

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

## **Meeting No. 2753**

**September 6, 2017, 1:30 PM**

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

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

Call to Order:

### **REPORTS:**

#### **Chairman's Report:**

#### **Work session Report:**

#### **Director's Report:**

Review TMAPC Receipts for the month of July 2017

1. Minutes of August 16, 2017, Meeting No. 2752

### **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-21038** (Lot-Split) (County) – Location: North of the northeast corner of North 137<sup>th</sup> East Avenue and East 78<sup>th</sup> Street North (Related to LC-929)
3. **LC-929** (Lot-Combination) (County) – Location: North of the northeast corner of North 137<sup>th</sup> East Avenue and East 78<sup>th</sup> Street North (Related to LS-21038)
4. **LC-930** (Lot-Combination) (County) – Location: North and west of the northwest corner of West 9<sup>th</sup> Street South and South 174<sup>th</sup> West Avenue
5. **LS-21040** (Lot-Split) (CD 7) – Location: 6737 East 65<sup>th</sup> Street
6. **LS-21041** (Lot-Split) (County) – Location: Northeast corner of South 145<sup>th</sup> East Avenue and Highway 64
7. **LC-931** (Lot-Combination) (County) – Location: East of the northeast corner of West 39<sup>th</sup> Street and South 55<sup>th</sup> West Avenue

8. **LS-21043** (Lot-Split) (County) – Location: West of the northwest corner of East 191<sup>st</sup> Street and South Yale Avenue (Related to LS-21042 on Public Hearing Agenda, LS-21044 and LC-932 on the Consent Agenda)
9. **LS-21044** (Lot-Split) (County) – Location: West of the northwest corner of East 191<sup>st</sup> Street and South Yale Avenue (Related to LS-21042 on Public Hearing Agenda, LS-21043 and LC-932 on the Consent Agenda)
10. **LC-932** (Lot-Split) (County) – Location: West of the northwest corner of East 191<sup>st</sup> Street and South Yale Avenue (Related to LS-21042 on Public Hearing Agenda, LS-21043 and LS-21044 on the Consent Agenda)
11. **LS-21045** (Lot-Split) (County) – Location: South of the southeast corner of South 162<sup>nd</sup> West Avenue and West 41<sup>st</sup> Street South
12. **PUD-261-C-3 Dr. Mitchell Clary** (CD 2) Location: East of the northeast corner of East 71<sup>st</sup> st South and Riverside Drive requesting a **PUD Minor Amendment** to allow wall signs within Lot 1
13. **Blue Anchor** (CD 3) Preliminary Plat Extension, Location: 12144 East 46<sup>th</sup> Street, north of East 46<sup>th</sup> Street North, and west of North 129<sup>th</sup> East Avenue

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

#### **PUBLIC HEARINGS:**

14. **LS-21039** (Lot-Split) (CD 6) – Location: East of the northeast corner of South Lynn Lane Road and East 21<sup>st</sup> Street South
15. **LS-21042** (Lot-Split) (County) – Location: West of the northwest corner of East 191<sup>st</sup> Street and South Yale Avenue (Related to LS-21043, LS-21044 and LC-932 on the Consent Agenda)
16. **QTD/K Addition** (CD 3) Modification to previously approved Authorization for Accelerated Release of a Building Permit, Location: East of North Garnett Road between East 36<sup>th</sup> Street North and East 46<sup>th</sup> Street North
17. **Z-7404 AAB Engineering, LLC/Alan Betchan** (CD 9) Location: East of Riverside Drive between East 37<sup>th</sup> Place and East 38<sup>th</sup> Place South requesting rezoning from **RS-3/RDO-3** to **RM-2/RDO-3** (Continued from August 16, 2017)

18. **Z-7405 Kevin Symcox** (CD 4) Location: Northwest corner and southwest corner and south of the southeast corner of East 11<sup>th</sup> Street and South Lewis Avenue requesting rezoning from **RM-2/OL/CH/IM** to **MX2-P-45** and **MX2-P-U**
19. **Z-7406 Mark Hilsheimer** (CD 2) Location: Southwest corner of West 36<sup>th</sup> Place and South Elwood Avenue requesting rezoning from **RS-3** to **IM** (Related to Z-7406 Plat Waiver)
20. **Z-7406 Plat Waiver** (CD 2) Location: Southwest corner of West 36<sup>th</sup> Place and South Elwood Avenue (Related to Z-7406 Rezoning)
21. **Z-7407 Nathan Cross** (CD 7) Location: South of the southeast corner of South 75<sup>th</sup> East Avenue and East 61<sup>st</sup> Street requesting rezoning from **RS-3** to **CG** with optional development plan
22. **PUD-221-J City of Tulsa/ Ray Meldrum** (CD 2) Location: Southeast corner of East 41<sup>st</sup> Street and South 134<sup>th</sup> East Avenue requesting a **Major Amendment to a PUD** to allow Safety Service as an allowable use to permit a fire station

## **OTHER BUSINESS**

23. **LC-937** (Lot-Split) (CD 1) – Location: North of the northwest corner of West Jasper Street and North Denver Avenue (**withdrawn by applicant**) (**applicant requests a refund of \$100.00**)

## **24. Commissioners' Comments**

## **ADJOURN**

CD = Council District

RS-3=Residential Single-Family 3  
RM-2=Residential Multi-Family 2  
RDO-3=River Design Overlay 3  
PUD=Planned Unit Development  
OL=Office-Low  
CH=Commerical-High  
IM=Industrial-Medium  
MX-2=Community Mixed-Use  
CS= Commerical-Shopping  
CG= Commerical-General

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

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

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

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



**TMAPC Receipt Comparison  
July 2017**

	<b>July 2017</b>	<b>June 2017</b>	<b>July 2016</b>
<b>Zoning Letters</b>	9	11	11
<b>Zoning</b>	6	1	2
<b>Plan Reviews</b>	23	22	20
<b>Minor Subdivisions</b>	0	0	0
<b>Preliminary Plats</b>	2	6	2
<b>Final Plats</b>	2	1	1
<b>Plat Waivers</b>	1	0	0
<b>Lots Splits</b>	7	8	8
<b>Lot Combinations</b>	6	7	10
<b>Other</b>	1	0	1
<b>Comp Plan Amendments</b>	0	0	0

8/29/2017

DimS

**TMAPC RECEIPTS**  
**Month of July 2017**

----- Current Period -----				----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	9	\$412.50	\$412.50	\$825.00	9	413	413	\$825.00
Zoning	6	2,400.00	2,400.00	4,800.00	6	2400	2400	4,800.00
Plan Reviews	23	2,025.00	2,025.00	4,050.00	23	2025	2025	4,050.00
Refunds		0.00	0.00	0.00		0	0	0.00
NSF		0.00	0.00	0.00		0	0	0.00
		<u>\$4,837.50</u>	<u>\$4,837.50</u>	<u>\$9,675.00</u>		<u>\$4,837.50</u>	<u>\$4,837.50</u>	<u>\$9,675.00</u>
LAND DIVISION								
Minor Subdivision	0	\$0.00	\$0.00	\$0.00	0	0	0	0.00
Preliminary Plats	2	1,090.50	1,090.50	2,181.00	2	1091	1091	2,181.00
Final Plats	2	862.50	862.50	1,725.00	2	863	863	1,725.00
Plat Waviers	1	125.00	125.00	250.00	1	125	125	250.00
Lot Splits	7	350.00	350.00	700.00	7	350	350	700.00
Lot Combinations	6	325.00	325.00	650.00	6	325	325	650.00
Other	1	250.00	250.00	500.00	1	250	250	500.00
NSF		0.00	0.00	0.00		0	0	0.00
Refunds		0.00	0.00	0.00		0	0	0.00
		<u>\$3,003.00</u>	<u>\$3,003.00</u>	<u>\$6,006.00</u>		<u>\$3,003.00</u>	<u>\$3,003.00</u>	<u>\$6,006.00</u>
TMAPC COMP								
Comp Plan Admendment	0	\$0.00	\$0.00	\$0.00	0	0	0	\$0.00
Refund		<u>\$0.00</u>		<u>\$0.00</u>		0	0	\$0.00
		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
BOARDS OF ADJUSTMENT								
Fees	22	\$6,500.00	\$1,700.00	\$8,200.00	22	6500	1700	\$8,200.00
Refunds		0.00	0.00	\$0.00		0	0	0.00
NSF Check		0.00	0.00	\$0.00		0	0	0.00
		<u>\$6,500.00</u>	<u>\$1,700.00</u>	<u>\$8,200.00</u>		<u>\$6,500.00</u>	<u>\$1,700.00</u>	<u>\$8,200.00</u>
TOTAL		\$14,340.50	\$9,540.50	\$23,881.00		\$14,340.50	\$9,540.50	\$23,881.00
LESS WAIVED FEES *		\$0.00		\$0.00		\$0.00		\$0.00
GRAND TOTALS		\$14,340.50	\$9,540.50	\$23,881.00		\$14,340.50	\$9,540.50	\$23,881.00

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

**Case Number:** PUD-261-C-3  
**Minor Amendment**

**Hearing Date:** September 6, 2017

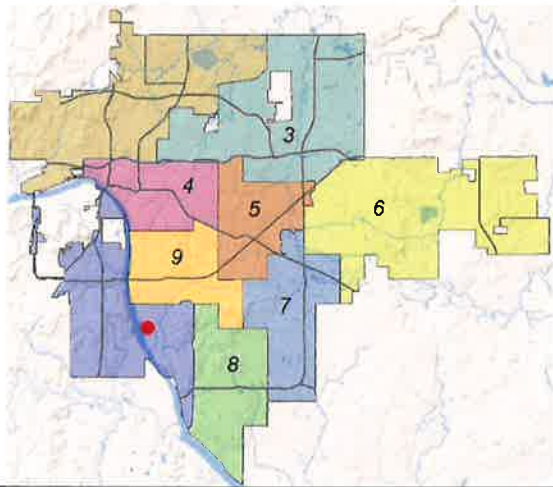
**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**

Applicant: Dr. Mitchell Clary

Property Owner: Same

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to allow wall signs within Lot 1.

Gross Land Area: 1.8 acres

Location: East of the NE/c East 71<sup>st</sup> St South and Riverside Drive

1425 East 71<sup>st</sup> Street South  
Lot 1, Block 1 Riverbridge West

**Zoning:**

Existing Zoning: OM/CS/PUD-261-C

Proposed Zoning: No Change

**Comprehensive Plan:**

Land Use Map: Town Center

Growth and Stability Map: Growth

**Staff Recommendation:**

Staff recommends **approval**.

32 sf allowable wall sign area per building in Lot 1.  
Dynamic displays not allowed.

**Staff Data:**

TRS: 1813

CZM: 52

Atlas: 1008

**City Council District: 2**

*Councilor Name:* Jeannie Cue

**County Commission District: 3**

*Commissioner Name:* Ron Peters

**SECTION I:** PUD-261-C-3 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the PUD Development Standards to wall signage within Lot 1.

Currently, no wall signs are allowed within Lot 1 of PUD-261-C. The underlying zoning of Lot 1 is OM and CS. Within the OM zone, lots are allowed one sign per street frontage of 32 sf in area or 0.30 sf in area per linear foot of street frontage, whichever is greater. Within the CS zone, buildings are allowed wall signs 3 sf in area per linear foot of building wall to which attached. This is allowed on all walls of all buildings on a lot.

With the wide range in allowable signage by underlying zoning, the nature of the office development should be considered. CS zoning signage would be far too excessive for the development, however the limit of the PUD of no wall signage and of the OM zone for one sign per lot, for a lot containing three separate office buildings is overly restrictive for the tenants of those offices. Staff recommends a total square footage allowance of 32 sf in wall sign area per building within Lot 1.

Use of dynamic displays will require further consideration by TMAPC and shall not be considered allowable within Lot 1 by this amendment.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(1) of the City of Tulsa Zoning Code.*

*"Modification to approved signage, provided the size, location, number and character (type) of signs is not substantially altered."*

Staff has reviewed the request and determined:

- 1) 32 sf of total wall sign area be allowed per building in Lot 1, without an allowance for dynamic displays.
- 2) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 3) All remaining development standards defined in PUD-261-C and subsequent amendment shall remain in effect.

Exhibits included with staff recommendation:

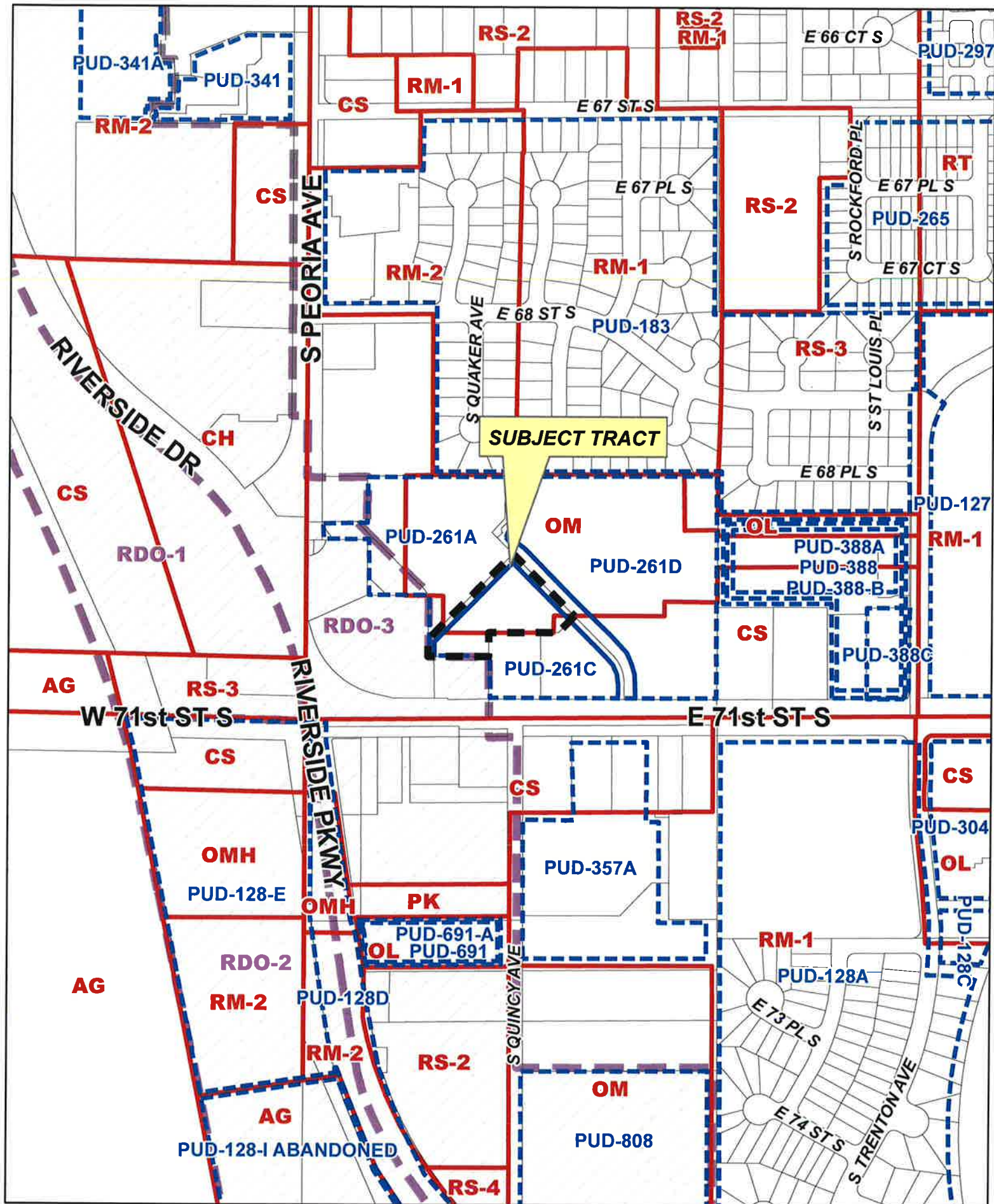
INCOG zoning case map

INCOG aerial photo

Applicant Exhibits:

Proposed Signage Exhibit

With considerations listed above, staff recommends **approval** of the minor amendment request to allow wall signs within Lot 1.



**PUD-261-C-3**

18-13 06

12.4







0 200 400  
Feet



Subject  
Tract

**PUD-261-C-3**

18-13 06

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

Aerial Photo Date: February 2016







**E 71st ST S**

0      Feet      100  
50



**Subject  
Tract**

**PUD-261-C-3**

18-13 06

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

*Aerial Photo Date: February 2016*

12.6





77" x 34.75" Black Lettering



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SCALE:  
DATE: 5-12-2017  
FILE NAME:  
SALES REP:  
DRAWN BY: Pearson  
PROJECT:  
LOCATION: TULSA  
ADDRESS:



CLIENT APPROVAL / DATE:  
LANDLORD APPROVAL / DATE:

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REVISIONS:	
1.	
2.	
3.	
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6.	

SHEET NUMBER  
1 of 1  
DWG

12.7







Tulsa Metropolitan Area  
Planning Commission

**Case:** Blue Anchor

**Hearing Date:** September 6, 2017

**Case Report Prepared by:**

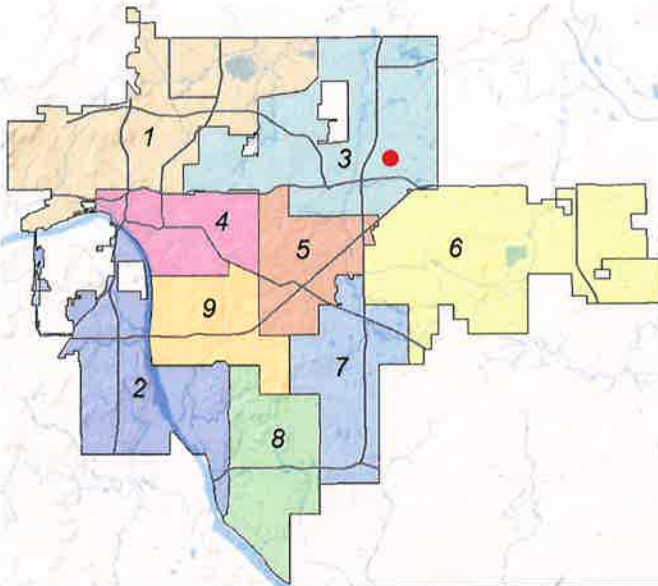
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Carolyn Back, Wallace Engineering

*Owner:* Anchor Stone Co.

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



**Applicant Proposal:**

Extension of Preliminary Plat Approval

*Location:* 12144 East 46<sup>th</sup> Street, North of East 46<sup>th</sup> Street North, and west of North 129<sup>th</sup> East Avenue

*Summary:* Preliminary approval was given on September 7, 2016. No objections were raised to the 6-month extension to allow time for a final plat to be completed.

**Zoning:** IH

**Staff Recommendation:**

Staff recommends **approval** of the preliminary plat approval extension

**City Council District:** 3

*Councilor Name:* David Patrick

**County Commission District:** 1

*Commissioner Name:* John Smaligo

**EXHIBITS:** Letter of explanation from applicant, previously approved preliminary plat conditions



August 7, 2017

Mr. Nathan Foster  
INCOG  
2 West 2<sup>nd</sup> Street; Suite 800  
Tulsa, Oklahoma 74103

RE: Blue Anchor Draft Final Plat Status  
Request for Preliminary Plat Approval Timeline Extension  
Wallace Project No. 1640083

Nathan:

We are writing to ask for an extension of the 1-year Blue Anchor Preliminary Plat approval timeline.

Since receiving the Preliminary Plat approval on September 7, 2016, and accepted by TMAPC Chair on September 21, 2016, we encountered some soil stability issues that caused us to halt all progress on the Plat to focus on the site, evaluate the situation, hire a Geotechnical Engineer to perform site exploration studies, and evaluate the viability of the site for the proposed use.

We are now back to working on the Draft Final Plat, but do not believe we can have everything comfortably through the process with an approved Final Plat by the end of our 1-year timeline, September 7, 2016.

We appreciate the opportunity to share this information with you and respectfully ask for a 6-month extension.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

WALLACE ENGINEERING • STRUCTURAL CONSULTANTS, INC.

Carolyn Back  
Senior Land Use Planner

Wallace Engineering  
Structural Consultants, Inc.  
200 East Mathew Brady Street  
Tulsa, Oklahoma 74103  
918.584.5858, 800.364.5858  
www.wallacesc.com

13.2

# TULSA METROPOLITAN AREA PLANNING COMMISSION

## Minutes of Meeting No. 2729

Wednesday, September 7, 2016 1:30 p.m.

City Council Chamber

One Technology Center – 175 E. 2<sup>nd</sup> Street, 2<sup>nd</sup> Floor

Members Present	Members Absent	Staff Present	Others Present
Covey	Carnes	Fernandez	Berry, COT
Dix	Midget	Hoyt	VanValkenburgh, Legal
Fretz		Miller	Warlick, COT
Millikin		Sawyer	Warrick, COT
Reeds		White	
Shivel		Wilkerson	
Stirling			
Walker			
Willis			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, September 1, 2016 at 3:51p.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

After declaring a quorum present, Chair Covey called the meeting to order at 1:30 p.m.

### REPORTS:

#### Chairman's Report:

**Director's Report:** Ms. Miller reported on City Council actions and updated TMAPC on Receipts for the month of July 2016.

Mr. Dix asked Ms. Miller if the TMAPC receipt report could include a comparison of this year to the same time last year. Ms. Miller answered yes she will provide that to TMAPC in the future .

\*\*\*\*\*

#### 1. Minutes:

Minutes of August 17, 2016, Meeting No. 2728



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

**There were no interested parties wishing to speak.**

**TMAPC Action; 8 members present:**

On **MOTION** of **WALKER**, TMAPC voted **8-0-0** (Dix, Fretz, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; Carnes, Covey, Midget, "absent") to **APPROVE** LS-20908 per staff recommendations.

16. **Blue Anchor** Minor Subdivision Plat (staff recommends Preliminary Plat), Location: North of East 46<sup>th</sup> Street North, and west of North 129<sup>th</sup> East Avenue, (CD 3)

**STAFF RECOMMENDATION:**

**MINOR SUBDIVISION PLAT**

The plat consists of 1 Lot, 1 Block, on 1.41 acres.

The following issues were discussed August 18, 2016, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned IH (industrial heavy).
2. **Streets:** Show Limits of No Access and identify access location and size. Since 46<sup>th</sup> Street is a State Highway, ODOT approval is required. Provide reference for Right of Way such as Document number or book/page number. Location easement has not been shown. Limits of No Access section needs to be included in covenants. Sidewalk section needs to be included in covenants.
3. **Sewer:** No comment.
4. **Water:** Provide book and page number of right of way along East 46<sup>th</sup> Street North. The 24 inch concrete line can't be tapped. A connection from the 12 inch waterline east of Highway 169 to a flange in the vicinity of 129<sup>th</sup> must be the connection point. The 12 inch needs to tie to the 24 across the front of the platted property. This should be valved with hydrants. It should front the plat, but the extension to 129<sup>th</sup> East Avenue might be reduced. An IDP is required.
5. **Storm Drainage:** If on-site detention is planned for the development of the site then a Detention Easement will be required. If on-offsite detention is planned for, then Fees-in-lieu of would be required. If offsite drainage enters site it must be placed in a properly sized drainage easement.
6. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: No

comment.

7. **Other: Fire:** If any structure is built on the site it will be required to have hydrant coverage per IFC 2015.
8. **Other: GIS:** In the location description for the plat, spell out Indian Base and Meridian. Submit a subdivision control data sheet. In the sub-title of the plat add City of Tulsa, Tulsa County, State of Oklahoma. Correct graphic scale bar for the plat. Provide/state the coordinate system used with the basis of bearing. Provide the email address for the surveyor. The correct address for this property should be 12585 East 46<sup>th</sup> Street North.

Staff recommends **APPROVAL of a Preliminary Plat rather than the submitted Minor subdivision plat** because of issues of access approval being needed through ODOT, floodplain issues and IDP issues especially concerning water lines, and with the TAC recommendations and the special and standard conditions listed below.

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

1. The concerns of the Development Services and Engineering Services staffs must be taken care of to their satisfaction.

**Standard Conditions:**

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)

8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefore shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefore shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued



compliance with the standards and conditions.

24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

**The applicant indicated her agreement with staff's recommendation.**

**TMAPC Action; 8 members present:**

On **MOTION** of **MILLIKIN**, TMAPC voted **8-0-0** (Dix, Fretz, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; Carnes, Covey, Midget, "absent") to **APPROVE** the Preliminary Plat rather than the submitted Minor subdivision plat per staff recommendations.

\*\*\*\*\*

17. **QuikTrip 0031** Waiver to the Subdivision Regulations for a Sidewalk Waiver, Location: Southwest corner of South Sheridan Road and East 51<sup>st</sup> Street South, (CD 9) (**Applicant withdrew the application September 7, 2016**)

**OTHER BUSINESS**

18. **Refund Request** – Coutant Properties/Kevin Coutant, Z-7357 – **City Rezoning with ODP**, Location: 2 West 2<sup>nd</sup> Street, STE 700 Tulsa, OK 74103 requesting a refund of \$1736.00, Applicant has withdrawn this application and requested a refund. (CD 5)

**TMAPC Action; 8 members present:**

On **MOTION** of **SHIVEL**, TMAPC voted **8-0-0** (Dix, Fretz, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; Carnes, Covey, Midget, "absent") to **APPROVE** refund request of \$1736.00 per staff recommendations.

\*\*\*\*\*

**19. Commissioners' Comments**

Mr. Shivel stated over the past 10 years he has experienced 230 plus TMAPC meetings and without a doubt this was the most complete professional series of presentations for the benefit of Tulsans including the consultants, The Kaiser Foundation, City of Tulsa Planning Department, INCOG and the citizens of Tulsa. Mr. Shivel feels blessed to be here.

\*\*\*\*\*

## ADJOURN

### **TMAPC Action; 8 members present:**

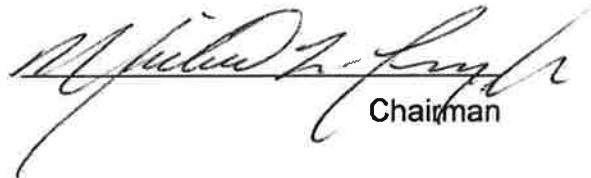
On **MOTION** of Millikin, TMAPC voted **8-0-0** (Dix, Fretz, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; Carnes, Covey, Midget "absent") to **ADJOURN** TMAPC meeting 2729.

## ADJOURN

There being no further business, the Chair declared the meeting adjourned at 3:08 p.m.

Date Approved:

09-21-2016

  
Chairman

ATTEST:

  
Secretary



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** LS-21039

**Lot-Split**

**Hearing Date:** September 6, 2017

**Case Report Prepared by:**

Amy Ulmer

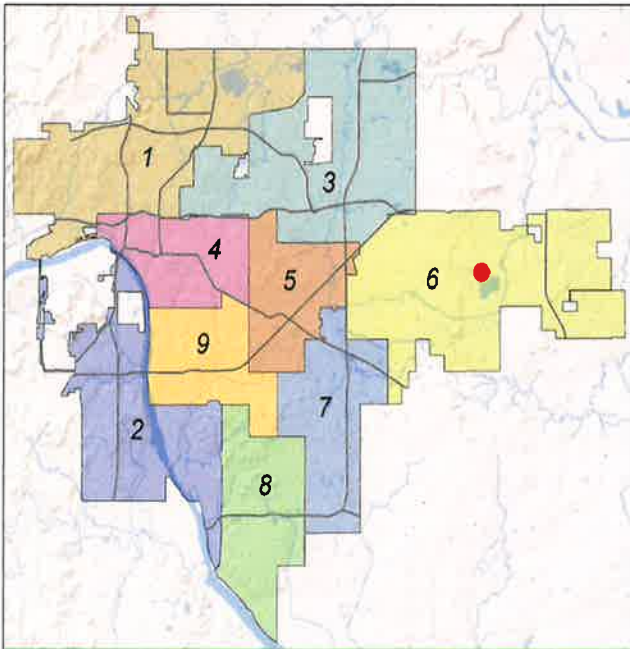
**Owner and Applicant Information:**

Applicant: David M. Dryer

Property Owners: Dhamma Corp

**Location Map:**

**(shown with County Commission Districts)**



**Applicant Proposal:**

Proposal to split an existing RS-1 tract into two tracts.

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

Existing Use: Vacant

Tract A Size: 2.7 ± acres

Tract B Size: 2.3 ± acres

Location: East of Northeast corner of South Lynn Lane Road and East 21<sup>st</sup> Street South

**Comprehensive Plan:**

Land Use Map:

*Mixed-Use Corridor*

Stability and Growth Map:

*Area of Growth*

**Zoning:**

Existing Zoning: RS-1

**Staff Recommendation:**

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

**City Council District: 6**

*Councilor Name:* Connie Dodson

**County Commission District: 1**

*Commissioner Name:* John Smaligo

## Lot-Split and Waiver of Subdivision Regulations

September 6, 2017

**LS-21039**

**David M. Dryer, (9412) (RS-1) (Council District 6)**

**Location: East of Northeast corner of South Lynn Lane Road and East 21<sup>st</sup> Street South**

The Lot-Split proposal is to split an existing Single-Family Residential (RS-1) tract into two tracts. The two resulting tracts will meet the Bulk and Area requirements of the Tulsa County Zoning Code.

The Technical Advisory Committee met on August 17, 2017 and had the following comment. Development Services is requiring that 20'-25' feet of right-of-way be dedicated along East 21<sup>st</sup> Street South, including any previously dedicated right-of-way. Additionally, the extension of a water main line along the tracts frontages will be a requirement during construction development on either tracts.

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





0 Feet 250 500



Subject  
Tract

**LS-21039**

19-14 12

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

Aerial Photo Date: February 2016









Tulsa Metropolitan Area  
Planning Commission

**Case Number:** LS-21042

**Lot-Split**

**Hearing Date:** September 6, 2017

**Case Report Prepared by:**

Amy Ulmer

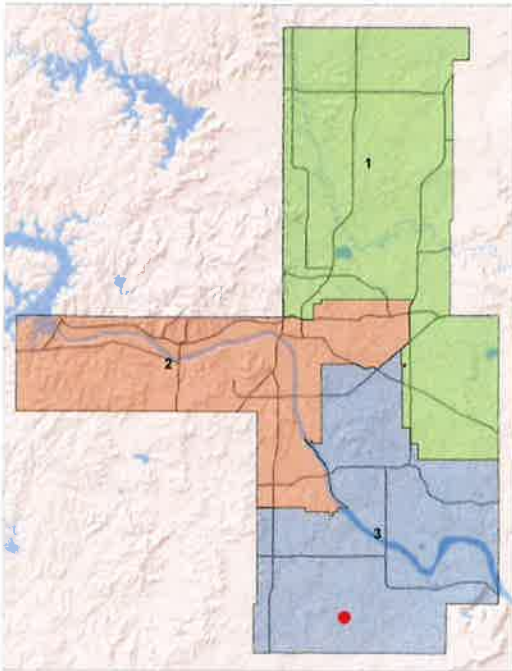
**Owner and Applicant Information:**

Applicant: Kyle Tate

Property Owners: same

**Location Map:**

**(shown with County Commission Districts)**



**Applicant Proposal:**

Proposal to split an existing AG tract into two tracts.

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

Existing Use: Residential

Tract 1 Size: 3.4 ± acres

Tract 2 Size: 71.9 ± acres

Location: West of the Northwest corner of East 191<sup>st</sup> Street South and South Yale Avenue

**Comprehensive Plan:**

Land Use Map:

N/A

Stability and Growth Map:

N/A

**Zoning:**

Existing Zoning: AG

**Staff Recommendation:**

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

**County Commission District: 3**

*Commissioner Name:* Ron Peters

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

**September 6, 2017**

**LS-21042**

**David M. Dryer, (6304) (AG) (County)**

**Location: West of the Northwest corner of East 191<sup>st</sup> Street South and South Yale Avenue**

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

The Technical Advisory Committee met on August 17, 2017 and had the following comment. The County Engineer is requesting that 50' of right-of-way be dedicated along East 191<sup>st</sup> Street South, including any previously dedicated right-of-way.

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





E 185 ST S

S 46 E AVE

2

1

E 191st ST S

S 43 E AVE

S 46 E AVE

0 Feet 250 500



Subject  
Tract

**LS-21042**

16-13 04

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

Aerial Photo Date: February 2016



153







Tulsa Metropolitan Area  
Planning Commission

**Case :** QTD/K Addition

**Hearing Date:** August 16, 2017

**Case Report Prepared by:**

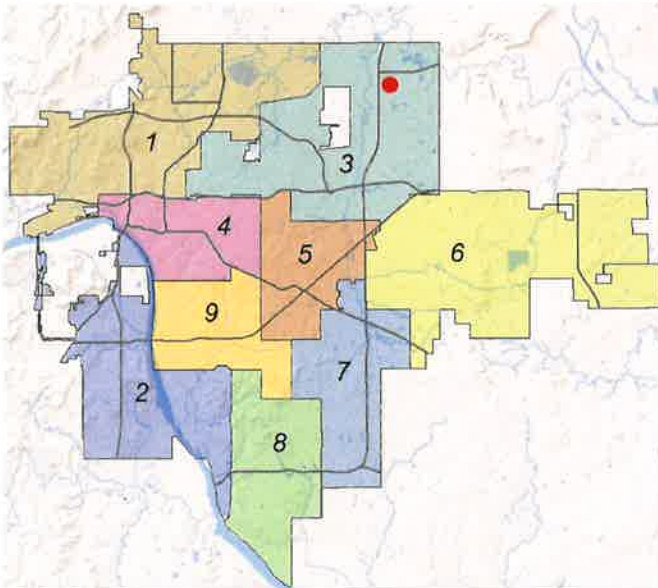
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Carly Goodnight

*Owner:* O.L.T. - Greenhill Investment Co.

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



**Applicant Proposal:**

Requests modification to previously approved conditions for an accelerated release of a building permit

*Location:* East of North Garnett Road  
between East 36<sup>th</sup> Street North and East  
46<sup>th</sup> Street North

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

**Staff Recommendation:**

Staff recommends **approval** of the  
modification

**City Council District:** 3

*Councilor Name:* David Patrick

**County Commission District:** 1

*Commissioner Name:* John Smaligo

## **Modification to Previously Approved Authorization of Accelerated Release of a Building Permit**

### **QTD/K Addition** – (CD 3)

On August 16, 2017, TMAPC authorized the City of Tulsa Permit Center to issue building permits prior to the filing of a final plat.

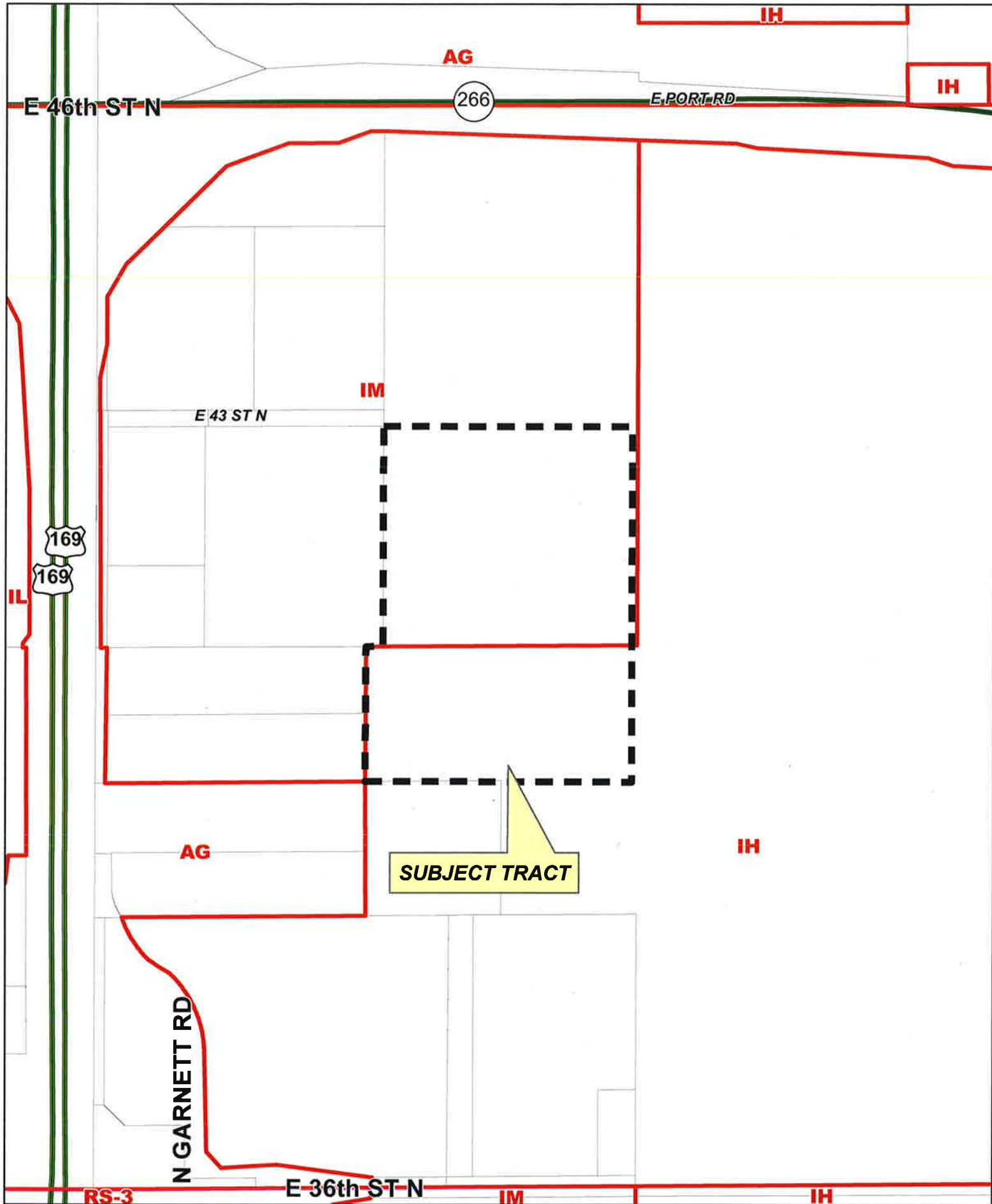
With regard to that authorization, Section 70.080-B-2-c of the City of Tulsa Zoning Code reads as follows:

“The planning commission, pursuant to its exclusive jurisdiction over subdivision plats, is authorized to allow the accelerated release of a building permit, upon approval of a proposed preliminary plat, thereby enabling building permits to be issued prior to the filing of the final plat. All required street right-of-way dedications must occur before issuance of a building permit. Prior to allowing accelerated release of a building permit, the planning commission must determine that extraordinary or exceptional circumstances warrant the release and that compliance with the filing of the final plat is reasonably assured. In exercising its discretion to allow accelerated release of a building permit, the planning commission may:

1. Waive the requirement for street dedication as a condition of approval of a building permit being released prior to the filing of a final plat. Such waiver may only occur upon a determination that circumstances related to the particular project reasonably preclude the future use or improvement of the area for which dedication would be required;
2. Require that no final inspection of buildings or structures occur, that no certificate of occupancy be issued and that no building be occupied until the platting requirement is fully complied with; and
3. Prescribe other conditions determined to be necessary to ensure the filing of the final plat.”

The applicant has requested a waiver of the requirement that street dedication be completed prior to the issuance of a permit. No objections were raised and staff supports this request while retaining the condition that no Certificates of Occupancy be issued prior to the filing of a plat.

Staff recommends **approval** of the modification of the previous approval.



20-14 17

**QTD/K  
ADDITION**

14.3





E 46th ST N

266

E PORT RD

E 43 ST N

169

169

N GARNETT RD

E 36th ST N



Subject Tract

20-14 17

**QTD/K  
ADDITION**

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:** Z-7404

**Hearing Date:** September 6, 2017  
(Continued from August 16, 2017)

**Case Report Prepared by:**

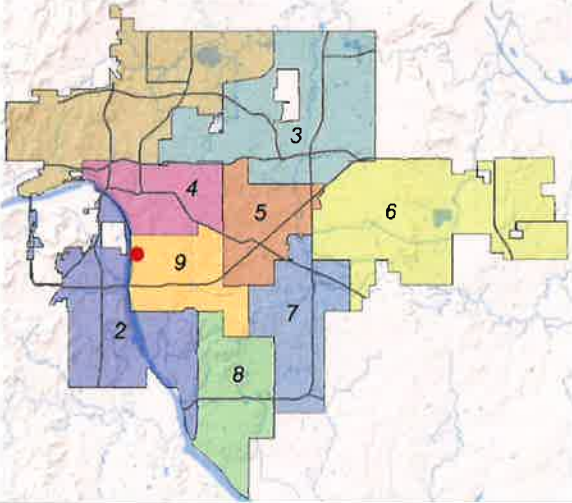
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* AAB Engineering/ Alan Betchan

*Property Owner:* Potter and Case Properties LLC

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



**Applicant Proposal:**

*Present Use:* Residential

*Proposed Use:* Residential multifamily

*Concept summary:* Rezoning to allow multifamily development conforming to the RDO-3 Arkansas River Overlay design guidelines.

*Tract Size:* 0.7 ± acres

*Location:* East of Riverside Dr. between E. 37<sup>th</sup> Pl. and E. 38<sup>th</sup> Pl.

**Zoning:**

*Existing Zoning:* RS-3/ RDO-3

*Proposed Zoning:* RM-2/ RDO-3

**Comprehensive Plan:**

*Land Use Map:* Arkansas River Corridor

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval for RM-2 zoning.**

**Staff Data:**

TRS: 9224

CZM: 46

Atlas: 249

**City Council District:** 9

*Councilor Name:* Ben Kimbro

**County Commission District:** 2

*Commissioner Name:* Karen Keith

17.1

## SECTION I: Z-7404

### DEVELOPMENT CONCEPT:

Applicant is requesting a RM-2 zoning for a multi family development facing Riverside Drive and in context with the RDO-3 design guidelines. The RDO-3 district is primarily intended to apply to properties that do not have direct access to the river but that are visible from riverfront areas. These areas benefit from proximity to the river and contribute to the overall visual environment of the riverfront area.

### 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:

1. Gross land area (to center of adjacent right of way) legal description to center of adjacent street right of way
2. Gross land area exhibit

### DETAILED STAFF RECOMMENDATION:

Z-7404 requesting RM-2 zoning in the RDO-3 portion of the Arkansas River Corridor Overlay is an allowed use and the additional design standards approved in the overlay will integrate this use into the future character of Riverside Drive and the abutting property owners and,

RM-2 zoning is consistent with the anticipated development pattern in this area and,

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

Staff recommends Approval of Z-7404 to rezone property from RS-3/ RDO-3 to RM-2/ RDO-3.

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *The subject lots are located within the Arkansas River Corridor and an Area of Growth.*

### Land Use Vision:

*Land Use Plan map designation:* Arkansas River Corridor

The Arkansas River Corridor is located along the Arkansas River and scenic roadways running parallel and adjacent to the river. The Arkansas River Corridor is comprised of a mix of uses - residential, commercial, recreation and entertainment – that are well connected and primarily designed for the pedestrian. Visitors from outside the surrounding neighborhoods can access the corridor by all modes of transportation.

17.2



This Corridor is characterized by a set of design standards that support and enhance the Arkansas River Corridor as a lively people-oriented destination. The Corridor connects nodes of high quality development with parks and open spaces. The natural habitat and unique environmental qualities are amenities and are respected and integrated as development and redevelopment occur. The future development of this Corridor is intended to complement the residential character of adjacent thriving neighborhoods by providing appropriate transitions and connections to the Arkansas River.

*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:* Riverside Drive is classified as a Special Traffic way / Multi-Modal Corridor. The right-of-way widths for Riverside Drive are to be per the conceptual plan dated July 1993.

*Trail System Master Plan Considerations:* The Riverparks East trail is to the west of the subject lots, across Riverside. The GO Plan currently indicates a sidewalk gap along the Riverside frontage however recent reconstruction of Riverside drive has included a sidewalk along the east side of Riverside Drive.

Small Area Plan: None

Special District Considerations: The subject lots are located within the River Design Overlay, specifically RDO-3. The requirements outlined in the Tulsa Zoning code for development within RDO-3 will be followed for this development.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The two northern subject lots along E 37<sup>th</sup> PI S currently contain duplex residences. The southern lot, along E 38<sup>th</sup> PI S contains a single-family residence.

**Environmental Considerations:** The subject lots are located with the Tulsa County 500 year floodplain. This is the case for the majority of properties in the Brookside area that are located between Peoria Ave and Riverside Dr.

**Streets:**

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
Riverside Drive	Special Trafficway	Per 7/93 Conceptual Plan for Riverside Dr.	4
East 38 <sup>th</sup> Place South	None	N/A	2
East 37 <sup>th</sup> Place South	None	N/A	2

**Utilities:**

The subject tract has municipal water and sewer available.

**Surrounding Properties:**

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	RS-3	Arkansas River Corridor	Growth	Duplex Residence
South	RM-2	Arkansas River Corridor	Growth	Multifamily
East	RS-3	Arkansas River Corridor	Growth	Duplex / Single-Family Residence
West	RS-3	Park and Open Space	Stability	River Park

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11822 dated June 26, 1970 (RS-3), and 23554 dated September 26, 2016 (RDO-3), established zoning for the subject property.

***Subject Property:***

**SA-1 September 2016:** All concurred in approval of a request for a Special Area Overlay, called the River Design Overlay, on multiple properties (709), located on the east and west of the Arkansas River extending from West 11<sup>th</sup> Street South to East 121<sup>st</sup> Street South. The River Design Overlay (RDO-1, RDO-2 & RDO-3) were established to maintain and promote the Arkansas River corridor as a valuable asset to the city and region in terms of economic development and quality of life. *The subject property is located within the RDO-3 zoning.*

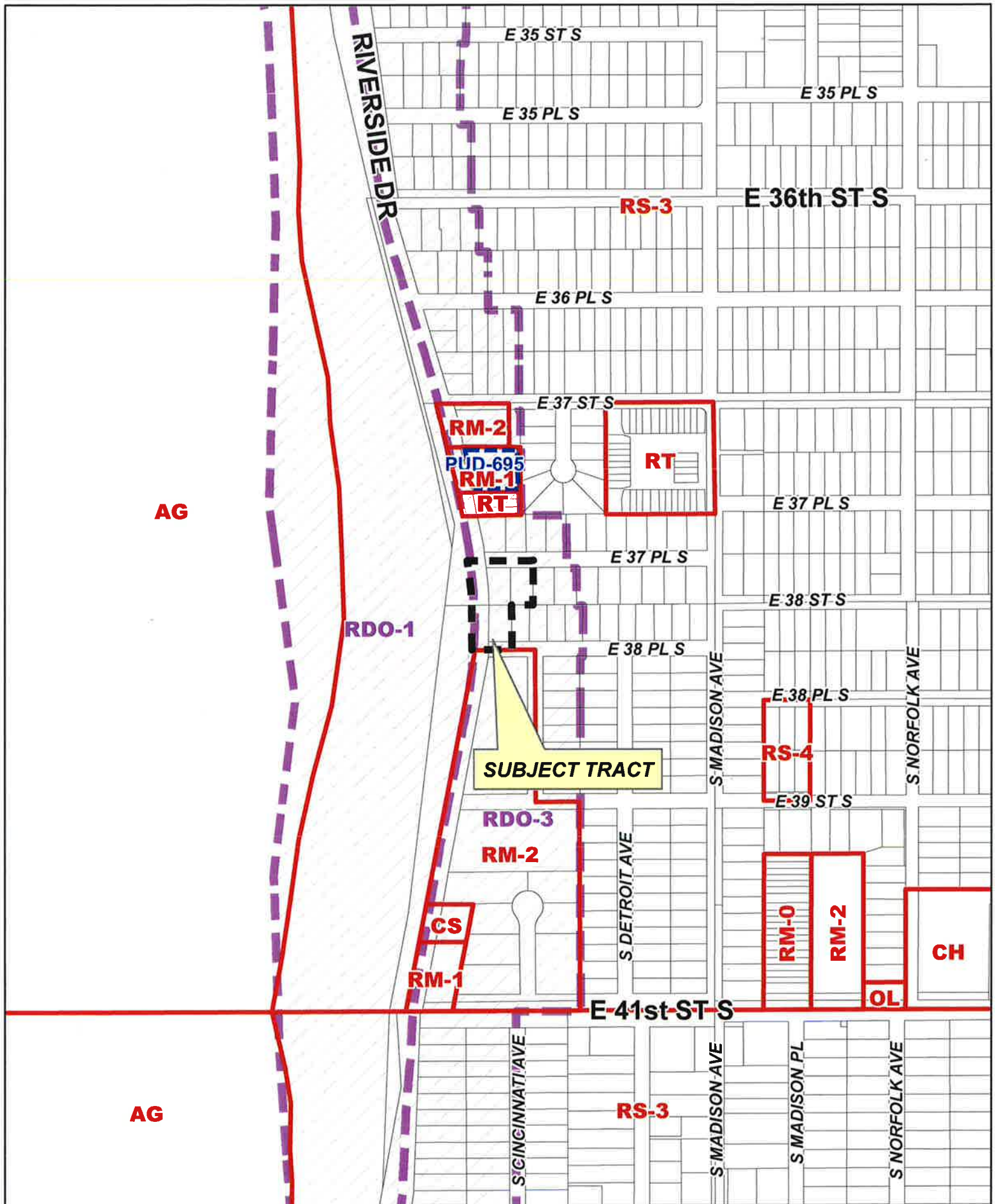
***Surrounding Property:***

**PUD-695 March 2004:** All concurred in approval of a proposed Planned Unit Development on a .57+ acre tract of land for a condominium development with a maximum of 11 units, on property located south of the southeast corner E. 37<sup>th</sup> St. S. and S. Riverside Dr.

8/16/2017 1:30 PM

17.5

REVISED 8/29/2017



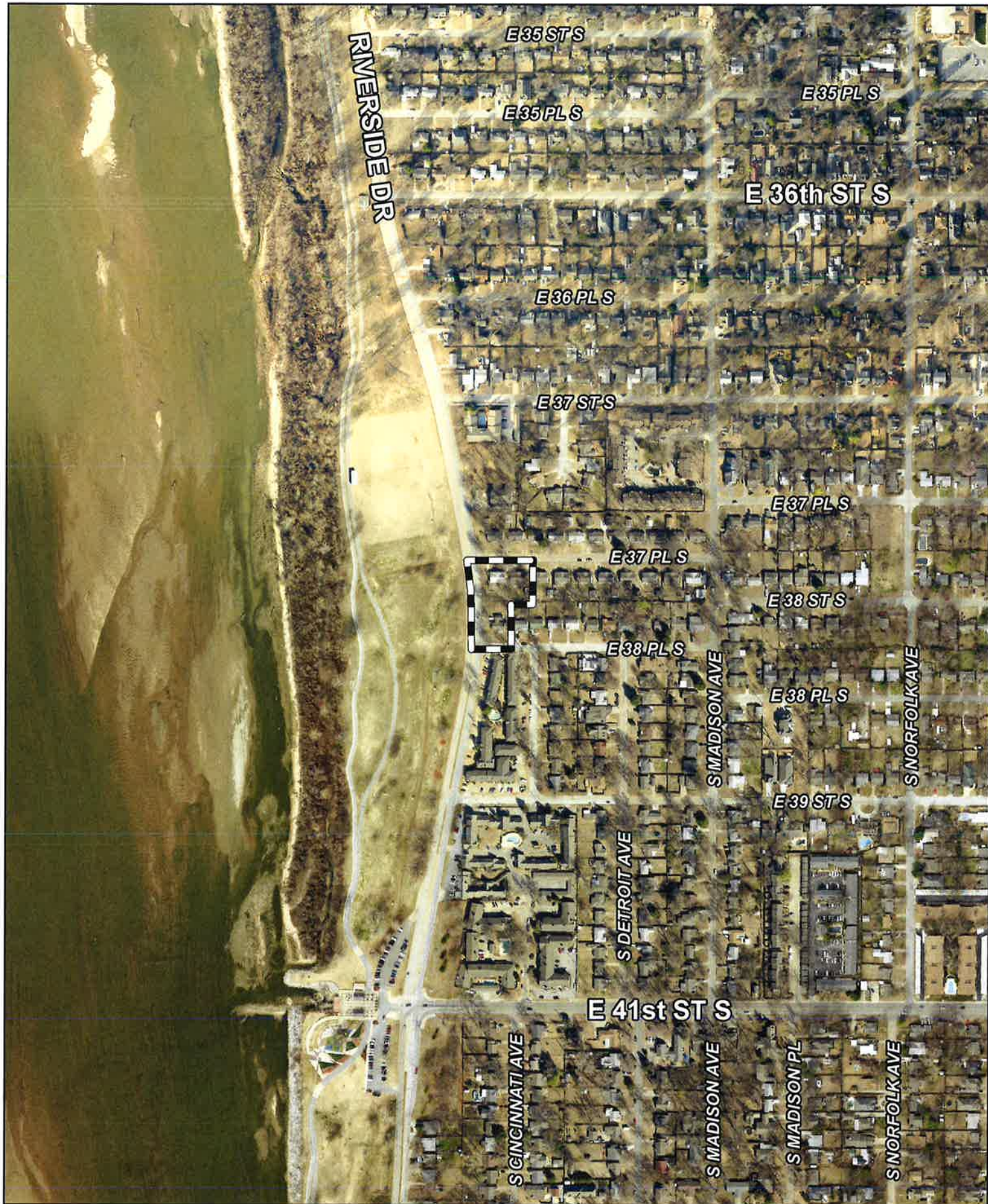
**Z-7404**

19-12 24

17.4







0 Feet 200 400



Subject Tract

**Z-7404**

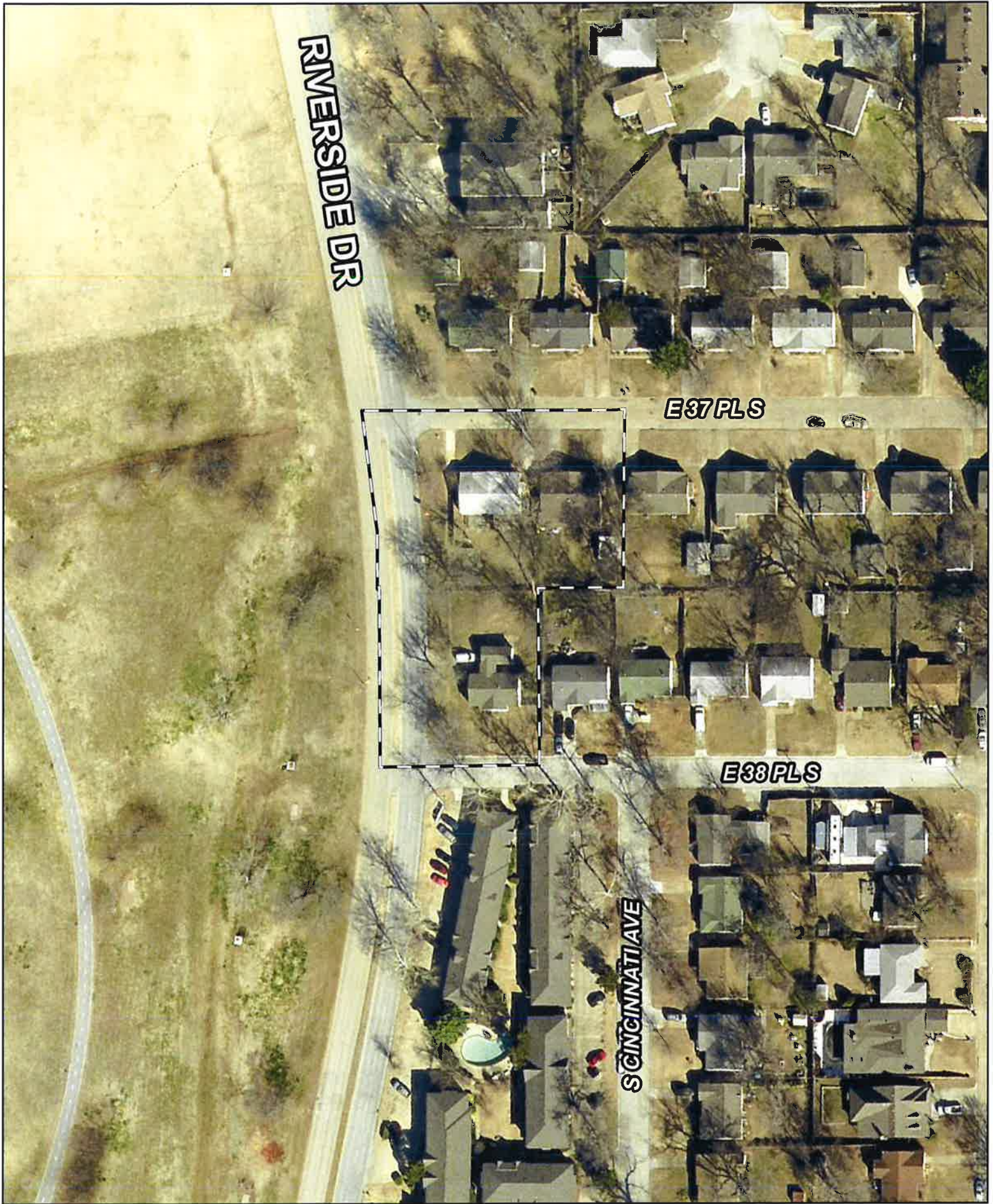
19-12 24

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

Aerial Photo Date: February 2016





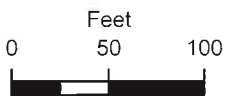


RIVERSIDE DR

E37 PLS

E38 PLS

CINCINNATI AVE



Subject  
Tract

**Z-7404**

19-12 24

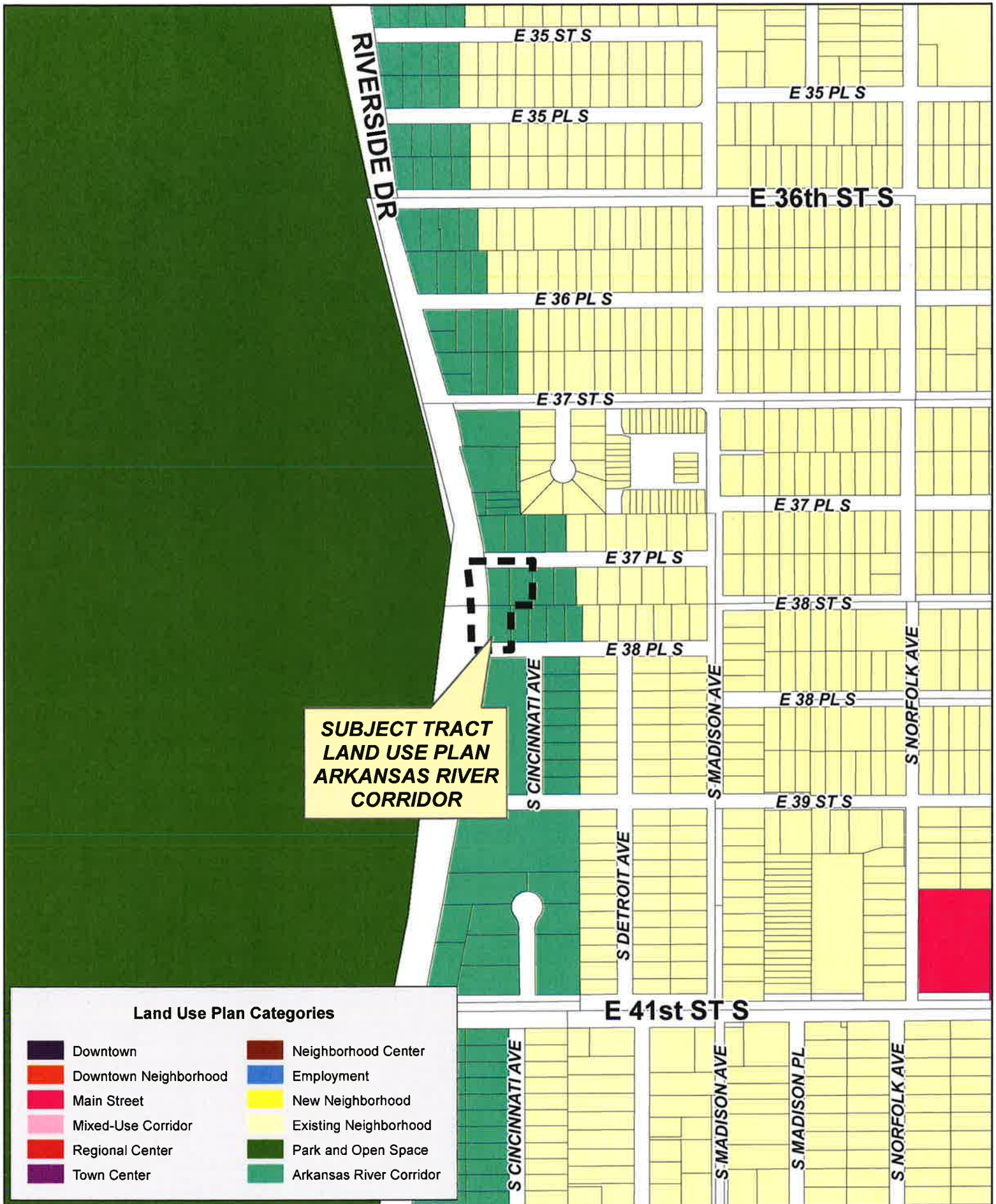
Note: Graphic overlays may not precisely  
align with physical features on the ground.

Aerial Photo Date: February 2016

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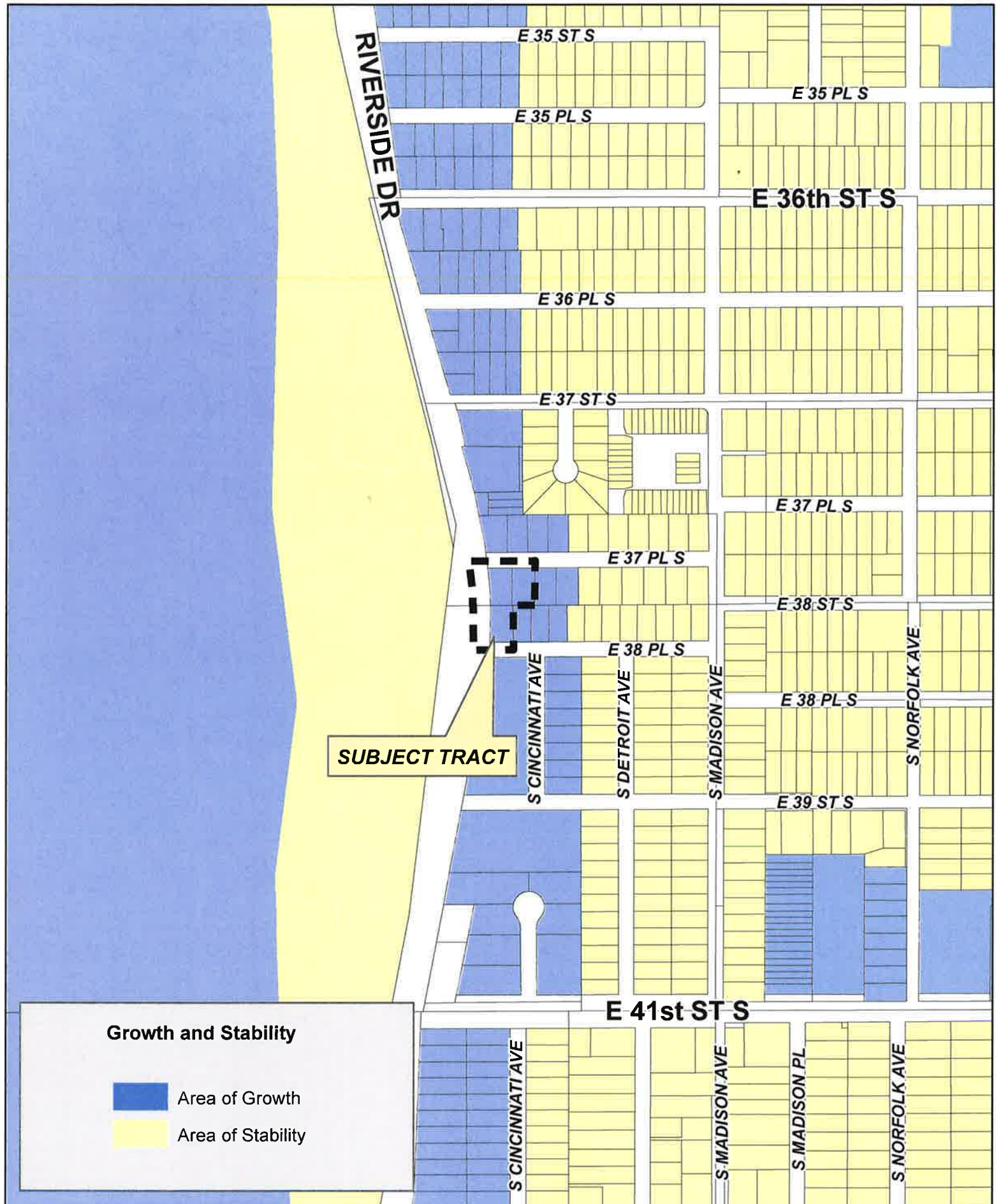




**Z-7404**

19-12 24





**Z-7404**

19-12 24





A TRACT OF LAND THAT IS A PART OF BLOCK TWO (2), BRUCE ADDITION, AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF AND ALSO A TRACT OF LAND THAT IS PART OF BLOCK ONE (1) MICHAEL JANE ADDITION TO TULSA, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF, ALL IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 12 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE U. S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 9, BLOCK 2 OF SAID BRUCE ADDITION THENCE SOUTH 01°04'37" EAST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 120.68 FEET TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 2 OF SAID BRUCE ADDITION; THENCE SOUTH 88°54'17" WEST ALONG THE SOUTH LINE OF LOT 9, BLOCK 2 OF SAID BRUCE ADDITION A DISTANCE OF 64.46 FEET TO THE NORTHEAST CORNER OF LOT 12, BLOCK 1 OF SAID MICHAEL JANE ADDITION; THENCE SOUTH 01°04'37" EAST ALONG THE EAST LINE OF SAID LOT 12 A DISTANCE OF 122.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE CONTINUING SOUTH 01°04'37" EAST ON A SOUTHERLY EXTENSION OF SAID EAST LINE FOR 25.00 FEET TO THE CENTERLINE OF EAST 38<sup>TH</sup> PLACE SOUTH; THENCE SOUTH 88°57'41" WEST AND PARALLEL TO THE SOUTH LINE OF LOT 12, BLOCK 1 OF SAID MICHAEL JANE ADDITION A DISTANCE OF 129.49 FEET; THENCE NORTH 00°52'43" WEST AND PARALLEL TO THE WEST LINE OF SAID LOT 12 A DISTANCE OF 146.96 TO THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID MICHAEL JANE ADDITION; THENCE NORTH 01°22'43" WEST AND PARALLEL TO THE WEST LINE OF LOT 10, BLOCK 2 OF SAID BRUCE ADDITION A DISTANCE OF 46.83 FEET; THENCE NORTH 08°04'28" WEST AND PARALLEL TO THE WEST LINE OF SAID LOT 10 A DISTANCE OF 99.60 FEET TO THE WESTERLY CENTERLINE EXTENSION OF EAST 37<sup>TH</sup> PLACE SOUTH; THENCE NORTH 88°54'17" EAST ALONG SAID CENTERLINE A DISTANCE OF 205.83 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 9 BLOCK 2 OF SAID BRUCE ADDITION; THENCE SOUTH 01°04'37" EAST ALONG SAID EXTENSION A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 47,818.20 SQUARE FEET / 1.10 ACRES MORE OR LESS.

Zoning Legal Exhibit  
for

# 38th and Riverside





Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7405

**Hearing Date:** September 6, 2017

**Case Report Prepared by:**

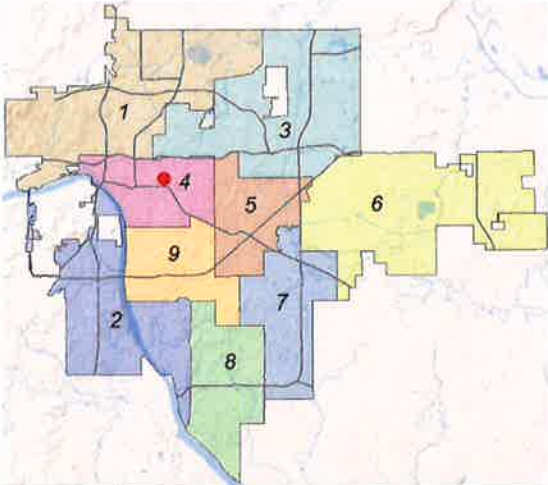
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Kevin Symcox

*Property Owner:* James Dean Place, LLC/ Bill  
Lobeck & Kathy Taylor

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



**Applicant Proposal:**

*Present Use:* Industrial/ commercial

*Proposed Use:* Commercial/ mixed-use

*Concept summary:* Rezone multiple tracts for mixed  
use development.

*Tract Size:* 8.29  $\pm$  acres

*Location:* Northwest corner and southwest corner  
and south of the southeast corner of E. 11<sup>th</sup> St. and  
S. Lewis Ave.

**Zoning:**

*Existing Zoning:* RM-2/OL/CH/IM

*Proposed Zoning:* MX2-P-45 / MX2-P-U

**Comprehensive Plan:**

*Land Use Map:* Main Street, Mixed-use  
Corridor

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval for MX2-P-45  
northwest of the NW corner of 11<sup>th</sup> at Utica and  
MX2-P-U on the remainder of the property as  
requested by the applicant.**

**Staff Data:**

TRS: 9307

CZM: 37

Atlas: 11/12/29

**City Council District:** 4

*Councilor Name:* Blake Ewing

**County Commission District:** 2

*Commissioner Name:* Karen Keith

18.1

## SECTION I: Z-7405

### DEVELOPMENT CONCEPT:

Rezone property to allow a harmonious mixed use development for multiple tracts at and near 11<sup>th</sup> at South Lewis Avenue. The mixed-use zoning category will support the anticipated redevelopment of property surrounding this intersection and provide appropriate building height limitations on the northwest corner of the tract for the transition to the residential subdivision north of East 10<sup>th</sup> Street South. The unlimited building height is consistent with the Industrial and CH zoning categories on the property and that are not specifically limited in height.

### 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:
  - Z-7405 Legal

### DETAILED STAFF RECOMMENDATION:

Z-7405 includes two areas that are the same land use (MX-2) and character zoning designation (P) but two different building height standards. MX2-P-45 (community mixed-use pedestrian oriented building pattern with a maximum building height of 45 feet) and MX2-P-U community mixed-use pedestrian oriented building pattern with unlimited building height) is consistent with the Tulsa Comprehensive Plan and,

Z-7405 is consistent with the anticipated development in the proximate properties and,

Z-7405 is considered non injurious to the surrounding properties.

Staff recommends Approval of Z-7405 to rezone property from RM-2/OL/CH/IM to MX2-P-45 / MX2-P-U as identified in the attached legal description and exhibits.

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The Mixed-use zoning categories were integrated into the Tulsa Zoning Code specifically to provide zoning district opportunities that could be used in parts of Tulsa where the suburban style zoning code of the 1970's conflicted with the original development pattern. Mixed use zoning at this location is precisely the type of redevelopment opportunity that was anticipated in the comprehensive plan.*

### Land Use Vision:

*Land Use Plan map designation:* Main Street, Mixed-Use Corridor

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-

18.2



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.

A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.

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

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

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

Transportation Vision:

*Major Street and Highway Plan:* East 11<sup>th</sup> Street South is an urban arterial with a multi modal corridor. Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

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

*Trail System Master Plan Considerations:* None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The land included in this zoning designation is a wide variety of commercial and industrial uses with some open land and large parking lots. The buildings are generally single story buildings that have all been repurposed from their original intent. Parking and landscaping among many other zoning criteria does not meet current zoning code standards.*

Environmental Considerations:

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
East 11 <sup>th</sup> Street (west of Lewis) East 11 <sup>th</sup> Street (east of Lewis)	Urban Arterial with multi modal corridor designation Urban Arterial with main street designation	70 feet	4 plus left turn lanes
South Lewis Avenue	Urban Arterial	70 feet	4 plus left turn lanes
East 10 <sup>th</sup> Street	None	50 feet	2 lane dead end street

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North of 10 <sup>th</sup> west of Lewis	RS-4	Existing Neighborhood	Growth	Single Family residential
East	RS-3 and CH	Main Street / Existing neighborhood	Growth/Stability	Commerical/Single Family residential
South ( south tip of triangle)	OM, IL and CH	Main Street	Growth	Miscellaneous light industrial and commercial uses
West (Across rail track)	IM south of 11 <sup>th</sup> Street  CH north of 11 <sup>th</sup> street	Main Street	Growth	Miscellaneous light industrial and commercial uses

18.4

### SECTION III: Relevant Zoning History

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

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

**BOA-17681 April 8, 1997:** The Board of Adjustment **approved** a *Variance* of structure setback from centerline of abutting street from 50' to 40' to permit new sign head (approximately 10' x 15') on an existing pole and a *Variance* of maximum allowable height from 25' to 35' on the subject tract.

**BOA-17301 February 27, 1996:** The Board of Adjustment **approved** a *Variance* of required street frontage on a public street from 100' to 95' on Lewis Avenue and from 150' to 58' on East 11<sup>th</sup> Street.

**BOA-17246 January 9, 1996:** The Board of Adjustment **approved** a *Variance* of the frontage requirement on an arterial street from 200' to 71.72' to permit a lot split and a *Variance* of the required all-weather surface for off-street parking and loading located adjacent to the subject tract on the same railroad right-of-way.

**BOA-17085 July 11, 1995:** The Board of Adjustment **approved** a *Special Exception* to permit an indoor shooting range in an IM zoned district, a *Variance* of the required setback from the centerline of South Zuni from 50' to 25' and a *Variance* of the required number of parking spaces from 55 to 45 located adjacent to the subject tract at 1115 S. Zuni.

**BOA-16929 February 28, 1995:** The Board of Adjustment **approved** a *Variance* of the required setback from the centerline of 11<sup>th</sup> Street to permit an addition to an existing sign located at 2204 E. 11<sup>th</sup> Street.

**BOA-16875 December 27, 1994:** The Board of Adjustment **approved** a *Variance* of the number of required parking spaces and a *Variance* of the required setback from the centerline of S. Lewis Avenue to permit an existing building, existing parking, and proposed canopy located at 1124 S. Lewis Avenue.

**BOA-15208 August 3, 1989:** The Board of Adjustment **approved** a *Variance* of the required setback from the centerline of E. 11<sup>th</sup> Street from 50' to 34' to permit a sign located at the SE corner of 11<sup>th</sup> and Zuni.

**BOA-14198 September 4, 1986:** The Board of Adjustment **approved** a *Variance* to permit the storage of new and used automobiles in an RM-2 district located on the subject tract.

**BOA-13967 March 6, 1986:** The Board of Adjustment **approved** a *Variance* to permit an addition to an existing automobile sales office in an OL district located on the subject tract.

**BOA-13531 May 16, 1985:** The Board of Adjustment **approved** a *Variance* to permit new and used car storage and off-street parking in an RM-2 district located on the subject tract.

**BOA-5226 January 1, 1967:** The Board of Adjustment **granted permission** to extend the building into the major street right-of-way on the subject tract.

**BOA-1398 September 16, 1941:** The Board of Adjustment **approved** a *waiver* of the setback requirements to permit addition to an existing building to be used for automobile sales room on the subject tract.

***Surrounding Property:***

**Z-7260 April 16, 2014:** All concurred in approval of a request for rezoning a 0.15± acre tract of land from CH to IL on property located south of the subject property. (Related to PUD-810)

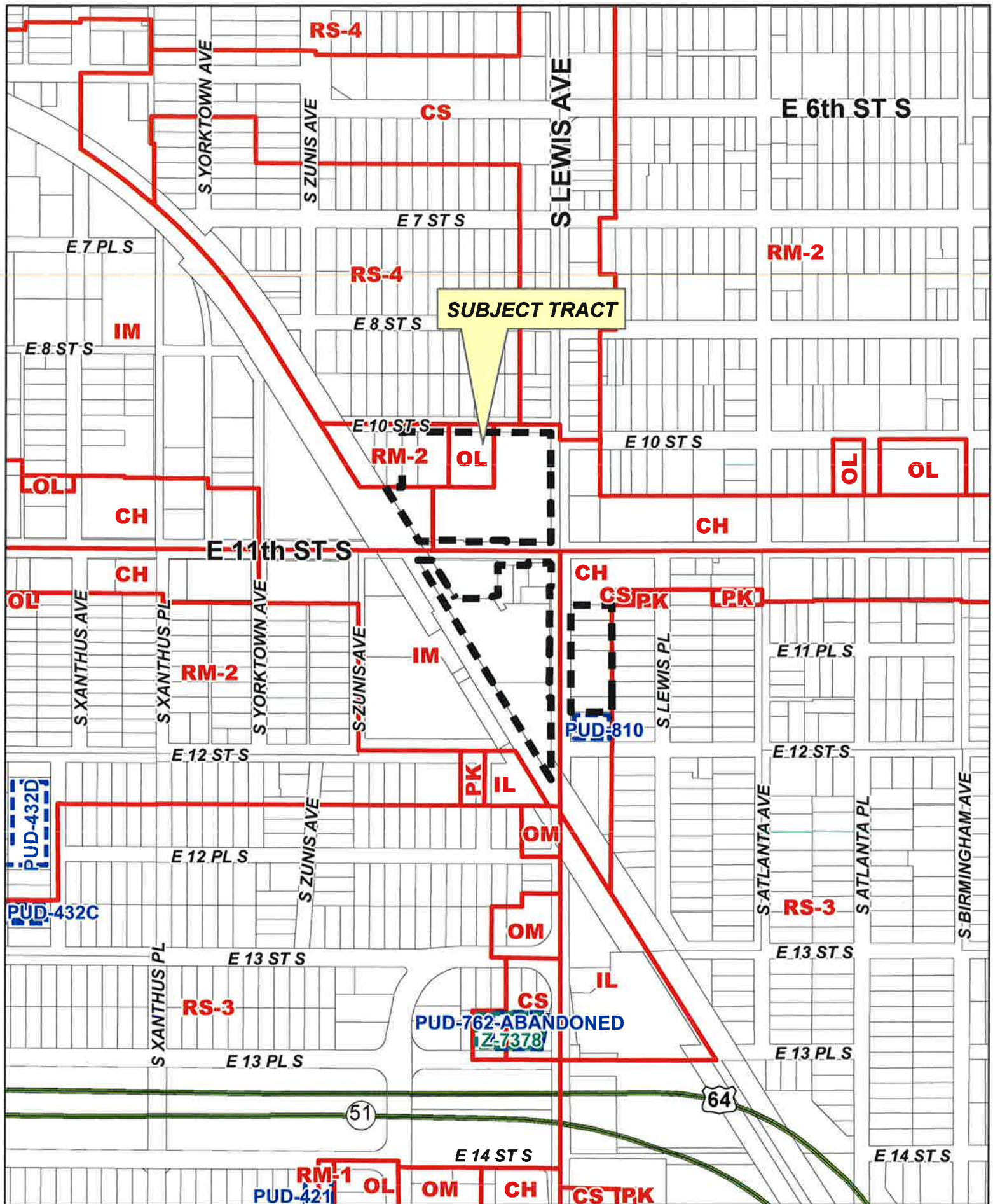
**PUD-810 April 16, 2014:** All concurred in approval of a proposed Planned Unit Development on a 0.3± acre tract of land for commercial and industrial on property located south of the subject property. (Related to Z-7260)

9/6/2017 1:30

18.6



18.7

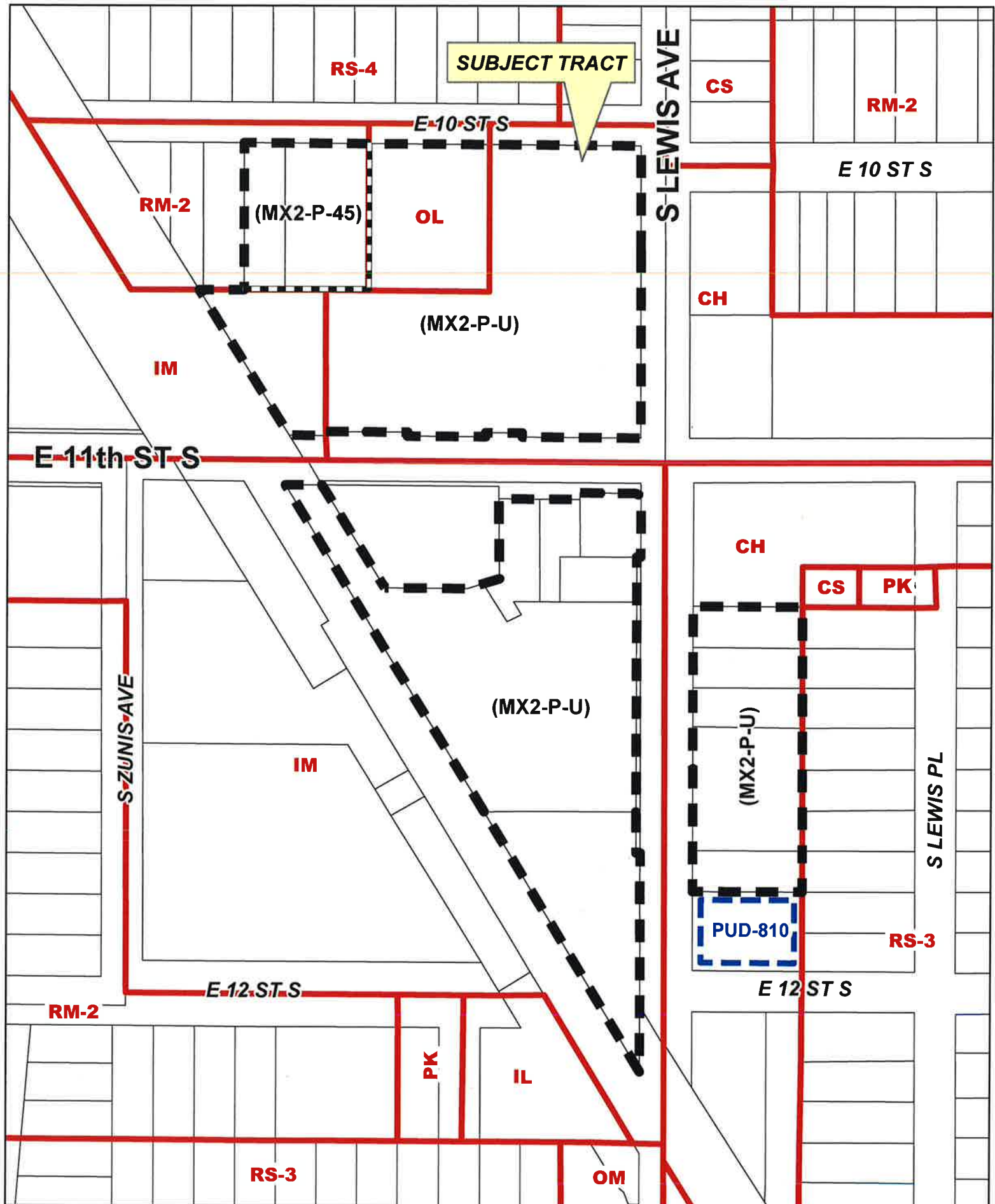


**SUBJECT TRACT**

**Z-7405**

19-13 06, 19-13 07,  
& 19-13 08

**18.8**



**Z-7405**

19-13 06, 19-13 07,  
& 19-13 08







0 200 400  
Feet



Subject  
Tract

**Z-7405**

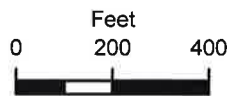
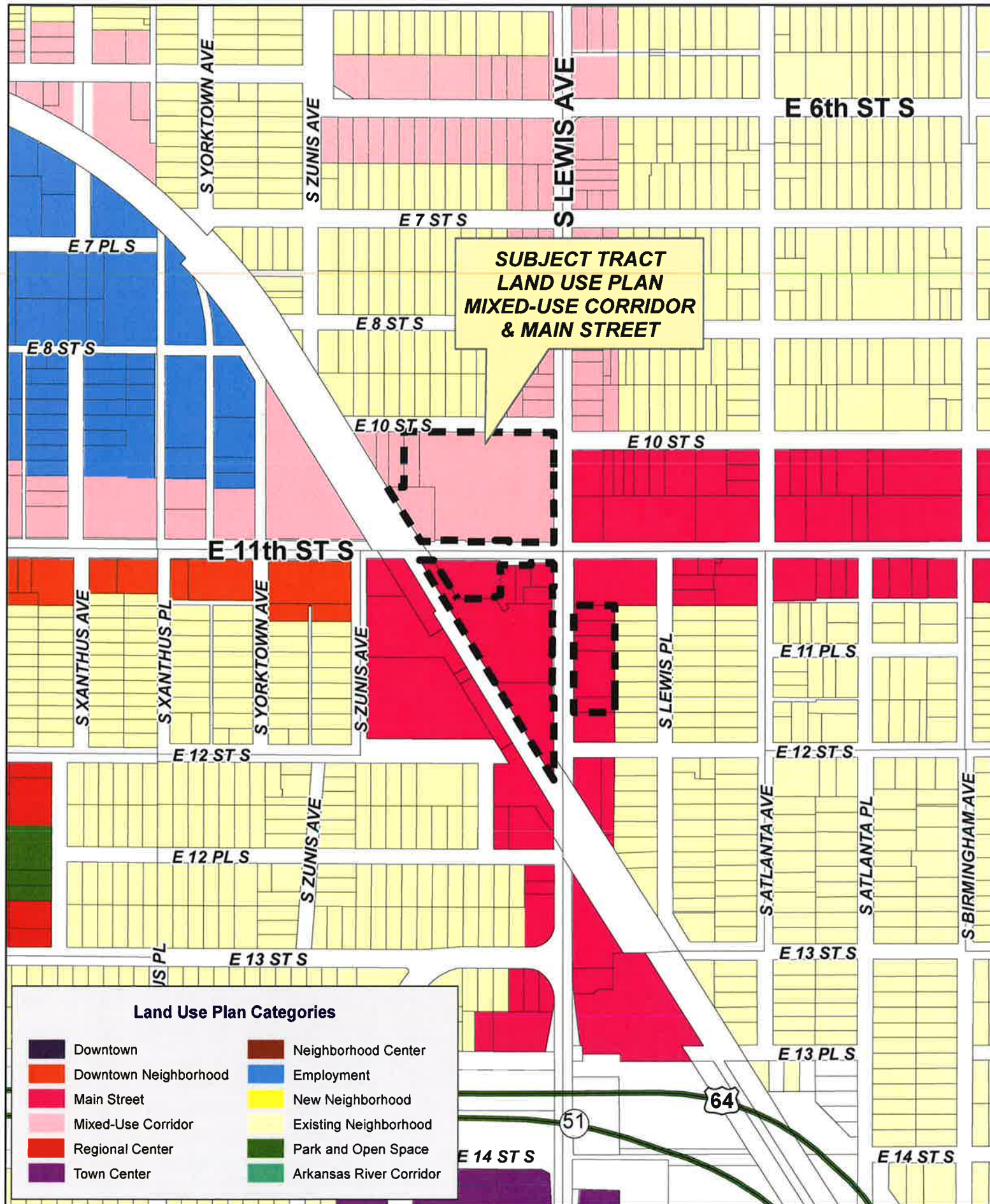
19-13 06, 19-13 07,  
& 19-13 08

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

Aerial Photo Date: February 2016





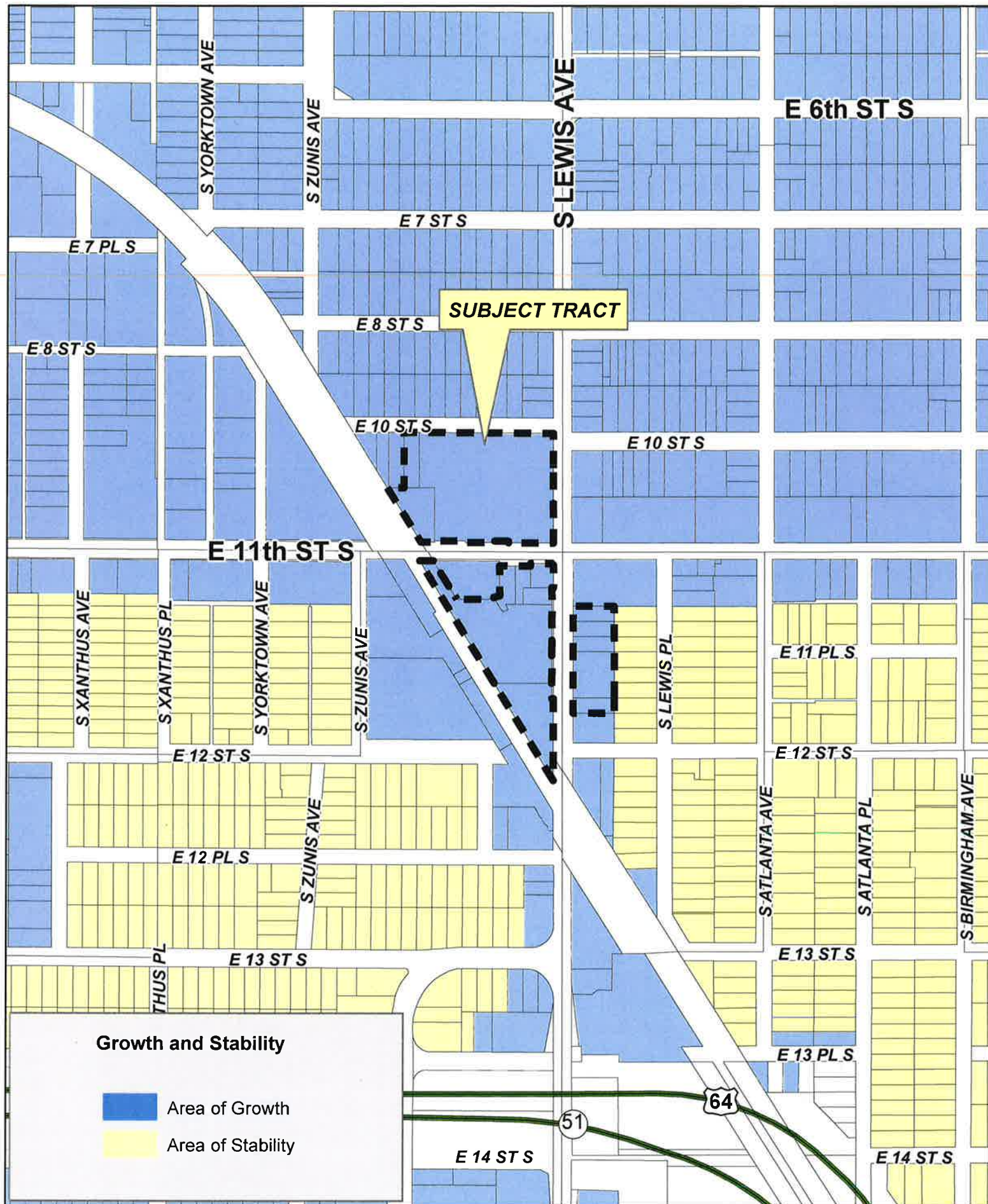


**Z-7405**

19-13 06, 19-13 07,  
& 19-13 08

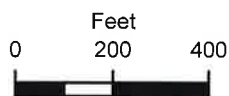






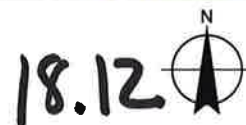
**Growth and Stability**

- Area of Growth
- Area of Stability



**Z-7405**

19-13 06, 19-13 07,  
& 19-13 08



Z-7405 Legal

**All of the property below will be: MX2-P-U**

**Kendall Addn:**

LT 10 LESS E5 THEREOF & LTS 11 THRU 13 BLK 2 KENDALL ADD & PRT NE BEG SECR LT 13 TH S95.08 NW390.30 E58.78 SE278.52 POB SEC 7 19 13 0.384AC;

PRT LTS 1 THRU 3 BLK 1 & ALL LTS 4 THRU 8 & PRT LT 9 BLK 2 & PRT VAC GILLETTE AVE & PRT RR R/W BEG 5W NEC LT 3 BLK 1 TH W142.9 NW9.4 W23.51 NW24.01 W123.50 NW 145 W58.78 SE459.71 E200.25 N240 POB SEC 7 19 13 .521AC

LTS 9 & 10 & PRT VAC ST ADJ LT 10 BEG 7.8W SECR LT 10 TH SE16.5 SW20 NW56.7 NE20 SE32.8 POB LESS N20 LTS 9 & 10 BLK 1

LTS 7 & 8 LESS S55 LT 7 & LESS N20 LTS 7 & 8 BLK 1

N85 LTS 4 THRU 6 LESS BEG NEC LT 4 TH W75 S12 E53 TH ON CRV RT TO PT ON EL LT 4 TH N POB BLK 1

S55 LTS 4 THRU 7 LESS E5 S55 LT 4 BLK 1

**Boswell's Addn:**

LT 21 BLK 4

LT 20 BLK 4

N49 LT 19 BLK 4

LTS 16 17 18 & S1 LT 19 BLK 4

LT 15 BLK 4

**Hillcrest Park Addn:**

LTS 6 THRU 18 LESS S5 W40 LT 14 & LESS E5 S5 LT 15 & LESS S5 LTS 17 & 18 BLK 1

LT 19 BLK 1

**All property below will be: MX2-P-45**

**Hillcrest Park Addn:**

LT 3, 4 & 5 BLK 1







Tulsa Metropolitan Area  
Planning Commission

**Case Number: Z-7406**  
(related to Z-7406 Plat Waiver)

**Hearing Date: September 6, 2017**

**Case Report Prepared by:**

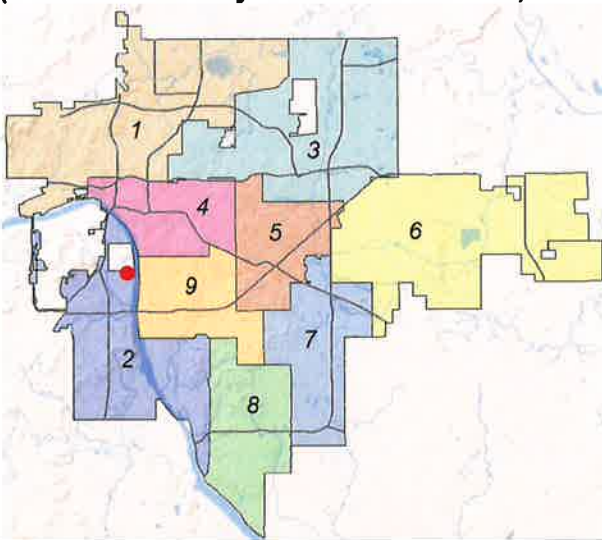
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Mark Hilsheimer

*Property Owner:* Multiple owners

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Industrial

*Concept summary:* Rezone to allow manufacturing facility that is being moved for the Gilcrease Expressway expansion.

*Tract Size:* 2.17 ± acres

*Location:* Southwest corner of W. 36<sup>th</sup> Pl. S. and S. Elwood Ave.

**Zoning:**

*Existing Zoning:* RS-3

*Proposed Zoning:* IM

**Comprehensive Plan:**

*Land Use Map:* Employment

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval for IM zoning.**

Note: City of Tulsa property adjacent to this site is currently zoned RS-3 which requires setbacks in industrial areas. The City has filed a rezoning request for IL zoned property in the floodplain to remove those setback requirements (scheduled for 9/20/17 TMAPC). If that application is not approved, a setback variance through the Board of Adjustment will be required to accommodate this user.

**Staff Data:**

TRS: 9223

CZM: 46

Atlas: 192

**City Council District: 2**

*Councilor Name:* Jeannie Cue

**County Commission District: 2**

*Commissioner Name:* Karen Keith

## SECTION I: Z-7406

### DEVELOPMENT CONCEPT:

The purpose of this application is to rezone property for a manufacturing facility that is being moved for the Gilcrease expressway extension.

The property is adjacent to Holly Refining property zoned RS-3 and City of Tulsa property that is also zoned RS-3. Much of the property in the area is already zoned IH and IM.

### 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:
  - Exhibit A
  - Exhibit B

### DETAILED STAFF RECOMMENDATION:

IM zoning is consistent with the anticipated future development in the area and,

IM zoning is consistent with the Employment land use designation in the Tulsa Comprehensive Plan and,

IM zoning is considered non injurious to the proximate properties therefore,

Staff recommends Approval of Z-7406 to rezone property from RS-3 to IM.

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary:* IM zoning is consistent with the Employment land use designation in the area.

### 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.

19.2

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

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

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

Transportation Vision:

*Major Street and Highway Plan:* None that affect the site

*Trail System Master Plan Considerations:* None that affect the site.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The site is vacant and nearly flat. The property was originally a single family residential development that has been abandoned partially because of its proximity to the refinery northwest of the site and some floodplain. A few single family residences remain west of the site.*

Environmental Considerations: No known considerations for industrial uses other than flood plain on the west and the refinery northwest of the site.

The majority of the site is located in the "500" year flood plain area as shown below. A small portion of the west edge of the site is the mapped "100" year flood zone. The effects of the potential flooding are not a serious concern to the zoning question however, Development Services will regulate construction to satisfy local and federal design criteria.

Please reference floodplain map below:

Cross hatch: 500 year event

Light Grey: 100 year event





#### Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South Elwood Avenue	None	50 feet	2 no curb
West 36 <sup>th</sup> Place South	None	50 feet	2 no curb

#### Utilities:

The subject tract **has** municipal water and sewer available.

#### Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	RS-3	Employment	Growth	Vacant land owned by Holley Refining
East	IM City of Tulsa	Employment	Growth	West Bank Soccer facility
South	IM	Employment	Growth	Manufacturing
West	RS-3 City of Tulsa	Employment	Growth	Vacant

### **SECTION III: Relevant Zoning History**

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

19.4

***Subject Property:***

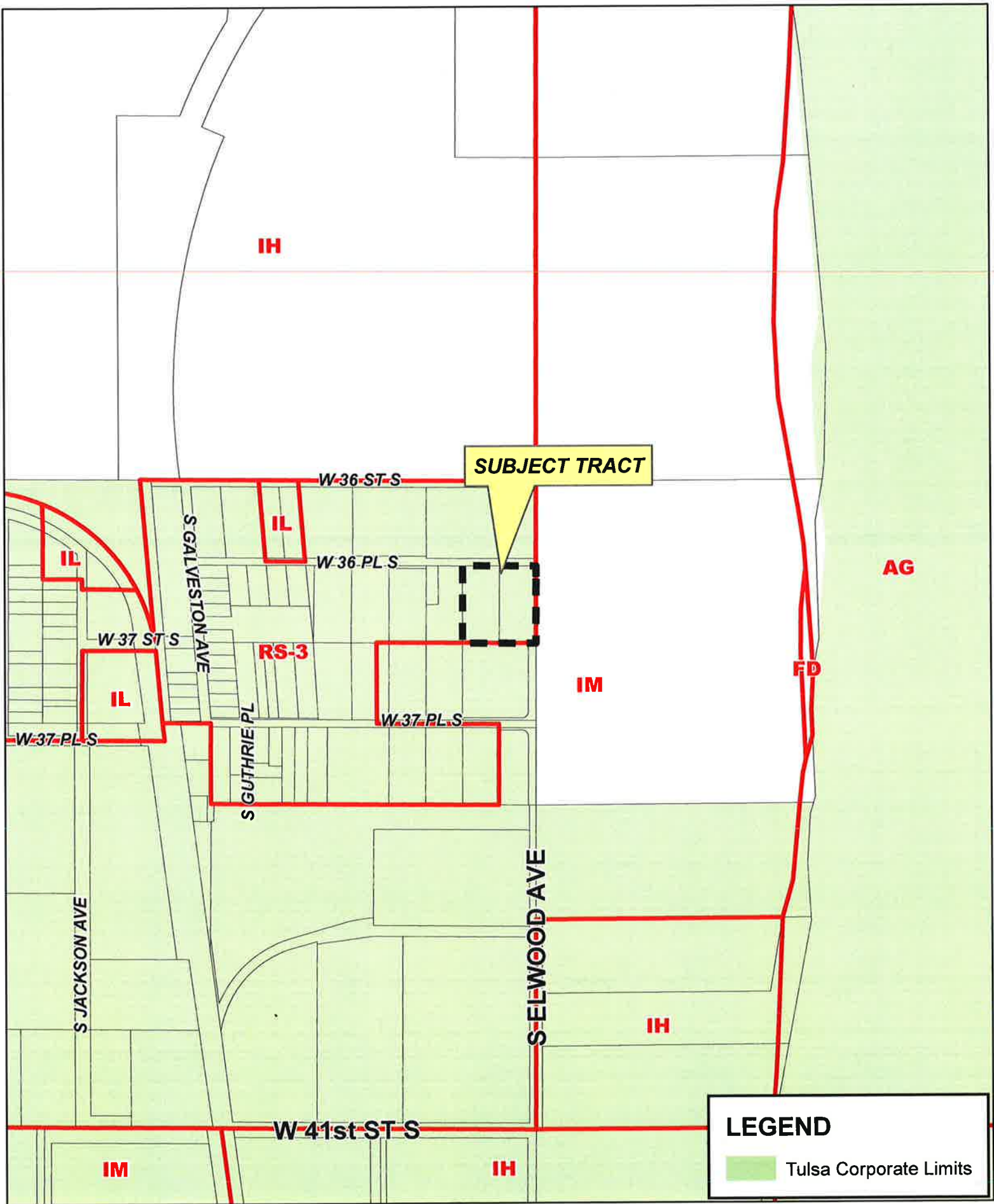
No Relevant History

***Surrounding Property:***

**Z-6692 June 3, 1999:** All concurred in approval of a request for rezoning a 1.08± acre tract of land from RS-3 to IM on property located south of the subject property.

9/6/2017 1:30 PM

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**Z-7406**

19-12 23







0 250 500  
Feet



Subject  
Tract

**Z-7406**

19-12 23

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

Aerial Photo Date: February 2016







0 50 100  
Feet



Subject  
Tract

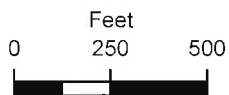
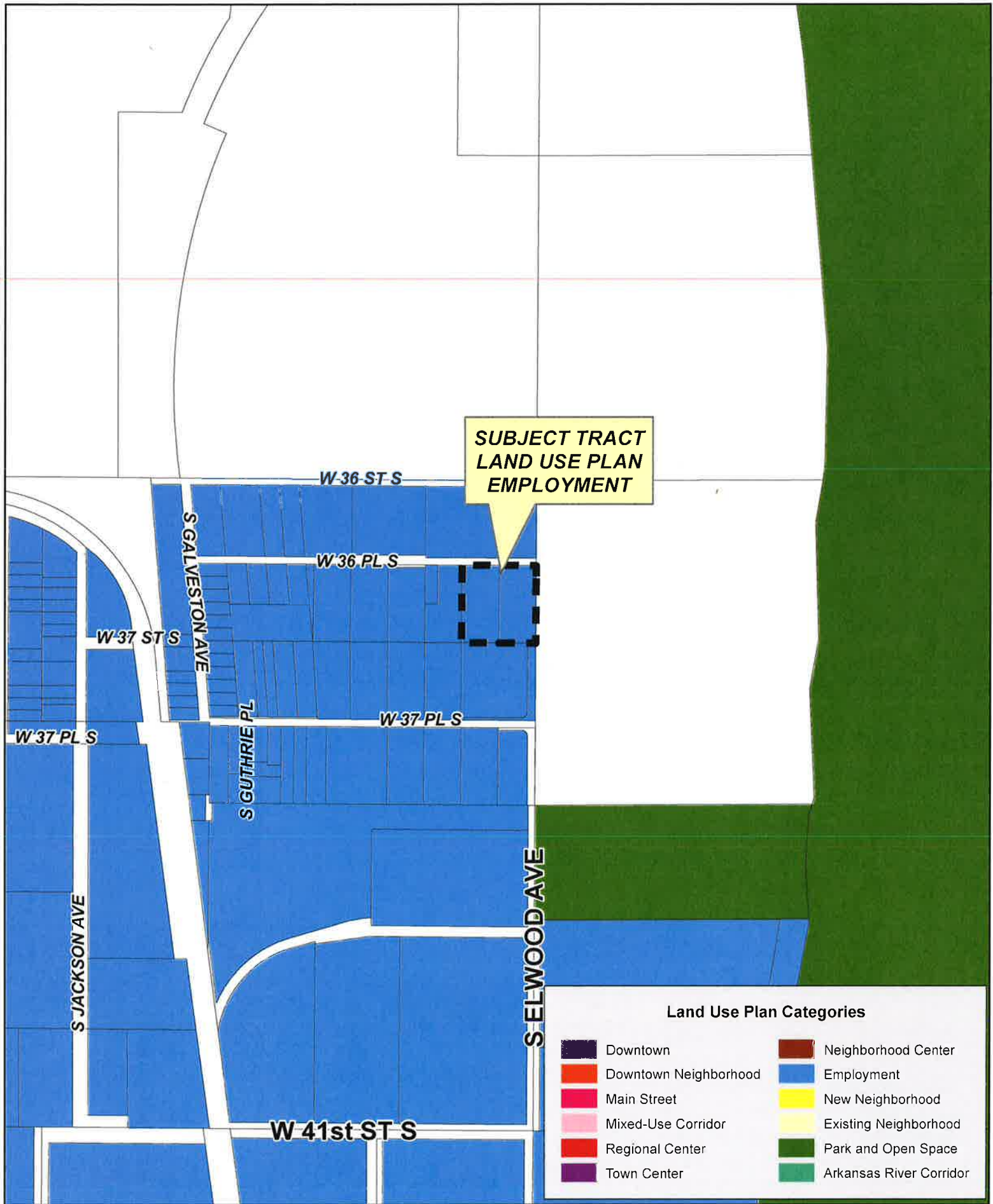
**Z-7406**

19-12 23

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

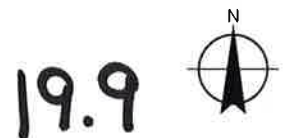
Aerial Photo Date: February 2016



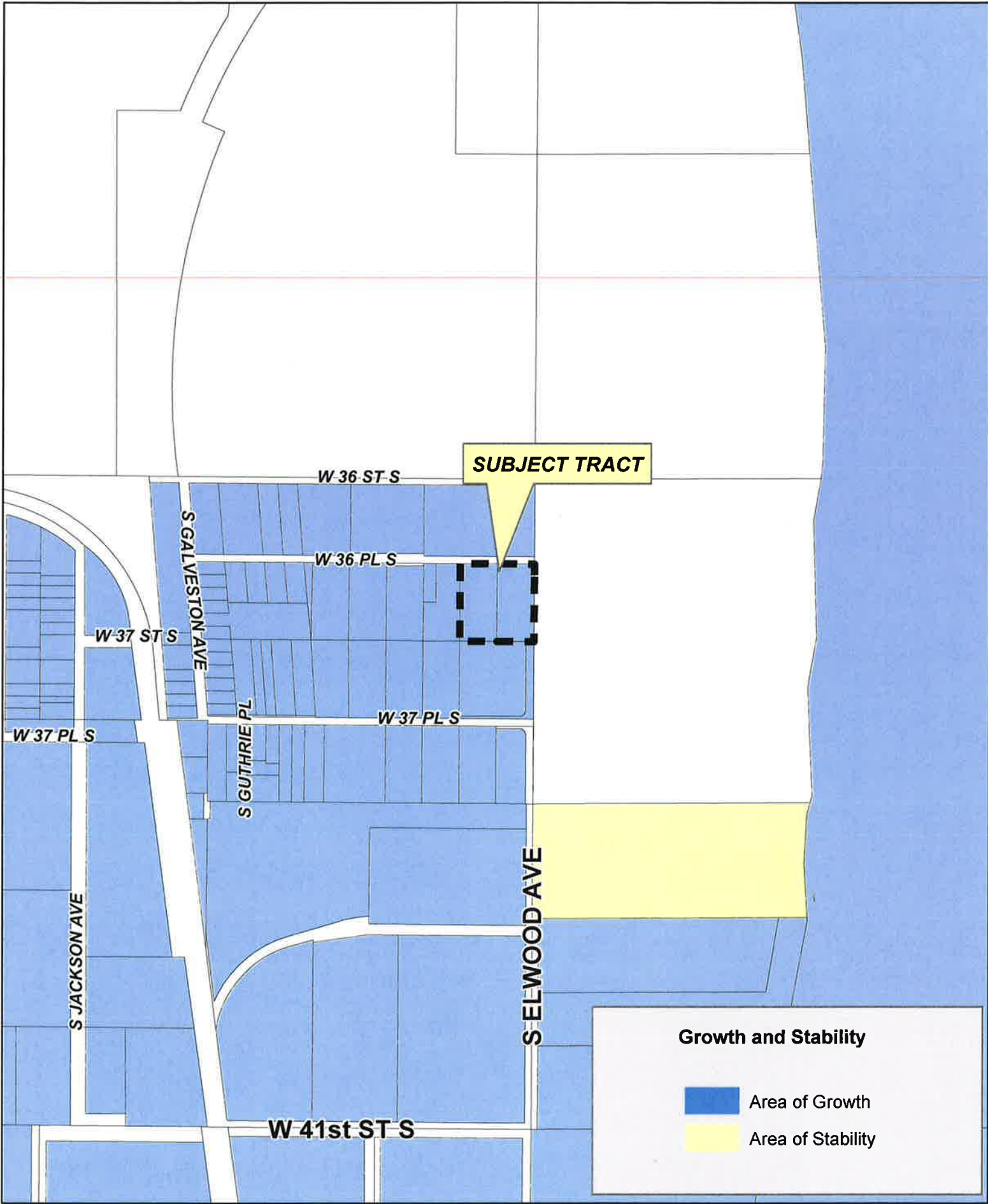


**Z-7406**

19-12 23







**Z-7406**

19-12 23

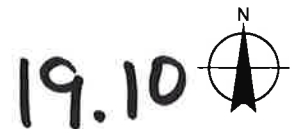


Exhibit A

**LT 1 BLK 2 current owner:**

Patricia Langley (aka Patricia Jones)

Address: 33586 E 697 Rd, Wagoner, OK

Phone 918-441-5036

\*We are under contract to purchase this lot from Ms Langley, with estimated close by 8/15. Owner consents to re-zoning IL

**LT 2 BLK 2 current owner:**

Quapaw Investments (aka Buford Properties), Dan Buford

Address: 1021 Charles Page Blvd, Tulsa, OK

Phone: 918-599-0036

\*We are under agreement to purchase this lot from Buford. Owner consents to re-zoning IL

## Exhibit B

To whom it may concern:

Power Dyne is a 3rd generation family owned and operated business. We are a small company, with a handful of employees, more than half of whom have worked here for more than 20 years. We have been operating for 40 years at 515 N 49th West Ave, on the land that was my father and grandfather's homestead. Earlier this year we were notified that our land is needed and would be acquired by the City of Tulsa and/or ODOT under threat of condemnation, to make way for the Gilcrease Expansion project. While this has been difficult, we consider ourselves good personal and corporate citizens and have been operating in good faith to plan for relocation. We have purchased two lots of land upon which we will construct a new building for our small machine shop. Both lots are in need of re-zoning to IL. We have been told to expedite the process of vacating our current location, but we need to get construction completed and then stage relocation of our equipment in order to avoid catastrophic loss of business and income. Please consider this request with regard to zoning and plat waiver, and any way to expedite approvals so that we can commence construction for the benefit of all parties involved.

Thanks -

Mark Hilsheimer

918-991-5840

19.12





Tulsa Metropolitan Area  
Planning Commission

**Case :** Z-7406 Plat Waiver  
(related to Z-7406 rezoning)

**Hearing Date:** September 6, 2017

**Case Report Prepared by:**

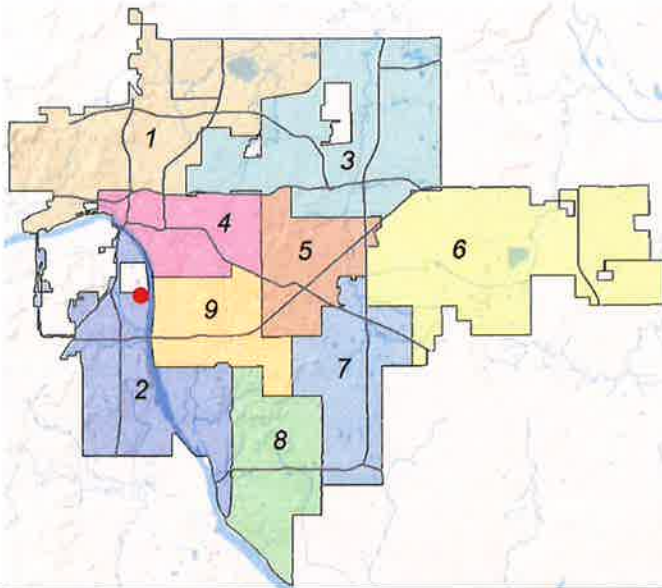
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Mark Hilsheimer

*Owner:* Patricia Langley, Quapaw  
Investments

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



**Applicant Proposal:**

Plat Waiver

*Location:* Southwest corner of West 36<sup>th</sup>  
Place South & South Elwood Avenue

**Zoning:**  
*Current:* RS-3  
*Proposed:* IM

**Staff Recommendation:**

Staff recommends **approval** of the plat  
waiver

**City Council District: 2**

*Councilor Name:* Jeannie Cue

**County Commission District: 2**

*Commissioner Name:* Karen Keith

**EXHIBITS:** Site Map, Aerial, Site Survey

## PLAT WAIVER

### Z-7406 – (CD 2)

Southwest corner of West 36<sup>th</sup> Place and South Elwood Avenue

The platting requirement for this property is being triggered by a rezoning request (Z-7406). The property owner is requesting a rezoning from RS-3 to IM to permit moderate manufacturing on the site.

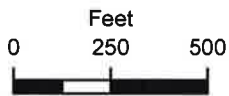
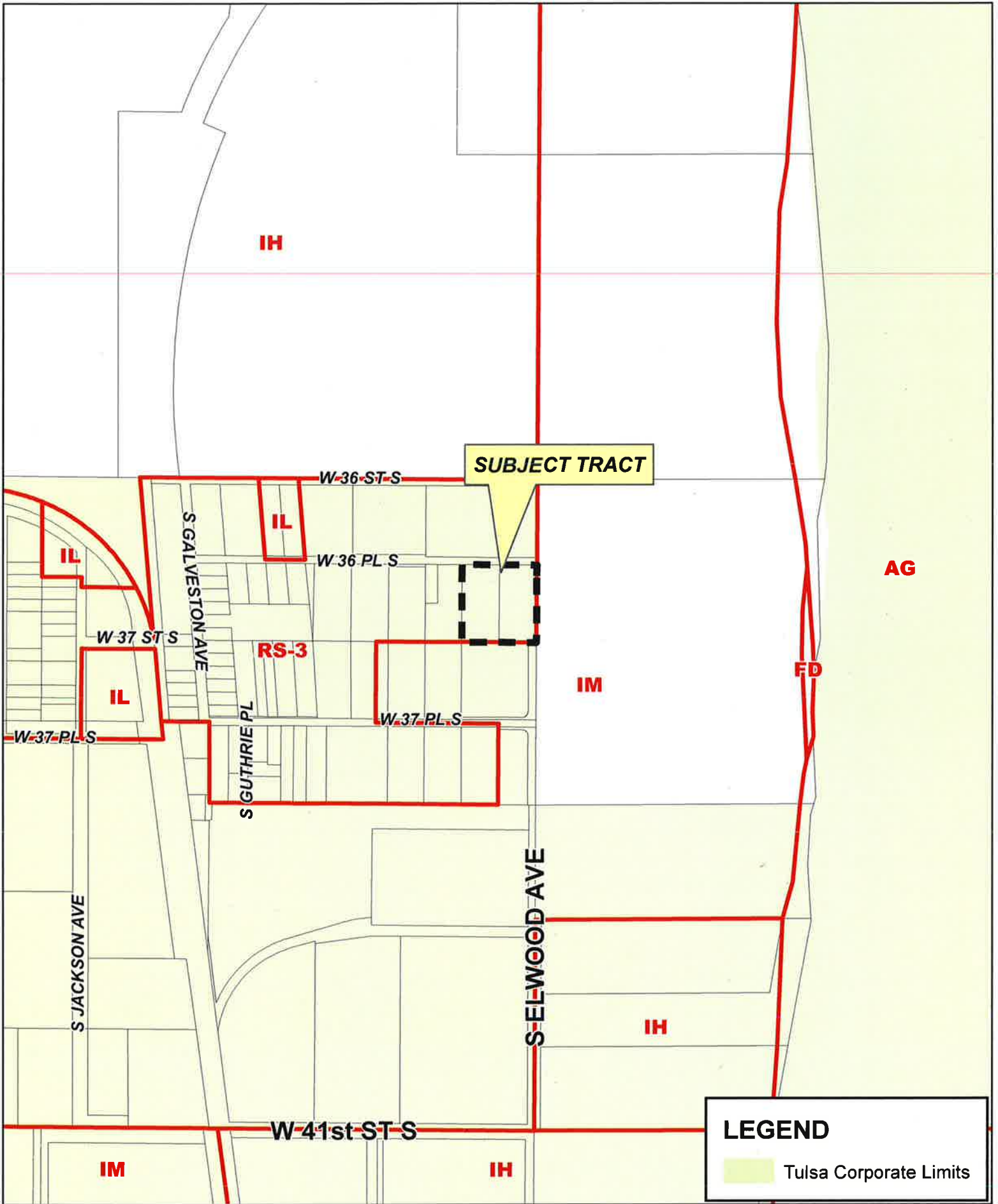
The Technical Advisory Committee met on August 17, 2017 and the following items were determined:

1. The property was previously platted as part of the Garden City plat and is currently made up of two lots.
2. Necessary utilities are all in place and no additional easements will be needed at this time.
3. Floodplain is present on the western edge of the property.
4. Right-of-way has not been dedicated for Elwood Avenue

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

1. Property owner must dedicate the required 25' of right-of-way for South Elwood Avenue
2. Floodplain must be contained within a dedicated easement

*Property could be processed as a minor subdivision plat.*



**Z-7406**

19-12 23

20.3







0 250 500  
Feet



Subject  
Tract

**Z-7406**

19-12 23

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

Aerial Photo Date: February 2016



20.4



PROPERTY ADDRESS: RAW LAND, TULSA, OKLAHOMA







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7407 with an optional  
development plan

**Hearing Date:** September 6, 2017

**Case Report Prepared by:**

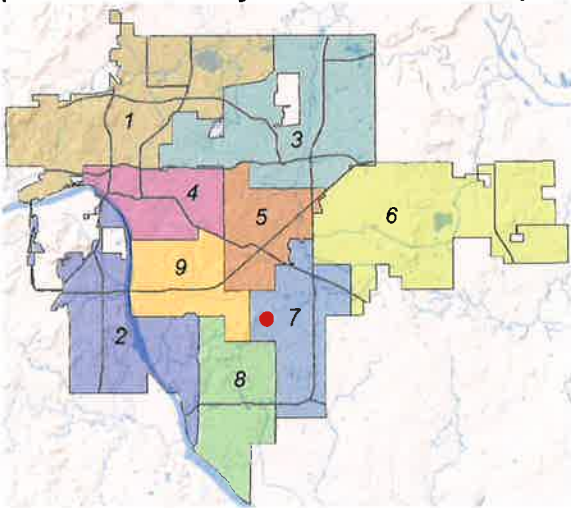
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Nathan Cross

*Property Owner:* SHADOW MOUNTAIN  
RACQUET CLUB

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



**Applicant Proposal:**

*Present Use:* Raquet club

*Proposed Use:* Commercial

*Concept summary:* Rezone with optional  
development plan to permit office and self-storage  
uses.

*Tract Size:* 7.77 ± acres  
338540.12 ± sq. ft

*Location:* South of southeast corner of S. 75th E.  
Ave. and E. 61st St.

**Zoning:**

*Existing Zoning:* RS-3

*Proposed Zoning:* CG w/ an optional  
development plan

**Comprehensive Plan:**

*Land Use Map:* Town Center

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval of CG zoning but  
only with the optional development plan as  
defined in Section II of the staff report.**

**Staff Data:**

TRS: 8302

CZM: 53

Atlas: 751

**City Council District:** 7

*Councilor Name:* Anna America

**County Commission District:** 3

*Commissioner Name:* Ron Peters

21.1

## **SECTION I: Z-7407**

### **APPLICANTS DEVELOPMENT CONCEPT:**

In order to lessen the impact of the rezoning on the surrounding properties, the Applicant has elected to impose additional restrictions on the Subject Parcels by requesting the implementation of an optional development plan as is allowed under Section 70.040(2) of the Code. In addition to the existing restrictions for CG zoned property under the Code, the applicant proposes the standards identified in Section II below.

### **APPLICANTS STATEMENT OF INTENT**

The applicant has chosen to propose and optional development plan for the subject parcels to lessen the impact on the residential neighborhood to the west. Straight rezoning of the subject parcel to CG would not allow for restriction on use, lighting, and screening as has been proposed under the optional development plan. The proposed optional development plan allows the applicant to achieve its desired use on a commercial property while also controlling the impact of the structure and the operation of the self-service storage business on the abutting residential homes. This concept allows for commercial use of the subject parcel as is set forth in the Comprehensive Plan while also achieving a greater public good by agreeing to building and design standards that reduce the effects of the commercial operation on the abutting residential neighborhood.

### **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:
  - Development Area Boundary Exhibit:
  - Security Exhibit

### **DETAILED STAFF RECOMMENDATION:**

The optional development plan identified in Section II is consistent with the provisions of the Tulsa Zoning Code and,

Z-7407 is consistent with the Town Center Vision of the Comprehensive Plan and,

Z-7407 is considered non injurious to the proximate properties and,

Z-7407 is consistent with the anticipated future development of this area therefore,

Staff Recommends approval of Z-7407 to change zoning from RS-3 to CG with the optional development plan as defined in Section II.

### **SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS:**

Z-7407 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.

21.2

PERMITTED USE CATEGORIES:

- i. COMMERCIAL
  - a. Office (includes all subcategories)
  - b. Self-Storage Facilities

ADDITIONAL LOT AND BUILDING REQUIREMENTS:

- i. Maximum Building Height (35 feet)

LANDSCAPE, SCREENING, LIGHTING and SIGNAGE REQUIREMENTS:

- i. Landscaping:
  - a. Trees shall be placed in Development C exceeding the minimum size standards identified in the Tulsa Zoning Code. Additional trees are encouraged however one tree shall be installed and maintained for each 1000 square feet of land area in Development Area B.
  - b. Shrubs shall be installed and maintained along the western side of the required screening wall in Development Areas A and B. At the time of installation the shrubs shall exceed 30" height be placed to provide an effective visual edge with greater than 3 shrubs per 10 linear feet of screening wall length.
  - c. Entire green space in Development Area C shall be irrigated with an underground irrigation system and maintained by owner.
- ii. Wall:
  - a. A masonry wall shall be installed and maintained along the western side of Development area A and B with a minimum height of 9 feet except where emergency access may be required by the fire department.
- iii. Signage:
  - a. No signage shall be placed on any west facing wall of Development Area A or B.
  - b. No monument or directional signage shall be placed on the west side of Development Area A or B.
  - c. Wall signage may not be illuminated
  - d. One monument sign with a maximum height of 8 feet and display surface area not exceeding 64 square feet will be allowed. That monument sign may not be further than 50 feet from the S. 76<sup>th</sup> East Avenue street right of way.
  - e. Pole signs are prohibited
- iv. Lighting:
  - a. All lighting to be affixed to the structure and directed downward and shielded per Section 65.090 of the Zoning Code.
  - b. No free-standing pole-mounted lighting.
  - c. Light fixtures to be added at intervals along wall on western side of Development Area B to light Development Area C.
- v. Security Plan / Cameras:
  - a. Camera Placement shall be installed and maintained similar to the camera placement plan.
- vi. Vehicular Circulation:
  - a. Vehicular access is prohibited except from the S. 76<sup>th</sup> East Avenue.



- b. No more than one emergency access as may be required by the fire department will be allowed from S. 75<sup>th</sup> East Avenue. If that access is required the entrance must be gated and constructed of a material complimentary to the masonry wall and is not see through.

### SECTION III: SUPPORTING DOCUMENTATION

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The commercial uses proposed at this location are consistent uses that can be normally found in a Town Center. The optional development plan provides appropriate site design standards that help integrate this project into the edges of a residential neighborhood.*

#### Land Use Vision:

##### *Land Use Plan map designation: Town Center*

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

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

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

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

#### Transportation Vision:

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

*Trail System Master Plan Considerations:* None that affect this site.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The site is currently vacant however it is was a Tennis and Racket ball club for decades. The existing building and courts will be removed for the proposed development.*

Environmental Considerations: None that affect site re-development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South 75 <sup>th</sup> East Avenue	None	50 feet	2
South 76 <sup>th</sup> East Avenue	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	CS	Town Center	Area of Growth	Convenience Store
East	CS/PUD-202	Town Center	Area of Growth	Abandoned convenience store and multi story office building
South	RS-3	Town Center	Area of Growth	Vacant
West	RS-3 Across E. 75 <sup>th</sup> Street South	Existing Neighborhood	Area of Stability	Single Family Residential

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 12459 dated May 8, 1972, established zoning for the subject property.

***Subject Property:***

**Z-7335 June 2016:** All concurred in approval of a request for rezoning a 2± acre tract of land from RS-3 to CS with an optional development plan, for a convenience store and fueling station, QuikTrip, on property located southwest corner of E. 61<sup>st</sup> St. S. and S. 76<sup>th</sup> E. Ave.

**BOA-8566 May 1, 1975:** The Board of Adjustment approved a Special Exception to permit a tennis club as presented and subject to the development standards submitted by the applicant, 16 parking spaces being provided for the clubhouse in addition to 4 being provided for each tennis court, for the

courts that are to be lighted the light standards can be no higher than 30' and the light directed away from neighboring residential areas, and subject to the site plan and the architectural rendering presented, in an RS-3 district, on property located at south of E. 61<sup>st</sup> St., between S. 75<sup>th</sup> E. Ave. and S. 76<sup>th</sup> E. Ave., and is also a part of the subject property.

***Surrounding Property:***

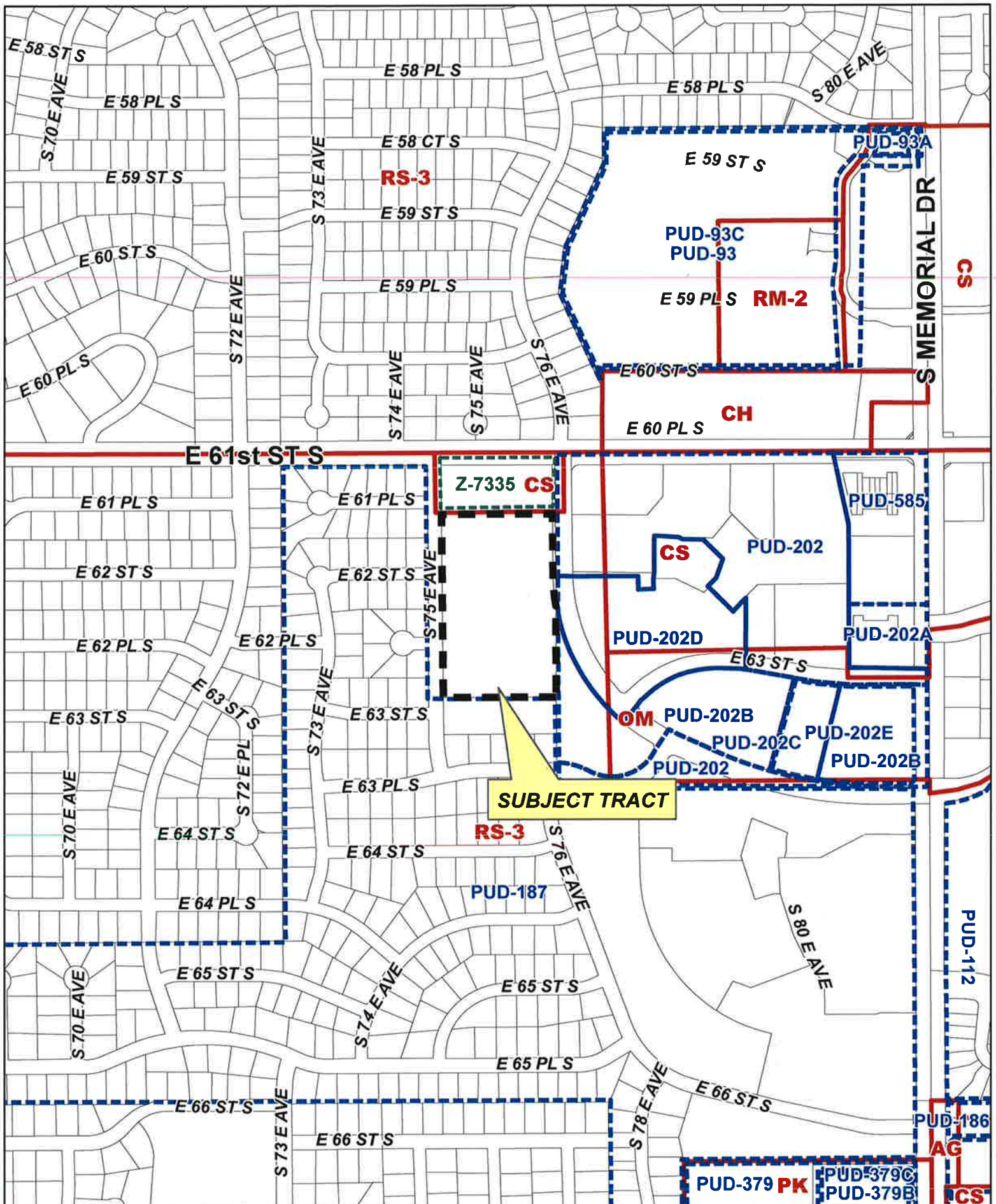
**PUD-202 December 1977:** All concurred in approval of a proposed Planned Unit Development on a 46± acre tract of land for commercial use, office use and church use, on property located west of the southwest corner of E. 61<sup>st</sup> St. and S. Memorial Dr. and abutting the subject property to the east.

**PUD-187 August 1976:** All concurred in approval of a proposed Planned Unit Development on a 166± acre tract of land for a multi Development Area project that consists of residential use, with a mix of single-family, duplex and multifamily on property located between Sheridan Rd. and Memorial Dr. and between 61<sup>st</sup> St. and 71<sup>st</sup> St. and abutting the subject property to the west.

9/6/2017 1:30 PM

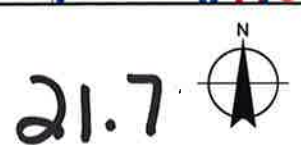
21.6





18-13 02

**Z-7407**  
**with Optional**  
**Development Plan**







Feet  
0 250 500



Subject  
Tract

18-13 02

**Z-7407**  
**with Optional**  
**Development Plan**

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

Aerial Photo Date: February 2016



218





0 50 100  
Feet



Subject  
Tract

18-13 02

**Z-7407**  
**with Optional**  
**Development Plan**

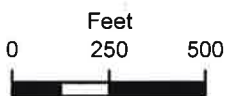
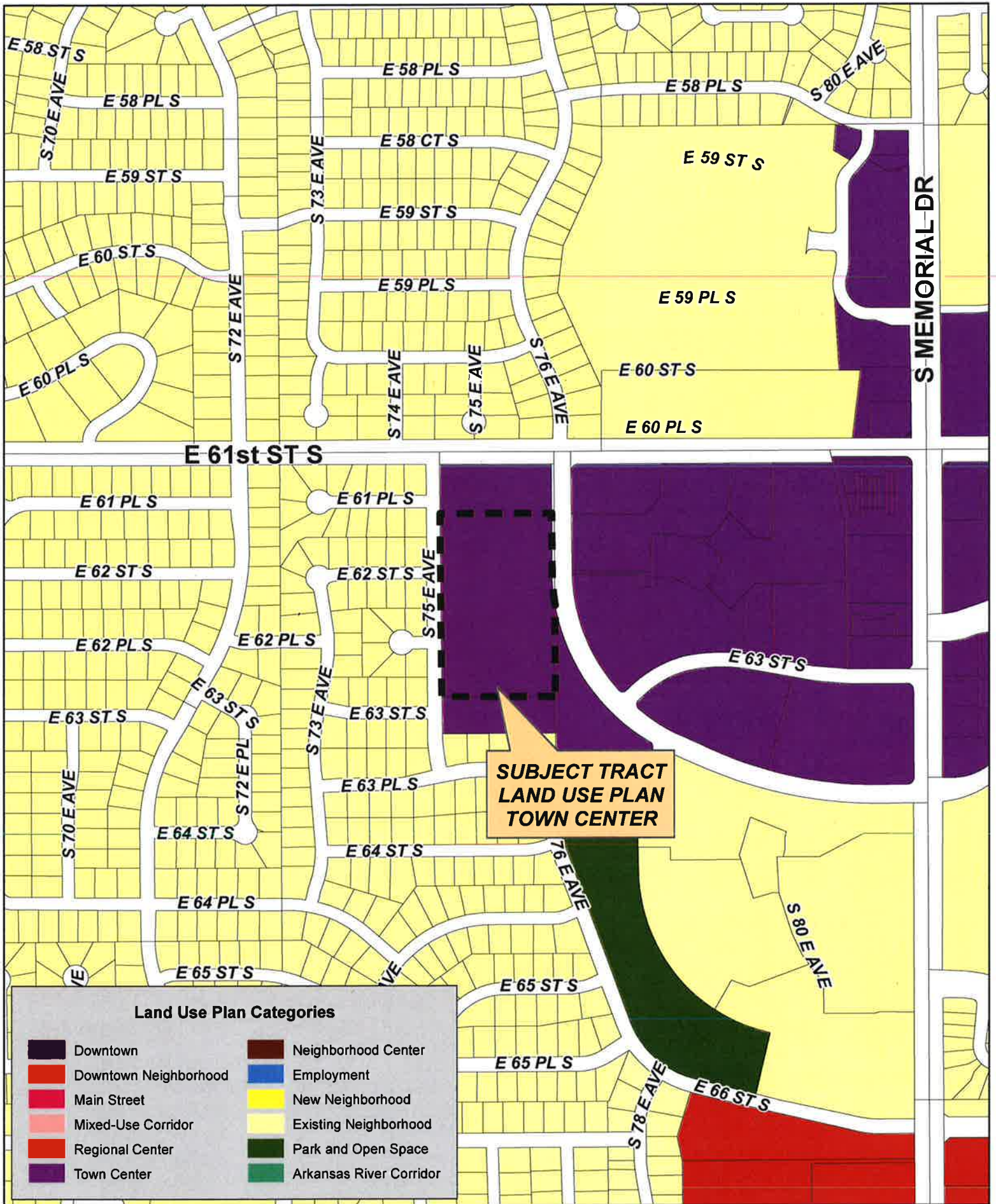
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Aerial Photo Date: February 2016



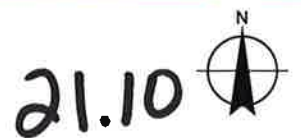
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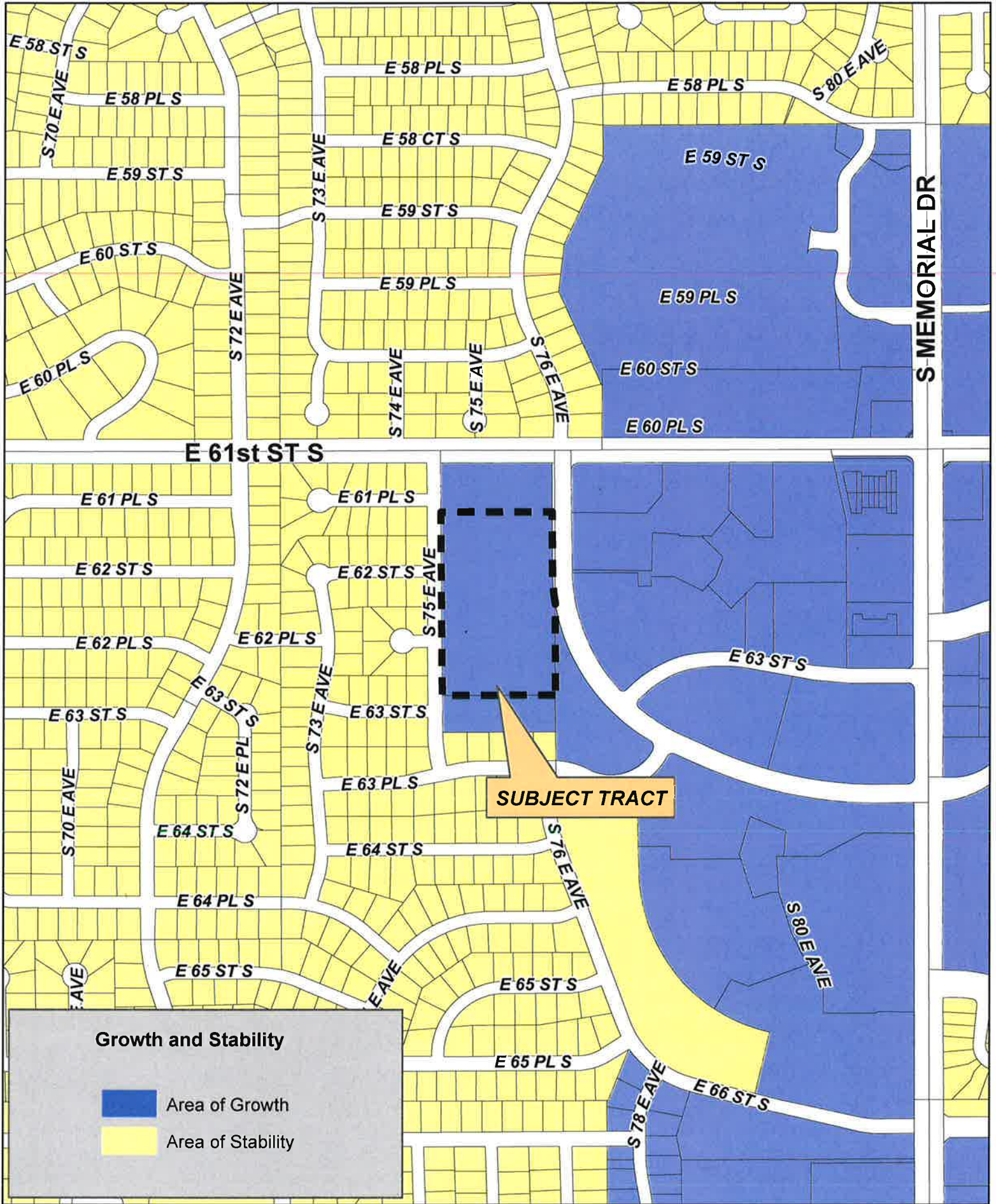


18-13 02

**Z-7407**  
**with Optional**  
**Development Plan**

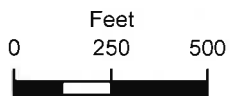






**Growth and Stability**

- Area of Growth
- Area of Stability



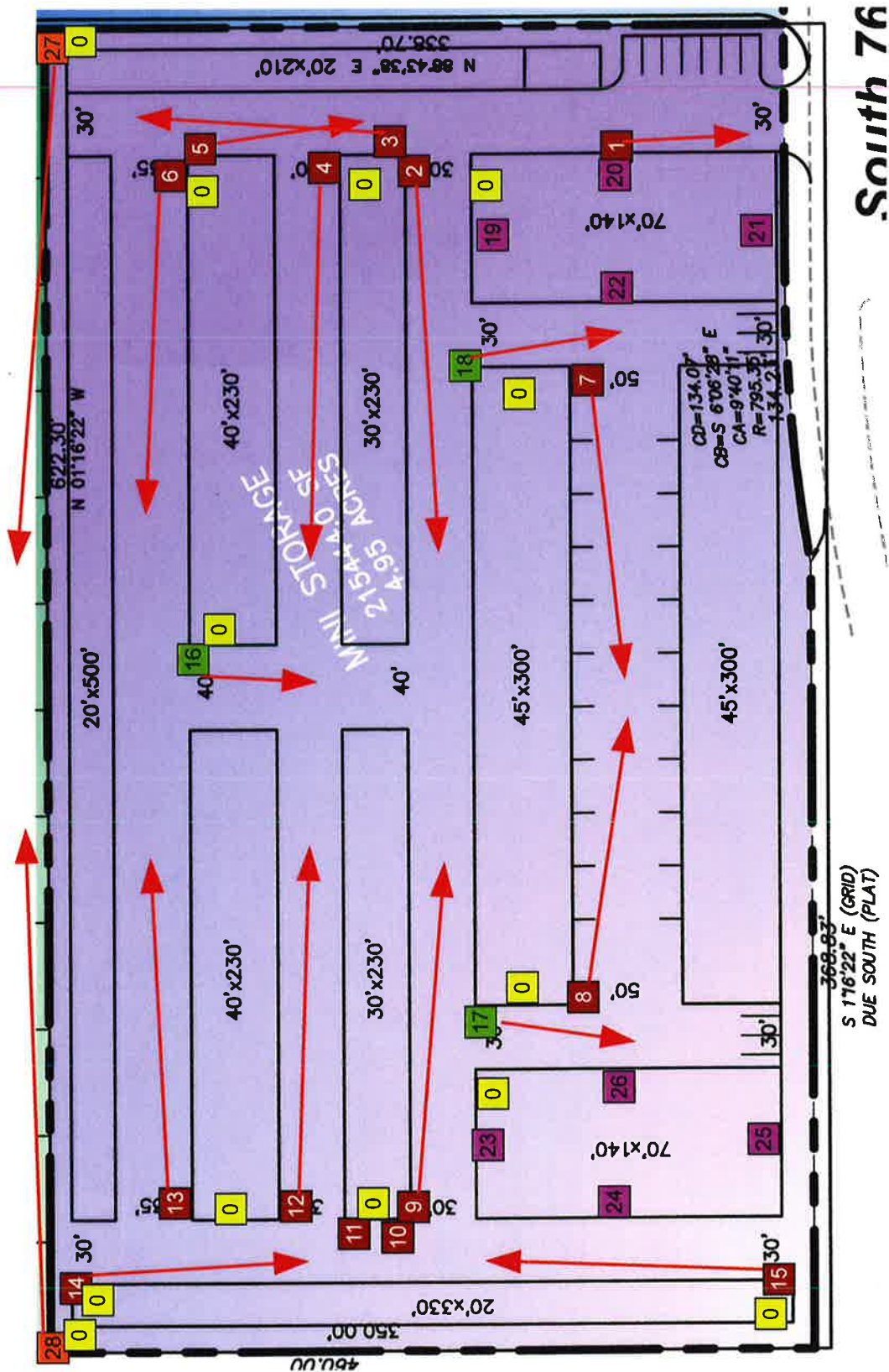
18-13 02

**Z-7407**  
**with Optional**  
**Development Plan**









## Shadow Mountain Development Mini Storage

0	IR120 Magnu	10-120mm	12V DC
0	SlimPro-IR	3.6mm	12V DC
0	IR660	6-60mm	12V DC
0	Cobra 90	4-9mm	12V DC
0			
0			





Tulsa Metropolitan Area  
Planning Commission

**Case Number:** PUD-221-J  
(Amended September 1, 2017)

**Hearing Date:** September 6, 2017

**Case Report Prepared by:**

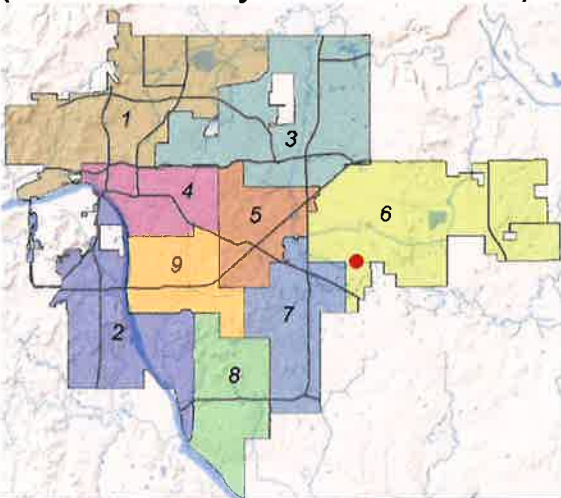
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Ray Meldrum

*Property Owner:* BATTLE CREEK LAND  
DEVELOPMENT

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Fire station

*Concept summary:* Allow Safety Service as an  
allowable use to permit a fire station

*Tract Size:* 4.82 ± acres

*Location:* Southeast corner of E. 41<sup>st</sup> St. S. and S.  
134<sup>th</sup> E. Ave.

**Zoning:**

*Existing Zoning:* RS-3/ PUD-221-F

*Proposed Zoning:* RS-3/ PUD-221-J

**Comprehensive Plan:**

*Land Use Map:* Existing Neighborhood

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9428

CZM: 49

Atlas: 1115

**City Council District:** 6

*Councilor Name:* Connie Dodson

**County Commission District:** 1

*Commissioner Name:* John Smaligo



## **SECTION I: PUD-221-J**

**DEVELOPMENT CONCEPT:** The applicant has proposed to construct a fire station on the subject lot in order to provide additional fire services in an underserved area. The current development standards limit the uses of the subject lot to Use Unit 5 – Community Services & Similar or townhouses and patio homes. A fire station would be considered Use Unit 4 – Public Protection and Utility Facilities. The Safety Service use requested is the use category required for a fire station, based on the current City of Tulsa Zoning Code. Currently, the proposed site is located within Development Area I of PUD-221-F.

### **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:
  - Conceptual Site Plan

### **PUD-221-J DEVELOPMENT STANDARDS:**

Permitted Uses: Safety Service. Uses permitted by previous amendments to remain allowable.

Bulk and Area requirements per underlying zoning (RS-3).

### **VEHICULAR ACCESS AND CIRCULATION:**

Ingress and egress to the site will be from E. 41<sup>st</sup> St South and/or S. 134<sup>th</sup> E. Avenue.

### **PEDESTRIAN ACCESS:**

Sidewalks will be required. A sidewalk currently exists along S. 134<sup>th</sup> E. Ave. A sidewalk along E. 41<sup>st</sup> St South will be required. This area is identified in the GO Plan as having a sidewalk gap from S. 130<sup>th</sup> Pl to S. 181<sup>st</sup> E. Ave.

### **PLATTING REQUIREMENT:**

Major amendments to the PUD require a plat or plat waiver

### **DETAILED STAFF RECOMMENDATION:**

The applicants proposal is consistent with the Tulsa Comprehensive Plan, and;

The applicant's proposal is consistent with the provisions of the PUD chapter of the Tulsa Zoning Code, and;

The development standards identified in this PUD are non-injurious to the existing proximate neighborhood, therefore;

**Staff recommends Approval of PUD-221-J as outlined in Section I above.**

## **SECTION II: Supporting Documentation**

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

Staff Summary: The land use category for the proposed tract is Existing Neighborhood and an Area of Growth. The proposed use is compatible with the comprehensive plan designations.

Land Use Vision:

*Land Use Plan map designation:* Existing Neighborhood

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

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

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

Transportation Vision:

*Major Street and Highway Plan:* East 41<sup>st</sup> Street South is designated as a Secondary Arterial.

*Trail System Master Plan Considerations:* The site is approximately 1 ½ miles west of the Mingo Trail. The Go Plan indicates a sidewalk gap in the vicinity with the entire 41<sup>st</sup> St. frontage being included.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant with no structures present.

Environmental Considerations: While this area is not identified to be within a floodplain, there is a stream which runs south of the southern boundary which should be considered in the design of the development.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 41 <sup>st</sup> Street	Secondary Arterial	100 ft	2
South 134 <sup>th</sup> East Avenue	None	50 ft	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	Existing Neighborhood	Stability	Single-Family
South	RS-3/PUD-221-F	Park and Open Space	Stability	Stream / Natural Area
East	AG	New Neighborhood	Growth	Vacant
West	RS-3/PUD-221-F (PUD-221-I Pending)	Existing Neighborhood	Growth	Vacant

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 19534 dated May 11, 1999 (PUD-221-F), 13313 dated November 14, 1974 (RS-3) established zoning for the subject property.

***Subject Property:***

**PUD-221-F May 1999:** All concurred in **approval** of a proposed *Major Amendment to PUD* on a 38± acre tract of land, to add church, school and accessory uses; to amend development standards and to reallocate floor area in development areas, on property located south and east of the southeast corner of East 41<sup>st</sup> Street and South 129<sup>th</sup> East Avenue, and also known as the subject property. The subject tract is located in Development Area H and is approved for institutional uses, churches and schools and 24 townhouses or patio homes.

**PUD-221-A December 1981:** All concurred in **approval** of a *Major Amendment to PUD* to convert the commercial portion of the CS floor area to multifamily purposes on a tract located on the southeast corner of East 41<sup>st</sup> Street South and South 129<sup>th</sup> East Avenue and also known as the subject property.

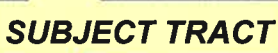
**PUD-221 October 1979:** All concurred in **approval** of a proposed *Planned Unit Development*, on a 160± acre tract of land, to develop for commercial, office, multifamily, single-family and industrial uses, in multiple Development Areas, subject to conditions, located at the southeast corner of East 41<sup>st</sup> Street and South 129<sup>th</sup> East Avenue and includes the subject tract.

**Z-4712 November 1974:** All concurred in **approval** of a request for *rezoning* a 160± acre tract of land from AG to 10 acres to CS; 15 acres to RM-1, 13 acres to RD and RS-3 on the remainder, on property located on the southeast corner of E. 41<sup>st</sup> St. and S. 129<sup>th</sup> E. Ave. and includes the subject property.

***Surrounding Property:***

**PUD-221-I :** TMAPC recommended approval at the August 1<sup>st</sup>, 2017 meeting. City Council approval currently pending.



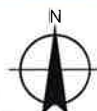






19-14 28

*Aerial Photo Date: February 2016*



016 22.6





S 134 E AVE

S 135 E AVE

E 40th PL S

S 133 E PL

E 41st ST S

0 50 100  
Feet



Subject  
Tract

**PUD-221-J**

19-14 28

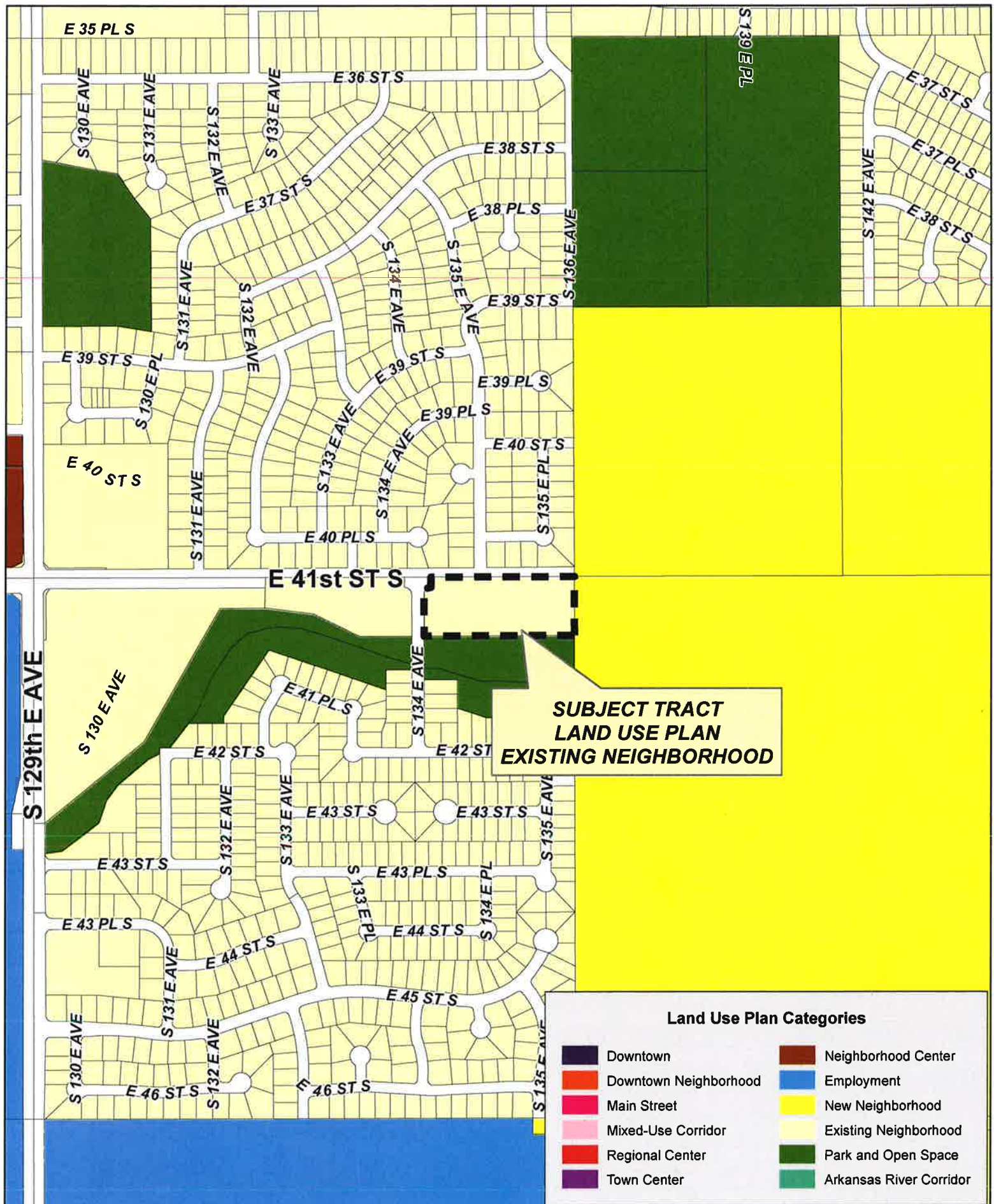
Note: Graphic overlays may not precisely  
align with physical features on the ground.

Aerial Photo Date: February 2016



22.7





Feet  
0 300 600

**PUD-221-J**

19-14 28



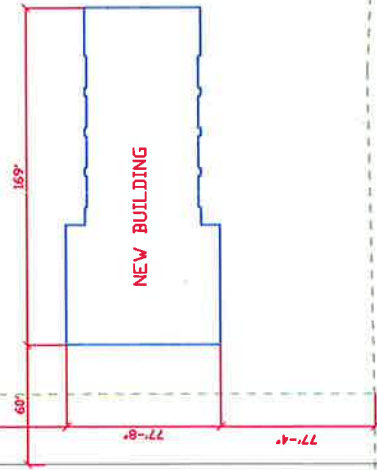




S 135TH EAST AVE

E 41st ST S

APPROX. ROW



S 134TH EAST AVE.

REGULATORY FLOODPLAIN

ALL DIMENSIONS ARE APPROXIMATE

CONCEPTUAL SITE PLAN

NORTH



22.10



Sawyer, Kim

other business

**From:** Ulmer, Amy  
**Sent:** Tuesday, August 29, 2017 3:51 PM  
**To:** Sawyer, Kim  
**Subject:** LC-937 Withdraw & Refund Request

Kim,

The applicant would like to withdraw their Lot-Combination (LC-937) and request a refund of the \$100 application fee.  
Thank you.

**Amy Ulmer | Assistant Planner, Land Development Services**  
2 West Second Street, Suite 800  
Tulsa, OK 74103  
918.579.9471  
918.579.9571 fax  
[aulmer@incog.org](mailto:aulmer@incog.org)



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**From:** hud1975 [<mailto:hud1975@gmail.com>]  
**Sent:** Thursday, August 24, 2017 10:24 AM  
**To:** Ulmer, Amy  
**Subject:** RE: Jason Hudson - lot combination refund

Amy,

Please withdraw my application for the lock combination number LC - 937 and I would request at this time a refund of my application money. Since this is been approved previously.

If you need anything else please let me know.

Thank you  
Jason  
918-931-1064

Sent via the Samsung Galaxy S® 5 ACTIVE™, an AT&T 4G LTE smartphone

----- Original message -----

**From:** hud1975 <[hud1975@gmail.com](mailto:hud1975@gmail.com)>  
**Date:** 8/18/17 10:00 AM (GMT-06:00)  
**To:** [aulmer@incog.org](mailto:aulmer@incog.org)  
**Subject:** Jason Hudson - lot combination refund

Hello Amy,

23.1

It was good talking to you this morning about the lock combination. I have attached a picture of the lock combination number 543 that was approved. Also, before I knew that it was approved I submitted an application LC - 937 a couple days ago. Can you refund the money for that application that I charged to my credit card?

Thank you  
Jason Hudson  
918-931-1064

Sent via the Samsung Galaxy S® 5 ACTIVE™, an AT&T 4G LTE smartphone

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