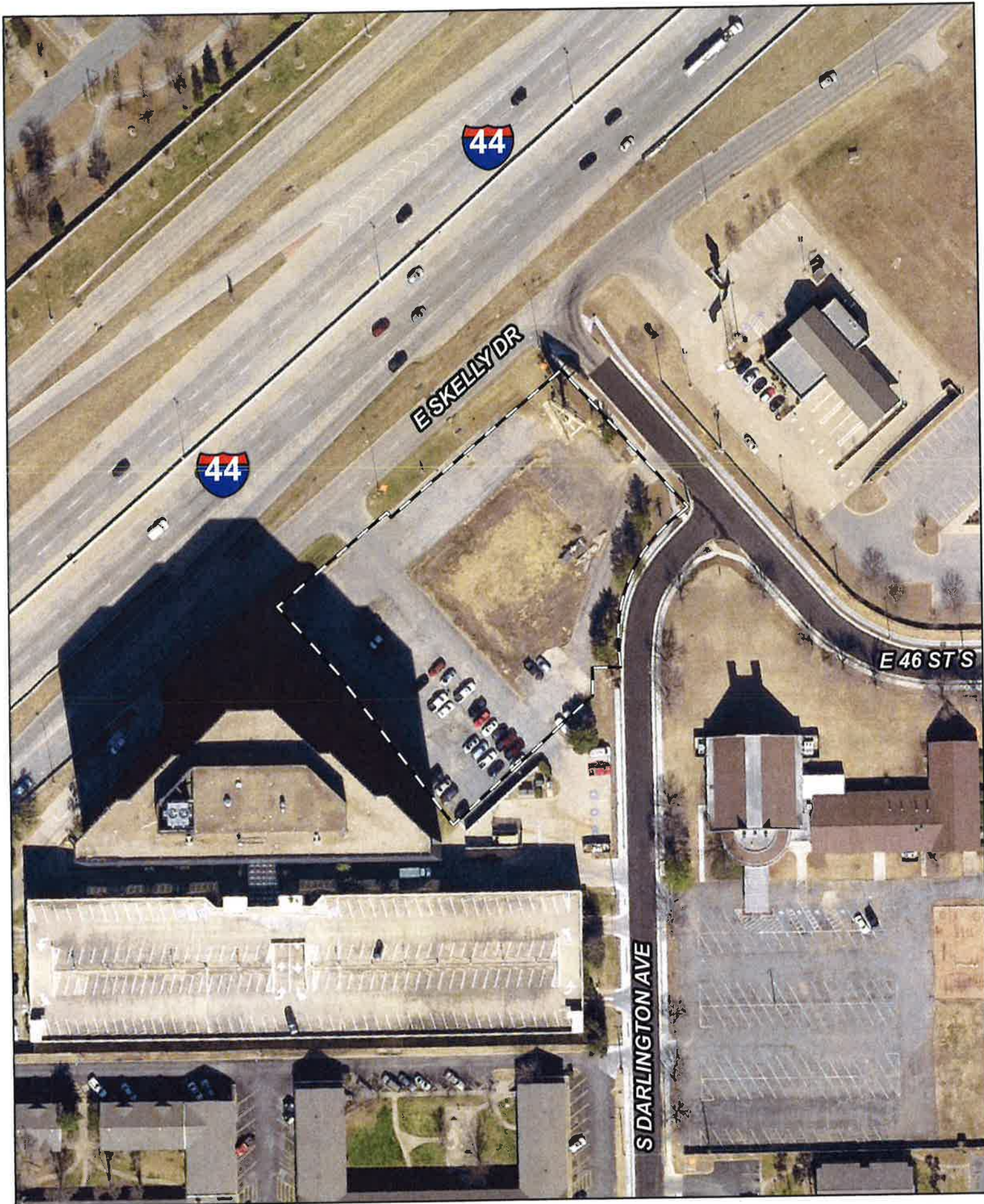
19-13 27

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

Aerial Photo Date: February 2016







0 Feet 50 100



Subject  
Tract

**Z-7386**

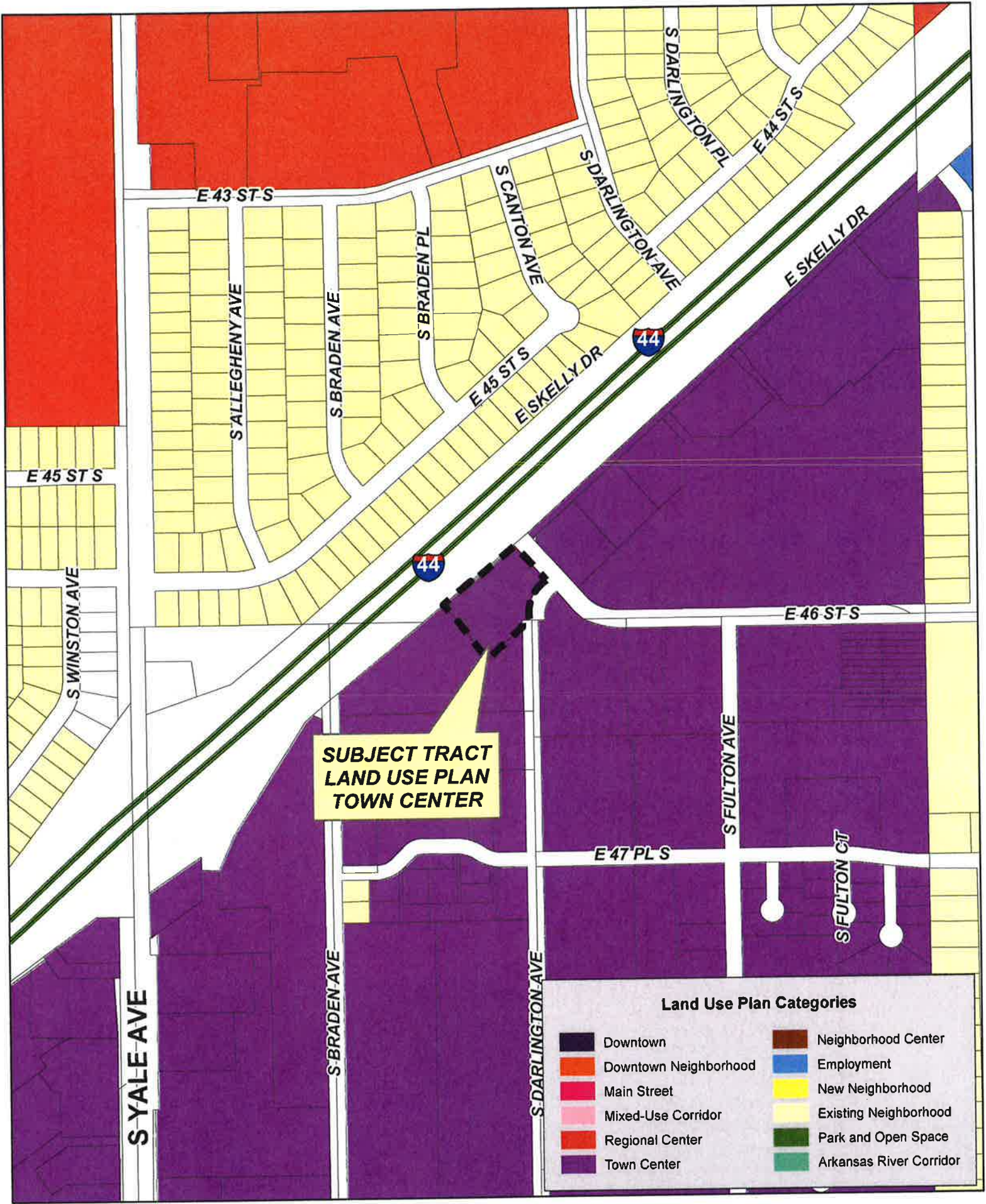
19-13 27

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

Aerial Photo Date: February 2016







**SUBJECT TRACT  
LAND USE PLAN  
TOWN CENTER**

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



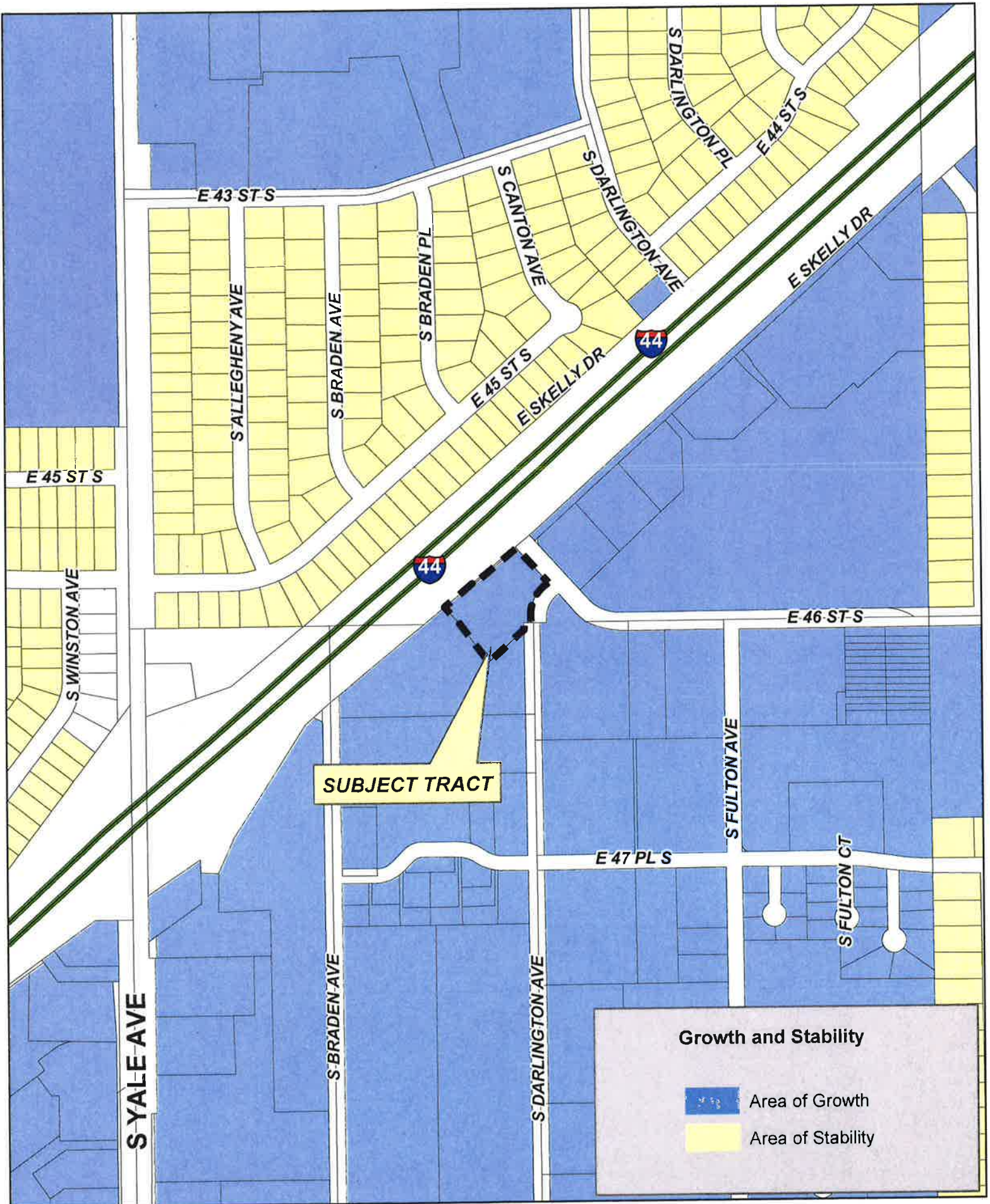
**Z-7386**

19-13 27

**35.8**







**Z-7386**

19-13 27









Tulsa Metropolitan Area  
Planning Commission

**Case :** Z-7386 Plat Waiver

**Hearing Date:** May 3, 2017

**Case Report Prepared by:**

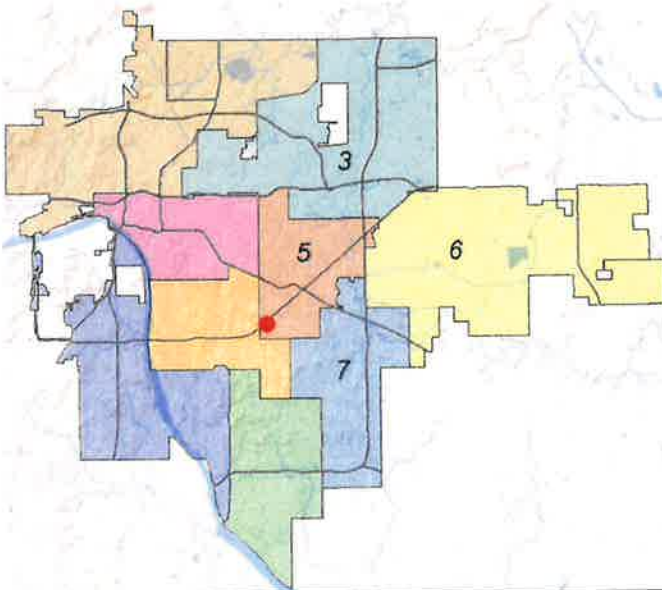
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Stuart Van De Wiele, Hall Estill

*Owner:* Favestments, LLC

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



**Applicant Proposal:**

Plat Waiver

*Location:* 5154 East Skelly Drive

**Existing Zoning:** CG

**Proposed Zoning:** CH

**Staff Recommendation:**

Staff recommends **approval** of the plat waiver

**City Council District: 5**

*Councilor Name:* Karen Gilbert

**County Commission District: 3**

*Commissioner Name:* Ron Peters

**EXHIBITS:** Applicant Submittal

## PLAT WAIVER

**Z-7386** – (CD 5)  
5154 East Skelly Drive

The platting requirement for this property is being triggered by a rezoning request (Z-7386). The property owner is proposing a rezoning from CG to CH to permit a climate-controlled self-storage facility.

The Technical Advisory Committee met on April 20<sup>th</sup>, 2017 and the following items were determined:

1. All required right-of-way has been dedicated and is in place.
2. Necessary easements are all in place and no additional easements will be needed at this time.
3. A Change of Access has been approved by TMAPC and filed of record with Tulsa County to align newly proposed access with previously filed plat.
4. The property was previously platted under the Admiral Benbow Addition plat.

Staff recommends **approval** of the plat waiver.









Tulsa Metropolitan Area  
Planning Commission

**Case Number:** PUD-564-C

**Hearing Date:** May 3, 2017

**Case Report Prepared by:**

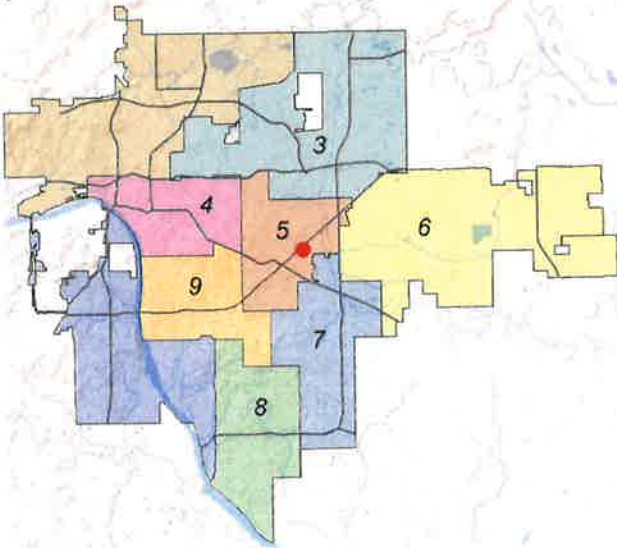
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Andrew Shank

*Property Owner:* 21<sup>st</sup> & 169 Center, LLC & H J  
HUDIBURG LP

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



**Applicant Proposal:**

*Present Use:* Commercial

*Proposed Use:* Add outdoor advertising to  
development area B.

*Concept summary:* Major amendment required to  
add outdoor advertising. The major amendment will  
continue to use the code adopted prior to January  
2016 except as stated in amendment language.  
Development area A is unaffected.

*Tract Size:* 7.2 ± acres

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

**Zoning:**

*Existing Zoning:* PUD-564, PUD-564A, PUD-  
564B, RS-2, OM, CS/

*Proposed Zoning:* RS-2, OM, CS, PUD-564-C

**Comprehensive Plan:**

*Land Use Map:* Regional Center

*Stability and Growth Map:* Area of Growthy

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9313

CZM: 38

Atlas: 457/ 458

**City Council District:** 5

*Councilor Name:* Karen Gilbert

**County Commission District:** 3

*Commissioner Name:* Ron Peters

37.1  
REVISED 4/27/2017

## SECTION I: PUD-564-C

### DEVELOPMENT CONCEPT:

#### EXHIBITS:

INCOG Case map  
INCOG Aerial  
Tulsa Comprehensive Plan Land Use Map  
Tulsa Comprehensive Plan Areas of Stability and Growth Map  
Applicant Exhibits:

## SECTION II: PUD development standards

### Development Area "A"

No changes will be made to the Development Standards of Development Area A as a result of this Major Amendment.

### Development Area "B"

Major Amendment PUD 564-C seeks to add Outdoor Advertising as a permitted principal use to Development Area B for an outdoor advertising sign (the "Sign") along the I-44 corridor. This Major Amendment revises the Development Standards of Development Area B as follows:

- A. Land Area:**  
Net 2.595 Acres 112,055 SF
- B. Permitted Uses:**  
Those uses included within Use Unit 10, Off-Street Parking, Use Unit 11, Offices and Studios, display for sale of new and uses automobiles and light trucks, Use Unit 15, Other Trades and Services, limited to Contract Construction Services, and Use Unit 21, Business Signs and Outdoor Advertising Signs, and uses customarily and accessory thereto.
- C. Maximum Building Floor Area:** 13,500 SF
- D. Maximum Building Height:** 20 FT
- E. Minimum Building Setbacks:**  
From easterly boundary of the Development Area 90 FT  
From southerly boundary of the Development Area 85 FT  
From westerly boundary of the Development Area 0 FT  
From northerly boundary of the Development Area 50 FT
- F. Minimum Bulk Waste Container Setback:**  
No exterior trash collection facilities shall be located within 150 feet of the easterly boundary of Development Area B.
- G. Off-Street Parking:**  
All parking areas for the display for sale of automobiles and light trucks shall have an all-weather, dust-free surface.
- H. Signs:**  
**Ground Signs:**

37.2



One ground sign shall be permitted along the I-44 service road frontage which shall not exceed 160 square feet of display surface area and 25 feet in height. Such ground sign shall be located at least 225 feet from the easterly boundary of Development Area B.

**Wall Signs:**

Wall signs shall be permitted not exceeding two (2) square feet of display surface area per lineal foot of building wall to which attached, provided wall signs shall not be permitted on the easterly or southerly facing building walls within Development Area "B".

**Outdoor Advertising Signs:**

1. One (1) outdoor advertising sign will be permitted along East Skelly Drive within the I-44 Freeway Sign Corridor with a maximum of 672 SF of display surface area and 50 FT in height measured from the base of the structure at current ground level. The Sign may contain digital technology, including without limitation, an LED display surface area conveying changeable copy.
2. The Sign shall be separated a minimum distance of 1200 FT from any other outdoor advertising sign on the same side of the freeway.
3. The Sign shall be located at least 225 FT from the easterly boundary of Development Area B.
4. The Sign shall be separated a minimum distance of 150 FT from any public park, as measured in a straight line from the nearest point on the Sign structure to the nearest point on the property of the park.
5. The Sign shall not be located within 200 FT of an R district, or designated residential development area, as measured in a straight line from the nearest point on the Sign structure to the nearest point of an R district or residential development area boundary line.
6. The Sign shall not contain more than two (2) sign faces.
7. The illumination of the face of the Sign shall not exceed 70 foot-candles.
8. The Sign shall not contain any flashing, blinking or traveling lights or reflective glitter.
9. The Sign shall be oriented to be primarily visible from the adjacent freeway.
10. The Sign shall not be supported by more than one post or column.
11. The Sign shall not be converted to any other type of sign without first obtaining a permit from the City of Tulsa.
12. The Sign shall have a minimum dwell time of at least eight (8) seconds and shall not contain any movement, animation, audio, video, pyrotechnics or other special effects.

13. The transition or change from one message to another on the Sign shall occur in one second or less and involve no animation or special effects.

14. The Sign shall not be located within 50 FT of the driving surface of a signalized intersection, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the intersection.

15. The Sign shall not be located within or within 20 FT of the driving surface of a street, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the street curb or edge of the traveled roadway marked or understood as such.

16. The Sign shall be equipped with a default mechanism that freezes the display in one position or presents a static or blank display if a malfunction occurs.

17. The Sign shall be equipped with a light detector/photocell that automatically adjusts the display's brightness according to natural ambient light conditions.

18. The maximum brightness level of the dynamic display of the Sign shall not exceed 6,500 NITS during daylight hours or 500 NITS between 30 minutes after sunset and 30 minutes before sunrise, as those times are determined by the National Weather Service.

19. The foregoing minimum dwell time and maximum illuminative brightness levels shall be subject to future modification and regulation in the exercise of the City's police powers and no vested right shall ever be created in these conditions. Except as outlined above, sign standards shall conform to the guidelines identified in the Sign Section of the Tulsa Zoning Code in effect at the time of Detailed Sign Plan Approval.

**I. Internal Landscaped Areas:**

1. A minimum of fifteen percent (15%) of the net land area shall be developed in accord with the Landscape Chapter of the Tulsa Zoning Code and in accord with the screening and landscape plan. Provided areas for the display for sale of automobiles and light trucks shall not be considered as required off-street parking for the administration of the off-street parking and landscape chapter requirements of the Tulsa Zoning Code in effect at the time of the Detailed Site and Landscape Plan approval

2. The landscaped buffer area in Development Area A shall be tapered to follow the existing easternmost driveway in Development Area B and then widened to include an area approximately 140 feet wide at the northeastern corner of Development Area B. Deciduous trees shall be installed within the new landscaped area, as shown on the screening and landscaping plan, with a minimum caliper of two inches and minimum height of ten to twelve feet at planting, spaced approximately 25 feet apart to permit canopy development.

**J. Screening**

An eight (8) foot high solid screen masonry type wall shall be constructed on the westerly side of the landscaped area within Development Area B to a point at the north boundary of Lot 11, Block 2, Candlelight Addition and then connect to the northwest corner of that lot. The extension of the screening fence shall create a visual barrier between the two residences adjacent to Development Area B and

the vehicles displayed and an effective physical barrier to prevent trespassers from entering the landscaped buffer area.

#### **K. General Provisions**

No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.

A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed as a continuing condition of the granting of an occupancy permit.

No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that has been submitted and approved as being in compliance with the approved PUD development standards.

All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.

Lighting used to illuminate the subject tract shall be so arranged as to shield and direct the light away from adjacent residential areas. Shielding of such light shall be designed so as to prevent the light-producing element or reflector of the light fixture from being visible to a person standing in the adjacent residential areas or street right-of-way. No light standard shall be located within 80 feet of the east boundary of Development Area

A. No light standard shall be located within the landscape buffer area along the easterly boundary of Development Area B as shown on the screening and landscape plan. Light standards within 100 feet of the easterly boundary of Development Area B shall not exceed 16 feet in height. No light standard nor building-mounted light shall exceed 25 feet in height.

The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.

There shall be no outside storage of the recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers shall not be used for storage.

An external public address speaker system shall be prohibited.

There shall be no access from the PUD to East 28<sup>th</sup> Place South.



## DETAILED STAFF RECOMMENDATION:

The major amendment requested in PUD 564-C is consistent with the PUD provisions of the Tulsa Zoning Code and,

PUD 564-C is consistent with the Regional Center land use designation in the Tulsa Comprehensive Plan and,

PUD 564-C is considered non injurious to the proximate properties surrounding the PUD and,

PUD 564-C is consistent with the expected development pattern along I-44 and the surrounding properties therefore,

**Staff recommends Approval of PUD-564-C to rezone property from RS-2/ OM/ CS/ PUD-564 to RS-2/ OM/ CS/ PUD-564-C as outlined in Section II above.**

## SECTION III: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *The proposed site is located within a Regional Center land use designation.*

### Land Use Vision:

*Land Use Plan map designation:* Regional Center

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

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

The purpose of 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:* East Skelly Drive is designated as a Residential Collector

*Trail System Master Plan Considerations:* The site is located approximately ½ 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 occupied by Community Builders. The PUD amendment has no effect on the existing user.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Skelly Drive	Residential Collector	60 Feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	RS-2	None (I-44)	Growth	I-44
South	CS/RS-2/PUD-564	Regional Center	Growth	Auto Dealership
East	RS-2	Existing Neighborhood	Growth/Stability	Single-Family/Church
West	CS/RS-2	Regional Center	Growth	Auto Dealership/I-44

**SECTION IV: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 22286 dated August 27, 2010 (PUD-564-B), and 19067, dated August 23, 2010 (CS/ PUD-564), and 11816 dated June 26, 1970 (OM), established zoning for the subject property.

***Subject Property:***

**PUD-564-B August 2010:** All concurred in approval of a proposed Major Amendment to PUD on a 2.6± acre tract of land, for a home improvement and remodeling business, on property located north

and east of northeast corner East 31<sup>st</sup> Street and South Memorial Dr., and also known as the subject property.

**PUD-564-A May 2003:** All concurred in approval of a proposed Major Amendment to PUD-564 to include an 8+ acre tract that was originally the Carpenters' Union, to permit office use for the auto/truck dealership, on the property located North and east of northeast corner East 31<sup>st</sup> Street and South Memorial Drive and a part of the subject property.

**Z-6557/PUD-564 September 1997:** All concurred in approval of a request to rezone the 5.4-acre tract from RS-2 to CS/PUD for indoor automobile and light truck service and repair, on the property located North and east of northeast corner East 31<sup>st</sup> Street and South Memorial Drive and a part of the subject property.

***Surrounding Property:***

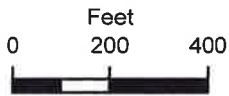
**Z-6993 August 2005:** All concurred in approval of rezoning a tract from CS to CG, on property located north of the northwest corner of South Memorial Drive and East Skelly Drive.

5/3/2017 1:30 PM

37.8

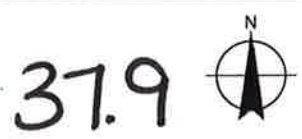
REVISED 4/27/2017





**PUD-564-C**

19-13 13







**PUD-564-C**

19-13 13

37.10





0 200 400  
Feet



Subject  
Tract

**PUD-564-C**

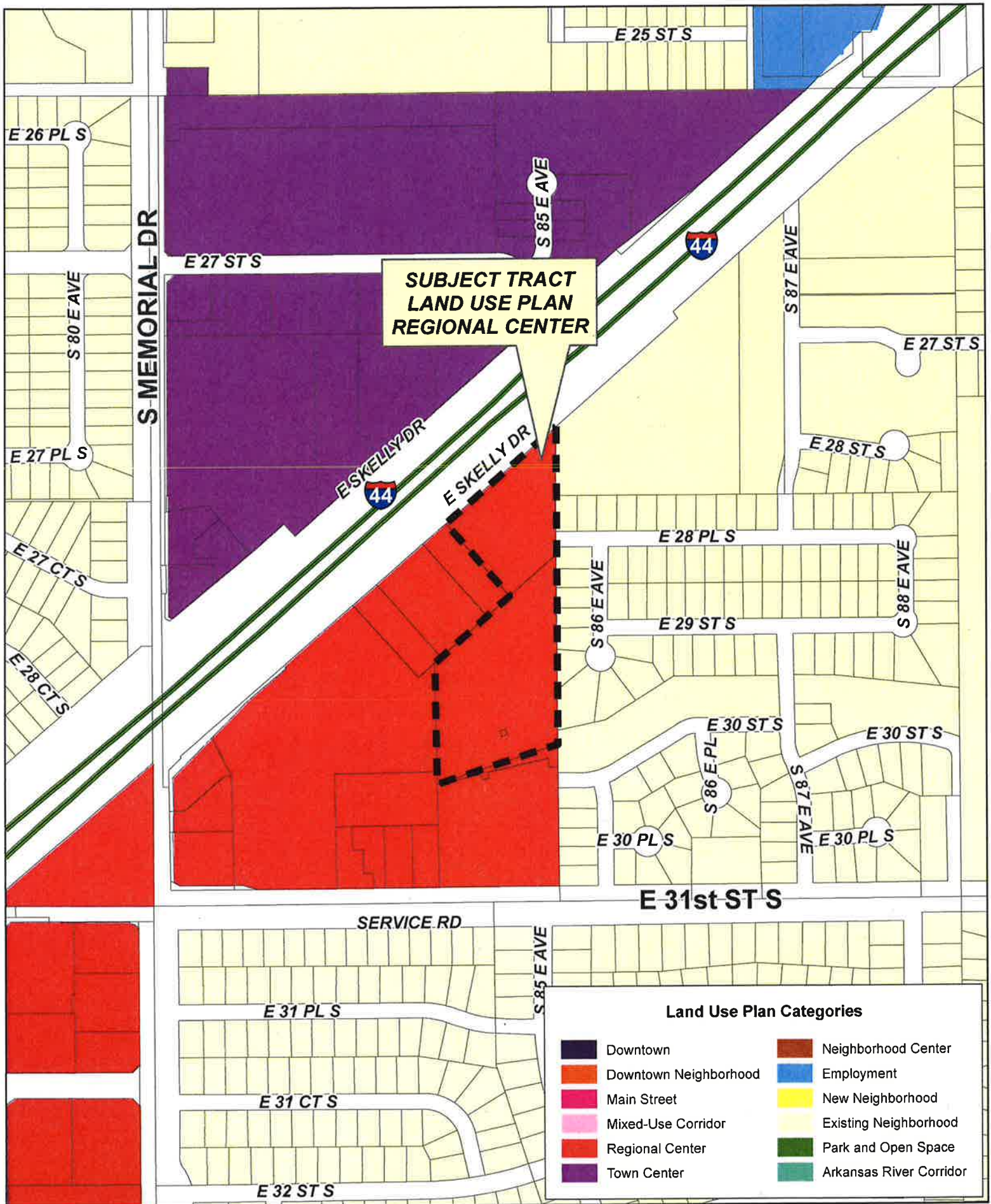
19-13 13

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

Aerial Photo Date: February 2016





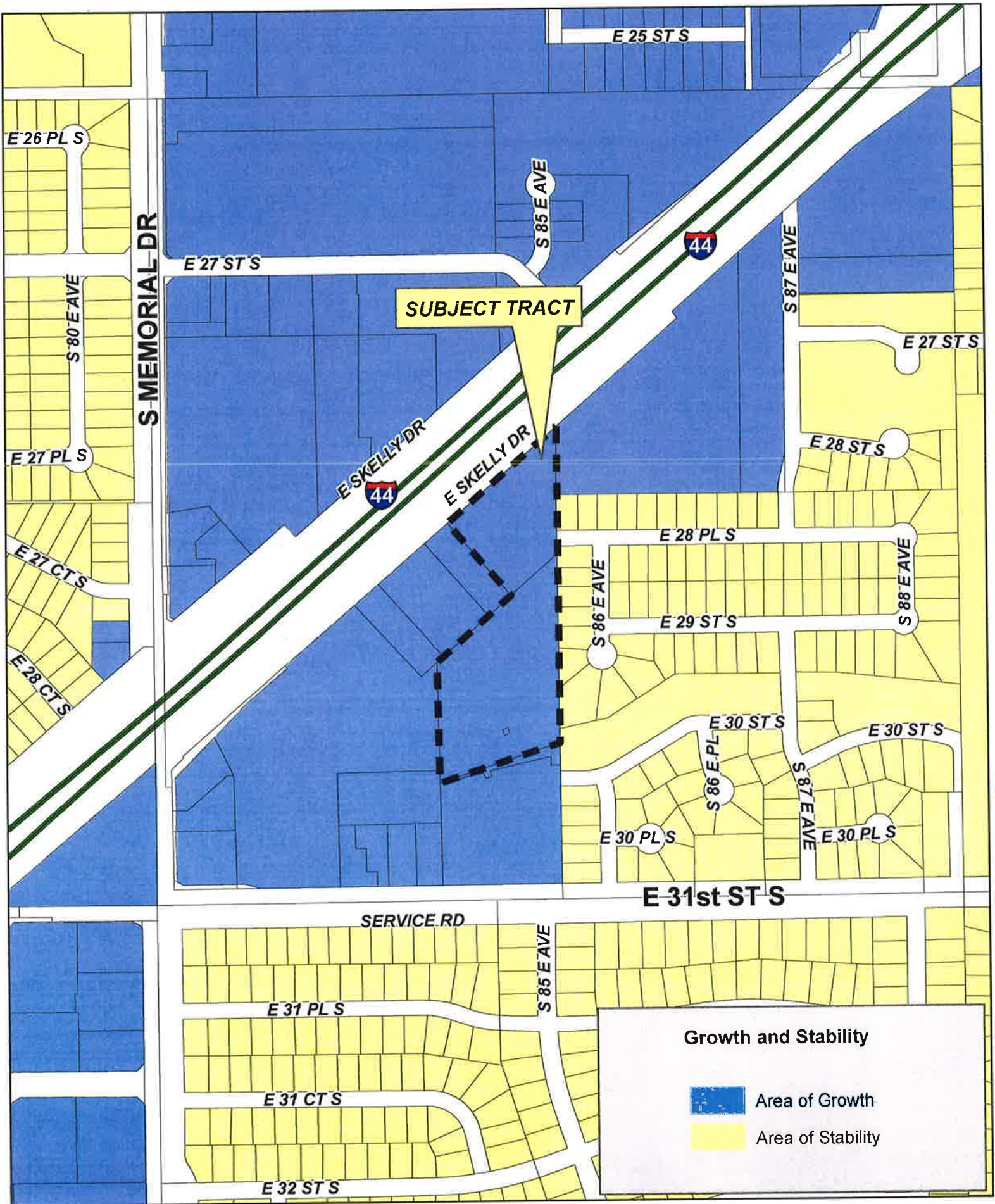


PUD-564-C

19-13 13

37.12





PUD-564-C

19-13 13

37.13









Tulsa Metropolitan Area  
Planning Commission

**Case :** PUD-564-C Plat Waiver

**Hearing Date:** May 3, 2017

**Case Report Prepared by:**

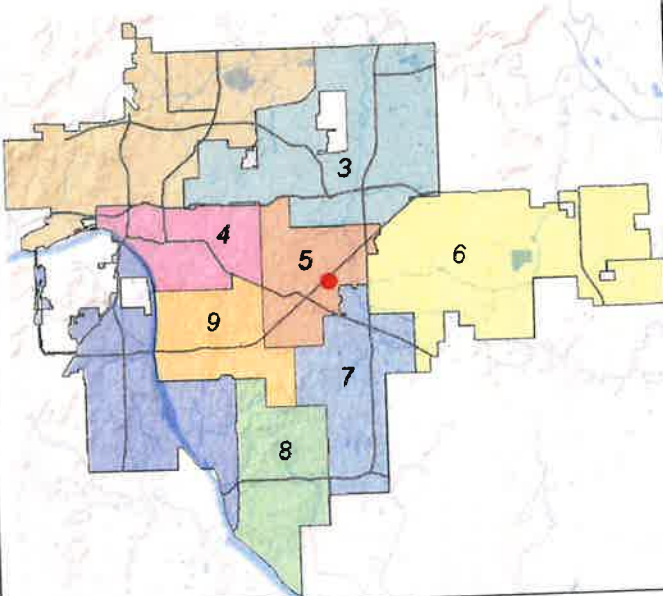
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Andrew Shank, Eller & Detrich

*Owner:* 21<sup>st</sup> & 169 Center, LLC

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



**Applicant Proposal:**

Plat Waiver

*Location:* North and east of the northeast corner of East 31<sup>st</sup> Street South and South Memorial Drive

**Existing Zoning:** RS-2, OM, CS, PUD-564

**Proposed Zoning:** RS-2, OM, CS, PUD-564-C

**Staff Recommendation:**

Staff recommends **approval** of the plat waiver

**City Council District: 5**

*Councilor Name:* Karen Gilbert

**County Commission District: 3**

*Commissioner Name:* Ron Peters

**EXHIBITS:** Applicant Submittal

## PLAT WAIVER

### PUD-564-C – (CD 5)

North and east of the northeast corner of East 31<sup>st</sup> Street South and South Memorial Drive

The platting requirement for this property is being triggered by a major amendment request to an existing Planned Unit Development. The property owner is proposing a major amendment to permit a principal use of outdoor advertising on the subject property. There are no additional structures or building expansions proposed at this time. If approved, the rezoning will allow the addition of a billboard on the property.

The Technical Advisory Committee met on April 20<sup>th</sup>, 2017 and the following items were determined:

1. All required right-of-way has been dedicated and is in place.
2. Necessary easements are all in place and no additional easements will be needed at this time.
3. No changes in access to the site are currently proposed.
4. The property was previously platted under the Riverside Nissan Addition plat which was filed following the approval of the initial PUD.

Staff recommends **approval** of the plat waiver.