

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2749

July 5, 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:

Worksession Report:

Director's Report:

1. Minutes of June 21, 2017, Meeting No. 2748

CONSENT AGENDA:

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

2. **LS-21020** (Lot-Split) (CD 9) Location: Northeast corner of South Peoria Avenue and East 34th Street South (Related to Z-7398 and Z-7398 Plat Waiver)
3. **LS-21022** (Lot-Split) (CD 2) Location: West of the southwest corner of West 78th Street South and South Xenophon Avenue
4. **LC-916** (Lot-Combination) (CD 1) Location: Southwest corner of West 5th Street South and South 43rd West Avenue
5. **LC-917** (Lot-Combination) (CD 4) Location: North of the northeast corner of South Quaker Avenue and East 30th Street South
6. **LS-21023** (Lot-Split) (CD 4) Location: Southwest corner of South Peoria Avenue and East 21st Street South (Related to LC-918)
7. **LC-918** (Lot-Combination) (CD 4) Location: Southwest corner of South Peoria Avenue and East 21st Street South (Related to LS-21023)

8. **LS-21024** (Lot-Split) (CD 4) Location: North of the northeast corner of South Boston Avenue and East 17th Street South (Related to LC-919)
9. **LC-919** (Lot-Combination) (CD 4) Location: North of the northeast corner of South Boston Avenue and East 17th Street South (Related to LS-21024)
10. **The Cliffs of Yale** (CD 5) Final Plat, Location: East of the northeast corner of East 32nd Street South and South Yale Avenue

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

11. **71 Jackson** (CD 2) Preliminary Plat, Location: Southwest corner of West 71st Street South and South Jackson Avenue
12. **Stonegate V** (CD 6) Preliminary Plat, Location: North and east of the intersection of East 51st Street South and South 177th East Avenue
13. **Eastside Market III** (CD 7) Preliminary Plat, Location: Northeast corner of East 71st Street South and Highway 169
14. **Z-7386 Stuart Van De Wiele** (CD 5) Location: 5154 East Skelly Drive requesting rezoning from **CG** to **CH with an optional development plan** (Returned to TMAPC from City Council)
15. **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**. (Continued from June 21, 2017) (**Applicant requests continuance to August 2, 2017**)
16. **Z-7398 Dale Williams** (CD 9) Location: East of the northeast corner of South Peoria Avenue and East 34th Street requesting rezoning from **PK/RS-3** to **CH with optional development plan**. (Related to LS-21020 and Z-7398 Plat Waiver)
17. **Z-7398 Plat Waiver** (CD 9) Location: East of the northeast corner of South Peoria Avenue and East 34th Street (Related to Z-7398 Rezoning and LS-21020)
18. **Z-7399 KKT Architects, INC/Nicole Watts** (CD 4) Location: East of the northeast corner of East 4th Street and South Trenton Avenue requesting rezoning from **RM-1** to **OL** (Related to Z-7399 Plat Waiver)

19. **Z-7399 Plat Waiver** (CD 4) Location: East of the northeast corner of East 4th Street and South Trenton Avenue (Related to Z-7399 Rezoning)
20. **Z-7400 AAB Engineering, LLC/Jarrold Sanders** (CD 3) Location: Southeast corner of South Mingo Road and East Admiral Place requesting rezoning from OL/CS to CG with optional development plan.
21. **CZ-460 Ryan McCarty** (County) Location: West of the northwest corner of East 171st Street and South Harvard Avenue requesting rezoning from AG to RE (Related to PUD-846)
22. **PUD-846 Ryan McCarty** (County) Location: West of the northwest corner of East 171st Street and South Harvard Avenue requesting rezoning from AG to RE/PUD to permit single-family subdivision (Related to CZ-460)
23. **Z-7401 KKT Architects, INC/Nicole Watts** (CD 3) Location: East of the northeast corner of East 46th Street North and North 129th East Avenue requesting rezoning from AG to IH
24. **Z-7402 KKT Architects, INC/Nicole Watts** (CD 7) Location: South of the southwest corner of South Memorial Drive and East 66th Street requesting rezoning from PK/CS to CS/CG (Related to PUD-379-D and Z-7402/PUD-379-D Plat Waiver)
25. **PUD-379-D KKT Architects, INC/Nicole Watts** (CD 7) Location: South of the southwest corner of South Memorial Drive and East 66th Street requesting Major Amendment to a PUD to rezone from PK/ CS/ PUD-379 to CS/ CG/ PUD-379-D to add CG zoning to allow a tasting room and brew pub in the shopping center (Related to Z-7402 and Z-7402/PUD-379-D Plat Waiver)
26. **Z-7402/PUD-379-D Plat Waiver** (CD 7) Location: South of the southwest corner of South Memorial Drive and East 66th Street (Related to PUD-379-D & Z-7402)

OTHER BUSINESS

27. Commissioners' Comments

ADJOURN

CD = Council District

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

Visit our website at www.tmapc.org

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.



Tulsa Metropolitan Area
Planning Commission

Case: The Cliffs of Yale

Hearing Date: July 5, 2017

Case Report Prepared by:

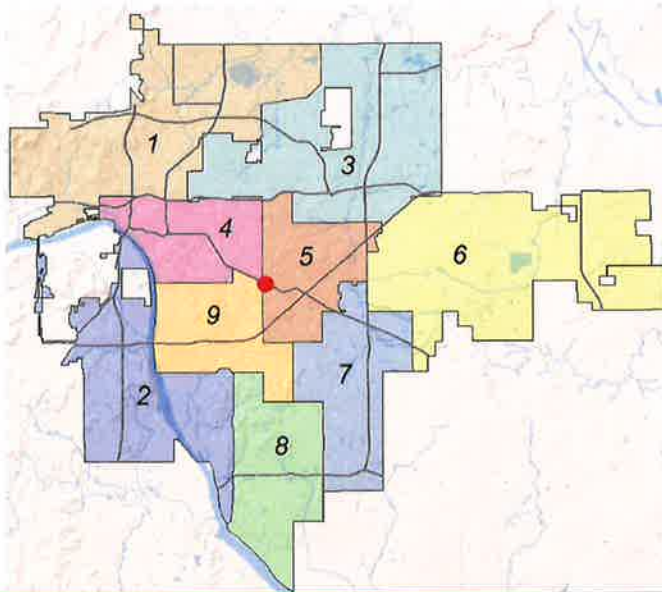
Nathan Foster

Owner and Applicant Information:

Applicant: JC Engineering, Joe Kelley

Owner: Jaslee Ventures, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Final Plat

1 lot, 1 block, 1.91± acres

Location: East of the northeast corner of
East 32nd Street South and South Yale
Avenue

Proposed Use: Climbing Gym

Zoning:

CG (Commercial General)
with an optional development plan

Staff Recommendation:

Staff recommends **approval** of the Final
Plat

City Council District: 5

Councilor Name: Karen Gilbert

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Final Plat

FINAL PLAT OF

The Cliffs of Yale

A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, A REPLAT OF PART OF LOT ONE (1) BLOCK ONE (1), TWIN ACRES ADDITION TO THE TOWN OF HIGHLAND PARK, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND ALSO PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW4 NW4) OF SECTION TWENTY-TWO (22), TOWNSHIP NINE (9) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

OPTIONAL DEVELOPMENT PLAN 7/3/74

Owner & Developer
Jesse Ventures, LLC
c/o Jason Burks
3217 EAST 28TH STREET
TULSA, OKLAHOMA 74114
TEL: 918-593-1717
jason@jessventures.com

Engineer
JC Engineering, PC
10035 NORTH 177TH AVENUE
OWASSO, OKLAHOMA 74055
(918) 798-5979
OK: 5686 EXP. DATE: 6/30/17
joe@jc-engineering.com

Surveyor
Bennett Surveying, Inc.
213 CHOUTEAU AVENUE
CHOUTEAU, OK 74337
TEL: 918-476-7484
RPLS 1356, CA #4502,
EXPIRES 6/30/18
wbennett@bennettsurveying.com

FINAL PLAT	
ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	
Approved Date:	_____
City Engineer	_____
Council of the City of Tulsa, Oklahoma	_____
Approved Date:	_____
Chairman	_____
Mayor	_____
Attest City Clerk	_____
City Attorney	_____

The approval of this final plat and map was given after the plat and map had been filed in the office of the Tulsa County Clerk and after the plat and map had been filed in the office of the Tulsa County Clerk.

Monumentation:
ALL LOT CORNERS SHOWN ON THIS PLAT HAVE BEEN EITHER SET USING AN IRON PIN WITH A CAP STAMPED "BENNETT" OR SET BY TULSA IRON PINS WITH CAPS PLACED BY OFFICERS

Basis of Bearing:
ALL BEARINGS AND DISTANCES ON THIS PLAT HAVE BEEN OBTAINED FROM THE PLAT OF SECTION TWENTY-TWO (22), TOWNSHIP NINE (9) NORTH, RANGE THIRTEEN (13) EAST, TULSA COUNTY, STATE OF OKLAHOMA AS REBORN 2011.

Flood Plain Designation:
ALL OF THE CLIFFS OF YALE LIES IN UNSHADED ZONE "X" PER FIRM COMMUNITY PANEL DEPOSITED IN THE TULSA COUNTY ENGINEERING DEPARTMENT. UNSHADED ZONE "X" ARE AREAS DESIGNATED TO BE SUBJECT TO FLOODING.

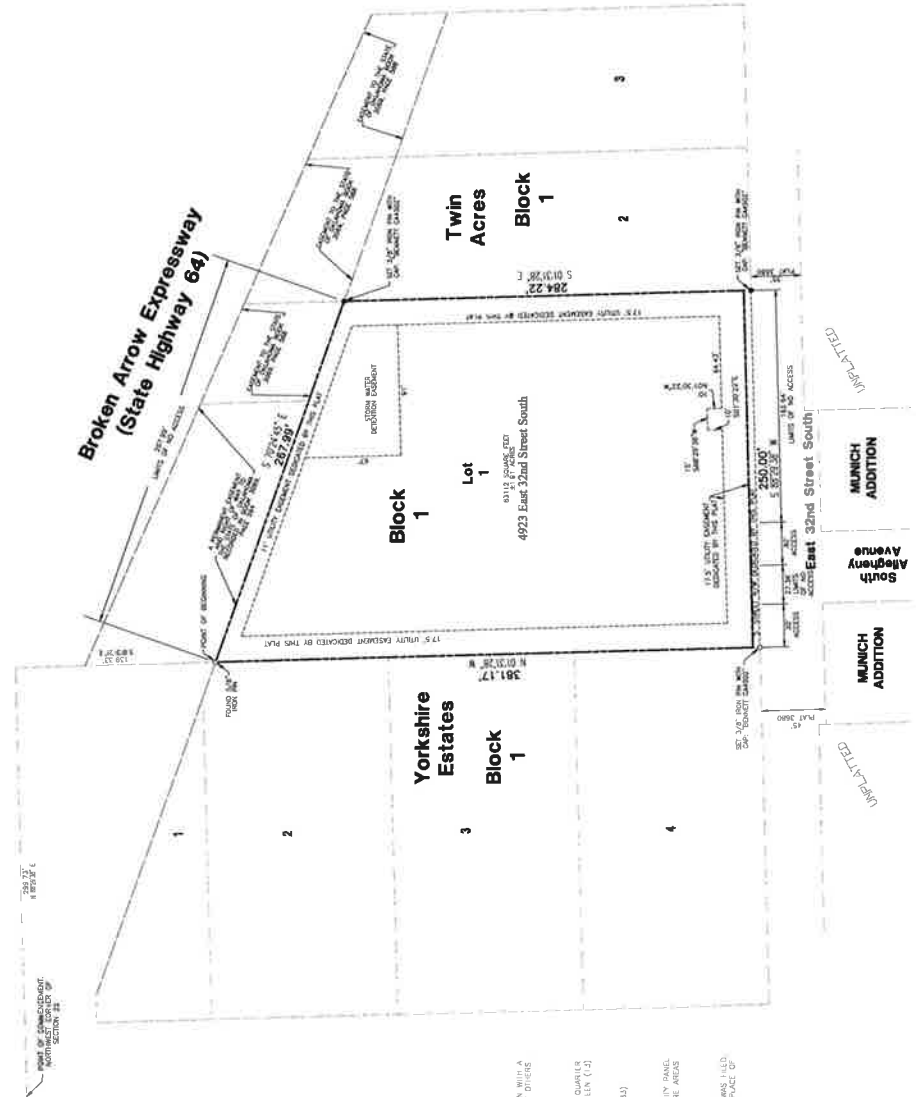
Address Disclaimer Note:
ADDRESS SHOWN ON THIS PLAT ARE FOR INFORMATION ONLY. ADDRESS ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.



Location Map
Scale: 1"=200'
SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK
SUBDIVISION CONTAINS 1.87 TOTAL ACRES
ON LOT 1 OF SECTION 22



Scale: 1"=40'





Tulsa Metropolitan Area
Planning Commission

Case : 71 Jackson

Hearing Date: July 5, 2017

Case Report Prepared by:

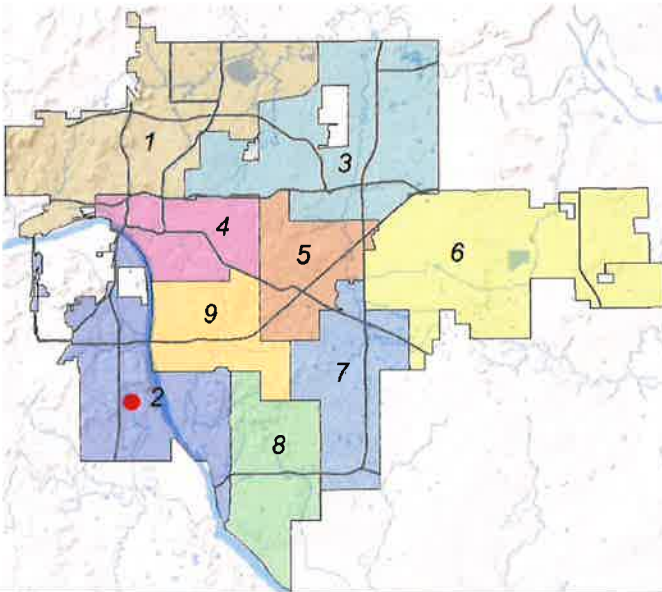
Nathan Foster

Owner and Applicant Information:

Applicant: Tanner Consulting, LLC

Owner: Quandary Peak, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat

2 lots, 1 block, 2.512± acres

Location: Southwest corner of West 71st
Street South and South Jackson Avenue

Proposed Use: Commercial

Zoning:

Present Zoning: RS-3

Proposed Zoning: CS (Approved by Council
on 6/21/2017)

Staff Recommendation:

Staff recommends **approval** of the
Preliminary Plat

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual
Improvements Plan

PRELIMINARY SUBDIVISION PLAT

71 Jackson - (CD 2)

Southwest corner of West 71st Street South and South Jackson Avenue

This plat consists of 2 lots, 1 block on 2.512± acres.

The Technical Advisory Committee (TAC) met on June 15th, 2017 and provided the following conditions:

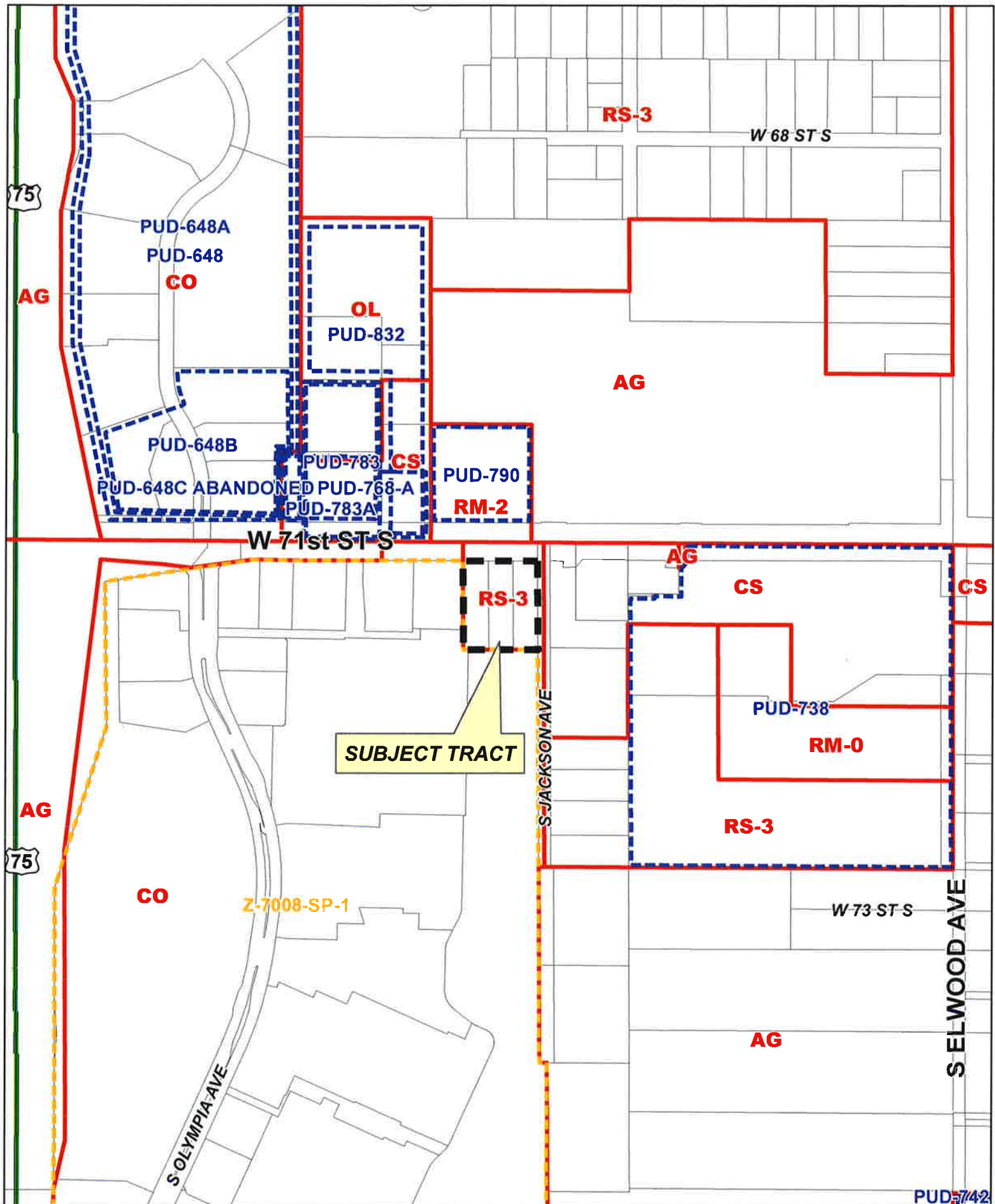
1. **Zoning:** The property has been approved for rezoning to CS to permit commercial uses. All lots proposed on the preliminary plat conform to the lot regulations of the CS district.
2. **Addressing:** Label each lot with assigned address on final plat.
3. **Transportation & Traffic:** No comments.
4. **Sewer:** Provide minimum 11' utility easement along west property line of proposed Lot 1.
5. **Water:** No comments.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Provide addresses for individual lots. Show only platted subdivision boundaries in the location map. Remove additional lines and label all unplatted land. Label plat location in the location map as "site" or "project location".
7. **Fire:** Provide mutual access to serve proposed lots.
8. **Stormwater, Drainage, & Floodplain:** Label and provide dimensions for drainage and detention easements. Provide text for detention easements. If offsite drainage is required, provide overland drainage easements.
9. **Airport:** Avigation notice required on the face of the plat.
10. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Waivers of Subdivision Regulations:

1. None Requested

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

11.2



71 JACKSON

18-12 11

11.3





0 250 500
Feet



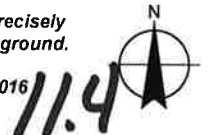
Subject
Tract

71 JACKSON

18-12 11

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

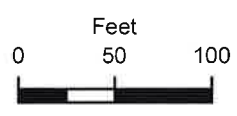
Aerial Photo Date: February 2016





W 71st ST S

S JACKSON AVE



Subject Tract

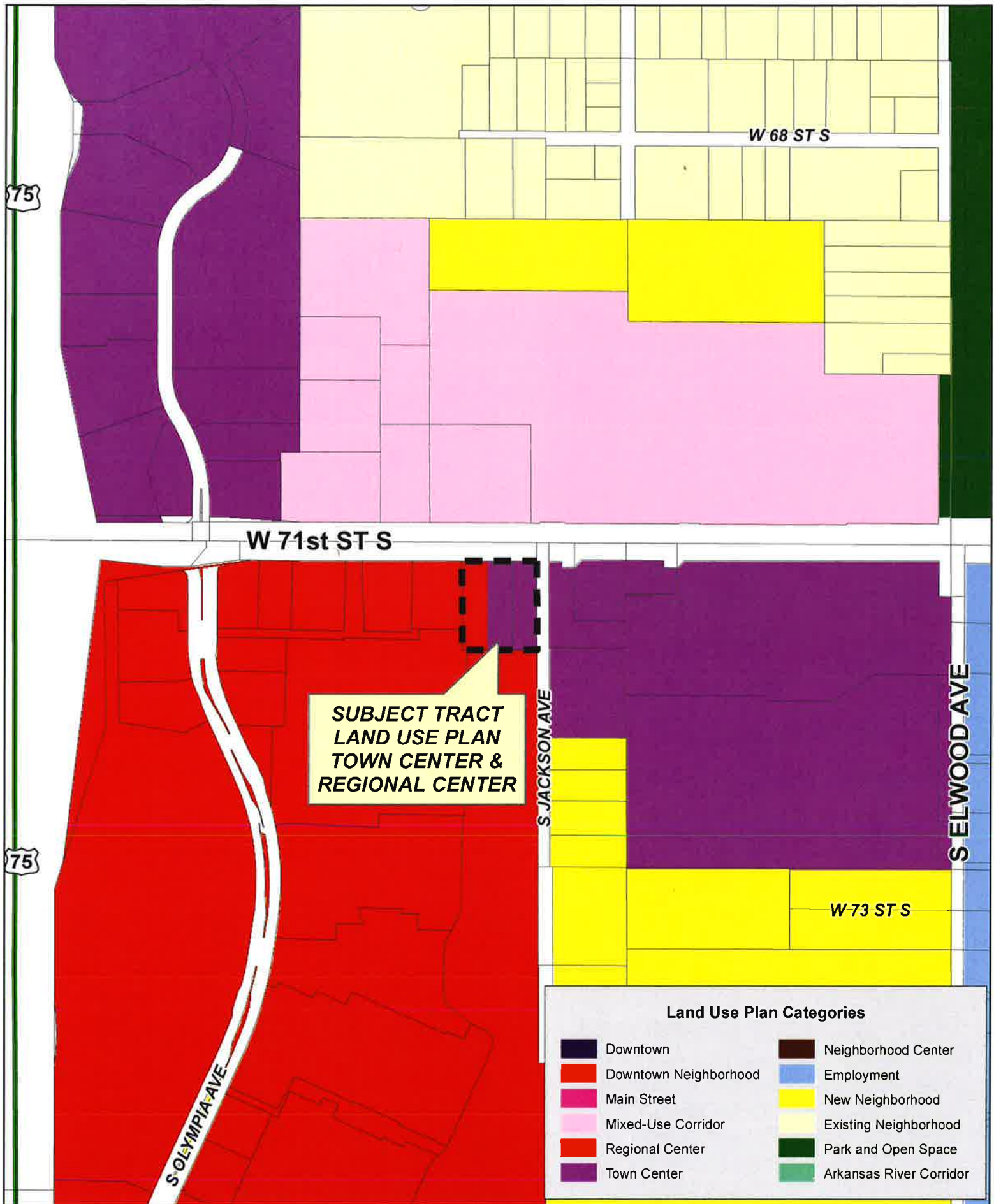
71 JACKSON

18-12 11

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

Aerial Photo Date: February 2016



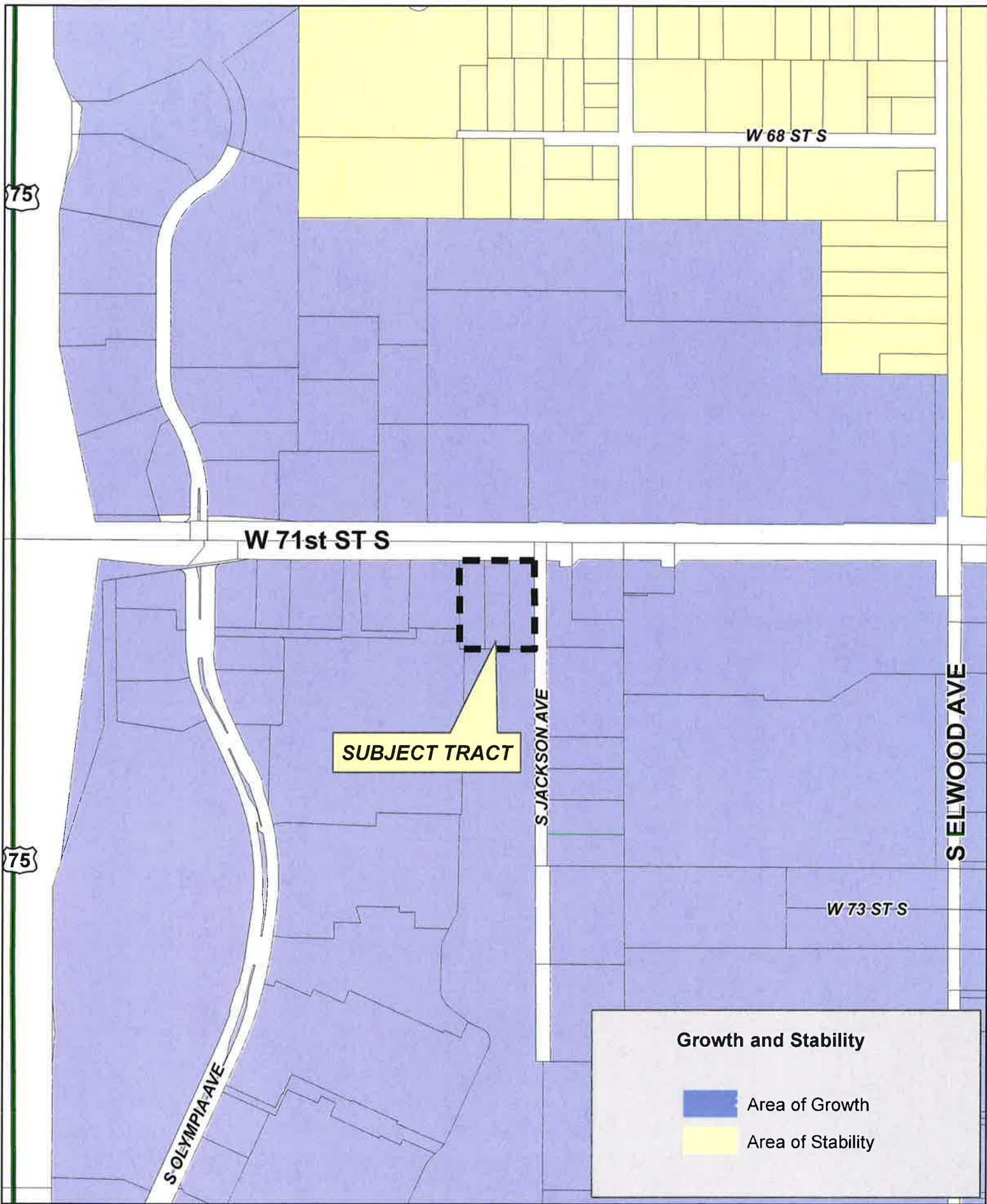


0 250 500
Feet

71 JACKSON

18-12 11

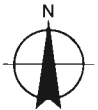




71 JACKSON

18-12 11

11.7



71 Jackson

71 Jackson

71 Jackson



Tulsa Metropolitan Area
Planning Commission

Case : Stonegate V

Hearing Date: July 5, 2017

Case Report Prepared by:

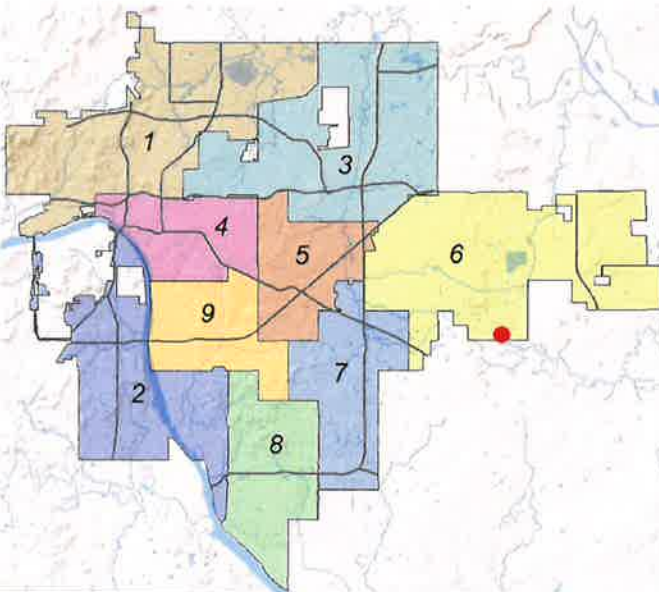
Nathan Foster

Owner and Applicant Information:

Applicant: Mark Capron

Owner: Lynn Lane 51, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat

32 lots, 2 blocks, 8.5± acres

Location: North and east of the intersection of East 51st Street South and South 177th East Avenue (Lynn Lane)

Proposed Use: Single-Family Residential

Zoning: RS-3 (Residential Single-Family)

Staff Recommendation:

Staff recommends **approval** of the Preliminary Plat

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual Improvements Plan

PRELIMINARY SUBDIVISION PLAT

Stonegate V - (CD 6)

North and east of the intersection of East 51st Street South and South 177th East Avenue

This plat consists of 32 lots, 2 blocks on 8.5± acres.

The Technical Advisory Committee (TAC) met on June 15, 2017 and provided the following conditions:

1. **Zoning:** The entire property is currently zoned RS-3. All proposed lots conform to the lot regulations of RS-3.
2. **Addressing:** Addresses will be assigned at final plat.
3. **Transportation & Traffic:** Ensure accurate dimensions on the east property line. Presently showed dimension in conflict with neighboring plats.
4. **Sewer:** Provide 17.5 utility easement or City of Tulsa approval for smaller easements as shown.
5. **Water:** Remove water line segment between north and south extensions along East 49th Place for better water circulation.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Provide addresses for individual lots on final plat. Add address caveat/disclaimer to face of plat. Provide a north arrow for the location map. Ensure only filed subdivisions are labeled in the location map and label all other property unplatted. Under the "Basis of Bearing" heading add the following after Oklahoma State Plane Coordinate System: North Zone 3501, North American Datum 1983 (NAD83).
7. **Fire:** No comments.
8. **Stormwater, Drainage, & Floodplain:** Provide proper easements for all proposed storm sewers. Ensure drainage plan conforms to previous subdivision drainage plans.
9. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Waivers of Subdivision Regulations:

1. None Requested

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

12.2



0 200 400
Feet



Subject
Tract

STONEGATE V

19-14 25

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

Aerial Photo Date: February 2016

12.4





0 50 100
Feet



Subject
Tract

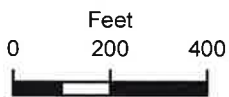
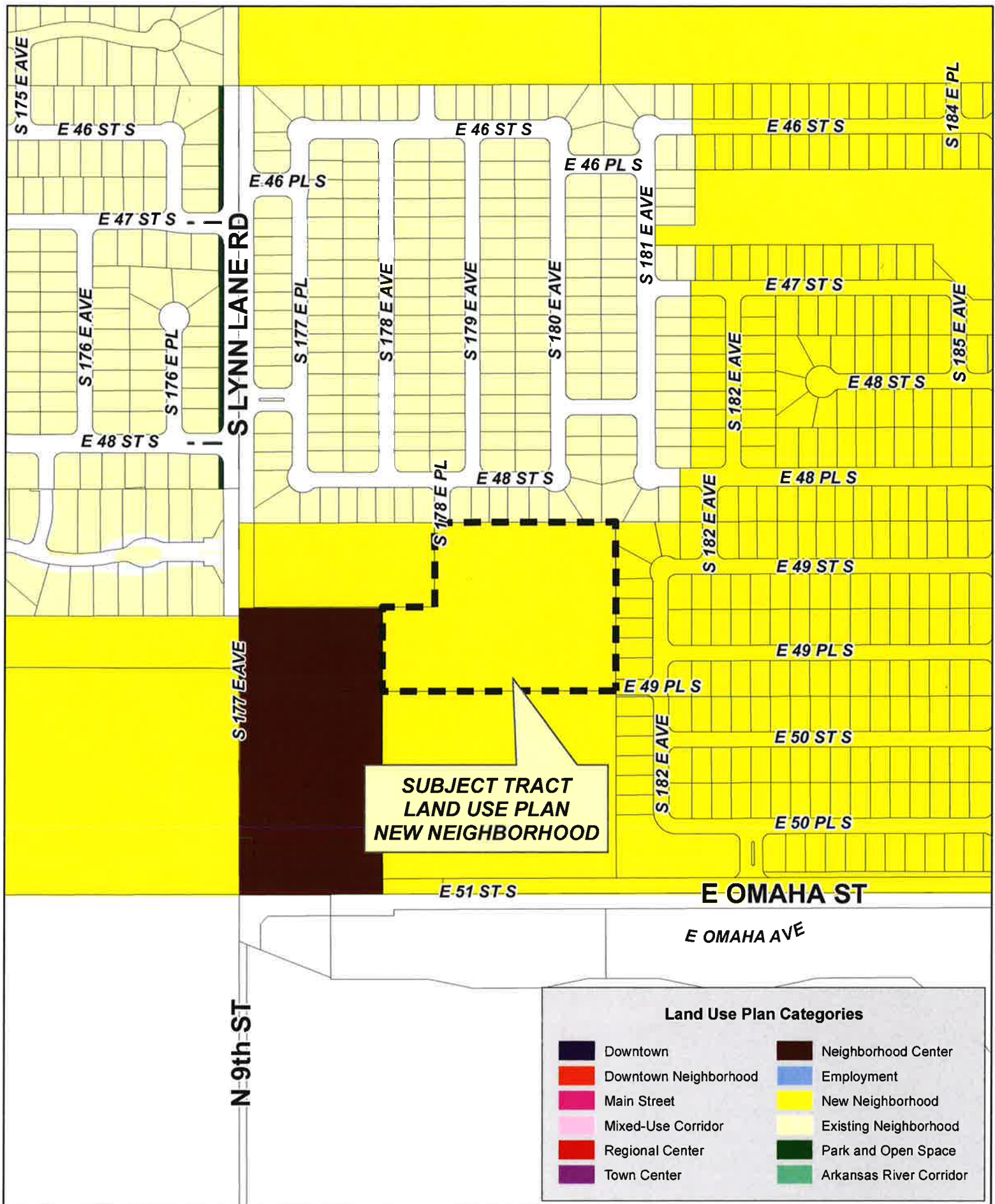
STONEGATE V

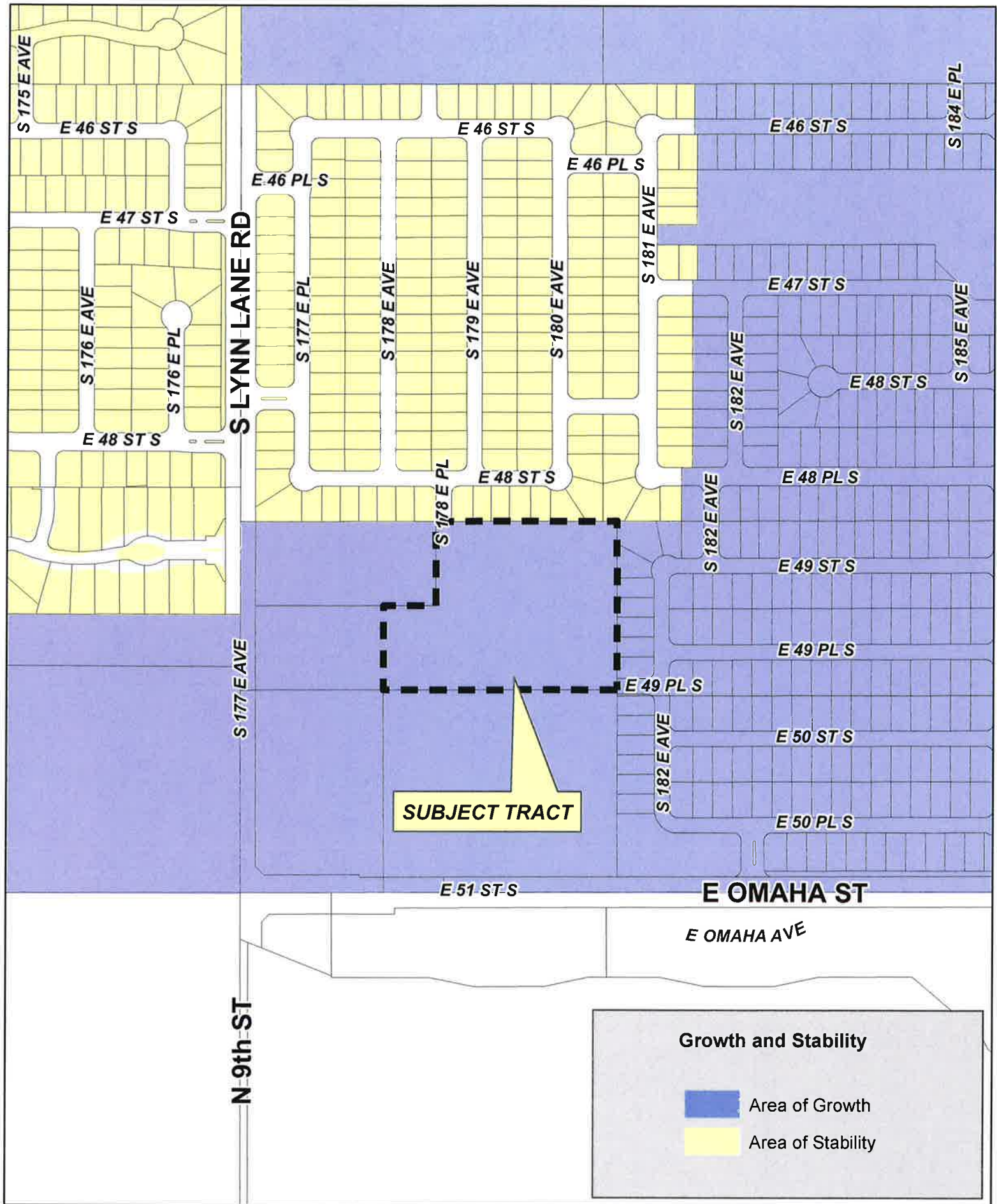
Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: February 2016



19-14 25





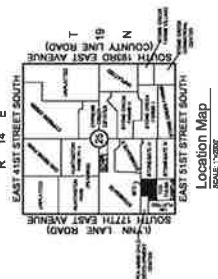
STONEGATE V

19-14 25

SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 14 EAST,
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Owner/Developer:
Lynn Lane 51, LLC
an Oldashome Limited Liability Company
5407 South Lewis Avenue
Tulsa, OK 74105
Phone: (918) 640-3516
Contact: Mr. G. Dwight Claxton

Engineer/Surveyor:
Bisemore Weisz & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2019
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-3600
E-mail: gweisz@bw-assoc.com



Curve Table		CHORD LENGTH		CHORD BEARING	
CURVE #	LENGTH	IN-2013	DELTA (A)	CHORD LENGTH	CHORD BEARING
C1	38.37	78.50	90°00'00"	106.58	N 44°11'00" E
C2	114.83	230.50	90°00'00"	336.58	N 44°11'00" E
C3	38.37	78.50	60°03'36"	35.37	S 89°58'36" E
C4	74.22	153.00	45°01'37"	71.29	S 89°58'36" E
C5	38.29	78.00	60°03'37"	33.39	N 44°11'00" W
C6	21.83	44.00	48°11'22"	20.41"	S 81°11'22" E
C7	341.19	685.00	270°00'00"	684.87	S 51°11'00" E
C8	21.83	44.00	48°11'22"	20.41"	S 81°11'22" E
C9	38.29	78.00	60°03'37"	33.39	N 44°11'00" W
C10	114.81	230.00	90°00'00"	336.57	N 44°11'00" W
C11	38.37	78.50	90°00'00"	106.57	N 44°11'00" E

Subdivision Statistics:
SUBDIVISION CONTAINS THIRTY-TWO (32) LOTS IN TWO (2) BLOCKS
AND TWO (2) RESERVE AREAS
RESERVE AREA "A" CONTAINS 0.726 ACRES (31,600 SF)
RESERVE AREA "B" CONTAINS 0.119 ACRES (5,168 SF)
SUBDIVISION CONTAINS 0.846 TOTAL ACRES (36,768 SF)

Legend:

LIVE	•	U
SL	•	S
RAY	•	R
FESMT	•	L
ODE	•	C
P.O.B.	•	P
P.O.C.	•	P

Monumentation:
3/4" IRON PINS TO BE SET AT ALL PROPERTY CORNERS,

Bounds of Bearing:
THE MEASURING BASE FOR THIS SURVEY IS GRID MEASUREMENT DERIVED FROM THE OKLAHOMA STATE PLANE COORDINATE SYSTEM WITH THE WEST LINE OF SECTION 25 AS N 01°19'25" W AND THE SOUTH LINE

Bönckermann

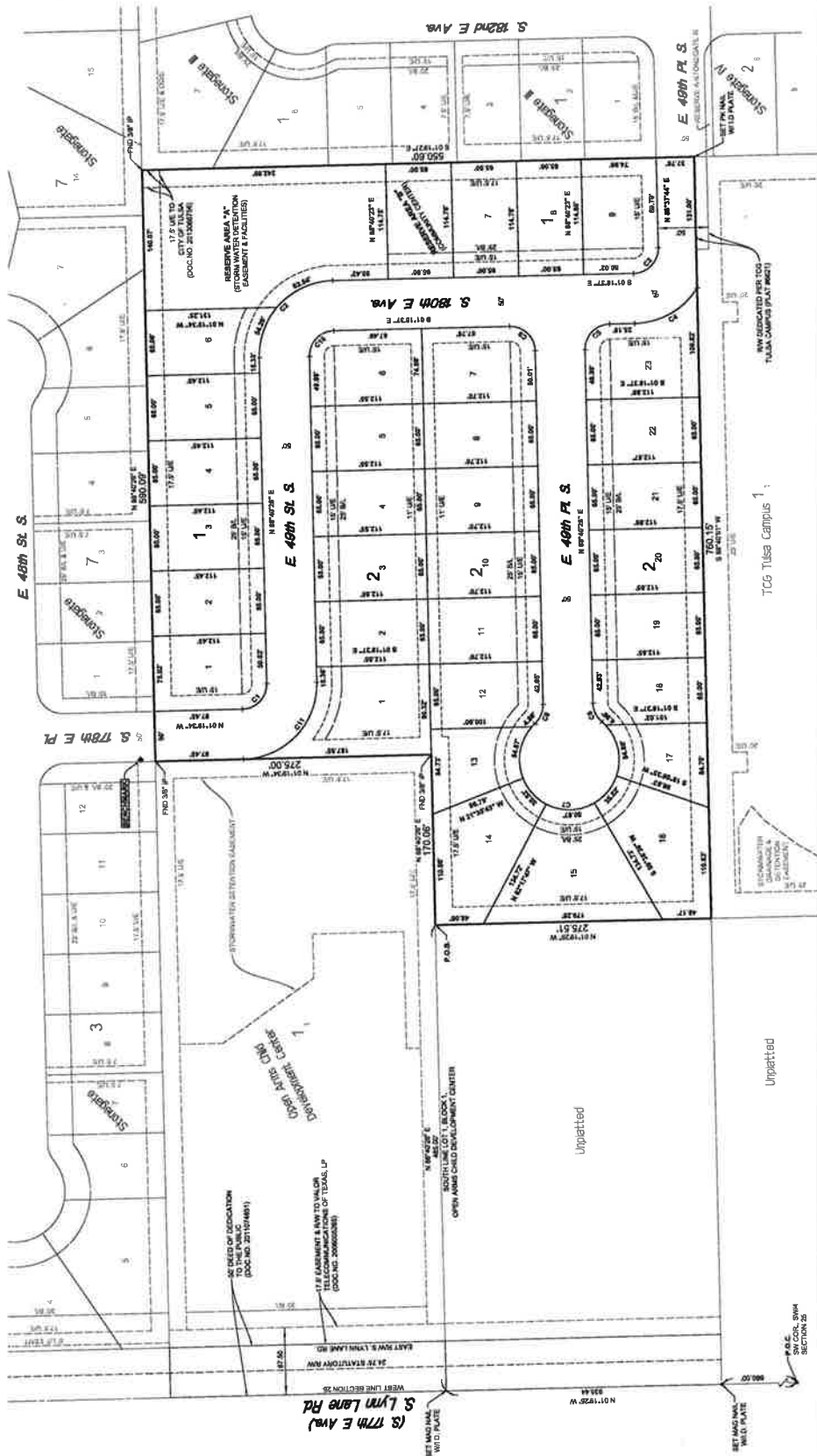
CHISELED SQUARE ON CONCRETE LOCATED APPROXIMATELY 50' NORTHWEST OF THE NORTHWEST CORNER OF LOT 1, BLOCK 1, STONEGATE V
NAVD 1988 DATUM
ELEVATION=686.01

Noticia:

PURSUANT TO SECTION 2.6.4 OF THE SUBDIVISION REGULATIONS FOR THE TULSA METROPOLITAN AREA (THE "SUBDIVISION REGULATIONS"), THE FINAL IMPROVEMENT PLANS SHALL BE APPROVED BY THE CITY OF TULSA ("CITY") PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, AND THE CITY SHALL BE THE BENEFCIARY OF THE FOREGOING RESTRICTIVE COVENANT; PROVIDED HOWEVER, THAT NOTHING CONTAINED WITHIN THIS COVENANT SHALL PREVENT THE TULSA METROPOLITAN AREA PLANNING COMMISSION FROM AUTHORIZING AN ACCELERATED RELEASE OF A BUILDING PERMIT UNDER THE PROVISIONS OF SECTION 2.6.5 OF THE SUBDIVISION REGULATIONS.

FINAL PLAN ENDORSEMENT OF APPROVAL Title: <u>Marquandale Area Planning Commission</u> Approved Date: _____	<u>THANACINCOG</u> <u>CITY ENGINEER</u> General of the City of Tulsa, Oklahoma Approved Date: _____	<u>CHADMAN</u> <u>WATFOR</u> <u>ATTORNEY CITY CLERK</u> <u>CITY ATTORNEY</u>
The approval of the Final Plan will ensure our compliance with the Oklahoma State Planning Commission and the Oklahoma State Department of Transportation and the Oklahoma State Office of the County Clerk before and after.		

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.



12.8



Tulsa Metropolitan Area
Planning Commission

Case : Eastside Market III

Hearing Date: July 5, 2017

Case Report Prepared by:

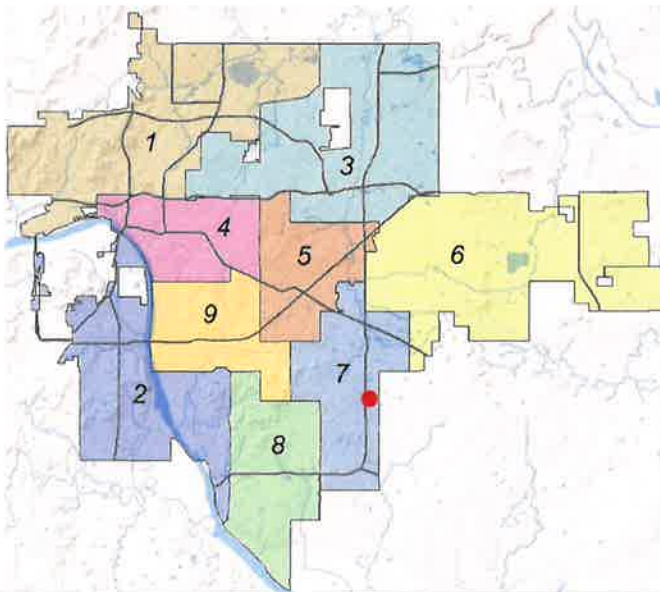
Nathan Foster

Owner and Applicant Information:

Applicant: Judd Mullinix

Owner: Target Corporation

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat

2 lots, 1 block, 14.86+ acres

Location: Northeast corner of East 71st
Street South and Highway 169

Proposed Use: Commercial

Zoning: CO (Corridor District)/PUD-601

Staff Recommendation:

Staff recommends **approval** of the
Preliminary Plat

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual
Improvements Plan

PRELIMINARY SUBDIVISION PLAT

Eastside Market III - (CD 7)

Northeast corner of East 71st Street South and Highway 169

This plat consists of 2 lots, 1 block on 14.865± acres.

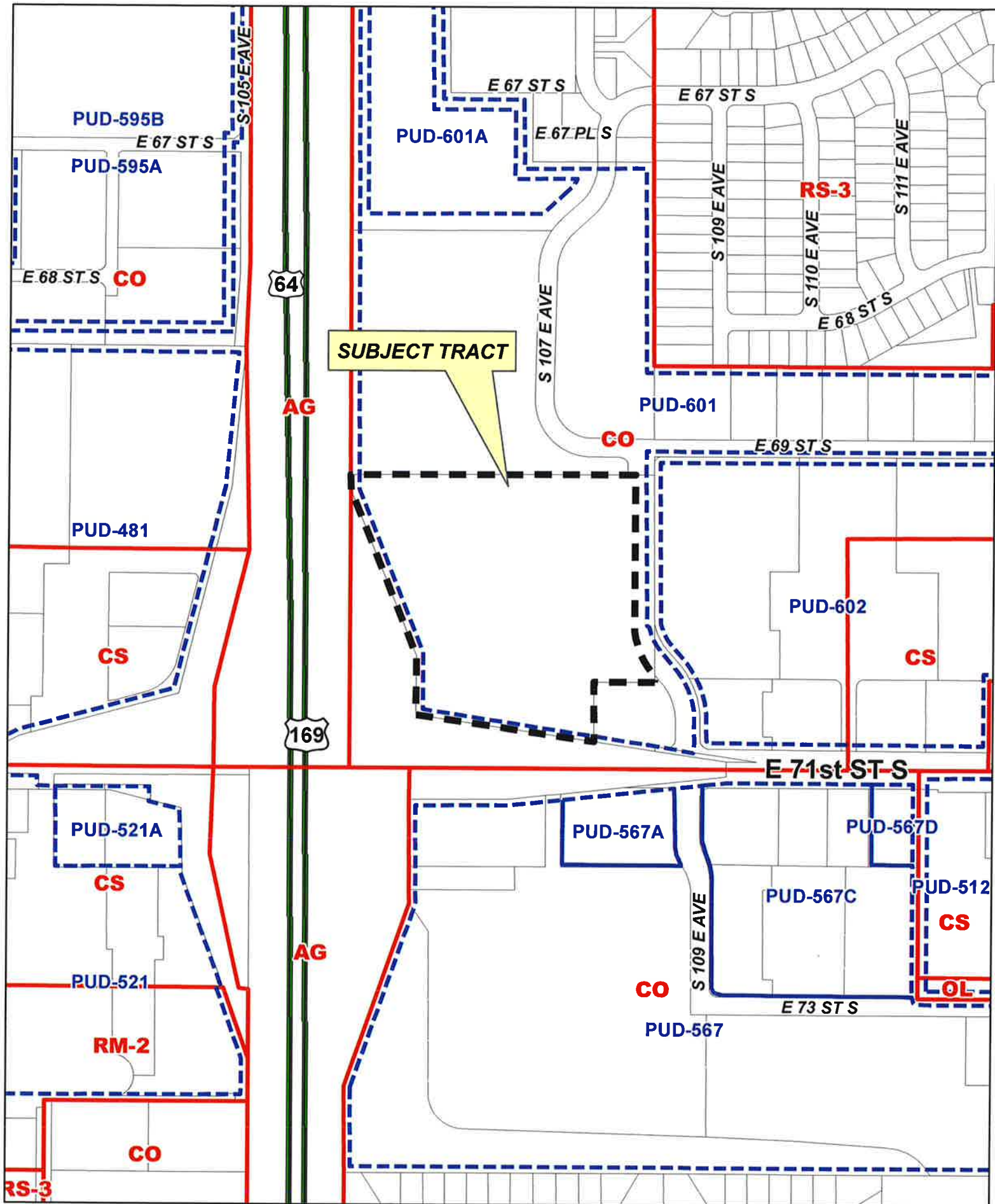
The Technical Advisory Committee (TAC) met on June 15, 2017 and provided the following conditions:

1. **Zoning:** The property is zoned CO (Corridor District) with an approved Planned Unit Development (PUD-601). Site plan approval has been given for the existing retail store and the newly proposed fast food restaurant to be located on Lot 2.
2. **Addressing:** No comments.
3. **Transportation & Traffic:** Provide mutual access easement for Lot 2 and provide dimensions on the face of the plat.
4. **Sewer:** Perimeter utility easements are recommended at width of 17.5'. Provide 17.5' or approval from the City of Tulsa for lesser widths.
5. **Water:** Provide a water service line easement from the 20' existing waterline easement to Lot 2 Block 1.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Label the plat location in the location map as "Site" or "Project Location". Ensure CA number is valid at time of final plat. CA number for both engineer and surveyor on preliminary plat expires June 30, 2017. Provide metes and bounds legal description for the plat. Graphically label the point of beginning (POB) and point of commencement (POC). City of Tulsa Engineering Services prefers to see the plat tied to a section corner, half-section, or quarter-section.
7. **Fire:** No comments.
8. **Stormwater, Drainage, & Floodplain:** Clearly identify all public and private storm sewer systems and provide appropriate easements.
9. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Waivers of Subdivision Regulations:

1. None Requested

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



EASTSIDE MARKET III

18-14 06

13.4





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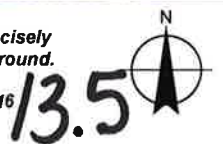
Subject
Tract

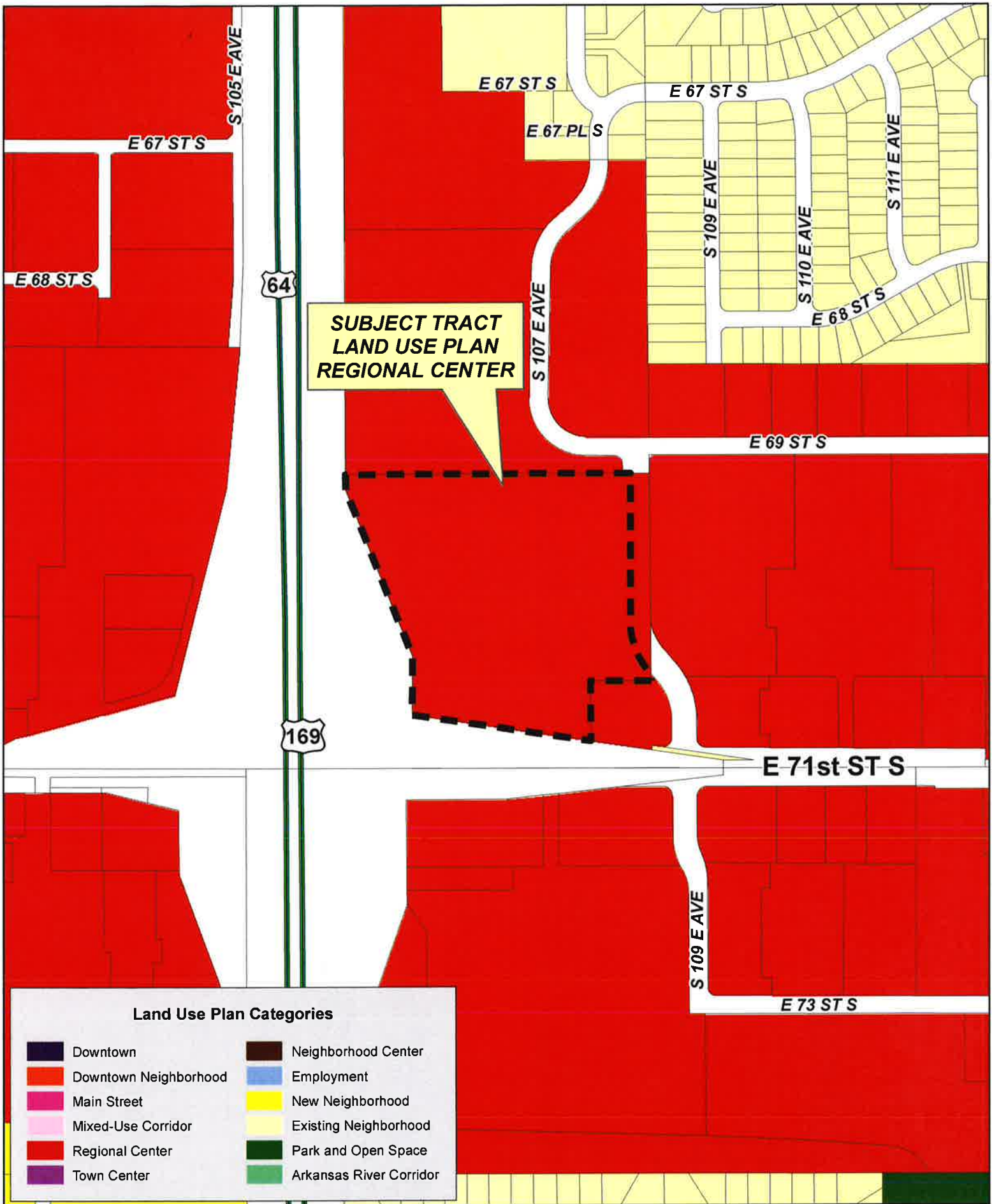
EASTSIDE MARKET III

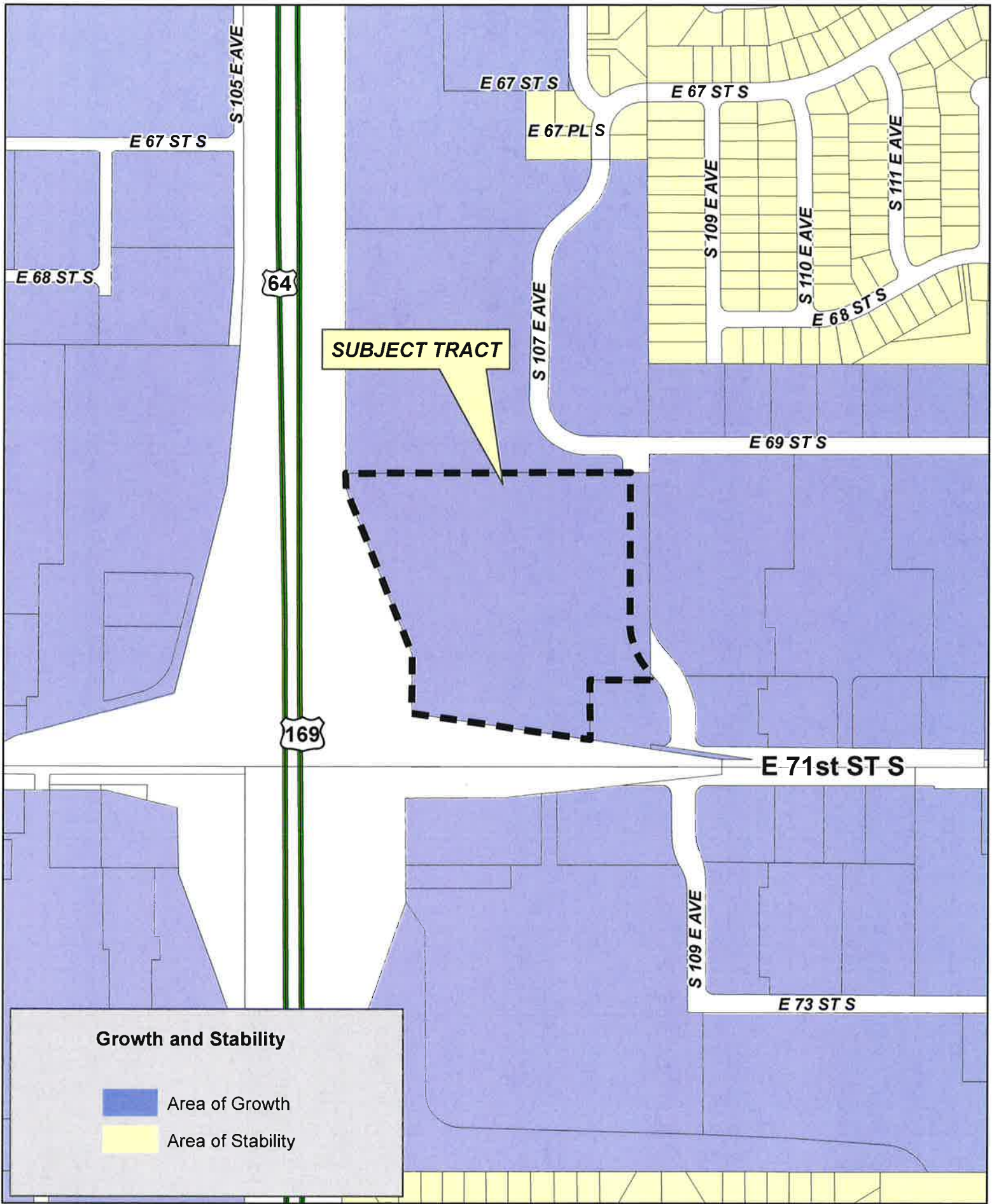
18-14 06

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

Aerial Photo Date: February 2016







Growth and Stability



Area of Growth



Area of Stability



**EASTSIDE
MARKET III**

18-14 06

13.7



PUD-601

PUD-601

PUD-601

PUD-601

PUD-601

PUD-601

PUD-601



PUD-601



PUD-601

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PUD-601

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PUD-601

GE03



13.9



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7386

With optional development plan

Hearing Date: July 5, 2017

Previously heard at Planning Commission 5.3.2017
without optional development plan. Planning
commission recommended approval with 8.0.0 vote.

Case Report Prepared by:

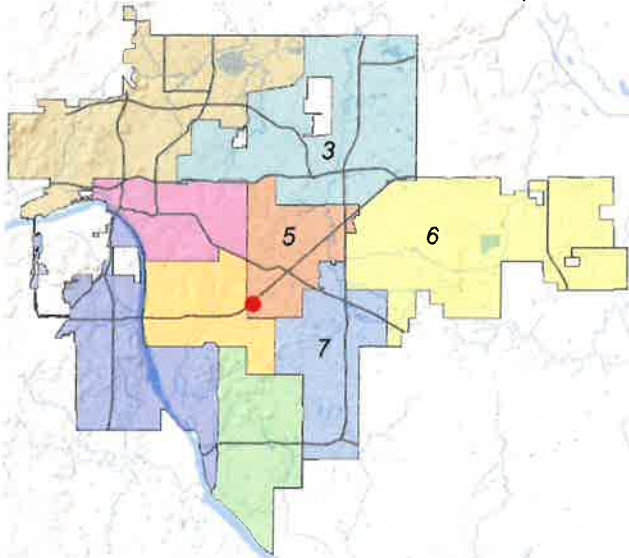
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Stuart Van De Wiele

Property Owner: FAVESTMENTS LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Self-storage

Concept summary: CH zoning required for required
for the multi story climate controlled self storage
facility being proposed for the site. The City Council
requested an optional development plan. This
submittal is intended to satisfy development
concerns.

Tract Size: 1.43 ± acres

Location: 5154 E. Skelly Dr. S.

Zoning:

Existing Zoning: CG

Proposed Zoning: CH with optional
development plan

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval

Staff Data:

TRS: 9327

CZM: 48

Atlas: 384

City Council District: 5

Councilor Name: Karen Gilbert

County Commission District: 3

Commissioner Name: Ron Peters

14.1

SECTION I: Z-7386

DEVELOPMENT CONCEPT:

The Subject Property is located at 5154 East Skelly Drive and is currently zoned CG. On May 3, 2017, the Tulsa Metropolitan Area Planning Commission (the "TMAPC") voted 8-0-0 to recommend approval of a straight rezoning to CH. Subsequent to the original TMAPC hearing, the applicant met with both neighboring property owners and nearby residents. The applicant is presenting this Optional Development Plan for recommendation of approval by the TMAPC in order to formalize some of the more relevant design standards that were discussed at the May 3, 2017 TMAPC meeting as well as the subsequent neighborhood meeting. The Optional Development Plan is proposed to provide guidance and limitation on future development on the Subject Property and to lessen the perceived or potential impact of future development on adjacent and nearby commercial and residential areas.

The applicant plans to acquire the Subject Property to develop and construct a multi-story storage facility thereon (a conceptual rendering of which is shown below). The planned development will entail the construction of the self-storage facility featuring an enclosed climate-controlled storage building professionally designed and managed to provide clean and safe storage solutions. Use of the Subject Property as a self-storage facility is compatible not only with the existing CG zoning and the land use of the surrounding property, but also with the requested and pending CH zoning. The requested rezoning is required only to accommodate the size of the facility.

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

SECTION II: Optional Development Plan Standards

(Note: This optional development plan does not restrict any permitted uses in a CH zoning District)

A) Building Setbacks.

Building Setbacks (Southwesterly Property Line). To the extent the Subject Property is used primarily as a self-storage facility, the principal structure shall be constructed no closer than twenty feet (20') from the Southwesterly property line of the Subject Property. For purposes of clarity, the twenty foot (20') setback shall apply only to the principal structure and shall not apply to utilities, landscaping, lighting, drive aisles, parking areas, or fencing.

Other Setbacks. The remaining building setbacks shall be in accordance with the Tulsa Zoning Code.

B) Height Limitations. The maximum building height on any principal structure used for self-storage purposes on the Subject Property shall be three (3) stories.

C) Landscaping. To the extent the Subject Property is used primarily as a self-storage facility, the following standards shall apply in respect of landscaping:

14.2

Southwesterly Property Line. The Subject Property shall maintain not less than ten (10) trees located near or along the Southwesterly property line which shall have not less than a two inch (2") trunk diameter at the time of initial planting. The location of the trees described above shall be determined during Landscape Plan Review.

Other Landscaping Areas. The remainder of the Subject Property shall be landscaped in accordance with the Tulsa Zoning Code.

- D) HVAC Equipment. To the extent the Subject Property is used primarily as a self-storage facility, the HVAC equipment shall not be located on the roof of the principal structure.
- E) Overhead doors. To the extent the Subject Property is used primarily as a self-storage facility, overhead doors for vehicular access of any kind are prohibited along any wall facing the existing office tower adjacent to the southwest property line.

DETAILED STAFF RECOMMENDATION:

Z-7386 requesting CH zoning with is consistent with the land use vision of the comprehensive plan and,

Uses permitted by right in the CH zoning are considered non injurious to the surrounding property and,

CH zoning is primarily intended to accommodate high intensity commercial and related uses primarily in the core area of the City and encourage use of properties and existing buildings along older commercial corridors therefore,

Staff recommends Approval of Z-7386 to rezone property from CG to CH with the provisions of the optional development plan as defined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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

Land Use Vision:

Land Use Plan map designation: Town Center

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

Areas of Stability and Growth designation: Area of Growth

14.3

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

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

Transportation Vision:

Major Street and Highway Plan: East Skelly Drive and East 46th Street South are both Residential Collectors

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

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

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

Environmental Considerations: None

Streets:

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

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

14.4

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-2	N/A (I-44)	N/A (I-44)	I-44
South	OMH/SR	Town Center	Growth	Office/Church
East	CG/SR/OMH	Town Center	Growth	Bank/Church
West	RS-2/OMH	Town Center	Growth	Office/I-44

SECTION IV: Relevant Zoning History

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

Subject Property:

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

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

Surrounding Property:

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

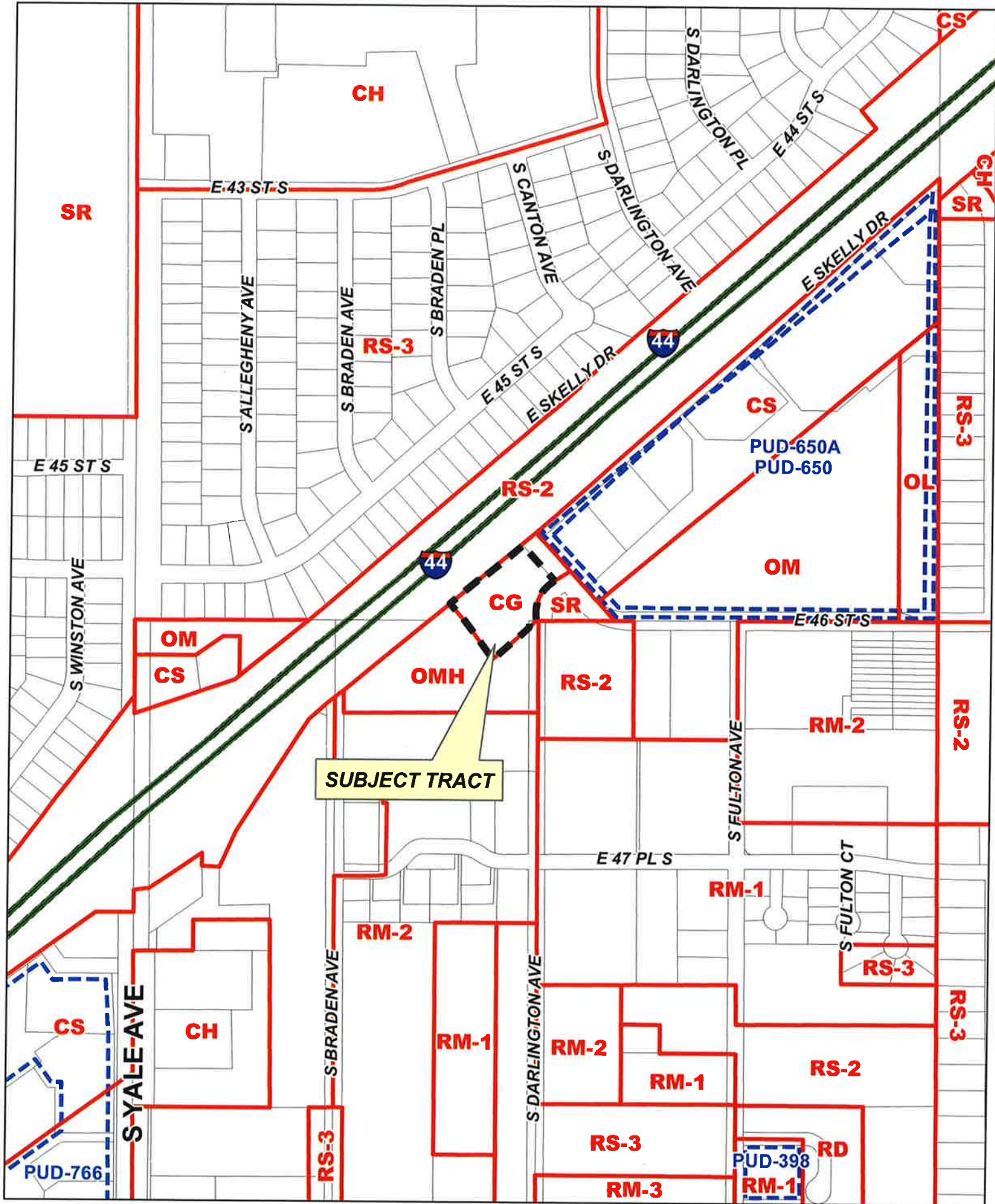
Z-6814/PUD-650 October 2001: Staff recommended denial of a request to rezone the adjacent Midtown Village property from OM, OL and SR to CS; staff also recommended denial of the accompanying PUD that proposed a retail development on the property. TMAPC and City Council **approved** the request for the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

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

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REVISED 6/29/2017



Z-7386

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Subject
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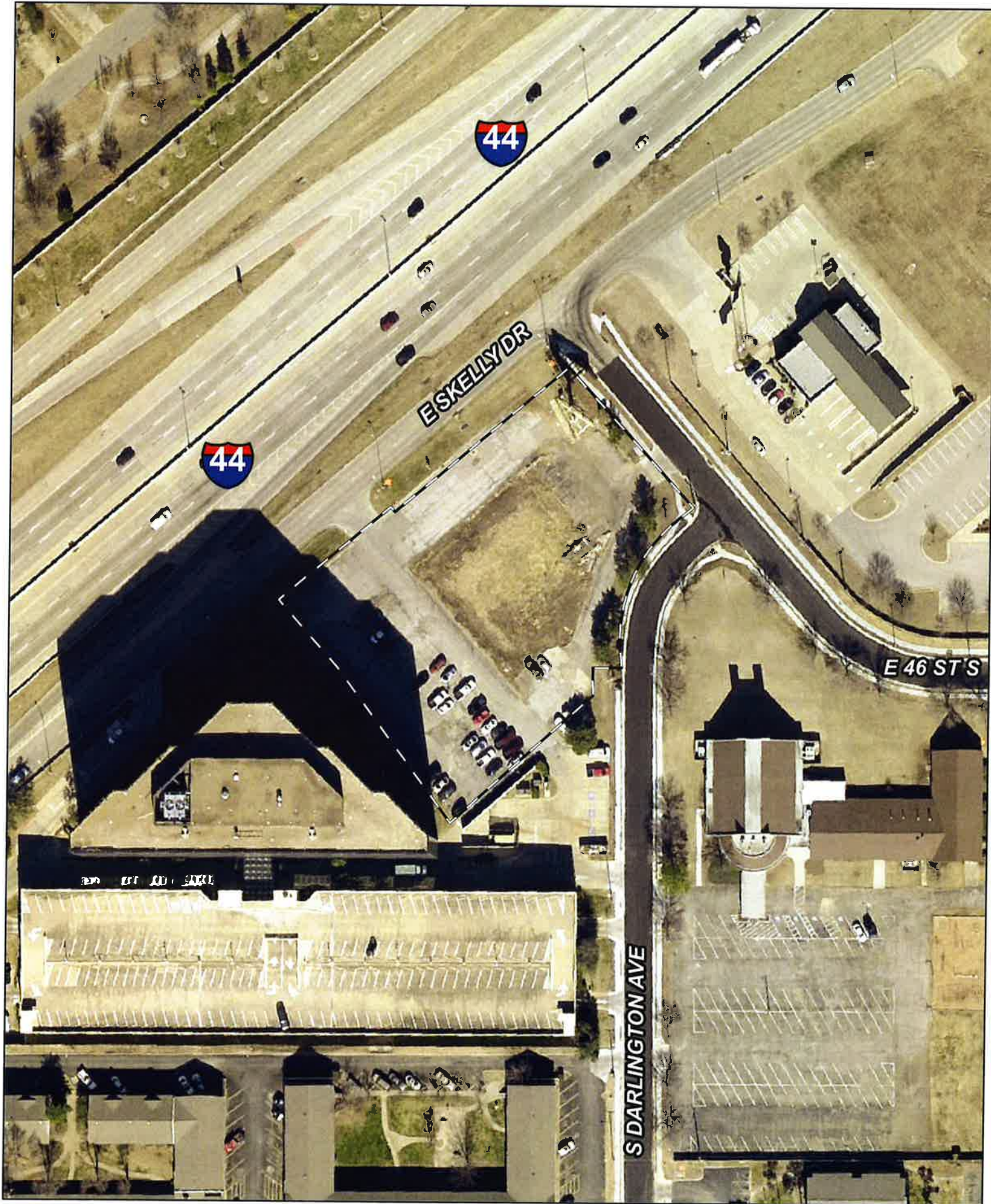
Z-7386

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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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Subject
Tract

Z-7386

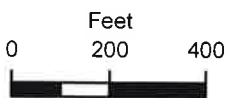
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Note: Graphic overlays may not precisely align with physical features on the ground

Aerial Photo Date: February 2016



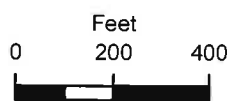
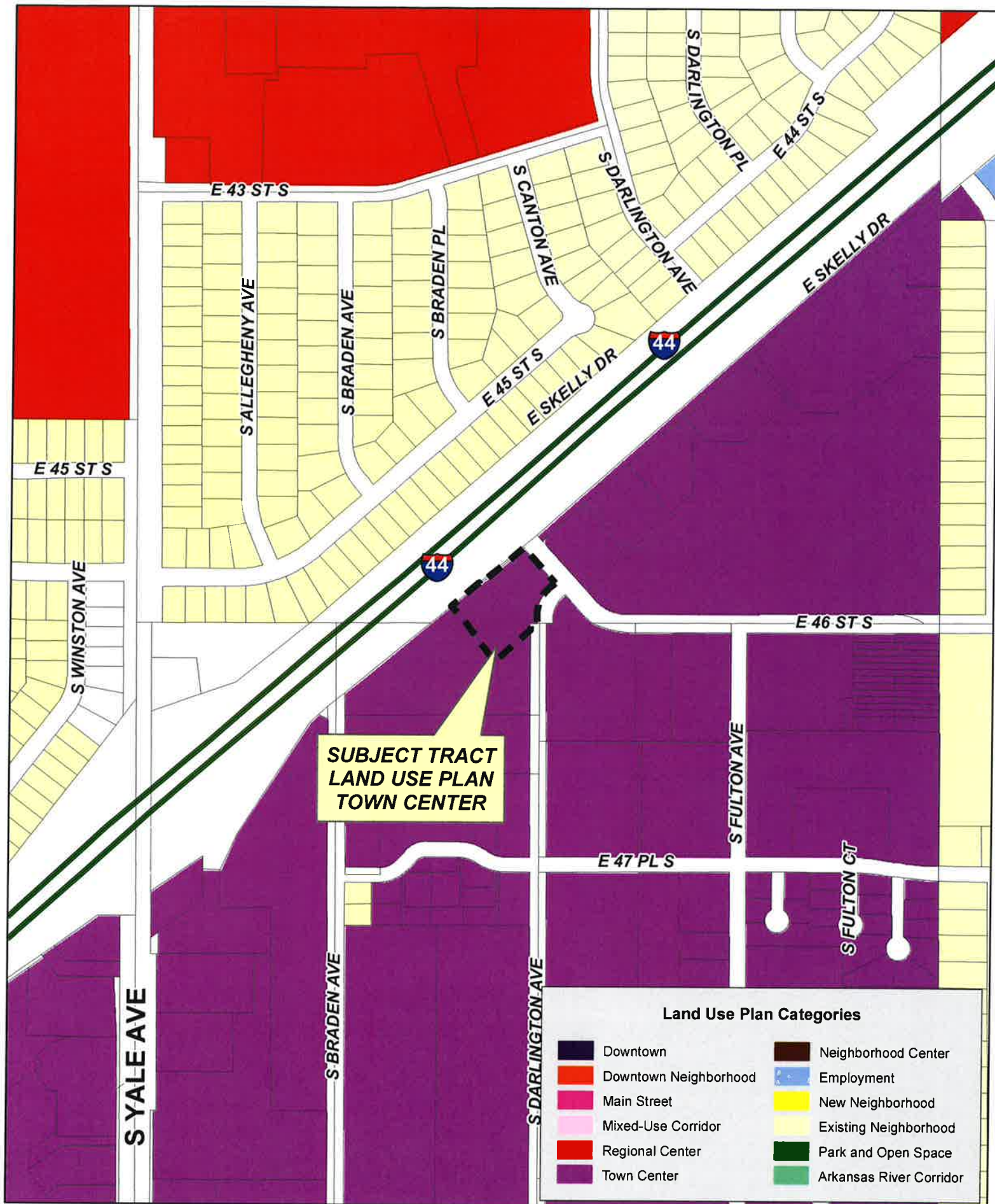


Z-7386

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14.9





Z-7386

19-13 27

14-10



Sawyer, Kim

Continuance
Z-7393

From: Wilkerson, Dwayne
Sent: Thursday, June 22, 2017 3:18 PM
To: Nathan Cross; Hoyt, Jay; Sawyer, Kim; Miller, Susan
Cc: annaamerica@tulsacouncil.org; Paul Brown; Johnnie Morland; Baugher, Mayo
Subject: RE: Z-7393 - Request for Continuance

Nathan,

Thanks for your written request for a continuance to the 8.2.2017 agenda.

Kim,

Please forward the applicants request for a continuance for this item to the Planning Commission. Staff supports the request.

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*

From: Nathan Cross [<mailto:ncross@riggsabney.com>]
Sent: Thursday, June 22, 2017 2:13 PM
To: Wilkerson, Dwayne; Hoyt, Jay
Cc: annaamerica@tulsacouncil.org; Paul Brown; Johnnie Morland; Baugher, Mayo
Subject: Z-7393 - Request for Continuance

Dwayne/Jay –

Based on our need to further discuss our plans with the neighbors and Councilor America, my clients request that our application be continued from the 7/5/17 agenda to the 8/2/17 agenda.

Please do not hesitate to contact me with questions or concerns.

Nathan

Nathan Cross | ncross@riggsabney.com
Attorney

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

15.1



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7398

Includes an optional development plan
(Related to Z-7398 Plat Waiver and LS-21020)

Hearing Date: July 5, 2017

Case Report Prepared by:

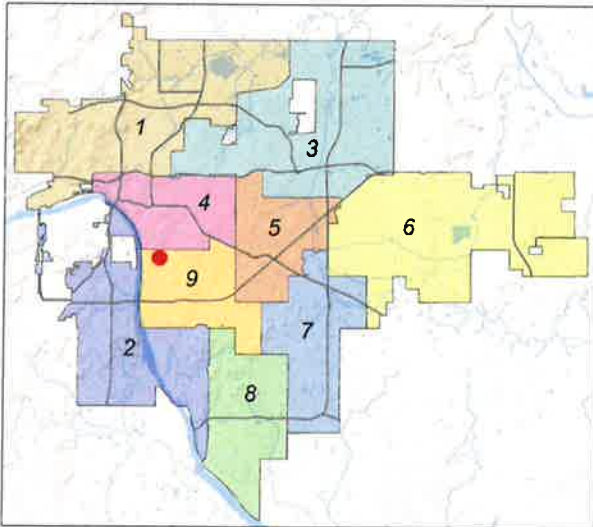
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Dale Williams

Property Owner: 34 PEORIA LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant/ parking

Proposed Use: Office and residential use

Concept summary: Rezoning for anticipated CH zoning district with optional development plan that primarily supports a single family residential lot and anticipated office building.

Tract Size: 0.51 ± acres

Location: East of northeast corner of E. 34th St. and S. Peoria Ave.

Zoning:

Existing Zoning: RS-3/PK

Proposed Zoning: CH with an optional development plan on Lot 11.

Comprehensive Plan:

Land Use Map: Main Street

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval of CH with or without the optional development plan. CH zoning is consistent with the anticipated land use designation in the Tulsa Comprehensive Plan and Brookside Infill Design Guidelines plan.

Staff Data:

TRS: 9319

CZM: 47

Atlas: 189

City Council District: 9

Councilor Name: Ben Kimbro

County Commission District: 2

Commissioner Name: Karen Keith

16.1

SECTION I: Z-7398

DEVELOPMENT CONCEPT:

The applicant intends to construct a single family home on the eastern portion of lot 11 and construct an office building on the western portion of lot 11. Both structures will orient to the street with parking in back interior court yard. This development layout creates a buffer between the commercial uses to the west and single family to the east in a way that is consistent with the Brookside Infill plan. This development plan is consistent with aspects of the infill plan identified in the in attached Appendix O.

Applicant's Request for Rezoning:

A change to CH zoning is being requested, however to meet with the guidelines outlined in the Brookside Infill Neighborhood Plan the applicant has elected to impose additional restrictions in the Oliver Addition Lot 11 Block 1 property through an Optional Development Plan.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

SECTION II: Optional Development Plan Provisions

Use Categories not listed are prohibited. Z-7398 will conform to the provisions of the Tulsa Zoning Code for development in a CH district and its supplemental regulations except as further refined below.

Oliver Addition Lot 11 Block 1

A) Permitted Uses: (Use Categories, Subcategories and Specific uses as defined below)

Residential Use

- Household living

- Detached House

- Shall be allowed only after approval of a special exception by the Board of Adjustment. Note: No additional modification to the optional development plan will be required after approval of a special exception at the Board of Adjustment.

- Townhouse

- Financial Services Use Category (excludes personal credit establishment)

- Lodging (Excluding campgrounds and RV parks)

Office

- Business or professional office

- Medical, dental or health practitioner

- Parking, Non-accessory

- Studio, Artist or Instructional Service

16.2

Signage:

- 1) Except as prohibited below, all signage shall conform to the signage standards allowed in Office Zoning Districts..
 - a. Wall signs are prohibited on the East and North side of any building.
 - b. Dynamic displays are prohibited.

Lighting:

- 1) All light fixtures affixed to any structure within 25 feet of the R district to the east shall be mounted at a maximum height of 12 feet or less from the ground level and shall be pointed down and away from adjacent property lines.
- 2) No pole lighting will be allowed on the east half of said Lot 11.

Landscape and Screening:

The east property line shall be screened with a brick column fence similar to the standards identified in the Brookside Infill plan however the details of the fence will be approved as part of the required Landscape Plan for the optional development plan or as modified in the Alternative Compliance Landscape Plan.

Additional Design Standards:

- 1) Maximum building height shall not exceed 45 feet.
- 2) Minimum building setbacks from the front, side and rear yards shall be 5 feet from the property line. An exception for accessory buildings in the rear yard which shall have minimum set back from the property lines of 3 feet.
- 3) Developer will include a new sidewalk along 34th Street prior to receipt of any occupancy permit to help improve walkability of the Brookside area.

Staff recommends Approval of Z-7398 to rezone property from RS-3/PK to CH with an optional development plan.

Z-7398 requests a zoning change on the property from PK/RS-3 to CH with an optional development plan. The request is consistent with the Main Street land use designation of the Tulsa Comprehensive Plan and,

CH zoning with the optional development plan is consistent with the anticipated development pattern identified in the Brookside Infill Plan.

CH zoning with the optional development plan standards included in Section II is considered non injurious to the proximate properties therefore,

Staff recommends **Approval** of Z-7398 to rezone property from PK/RS-3 to CH with the optional development plan standards identified in Section II.

SECTION III: Supporting Documentation**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

Staff Summary: The requested zoning with the optional development plan is consistent with the Land Use Map of the Tulsa Comprehensive plan and is also consistent with the anticipated land use development identified in the Brookside Infill Design Guidelines.

Land Use Plan map designation: Main Street

Main Streets are Tulsa's classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide, and includes much lower

intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: None that will be affected by the zoning change

Trail System Master Plan Considerations: None that will be affected by the requested zoning change.

Small Area Plan: Brookside Infill Plan (Crow Creek sub area)

The Crow Creek sub area recognizes this area as part of a village marketplace. It includes service, shopping, dining, entertainment, office, professional and other trades and activities. Preserving this mixture of use, activity, pedestrian scale, and character is vital component to preserving Brookside as an urban village. Business development patterns are somewhat mixed, but area development reflects a great accommodation and commitment to the pedestrian environment. The automobile is accommodated, but there remains a great demand for additional parking during certain periods of the business day, during evenings, weekends and festival events.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is an existing surface parking lot. The site is surrounded by surface parking on the north, south, and west. The east property is residentially zoned.

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>
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16.4

REVISED 6/29/2017

East 34 th Street	None	None	2
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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 and OL	Main Street	Growth	Surface Parking
East	RS-3	Existing Neighborhood	Stability	Storage / Single Family Residential
South	PK	Main Street	Growth	Surface parking
West	CH and RS-3	Main Street	Growth	Surface parking

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 19814 dated May 3, 2000 (PK); and 11823 dated June 26, 1970 (RS-3), established zoning for the subject property.

Subject Property:

Z-6756 May 2000: All concurred in **approval** of a request for *rezoning* a 14,000± square foot tract of land from RS-3 to PK, for parking use, on property located east of northeast corner E. 34th St. S. and S. Peoria Ave., and is also known as a part of the subject property.

BOA-18755 May 23, 2000: The Board of Adjustment **approved** a *Variance* of the parking area setback from 50 to 30 ft. from the centerline of E. 34th St.; a *Special Exception* to delete the screening requirement on the north and west boundaries of the property, from and RS-3 district; and a *Variance* of the requirement of off-street parking areas to be separated by landscaped are not less than 5 ft. in width from the north and west boundaries, per plan, on property located east of northeast corner of E. 34th St. and S. Peoria Ave., and also known as a part of the subject property.

BOA-18061 May 1998: The Board of Adjustment **approved** a *special exception* to modify the off-street parking and loading requirements that were a result of a change in use from commercial to restaurant use and a *variance* to permit the required parking to be located on a lot other than the lot containing the principal use. This is a part of the subject property and was approved for off-street parking in 1954.

BOA-2610 November 1954: The Board of Adjustment **approved** off-street parking in an R zoned district on the part of the subject tract zoned RS-3.

Surrounding Property:

Z-6436 April 1994: All concurred in **approval** of a request for *rezoning* two separate tracts from RS-3 to PK for off-street parking, located east of the southeast corner of East 34th Street South and South Peoria Avenue and south of subject property.

Z-6430 January 1994: All concurred in **approval** of a request for *rezoning* from RS-3 to PK, on a lot located east of the southeast corner of East 34th Street South and South Peoria Avenue from RS-3 and south of subject property.

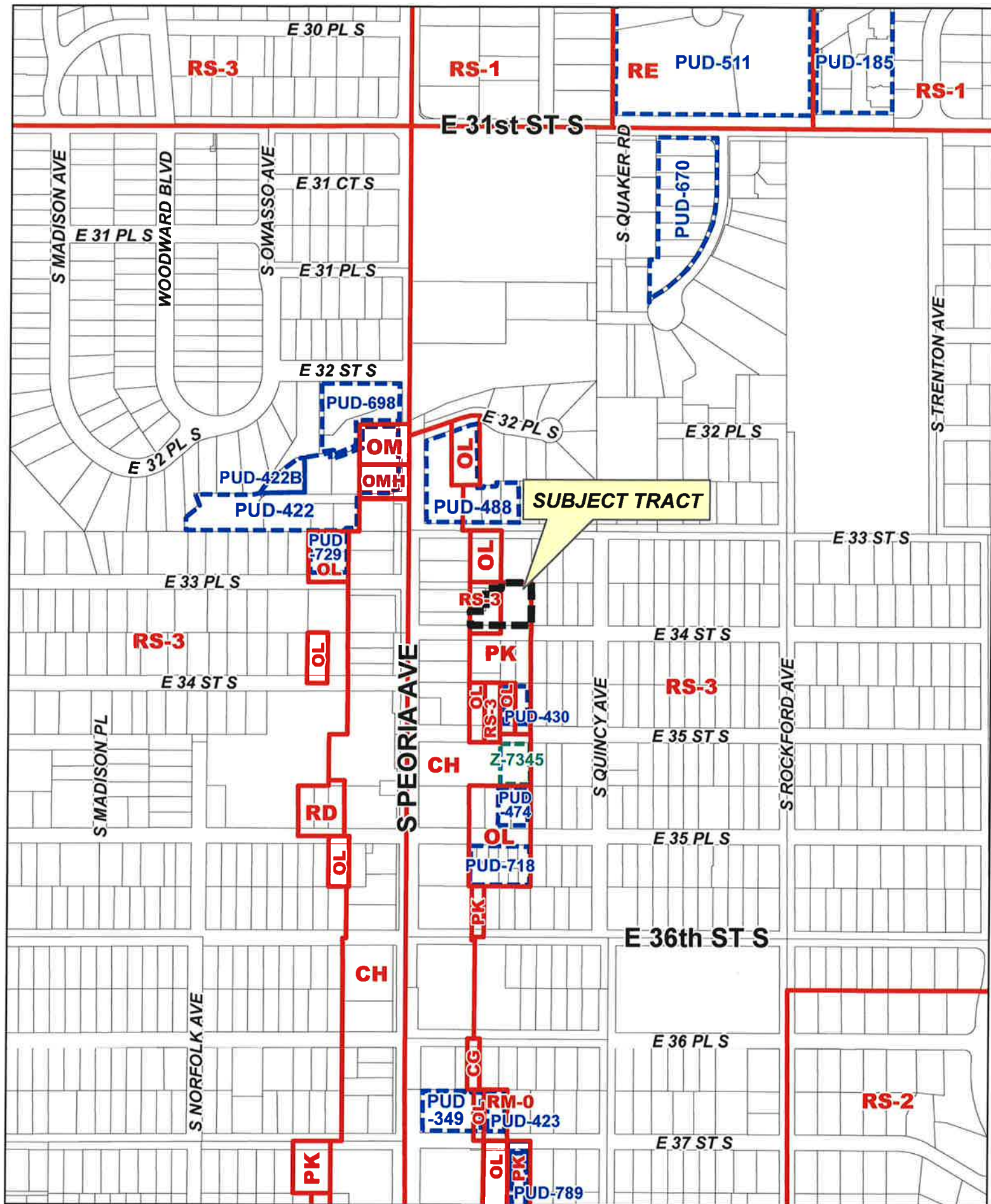
16.5

BOA-12967 January 1984: The Board of Adjustment **approved** a request for a *special exception* to permit public parking on a lot maintained and abutting the bank for employee parking. The property is abutting north of the subject property that is zoned PK.

7/5/2017 1:30 PM

16.4

REVISED 6/29/2017



SUBJECT TRACT



19-13 19

Z-7398
with Optional
Development Plan

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Subject Tract

19-13 19

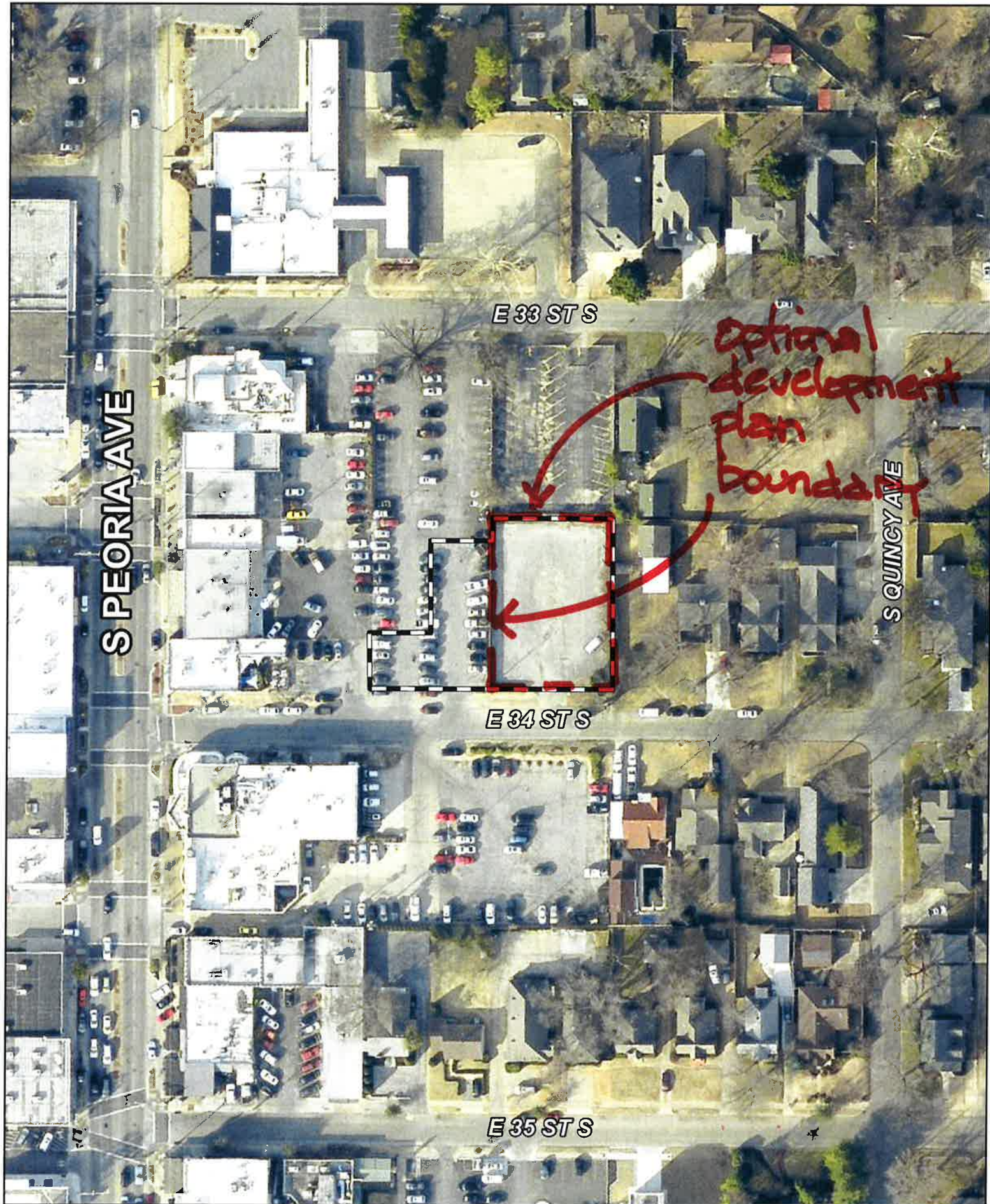
Z-7398
with Optional
Development Plan

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

Aerial Photo Date: February

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Feet



Subject
Tract

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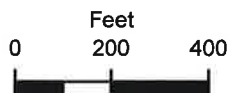
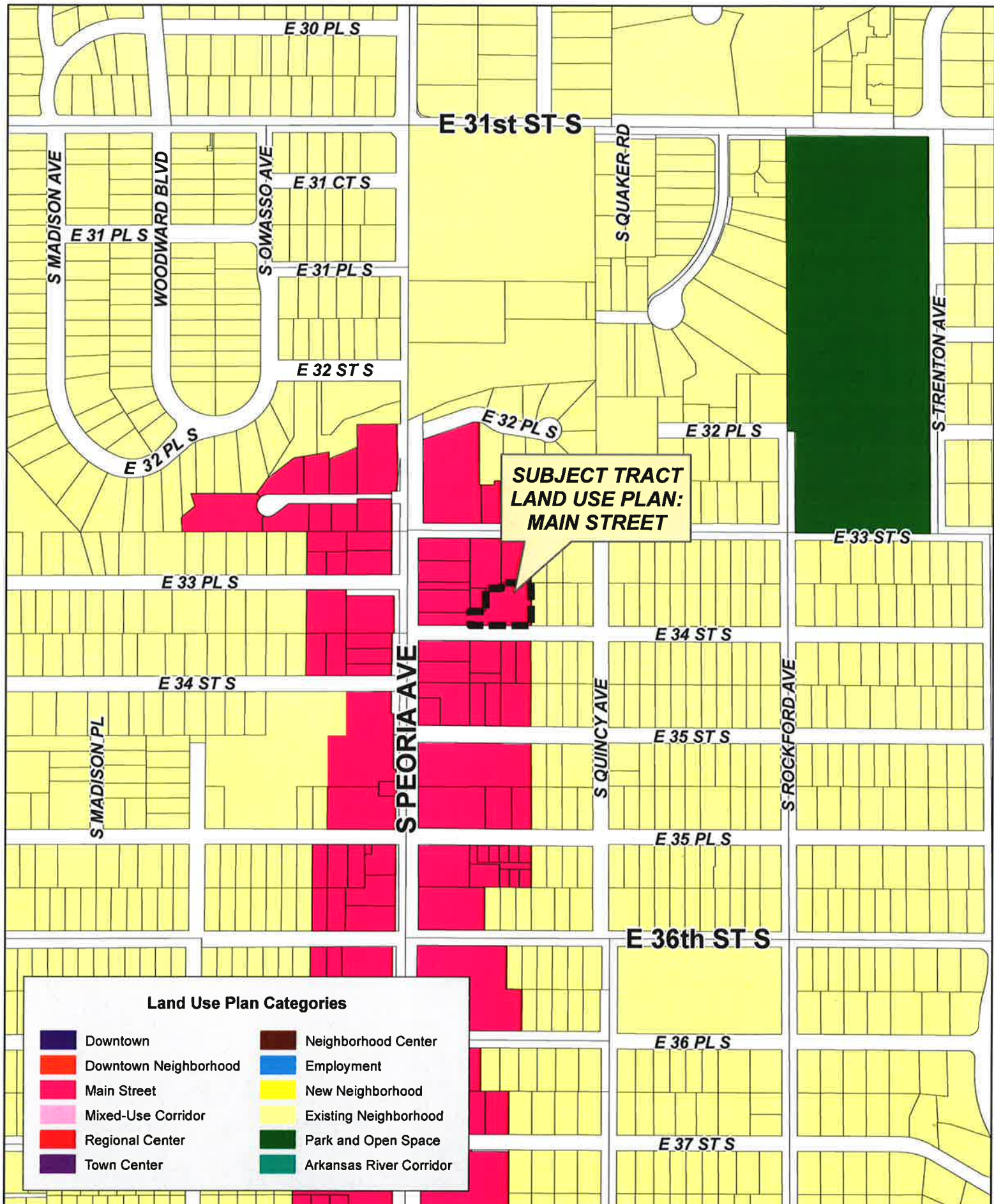
Z-7398
with Optional
Development Plan

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

Aerial Photo Date: February 2011



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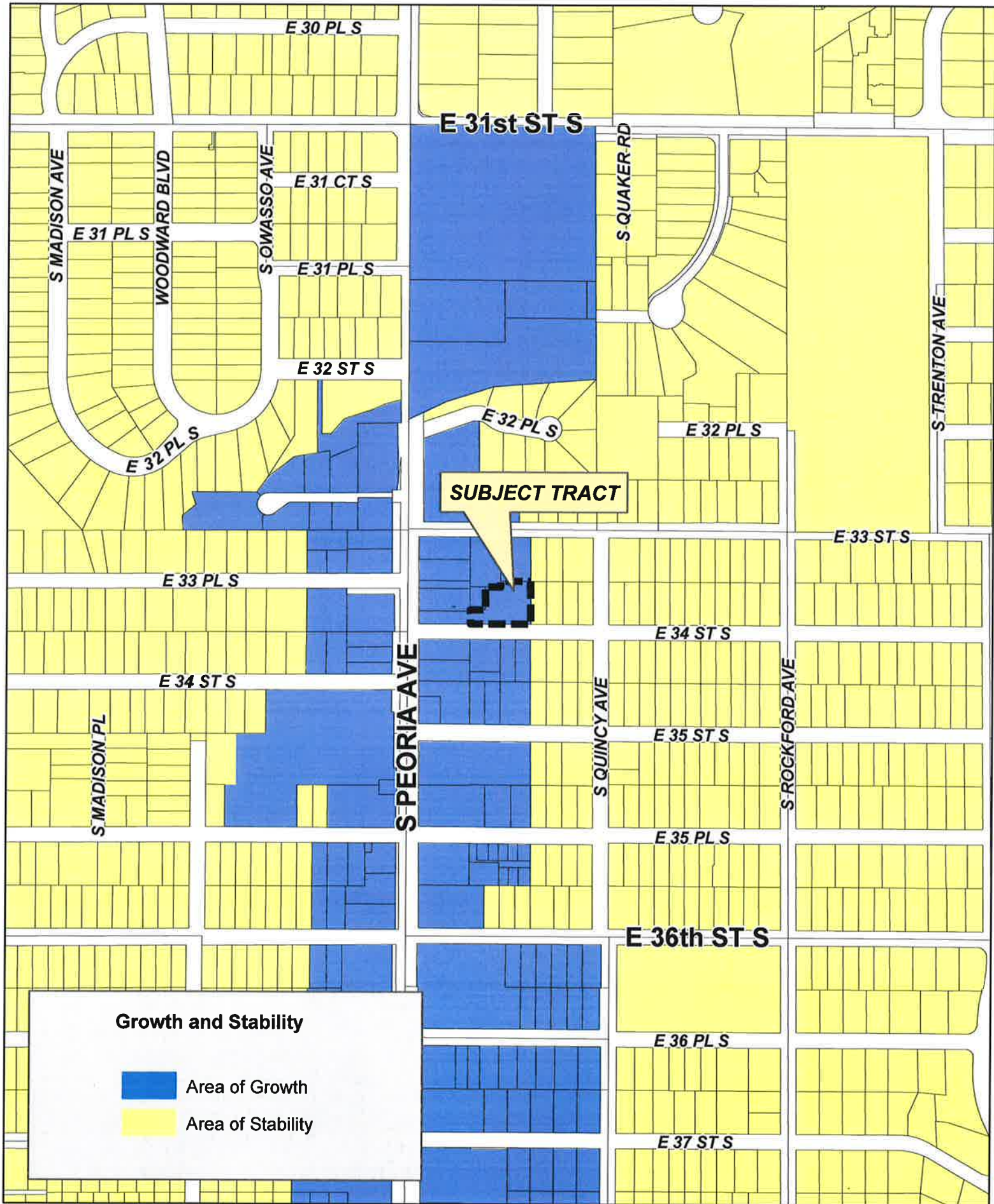


19-13 19

Z-7398
with Optional
Development Plan

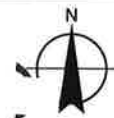
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Z-7398
with Optional
Development Plan

16.11



V. 12

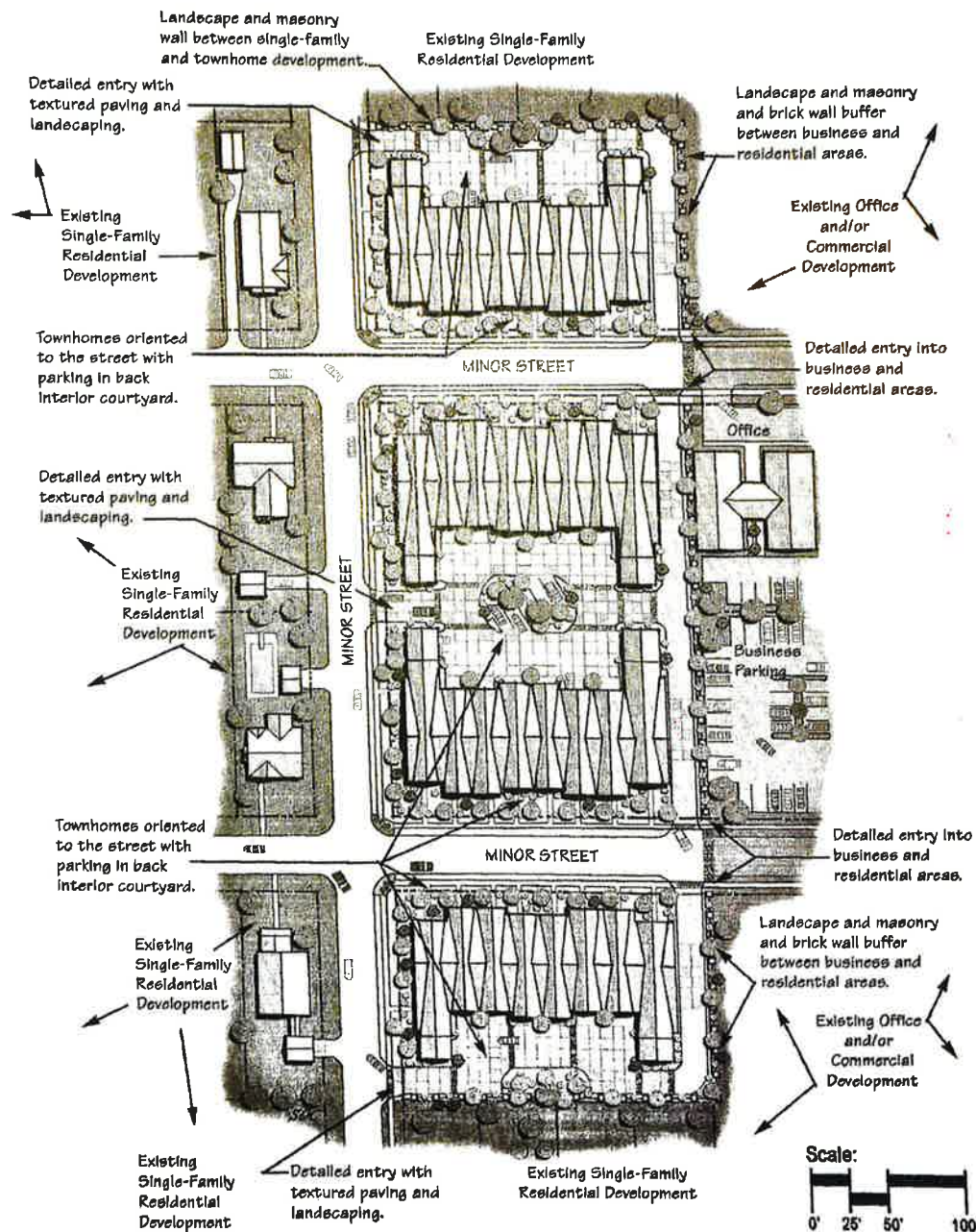
APPENDIX O

EXHIBIT O-1

APPENDIX O

CONCEPTUAL RESIDENTIAL INFILL DEVELOPMENT

High quality townhome development replaces lower value single-family homes. Project provides pedestrian scale features, added urban amenities, design elements reflective of area architecture, efficient use of existing infrastructure, a distinctive living environment, increased property values, and expansion of market income in the Brookside area.





Tulsa Metropolitan Area
Planning Commission

Case : Z-7398 Plat Waiver (Related to Z-7398 rezoning and LS-21020)

Hearing Date: July 5, 2017

Case Report Prepared by:

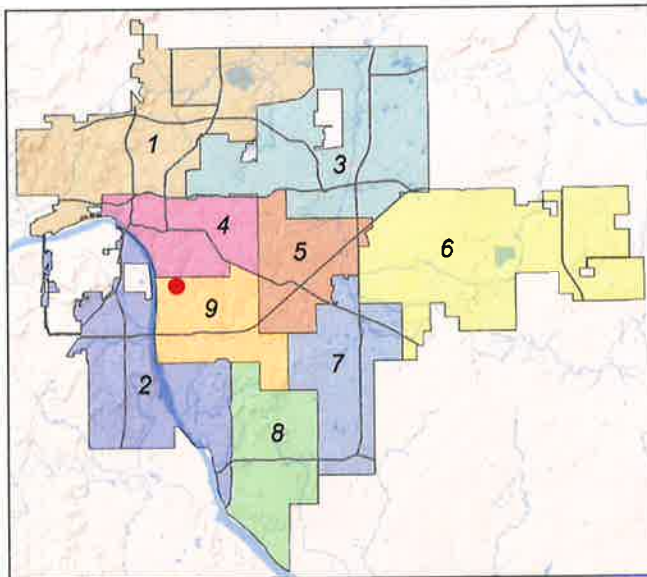
Nathan Foster

Owner and Applicant Information:

Applicant: Dale Williams

Owner: 34 Peoria LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver

Location: East of the northeast corner of East 34th Street South and South Peoria Avenue

Zoning:

Existing: RS-3, PK

Proposed: CH with an optional development plan

Staff Recommendation:

Staff recommends **approval** of the plat waiver with conditions

City Council District: 9

Councilor Name: Ben Kimbro

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Applicant Submittal

PLAT WAIVER

Z-7398 – (CD 9)

East of the northeast corner of East 34th Street South and South Peoria Avenue

The platting requirement for this property is being triggered by a rezoning request (Z-7398). The property owner is requesting a rezoning from RS-3/PK to CH to permit office and residential uses in conjunction with an optional development plan.

The Technical Advisory Committee met on June 1, 2017 and the following items were determined:

1. The property was previously platted as part of the Oliver Addition plat.
2. All required right-of-way has been dedicated and is in place.
3. Utilities are all in place on the site. Existing sanitary sewer line is currently not within an easement.

Staff recommends **approval** of the plat waiver with the following conditions:

1. Approved optional development plan standards should be drafted in a recordable format and filed of record on the property with the Tulsa County Clerk.
2. Locate the existing 8" sanitary sewer line on the north property line and place it in an 11' easement.

Z-7398

TULSA METROPOLITAN AREA PLANNING COMMISSIONINCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024

www.tmapc.org

[X] PLAT WAIVER [] *ACCELERATED RELEASE OF BUILDING PERMIT***APPLICATION INFORMATION**RECEIVED BY: ZW DATE FILED: 05/18/17 TAC DATE: 6/1/17 TMAPC DATE: 07/05/17ZONING REFERENCE CASE: Z-7398 w/optional dev plan (attached) BOA REFERENCE CASE: N/ATMAPC DATE (IF PENDING): 7/5/17 PROPOSED ZONING: CH BOA DATE (IF PENDING): N/A
w/ODP

*A PRELIMINARY PLAT MUST BE IN PROCESS BEFORE A REQUEST FOR ACCELERATED RELEASE WILL BE CONSIDERED.

*PLAT NAME: N/A *APPROVAL DATE: _____ *ANTICIPATED APPROVAL DATE: _____**SUBJECT PROPERTY INFORMATION**ADDRESS OR DESCRIPTIVE LOCATION: E OF THE NE/4 E 34TH ST & S PEORIA AVELEGAL DESCRIPTION: OLIVER ADDITION LOT 11 AND PORTION OF LOT 12 BLOCK 1
FULL LEGAL ATTACHEDPRESENT ZONING LOT 11 PK LOT 12 RS3 T-R-S 9319 CZM 47 ATLAS 189 CD 9**INFORMATION ABOUT YOUR PROPOSAL**REASON FOR PLAT WAIVER APPLICATION: LAND HAS BEEN PLATED*EXTRAORDINARY OR EXCEPTIONAL CIRCUMSTANCES THAT JUSTIFY ACCELERATED RELEASE OF A BUILDING PERMIT: _____
N/A*BENEFITS AND PROTECTIONS TO THE CITY IF THE BUILDING PERMIT IS RELEASED PRIOR TO FILING THE FINAL PLAT: _____
N/A

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>DALE WILLIAMS</u>	NAME <u>34 PEORIA LLC</u>
ADDRESS <u>1133 E 33RD PL</u>	ADDRESS <u>1133 E 33RD PL</u>
CITY, ST, ZIP <u>TULSA OK 74105</u>	CITY, ST, ZIP <u>TULSA OK 74105</u>
DAYTIME PHONE <u>954 294 5858</u>	DAYTIME PHONE <u>954 294 5858</u>
EMAIL <u>DALE@IVPROP.COM</u>	EMAIL <u>DALE@IVPROP.COM</u>
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>[Signature]</u> <u>5/18/17</u>	

DOES OWNER CONSENT TO THIS APPLICATION ☒ YES [] NO. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? MEMBER OF LLC**APPLICATION FEES**TOTAL DUE: \$ 250.00 RECEIPT NUMBER: 229329

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

TMAPC ACTION: [] APPROVED [] DENIED DATE: _____ CONDITIONS: _____

17.3

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 checked="" type="checkbox"/> | <input 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 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.

17.4



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7399

(Related to Z-7399 Plat Waiver)

Hearing Date: July 5, 2017

Case Report Prepared by:

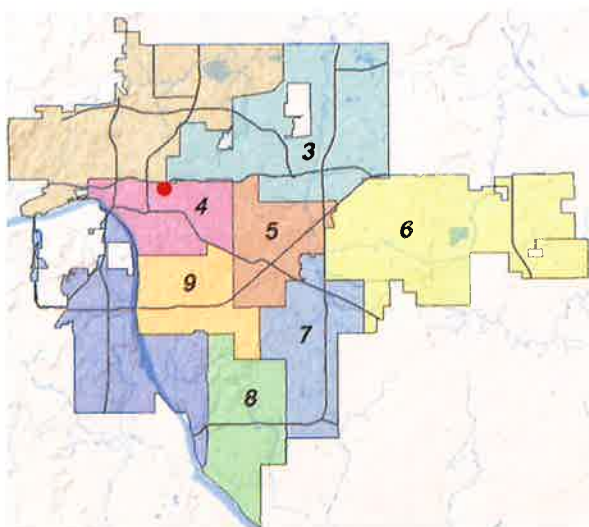
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: KKT Architects, Inc./ Nicole Watts

Property Owner: HICKORY HOUSE PROPERTIES
LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Parking lot

Concept summary: Rezoning to support future expansion opportunities of an existing mixed use building immediately west of this site. The current request is for OL zoning which allows non accessory parking among other uses.

Tract Size: 0.37 \pm acres

Location: East of northeast corner of E. 4th St. and S. Trenton Ave.

Zoning:

Existing Zoning: RM-1

Proposed Zoning: OL

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9306

CZM: 37

Atlas: 9

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

18.1

SECTION I: Z-7399

DEVELOPMENT CONCEPT: The applicant plans for a surface parking lot at this location to support redevelopment of property immediately west of this site. OL zoning will allow future building expansion and non accessory parking.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

Z-7399 is a request for OL zoning which is consistent the Employment Land use designation in the comprehensive plan and,

OL zoning is consistent with the anticipated future development pattern at this area and,

OL zoning also provides some level of screening and transition adjacent to existing single family residential property and is considered non-injurious to the abutting residential property owners therefore,

Staff recommends Approval of Z-7399 to rezone property from RM-1 to OL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The requested OL zoning is consistent with the Tulsa Comprehensive Plan land use vision and the 6th Street Infill Plan land use recommendations.

Land Use Vision:

Land Use Plan map designation: Employment

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

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

Areas of Stability and Growth designation: Area of Growth

The purpose of 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

18.2

auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

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

Transportation Vision:

Major Street and Highway Plan: None that affect this site

Trail System Master Plan Considerations: None that would be affected by site development:

Small Area Plan:

6th Street Infill Plan: (Adopted January 5, 2006 and amended April 3rd 2014)

The 6th street infill recognizes the potential for redevelopment of this entire area however this specific site continues to be recognized as a Manufacturing Warehousing industrial area in the Plan.

From small workshops to medium sized manufacturing operations, the 6th Street neighborhood has dozens of business providing employment to thousands of Tulsans. Outside of the proposed infill corridors business owners are encouraged to upgrade facilities in step with other neighborhood improvements, but special design guidelines are not recommended except along key corridors. 4th Street is not one of those corridors.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is currently vacant with no significant re-development challenges.*

Street View from SE corner looking northwest: (See next page)



Environmental Considerations: None that would affect site re-development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 4 th Street	none	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CH	Mixed Use Corridor	Growth	Electric Supply Company
East	RM-1	Employment	Growth	Single Family Residential
South	RM-1 and IL	Employment	Growth	Vacant
West	CH	Employment	Growth	Warehouse and sculpture studio

SECTION III: Relevant Zoning History

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

Subject Property:

No relevant history.

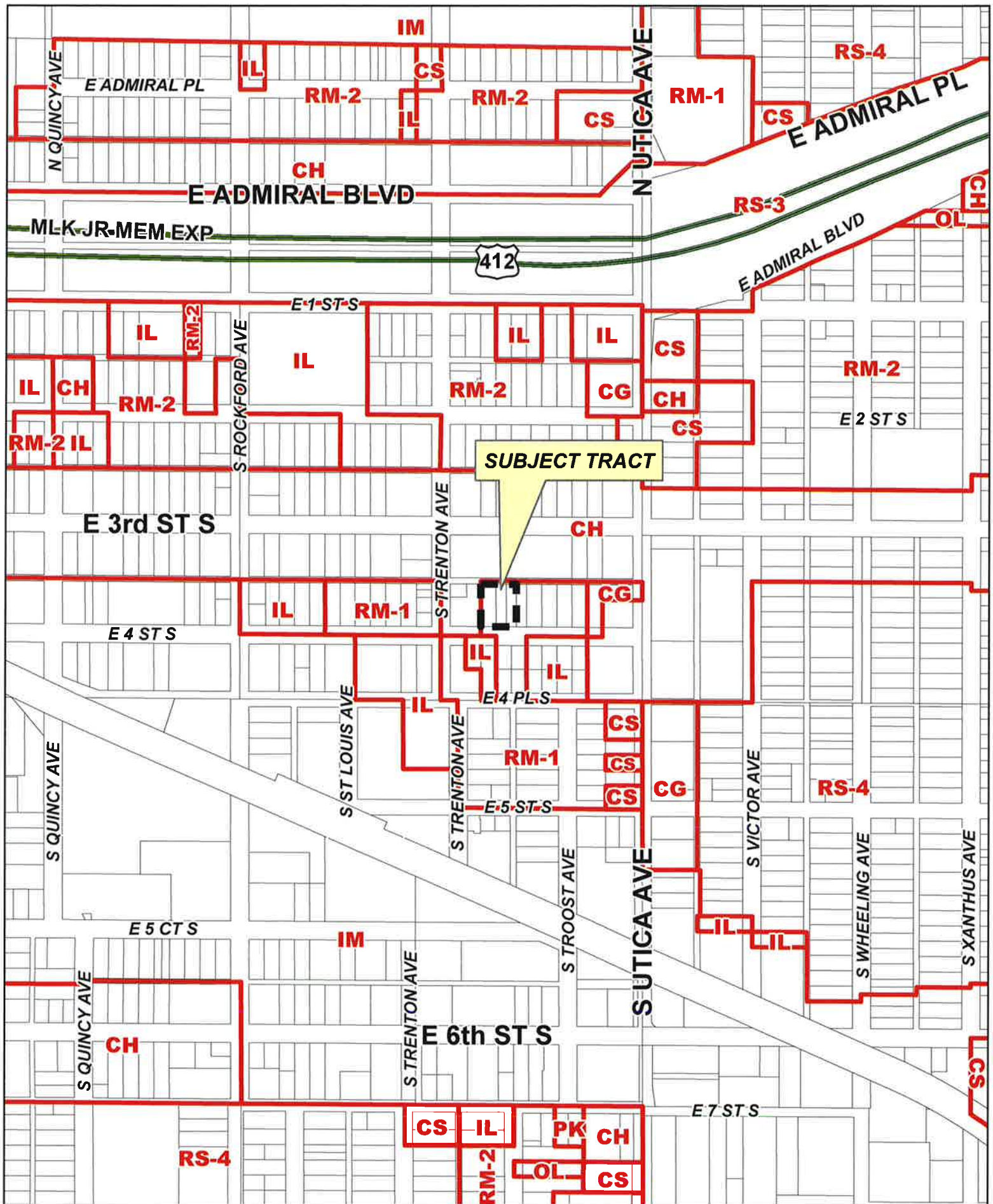
Surrounding Property:

18.4

Z-7134 July 2009: All concurred in **approval** of a request for *rezoning* a 19,375± square foot tract of land from RM-1 to IL for off-street parking, on property located west of S. Utica Ave. between E. 4th St. and E. 4th Pl.

Z-6855 July 2002: A request to *rezone* 3 lots from RM-1 to CH zoning for a machine shop was filed for property located on the southwest corner of East 4th Place and South Trenton. Staff recommended approval of CH zoning for the north 50' of the two lots fronting Utica and CG zoning for the remaining lot on the west. City Council **approved** CG zoning on all three lots.

7/5/2017 1:30 PM



SUBJECT TRACT

Z-7399

19-13 06

18.6





0 200 400
Feet



Subject
Tract

Z-7399

19-13 06

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

Aerial Photo Date: February 2016

18.7





Feet
0 50 100



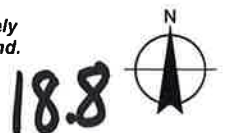
Subject
Tract

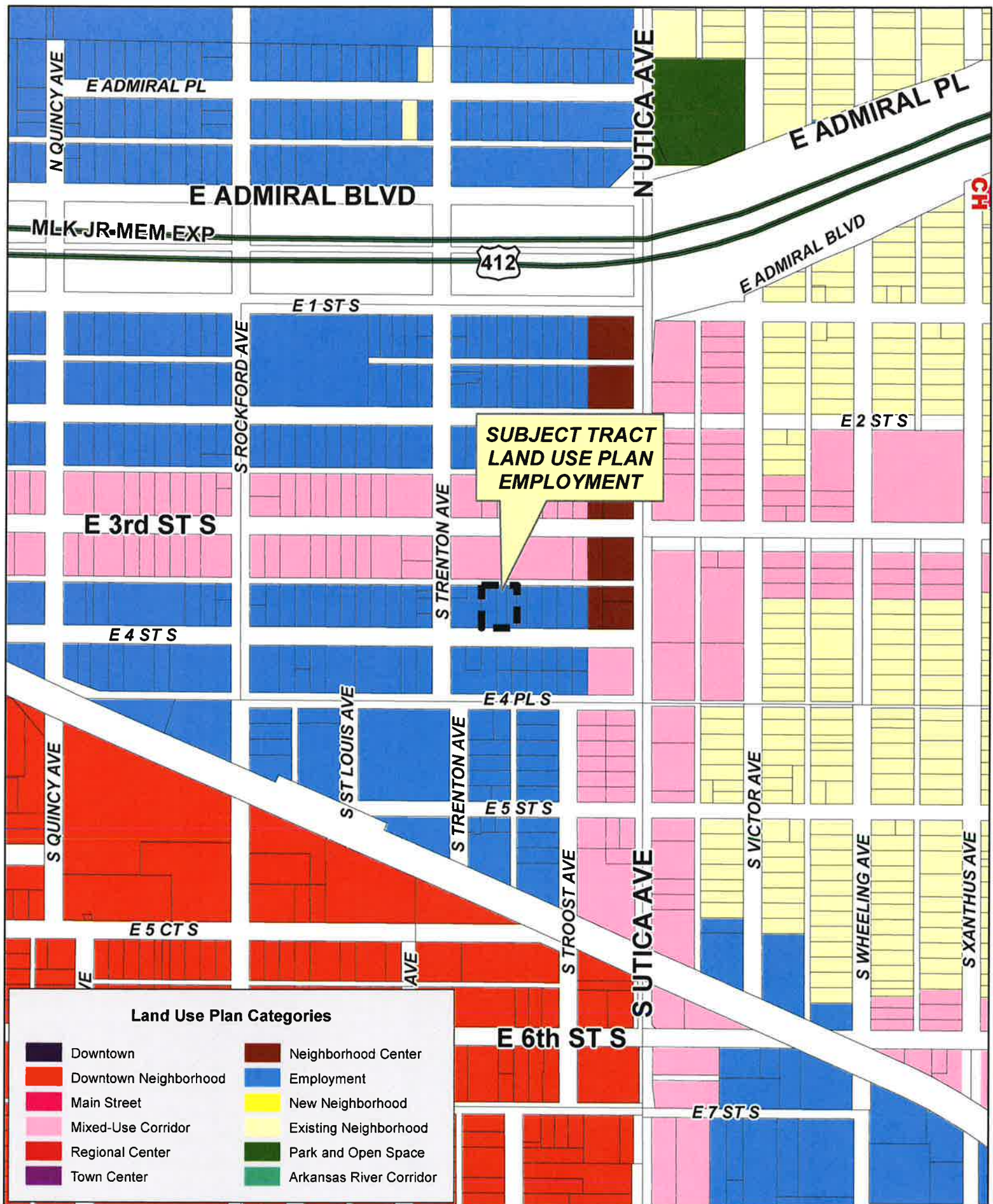
Z-7399

19-13 06

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

Aerial Photo Date: February 2016

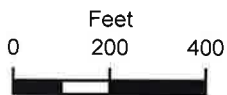
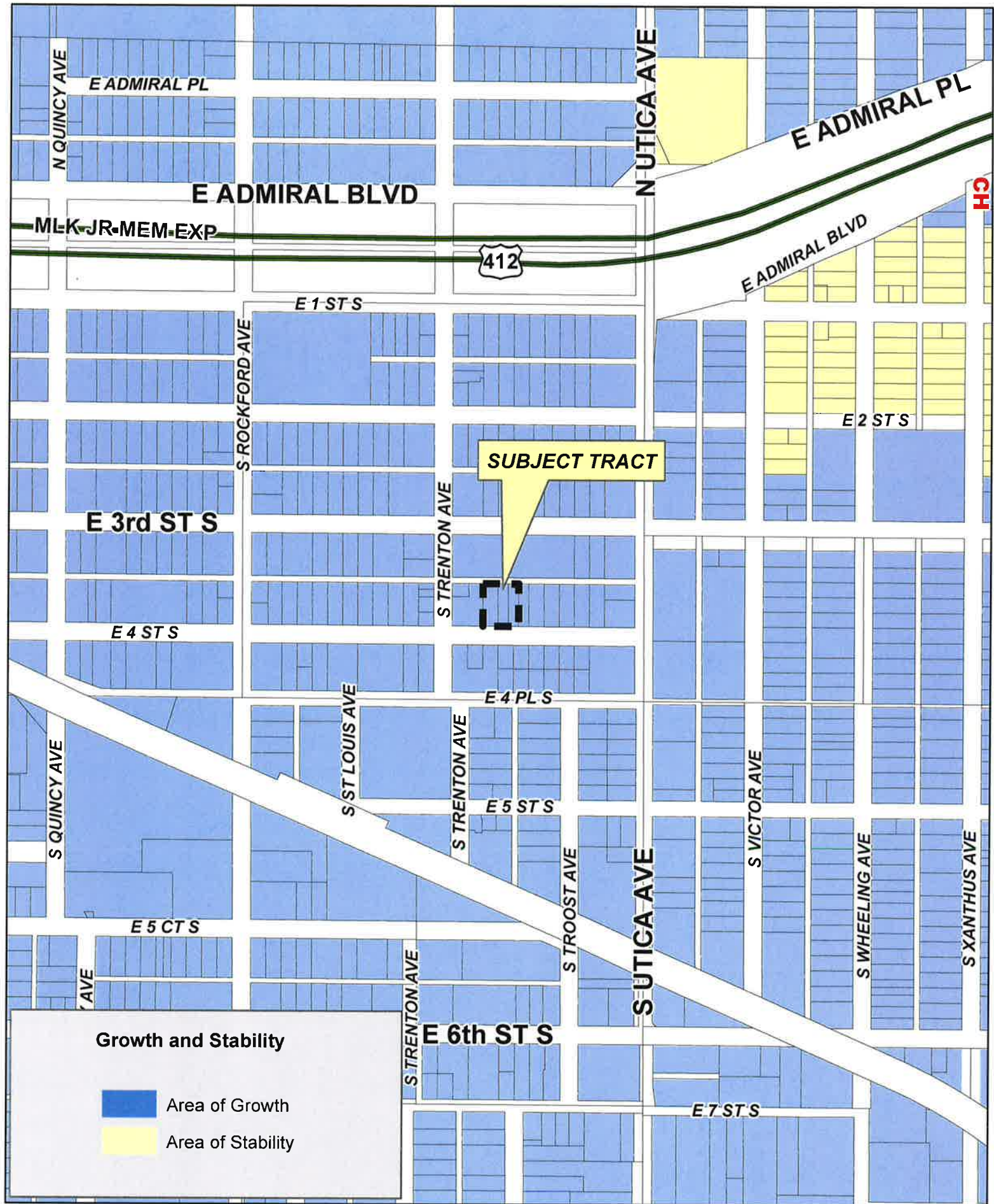




Z-7399

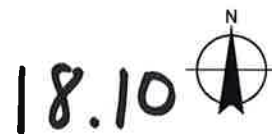
19-13 06

18.9



Z-7399

19-13 06





Tulsa Metropolitan Area
Planning Commission

Case : Z-7399 Plat Waiver
(Related to Z-7399 rezoning request)

Hearing Date: July 5, 2017

Case Report Prepared by:

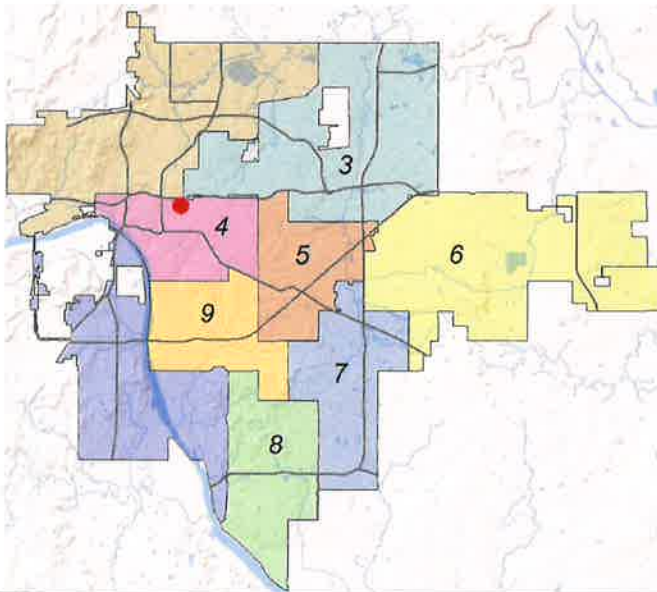
Nathan Foster

Owner and Applicant Information:

Applicant: Nicole Watts, KKT Architects

Owner: Hickory House Properties, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver

Location: East of the northeast corner of
East 4th Street South and South Trenton
Avenue

Zoning:

Present: RM-1

Proposed: OL

Staff Recommendation:

Staff recommends **approval** of the Plat
Waiver

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Applicant Submittal

PLAT WAIVER

Z-7399 – (CD 4)

East of the northeast corner of East 4th Street South and South Trenton Avenue

The platting requirement for this property is being triggered by a rezoning request (Z-7399). The property owner is requesting a rezoning from RM-1 to OL to permit the use of the property as a surface parking lot to support nearby businesses.

The Technical Advisory Committee met on June 15, 2017 and the following items were determined:

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

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

TULSA METROPOLITAN AREA PLANNING COMMISSIONINCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024

www.tmapc.org

☒ PLAT WAIVER [] *ACCELERATED RELEASE OF BUILDING PERMIT***APPLICATION INFORMATION**

RECEIVED BY: mm DATE FILED: 5/23/17 TAC DATE: 6/15/17 TMAPC DATE: July 5, 2017
 ZONING REFERENCE CASE: 2-7399 BOA REFERENCE CASE: n/a
 TMAPC DATE (IF PENDING): 7/5/17 PROPOSED ZONING: OL BOA DATE (IF PENDING): n/a

*A PRELIMINARY PLAT MUST BE IN PROCESS BEFORE A REQUEST FOR ACCELERATED RELEASE WILL BE CONSIDERED.

*PLAT NAME: _____ *APPROVAL DATE: _____ *ANTICIPATED APPROVAL DATE: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 1609 E. 4th Street
 LEGAL DESCRIPTION: See Attached

PRESENT ZONING OL T-R-S 19/13/16 CZM 37 ATLAS _____ CD 4**INFORMATION ABOUT YOUR PROPOSAL**

REASON FOR PLAT WAIVER APPLICATION: Property has been rezoned. Property has already been platted, all ROW has been dedicated and all utilities are present in easements

*EXTRAORDINARY OR EXCEPTIONAL CIRCUMSTANCES THAT JUSTIFY ACCELERATED RELEASE OF A BUILDING PERMIT: _____

*BENEFITS AND PROTECTIONS TO THE CITY IF THE BUILDING PERMIT IS RELEASED PRIOR TO FILING THE FINAL PLAT: _____

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	<u>Nicole Watts - KKT Architects, Inc.</u>	NAME	<u>Hickory House Properties, LLC</u>
ADDRESS	<u>2200 S. Utica Place #1200</u>	ADDRESS	<u>4752 E. 11th Street</u>
CITY, ST, ZIP	<u>Tulsa, OK 74114</u>	CITY, ST, ZIP	<u>Tulsa, OK 74137</u>
DAYTIME PHONE	<u>918. 744.4270</u>	DAYTIME PHONE	<u>918.521.4678</u>
EMAIL	<u>nicole.watts@kktarchitects.com</u>	EMAIL	<u>teresaknox918@gmail.com</u>
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE: <u>[Signature]</u>		<u>5.23.2017</u>	
DOES OWNER CONSENT TO THIS APPLICATION <input checked="" type="checkbox"/> [] IN. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? <u>Engineer</u>			
APPLICATION FEES			
TOTAL DUE:	<u>\$ 250.00</u>	RECEIPT NUMBER:	<u>229341</u>

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

TMAPC ACTION: [] APPROVED [] DENIED DATE: _____ CONDITIONS: _____

19.3

REVISED 11/3/2015

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 checked="" type="checkbox"/> | <input 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 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.

19.4

Plat Waiver Legal Description

Lot 15, Block 6, Midway Addition

And

West 33.33' Lot 16, Block 6, Midway Addition

And

East 16.67' Lot 16, Block 6, Midway Addition

And

West 16.67' Lot 17, Block 6, Midway Addition



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7400

with an optional development plan

Hearing Date: July 5, 2017

Case Report Prepared by:

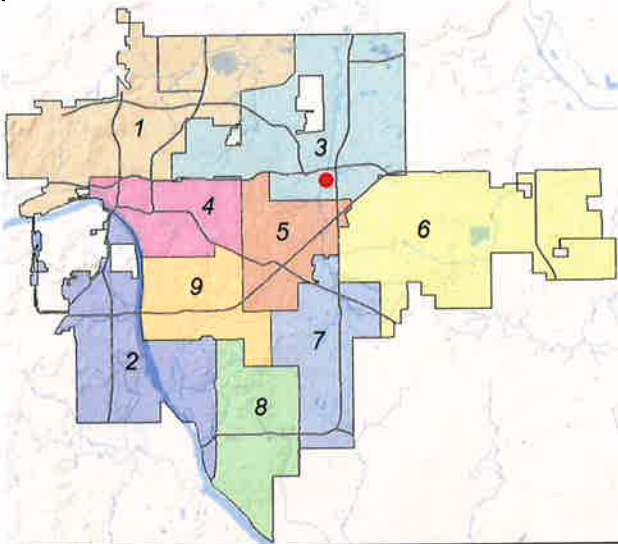
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: AAB Engineering, LLC/ Jarrod Sanders

Property Owner: 66 MINGO LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Vehicle sales and service

Concept summary: Rezoning request for CG zoning with optional development plan. Multiple uses permitted.

Tract Size: 18.91 ± acres

Location: Southeast corner of S. Mingo Rd. and E. Admiral Pl.

Zoning:

Existing Zoning: OL/CS

Proposed Zoning: CG with an optional development plan

Comprehensive Plan:

Land Use Map, Neighborhood Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval for CG zoning with an optional development plan.

Staff Data:

TRS: 9406

CZM: 39

Atlas: 636/637

City Council District: 3

Councilor Name: David Patrick

County Commission District: 2

Commissioner Name: Karen Keith

20.1

SECTION I: Z-7400

APPLICANT DEVELOPMENT CONCEPT:

Zoning Application Z-7400 is a rezoning request from CS and OL to CG with an optional development plan for the property located on the southeast corner of Mingo Road and East Admiral Place. The OL portion of the zoning is a small buffer zoning that was historically used to separate commercial and residential uses. Historically these tracts would have been overlaid with a PUD so perimeter treatments could be more thoroughly vetted. CG zoning is requested to allow many of the automotive allied uses on this tract.

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)

SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS

Z-7397 with the optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in a CG zoning district and its supplemental regulations except as further refined below. All uses categories, subcategories or specific uses outside of the permitted uses defined below are prohibited.

PERMITTED USE CATEGORIES

A) PUBLIC, CIVIC, AND INSTITUTIONAL

- College or University
- Library or Cultural Exhibit
- Parks and recreation
- Religious Assembly
- Safety Service

B) COMMERCIAL

- Animal Service (includes all specific uses)
- Assembly and entertainment
 - Other indoor
 - (small up to 250 person capacity)
- Broadcast or Recording Studio
- Commercial Service (includes all permitted specific uses)
- Financial Services (includes all specific uses)
- Funeral or Mortuary Service
- Office (includes all specific uses)
- Parking, Non-accessory
- Restaurants and Bars (includes all permitted specific uses)
- Retail Sales (includes all specific uses)
- Studio, Artist, or Instructional Service
- Trade School
- Vehicle Sales and Service
 - Fueling Station
 - Commercial vehicle repair/maintenance
 - Commercial vehicle sales and rentals
 - Personal vehicle repair and maintenance
 - Personal vehicle rentals (Vehicle sales prohibited)
 - Vehicle body and paint finishing shop

20.2

C) WHOLESALE, DISTRIBUTION AND STORAGE

Equipment and Materials Storage, Outdoor
Warehouse
Wholesale Sales and Distribution

D) OTHER

Drive-in or Drive-through Facility (as a component of an allowed principal use)

SIGNAGE:

On-premise freestanding signs:

Two double-faced signs, with a maximum display surface area of sixty four square feet (64 SF) per side and a maximum height of five feet (15 FT) will be permitted. One sign will be allowed along East Admiral Place. One sign allowed along South Mingo Road.

Signage shall be monument style signs. Pole signs are prohibited.

All signs shall be lit by either a constant external light source or a constant internal light source.

Wall Signage:

Wall signage is prohibited on any East or South facing wall.

Dynamic Display:

No Dynamic Display sign is permitted within 250 feet of the west right of way line of South 101st East Avenue.

No Dynamic Display sign is permitted along South Mingo Road.

LANDSCAPING AND SCREENING:

A landscape berm shall be provided at any point where parking or vehicular access is within 60 feet of a single family residence. The berm height will be measured from the top of curb and will not be less than three feet in heights. In addition to the berm a 6' screening fence will be provided between the top of berm and lot line in order to further shield the homes. One tree shall be planted and maintained for each 20 linear foot of fence and shall be located on the top of the landscape berm.

All trash and mechanical areas shall be screened from public view any person standing at ground level by a masonry screening wall. A mesh door with minimum opacity of 95% shall be allowed on enclosure doors. The trash enclosure shall not be within 200 feet of any residentially zoned lot.

Vehicular Access:

No vehicular access will be permitted on South Mingo Road within the southern 175 feet of the property.

DETAILED STAFF RECOMMENDATION:

The specific anticipated vehicular use is not consistent with the Neighborhood Center land use; however, CG zoning with the optional development plan identified in Section II is consistent with the Neighborhood Center Vision and,

CG zoning with the optional development plan is considered non-injurious to the surrounding property owners and,

CG zoning with the optional development plan is consistent with the anticipated future development pattern in this area therefore,

Staff recommends Approval of Z-7400 to rezone property from OL/ CS to CG with the optional development plan.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The specific use expected with this application is not consistent with the Neighborhood Center vision of the Comprehensive plan. The Neighborhood Center land use designated could be accomplished in the future within the CG Zoning designation.

Land Use Vision:

Land Use Plan map designation: 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.

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."

20.4

Transportation Vision:

Major Street and Highway Plan: None that affect site development

Trail System Master Plan Considerations: None. An existing trail system is on the north and west bank of Mingo Creek. Access to that trail system is not practical from this site except further south from South Mingo Road. Sidewalk construction along South Mingo will help provide future access opportunities.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is a large undeveloped property that has limited access opportunities on South Mingo and East Admiral Place. The northwest boundary of the property is defined by Mingo Creek and its floodplain.

Environmental Considerations: None except the Mingo Creek Floodplain may affect site development along the northwestern edge of the request.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South Mingo Road	Secondary Arterial	100 feet	4 transitioning to 2 further south
East Admiral Place	Secondary Arterial	100 feet	5

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	CG and CS	Town Center	Growth	
East	CS, RM-1 and RS-3	Neighborhood Center and Existing Neighborhood	Stability	Single Family Residential and Vacant
South	RS-3	Existing Neighborhood	Stability	Single Family Residential
West	CS, RS-3 and RM-2	Existing Neighborhood, Park and Open Space	Stability	Multi family and mobile home sales, RV sales across Mingo creek

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 12839 dated June 6, 1973, established zoning for the subject property.

Subject Property:

Z-4368 June 1973: All concurred in **approval** of a request for *rezoning* a tract of land from RS-3/ CS to OL/CS, creating the current zoning on subject property, located south and east of the southeast corner of S. Mingo Rd. and E. Admiral Pl.

Surrounding Property:

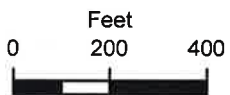
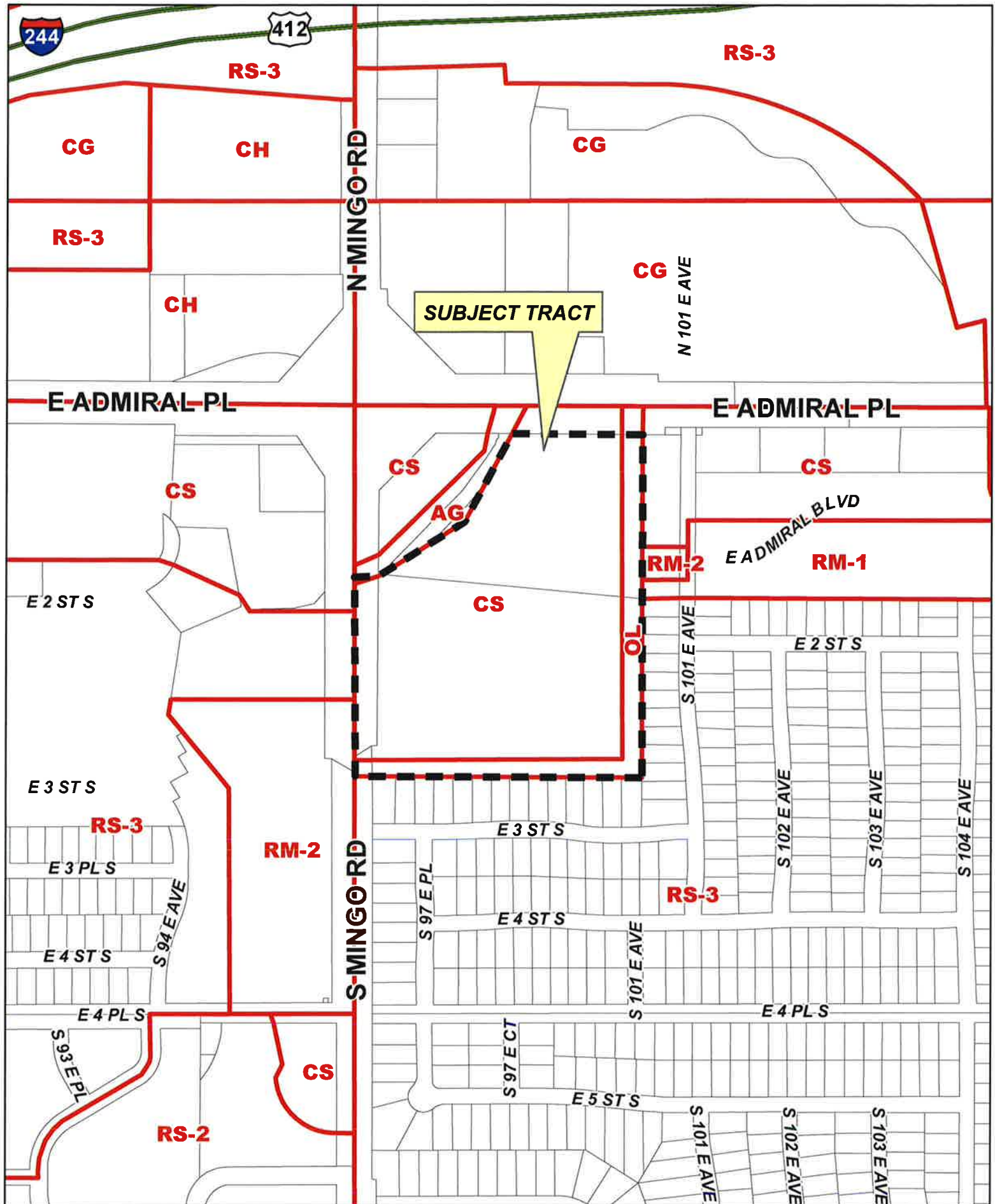
BOA-20680 May 13, 2008: The Board of Adjustment **approved** a *Special Exception* to permit an electrical contracting service in a CS district, per plan submitted, on property located at 9702 E. Admiral Pl. and abutting northwest of subject property.

Z-6648 August 1998: All concurred in **approval** of a request for *rezoning* a 26+ acre tract of land from CS to CG, on property located east of the northeast corner of E. Admiral Pl. and N. Mingo Rd. and north of subject tract.

Z-6437 May 1994: All concurred in **approval** of a request to *rezone* a 9.7+ acre tract, from CS to CG for truck sales, located on the northeast corner of E. Admiral Pl. and S. Mingo R. and north of the subject tract.

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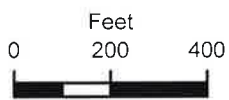
20.6



19-14 06

Z-7400
with Optional
Development Plan





Subject
Tract

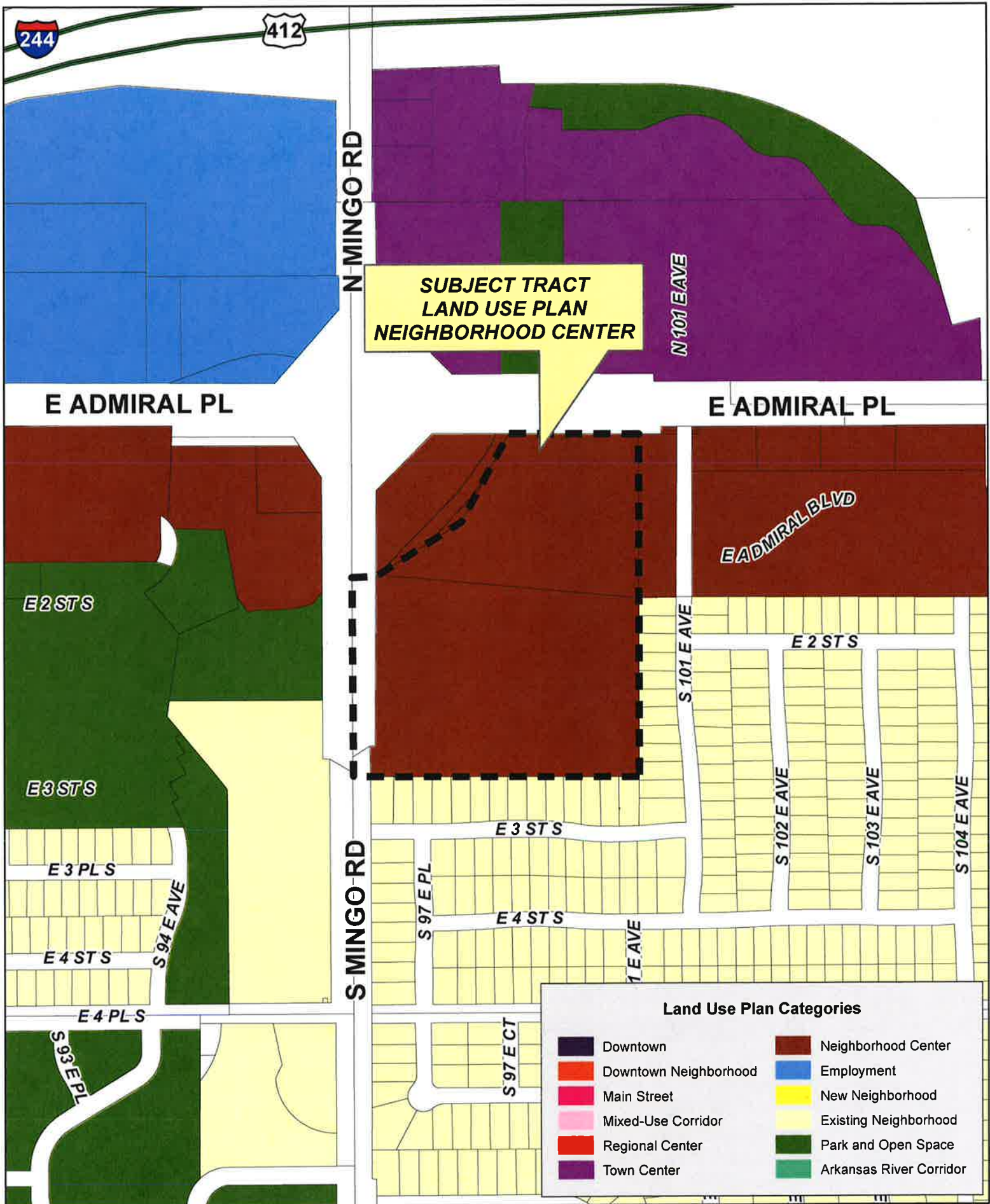
19-14 06

Z-7400
with Optional
Development Plan

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

Aerial Photo Date: February 2016





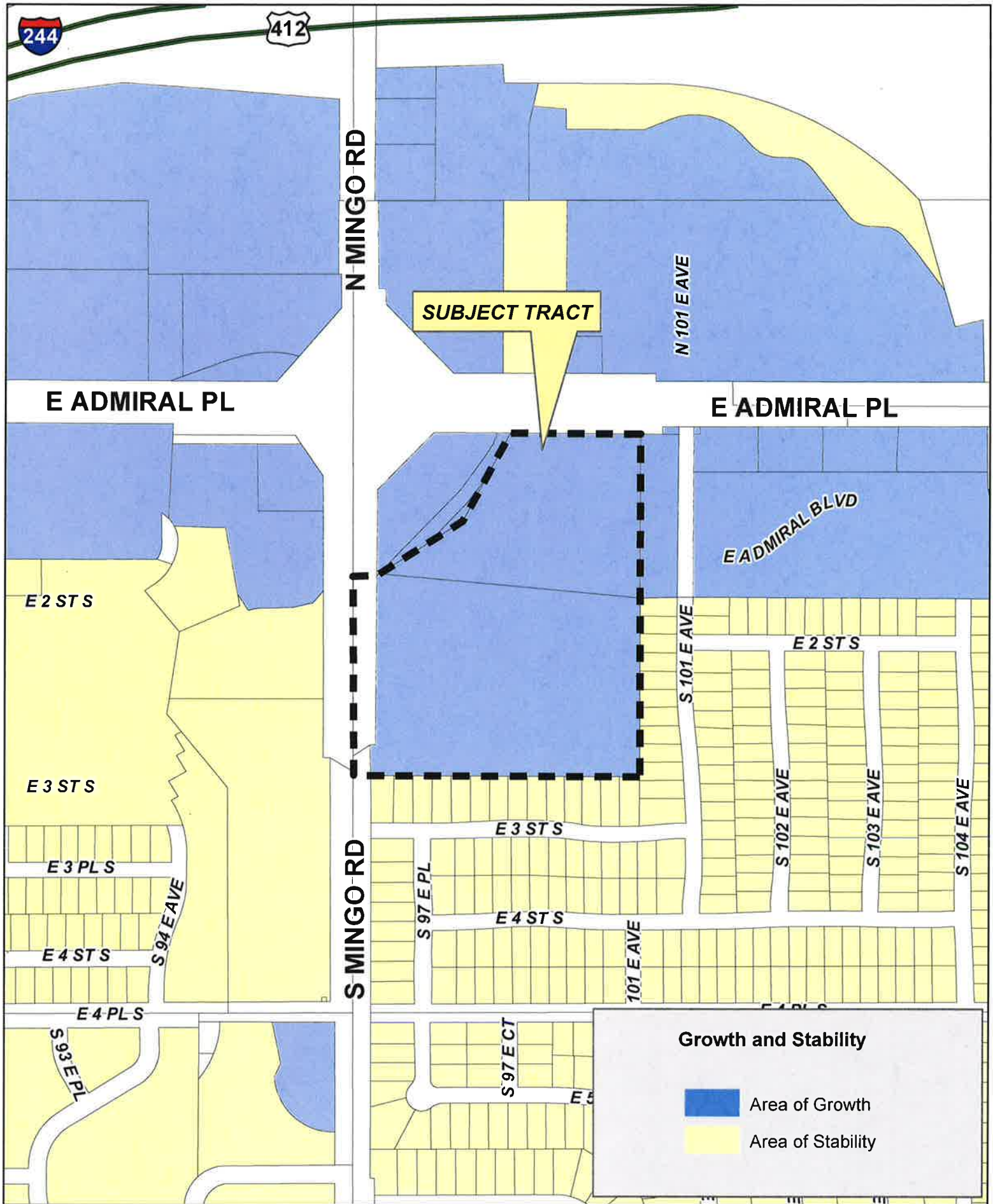
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19-14 06

Z-7400
with Optional
Development Plan

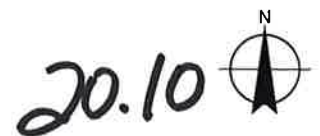
20.9





19-14 06

Z-7400
with Optional
Development Plan





Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-460

Related to PUD-846

Hearing Date: July 5, 2017

Case Report Prepared by:

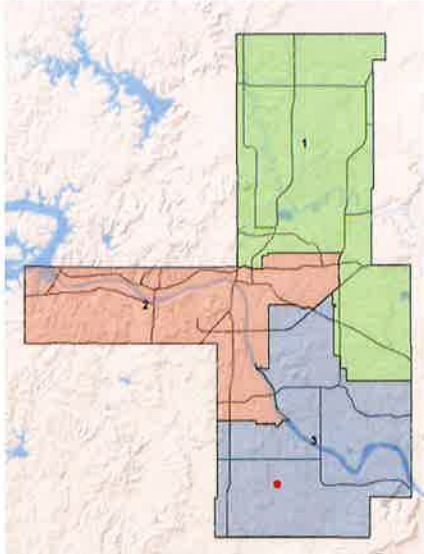
Jay Hoyt

Owner and Applicant Information:

Applicant: Ryan McCarty

Property Owner: DESHON APARTMENTS LLC

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Single-family subdivision

Concept summary: Rezone from AG to RE to permit a single-family subdivision

Tract Size: 30 \pm acres

Location: West of northwest corner of E. 171st St.
S. and S. Harvard Ave.

Zoning:

Existing Zoning: AG

Proposed Zoning: RE

Comprehensive Plan:

Land Use Map:

Stability and Growth Map:

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 7329

CZM: 66

Atlas: 0

County Commission District: 3

Commissioner Name: Ron Peters

21.1

SECTION I: CZ-460

DEVELOPMENT CONCEPT: Rezone from AG to RE to permit a single-family subdivision. The subdivision will be gated, with private streets. A new Planned Unit Development, PUD-846, is also proposed to accompany this zoning request.

EXHIBITS:

INCOG Case map

INCOG Aerial

DETAILED STAFF RECOMMENDATION:

CZ-460 is non injurious to the existing proximate properties and;

CZ-460 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-460 to rezone property from AG to RE.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *This area is outside of the City of Tulsa Comprehensive Plan area.*

Land Use Vision:

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: East 171st St S is designated as a Primary Arterial

Trail System Master Plan Considerations: None

Small Area Plan: N/A

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is currently vacant with no structures evident on site. A large pond exists in the northeast corner of the site.*

Environmental Considerations: None

21.2

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 171 st Street South	Primary Arterial	120 feet	2

Utilities:

The subject tract has municipal water available. A septic system will be required for each lot.

Surrounding Properties:

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

SECTION III: Relevant Zoning History

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

Subject Property:

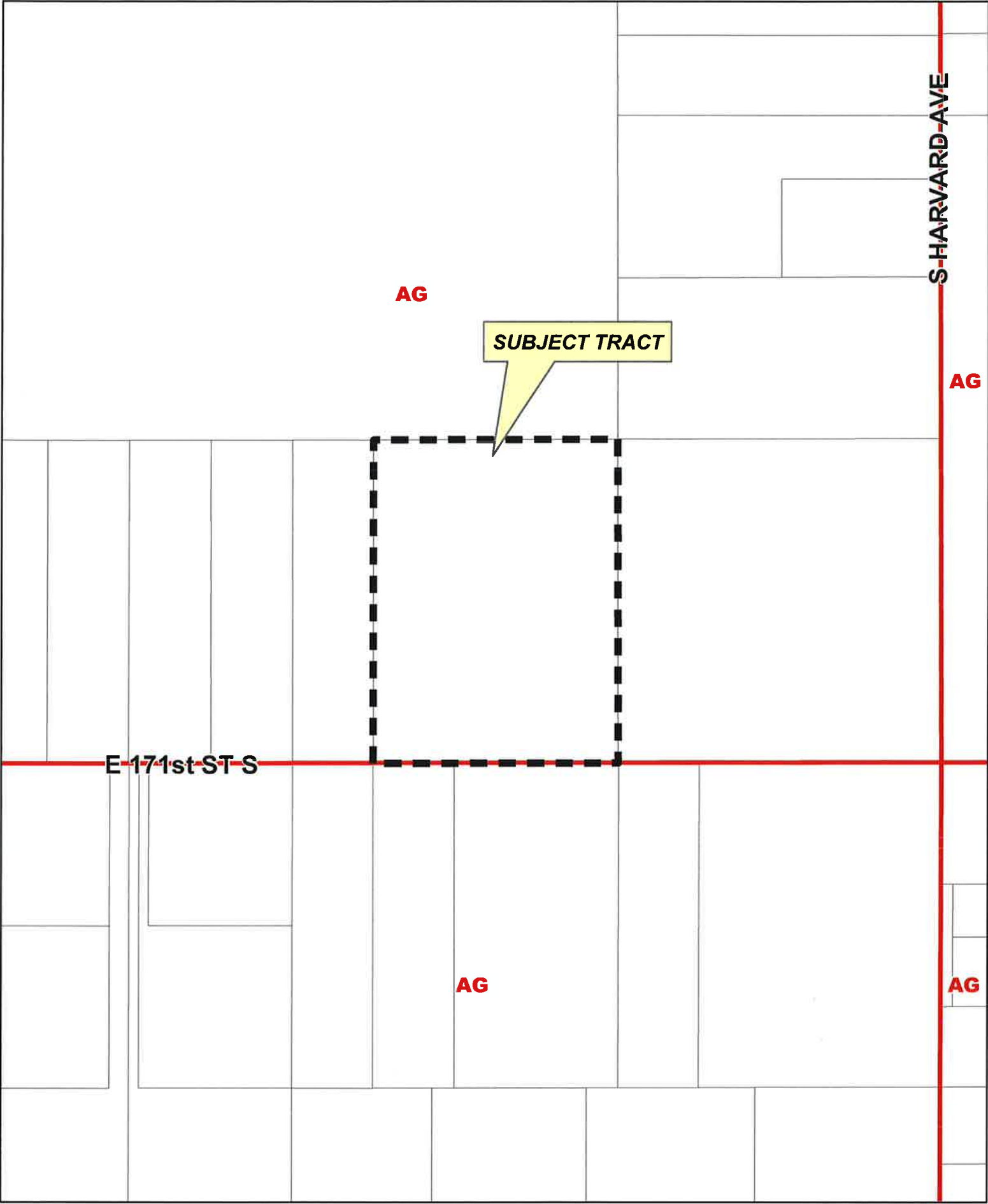
No relevant history.

Surrounding Property:

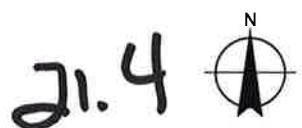
CZ-387/ PUD-745 October 2007: All concurred in approval of a request for rezoning a 80± acre tract of land from AG to RS, for single-family development, on property located west of southwest corner of East 171st Street South and South Lewis Avenue.

7/5/2017 1:30 PM

21.3



CZ-460
17-13 29





E 171st ST S

S HARVARD AVE

0 250 500
Feet



Subject
Tract

CZ-460

17-13 29

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

Aerial Photo Date: February 2016





Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-846

Related to CZ-460

Hearing Date: July 5, 2017

Case Report Prepared by:

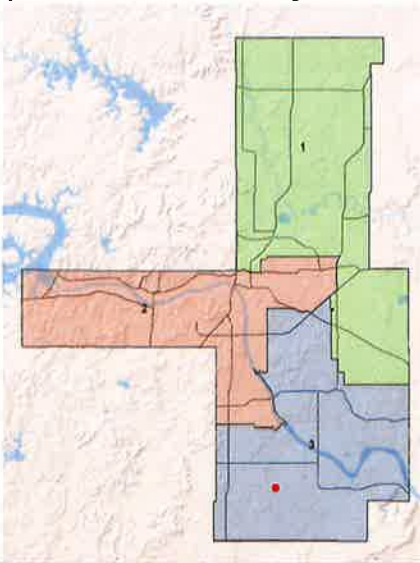
Jay Hoyt

Owner and Applicant Information:

Applicant: Ryan McCarty

Property Owner: DESHON APARTMENTS LLC

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Single-family subdivision

Concept summary: Rezone to RE with PUD to permit single-family subdivision

Tract Size: 30 \pm acres

Location: West of northwest corner of E. 171st St.
S. and S. Harvard Ave.

Zoning:

Existing Zoning: AG

Proposed Zoning: RE/ PUD-846

Comprehensive Plan:

Land Use Map: N/A

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 7329

CZM: 66

Atlas: 0

County Commission District: 3

Commissioner Name: Ron Peters

22.1

REVISED 6/28/2017

SECTION I: PUD-846

DEVELOPMENT CONCEPT: New planned unit development, in conjunction with rezoning case CZ-460 (AG to RE) to permit a single-family subdivision. The subdivision will be gated, with private streets.

EXHIBITS:

INCOG Case map

INCOG Aerial

Applicant Exhibits:

Development Concept

Exhibit A – Concept Plat

Exhibit B – Aerial Photography

Exhibit C – Site Topography

PUD-846 DEVELOPMENT STANDARDS:

Land Area: 30.0 Acres

Permitted Uses: All uses allowed by right in the RE zoning district specifically Use Unit 6 – Single Family Dwelling and customary facilities and amenities.

Residential lot density calculation:

Maximum dwelling units allowed (1,306,800 / 26,250 square feet): 49

Dwelling units (residential lots) proposed: 9

Minimum lot width: 150 feet

Minimum lot area: 22,500 square feet

Minimum land area per dwelling unit: 26,250 square feet

Maximum structure height: 40 feet

Off-Street Parking: Two (2) enclosed off-street parking spaces per dwelling unit

Front yard abutting a private street reserve area: 50 feet

Rear yard: 25 feet

Side yard: 25 feet

No residence shall be built nearer than twenty-five (25) feet to any side lot on one side, and twenty-five (25) feet on the other side, thus requiring a combined total of at least fifty (50) feet between the residences.

All other yards abutting an arterial street: 100 feet from the centerline of E. 171st Street S.

Minimum Dwelling Size: 2,900 square feet of finished heated living area

22.2

VEHICULAR ACCESS AND CIRCULATION:

The subject tract shall be accessed from East 171st Street South along the south side of the property. Interior vehicular access shall be derived from a single gated private street (24 feet in width) extending north from East 171st Street South to a cul-de-sac with a pavement diameter of 96 feet. The entirety of the street system and gated entry located within the reserve area will be owned and maintained by the Sleepy Hollow Estates Homeowners' Association. Tulsa County shall have no responsibility regarding the maintenance of this street. The paving materials of the private street shall be of a quality and thickness as set forth by Tulsa County Engineering Design Standards and as described below:

- 8-inches treated subgrade
- 8-inches aggregate base
- 2-inches Type A asphaltic concrete
- 1 ½-inches Type B asphaltic concrete

There are no plans for future residential street connections to this property.

PEDESTRIAN ACCESS: Pedestrian access is not shown. Sidewalks do not exist along East 171st St. S. in the area of the subject lot. Due to the existing conditions and design of this property (bar ditches, no curb and gutter, etc.), a sidewalk waiver is requested for this development. A walking path is planned near Reserve Area 'A'.

PLATTING REQUIREMENT: No building permit shall be issued until the area comprising the Planned Unit Development has been included within a subdivision plat submitted to and approved by the Tulsa Metropolitan Area Planning Commission (TMAPC) and the Tulsa County Board of County Commissioners and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved Planned Unit Development and the Tulsa Metropolitan Area Planning Commission (TMAPC) shall be a beneficiary thereof.

EXPECTED SCHEDULE OF DEVELOPMENT: Sleepy Hollow Estates anticipated construction schedule begins in the fall of 2017 and is expected to be complete and ready for lot sales in the summer of 2018.

NEIGHBORHOOD IDENTIFICATION SIGN: Two entry identification signs shall be permitted with a maximum of 64 square feet of display signage surface. Additional signage for amenities will be allowed with a maximum of 16 square feet.

DETAILED STAFF RECOMMENDATION:

PUD-846 is non injurious to the existing proximate properties and;

PUD-846 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of PUD-846 as outlined in Section I above.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This area is outside of the City of Tulsa Comprehensive Plan area.

Land Use Vision:

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: East 171st St S is designated as a Primary Arterial

Trail System Master Plan Considerations: None

Small Area Plan: N/A

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant with no structures evident on site. A large pond exists in the northwest corner of the site.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 171 st Street South	Primary Arterial	120 feet	2

Utilities:

The subject tract has municipal water available. A septic system will be required for each lot.

Surrounding Properties:

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

22.4

SECTION III: Relevant Zoning History

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

Subject Property:

No relevant history.

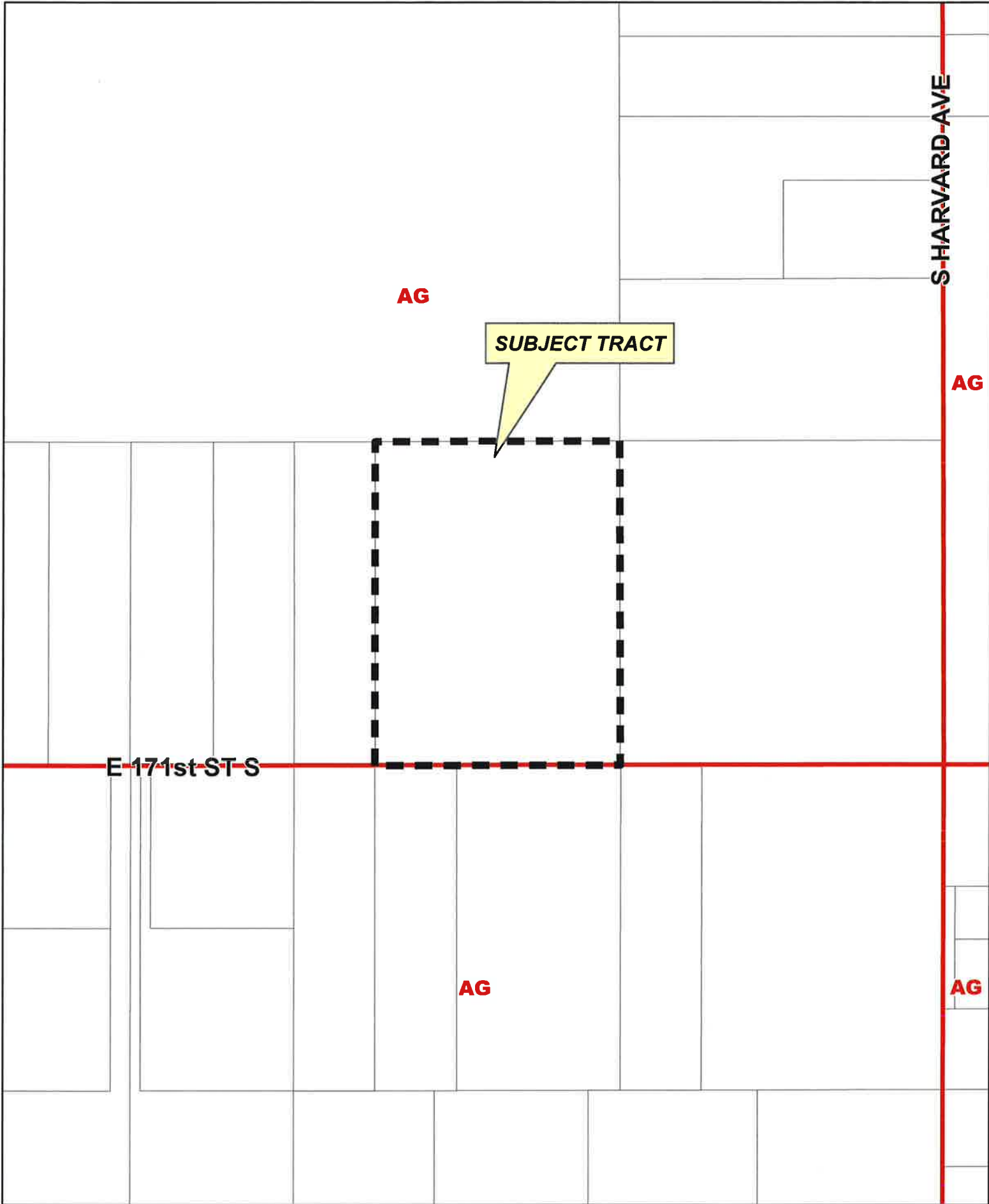
Surrounding Property:

CZ-387/ PUD-745 October 2007: All concurred in approval of a request for rezoning a 80± acre tract of land from AG to RS, for single-family development, on property located west of southwest corner of East 171st Street South and South Lewis Avenue.

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22.5

REVISED 6/28/2017



AG

SUBJECT TRACT

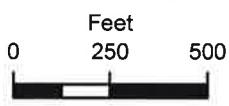
S HARVARD AVE

AG

E 171st ST S

AG

AG



PUD-846

17-13 29

22.6





S HARVARD AVE

E 171st ST S



Subject Tract

PUD-846

17-13 29

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

Aerial Photo Date: February 2016



Sleepy Hollow Estates Planned Unit Development

May 24, 2017

RE (Residential Single-Family, Estate District) – Single Family Residential Subdivision

Prepared By:

Select Design

Ryan McCarty

11063D South Memorial Drive #351

Tulsa, OK 74133

Phone: (918) 798-8356

ryan@selectdesignok.com

Prepared for:

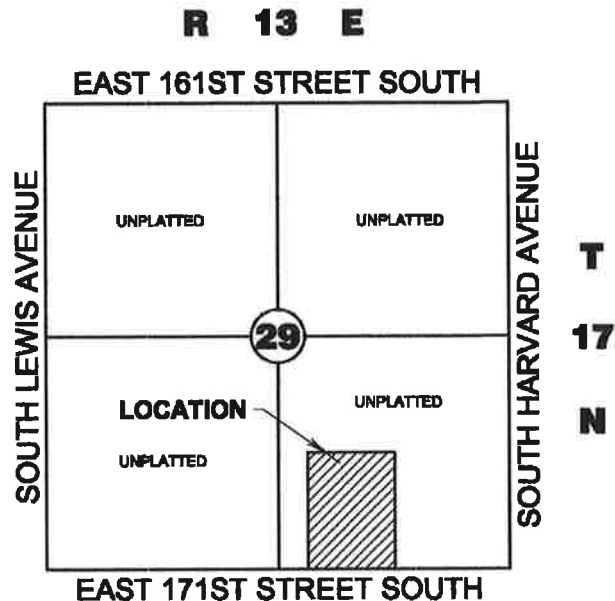
Avery LLC

1723 East 137th Street

Bixby, OK 74008

Phone: (918) 633-9749

savery@cox.net



Development Concept

Sleepy Hollow Estates is a single-family development on a 30-acre tract of presently undeveloped land in Tulsa County, Oklahoma. The project is located on the north side of East 171st Street South approximately quarter-mile west of South Harvard Avenue and is currently surrounded by unplatted property (AG zoning). This Planned Unit Development is an overlay covering the RE zoning district and will follow RE dimensional and density standards with a few notable exceptions.

A homeowners' association will be formed for the neighborhood and homeowners' dues established for the maintenance of the neighborhood and amenities. Covenants for the neighborhood have been prepared to set forth minimum dwelling sizes, percent of masonry, and other criteria which establish and maintain a quality development.

Sleepy Hollow Estates will be a professionally planned neighborhood with a landscaped entry and recreational areas. Plans for the neighborhood include a gated private street, security camera system, walking trail, fire pit and fountains.

Sleepy Hollow Estates

Residential Subdivision
Tulsa County, Oklahoma

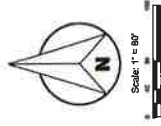
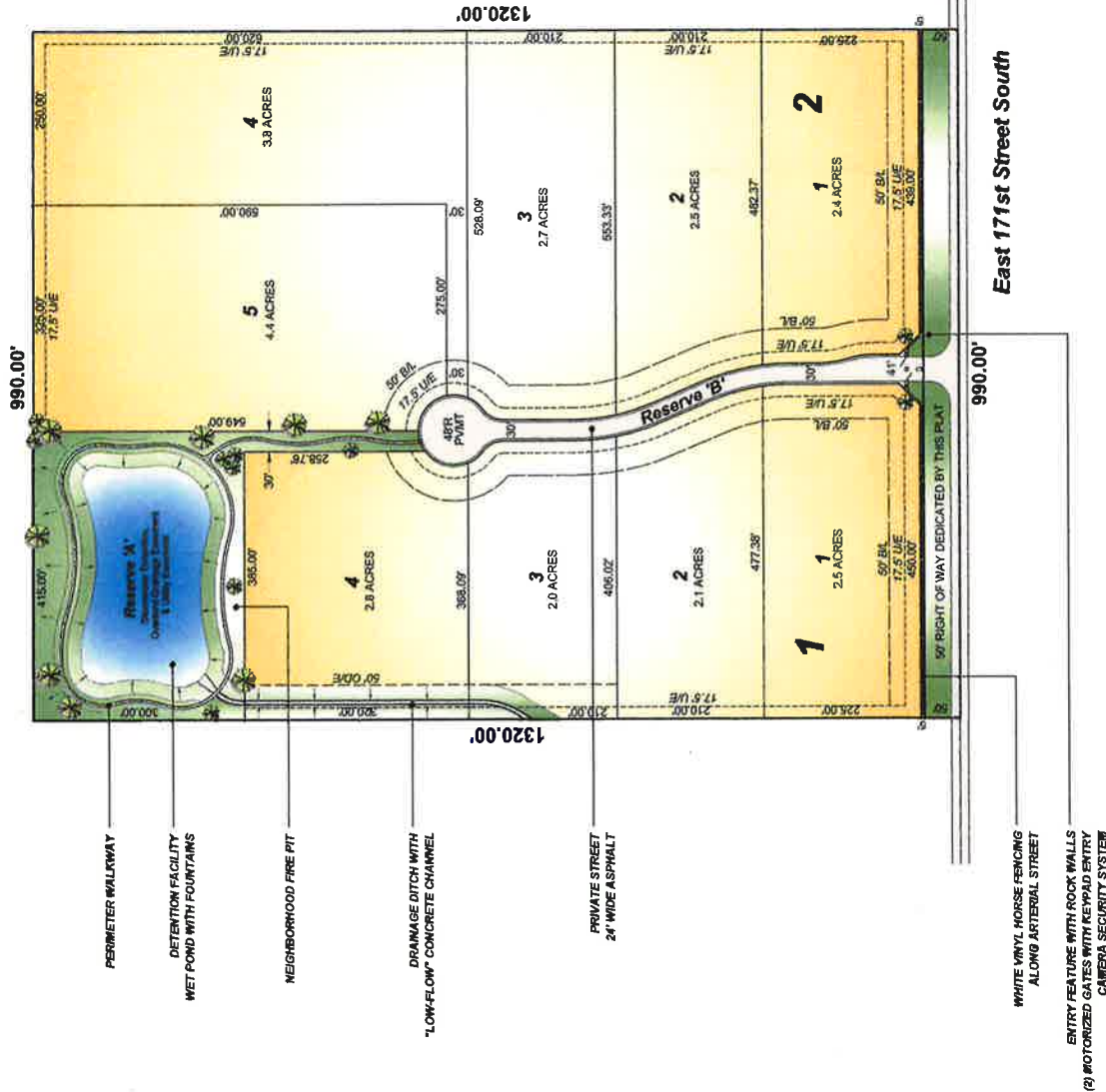


EXHIBIT 'A' CONCEPT PLAT



DATE PREPARED: May 18, 2017



Estates

Residential Subdivision
Tulsa County, Oklahoma

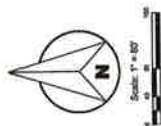
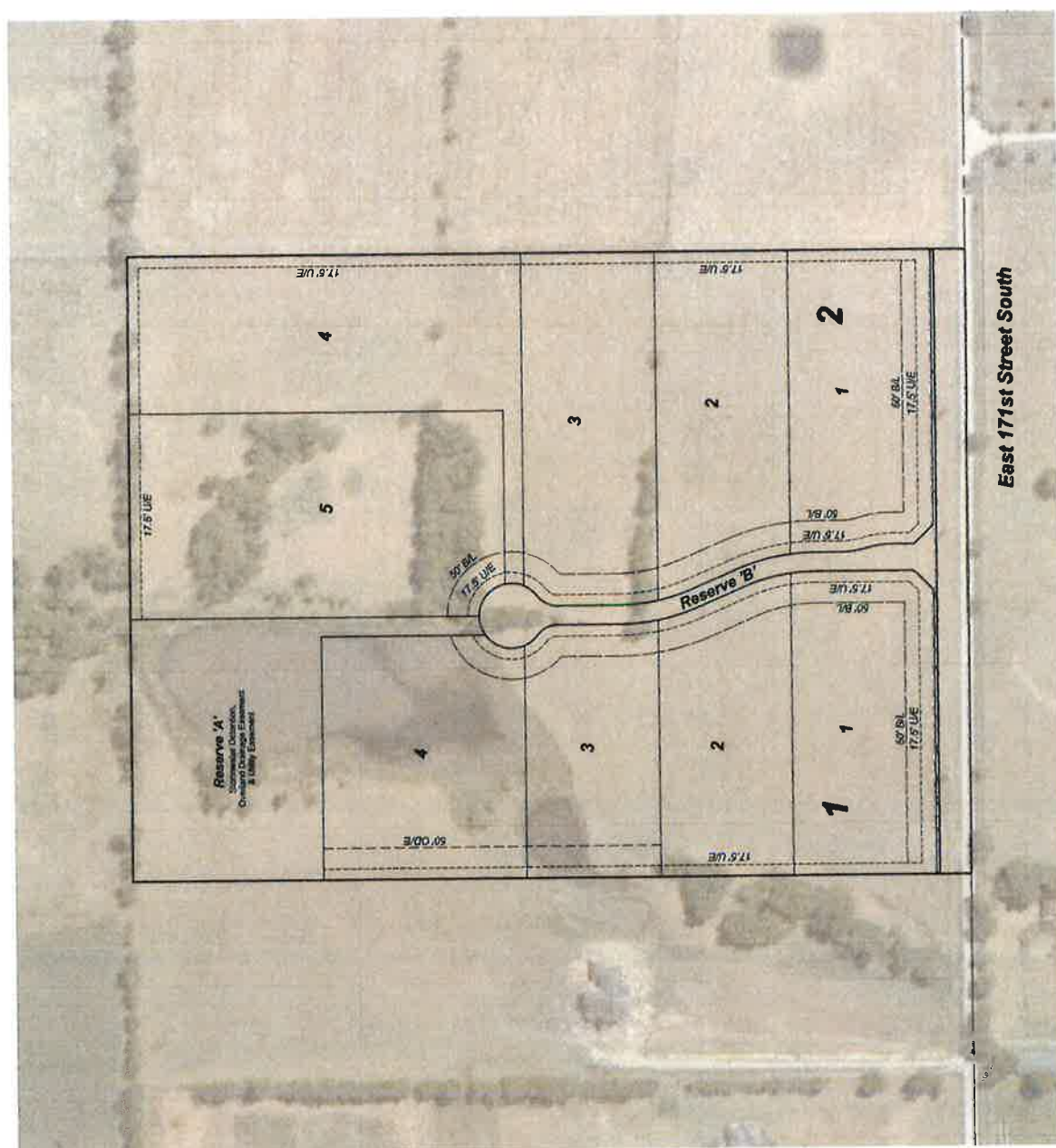


EXHIBIT 'B'

AERIAL PHOTOGRAPHY



1



22/10

Sleepy Hollow Estates

Residential Subdivision
Tulsa County, Oklahoma

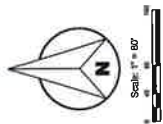
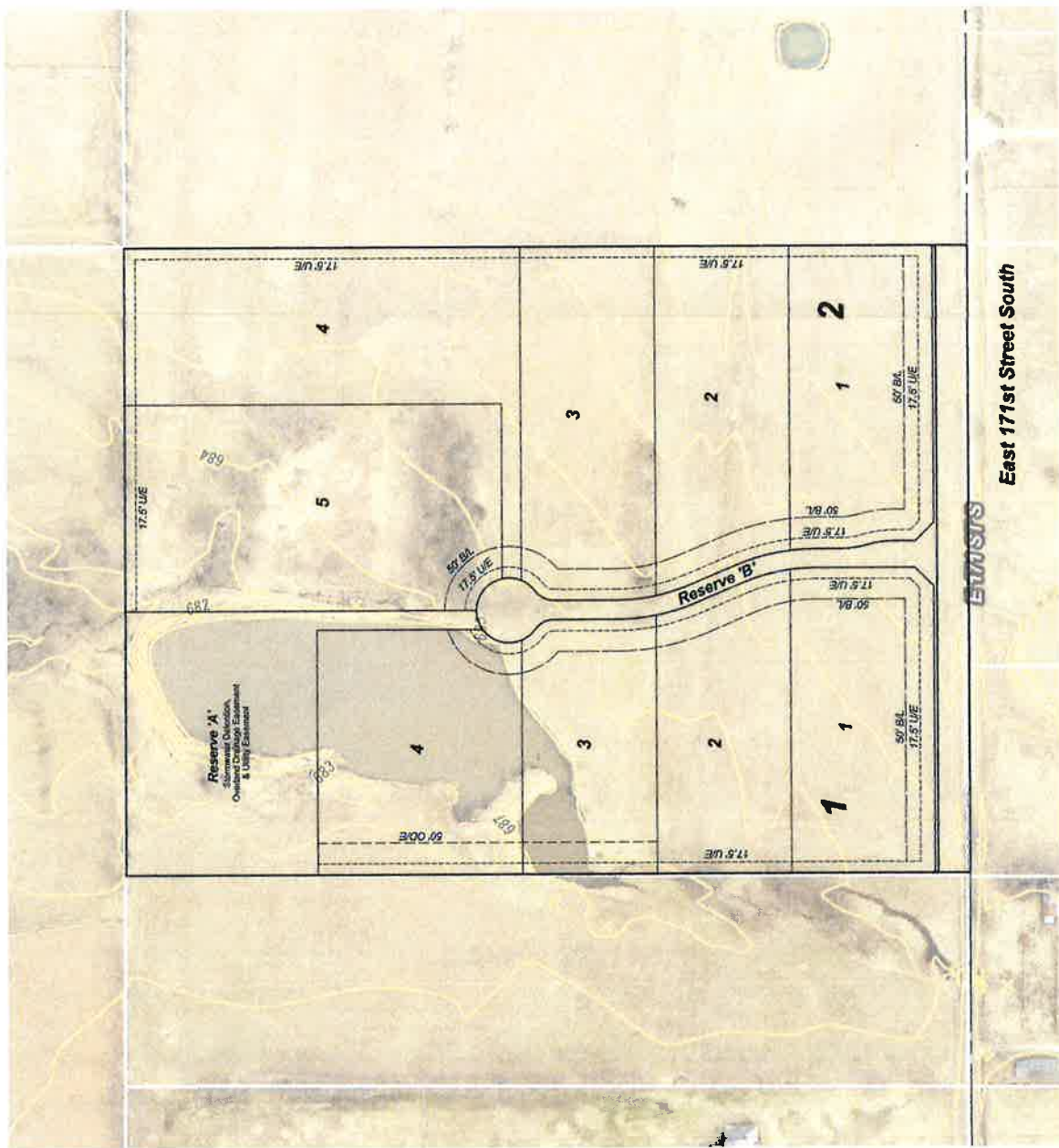


EXHIBIT 'C' SITE TOPOGRAPHY



DATE PREPARED: May 23, 2017





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7401

Hearing Date: July 5, 2017

Case Report Prepared by:

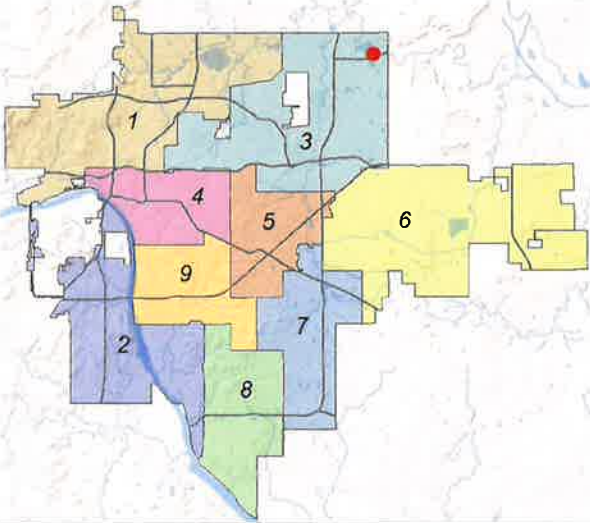
Jay Hoyt

Owner and Applicant Information:

Applicant: KKT Architects, Inc./ Nicole Watts

Property Owner: TULSA ASPHALT LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Industrial

Proposed Use: Industrial

Concept summary: Rezone tract from AG to IH to permit Industrial use.

Tract Size: 10 ± acres

Location: East of northeast corner of E. 46th St. N. and N. 129th E. Ave.

Zoning:

Existing Zoning: AG

Proposed Zoning: IH

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 409

CZM: 24

Atlas: 0

City Council District: 3

Councilor Name: David Patrick

County Commission District: 1

Commissioner Name: John Smaligo

23.1

SECTION I: Z-7401

DEVELOPMENT CONCEPT: Rezone subject tract from AG to IH to permit Industrial uses. The tract is surrounded by industrial uses and is currently utilized for industrial uses related to asphalt production.

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:
 - Legal Description
 - Rezoning Exhibit A

DETAILED STAFF RECOMMENDATION:

IH zoning is consistent with the Employment and the Area of Growth land use designations identified in the Tulsa Comprehensive Plan and,

IH zoning is non-injurious to the surrounding property and

IH zoning is consistent with the expected development pattern in the area therefore,

Staff recommends Approval of Z-7401 to rezone property from AG to IH.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject tract is located within an Employment Land Use. Industrial use would be compatible with the Employment Land Use.

Land Use Vision:

Land Use Plan map designation: Employment

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

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

Areas of Stability and Growth designation: Area of Growth

23.2

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 46th Street North is a Primary Arterial

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is currently utilized as part of a larger asphalt production facility.*

Environmental Considerations: The western portion of the tract currently contains an area within the 100 year floodplain. The applicant will need to work with the City of Tulsa to mitigate any issues relating to the floodplain before developing within it.



Parcels - Tulsa County



Tulsa County Levee Protected Area



Tulsa County Floodway (2016 Update)



Tulsa County 100 Year Floodplain (2016 update)



Tulsa County 500 Year Floodplain (2016 update)



Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 46 th Street North	Primary Arterial	120 feet	2

Utilities:

The subject tract does not have municipal water and sewer available. A waterline extension would be required to provide water to the site. A sewer line extension or septic system would be required for sewer services, if required.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	Employment	Growth	Industrial
South	IM	Employment	Growth	Industrial
East	IH	Employment	Growth	Industrial
West	IM	Employment	Growth	Industrial

23.4

REVISED 6/29/2017

SECTION III: Relevant Zoning History

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

Subject Property:

No relevant history.

Surrounding Property:

Z-7385 June 2017: All concurred in **approval** of a request for *rezoning* a 97± acre tract of land from AG to IM for industrial use, on property located northeast corner of E. 46th St. N. and Highway 169. City Council approved this application on June 21, 2017 and is pending an ordinance to be published.

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

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

BOA-20848 January 2009: The Board of Adjustment **approved** a *Special Exception* to permit a Sanitary Landfill (Use Unit 2) in an IH district, on property located at 13720 E. 46th St. N.

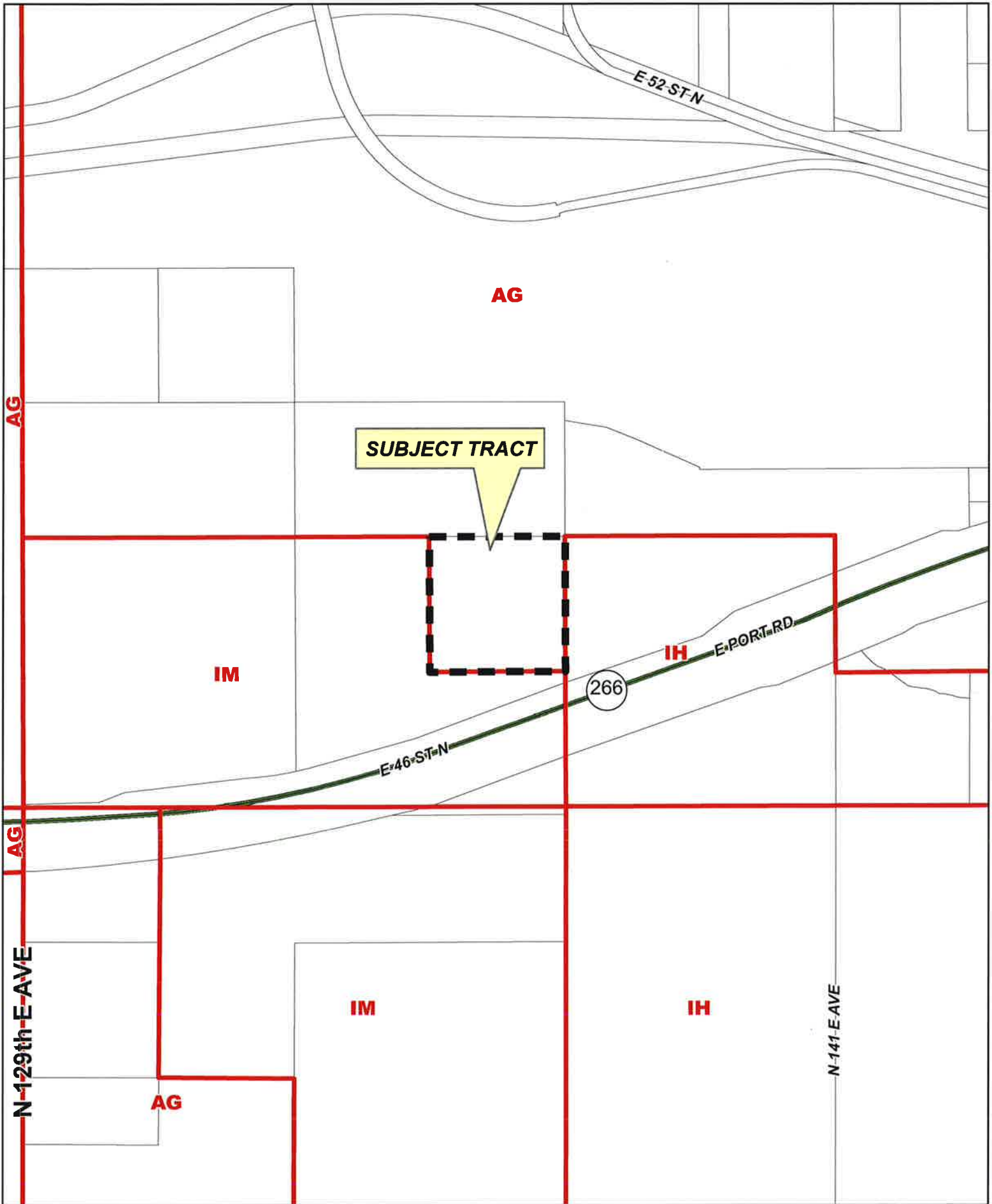
BOA-18611 December 14, 1999: The Board of Adjustment **approved** a *Special Exception* to permit limestone mining in an IM and AG district, on property located north of E. 46th St. N. and N. 129th E. Ave. and *abutting west of subject property.*

BOA-18291 January 26, 1999: The Board of Adjustment **approved** a *Special Exception* to permit mining/mineral processing in IM and AG Districts; and a *Special Exception* for cement, lime, gypsum, plaster of paris, asphalt manufacturing and paving plants and mining and mineral processing, on property located at E. 36th St. N., extending up just north of E. 46th St. N. and N. 129th E. Ave.

BOA-17962 March 10, 1998: The Board of Adjustment **approved** a *Special Exception* to permit a solid waste recycling and disposal facility; located on east of the southeast corner of Highway 169 and E. 46th St. N., and southeast of the subject property.

BOA-11952 May 13, 1982: The Board of Adjustment **approved** a *Special Exception* to permit a limestone quarry and related processing in an IH district, on property located at the northeast corner of Port Catoosa Rd. and N. 129th E. Ave. and *abutting east of subject property.*

BOA-9332 January 20, 1977: The Board of Adjustment **approved** a *Special Exception* for permission to conduct limestone quarrying operations in an IH district as presented with the stipulation that this approval is not to be interpreted as authorizing any activity which may be in violation of any other Ordinances of the City of Tulsa; located at 46th St. N. and 145th E. Ave. (abutting to the east)



Z-7401

20-14 09

23.6





N 129th E AVE

Feet

0 300 600



Subject
Tract

Z-7401

20-14 09

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

Aerial Photo Date: February 2016





Feet
0 50 100



Subject
Tract

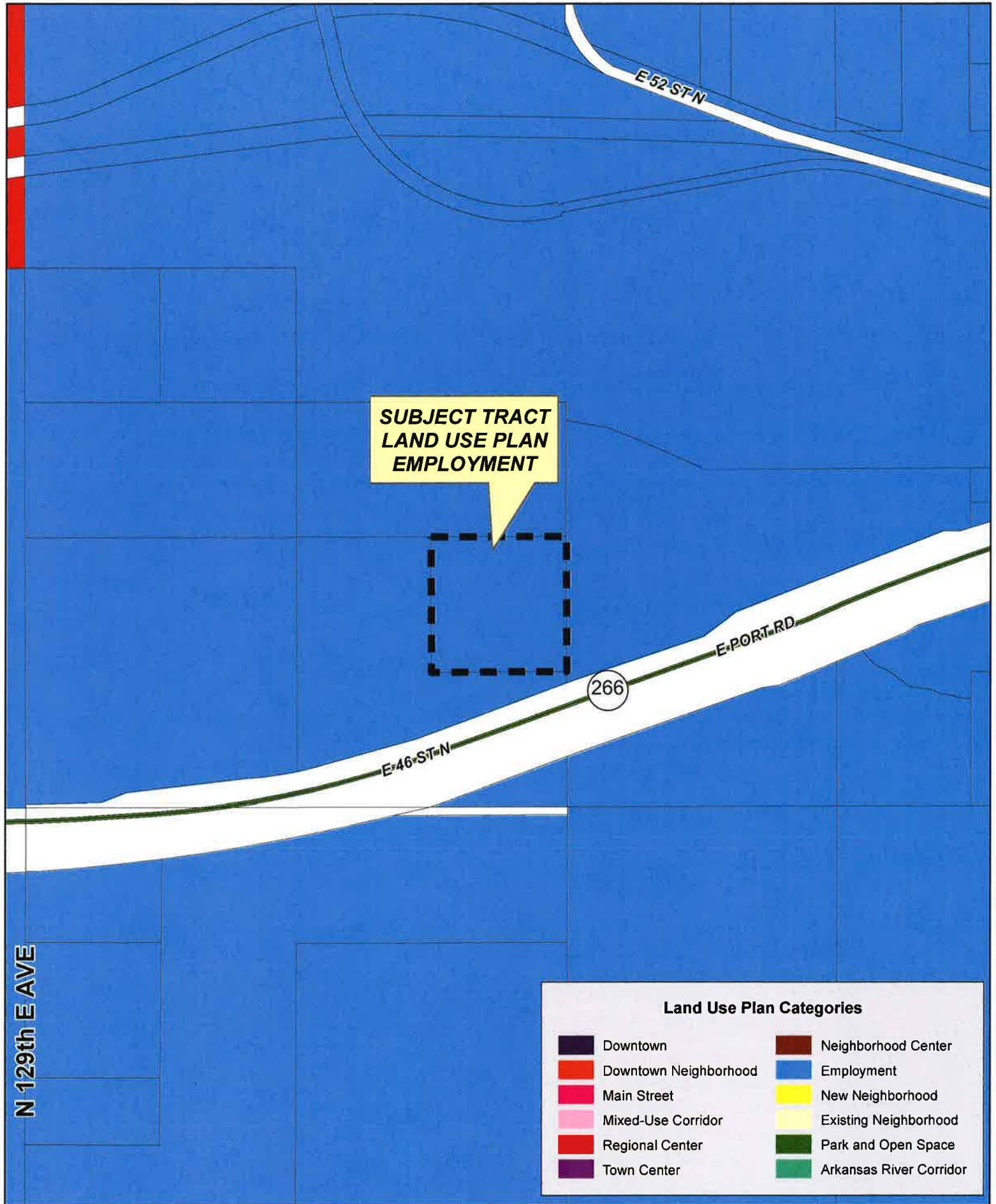
Z-7401

20-14 09

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

Aerial Photo Date: February 2016





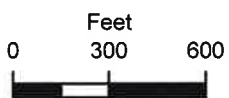
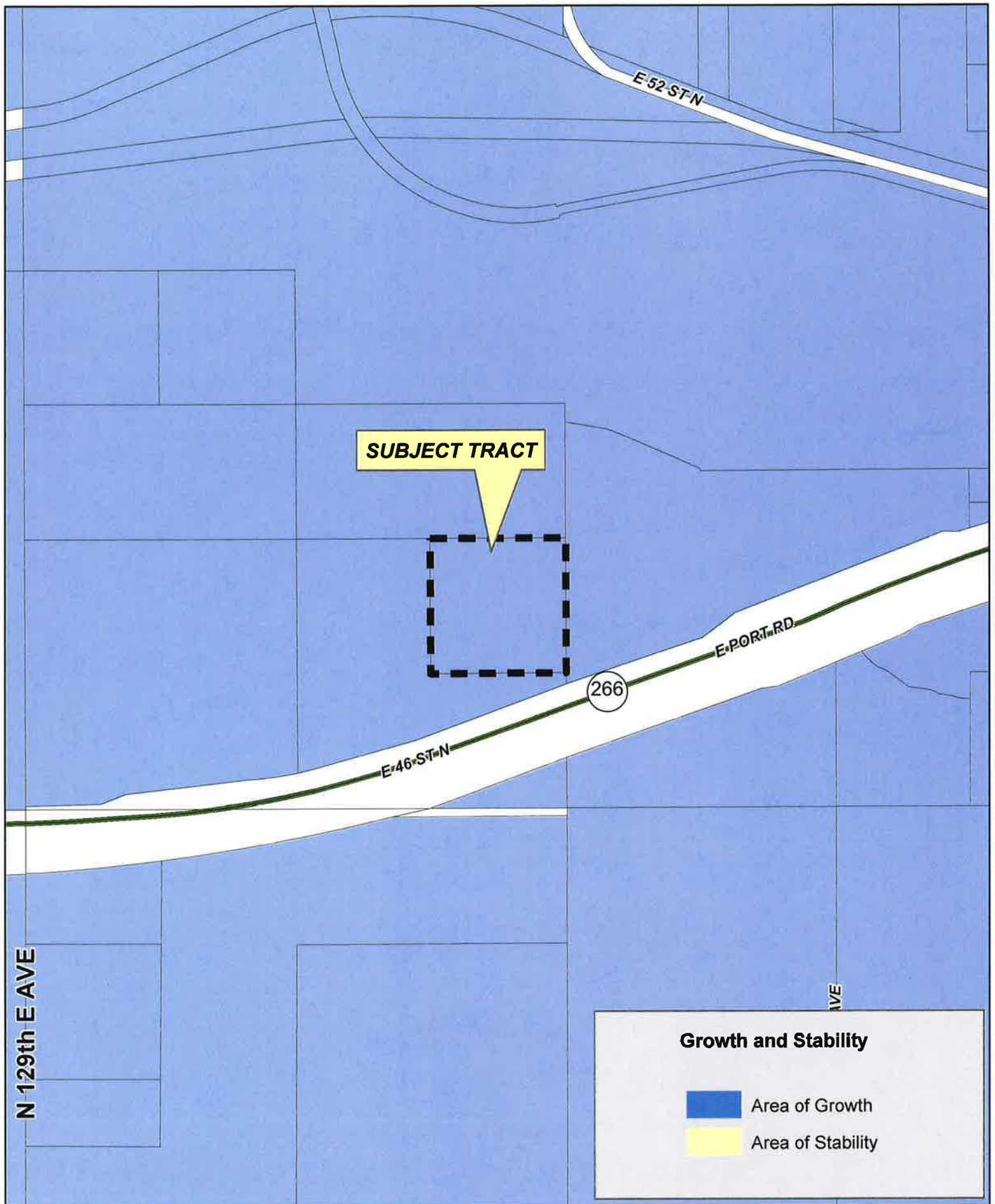
Feet
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Z-7401

20-14 09

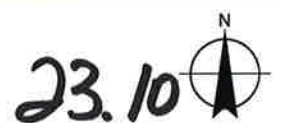
23.9





Z-7401

20-14 09



LEGAL DESCRIPTION:

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4, SE/4, SW/4) OF SECTION NINE (9), TOWNSHIP TWENTY (20) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF. CONTAINING 435,600 SQUARE FEET (10.00 ACRES) MORE OR LESS.



KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
[P] 918.744.4270 \ [F] 918.744.7849
WWW.KKTARCHITECTS.COM

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



ALL CONSTRUCTION TO BE IN STRICT
ACCORDANCE WITH CURRENT CITY OF TULSA
ZONING ORDINANCES AND SPECIFICATIONS INCLUDING
C.D.C.T. 2009 EDITION.

BECCO

TULSA
OKLAHOMA



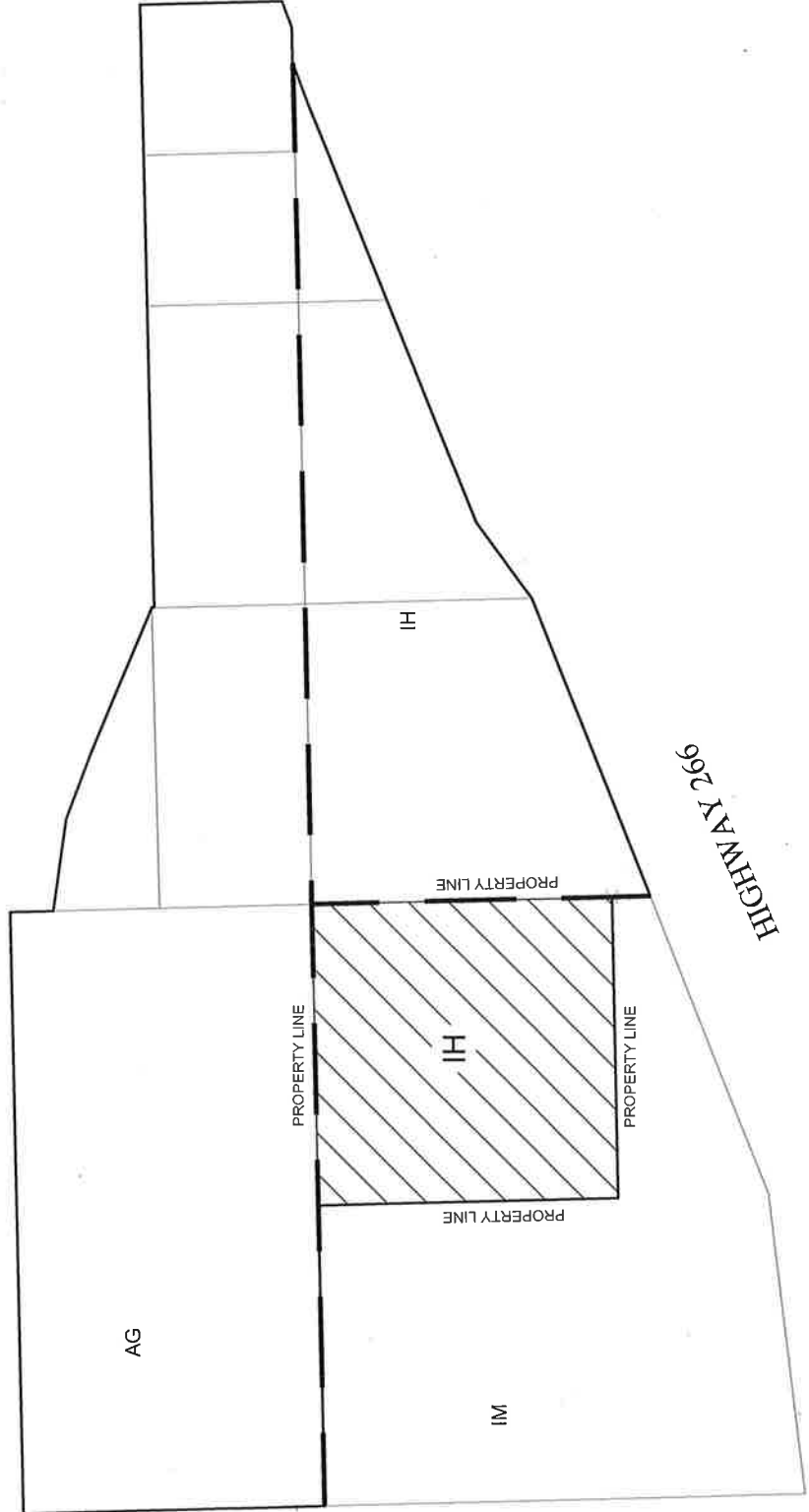
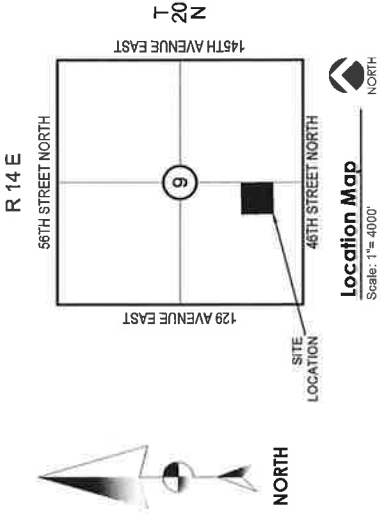
5/24/2017

HORT SCALE
VERT SCALE
ATLAS PAGE NO.
MANAGER
DRAWN BY
DATE

1"=400'
ANW
TBW
5/24/2017

REZONING
EXHIBIT A

C01
OF 1



23.12



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7402

(Related to PUD-379-D and Z-7402 Plat Waiver)

Hearing Date: July 5, 2017

Case Report Prepared by:

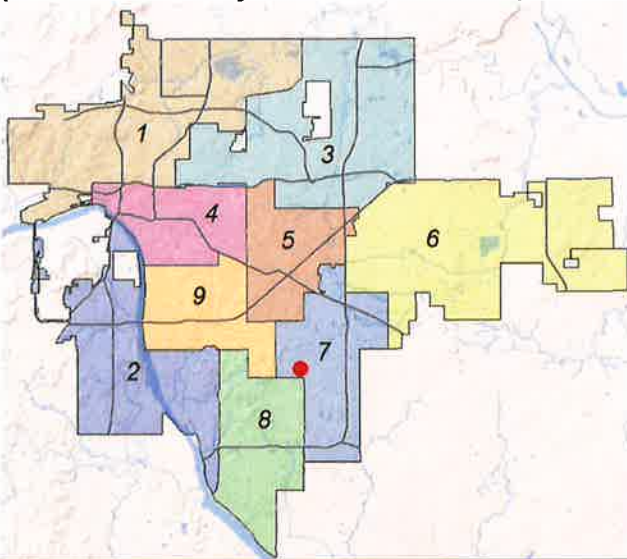
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Nicole Watts

Property Owner: Village at Woodland Hills

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Commercial

Proposed Use: Commercial

Concept summary: Rezoning and PUD amendment to reference current zoning code requirements for site development. Add CG zoning to allow a tasting room and brew pub in the shopping center.

Tract Size: 21.15 ± acres

Location: South of the southwest corner of E. 66th St. S. and S. Memorial Dr.

Zoning:

Existing Zoning: PK/ CS/ PUD-379

Proposed Zoning: CS/ CG/ PUD-379-D

Comprehensive Plan:

Land Use Map: Regional Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8302

CZM: 53

Atlas: 999/876

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

24.1

SECTION I: Z-7402

DEVELOPMENT CONCEPT: CG zoning is requested to support a microbrewery business. CS is required to remove the non conforming status of the allowed uses where PK zoning was originally the only underlying zoning. CG zoning alone allows some uses that have never been considered an appropriate use at this location. The PUD limits objectionable uses that could be allowed in a CG district and also reflects changes that have been made in previous minor and major amendments.

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:
 - Rezoning Exhibit

DETAILED STAFF RECOMMENDATION:

Z-7402 with the concurrent PUD 379-D is consistent with the Regional Center land use vision of the Comprehensive Plan and,

Z-7402 with the concurrent PUD 379-D is consistent with the anticipated future development and redevelopment of this site anticipating a higher density than was allowed previously and,

Z-7402 with the concurrent PUD 379-D will require a higher level of site design standards required by the Tulsa Zoning Code at the time of redevelopment and,

Z-7402 with the concurrent PUD 379-D is consistent with the PUD provisions of the Tulsa Zoning Code.

Z-7402 with the concurrent PUD 379-D is considered non injurious to the surrounding and abutting property owners therefore,

Staff recommends **Approval** of Z-7402 but only with concurrent approval of PUD-379-D to rezone property from PK/CS/ PUD-379 to CS/ CG/ PUD-379-D.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The PUD is consistent with the provisions of the Tulsa Comprehensive Plan and supports Regional Center redevelopment opportunities.

Land Use Vision:

Land Use Plan map designation: Regional Center

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

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

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: None

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 an underutilized strip shopping center that was previously developed in 1984.

Environmental Considerations: None that affect site development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Memorial Avenue	Primary Arterial Commuter Corridor overlay	120	6

Utilities:

The subject tract has municipal water and sewer available.

24.3

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3 / PUD-187	Existing Neighborhood	Area of Growth	Multi Family and open space
East	CS, OL, OM	Regional Center	Area of Growth	Commercial
South	CS	Regional Center	Area of Growth	Commercial
West	RS-3	Existing Neighborhood	Area of Stability	Single Family Residential

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 22111 dated August 25, 2009 (PUD-379-C); and 16243 dated January 8, 1985 (PK, CS, PUD-379), established zoning for the subject property.

Subject Property:

PUD-379-C August 2009: All concurred in **approval** of a proposed *Major Amendment to PUD* on a 5.95± acre tract of land to add bar use (Use Unit 12a) to permitted uses, on property located south of the southwest corner of South Memorial Drive and East 66th Street South.

BOA-20936 July 14, 2009: The Board of Adjustment **approved** a *Variance* of the required parking requirement for a mixed-use commercial building in a PK district / PUD from 535 to 391 parking spaces; and a *Special Exception* to permit an Adult Entertainment Establishment (bar) on a lot within 150 ft. of an R zoned land; and **accepted** a *Verification of the spacing requirement* for an Adult Entertainment Establishment of 50 ft. from an R district and 300 ft. from a public park, school, church, and another Adult Entertainment Establishment; all to permit an Adult Entertainment Establishment (bar) in the existing commercial building in the PK district / PUD, on property located at 6612 S. Memorial Dr. and also known as a part of the subject property.

PUD-379-B May 2008: All concurred in **approval** of a proposed *Major Amendment to PUD* a 5.95± acre tract of land to add restaurant use (Use Unit 12) as a permitted use on property located south of southwest corner of South Memorial Drive and East 66th Street South and also known as the subject property.

PUD-379-6 July 11, 2007: The Planning Commission approved a Minor Amendment to PUD-379 to increase the number of ground signs permitted from two to three; and to increase the maximum allowable (aggregate) display surface area for ground signs from 480 square feet to 552 square feet; and increasing permitted display surface area for wall signs from one and one-half square feet per lineal foot of building wall to two square feet per lineal foot of building wall in conjunction with remodeling and reuse of the former Mervyn's retail store on subject property.

PUD-379-5 April 4, 2007: The Planning Commission approved a Minor Amendment to reduce the parking requirement from 448 to 391, as approved by the Board of Adjustment (BOA-20452) on March 13, 2007; and increasing permitted building height from 30 feet to 40 feet to accommodate proposed changes to the building's façade, associated with reuse of the former Mervyn's store as a gym and retail space.

BOA-20491 May 8, 2007: The Board of Adjustment approved a Special Exception to reduce parking requirements 10% for a mixed use commercial center on property located and abutting the subject

24.4

property. A Minor Amendment was done to the PUD to reflect the Boards decision as case number: PUD-379-7/PUD-379-A-8.

BOA-20452 March 13, 2007: The Board of Adjustment approved a *Variance* of the parking requirement from 448 to 391; finding the requirement of one parking space to 200 sq. ft. is excessive in this case; and the applicant has cross-parking agreements with other areas in the center; located at 6612 S. Memorial Drive and also known as the subject property.

Z-6011/PUD-379 December 1984: A request for rezoning and a Planned Unit Development on a 33+ acre tract of land from CS/RS-3/OL/AG to CS/RM-2/PUD for commercial development was approved by the TMAPC recommending CS and PK instead of RM-2, for retail development, located and also known as the subject property. The request also abandoned the original PUD-209 that was approved for the property.

Surrounding Property:

Z-6113/ PUD-379-A July 1986: All concurred in **approval** of a request for *rezoning* and of a proposed *Major Amendment to PUD-379* on a 32.9+ acre tract of land from PK to CS to add commercial property to the existing development, therefore changing the development standards, located within the original PUD-379.

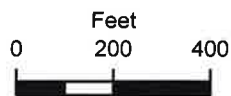
BOA-15258 September 28, 1989: The Board of Adjustment approved a Variance to permit a projecting roof and flashing sign as a part of a motion picture theater marquee within a PUD; per sign plan submitted, on property located at 6800 S. Memorial Dr.

PUD-187 August 1976: All concurred in approval of a proposed Planned Unit Development 165.5+ acre tract of land for single-family, duplexes, multi-family, tennis club expansion and park/detention facilities with a total of 863 dwelling units on property located between East 61st Street South and East 71st Street South and between South Memorial Drive and South Sheridan Road; and abutting north and west of subject property.

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24.5

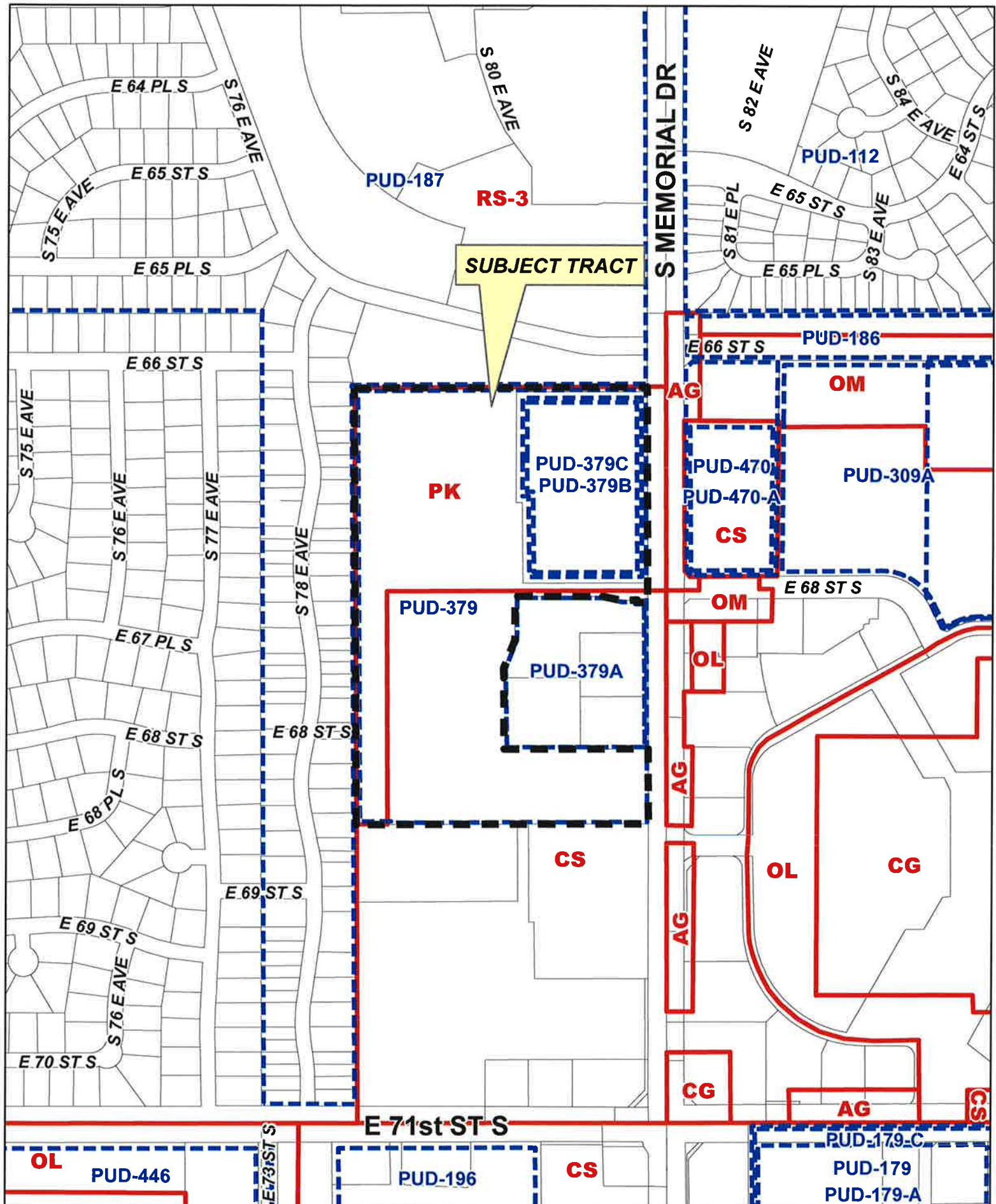
REVISED 6/29/2017



18-13 02



24.4



Z-7402

18-13 02





0 200 400
Feet



Subject
Tract

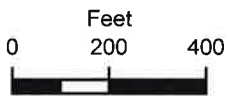
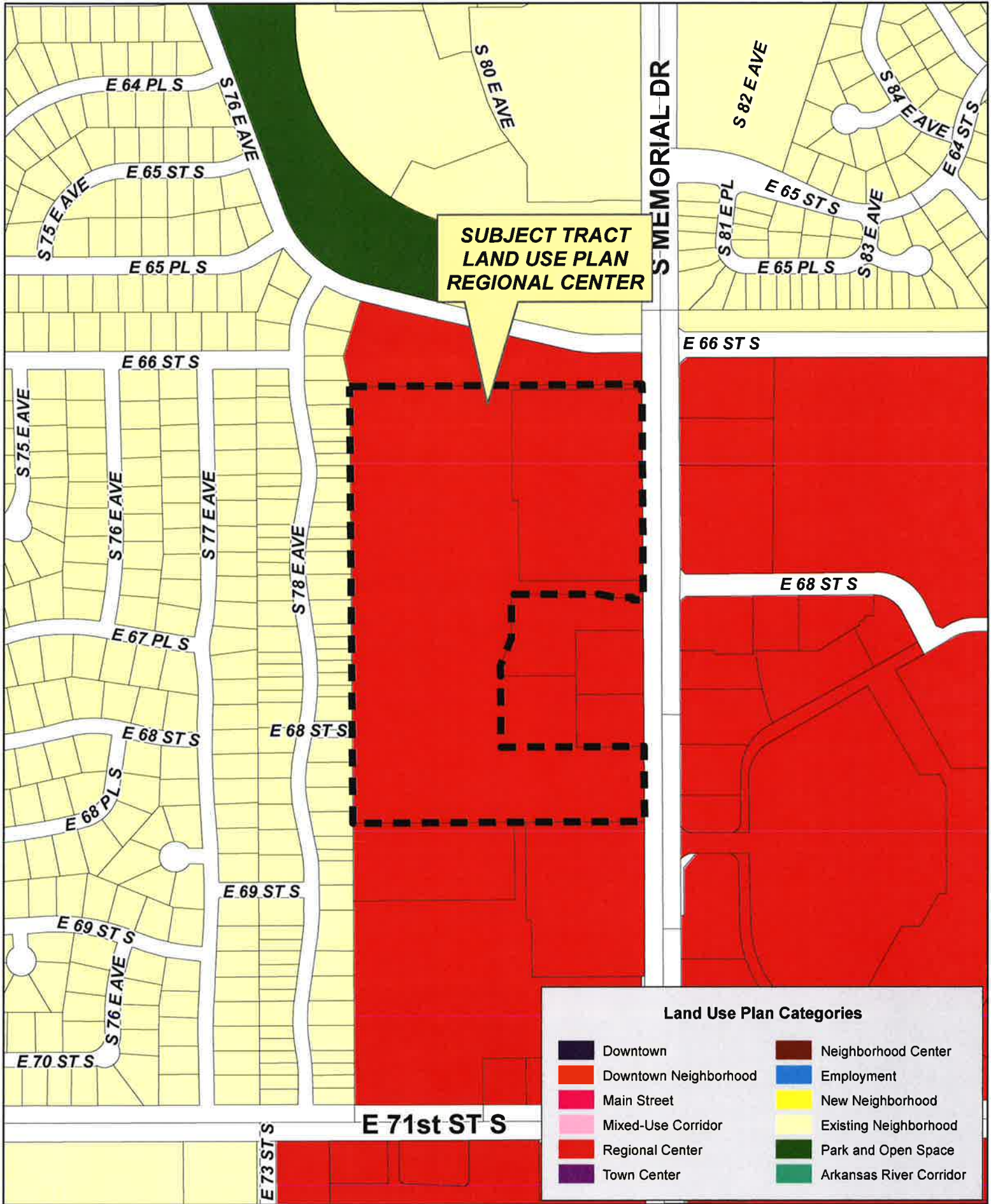
Z-7402

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Note: Graphic overlays may not precisely
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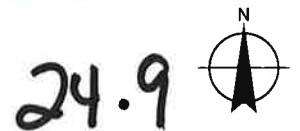
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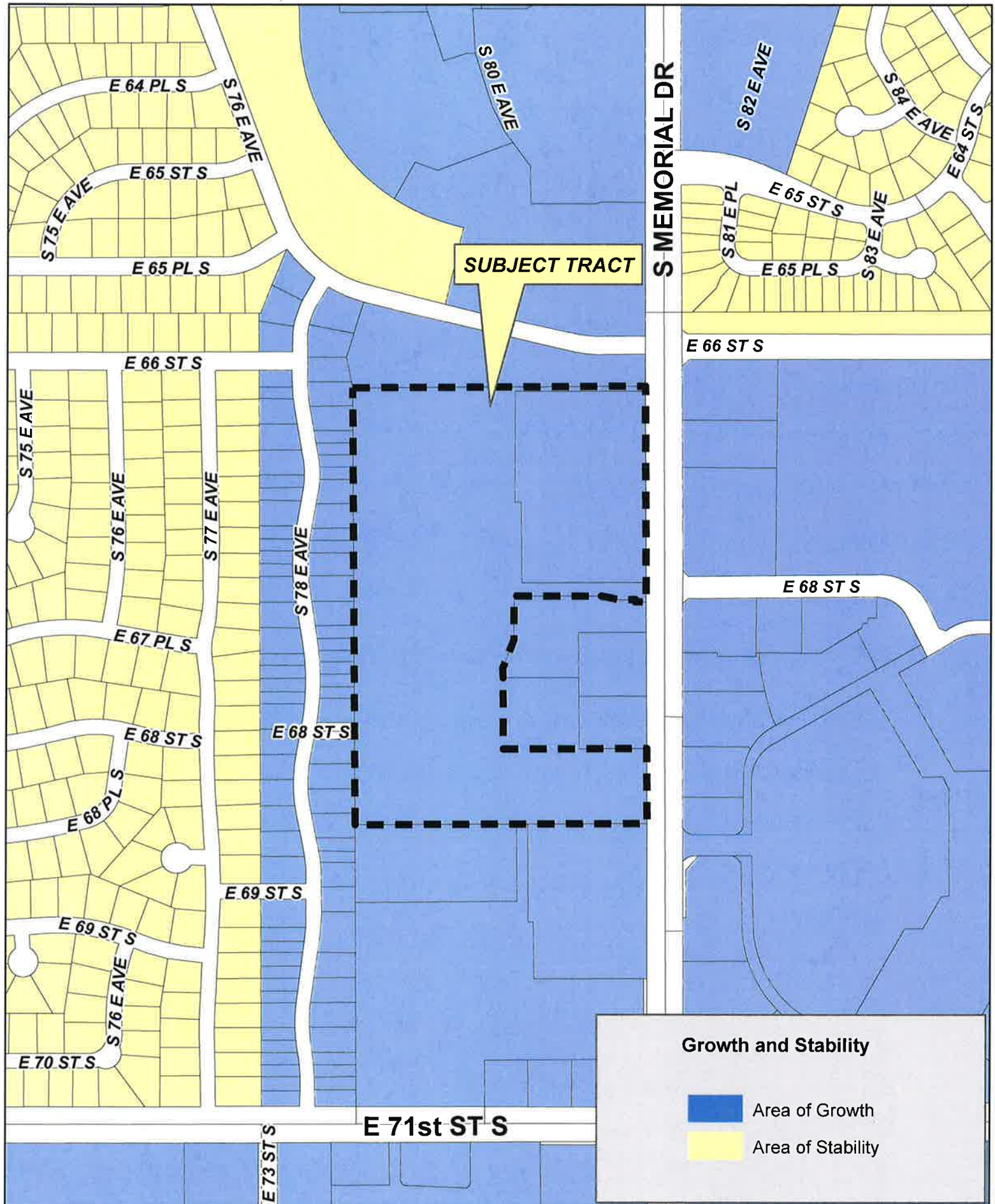




Z-7402



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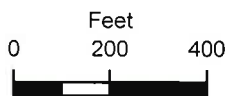




SUBJECT TRACT

Growth and Stability

-  Area of Growth
-  Area of Stability



Z-7402

18-13 02



CG ZONING LEGAL DESCRIPTION

THE EAST 250' OF THE SOUTH 248.44' OF LOT ONE (1) BLOCK ONE (1) THE VILLAGE AT WOODLAND HILLS

CS ZONING LEGAL DESCRIPTION

THE WEST 108' OF THE SOUTH 710' OF LOT ONE (1) BLOCK ONE (1) THE VILLAGE AT WOODLAND HILLS
AND

THE NORTH 710' OF LOT ONE (1) BLOCK ONE (1) THE VILLAGE AT WOODLAND HILLS
AND

LOT TWO (2) BLOCK ONE (1) THE VILLAGE AT WOODLAND HILLS



KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
[P] 918.744.4270 \ [F] 918.744.7849
WWW.KKTARCHITECTS.COM

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



ALL CONTRIBUTION TO BE IN STRICT
ACCORDANCE WITH CURRENT CITY OF TULSA
STANDARD SPECIFICATIONS INCLUDING
C.D. 01.200 EDITION

HIGH GRAVITY

PUD 379

TULSA, OK

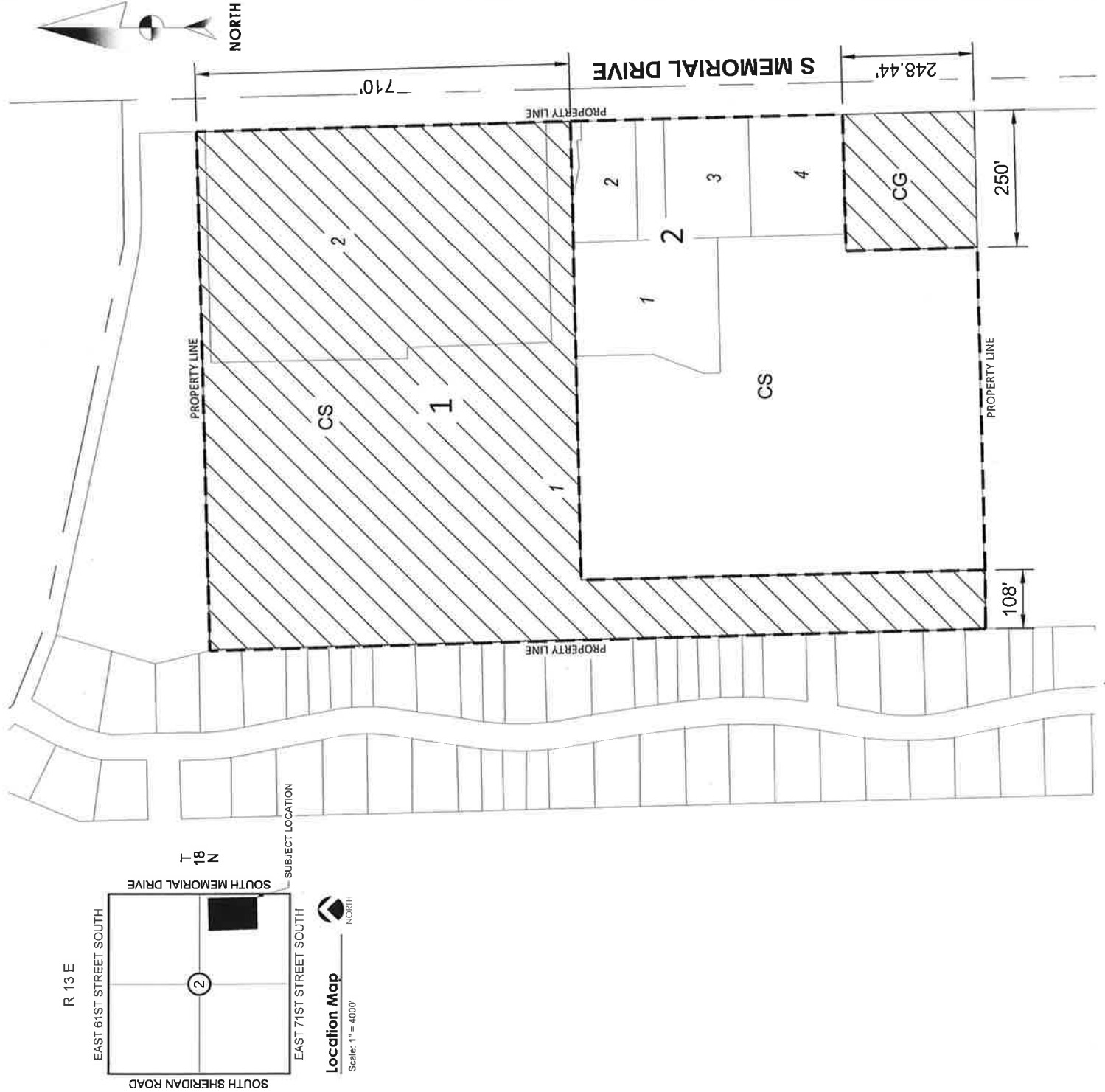


5.24.2017

SCALE 1" = 250'
ATLAS PAGE NO. _____
MANAGER _____
DRAWN BY _____
DATE 5/15/2017

REZONING EXHIBIT

C01



24.12



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-379-D

(Related to Z-7402 and Z-7402 Plat Waiver)

Hearing Date: July 5, 2017

Case Report Prepared by:

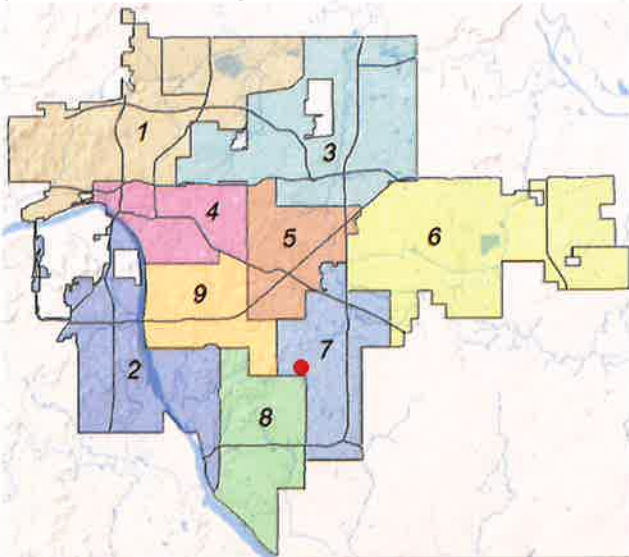
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Nicole Watts

Property Owner: Village at Woodland Hills

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Commercial

Proposed Use: Commercial

Concept summary: Rezoning and PUD amendment to reference current zoning code requirements for site development. Add CG zoning to allow a tasting room and brew pub in the shopping center.

Tract Size: 21.15 ± acres

Location: South of the southwest corner of E. 66th St. S. and S. Memorial Dr.

Zoning:

Existing Zoning: PK/ CS/ PUD-379

Proposed Zoning: CS/ CG/ PUD-379-D

Comprehensive Plan:

Land Use Map: Regional Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8302

CZM: 53

Atlas: 999/876

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

25.1

SECTION I: PUD-379-D

DEVELOPMENT CONCEPT: The PUD shall be governed by the Tulsa Zoning Code effective July 11, 2017 or as amended. Underlying zoning modifications are required to support the microbrewery uses identified in development area A

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

SECTION II: PUD-379-D Development Standards

PUD-379-D shall conform to the provisions of the Tulsa Zoning Code for development in a CG zoning district and its supplemental regulations except as defined below. All uses categories, subcategories or specific uses outside the permitted uses defined are prohibited. The PUD is separated into two development areas that reflect the two of the previous major amendments.

Tract Size **21.15+/- Acres (Both Development Areas)**

Development area A (Formerly part of PUD 379, Lot 1, Block 1) (19.90 +/- acres)

Development Area B (Formerly PUD 379 B and C, Lot 2 Block 1) (5.95 +/- acres)

Permitted uses for Both Development Areas:

Uses shall include permitted uses and those allowed by special exception as outlined below:

- 1) Residential
 - Townhouse
- 2) Public, Civic and Institutional
 - College or University
 - Hospital
 - Library or Cultural Exhibit
 - Parks and recreation
 - Religious Assembly
 - Safety Service
 - School
 - Minor Utilities and Public Service Facility
 - Wireless Communication Facility (Includes all specific uses)
- 3) Commercial
 - Animal Service (Includes all specific uses)
 - Small indoor assembly and entertainment
 - Broadcast or Recording Studio
 - Commercial Service (Includes all specific uses)
 - Financial Services (includes all specific uses)
 - Funeral or Mortuary Service
 - Lodging
 - Hotel/Motel only
 - Office (Includes all specific uses)
 - Restaurants and Bars

25.2

Restaurant
Bar
Brewpub
Retail Sales (includes all specific uses)
Studio, Artist or Instructional Service
Trade School

4) Industrial

Low-impact Manufacturing and industry limited to:

Microbrewery with a tasting room: (Limited to less than 10,000 barrels of beer and malt beverages per calendar year).

Micro distillery with a tasting room: (Limited to no more than 30,000 proof gallons per calendar year.)

5) Agricultural

Community Garden

Farm, Market or Community Supported

DEVELOPMENT AREA A

Maximum floor Area Ratio

0.50

Maximum building Height: To top of the parapet)

Within 125 feet of the West Boundary

22 feet

More than 125 feet from the West Boundary

50 feet

Architectural elements maximum height

60 feet when more than 125 feet from the west lot line.

Minimum Setbacks:

From West Boundary

85 feet

From South Boundary

20 feet

From North Boundary

35 feet

From East Boundary

25 feet

Off street parking:

Vehicular and bicycle parking shall be provided as required by the applicable use classification in a CG district however no parking is required for the first 5000 square feet of any use.

Landscaping

(Additional landscape requirements beyond minimum standards defined in Zoning Code)

Minimum 25 foot wide landscape edge along the west boundary (Minimum of one 2" caliper tree for every 20 linear foot of boundary)

Minimum 25 foot wide landscape edge along the east boundary (Minimum of one 2" caliper tree for every 50 linear foot of frontage)

Architecture:

Architectural materials on the rear of any building shall be similar to the front and of the same materials

Light:

No light in excess of 6 feet above ground level on the west side of the buildings

All lighting shall be pointed down and away from residential uses.

No light fixture may exceed 24 feet in height. Additionally No light within 300 feet of the west boundary can exceed the height of the building closest to the fixture.

Trash receptacles and loading docks:

All trash receptacles and loading docks shall be screened from ground level from properties from the west and north with masonry screening.

Signage

Only as allowed by right in a CS zoning District but limited to 2.0 square feet of display surface area for each lineal foot of building wall to which the sign is attached.

Permit a projecting, roof and flashing sign as part of a motion picture theatre marquee

Permit motion picture theatre signage which is consistent and compatible with the architectural theme of the shopping center and the architectural design of the motion picture theater space.

Flashing signs, changeable copy signs, running light or twinkle signs animated signs, revolving or rotating signs or signs with movement shall be prohibited.

Dynamic Display signs are prohibited

The maximum ground sign height cannot exceed 25 feet

Wall signs on the west wall of any building are prohibited when within 200 feet of the west boundary.

DEVELOPMENT AREA B:

Maximum floor Area Ratio

0.50

Minimum Lot area

0.5acres

Minimum lot width

100 feet

Maximum building Height: To top of the parapet)

50 feet

Architectural elements maximum height

60 feet

Minimum Setbacks:

From West Boundary

0 feet

From South Boundary

20 feet

From North Boundary

35 feet

From East Boundary

25 feet

Off street parking:

Vehicular and bicycle parking shall be provided as required by the applicable use classification in a CS district however no parking is required for the first 5000 square feet of any use.

Landscaping

(Additional landscape requirements beyond minimum standards defined in Zoning Code)

Minimum 25 foot wide landscape edge along the east boundary (Minimum of one 2" caliper tree for every 50 linear foot of frontage)

Architecture:

Architectural materials on the rear of any building shall be similar to the front and of the same materials

Light:

25.4

All lighting shall be pointed down and away from residential uses.
No light fixture may exceed 24 feet in height.

Trash receptacles and loading docks:

All trash receptacles and loading docks shall be screened from ground level from properties from the west and north with masonry screening.

Signage

Only as allowed by right in a CS zoning District but limited to 2.0 square feet of display surface area for each lineal foot of building wall to which the sign is attached.

Permit a projecting, roof and flashing sign as part of a motion picture theatre marquee

Permit motion picture theatre signage which is consistent and compatible with the architectural theme of the shopping center and the architectural design of the motion picture theater space.

Flashing signs, changeable copy signs, running light or twinkle signs animated signs, revolving or rotating signs or signs with movement shall be prohibited.

Dynamic Display signs are prohibited

The maximum ground sign height cannot exceed 28 feet

Wall signs on the west wall of any building are prohibited when within 200 feet of the west boundary.

Wall signs on the north wall of any building are prohibited when within 400 feet of the north boundary.

DETAILED STAFF RECOMMENDATION:

PUD 379-D is consistent with the Regional Center land use vision of the Comprehensive Plan and,

PUD 379-D is consistent with the anticipated future development and redevelopment of this site anticipating a higher density than was allowed previously and,

PUD 379-D will require a higher level of site design standards required by the Tulsa Zoning Code at the time of redevelopment and,

PUD 379-D is consistent with the PUD provisions of the Tulsa Zoning Code.

PUD 379-D is considered non injurious to the surrounding and abutting property owners therefore,

Staff recommends **Approval** of PUD-379-D to rezone property from PK/CS/ PUD-379 to CS/ CG/ PUD-379-D.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The PUD is consistent with the provisions of the Tulsa Comprehensive Plan and supports Regional Center redevelopment opportunities.

255

Land Use Vision:

Land Use Plan map designation: Regional Center

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

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: None

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 an underutilized strip shopping center that was previously developed in 1984.

Environmental Considerations: None that affect site development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Memorial Avenue	Primary Arterial	120	6

	Commuter Corridor overlay		
--	------------------------------	--	--

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 / PUD-187	Existing Neighborhood	Area of Growth	Multi Family and open space
East	CS, OL, OM	Regional Center	Area of Growth	Commercial
South	CS	Regional Center	Area of Growth	Commercial
West	RS-3	Existing Neighborhood	Area of Stability	Single Family Residential

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 22111 dated August 25, 2009 (PUD-379-C); and 16243 dated January 8, 1985 (PK, CS, PUD-379), established zoning for the subject property.

Subject Property:

PUD-379-C August 2009: All concurred in **approval** of a proposed *Major Amendment to PUD* on a 5.95± acre tract of land to add bar use (Use Unit 12a) to permitted uses, on property located south of the southwest corner of South Memorial Drive and East 66th Street South.

BOA-20936 July 14, 2009: The Board of Adjustment **approved** a *Variance* of the required parking requirement for a mixed-use commercial building in a PK district / PUD from 535 to 391 parking spaces; and a *Special Exception* to permit an Adult Entertainment Establishment (bar) on a lot within 150 ft. of an R zoned land; and **accepted** a *Verification of the spacing requirement* for an Adult Entertainment Establishment of 50 ft. from an R district and 300 ft. from a public park, school, church, and another Adult Entertainment Establishment; all to permit an Adult Entertainment Establishment (bar) in the existing commercial building in the PK district / PUD, on property located at 6612 S. Memorial Dr. and also known as a part of the subject property.

PUD-379-B May 2008: All concurred in **approval** of a proposed *Major Amendment to PUD* a 5.95± acre tract of land to add restaurant use (Use Unit 12) as a permitted use on property located south of southwest corner of South Memorial Drive and East 66th Street South and also known as the subject property.

PUD-379-6 July 11, 2007: The Planning Commission approved a Minor Amendment to PUD-379 to increase the number of ground signs permitted from two to three; and to increase the maximum allowable (aggregate) display surface area for ground signs from 480 square feet to 552 square feet; and increasing permitted display surface area for wall signs from one and one-half square feet per lineal foot of building wall to two square feet per lineal foot of building wall in conjunction with remodeling and reuse of the former Mervyn's retail store on subject property.

PUD-379-5 April 4, 2007: The Planning Commission approved a Minor Amendment to reduce the parking requirement from 448 to 391, as approved by the Board of Adjustment (BOA-20452) on March 13, 2007; and increasing permitted building height from 30 feet to 40 feet to accommodate proposed changes to the building's façade, associated with reuse of the former Mervyn's store as a gym and retail space.

BOA-20491 May 8, 2007: The Board of Adjustment approved a Special Exception to reduce parking requirements 10% for a mixed use commercial center on property located and abutting the subject property. A Minor Amendment was done to the PUD to reflect the Boards decision as case number: PUD-379-7/PUD-379-A-8.

BOA-20452 March 13, 2007: The Board of Adjustment approved a *Variance* of the parking requirement from 448 to 391; finding the requirement of one parking space to 200 sq. ft. is excessive in this case; and the applicant has cross-parking agreements with other areas in the center; located at 6612 S. Memorial Drive and also known as the subject property.

Z-6011/PUD-379 December 1984: A request for rezoning and a Planned Unit Development on a 33+ acre tract of land from CS/RS-3/OL/AG to CS/RM-2/PUD for commercial development was approved by the TMAPC recommending CS and PK instead of RM-2, for retail development, located and also known as the subject property. The request also abandoned the original PUD-209 that was approved for the property.

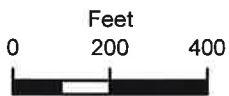
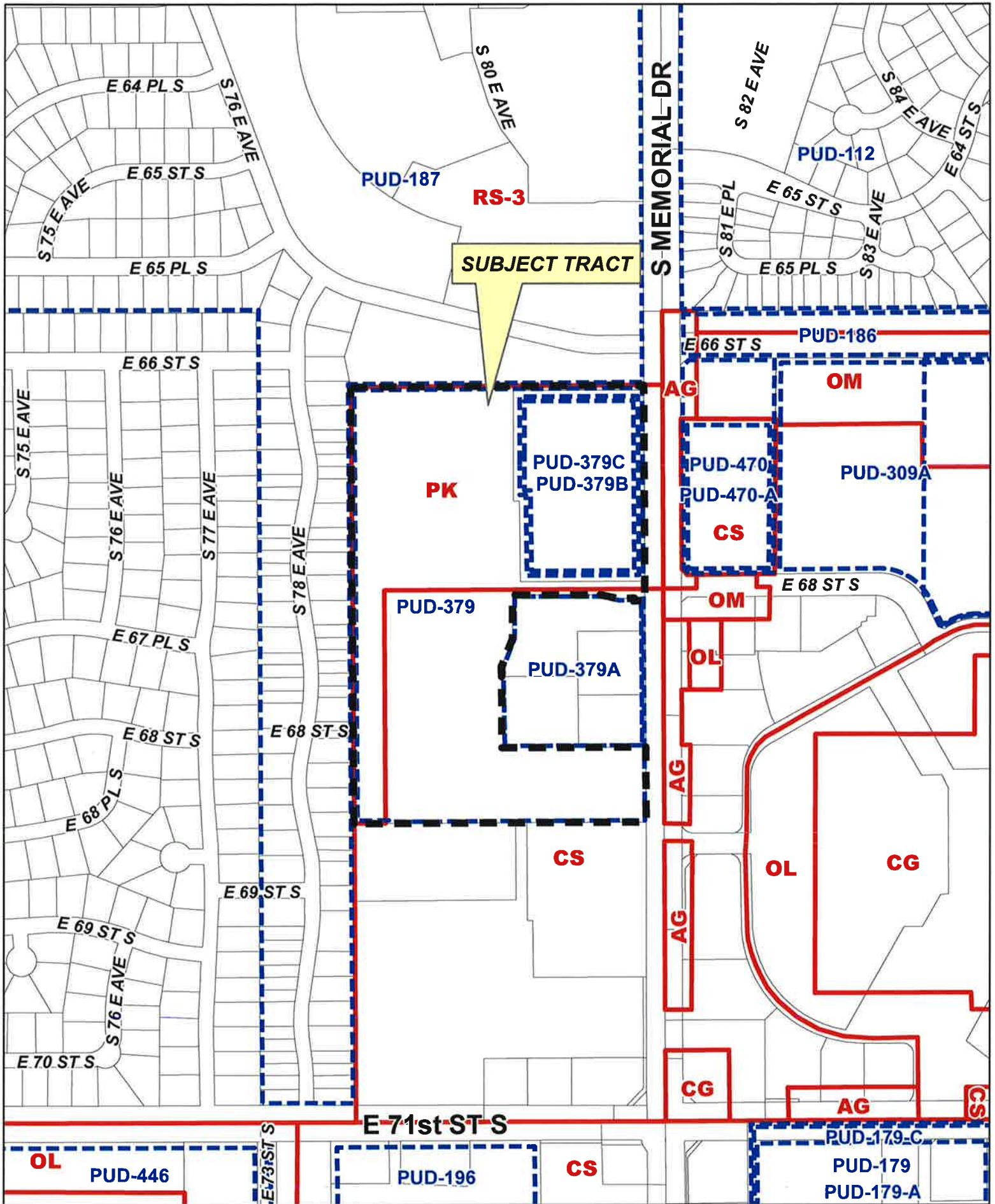
Surrounding Property:

Z-6113/ PUD-379-A July 1986: All concurred in **approval** of a request for *rezoning* and of a proposed *Major Amendment to PUD-379* on a 32.9+ acre tract of land from PK to CS to add commercial property to the existing development, therefore changing the development standards, located within the original PUD-379.

BOA-15258 September 28, 1989: The Board of Adjustment approved a Variance to permit a projecting roof and flashing sign as a part of a motion picture theater marquee within a PUD; per sign plan submitted, on property located at 6800 S. Memorial Dr.

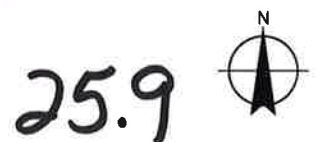
PUD-187 August 1976: All concurred in approval of a proposed Planned Unit Development 165.5+ acre tract of land for single-family, duplexes, multi-family, tennis club expansion and park/detention facilities with a total of 863 dwelling units on property located between East 61st Street South and East 71st Street South and between South Memorial Drive and South Sheridan Road; and abutting north and west of subject property.

7/5/2017 1:30 PM



PUD-379-D

18-13 02





Feet
0 200 400



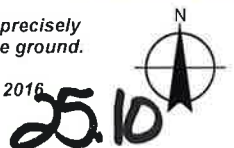
Subject
Tract

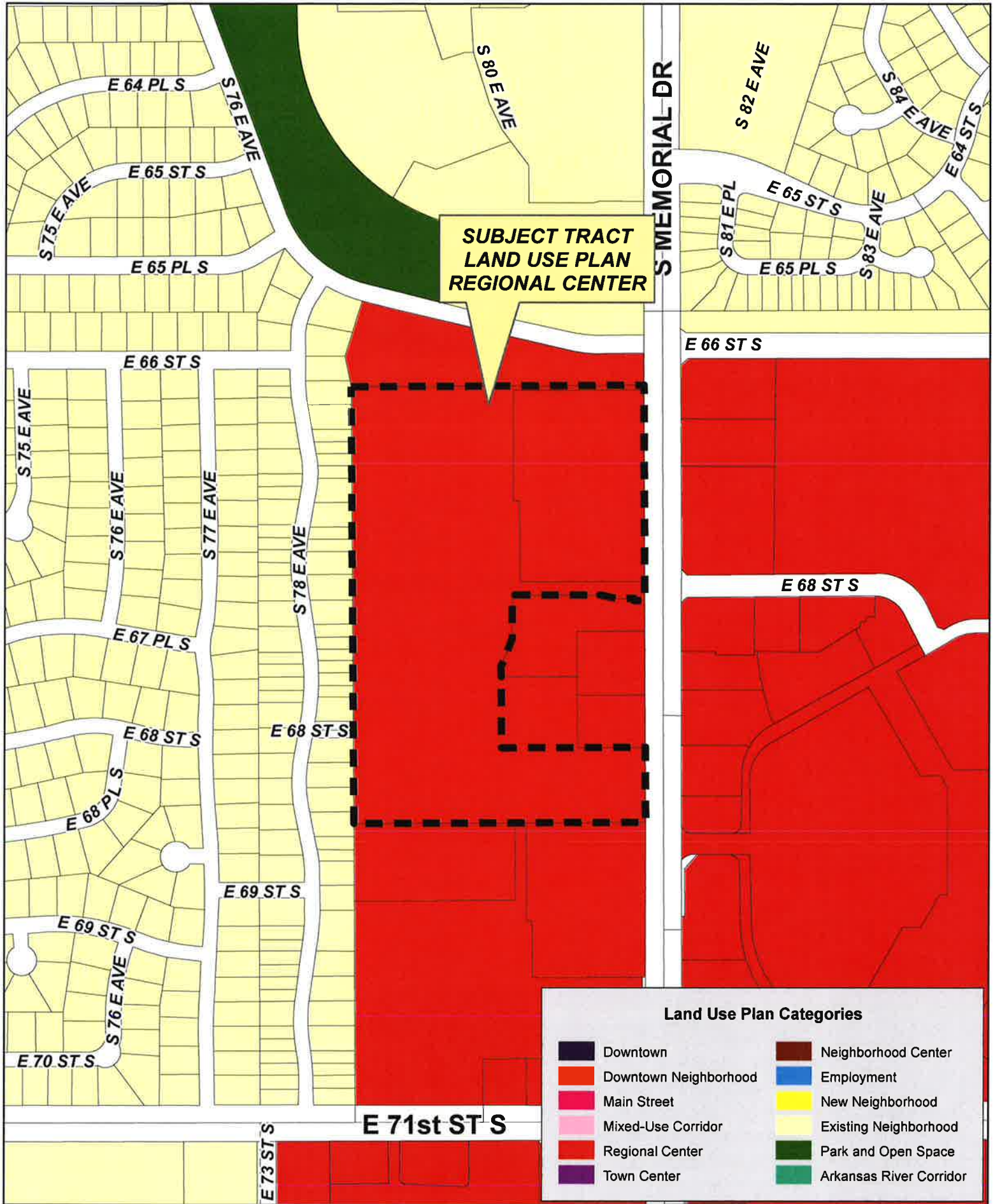
**Z-7402/
PUD-379-D**

18-13 02

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

Aerial Photo Date: February 2016



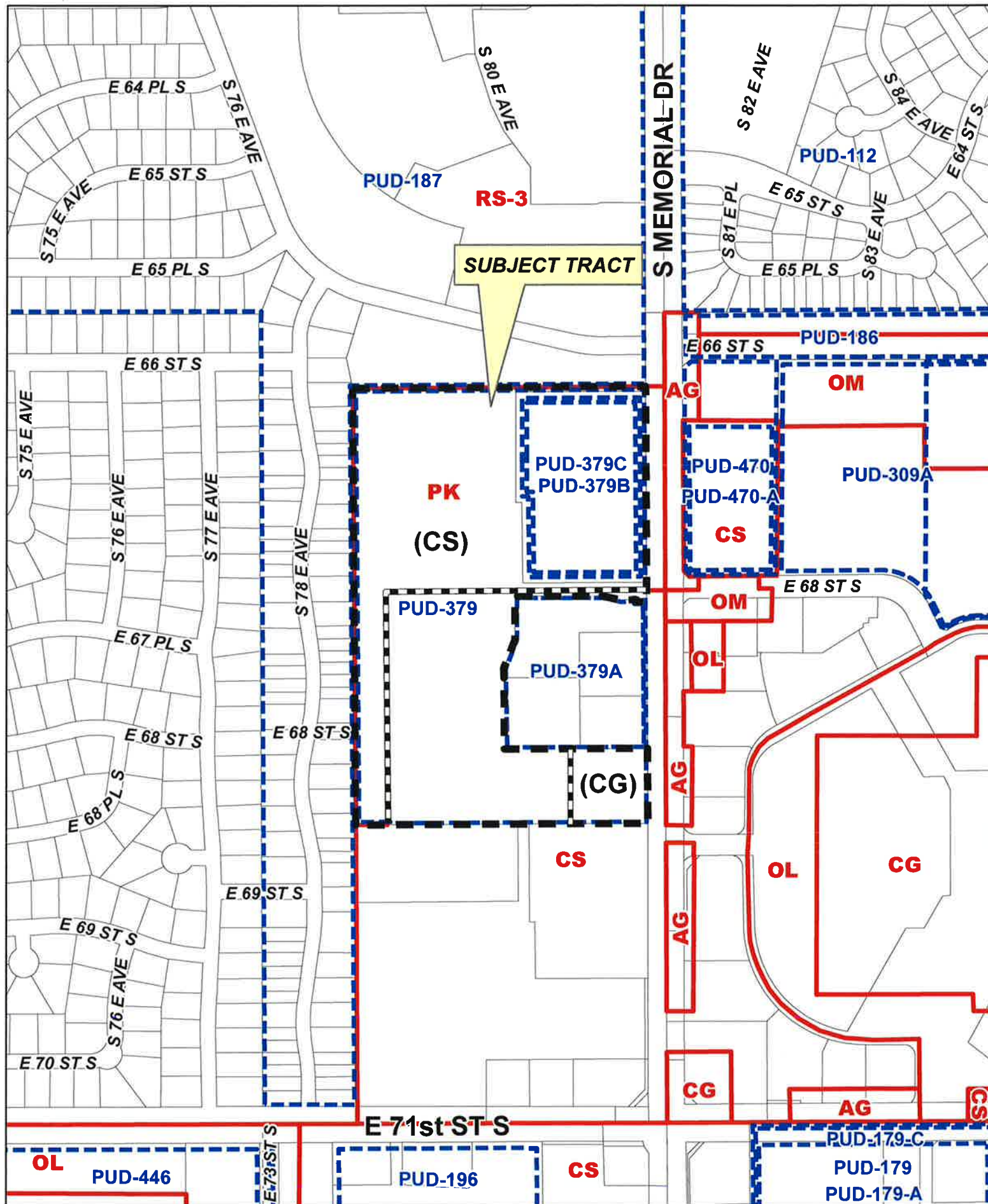


PUD-379-D

18-13 02







Z-7402/
PUD-379-D

18-13 02

25.13



Tulsa Metropolitan Area
Planning Commission

Case : Z-7402/PUD-379-D Plat Waiver
(Related to Z-7402 & PUD-379-D Zoning Requests)

Hearing Date: July 5, 2017

Case Report Prepared by:

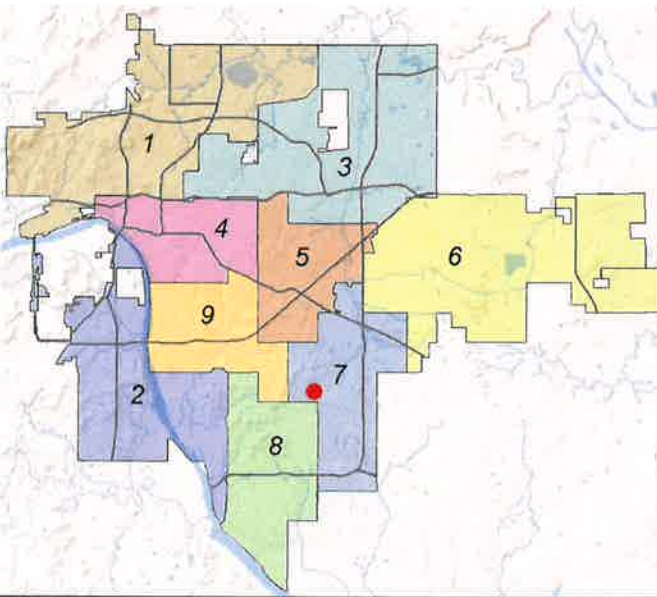
Nathan Foster

Owner and Applicant Information:

Applicant: Nicole Watts, KKT Architects

Owner: The Village at Woodland Hills, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver

Location: South of the southwest corner of East 66th Street South and South Memorial Drive

Zoning:

Present: CS, PK, PUD-379

Proposed: CS, CG, PK, PUD-379-D

Staff Recommendation:

Staff recommends **approval** of the Plat Waiver

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Applicant Submittal

PLAT WAIVER

Z-7402/PUD-379-D – (CD 7)

South of the southwest corner of East 66th Street South and South Memorial Drive

The platting requirement for this property is being triggered by a rezoning request (Z-7402) and a major amendment to a previously approved Planned Unit Development (PUD-379-D). The major amendment and rezoning are sought to accommodate the addition of a microbrewery and microdistillery to a previously established shopping center. No additional buildings are proposed.

The Technical Advisory Committee met on June 15, 2017 and the following items were determined:

1. The property was previously platted as Block 1 of The Village at Woodland Hills when the original PUD-379 was approved. It is recommended that the applicant amend the existing deed of dedication to reflect previous and proposed amendments to development standards.
2. All required right-of-way has been dedicated and is in place.
3. Necessary easements and utilities are all in place and no additional easements will be needed at this time.

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

26.2

TULSA METROPOLITAN AREA PLANNING COMMISSIONINCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024

www.tmapc.org

2-7402

PLAT WAIVER [] *ACCELERATED RELEASE OF BUILDING PERMIT***APPLICATION INFORMATION**RECEIVED BY: N DATE FILED: 5/25/17 TAC DATE: 6/15/17 TMAPC DATE: 7/5/17ZONING REFERENCE CASE: 2-7402/PUD-379-D BOA REFERENCE CASE: N/ATMAPC DATE (IF PENDING): 7/5/17 PROPOSED ZONING: CS, CG BOA DATE (IF PENDING): PUD-379-D

*A PRELIMINARY PLAT MUST BE IN PROCESS BEFORE A REQUEST FOR ACCELERATED RELEASE WILL BE CONSIDERED.

*PLAT NAME: N/A *APPROVAL DATE: _____ *ANTICIPATED APPROVAL DATE: _____**SUBJECT PROPERTY INFORMATION**ADDRESS OR DESCRIPTIVE LOCATION: 6608 S. Memorial DriveLEGAL DESCRIPTION: See attachedPRESENT ZONING PUD 379/CS/CG T-R-S 10/13/12 CZM _____ ATLAS _____ CD _____**INFORMATION ABOUT YOUR PROPOSAL**REASON FOR PLAT WAIVER APPLICATION: A tract was zoned to CG & CS for use only. All infrastructure is to site and all ROW is dedicated as needed.*EXTRAORDINARY OR EXCEPTIONAL CIRCUMSTANCES THAT JUSTIFY ACCELERATED RELEASE OF A BUILDING PERMIT: N/A*BENEFITS AND PROTECTIONS TO THE CITY IF THE BUILDING PERMIT IS RELEASED PRIOR TO FILING THE FINAL PLAT: N/A

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	<u>Nicole Watts - KKT Architects, Inc</u>	NAME	<u>Village at Woodland Hills Partners, LLC</u>
ADDRESS	<u>2200 S. Utica Place #200</u>	ADDRESS	<u>c/o Pro Health / PO Box 54469</u>
CITY, ST, ZIP	<u>Tulsa, OK 74114</u>	CITY, ST, ZIP	<u>Oklahoma City, OK 73154</u>
DAYTIME PHONE	<u>918.744.4270</u>	DAYTIME PHONE	
EMAIL	<u>nicole.watts@kktarchitects.com</u>	EMAIL	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE: <u>Nicole Watts</u>		<u>5.23.2017</u>	
DOES OWNER CONSENT TO THIS APPLICATION [] YES [] NO: WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? <u>Engineer</u>			
APPLICATION FEES			
TOTAL DUE: <u>\$ 250.00</u>		RECEIPT NUMBER: <u>229360</u>	

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

TMAPC ACTION: [] APPROVED [] DENIED DATE: _____ CONDITIONS: _____

26.3

REVISED 11/3/2015

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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) If yes, was plat recorded for the original P.U.D.? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10) Is this a Major Amendment to a P.U.D.? | <input checked="" type="checkbox"/> | <input 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.

26.4