

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2746

May 17, 2017, 1:30 PM

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

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Work Session Report:

Director's Report:

Review TMAPC Receipts for the month of April 2017

1. Minutes of May 3, 2017, Meeting No. 2745

CONSENT AGENDA:

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

2. **LC-896** (Lot-Combination) (CD 1) – Location: West of the northwest corner of East Admiral Place and North Peoria Avenue
3. **LS-20999** (Lot-Split) (County) – Location: South of the southeast corner of South Harvard Avenue and East 171st Street South
4. **LC-897** (Lot-Combination) (CD 4) – Location: Southwest corner of East 3rd Street and South Boston Avenue
5. **LC-898** (Lot-Split) (County) – Location: Northwest corner of East 161st Street South and South Harvard Avenue (Related to LS-21000 on public hearing agenda)
6. **LC-899** (Lot-Combination) (CD 7) – Location: North of the northwest corner of South Garnett Road and East 51st Street South
7. **LC-900** (Lot-Combination) (CD 4) – Location: Northeast corner of East 17th Street South and South Cincinnati Avenue

8. **LC-901** (Lot-Combination) (CD 6) – Location: East of the northeast corner of South 145th East Avenue and East 21st Street South
9. **LS-21001** (Lot-Split) (CD 4) – Location: Northeast corner of East 3rd Street and South Greenwood Avenue (Related to LC-902, LS-21002, LS-21003, LS-21004, LS-21005, LS-21006 and LS-21007)
10. **LS-21002** (Lot-Split) (CD 4) – Location: Northeast corner of East 3rd Street and South Greenwood Avenue (Related to LC-902, LS-21001, LS-21003, LS-21004, LS-21005, LS-21006 and LS-21007)
11. **LS-21003** (Lot-Split) (CD 4) – Location: Northeast corner of East 3rd Street and South Greenwood Avenue (Related to LC-902, LS-21001, LS-21002, LS-21004, LS-21005, LS-21006 and LS-21007)
12. **LS-21004** (Lot-Split) (CD 4) – Location: Northeast corner of East 3rd Street and South Greenwood Avenue (Related to LC-902, LS-21001, LS-21002, LS-21003, LS-21005, LS-21006 and LS-21007)
13. **LS-21005** (Lot-Split) (CD 4) – Location: Northeast corner of East 3rd Street and South Greenwood Avenue (Related to LC-902, LS-21001, LS-21002, LS-21003, LS-21004, LS-21006 and LS-21007)
14. **LS-21006** (Lot-Split) (CD 4) – Location: Northeast corner of East 3rd Street and South Greenwood Avenue (Related to LC-902, LS-21001, LS-21002, LS-21003, LS-21004, LS-21005 and LS-21007)
15. **LS-21007** (Lot-Split) (CD 4) – Location: Northeast corner of East 3rd Street and South Greenwood Avenue (Related to LC-902, LS-21001, LS-21002, LS-21003, LS-21004, LS-21005 and LS-21006)
16. **LC-902** (Lot-Combination) (CD 4) – Location: Northeast corner of East 3rd Street and South Greenwood Avenue (Related to LS-21001, LS-21002, LS-21003, LS-21004, LS-21005, LS-21006, and LS-21007)
17. **LS-21008** (Lot-Split) (CD 8) – Location: Southwest corner of East 71st Street South and South Memorial Drive

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

18. **LS-21000** (Lot-Split) (County) – Location: Northwest corner of East 161st Street South and South Harvard Avenue (Related to LC-898 on consent agenda)
19. **Z-7379 Plat Waiver** (CD 9) Location: South of the southeast corner of East 51st Street South and South Columbia Place
20. **Z-6860 Plat Waiver** (CD 1) Location: East of the northeast corner of East Apache Street North and North Birmingham Avenue
21. **CBOA-2632 Plat Waiver** (County) Location: South of the southeast corner of West 6th Street and South 65th West Avenue
22. **CPA-56 JR Donelson** (CD 9) Location: North and east of the northeast corner of South Lewis Avenue and East Skelly Drive requesting to amend the Comprehensive Plan Land Use Map from Existing Neighborhood to Mixed-Use Corridor and the Stability and Growth Map from Area of Stability to an Area of Growth (Related to Z-7373) (Continued from February 15, 2017, March 1, 2017 and April 19, 2017) (**Applicant requests a continuance to June 7, 2017**)
23. **Z-7373 JR Donelson** (CD 9) Location: North and east of the northeast corner of South Lewis Avenue and East Skelly Drive requesting rezoning from **RS-1** to **OL** (Related to CPA-56) (Continued from February 15, 2017, March 1, 2017 and April 19, 2017) (**Applicant requests a continuance to June 7, 2017**)
24. **Z-7376 Steven Schuller** (CD 4) Location: South of southwest corner of S. Gary Ave. and E. 15th St. (aka 1508 S. Gary Ave. E.) requesting rezoning from **CH** to **RS-3** (Continued from February 15, 2017, March 1, 2017 and April 19, 2017) (**Withdrawn by Applicant**)
25. **Z-7387 C.S. Benge** (CD 9) Location: Northwest corner of South Louisville Avenue and East 32nd Street South requesting rezoning from **RS-3** to **RM-0**
26. **Z-7388 Tanner Consulting, LLC/Erik Enyart** (CD 6) Location: North and east of the northeast corner of East 41st Street South and South 145th East Avenue requesting rezoning from **RM-0/CS** to **RM-2**
27. **Z-7389 Tanner Consulting, LLC/Ricky Jones** (CD 2) Location: Southwest corner of West 71st Street and South Jackson Avenue requesting rezoning from **RS-3** to **CS**
28. **Z-7390 Rick Stuber** (CD 6) Location: West of the northwest corner of East 24th Street and South 137th East Avenue requesting rezoning from **RD** to **RM-1**
29. **Z-7391 Lou Reynolds** (CD 9) Location: Southwest corner of East 51st Street and South Oswego Avenue requesting rezoning from **OL** to **CS**

- 30. Z-7392 Mark Capron** (CD 6) Location: West of the Northwest corner of East 41st Street and South 161st East Avenue requesting rezoning from **AG/RM-0** to **RS-3**
- 31. Z-7393 Nathan Cross** (CD 7) Location: South of the southeast corner of South 75th East Avenue and East 61st Street requesting rezoning from **RS-3/CS** to **CG** with optional development plan (**Applicant requests a continuance to June 21, 2017**)

OTHER BUSINESS

32. Commissioners' Comments

ADJOURN

CD = Council District

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

Visit our website at www.tmapc.org

email address: esubmit@incog.org

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

TMAPC RECEIPTS
Month of April 2017

	----- Current Period -----				----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	6	\$300.00	\$300.00	\$600.00	76	3,537.50	3,537.50	\$7,075.00
Zoning	8	3,575.00	3,575.00	7,150.00	71	29,020.00	29,020.00	58,040.00
Plan Reviews	18	2,225.00	2,225.00	4,450.00	238	24,172.50	24,172.50	48,345.00
Refunds		0.00	0.00	0.00		(575.00)	(575.00)	(1,150.00)
NSF		0.00	0.00	0.00		0.00	0.00	0.00
		<u>\$6,100.00</u>	<u>\$6,100.00</u>	<u>\$12,200.00</u>		<u>\$56,155.00</u>	<u>\$56,155.00</u>	<u>\$112,310.00</u>
LAND DIVISION								
Minor Subdivision	0	\$0.00	\$0.00	\$0.00	3	\$975.00	\$975.00	1,950.00
Preliminary Plats	3	1,307.50	1,307.50	2,615.00	23	\$10,256.25	\$10,256.25	20,512.50
Final Plats	1	335.00	335.00	670.00	14	\$5,614.97	\$5,614.97	11,229.94
Plat Waviers	4	500.00	500.00	1,000.00	14	\$1,750.00	\$1,750.00	3,500.00
Lot Splits	23	1,350.00	1,350.00	2,700.00	110	\$5,895.00	\$5,895.00	11,790.00
Lot Combinations	16	800.00	800.00	1,600.00	106	\$5,600.00	\$5,600.00	11,200.00
Other	0	0.00	0.00	0.00	11	\$1,225.00	\$1,225.00	2,450.00
NSF		0.00	0.00	0.00		(\$50.00)	(\$50.00)	(100.00)
Refunds		0.00	0.00	0.00		\$0.00	\$0.00	0.00
		<u>\$4,292.50</u>	<u>\$4,292.50</u>	<u>\$8,585.00</u>		<u>\$31,266.22</u>	<u>\$31,266.22</u>	<u>\$62,532.44</u>
TMAPC COMP								
Comp Plan Admendment	1	\$250.00	\$0.00	\$250.00	5	\$1,250.00	\$0.00	\$1,250.00
Refund		<u>\$0.00</u>		<u>\$0.00</u>		\$0.00	\$0.00	\$0.00
		<u>\$250.00</u>	<u>\$0.00</u>	<u>\$250.00</u>		<u>\$1,250.00</u>	<u>\$0.00</u>	<u>\$1,250.00</u>
BOARDS OF ADJUSTMENT								
Fees	16	\$4,950.00	\$2,300.00	\$7,250.00	188	\$51,500.00	\$19,050.00	\$70,550.00
Refunds		0.00	0.00	\$0.00		(\$1,050.00)	\$0.00	(1,050.00)
NSF Check		0.00	0.00	\$0.00		\$0.00	\$0.00	0.00
		<u>\$4,950.00</u>	<u>\$2,300.00</u>	<u>\$7,250.00</u>		<u>\$50,450.00</u>	<u>\$19,050.00</u>	<u>\$69,500.00</u>
TOTAL		\$15,592.50	\$12,692.50	\$28,285.00		\$139,121.22	\$106,471.22	\$245,592.44
LESS WAIVED FEES *		(\$65.05)		(\$65.05)		(\$3,312.31)		(\$3,312.31)
GRAND TOTALS		<u>\$15,527.45</u>	<u>\$12,692.50</u>	<u>\$28,219.95</u>		<u>\$135,808.91</u>	<u>\$106,471.22</u>	<u>\$242,280.13</u>

* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers.

May 17, 2017

1) TMAPC Receipt Comparison

	April 2017	March 2017	April 2016
Zoning Letters	6	3	6
Zoning	8	9	5
Plan Reviews	18	27	29
Minor Subdivisions	0	0	2
Preliminary Plats	3	3	1
Final Plats	1	0	1
Plat Waivers	4	4	1
Lots Splits	23	12	6
Lot Combinations	16	11	4
Other	0	0	2
Comp Plan Amendments	1	0	1

5/11/2017



Tulsa Metropolitan Area
Planning Commission

Case Number: LS-21000

Lot-Split

Hearing Date: May 17, 2017

Case Report Prepared by:

Amy Ulmer

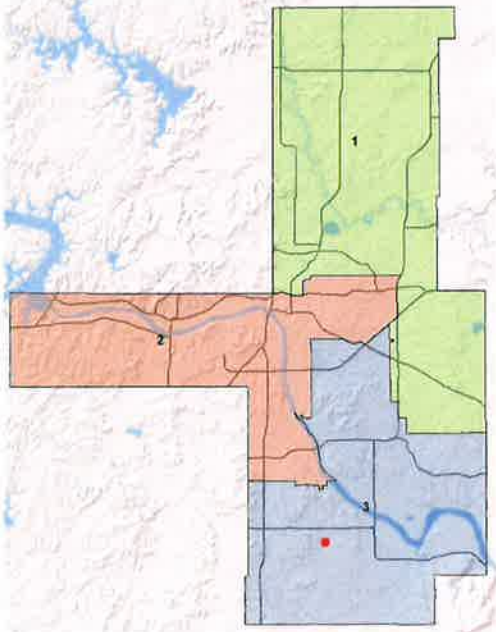
Owner and Applicant Information:

Applicant: Nathalie Schaefer

Property Owners: Mary L. Williams
Revocable Trust

Location Map:

(shown with County Commission Districts)



Applicant Proposal:

Proposal to split an existing AG tract into three 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: 5.2 \pm acres

Tract 2 Size: 6.9 \pm acres

Tract 3 Size: .59 \pm acres

Location: Northwest corner of East 161st
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 17, 2017

LS-21000

Mary L. Williams Revocable Trust, (7320) (AG) (County)

Location: Northwest Corner of East 161st Street South & South Harvard Avenue

The Lot-Split proposal is to split an existing AG (Agriculture) tract into three tracts. Tract 1 and Tract 2 will meet the Bulk and Area requirements of the Tulsa County Zoning Code. Tract 3 will meet the Bulk and Area requirements with the concurrent lot-combination application (LC-898).

The Technical Advisory Committee met on May 4, 2017 and had the following comment. The County Engineer requests a Right-of-Way dedication to total 50' along East 161st Street South and 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

SHARVARD AVE

0 200 400
Feet



Subject
Tract

LS-21000

17-13 20

18.3

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

Aerial Photo Date: February 2016





Tulsa Metropolitan Area
Planning Commission

Case : Z-7379 Plat Waiver

Hearing Date: May 17, 2017

Case Report Prepared by:

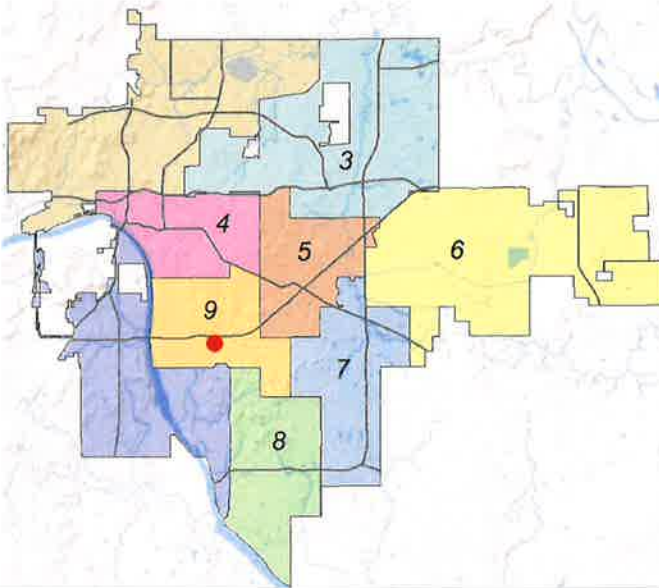
Nathan Foster

Owner and Applicant Information:

Applicant: Tanner Consulting, LLC

Owner: Robert L. Downing Rev. Trust

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver

Location: South of the southeast corner of
East 51st Street South and South
Columbia Place

Zoning:

Current: RS-2

RS-3 (Approved by Council 5/4/17)

Staff Recommendation:

Staff recommends **approval** of the Plat
Waiver

City Council District: 9

Councilor Name: Ben Kimbro

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Site Map, Aerial, Applicant Submittal, Lot Split Exhibits

PLAT WAIVER

Z-7379 – (CD 9)

South of the southeast corner of East 51st Street South and South Columbia Place

The platting requirement for this property is being triggered by a rezoning approval (Z-7379) on May 4, 2017 from RS-2 to RS-3. The applicant intends to divide a single residential lot into two lots to accommodate two dwelling units. The property was previously platted as part of the Bethel Union Heights subdivision.

The Technical Advisory Committee met on May 4, 2017 and the following items were determined:

1. All required right-of-way has been dedicated and is in place.
2. Necessary easements and utilities are all in place and no additional easements will be needed at this time.
3. A lot split application (LS-20995) has been filed and reviewed for compliance with the bulk and area requirements of the City of Tulsa Zoning Code.

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





S COLUMBIA PL

S DELAWARE PL

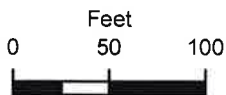
B

A

S COLUMBIA PL

S DELAWARE PL

E 53 ST S



Subject
Tract

LS-20995

19-13 32

19.4

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

Aerial Photo Date: February 2016



Thursday, April 6, 2017

Nathan Foster
INCOG
2 West Second Street
Suite 800
Tulsa, OK 74103

Phone: (918)579-9481

Re: 17009 - Ruhl - Newfield: Rezoning/Lot Split/Plat Waiver -

Dear Nathan:

Yesterday, the TMAPC recommended approval of rezoning from RS-2 to RS-3, which is intended to allow for Lot-Split to create two (2) tracts for single-family homes. We are also submitting today the Lot-Split application.

Transmitted herewith are the following:

One (1) Plat Waiver application;
One (1) exhibit set (survey and legal description), signed and sealed; and
One (1) check for \$250 for application fee.

We understand that this and/or the Lot-Split application may not be placed on a TMAPC agenda until after the City Council has approved the rezoning. Please let us know when this will be scheduled for TMAPC.

Please let us know if any additional documentation is needed in order to process this application.
Thanks!



Erik Enyart, AICP, CFM
eenyart@tannerbaitshop.com

NOTE: THIS FORM ACCOMPANIES PLAT WAIVER APPLICATIONS ONLY, NOT USED FOR ACCELERATED RELEASE REQUESTS.

TMAPC POLICY ON PLAT WAIVERS:

(This form is to be completed by applicant.)

It shall be the policy of the Tulsa Metropolitan Area Planning Commission that all requests for plat waivers shall be evaluated by the staff and by the Technical Advisory Committee based on the following list. After such evaluation, TMAPC Staff shall make a recommendation to the TMAPC as to the merits of the plat waiver request accompanied by the answers to these questions:

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

- | | YES | NO |
|--|-------------------------------------|-------------------------------------|
| 1) Has property previously been platted? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) Are there restrictive covenants contained in a previously filed plat? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3) Is property adequately described by surrounding platted properties or street R/W? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

- | | | |
|--|--------------------------|-------------------------------------|
| 4) Is right-of-way dedication required to comply with Major Street and Highway Plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5) Will any restrictive covenants be filed by separate instrument? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6) Infrastructure requirements | | |
| a) Water | | |
| i) Is a main line water extension required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Is an internal system or fire line required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Are additional easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Sanitary Sewer | | |
| i) Is a main line extension required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Is an internal system required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Are additional easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Storm Sewer | | |
| i) Is a P.F.P.I. required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Is an Overland Drainage Easement required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Is on-site detention required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Are additional easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7) Floodplain | | |
| a) Does the property contain a City of Tulsa (Regulatory) Floodplain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the property contain a F.E.M.A. (Federal) Floodplain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8) Change of Access | | |
| a) Are revisions to existing access locations necessary? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9) Is the property in a P.U.D.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) If yes, was plat recorded for the original P.U.D.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10) Is this a Major Amendment to a P.U.D.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

NOTE:

If, after consideration of the above criteria, a plat waiver is granted on *unplatted* properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office by the applicant.

19.6

Technical Advisory Committee (TAC) Meeting Date: Thursday, 04/20/17 1:30 p.m.
Large Conference Room, 8th Floor, INCOG, 2 West 2nd Street

Tulsa Metropolitan Area Planning Commission (TMAPC) Case Number: _____
TMAPC Date: Wednesday, 05/03/17 1:30 p.m.
Tulsa City Council Room, 2nd Level, One Technology Center, 175 East 2nd Street

A person knowledgeable of the application and the property must attend the meetings to represent the application.

PLATTING REQUIREMENTS:

For any land which has been rezoned upon application of a private party, no building permit or zoning clearance permit may be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated. Provided that the Planning Commission, pursuant to their exclusive jurisdiction over subdivision plats, may waive the platting requirement upon a determination that the above stated purposes have been achieved by previous platting or could not be achieved by a plat or replat.

If your application is approved, you will need additional permits.

Contact the Permit Center at 596-9601 if your tract is in the City of Tulsa or

Tulsa County Building Inspector's Office at 596-5296 if in unincorporated Tulsa County.

Tulsa Metropolitan Area Planning Commission
2 West 2nd Street, Suite 800
Tulsa, Oklahoma 74103
(918) 584-7526
Email: dfernandez@incog.org

Exhibit "A.1"
Newfield Lot Split
Overall Tract Description

PAGE 1 OF 1

Description

LOT SEVEN (7), "BETHEL UNION HEIGHTS", A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (E/2 NE/4 NW/4) OF SECTION THIRTY-TWO (32), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 695), CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

SAID TRACT CONTAINS 40,229 SQUARE FEET OF 0.924 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (1) PK NAIL FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 32;
 - (2) PK NAIL FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 32;
- THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°38'51" EAST.

Certification

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

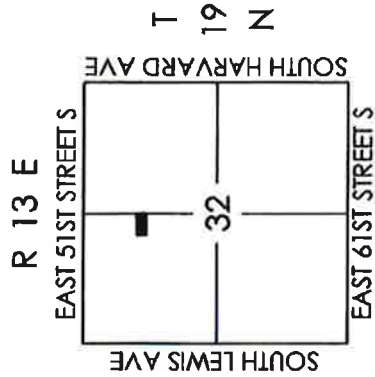


DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/17

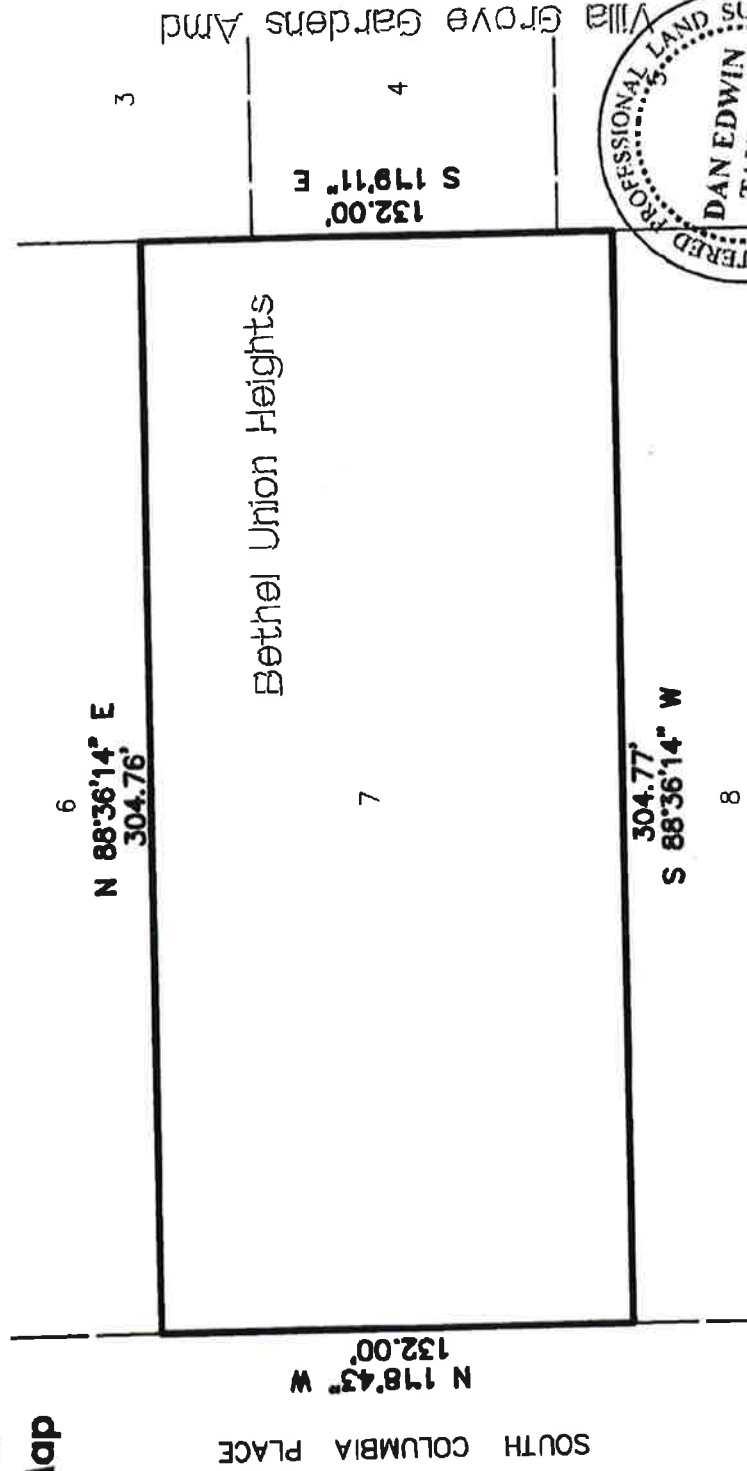
Exhibit "A.2"

Newfield Lot Split

Overall Tract Exhibit



Location Map



Tanner Consulting LLC
5323 SOUTH LEWIS AVENUE, TULSA, OKLAHOMA 74105-6539 | 918.745.9929

Exhibit "B.1"
Newfield Lot Split
Tract "A" Description

PAGE 1 OF 1

Description

A TRACT OF LAND THAT IS PART OF LOT SEVEN (7), "BETHEL UNION HEIGHTS", A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (E/2 NE/4 NW/4) OF SECTION THIRTY-TWO (32), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 695), CITY OF TULSA, TULSA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 1°18'43" WEST AND ALONG THE WEST LINE OF SAID LOT 7, FOR A DISTANCE OF 62.00 FEET; THENCE NORTH 88°36'14" EAST FOR A DISTANCE OF 304.76 FEET TO A POINT ON THE EAST LINE OF SAID LOT 7; THENCE SOUTH 1°19'11" EAST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 62.00 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 88°36'14" WEST AND ALONG THE SOUTH LINE OF SAID LOT 7, FOR A DISTANCE OF 304.77 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 18,896 SQUARE FEET OF 0.434 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (1) PK NAIL FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 32;
- (2) PK NAIL FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 32;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°38'51" EAST.

Certification

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

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

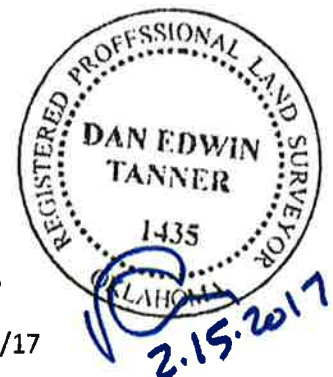
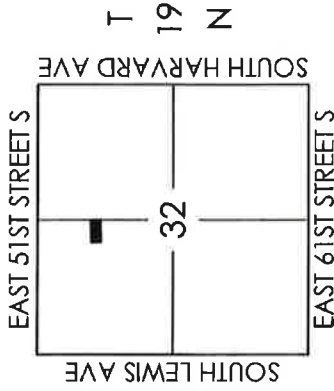


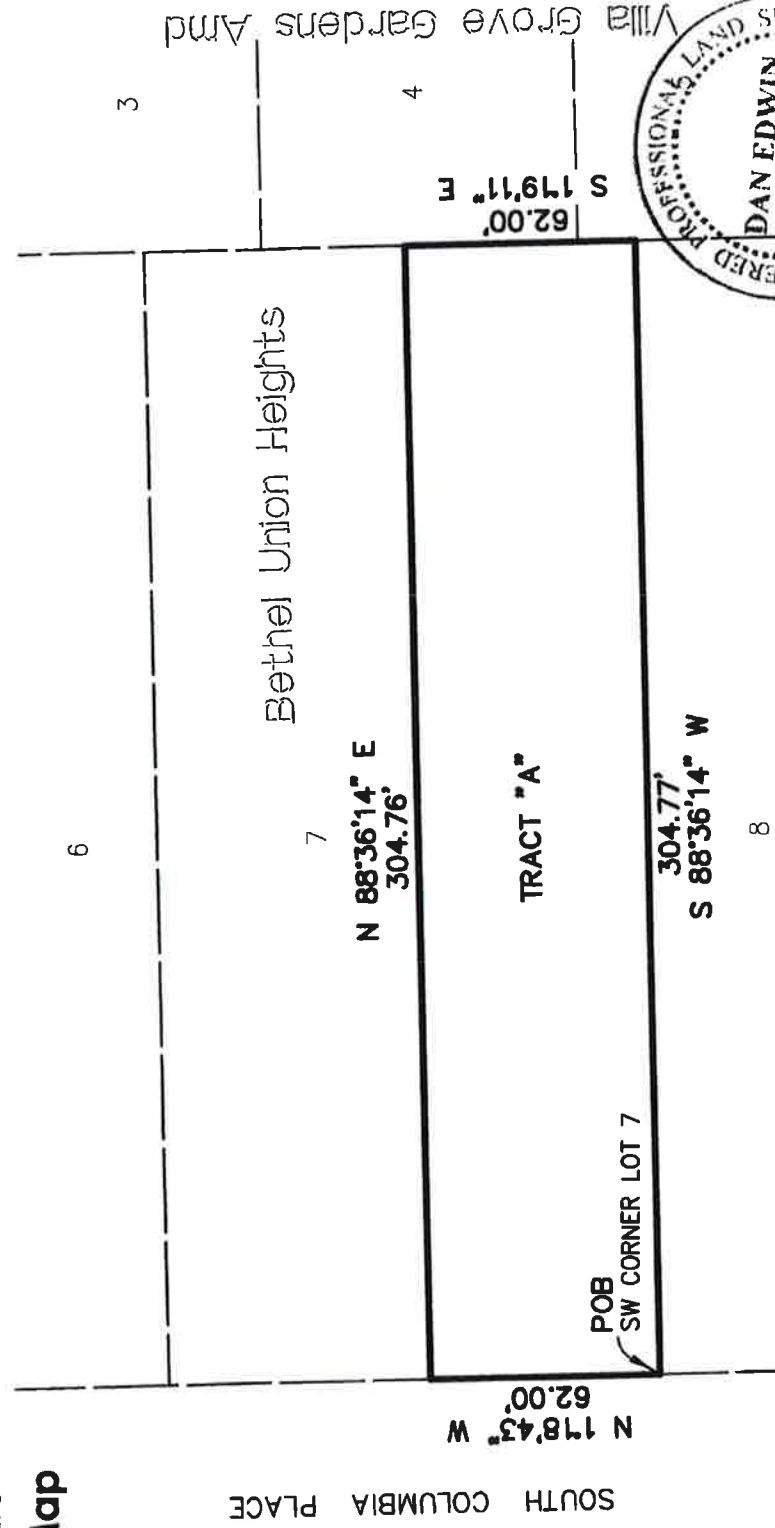
Exhibit "B.2"

Newfield Lot Split

Tract "A" Exhibit



Location Map



LEGEND

POB POINT OF BEGINNING

02/15/2017 RMCgill 17009EX_LOT SPLIT TRACT A



11.9.11

Exhibit "C.1"
Newfield Lot Split
Tract "B" Description

PAGE 1 OF 1

Description

A TRACT OF LAND THAT IS PART OF LOT SEVEN (7), "BETHEL UNION HEIGHTS", A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (E/2 NE/4 NW/4) OF SECTION THIRTY-TWO (32), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 695), CITY OF TULSA, TULSA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 1°18'43" WEST AND ALONG THE WEST LINE OF SAID LOT 7, FOR A DISTANCE OF 62.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 1°18'43" WEST AND CONTINUING ALONG THE WEST LINE OF SAID LOT 7, FOR A DISTANCE OF 70.00 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 88°36'14" EAST AND ALONG THE NORTH LINE OF SAID LOT 7, FOR A DISTANCE OF 304.76 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 1°19'11" EAST AND ALONG THE EAST LINE OF SAID LOT 7, FOR A DISTANCE OF 70.00 FEET; THENCE SOUTH 88°36'14" WEST, FOR A DISTANCE OF 304.77 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 21,334 SQUARE FEET OF 0.490 ACRES.

Basis of Bearing

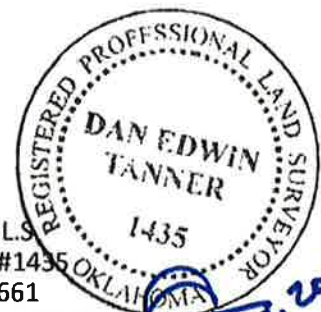
THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

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 - (2) PK NAIL FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 32;
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OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/17

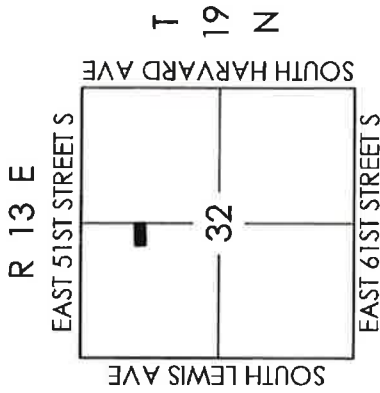


19.12

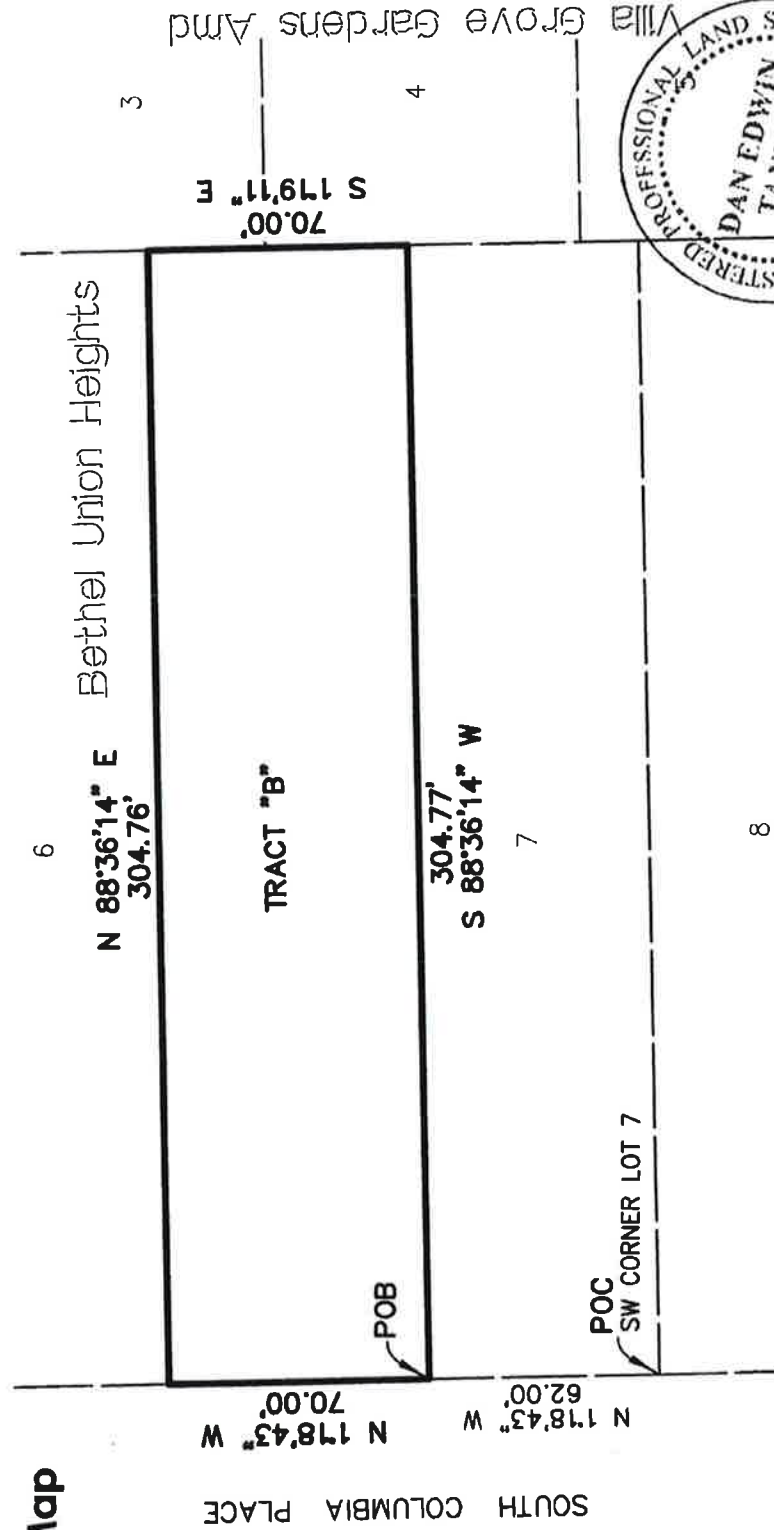
Exhibit "C.2"

Newfield Lot Split

Tract "B" Exhibit



Location Map



LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

02/15/2017 RMCGILL 17009EX_LOT SPLIT TRACT B



Tanner Consulting LLC
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929



Tulsa Metropolitan Area
Planning Commission

Case : Z-6860 Plat Waiver

Hearing Date: May 17, 2017

Case Report Prepared by:

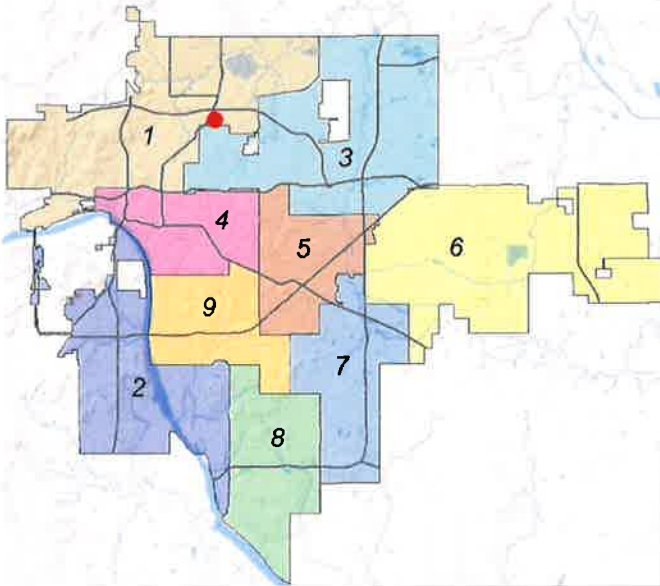
Nathan Foster

Owner and Applicant Information:

Applicant: Virgie J. Brown

Owner: Same as applicant

Location Map:
(Shown with City Council districts)



Applicant Proposal:

Plat Waiver

Location: East of the northeast corner of
East Apache Street North and North
Birmingham Avenue

Zoning: IL

Staff Recommendation:

Staff recommends **approval** of the Plat
Waiver

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS: Site Map, Aerial, Applicant Submittal

20.1

PLAT WAIVER

Z-6860 – (CD 1)

East of the northeast corner of East Apache Street North and North Birmingham Avenue

The platting requirement for this property is being triggered by a rezoning approval given in July of 2002. The property was rezoned from a CS designation to an IL designation. The applicant is seeking to continue using the property for used car sales and was met with a platting requirement while seeking a new Certificate of Occupancy. The property was previously platted under the Ben C. Franklin addition plat.

The Technical Advisory Committee met on May 4, 2017 and the following items were determined:

1. All required right-of-way has been dedicated and is in place.
2. Necessary easements and utilities are all in place and no additional easements will be needed at this time.
3. The proposed use of the property is a continuance of an existing use within existing buildings that will require no additional building or construction permits.
4. The property currently consists of two separate lots that will require a lot combination if they are both being used for the proposed car lot.

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

NOTE: THIS FORM ACCOMPANIES PLAT WAIVER APPLICATIONS ONLY, NOT USED FOR ACCELERATED RELEASE REQUESTS.

TMAPC POLICY ON PLAT WAIVERS:

(This form will be completed by staff from information provided by the Technical Advisory Committee.)

It shall be the policy of the Tulsa Metropolitan Area Planning Commission that all requests for plat waivers shall be evaluated by the staff and by the Technical Advisory Committee based on the following list. After such evaluation, TMAPC Staff shall make a recommendation to the TMAPC as to the merits of the plat waiver request accompanied by the answers to these questions:

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

- | | YES | NO |
|--|-------------------------------------|-------------------------------------|
| 1) Has property previously been platted? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) Are there restrictive covenants contained in a previously filed plat? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3) Is property adequately described by surrounding platted properties or street R/W? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

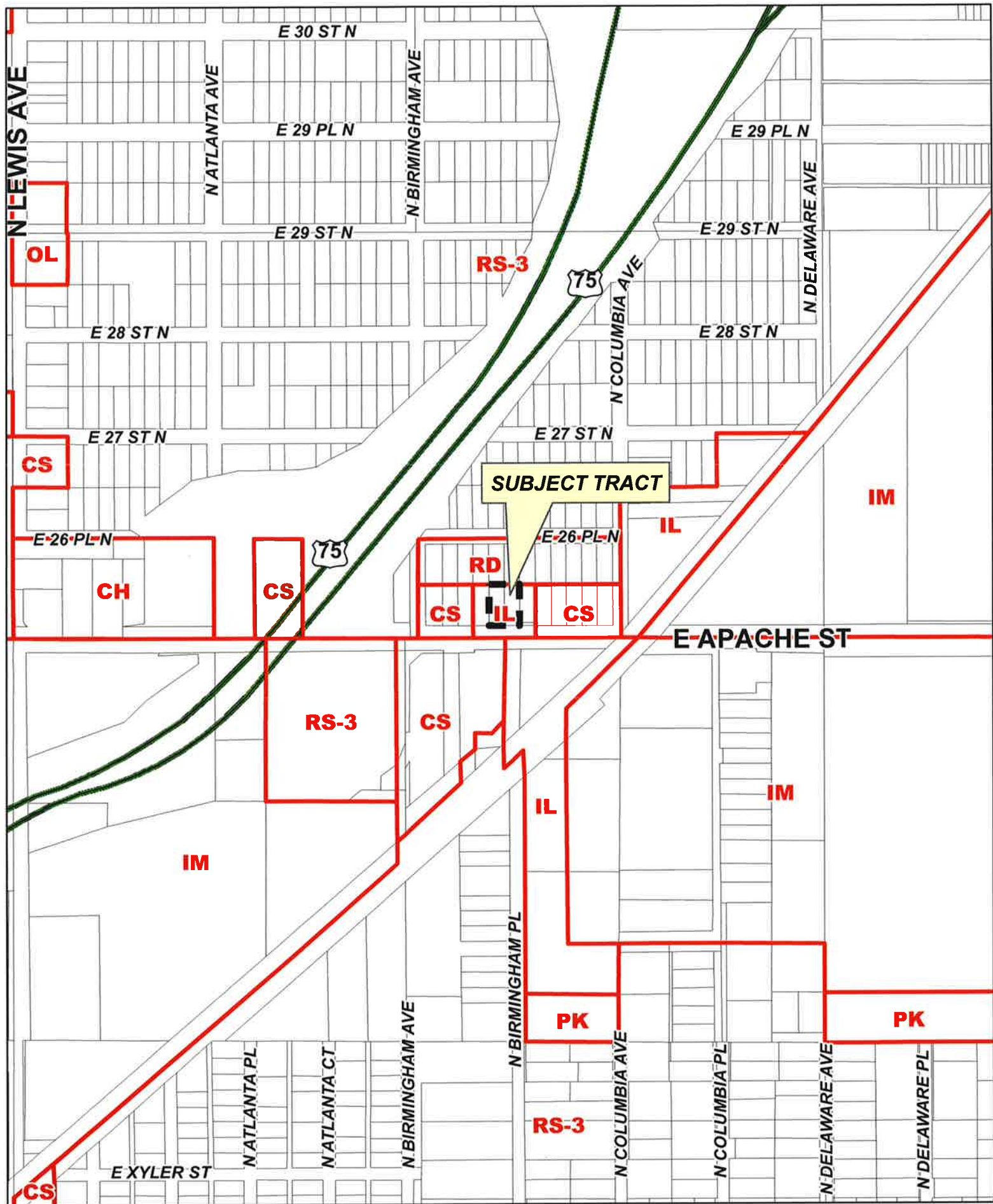
A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

- | | | |
|--|--------------------------|-------------------------------------|
| 4) Is right-of-way dedication required to comply with Major Street and Highway Plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5) Will any restrictive covenants be filed by separate instrument? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6) Infrastructure requirements | | |
| a) Water | | |
| i) Is a main line water extension required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Is an internal system or fire line required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Are additional easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Sanitary Sewer | | |
| i) Is a main line extension required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Is an internal system required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Are additional easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Storm Sewer | | |
| i) Is a P.F.P.I. required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Is an Overland Drainage Easement required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Is on-site detention required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Are additional easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7) Floodplain | | |
| a) Does the property contain a City of Tulsa (Regulatory) Floodplain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the property contain a F.E.M.A. (Federal) Floodplain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8) Change of Access | | |
| a) Are revisions to existing access locations necessary? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9) Is the property in a P.U.D.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) If yes, was plat recorded for the original P.U.D.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10) Is this a Major Amendment to a P.U.D.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? | <input type="checkbox"/> | <input type="checkbox"/> |

NOTE:

If, after consideration of the above criteria, a plat waiver is granted on *unplatted* properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office by the applicant.

20.3



Z-6860

20-13 20

20.4



0 200 400
Feet



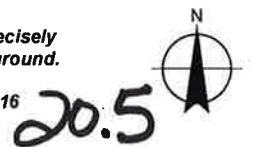
Subject
Tract

Z-6860

20-13 20

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

Aerial Photo Date: February 2016





Tulsa Metropolitan Area
Planning Commission

Case : CBOA-2632 Plat Waiver

Hearing Date: May 17, 2017

Case Report Prepared by:

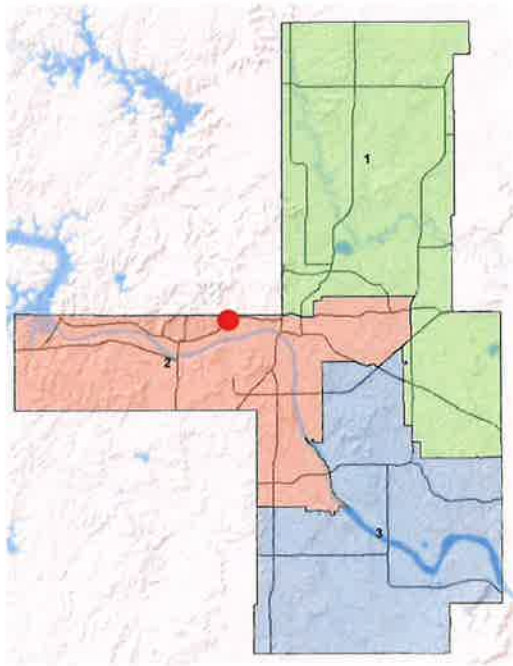
Nathan Foster

Owner and Applicant Information:

Applicant: TNT Fireworks

Owner: Johnny Mize

Location Map:
(Shown with County Commission districts)



Applicant Proposal:

Plat Waiver

Location: South of the southeast corner of
West 6th Street and South 65th West Avenue

Zoning: RS

Staff Recommendation:

Staff recommends **approval** of the Plat Waiver

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Applicant Submittal

21.1

PLAT WAIVER

CBOA-2632 – (County)

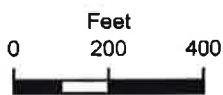
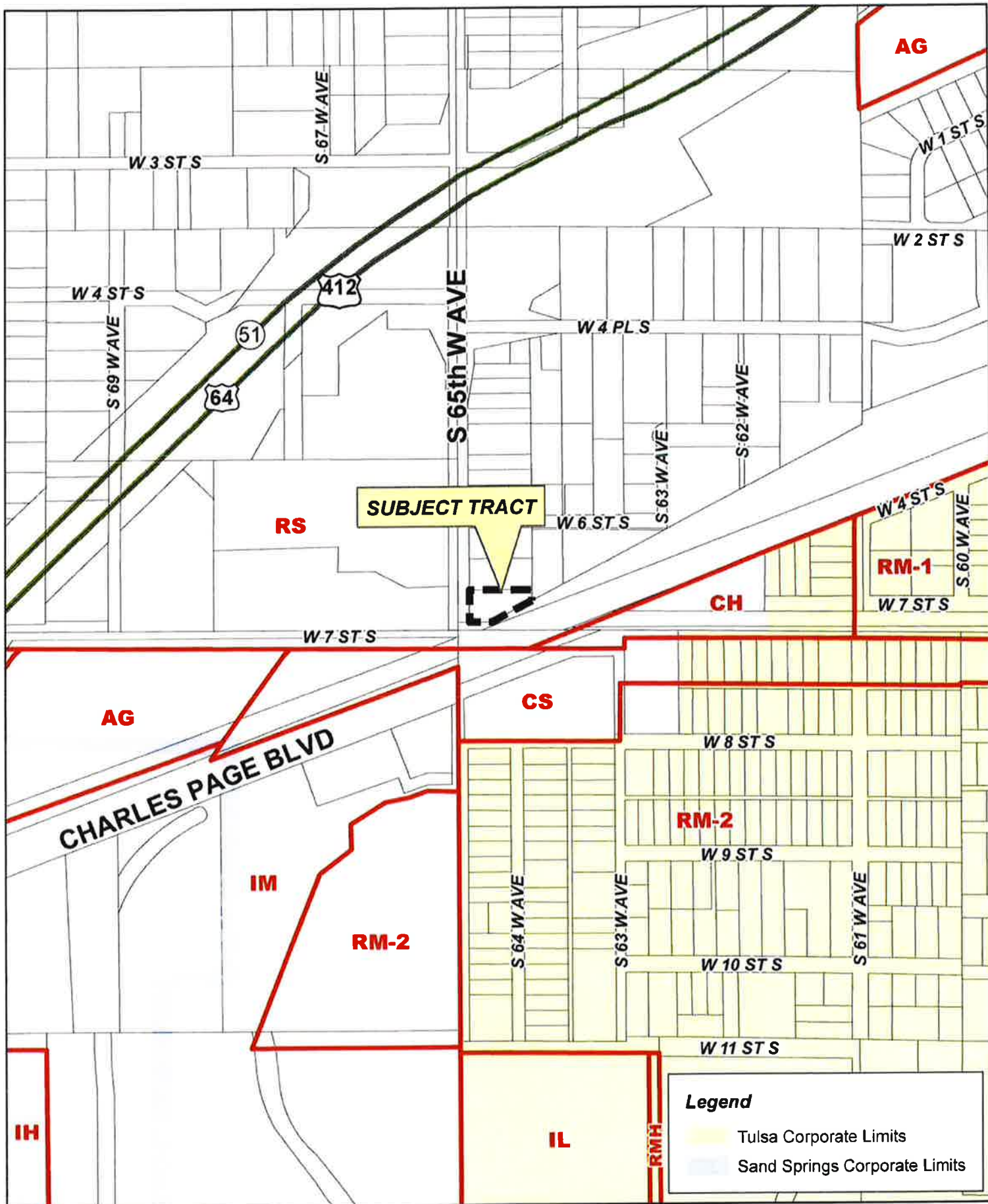
South of the southeast corner of West 6th Street South and South 65th West Avenue

The platting requirement for this property is being triggered by a special exception approval by the Tulsa County Board of Adjustment to permit a temporary fireworks stand (Use Unit 2). The property was platted under the Partridge Subdivision plat and there is currently no plan for new construction on the property.

The Technical Advisory Committee met on May 4, 2017 and the following items were determined:

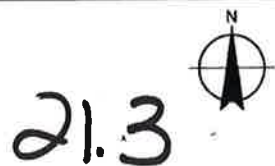
1. All required right-of-way has been dedicated and is in place.
2. Necessary easements and utilities are all in place and no additional easements will be needed at this time.
3. The proposed use of the property is temporary and will not require any new building or construction permits on the property.

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



CBOA-2632

19-12 05





Feet
0 200 400



Subject
Tract

CBOA-2632

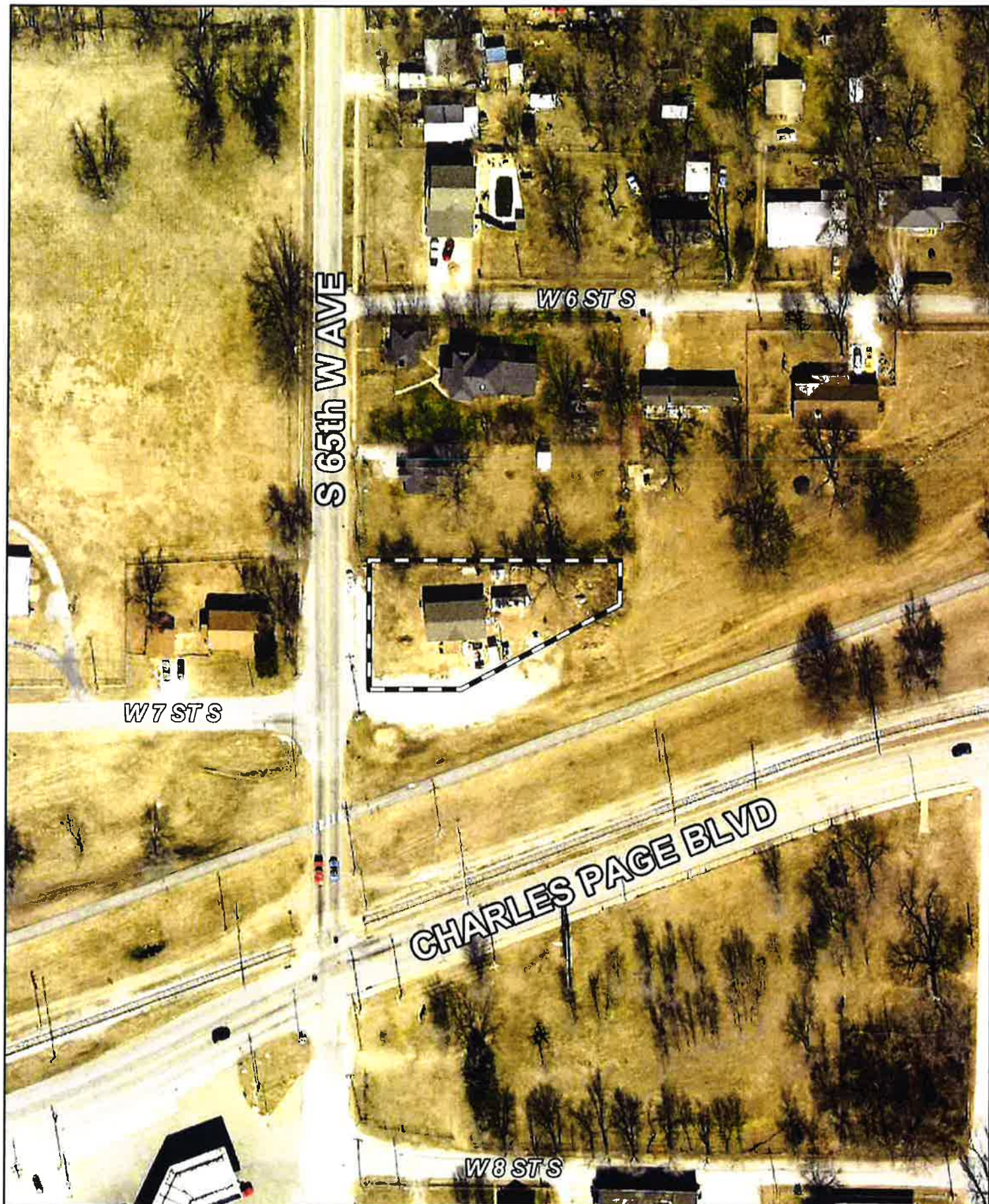
19-12 05

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

Aerial Photo Date: February 2016



21.4



Feet
0 50 100



Subject
Tract

CBOA-2632

19-12 05

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

Aerial Photo Date: February 2016



21.5

NOTE: THIS FORM ACCOMPANIES PLAT WAIVER APPLICATIONS ONLY, NOT USED FOR ACCELERATED RELEASE REQUESTS.

TMAPC POLICY ON PLAT WAIVERS:

(This form will be completed by staff from information provided by the Technical Advisory Committee.)

It shall be the policy of the Tulsa Metropolitan Area Planning Commission that all requests for plat waivers shall be evaluated by the staff and by the Technical Advisory Committee based on the following list. After such evaluation, TMAPC Staff shall make a recommendation to the TMAPC as to the merits of the plat waiver request accompanied by the answers to these questions:

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

- | | YES | NO |
|--|-------------------------------------|-------------------------------------|
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| 3) Is property adequately described by surrounding platted properties or street R/W? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

- | | | |
|--|--------------------------|-------------------------------------|
| 4) Is right-of-way dedication required to comply with Major Street and Highway Plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5) Will any restrictive covenants be filed by separate instrument? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6) Infrastructure requirements | | |
| a) Water | | |
| i) Is a main line water extension required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Is an internal system or fire line required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Are additional easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Sanitary Sewer | | |
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| ii) Is an internal system required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Are additional easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Storm Sewer | | |
| i) Is a P.F.P.I. required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Is an Overland Drainage Easement required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Is on-site detention required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Are additional easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7) Floodplain | | |
| a) Does the property contain a City of Tulsa (Regulatory) Floodplain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the property contain a F.E.M.A. (Federal) Floodplain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8) Change of Access | | |
| a) Are revisions to existing access locations necessary? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9) Is the property in a P.U.D.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) If yes, was plat recorded for the original P.U.D.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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| a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

NOTE:

If, after consideration of the above criteria, a plat waiver is granted on *unplatted* properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office by the applicant.

21.6

Sawyer, Kim

CPA-56

From: Wilkerson, Dwayne
Sent: Wednesday, May 10, 2017 8:52 AM
To: Mariboho, Mindi; Sawyer, Kim; Miller, Susan; Hoyt, Jay; Ulmer, Amy
Subject: Z-7373 and CPA-56

Kim,

Please reference Z-7373 and CPA-56 in your correspondence with the Planning Commission.

Thanks

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org



*Celebrating 50 Years of Service
to the Tulsa Region*

From: Wilkerson, Dwayne
Sent: Wednesday, May 10, 2017 8:49 AM
To: 'Jim Graber'; Sawyer, Kim
Cc: mhuckabee@cwlaw.com; Miller, Susan; Hoyt, Jay; Mariboho, Mindi
Subject: RE: 26 Oaks

Thanks Jim,

I will support a continuance request to June 7th to accommodate the completion of an optional development plan. I appreciate your efforts to work with the neighbors and their representatives. Please keep in mind that we will need the submittal for the optional development plan prior to the end of the day May 18th to meet that schedule. Please let me know if you have any questions.

Kim,

Please forward property owners request to the Planning Commission for another continuance to the June 7th meeting.

Thanks

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

22.1



***Celebrating 50 Years of Service
to the Tulsa Region***

From: Jim Graber [<mailto:jgrab@graberpc.com>]

Sent: Monday, May 08, 2017 2:55 PM

To: Wilkerson, Dwayne

Cc: mhuckabee@cwlaw.com

Subject: 26 Oaks

Dwayne I mistook the date of the continuance, it needs to be June 7th not the 17th , please correct this for us.

Thank you,

James Graber



(918)747-8028 (p)

(918)747-1493 (f)

2415 E. Skelly Dr., Ste 101

Tulsa, OK 74105

22.2

Sawyer, Kim

Z-1373

From: Wilkerson, Dwayne
Sent: Wednesday, May 10, 2017 8:52 AM
To: Mariboho, Mindi; Sawyer, Kim; Miller, Susan; Hoyt, Jay; Ulmer, Amy
Subject: Z-7373 and CPA-56

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Please reference Z-7373 and CPA-56 in your correspondence with the Planning Commission.

Thanks

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org



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Kim,

Please forward property owners request to the Planning Commission for another continuance to the June 7th meeting.

Thanks

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

23.1



*Celebrating 50 Years of Service
to the Tulsa Region*

From: Jim Graber [<mailto:jgrab@graberpc.com>]

Sent: Monday, May 08, 2017 2:55 PM

To: Wilkerson, Dwayne

Cc: mhuckabee@cwlaw.com

Subject: 26 Oaks

Dwayne I mistook the date of the continuance, it needs to be June 7th not the 17th , please correct this for us.

Thank you,

James Graber



(918)747-8028 (p)

(918)747-1493 (f)

2415 E. Skelly Dr., Ste 101

Tulsa, OK 74105

23.2

Sawyer, Kim

Z-7376 withdraw

From: Wilkerson, Dwayne
Sent: Tuesday, May 02, 2017 2:10 PM
To: Stephen A. Schuller
Cc: Sawyer, Kim; Miller, Susan; Mariboho, Mindi; Moye, Nikita
Subject: RE: Z-7376

Thanks Steve,

Per your request we will withdraw your application.

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org



*Celebrating 50 Years of Service
to the Tulsa Region*

From: Stephen A. Schuller [<mailto:sschuller@gablelaw.com>]
Sent: Tuesday, May 02, 2017 9:59 AM
To: Wilkerson, Dwayne
Subject: RE: Z-7376

Sorry – Thought I had already done that!

The Applicant withdraws its Application for Rezoning in Case No. **Z-7376**.

Feel free to contact me by telephone or e-mail if you have any questions, or if you need anything further.



Stephen A. Schuller | Attorney | GableGotwals
1100 ONEOK Plaza | 100 West 5th Street | Tulsa, OK 74103-4217 USA
(Office) 918-595-4864 | sschuller@GableLaw.com | www.GableLaw.com

From: Wilkerson, Dwayne [<mailto:DWilkerson@incog.org>]
Sent: Tuesday, May 2, 2017 8:58 AM
To: Stephen A. Schuller <sschuller@gablelaw.com>
Subject: FW: Z-7376

Steve,

Sorry for the confusion the project is on the agenda May 17th.

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

24.1

918-579-9475
dwilkerson@incog.org



*Celebrating 50 Years of Service
to the Tulsa Region*

From: Wilkerson, Dwayne
Sent: Tuesday, May 02, 2017 8:46 AM
To: 'Stephen A. Schuller'
Subject: Z-7376

Good morning Steve,

This project is currently scheduled for a hearing at the Planning Commission tomorrow May 3rd. If you still plan to withdraw your application, please send me an email today.

Respectfully.

INCOG
C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org



*Celebrating 50 Years of Service
to the Tulsa Region*

24.2



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7387

Hearing Date: May 17, 2017

Case Report Prepared by:

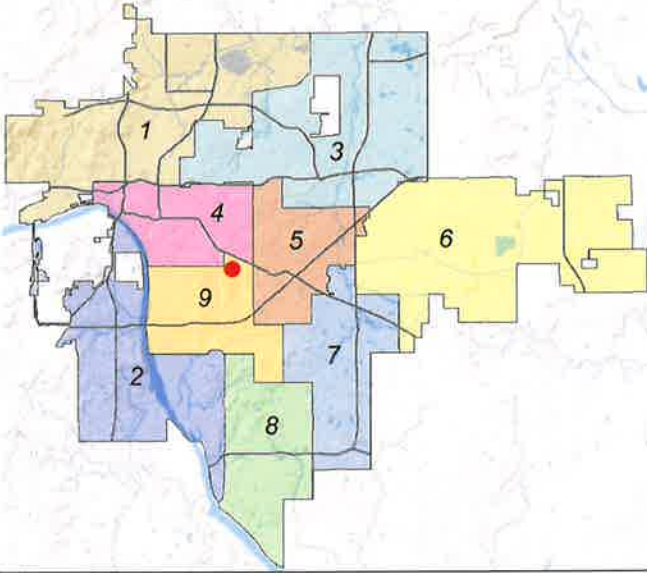
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: C.S. Bengé

Property Owner: AERY, ROBERT G & AVA J

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Single-story multifamily

Concept summary: Rezone to allow small infill project for townhouse style multifamily development.

Tract Size: 0.59 ± acres

Location: Northwest corner of S. Louisville Ave. and E. 32nd St. S.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: RM-0

Comprehensive Plan:

Land Use Map: Existing Neighborhood

Stability and Growth Map: Area of Stability

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9321

CZM: 47

Atlas: 134

City Council District: 9

Councilor Name: Ben Kimbro

County Commission District: 3

Commissioner Name: Ron Peters

25.1

SECTION I: Z-7387

DEVELOPMENT CONCEPT: The applicant has requested rezoning for a small multifamily development.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

RM-O zoning is consistent with the infill development pattern expected in the Existing Neighborhood land use designation of the Comprehensive Plan and,

RM-O zoning is consistent with the anticipated future redevelopment of this block and,

RM-O is considered non injurious to the proximate properties therefore,

Staff recommends Approval of Z-7387 to rezone property from RS-3 to RM-0.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject lot is located within an Existing Neighborhood Land Use and designated as an Area of Stability.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

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

Areas of Stability and Growth designation: Area of Stability

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

of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision:

Major Street and Highway Plan: Neither East 32nd Street South nor South Louisville Avenue are classified by the Major Street and Highway Plan.

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 a single-family residence.*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 32 nd Street South	None	N/A	2
South Louisville Avenue	None	N/A	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	Existing Neighborhood	Stability	Single-Family
South	RS-3	Existing Neighborhood	Stability	Single-Family
East	RS-3	Existing Neighborhood	Stability	Single-Family
West	RM-2	Mixed-Use Corridor	Growth	Multi-Family

SECTION III: Relevant Zoning History

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

Subject Property:

No relevant history.

Surrounding Property:

Z-7206 September 2012: All concurred in **approval** of a request for *rezoning* a .56± acre tract of land from RS-3/OL to OL/CS for office use, on property located south of southwest corner of E. 31st St. and S. Louisville Ave.

Z-7121 January 2009: A request was made for *rezoning* a 12,188± square foot tract of land from PK to OM. All concurred in denial of OM and **approval** of OL zoning for office use, on property located south of southwest corner of East 31st Street and South Louisville Avenue north of the subject property.

PUD-638 October 2000: All concurred in **approval** of a request for a *Planned Unit Development* on a 1.9-acre tract located on the southwest corner of East 32nd Place and South Jamestown from RM-1 and RM-2 to PUD for a two-story medical office development.

Z-6227 January 1989: All concurred in **approval** of a request to *rezone* a 1.3± acre tract from RS-3 to OL on the north 150' and PK zoning, on the south tract located on the southeast corner of East 31st Street South and South Louisville Avenue.

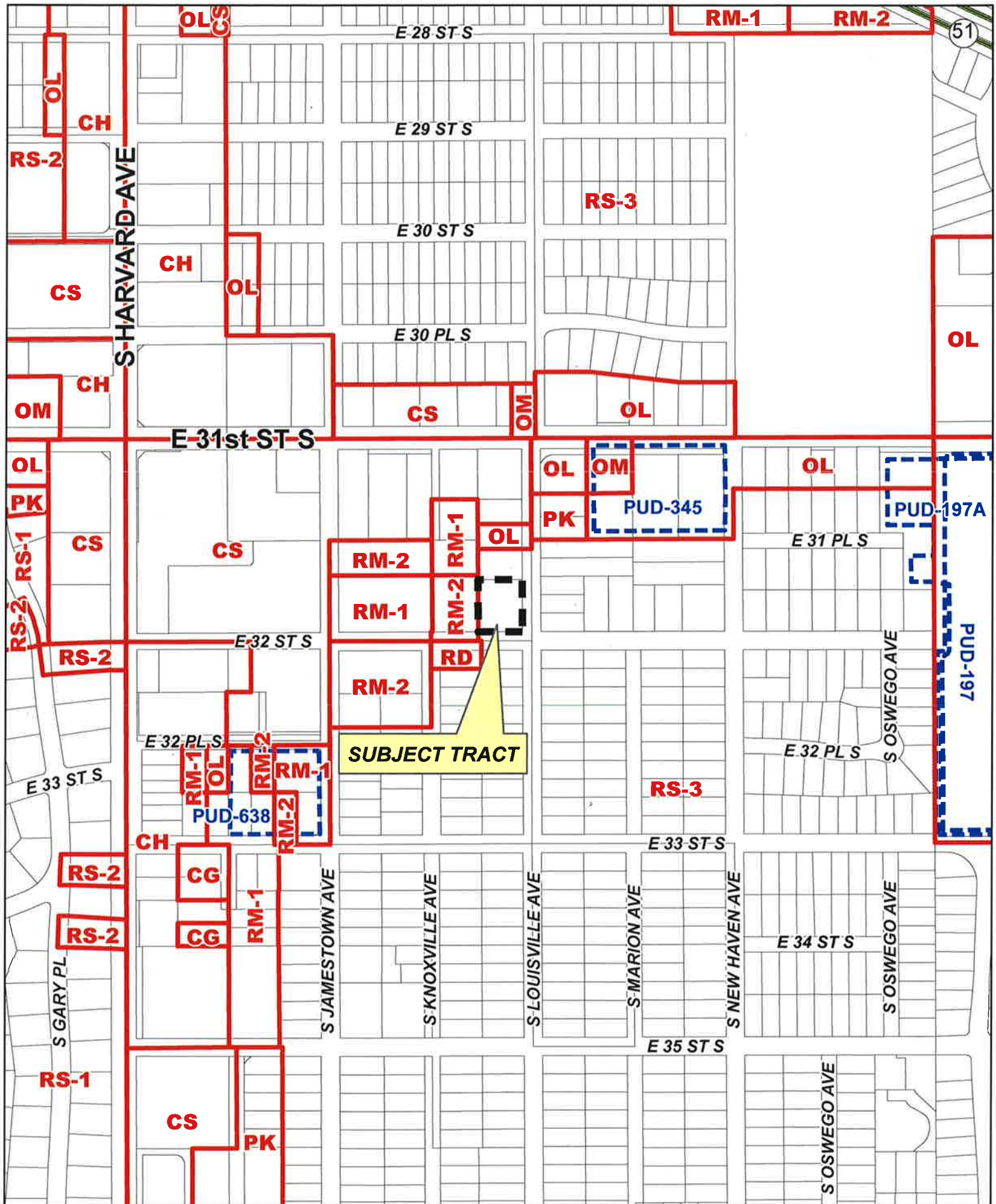
PUD-345 January 1984: All concurred in **approval** of a proposed *Planned Unit Development* a 3.1± acre tract of land for office use including the Tulsa Teacher's Credit Union, on property located west of the southwest corner of East 31st Street and South New Haven Avenue.

BOA-8657 July 3, 1975: The Board of Adjustment **approved** a request to convert a duplex into eight sleeping rooms in an RD district, on property located at 3203 S. Knoxville Ave.

BOA-2560 June 9, 1954: The Board of Adjustment **approved** a *Special Exception* for church use, on property located at 3143 S. Jamestown Ave. and west of subject property.

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Z-7387

19-13 21

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Feet



Subject
Tract

Z-7387

19-13 21

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

Aerial Photo Date: February 2016





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Feet



Subject
Tract

Z-7387

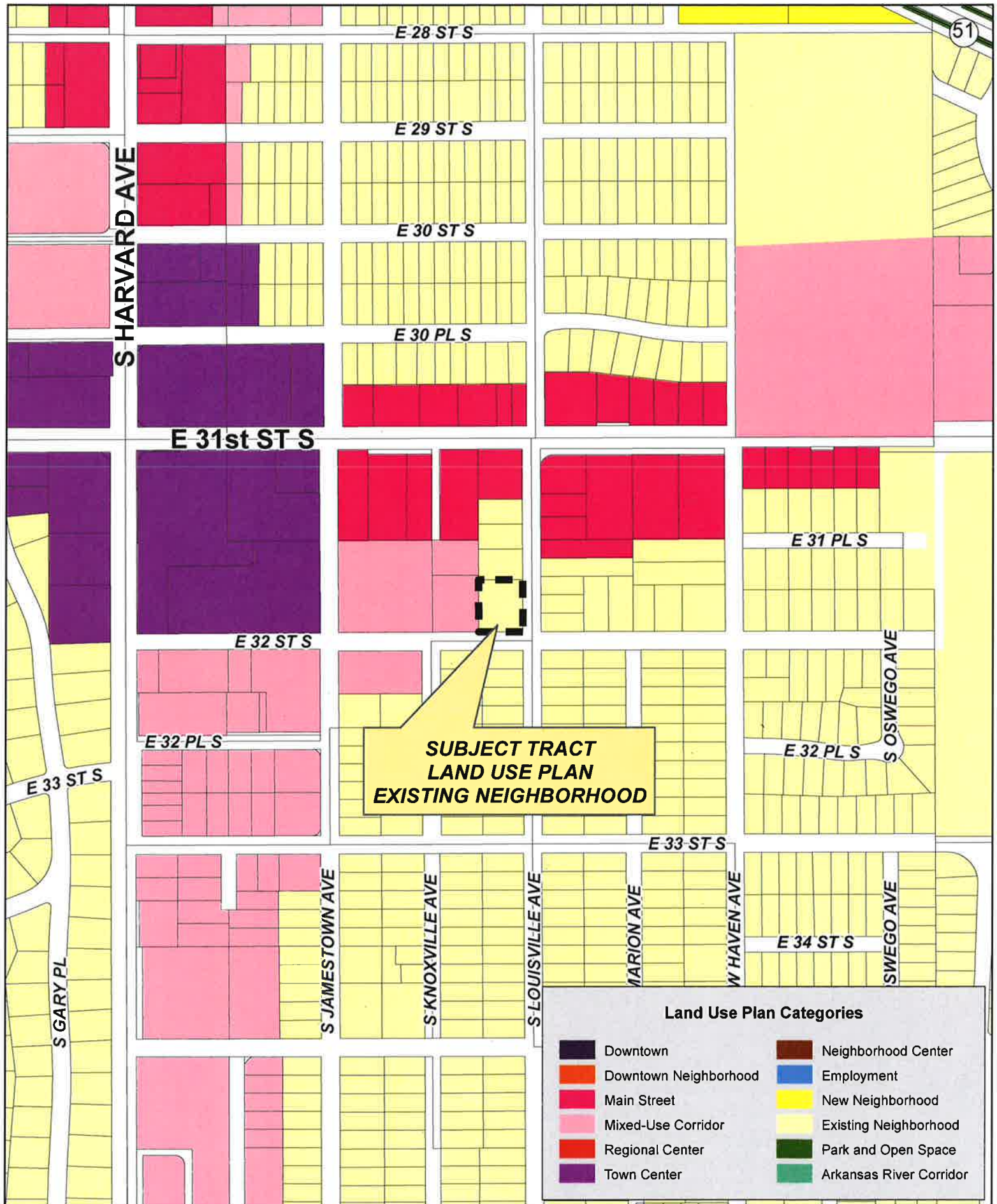
19-13 21

25.7

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

Aerial Photo Date: February 2016



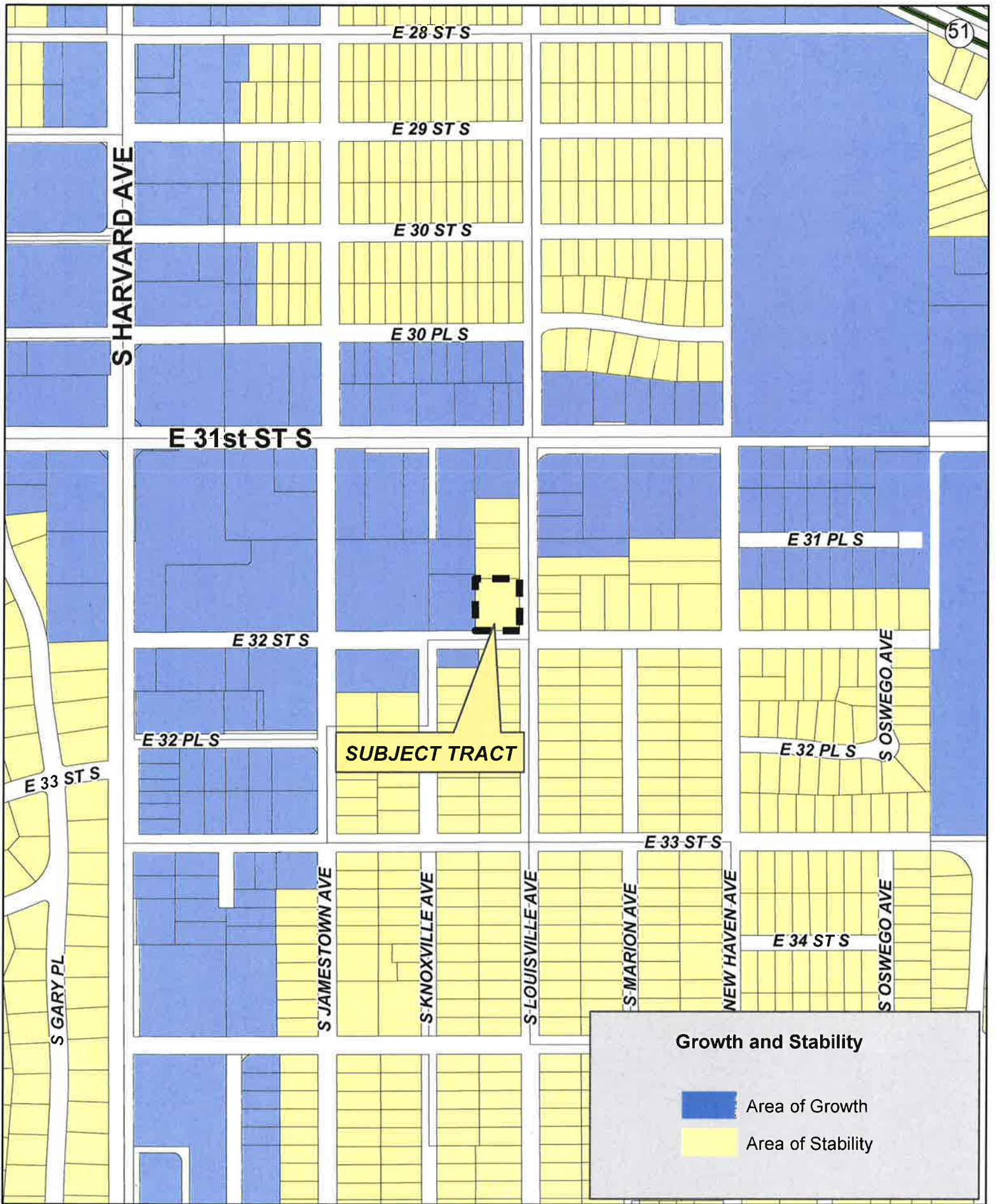


Z-7387

19-13 21

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Z-7387

19-13 21

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Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7388

Hearing Date: May 17, 2017

Case Report Prepared by:

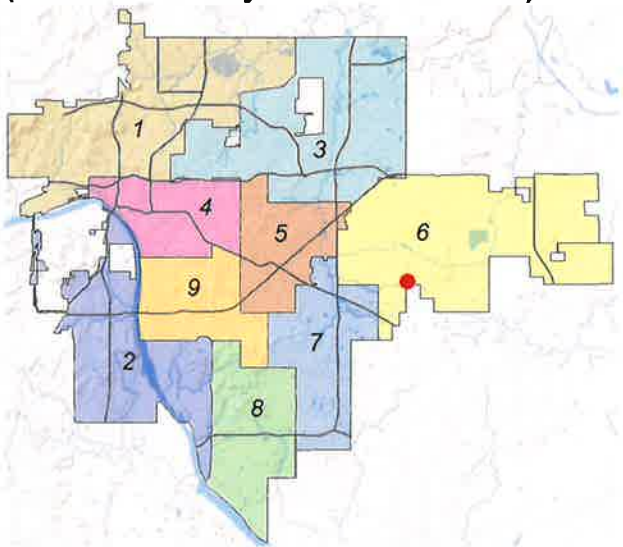
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Erik Enyart

Property Owner: 41ST STREET DEVELOPMENT
LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Multifamily use

Concept summary:

- 1) Align RM-2 zoning boundary with property ownership,
- 2) Increase the land area for multifamily residential uses which will also increase the number of allowable dwelling units,
- 3) Decrease the size of the commercial corner.

Tract Size: 12.9 ± acres

Location: North and east of the northeast corner of
E. 41st St. S and S. 145th E. Ave.

Zoning:

Existing Zoning: RM-0/ CS

Proposed Zoning: RM-2

Comprehensive Plan:

Land Use Map: Neighborhood Center/ New
Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9422

CZM: 50

Atlas: 0

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

26.1

SECTION I: Z-7388

DEVELOPMENT CONCEPT: The applicant has identified the site as a potential development opportunity for a multi-family development and has requested a zoning map revision to remove some of the existing CS and RM-0 and rezone to RM-2.

The rezoning request will reduce the CS zoned property from approximately 9.5 acres to approximately 2.9 acres.

In Summary:

- 1) RM-2 zoning requires 1100 square feet of lot area for each dwelling unit or up to 510 dwelling units. Please note that this is a theoretical calculation and is unlikely because of storm water detention areas, street right of way dedication and parking requirements.
- 2) RM-O zoning requires 2900 square feet of lot area for each dwelling unit or up to 193 dwelling units. Please note that this is a theoretical calculation and is unlikely because of storm water detention areas, street right of way dedication and parking requirements.
- 3) Both RM-2 and RM-O zoning districts are limited with a maximum building height of 35 feet.
- 4) Both RM-2 and RM-O zoning have the same building setbacks.

EXHIBITS:

INCOG Case map

INCOG Aerial

Tulsa Comprehensive Plan Land Use Map

Tulsa Comprehensive Plan Areas of Stability and Growth Map

Applicant Exhibits:

None included in staff report

DETAILED STAFF RECOMMENDATION:

RM-2 zoning is consistent with the Neighborhood Center and New Neighborhood land use designations in the comprehensive plan and,

RM-2 zoning is consistent with the expected development pattern and,

RM-2 zoning is considered non injurious to the proximate properties therefore,

Staff recommends Approval of Z-7388 to rezone property from RM-0/ CS to RM-2.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: RM-2 zoning is consistent with the land use designation identified in the Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Neighborhood Center/ New Neighborhood

Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are

26.2

pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

The New Neighborhood is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or new Neighborhood or Town Center.

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 145th East Avenue is a Primary Arterial. East 41st Street South is a Secondary 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 is currently vacant land. There are no structures on the subject lot at this time.*

Environmental Considerations: None that would affect site development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 145 th East Avenue	Primary Arterial	120 feet	2
East 41 st Street	Secondary Arterial	100 feet	2

26.3

Utilities:

The subject tract has municipal water available. Sewer does not currently exist. A sewer extension would be required in order to provide sewer service to the tract.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RM-0	New Neighborhood	Growth	Vacant
South	CS(Tulsa) A-CG/A-RD (Broken Arrow)	Neighborhood Center (Tulsa) Commercial/ Employment Nodes Transition Area (Broken Arrow)	Growth (Tulsa) N/A (Broken Arrow)	Forested Land / Stream
East	RM-0/RS-3	New Neighborhood	Growth	Single-Family
West	AG	New Neighborhood/ Neighborhood Center	Growth	Vacant

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 15227 dated December 15, 1981, established zoning for the subject property.

Subject Property:

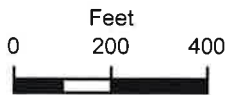
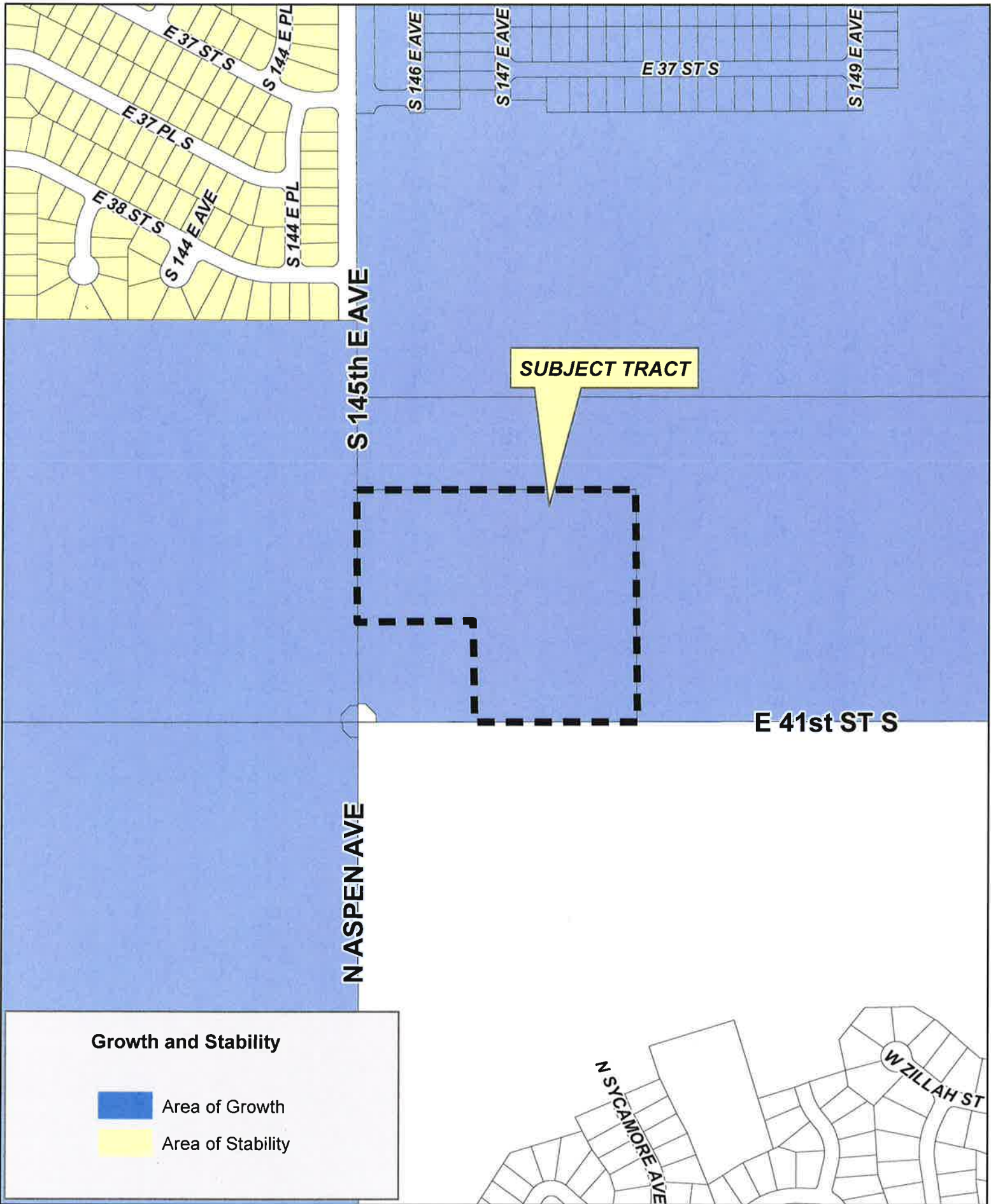
Z-5607 December 1981: All concurred in **approval** of a request for *rezoning* a tract of land from AG to RS-3/ RM-0/ CS, on property located north of E. 41st St. east of S. 145th E. Ave. for a mile.

Surrounding Property:

No relevant history.

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Z-7388

19-14 22

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Exhibit "A.1"
Green - 41st Street
Zoning Exhibit Description

PAGE 1 OF 1

Description

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION TWENTY-TWO (22), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 22; THENCE SOUTH 88°44'17" WEST AND ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 1728.81 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 88°44'17" WEST AND CONTINUING ALONG SAID SOUTH LINE FOR A DISTANCE OF 528.00 FEET; THENCE NORTH 1°28'54" WEST AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 330.00 FEET; THENCE SOUTH 88°44'17" WEST AND PARALLEL WITH SAID SOUTH LINE FOR A DISTANCE OF 380.00 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 1°28'54" WEST AND ALONG SAID WEST LINE FOR A DISTANCE OF 427.89 FEET; THENCE NORTH 88°43'42" EAST FOR A DISTANCE OF 908.00 FEET; THENCE SOUTH 1°28'54" EAST AND PARALLEL WITH SAID WEST LINE FOR A DISTANCE OF 758.05 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 562,832 SQUARE FEET OR 12.921 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

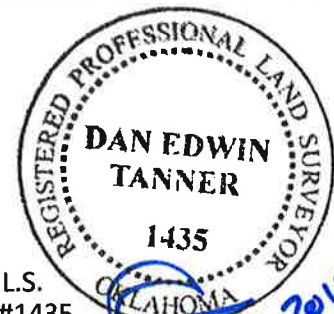
- (1) MAGNETIC PK NAIL FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 22;
- (2) MAGNETIC PK NAIL FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 22;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 88°44'17" WEST.

Certification

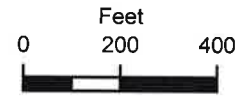
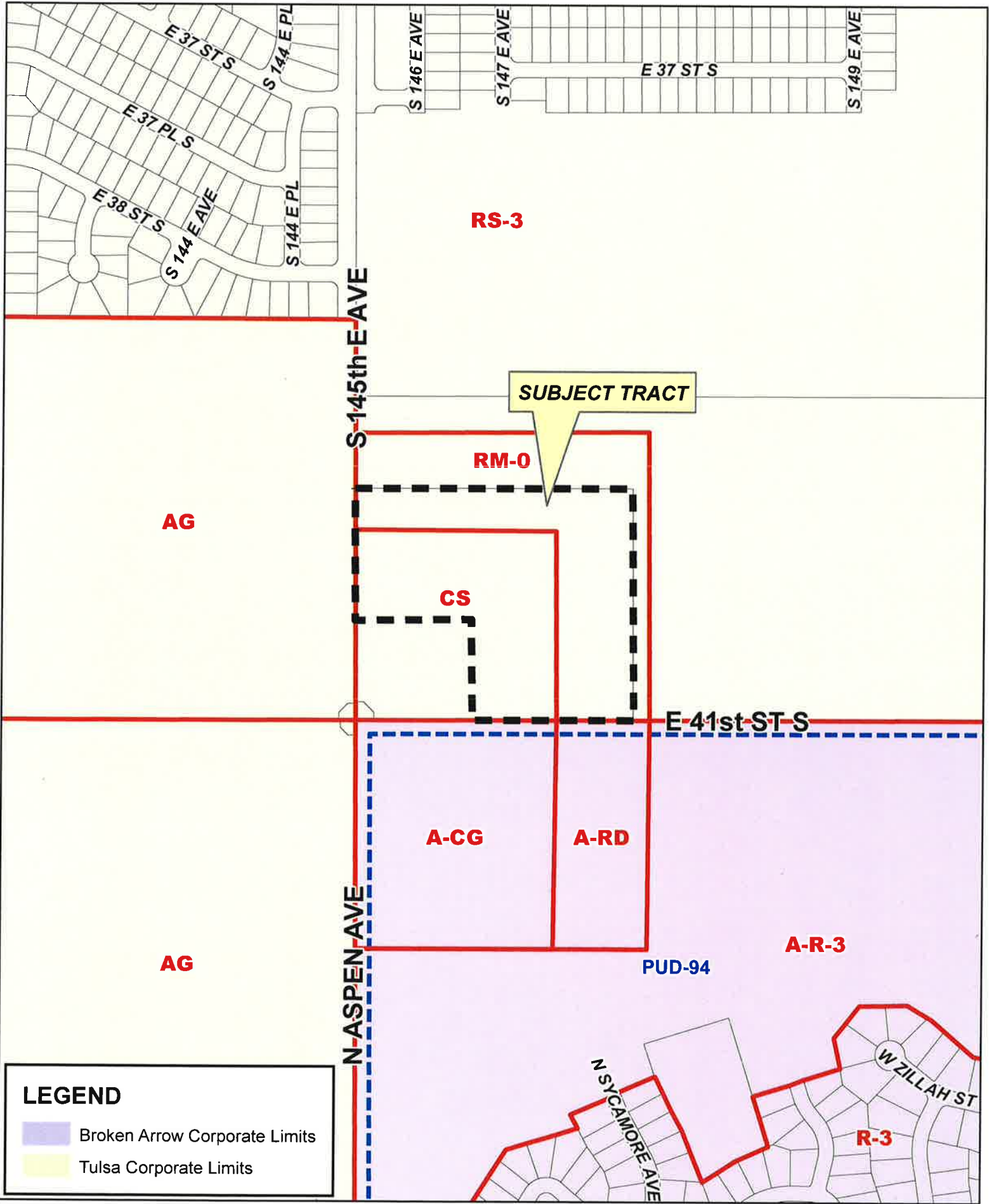
I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

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



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 **Tanner Consulting LLC**
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929



Z-7388

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0 Feet 200 400



Subject
Tract

Z-7388

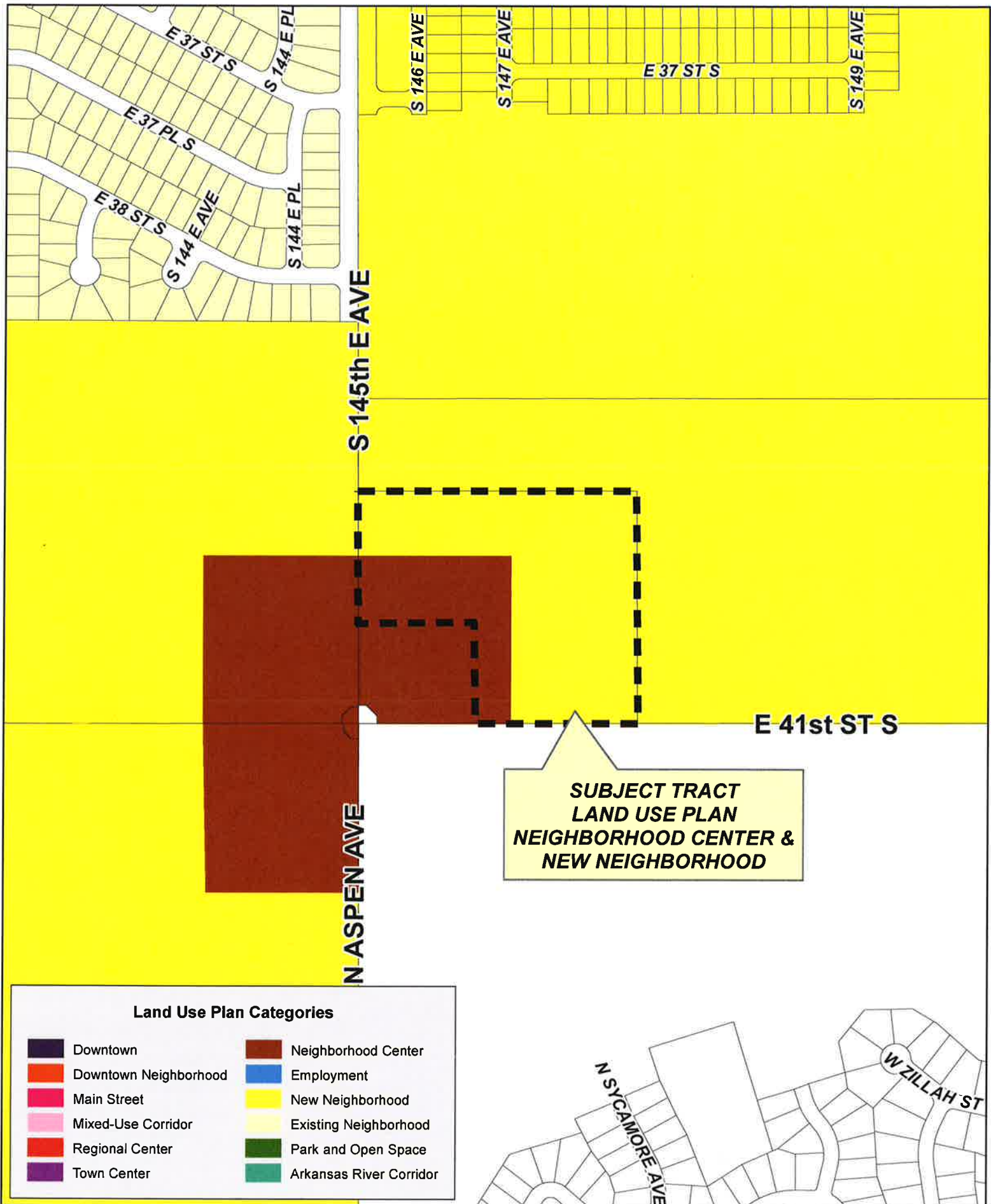
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016





Z-7388

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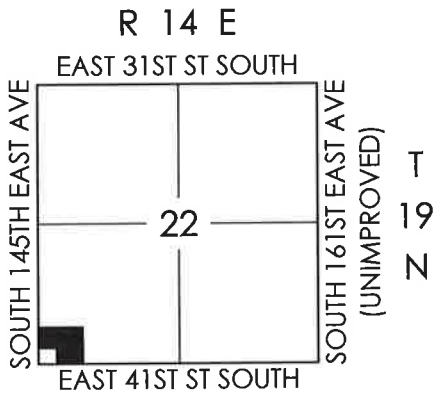
26.9



Exhibit "A.2"

Green - 41st Street

Zoning Exhibit



Location Map



LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7389

Hearing Date: May 17, 2017

Case Report Prepared by:

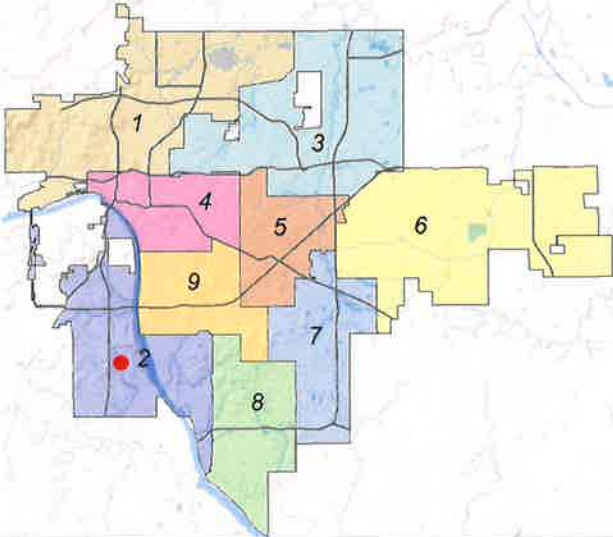
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Ricky Jones

Property Owner: SHARP MORTGAGE COMPANY

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Residential/commercial

Proposed Use: Commercial

Concept summary: Rezoning requested for commercial and office uses along W. 71st Street South.

Tract Size: 2.54 ± acres

Location: Southwest corner of W. 71st St. and S. Jackson Ave.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Regional Center/ Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval

Staff Data:

TRS: 8211

CZM: 51

Atlas: 1142

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

27.1

REVISED 5/11/2017

SECTION I: Z-7389

DEVELOPMENT CONCEPT:

Rezoning requested for commercial and office uses along W. 71st Street South. The site is partially in the Town Center land use designation and partially in the Regional Center. Both land use categories support CS zoning.

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:

CS zoning is consistent with the development pattern expected in the Town Center and Regional land use designation of the Comprehensive Plan and,

CS zoning is consistent with the West Highlands Small Area Plan

CS zoning is consistent with the anticipated future development of the proximate properties and,

CS is considered non injurious to the proximate properties therefore,

Staff recommends Approval of Z-7389 to rezone property from RS-3 to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The permitted land uses that are identified in CS zoning district are consistent with the land use map in both the West Highlands Small Area Plan and the Tulsa Comprehensive Plan. Design standards and goals suggested in the West Highlands Small Area Plan are not included in the CS zoning category.

Land Use Vision:

Land Use Plan map designation: Regional Center, Town 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.

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 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: West 71st Street South is a Primary Arterial

Trail System Master Plan Considerations: The subject tracts are approximately ½ mile from Turkey Mountain Urban Wilderness Area and Riverparks West Trail.

Small Area Plan: West Highlands Tulsa Hills

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The western two subject lots each contain a single-family residence. The eastern most lot contains a small commercial business.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 71 st Street	Primary Arterial	120 feet	6 / 4
South Jackson Avenue	None	None	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RM-2/PUD-790	Mixed-Use Corridor	Growth	Senior Living Facility
South	CO/Z-7008-SP-1	Regional Center	Growth	Tulsa Hills Shopping Center Detention Reserve Area
East	CS	Town Center	Growth	Vacant
West	CO/Z-7008-SP-1	Regional Center	Growth	Tulsa Hills Shopping Center

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11827 dated June 26, 1970, established zoning for the subject property.

Subject Property:

BOA-21248 April 11, 2011: The Board of Adjustment **approved** a *Special Exception* to permit a home occupation (window film application) within an existing building in an RS-3 district; and a *Variance* to permit signs for the home occupation, with conditions, on property located at 704 W. 71st St. S. and also known as a part of the subject property.

Surrounding Property:

BOA-22137 September 27, 2016: The Board of Adjustment **approved** a *Special Exception* to permit a self-storage facility in the CS district, on property located on the southeast corner of S. Jackson Ave. and W. 71st St. S.

Z-7353 October 2016: All concurred in **approval** of a request for *rezoning* a 2.58± acre tract of land from RS-3 to CS, for self-storage use, on property located south of the southeast corner of S. Jackson Ave. and W. 71st St.

PUD-832 July 2015: All concurred in **approval** of a proposed *Planned Unit Development* on a 10.64± acre tract of land for a medical and office development, on property located east of northeast corner of W. 71st St. and Highway 75.

Z-7286 February 2015: All concurred in **approval** of a request for *rezoning* a 3.5± acre tract of land from RS-3 to CS, for commercial uses, on property located on the southeast corner of W. 71st St. and S. Jackson Ave. and abutting north of subject property.

Z-7195/ PUD-790 March 2012: All concurred in **approval** of a request for *rezoning* a 4± acre tract of land from AG to RM-2 and a Planned Unit Development (PUD-790), for life care retirement center and assisted living facility with a maximum 80,000 sq. ft. and 120 dwelling units, on property located east of northeast corner of West 71st Street and South Olympia Avenue.

PUD-783-A September 2011: All concurred in **approval** of a *Major Amendment to PUD-783* on a 2.69± acre tract of land to add to Development Area A and to allow for access between PUD-783 and

27.4

Olympia Medical Park/PUD-648 to the west, on property located east of the northeast corner of Highway 75 South and West 71st Street.

PUD-783 April 2011: All concurred in **approval** of a proposed *Planned Unit Development* on a 5± acre tract of land for mixed use, and QuikTrip site, on property located east of northeast corner of Highway 75 and West 71st Street.

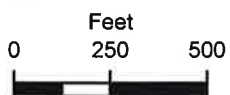
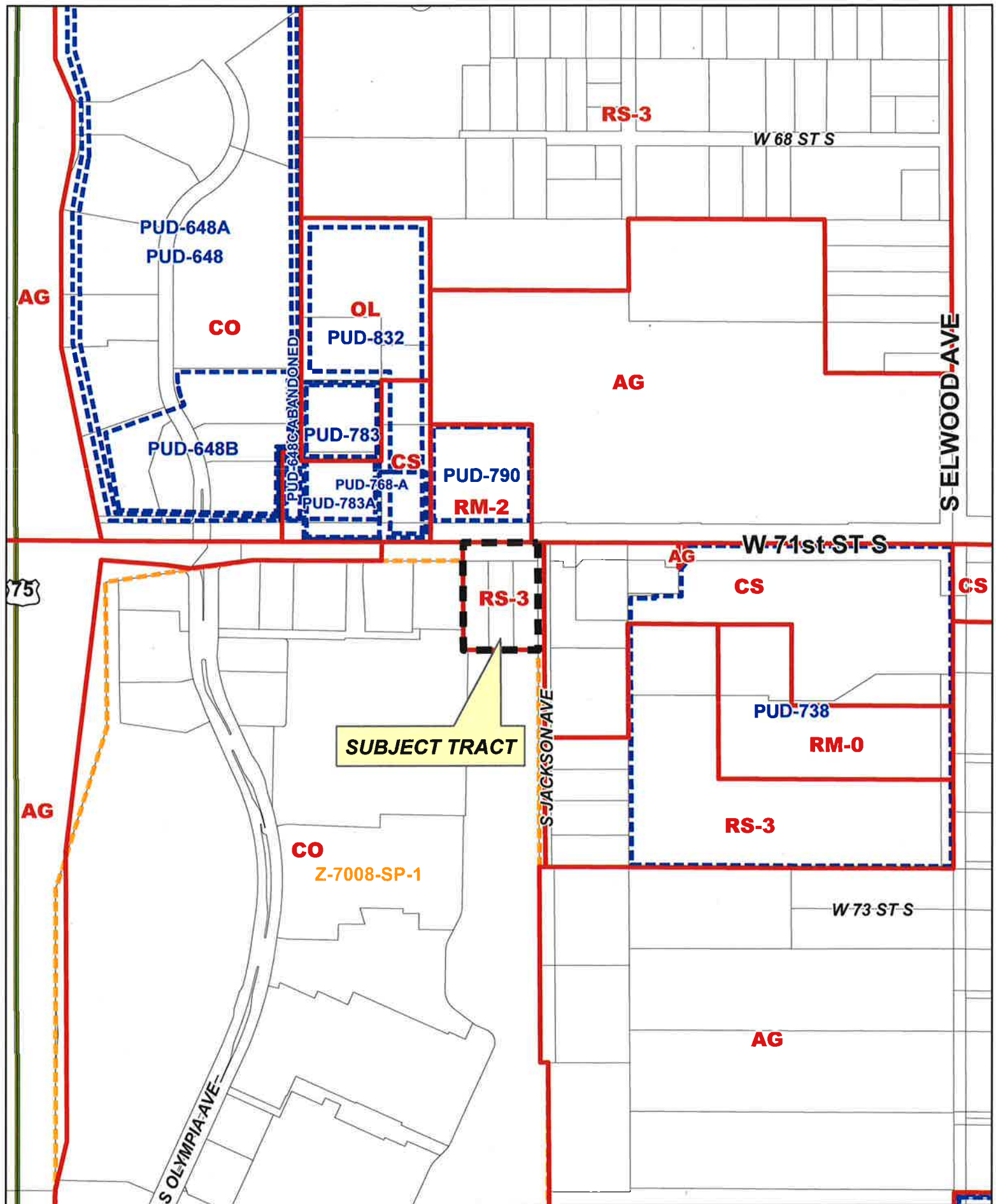
Z-7052/PUD-738 May 2007: All concurred in **approval** of a request to *rezone* a 39.19± acre tract from AG to RS-3/RM-0/CS and a Planned Unit Development for a mixed use development with two Development Areas, on property located at the southwest corner of West 71st Street South and South Elwood Avenue. Northern Development Area A permits office and commercial use and the southern Development Area B allows for children's nursery and church use, townhouse and multi-family dwelling as well as off-street parking and offices and studios.

Z-7008-SP-1/Z-6966-SP-1/Z-6967-SP-1 March 2006: All concurred in **approval** of a *Corridor Site Plan* on 176± acres to permit a regional shopping center known as the Tulsa Hills site with a total of 1,554,194 square feet of maximum building floor area approved at a .25 floor area ratio. On property located east of US Highway 75 between West 71st and West 81st Streets and west of subject property.

Z-7008 March 2006: All concurred in **approval** of a request to *rezone* a 43.6+ acre tract from AG/RS-3 to CO on property located East side of U. S. Highway 75 South between West 71st Street South and West 81st Street South for regional shopping center known as Tulsa Hills.

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Z-7389

18-12 11





W 71st ST S

S JACKSON AVE

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Feet



Subject
Tract

Z-7389

18-12 11

27.7

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

Aerial Photo Date: February 2016





0 250 500
Feet



Subject
Tract

Z-7389

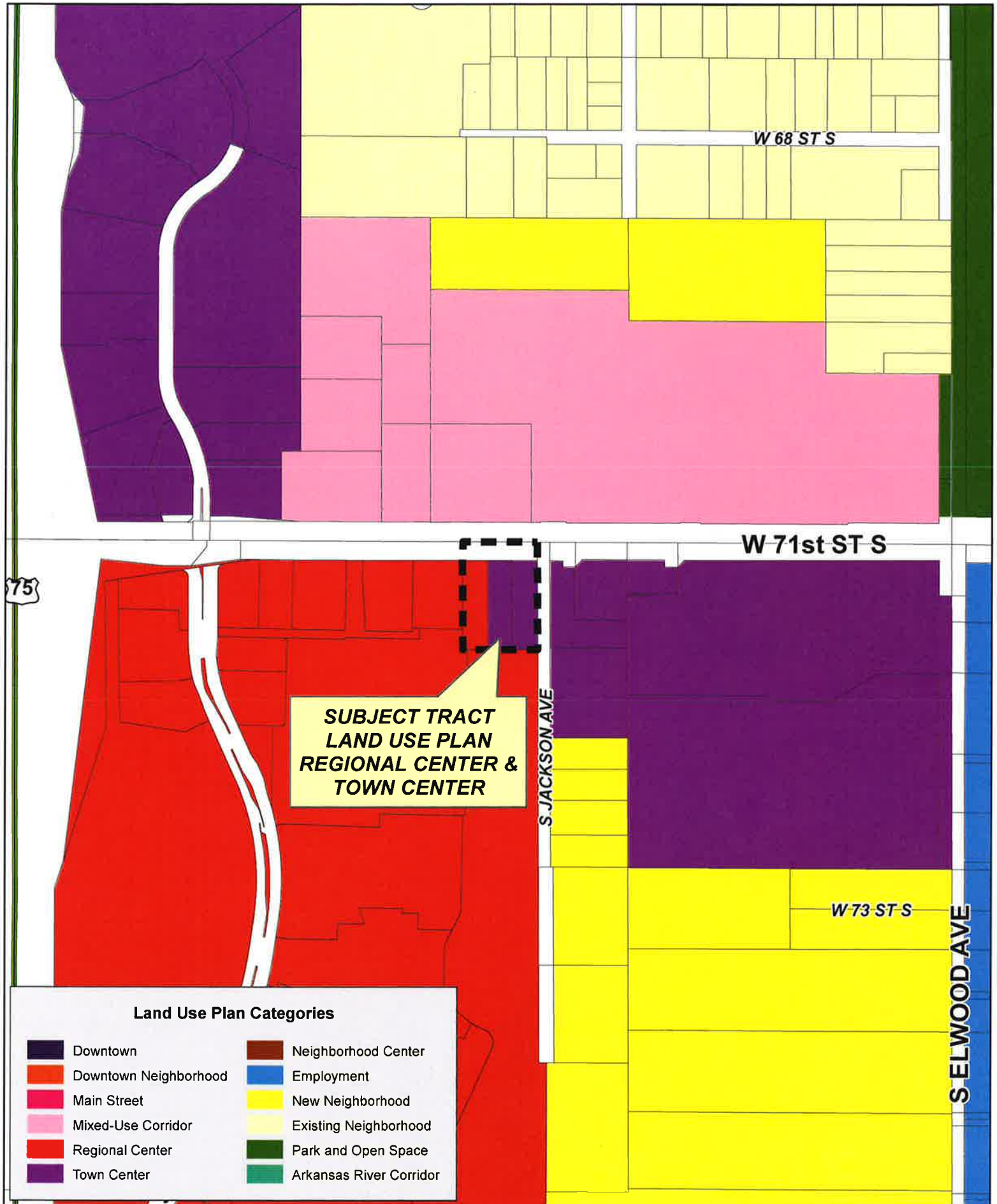
18-12 11

27.8

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

Aerial Photo Date: February 2016



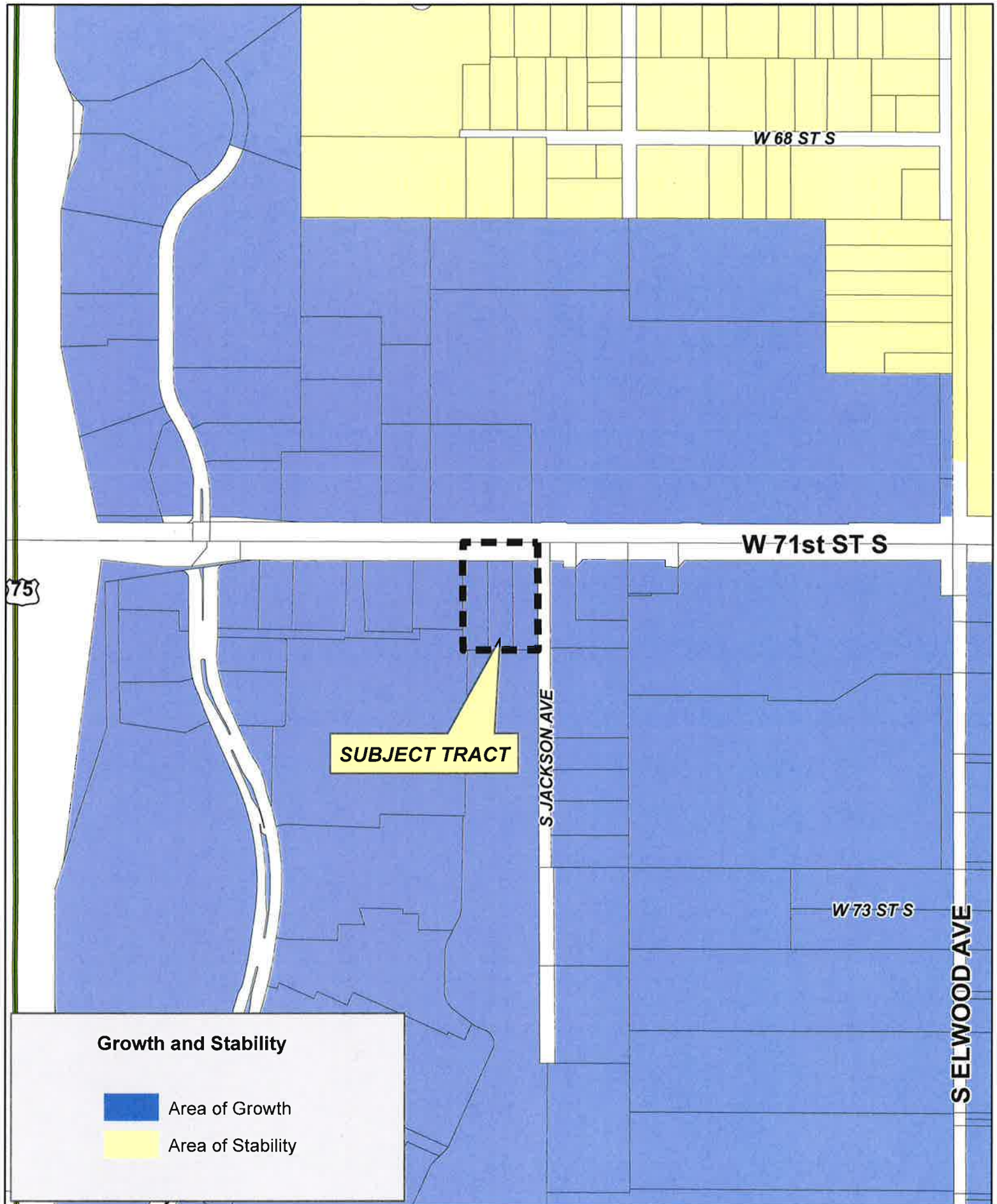


Z-7389

18-12 11

27.9





Z-7389

18-12 11

27.10





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7390

Hearing Date: May 17, 2017

Case Report Prepared by:

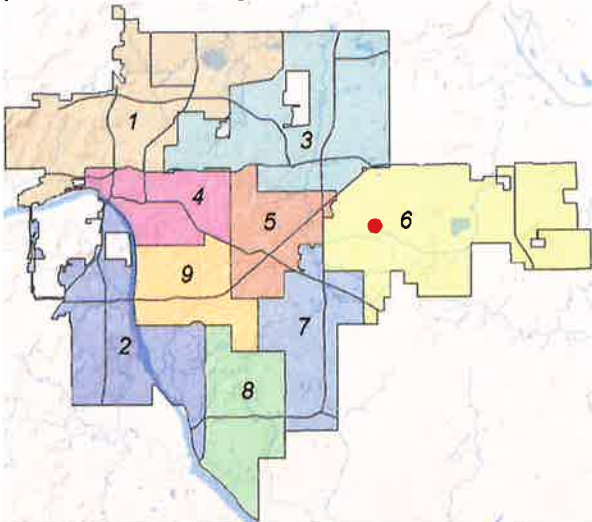
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Rick Stuber

Property Owner: MORENO, CESAR & URVANO

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Residential multifamily

Concept summary:

Tract Size: 9.81 ± acres

Location: West of the northwest corner of E. 24th St. and S. 137th E. Ave.

Zoning:

Existing Zoning: RD

Proposed Zoning: RM-1

Comprehensive Plan:

Land Use Map: Existing Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9416

CZM: 39

Atlas: 1110

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

28.1

SECTION I: Z-7390

DEVELOPMENT CONCEPT:

The applicant has requested a requested rezoning to construct a multifamily development on an underutilized tract of land west of the Eastgate Metroplex near 21st at 145th East Avenue. The site when originally defined was surrounded by street right of way however the street infrastructure was never constructed. Some of the right of way has been vacated and only a portion of the street on the south boundary was ever constructed. A public street is expected to be part of the development requirements along the south boundary of the rezoning request.

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:
 - Topographic and ALTA Survey

DETAILED STAFF RECOMMENDATION:

RM-1 zoning is consistent with the Existing Neighborhood and the Area of Growth land use designations identified in the Tulsa Comprehensive Plan and,

RM-1 zoning is considered non-injurious to the surrounding property and

RM-1 zoning is consistent with the expected development pattern in the area and,

The property has never been platted however some street right of way has been dedicated without complete street improvements. Development of this tract will improve the existing substandard street infrastructure providing desired connectivity defined in the comprehensive plan therefore,

Staff recommends Approval of Z-7390 to rezone property from RD/ to RM-1.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This site is not part of a single family neighborhood and was previously zoned for duplex development that was never constructed. The Area of Growth indicates an area where new development was expected. This area is an opportunity for an infill product that will provide improvements to the sidewalk and street network.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

"The New Neighborhood residential building block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or New Neighborhood or Town Center."

28.2

REVISED 5/11/2017

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: Just east of the southeast corner of the site the Go Plan designates a bike corridor on South 137th East Avenue. The proposed rezoning is does not affect that corridor however the additional population expected would increase the users along this corridor.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is gently sloping to from the northeast corner of the property toward the southwest corner with approximately 18 feet of elevation change. The site is grass covered with few trees. The property does not show signs of previous building activity.*

Street view: Looking from southwest corner to the northeast. (See next page)



Environmental Considerations: None that would affect site development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
East 24 th Street South	None	50 feet	Unimproved and two lanes where the street exists.

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RM-O/RD	New Neighborhood	Growth	Undeveloped
East	RM-1/RS-3	Existing Neighborhood	Growth on North ½ Stability on South ½	Multifamily north ½ Single family south 1/2
South	RS-2	New Neighborhood	Growth	Single family residential and church
West	RS-2 with special exception to allow a safety school	New Neighborhood	Growth	Undeveloped

28.4

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 14560 dated October 15, 1979, established zoning for the subject property.

Subject Property:

Z-5280 October 1979: All concurred in denial of a request for *rezoning* a tract of land from RS-2 to RM-0, but **approved** RD zoning, on property located west of the northwest corner of E. 24th St. and S. 137th E. Ave. and also known as the subject property.

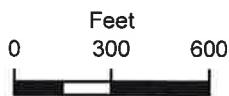
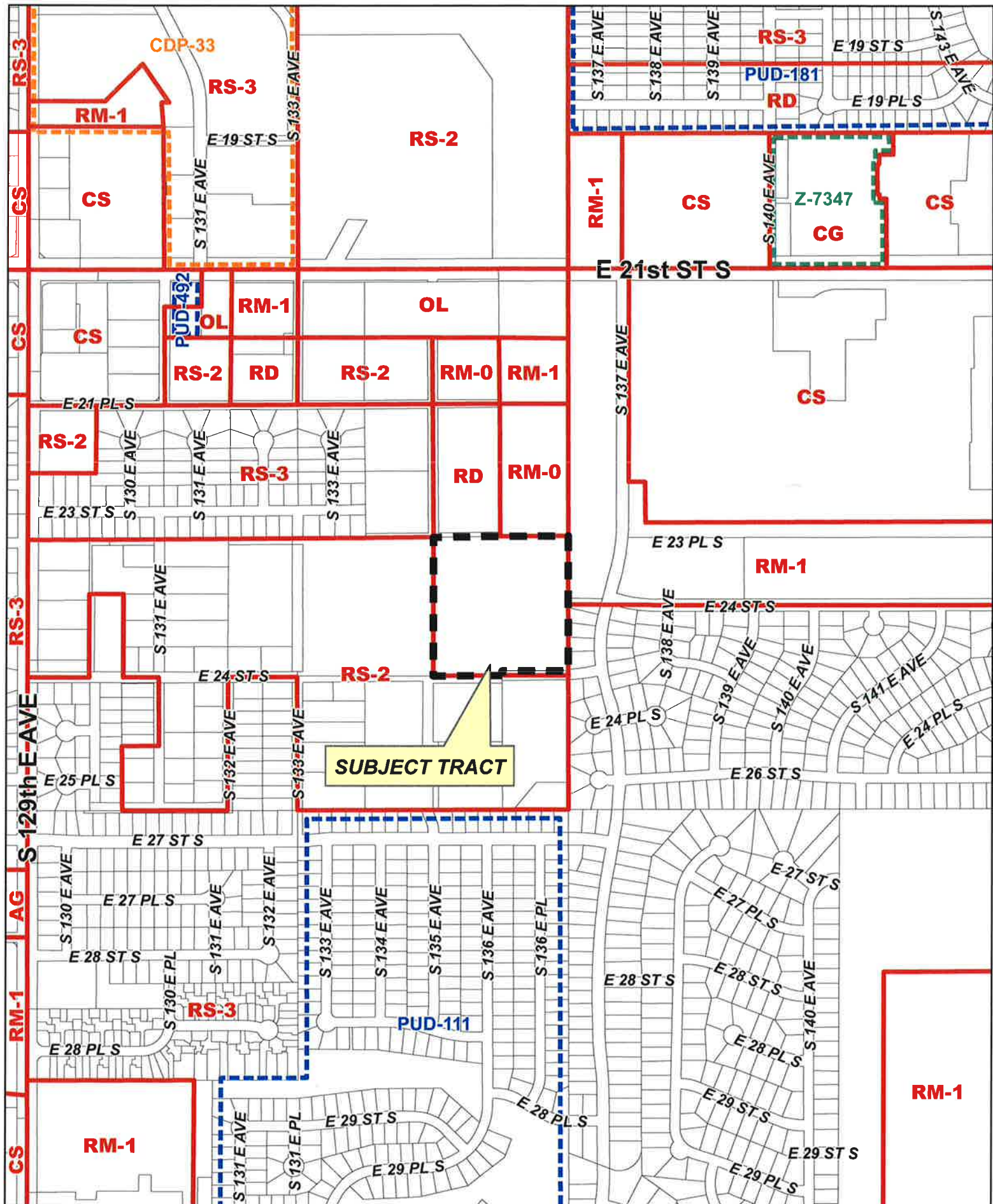
Surrounding Property:

BOA-16911 February 14, 1995: The Board of Adjustment **approved** a *Special Exception* to permit a safety school in an RS-2 district, on property located on the southeast corner of E. 23rd St. and S. 132nd E. Ave. and abutting west of subject property.

BOA-15818 September 10, 1991: The Board of Adjustment **approved** a *Special Exception* to permit church use in OL/ RM-1/ RM-0 districts, on property located at 13650 E. 21st St. and abutting north of subject property.

BOA-12950 December 29, 1983: The Board of Adjustment **approved** a *Special Exception* to permit a church us in an RS-2 district, per plan, on property located on the southeast corner of E. 24th St. and S. 135th E. Ave. and abutting south of subject property.

5/17/2017 1:30 PM



Z-7390

19-14 16

28.6





Feet
0 300 600

Subject
Tract

Z-7390

19-14 16

28.7

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





0 Feet 50 100



Subject
Tract

Z-7390

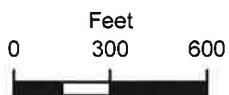
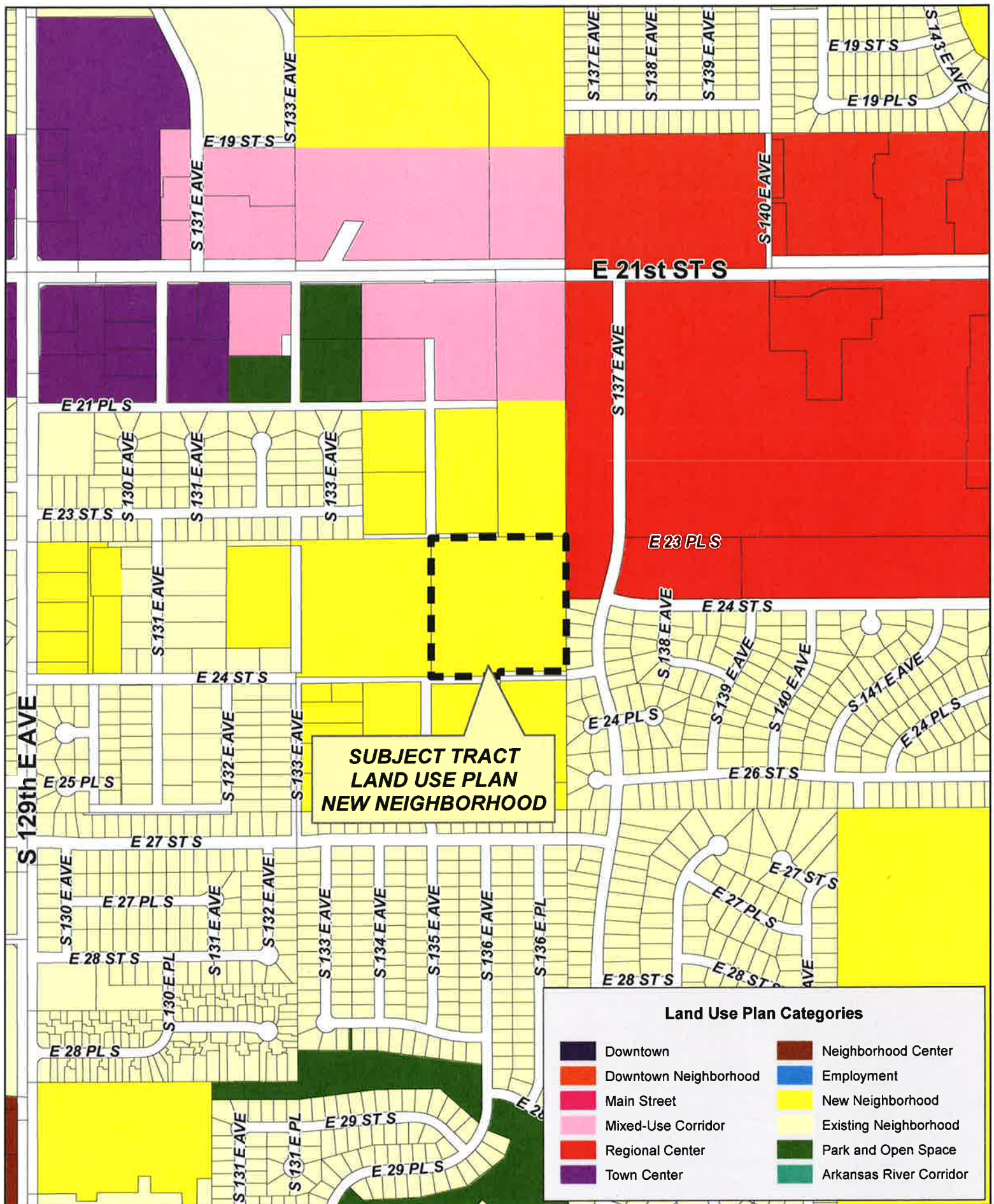
19-14 16

28.8

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

Aerial Photo Date: February 2016



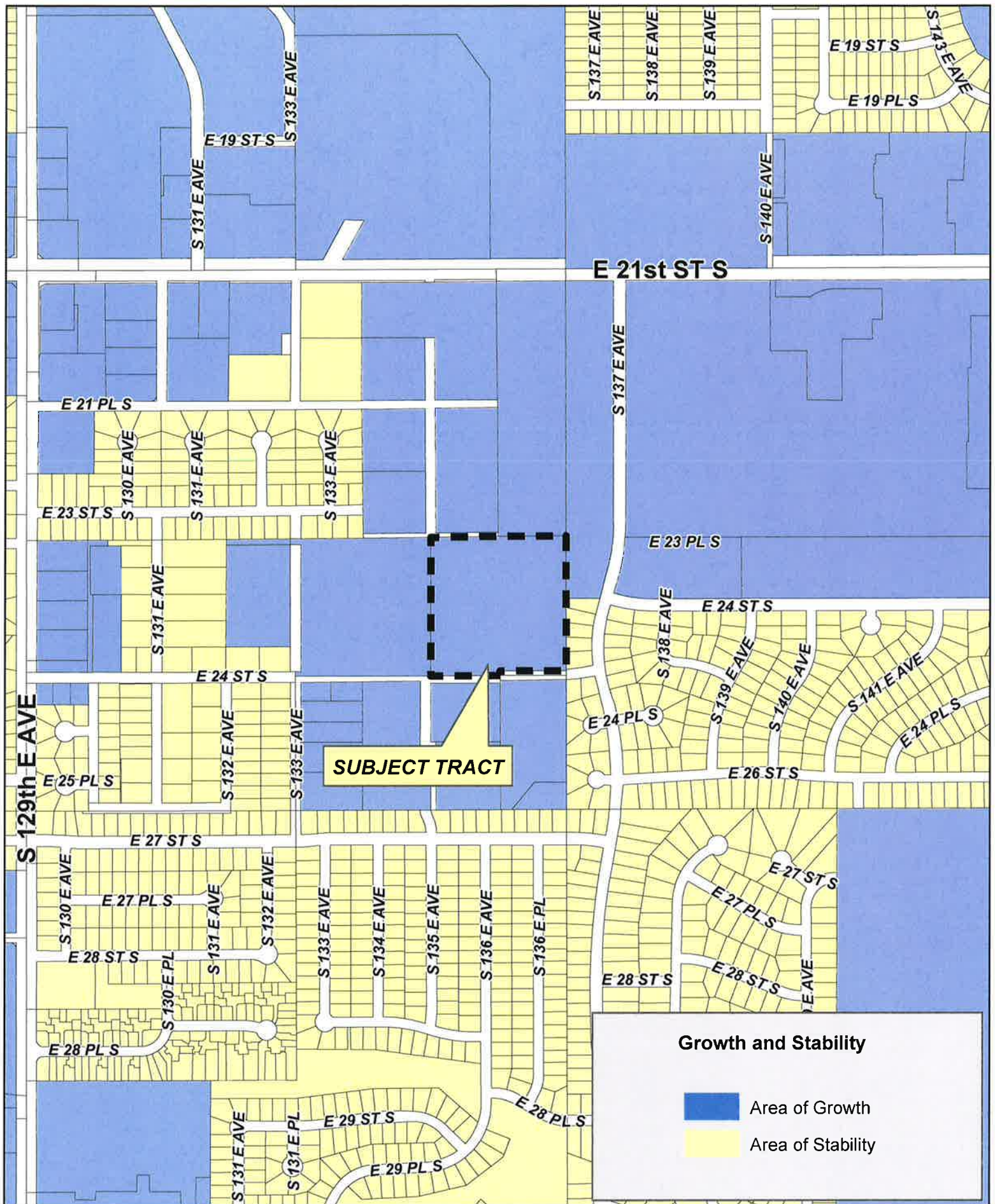


Z-7390

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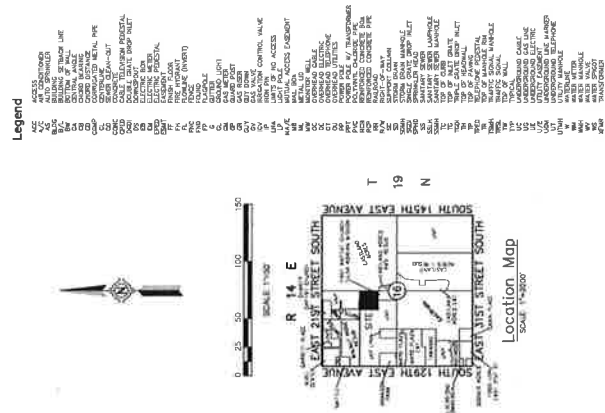
Feet
0 300 600

Z-7390

19-14 16

28.10





Surveyor's Certification

WE, SHERIDAN WESS & ASSOCIATES, INC. DO HEREBY CERTIFY TO
CLEAR MORENO AND LIVING MORENO
AS THE FIRST SURVEYOR OF RECORD FOR THE
FIRST ANNUAL TITLE INSURANCE COMPANY

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE IN ACCORDANCE WITH THE
2016 MINIMUM STANDARD RETAIL REQUIREMENTS FOR ALTA/SUPERS LAND TITLE SURVEYS, JOINTLY
ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 5, 6 & 7 OF TABLE A
HEREOF. THE RETURN AND COSTS DUE ON NOVEMBER 18, 2016.

THE PART OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF CALIFORNIA
REGISTERED FOR PRACTICE AS PROFESSIONAL ENGINEERS AND LAND SURVEYORS

WITNESS MY HAND AND SEAL THIS 4TH DAY OF JANUARY, 2017.

DEAN ROBINSON
PROFESSIONAL LAND SURVEYOR
COUNTY OF LOS ANGELES
EAL#1: deanrobinson@deas.com

BY Debi
DEBORAH WISE & ASSOCIATES INC.

DEAN ROBINSON
PROFESSIONAL LAND SURVEYOR
COUNTY OF LOS ANGELES
EAL#1: deanrobinson@deas.com
11448

FILE	1984-1602	SURVEY BY	M.J.	DATE	1/1
DOCK	17918	DRABM BY	MJ	SCALE	1"
BOOK		CHOCISE BY	SAC	SHEET	1 OF


Siemens Walek & Associates, Inc.
 10147 24th St., N.
 P.O. Box 10000
 Minneapolis, MN 55410
 Tel. 612/339-2000
 Fax 612/339-2001

THE PLAY OR DRAWING IS NOT TO BE REPRODUCED, QUOTED OR CITED IN ANY FORM OR BY ANY MEANS, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF PATTY WISNET. DRAWING AND WRITTEN PERMISSIONS ARE GRANTED BY PATTY WISNET TO ANY PARTY REQUESTING THEM. NO WRITTEN PERMISSIONS ARE GRANTED BY PATTY WISNET TO ANY PARTY FOR THE PLAY OR DRAWING WITHOUT CONSENT OF SHERIDANE, WINE & ASSOCIATES, INC. IF REPRODUCED, QUOTED OR CITED WITHOUT THE WRITTEN PERMISSION OF SHERIDANE, WINE & ASSOCIATES, INC. THE REPRODUCER SHALL BE RESPONSIBLE FOR ALL CONSEQUENCES ARISING OUT OF SUCH ACTIONS.

THE EAST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (E/2 N/2 SE/4 NW/4) OF SECTION SIXTEEN (16), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U. S. GOVERNMENT SLURRY THIRTEEN.

4 DEED OF DEDICATION (PAGE 5) TO THE PUBLIC, DATED NOVEMBER 30, 1984, FILED DECEMBER 19, 1984, RECORDED IN BOOK 4834 AT PAGE 2309. (A 25 FOOT DEED OF DEDICATION THAT AFFECTS THE SOUTH 25 FEET OF THE EAST 329.57 FEET OF SUBJECT PROPERTY AS SHOWN HEREON.)

A. ALL UNDERGROUND UTILITIES PLACED BY "ONE" REQUEST ARE SHOWN HEREON. HOWEVER, ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. CALL "ONE" (1-800-522-6543) BEFORE DIGGING (REQUEST TICKET NO. 181291537694 REQUESTED: 11/29/16) (WE DO NOT CERTIFY TO THE EXISTENCE OR LOCATION OF UNDERGROUND UTILITIES)

B. THE PROPERTY DESCRIBED HEREON CONTAINS 435,082 SQ. FT. OR 10.00 ACRES.

- C. THE SOURCE DATA FOR THIS SURVEY IS THE OREGONIAN STATE PLAT COORDINATE SYSTEM, NORTH ZONE 5061.
- D. THE PROPERTY DESCRIBED HEREIN COULD BE INTERESTED PARTIES HAVE BEEN ADVISED BY THE RECORDING OFFICE.
- E. THE PROPERTY DESCRIBED HEREIN COULD BE INTERESTED PARTIES HAVE BEEN ADVISED BY THE RECORDING OFFICE.
- F. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH-MOVING WORK BEING CONSTRUCTION OR BUILDING ACTIVITIES AT THE TIME OF SURVEY.
- G. THE CITY OF TULSA, DATED TO THE REGULATORY LOGOPLAN MAP, ATLAS FOR THE CITY OF TULSA, OCTOBER 14, 2015.
- H. WE HAVE EXAMINED A MAP BY THE FEDERAL ENGINEERING, MANAGEMENT AND CONSTRUCTION CORPORATION, MAP NO. 40-10-2020A, MAP REVISED OCTOBER 1, 2012, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREIN. THE PROPERTY DESCRIBED HEREIN AS ADDED DETERMINED TO BE OUTSIDE THE 500-FOOT LOGOPLAN.
- I. ALL EXAMINANTS AND DITCH # 2 WAS CONTINUED IN FIRST AMERICAN TITLE INSURANCE, COMMIT # 6200000, WITH AN EFFECTIVE DATE OF OCTOBER 1, 2015. THE PROPERTY DESCRIBED HEREIN COULD BE INTERESTED PARTIES HAVE BEEN ADVISED BY THE RECORDING OFFICE.
- J. THE PROPERTY DESCRIBED HEREIN COULD BE INTERESTED PARTIES HAVE BEEN ADVISED BY THE RECORDING OFFICE.

28.11



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7391

Hearing Date: May 17, 2017

Case Report Prepared by:

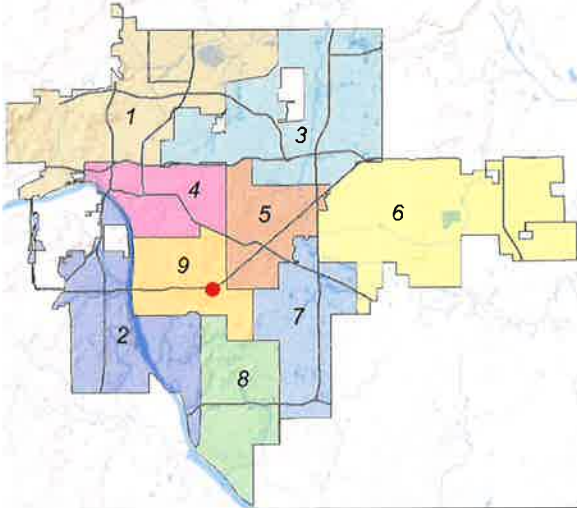
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: ACCURATE ENVIRONMENTAL
LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant/ medical

Proposed Use: Professional office, commercial
trade school

Concept summary:

Tract Size: 0.87 ± acres

Location: Southwest corner of E. 51st St. and S.
Oswego Ave.

Zoning:

Existing Zoning: OL

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9333

CZM: 47

Atlas: 469

City Council District: 9

Councilor Name: Ben Kimbro

County Commission District: 3

Commissioner Name: Ron Peters

29.1

SECTION I: Z-7391

DEVELOPMENT CONCEPT: The existing building is will be occupied by an Enviornmental Lab that provides testing lab services. Part of their business provides training for environmental services. The building permit office has classified that part of their business as a trade school. Trade schools are not allowed in the existing OL designation. The applicant contents that CS zoning is consistent with the Town Center land use designation identified in the Tulsa Comprehensive Plan and also supports the current desired use.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

CS zoning is consistent with the Town Center land use designation of the Tulsa Comprehensive Plan and,

CS zoning is compatible with the existing land use and zoning pattern along the East 51st street and,

CS zoning is not considered injurious to the proximate properties, therefore

Staff recommends Approval of Z-7391 to rezone property from OL to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Town Center land use designation supports a wide variety of uses that are consistent with permitted uses in a CS zoning district.

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 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 51st Street South is a Secondary Arterial. South Oswego Avenue is a Residential Collector.

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 subject tract contains a one story office building and associated parking areas to the east and west.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 51 st Street	Secondary Arterial	100 feet	4
South Oswego Avenue	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	CO/PUD-467	Town Center	Growth	Medical Office/Vacant
South	RS-2	Existing Neighborhood	Stability	Single-Family
East	OL	Town Center	Growth	Vacant
West	OL	Town Center	Growth	Commercial

SECTION III: Relevant Zoning History

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

Subject Property:

BOA-6284 May 6, 1969: The Board of Adjustment **approved** a *Variance* to permit a sign 6' x 10' and 30' high in an OL district, on property located on the southwest corner of E. 51st St. and S. Oswego Ave. and also known the subject property.

BOA-6011 October 1, 1968: The Board of Adjustment **approved** a *Variance* of the lot coverage requirements to permit a one-story office building that will cover 25% of the lot area, on property located on the southwest corner of E. 51st St. and S. Oswego Ave. and also known the subject property.

Surrounding Property:

PUD-467-A/ Z-6310-SP-6 May 2016: All concurred in **approval** of a proposed *Major Amendment to PUD* on a .57± acre tract of land to add Off-premise Outdoor Advertising as an allowable use, on property located west of northwest corner of E. 51 St. S. and S. Pittsburgh Ave.

Z-6873 January 2003: All concurred in **approval** of a request for *rezoning* a 6000± square foot tract of land, from RS-3 to OL, for office use, on property located south of the southeast corner of East 51st Street and South Oswego Avenue, and abutting east of the subject property.

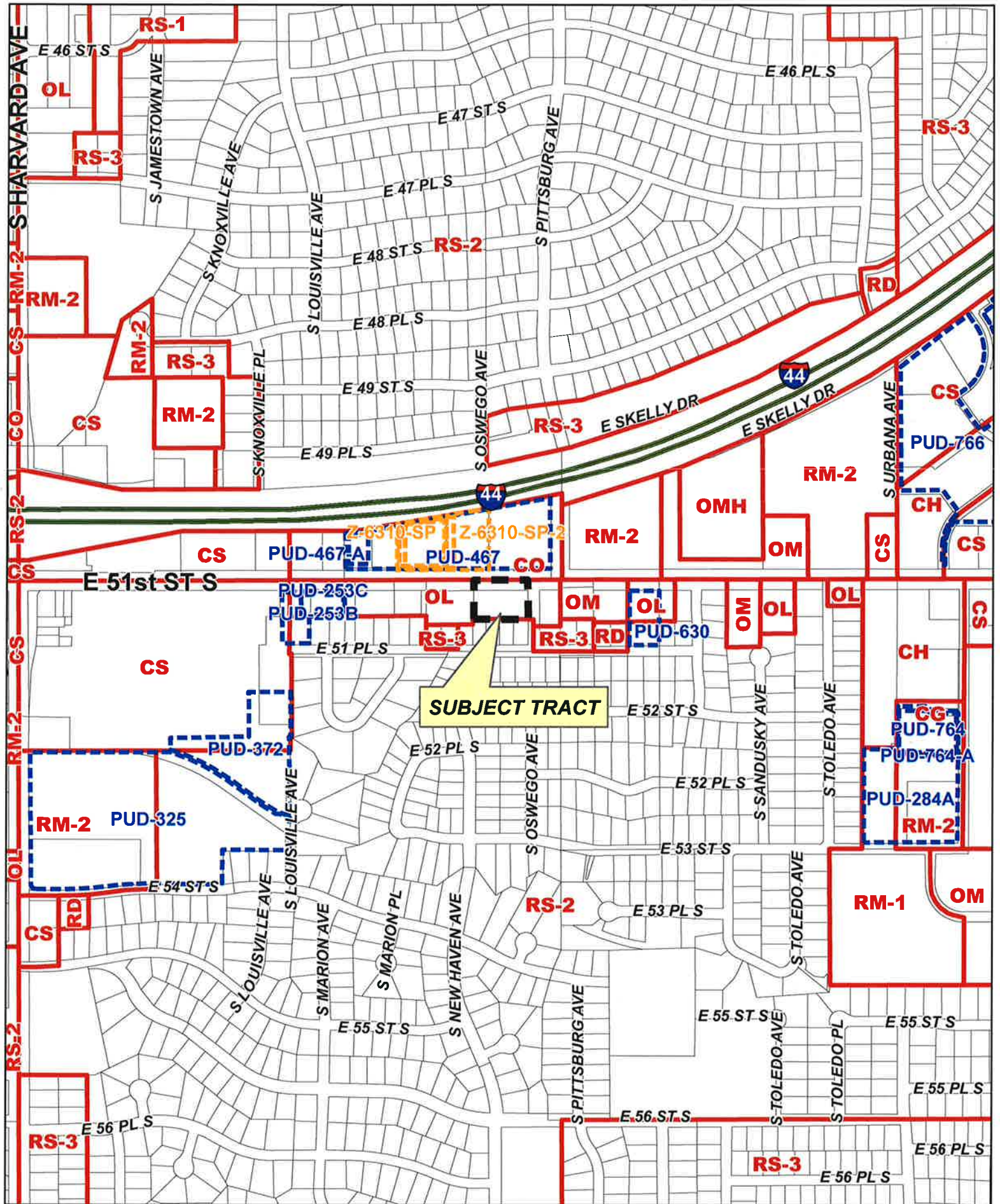
Z-6317 June 1991: All concurred in **approval** of a request for *rezoning* a tract of land from RS-3 to OL, on a lot located west of the southwest corner of East 51st Street and South Oswego Avenue and abutting west of the subject property.

Z-6310/ PUD-467 May 1991: All concurred in **approval** of a request for *rezoning* a 7.88± acre tract of land from OM/ OMH to CO with a Planned Unit Development for a commercial development including restaurant and retail, on property located on the northwest corner of E. 51st St. and S. Pittsburgh Ave. and north across 51st St. of the subject property.

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29.4

REVISED 5/11/2017

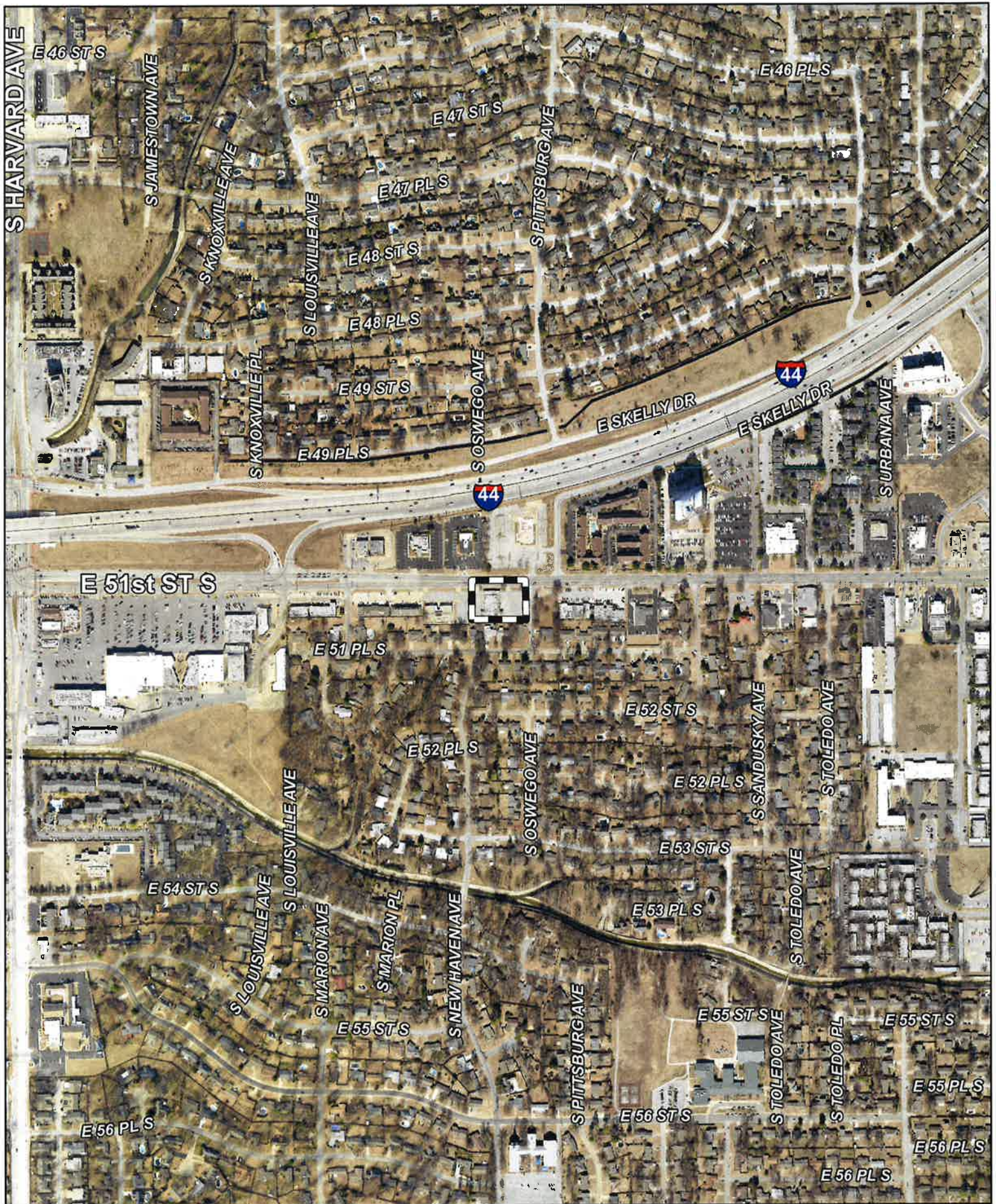


Z-7391

19-13 33

29.5





0 300 600
Feet



Subject
Tract

Z-7391

19-13 33

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

Aerial Photo Date: February 2016





0 Feet 50 100



Subject
Tract

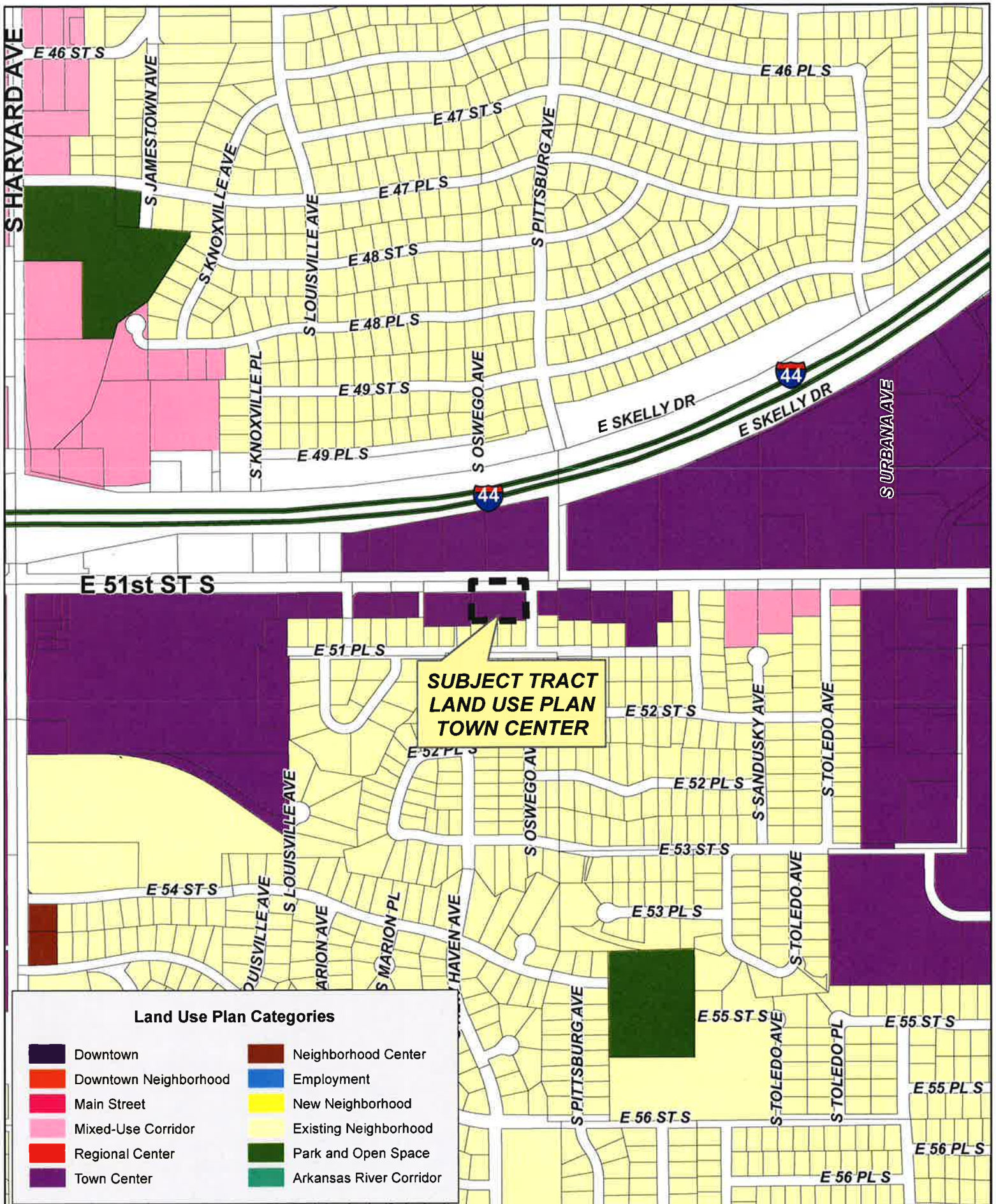
Z-7391

19-13 33

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

Aerial Photo Date: February 2016

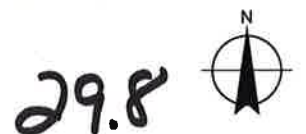


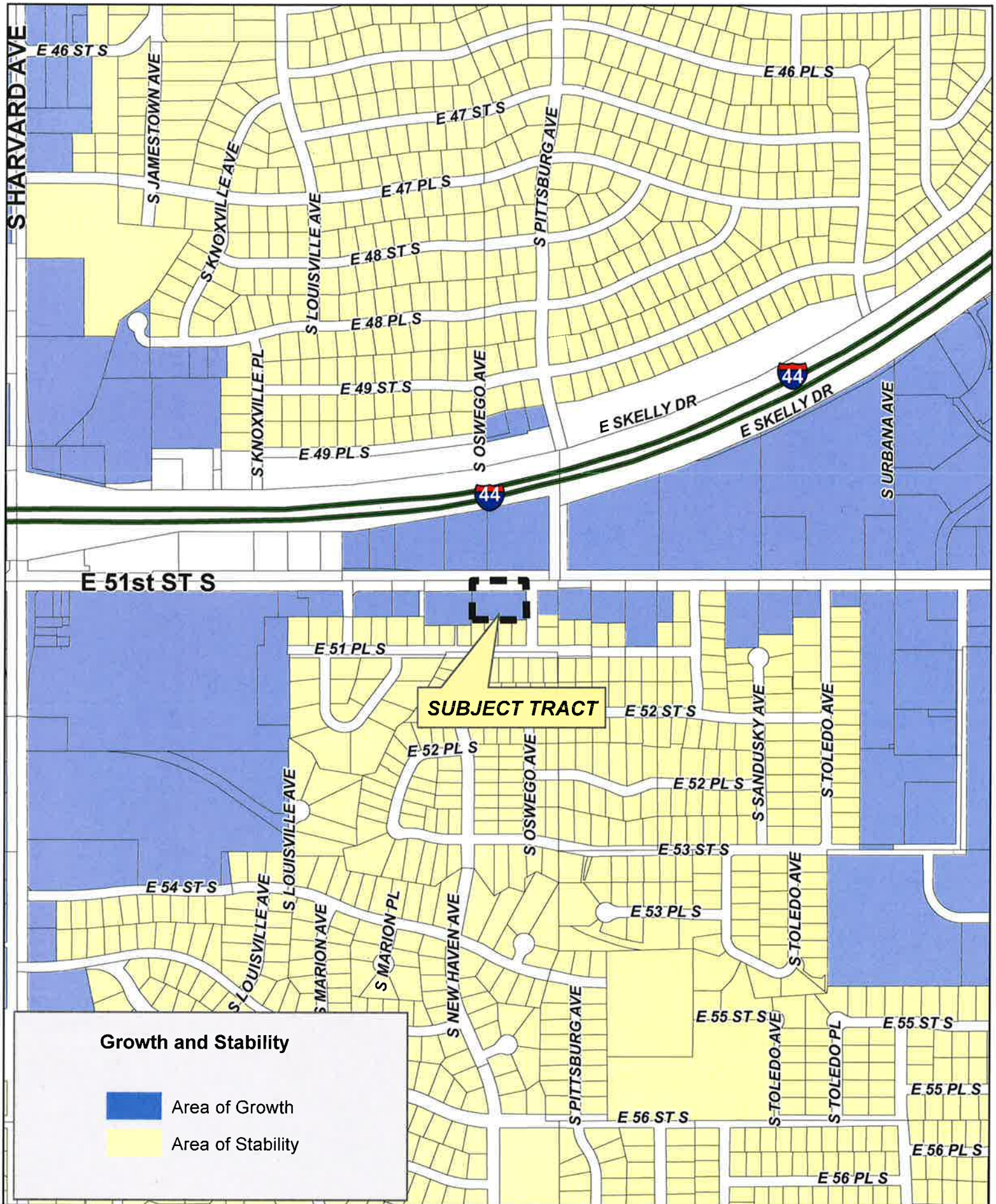


Feet
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Z-7391

19-13 33





Z-7391

19-13 33



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7392

Hearing Date: May 17, 2017

Case Report Prepared by:

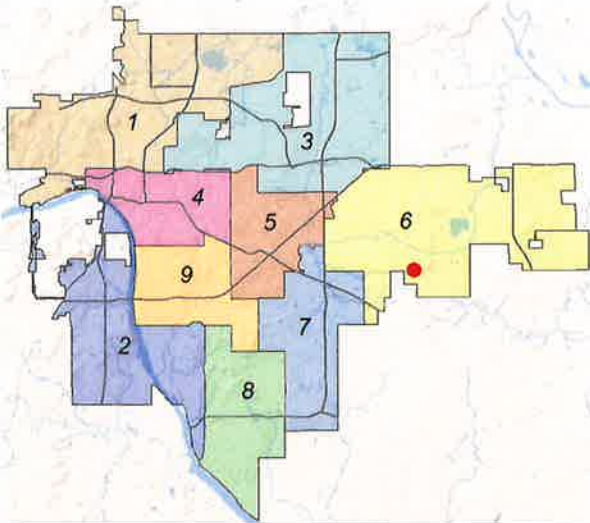
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Mark Capron

Property Owner: INDEPENDENT SCHOOL
DISTRICT NUMBER 3

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Single-family subdivision

Concept summary: The applicant is preparing plans for a single family subdivision. Rezoning is required to support single family residential development for the eastern portion of the subdivision.

Tract Size: 5.5 ± acres

Location: West of northwest corner of E. 41st St.
and S. 161st E. Ave.

Zoning:

Existing Zoning: AG/ RM-0

Proposed Zoning: RS-3

Comprehensive Plan:

Land Use Map: Neighborhood Center, New
Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9422

CZM: 50

Atlas: 0

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

30.1

SECTION I: Z-7392

DEVELOPMENT CONCEPT: The applicant is preparing documents for Jamestown Phase I, a single family residential subdivision. The majority of the plat is already zoned for RS-3 sized lots however the eastern portion of the plat was previously zoned RM-O to support multifamily residential development. At the time, RM-O zoning which was considered a buffer adjacent to future commercial zoned property adjacent to the southeast corner of the section. AG zoning remained at the southeast corner of the section. RM-O zoning allows single family residential development but a portion of the subdivision extended into the AG tract. It is desirable for all of the subdivision to be the same RS-3 zoning to eliminate confusion about allowable uses and development standards.

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:
 - Jamestown Phase I Preliminary Plat with zoning graphic
 - Proposed zoning exhibit
 - Existing zoning exhibit

DETAILED STAFF RECOMMENDATION:

Z-7392 is consistent with the New Neighborhood and Neighborhood Center land use designations of the Tulsa Comprehensive Plan and,

The permitted uses allowed by with RS-3 zoned property is consistent with the expected land use of the proximate properties and,

RS-3 zoned property is considered non injurious to the existing surrounding properties therefore,

Staff recommends Approval of Z-7392 to rezone property from AG/ RM-0 to RS-3.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The east portion of the rezoning request is consistent with the Neighborhood Center. Jamestown Phase I preliminary plat illustrates small lots on the edges of the Center and provides a reserve for stormwater detention and street right of way where the neighborhood center is currently mapped. Drainage and wetlands considerations will complicate the ability to develop the Neighborhood Center vision at this location. The street and stormwater facility could potentially be an infrastructure asset for the benefit of any future Neighborhood Center development.

The single family residential development being proposed with RS-3 zoning is consistent with the new neighborhood vision that supports small lot residential development on the edges.

Land Use Vision:

30.2

Land Use Plan map designation: Neighborhood Center/ New Neighborhood

Neighborhood Center:

Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

New Neighborhood:

"The New Neighborhood residential building block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or New Neighborhood or Town Center."

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 41st Street is considered a secondary arterial street with a multi modal overlay. The multi modal overlay is partially identified in the Major Street and Highway Plan as follows:

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

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

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The property is heavily vegetated with grasses and small trees. Terrain within Z-7392 is generally sloping to the south with storm water drainage south. Aerial imagery does not illustrate evidence of any previous building construction.

Street View: Looking northwest from the southeast corner of the zoning request.



Environmental Considerations: None that affect site development for the area being rezoned by this application.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 41 st Street	Secondary Arterial with Multi-modal corridor	100 feet	2

Utilities:

The subject tract has municipal water and sewer available.

30.4

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	New Neighborhood	Growth	Undeveloped
East	RM-O/AG	New Neighborhood and Neighborhood Center	Growth	Undeveloped
South	AG	New Neighborhood and Neighborhood Center	Growth	Undeveloped
West	RS-3	New Neighborhood	Growth	Undeveloped

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 15227 dated December 15, 1981(RM-0), and 11826 dated June 26, 1970 (AG), established zoning for the subject property.

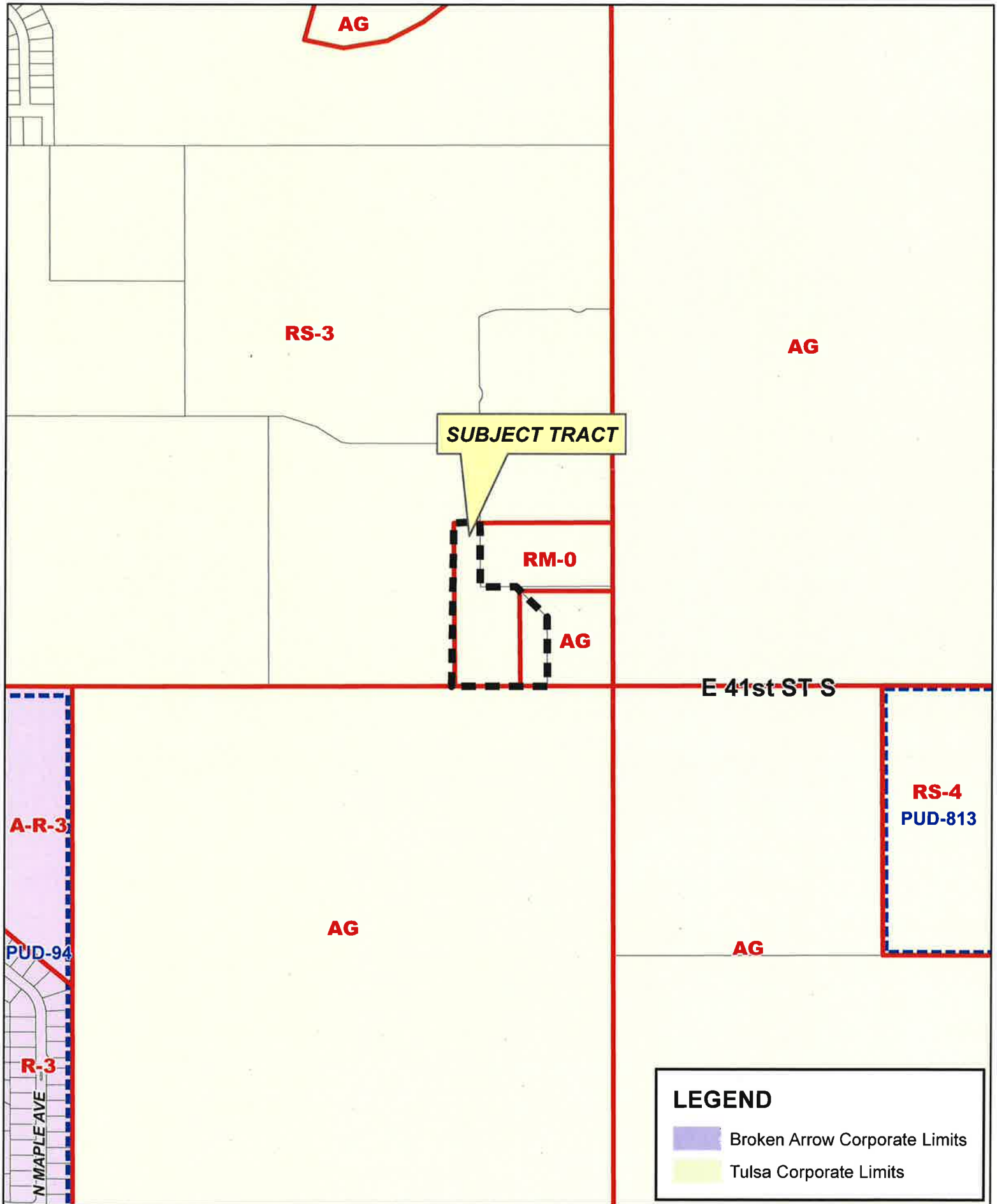
Subject Property:

Z-5607 December 1981: All concurred in approval of a request for rezoning a tract of land from AG to RS-3/ RM-0/ CS, on property located north of E. 41st St. east of S. 145th E. Ave. for a mile.

Surrounding Property:

No relevant history.

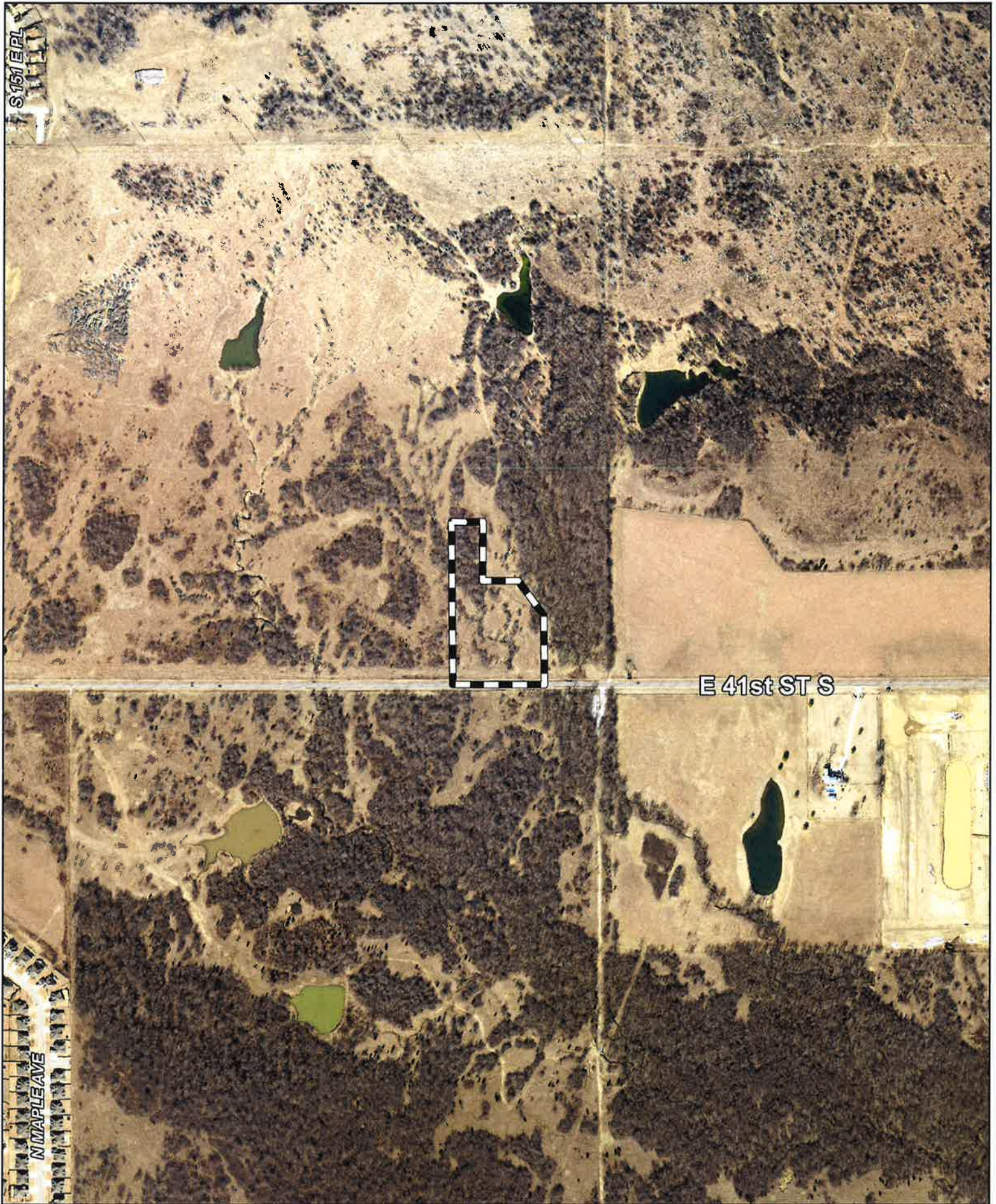
5/17/2017 1:30 PM



Z-7392

19-14 22

30.6



S 151 E PL

0 Feet 300 600



Subject Tract

Z-7392

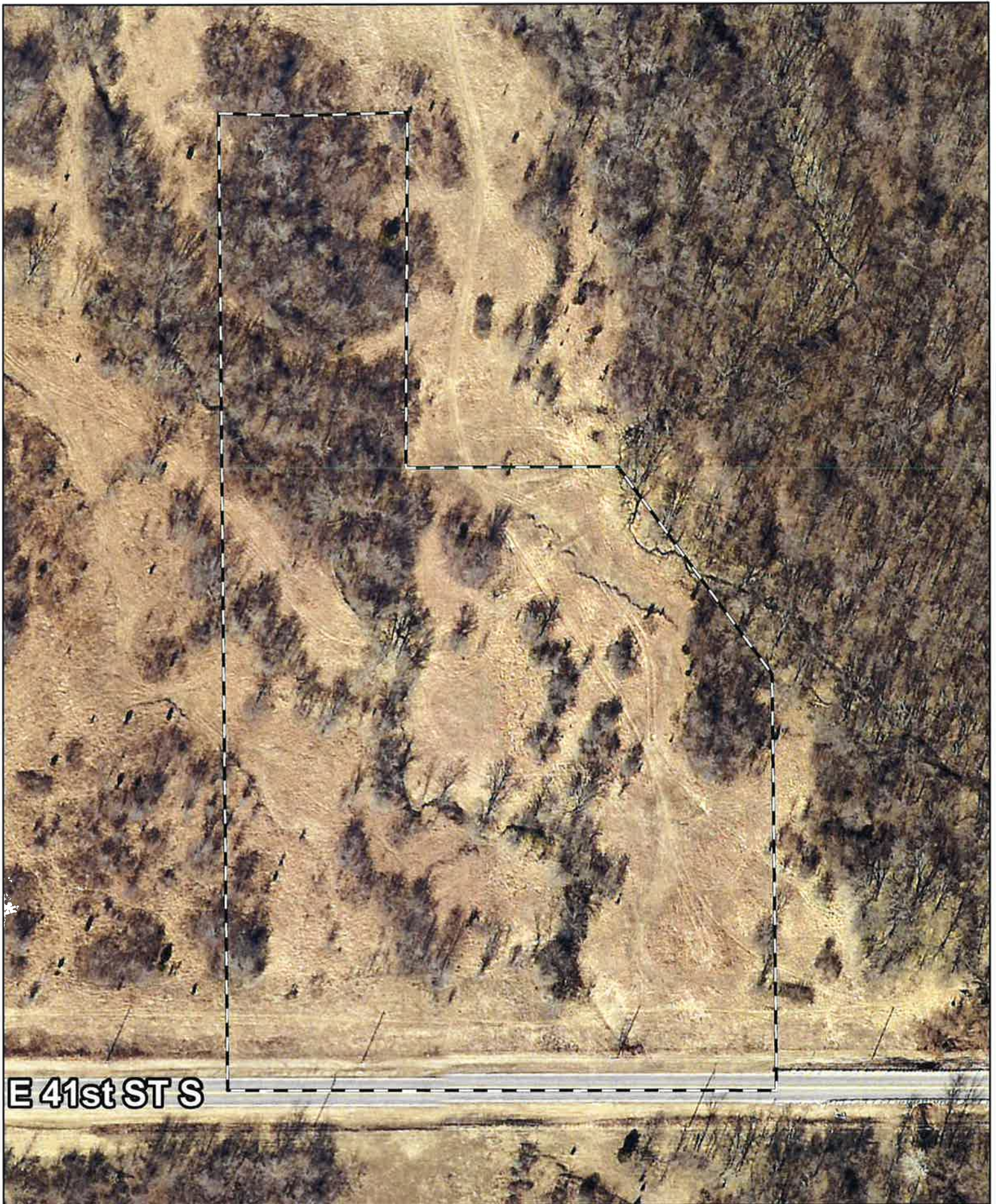
19-14 22

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

Aerial Photo Date: February 2016



30.7



E 41st ST S



**Subject
Tract**

Z-7392

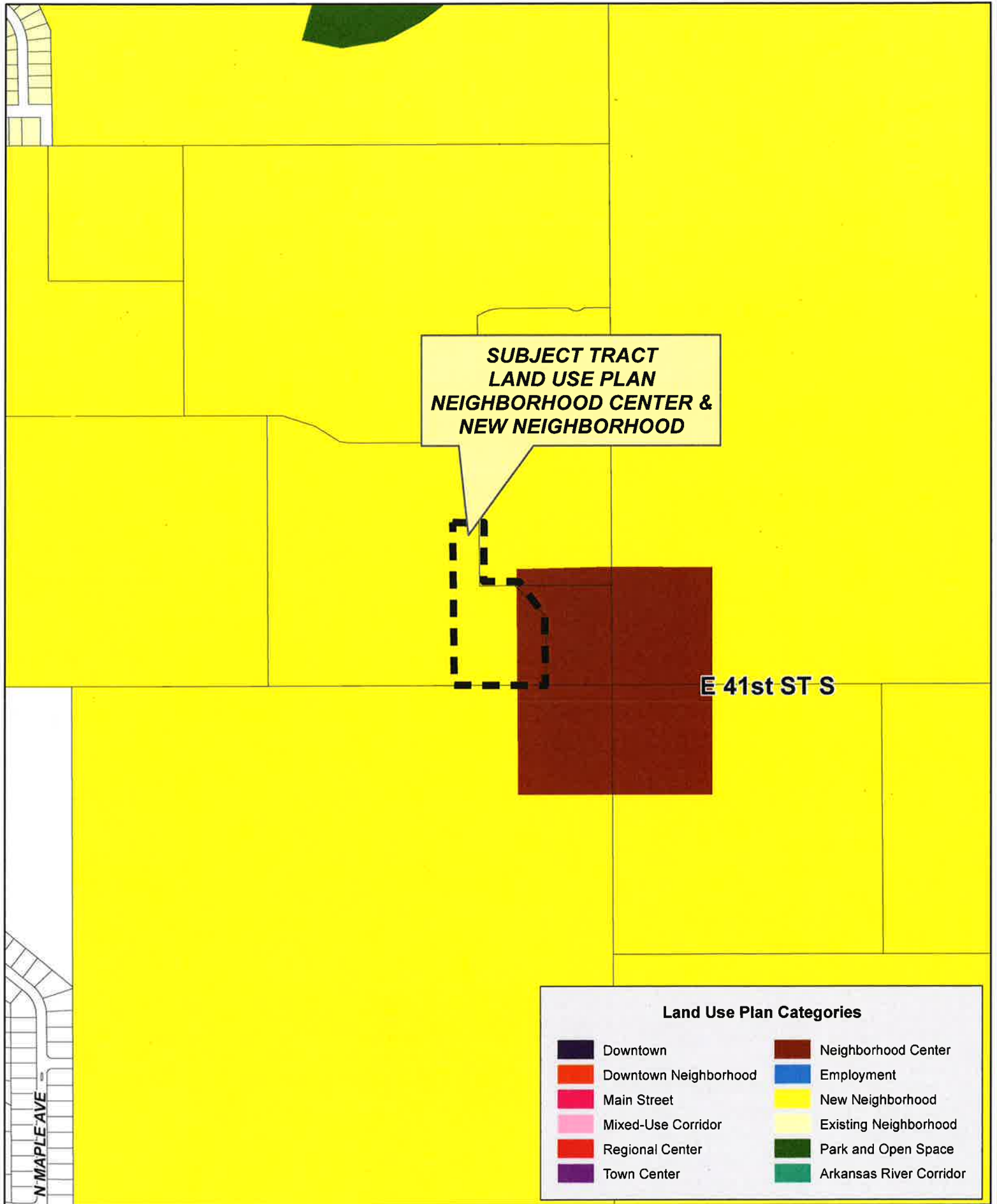
19-14 22

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

Aerial Photo Date: February 2016



30.8



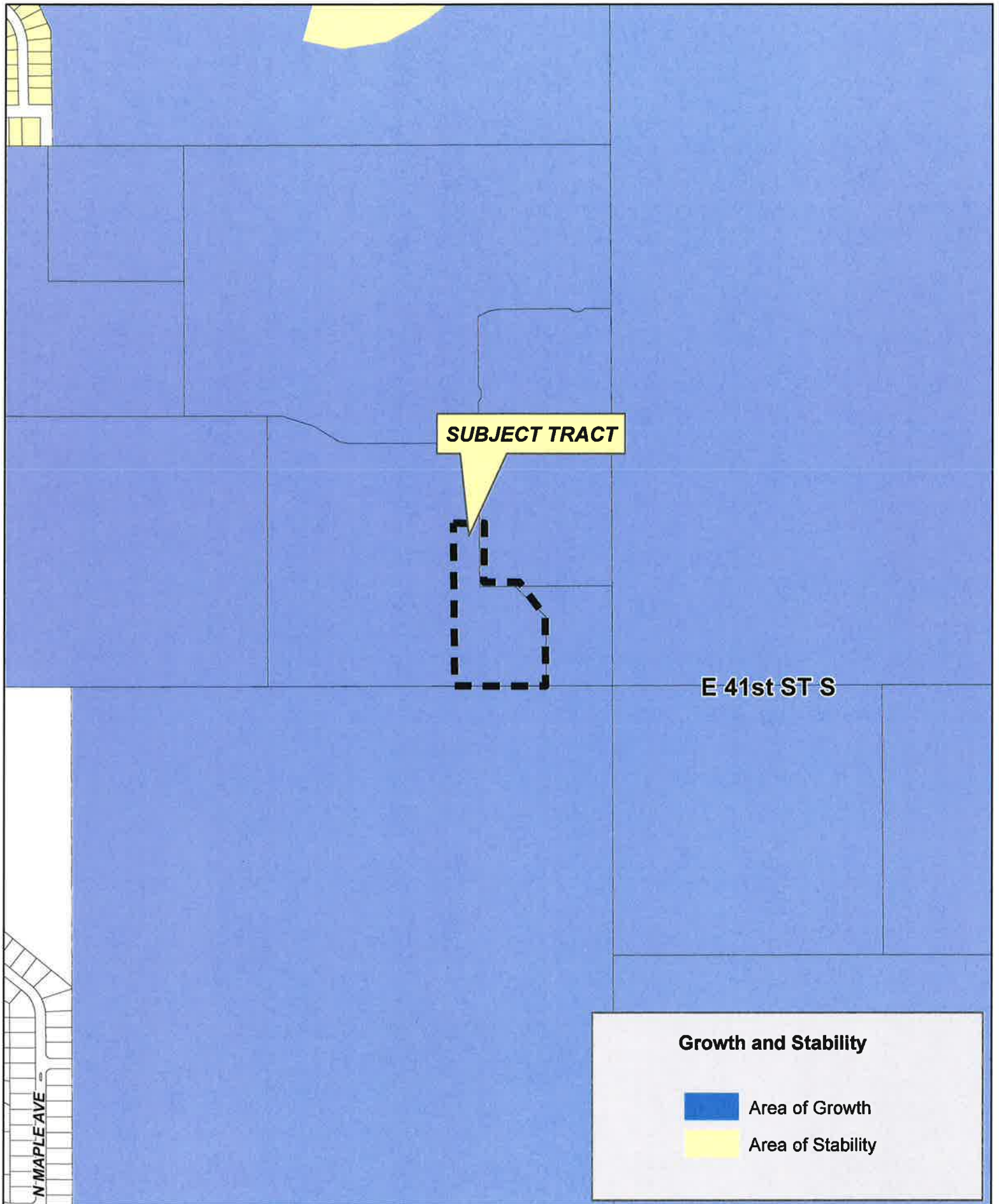
0 300 600
Feet

Z-7392

19-14 22

30.9





Z-7392

19-14 22

30.10 

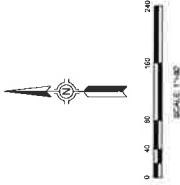
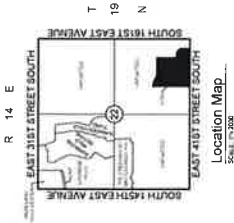
Preliminary Plat

Jamestown-Phase I

A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (SE4) OF SECTION TWENTY-TWO (22), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

Owner/Developer:
Jamestown Land, LLC
1400 East 19th Street, Suite 120
Tulsa, Oklahoma 74106
Phone: (918) 494-4004
Contact: Mr. Steve Murphy

Engineer/Surveyor:
Sisemore Weisz & Associates, Inc.
Certified Public Surveyor
6111 E. 32nd Street, Suite 207
Tulsa, Oklahoma 74135
Phone: (918) 665-3600
Email: gweis@sw-assoc.com



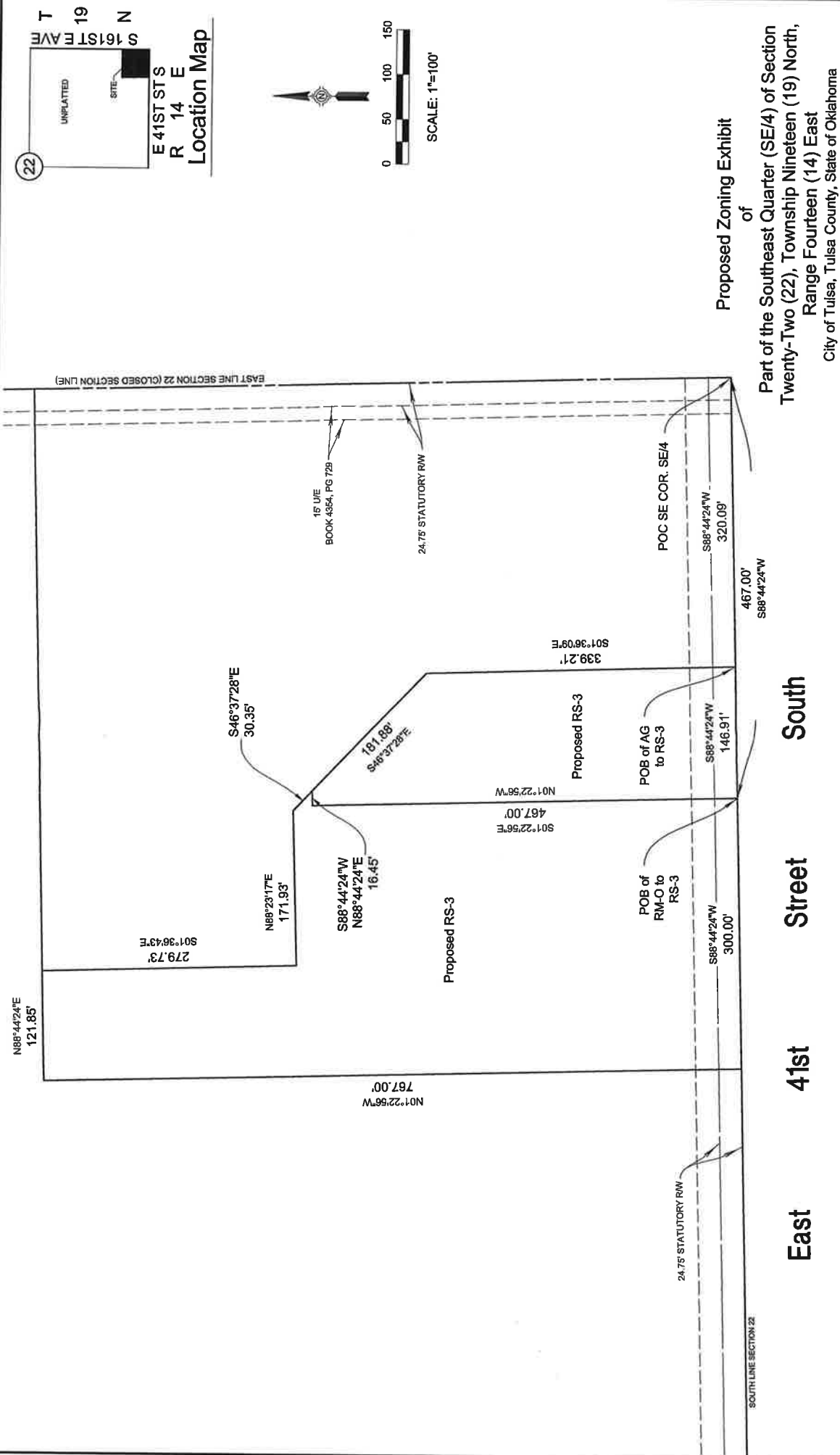
FINAL PLAT ENDORSEMENT OF APPROVAL	
APPROVE:	DATE:
Tulsa Metropolitan Area Planning Commission	
CITY ENGINEER	DATE:
Council of the City of Tulsa, Oklahoma	DATE:
ATTEST: CITY CLERK	DATE:
CITY ATTORNEY	
The approval of this Final Plat will make any error in the plat of the City of Tulsa, Oklahoma, void.	

SEE SHEET 2 FOR CURVE & LINE TABLES

THIS DOCUMENT IS PRELIMINARY
AND NOT A FINAL BOUND
AND SCALED DOCUMENT

Jamesdown-Phase I
Surveyed
Date: February 14, 2017

30.11



Legend
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

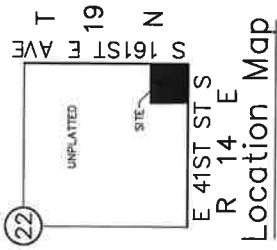
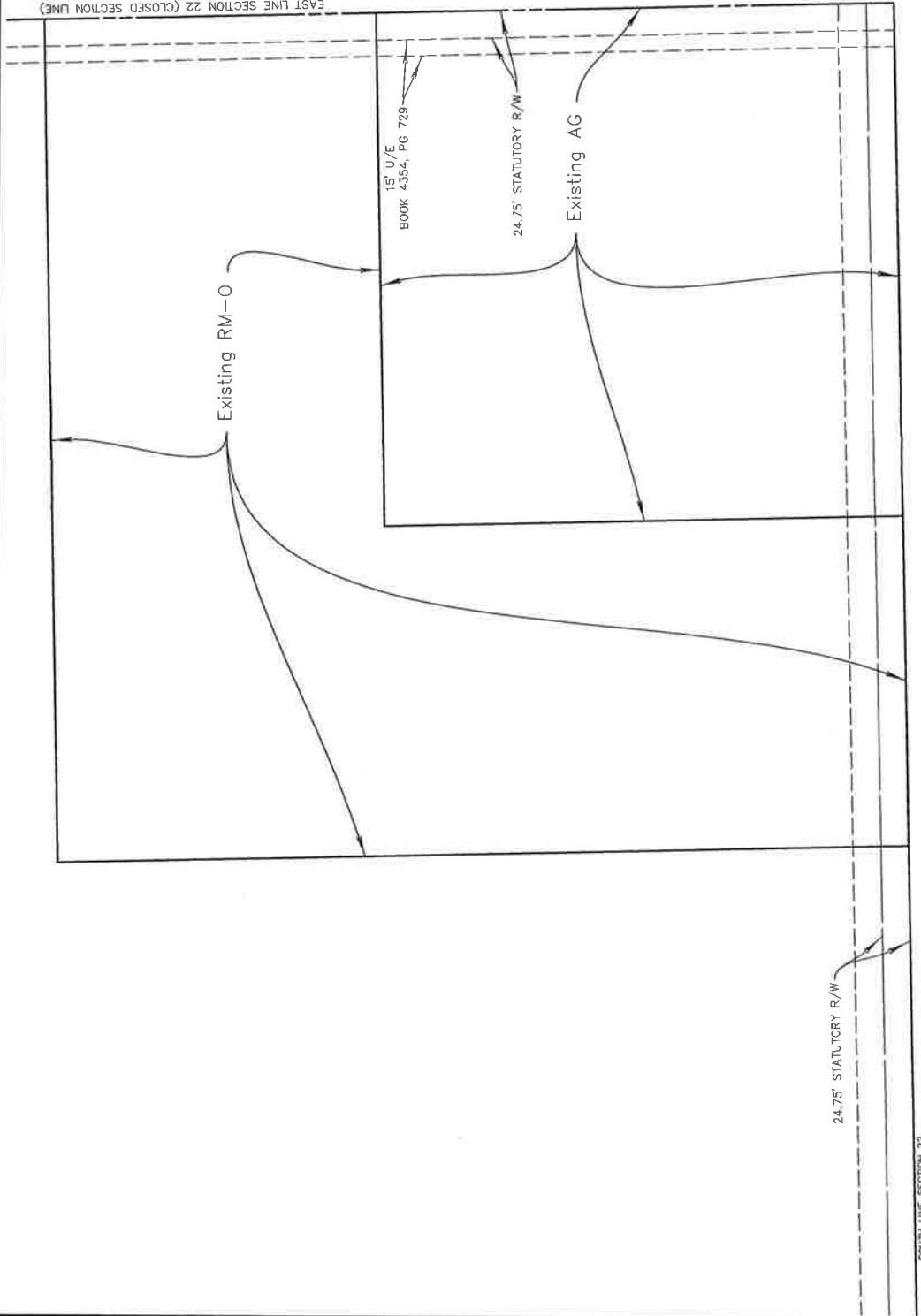
K&T

Sisemore Welsz & Associates, Inc.

8711 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
OKLA. NO. 2421

PHONE (918) 885-3500
FAX (918) 885-0068
EXP. DATE 6/30/76

1914.22 NO. 17940.02 DATE: 4/03/17



SCALE: 1"=100'

Existing Zoning Exhibit of

Part of the Southeast Quarter (SE/4) of
Section Twenty-Two (22), Township Nineteen
(19) North, Range Fourteen (14) East
City of Tulsa, Tulsa County, State of Oklahoma

Legend

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

Sisemore Weisz & Associates, Inc.



611 EAST 32ND PLACE
TULSA, OKLAHOMA 74106
CALL: (918) 865-8668
FAX: (918) 865-8668
E-MAIL: info@swa.com
1914.22 WO#: 17940.02 DATE: 4/03/17

Sawyer, Kim

Z-7393 Cont to 6/21/17

From: Wilkerson, Dwayne
Sent: Wednesday, May 10, 2017 8:39 AM
To: Sawyer, Kim
Cc: Nathan Cross; Miller, Susan; Hoyt, Jay
Subject: FW: Zoning Change Z-7393 - Former Shadow Mountain Racquet Club
Attachments: Z7393 Application.pdf

Kim,

Staff supports the continuance request for Z-7393 from May 17th to June 21st. Please forward the applicants request to the Planning Commission..

Thanks

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org



*Celebrating 50 Years of Service
to the Tulsa Region*

From: Nathan Cross [<mailto:ncross@riggsabney.com>]
Sent: Thursday, May 04, 2017 1:54 PM
To: paul@shadowmountaintulsa.com
Cc: America, Anna; Johnnie Morland; Wilkerson, Dwayne
Subject: Zoning Change Z-7393 - Former Shadow Mountain Racquet Club

Mr. Brown –

I represent the developer that is requesting the rezoning of the old Shadow Mountain Racquet Club property. I have attached a copy of the application for your review in case you do not have it. Councilor America and I met this morning and I have been in contact with one of your neighbors, Jim Nogalski, about concerns about our proposal. I would like to meet with you and the board at some point in the very near future to discuss our development and the concerns of your neighbors. I would also like to have a full neighborhood meeting as well. Hopefully this will help us get everyone's concerns out in the open so that they can be addressed.

The rezoning request was originally on the agenda to be heard by the TMAPC on 5/17/17. In light of the concerns that we have heard, we have made a formal request that the hearing on this matter be moved to the **6/21/17 TMAPC agenda** so that we can have time to discuss this with you and your neighbors.

31.1

Please let me know if there is some time that I can sit down with representatives from your association to discuss.

Thanks,
Nathan

Nathan Cross | ncross@riggsabney.com

Attorney

R I G G S  **A B N E Y**
NEAL TURPEN ORBISON LEWIS

502 West 6th St. | Tulsa, OK 74119

Office: 918-587-3161 | Fax: 918-587-9708



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31.2