TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2756
October 18, 2017, 1:30 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:
Call to Order:

REPORTS:

Chairman's Report:
Work session Report:
Director's Report:
Review TMAPC Receipts for the month of September 2017

1. Minutes of October 4, 2017, Meeting No. 2755

2. Correct of minutes of June 21, 2017, meeting number 2748 to correct legal description for Z-7397

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.

3. **LS-21055** (Lot-Split) (CD 7) – Location: West of the southwest corner of East 91st Street South and South Mingo Road (Related to PUD-268-C-3)

4. **PUD-268-C-3 Jerry Huffman** (CD 7) Location: West of the southwest corner of East 91st Street South and South Mingo Road requesting a PUD Minor Amendment to redefine development areas & revise development standards. (Related to LS-21055)

5. **LS-21064** (Lot-Split) (County) – Location: South of the southeast corner of West Coyote Trail and South 203rd West Avenue

6. **LS-21067** (Lot-Split) (County) – Location: West of the northwest corner of East 167th Street South and South Peoria Avenue
7. **LS-21068** (Lot-Split) (CD 1) – Location: Northwest corner of West Golden Street and North Cheyenne Avenue

8. **LC-944** (Lot-Combination) (CD 9) – Location: West of the northwest corner of East 31st Street South and South Louisville Avenue (Related to Z-7414 and Z-7414 Plat Waiver on Public Hearing)

9. **LC-945** (Lot-Combination) (CD 1) – Location: East of the southeast corner of South 51st West Avenue and West 8th Street South

10. **PUD-696-B-4 Pete Webb** (CD 2) Location: South of the southwest corner of East 91st Street South and South Delaware Avenue requesting a **PUD Minor Amendment** to allow ground sign with 92 sq. ft. of display area and an EMC

11. **Z-6051-SP2b Matt Ellicott** (CD 7) Location: Northeast corner of South Mingo Road and East 82nd Place South requesting a **CO Minor Amendment** to increase allowable ground sign height from 8 feet to 16 feet

12. **Enclave at Addison Creek** (CD 8) Reinstatement of Preliminary Plat (Formerly Bent River) Location: South of the southwest corner of East 121st Street South and South Sheridan Road

13. **BlueFlame47** (County) Final Plat, East of the southeast corner of East 171st Street South and South Garnett Road

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

**PUBLIC HEARINGS:**

14. **LS-21063** (Lot-Split) (County) – Location: East of the northeast corner of East 121st Street South and South Garnett Road

15. **LS-21069** (Lot-Split) (CD 2) – Location: Southeast corner of West 46th Street South and Highway 75

16. **PUD-310-1 Joy Ward** (County) Location: Southeast corner of South Campbell Creek Road and Highway 51 requesting a **PUD Minor Amendment** to add Use Unit 17 (Continued from October 4, 2017) (Applicant requests continuance to November 15, 2017)

17. **PUD-803-2 Baker Pools/ Ashley Martin** (CD 8) Location: West of the southwest corner of East 121st Street South and South Sheridan Road requesting a **PUD Minor Amendment** to allow swimming pool in 35-foot setback area (Withdrawn by applicant)
18. **Storage Center I Amended** (CD 2) Minor Subdivision Plat, Location: East of the southeast corner of East 101st Street South and South Delaware Avenue

19. **BOA-22300 Plat Waiver** (CD 9) Location: South of the southwest corner of East 41st Street South and South Owasso Avenue (4138 S. Owasso Ave.)

20. **BOA-22302 Plat Waiver** (CD 4) Location: South of the southeast corner of West 7th Street South and South Quanah Avenue (723 S. Quanah Ave.)

21. **Z-7408 Plat Waiver** (CD 1) Location: North of the northeast corner of East Seminole Street and North Quincy Avenue

22. **Z-7413 Carly Goodnight** (CD 3) Location: West of the northwest corner of East Admiral Boulevard and North Harvard Avenue requesting rezoning from **RS-3 to CH**

23. **Z-7414 KKT Architects** (CD 9) Location: Northwest corner of East 31st Street South and South Louisville Avenue requesting rezoning from **OM to CS** (Related to LC-944 on Consent Agenda and Z-7414 Plat Waiver)

24. **Z-7414 Plat Waiver** (CD 9) Location: Northwest corner of East 31st Street South and South Louisville Avenue (Related to Z-7414 rezoning and LC-944 on Consent Agenda)

**OTHER BUSINESS**

25. **Refund Request-PUD-803-2** Baker Pools/ Ashley Martin in the amount of $250.00. This application is no longer needed because City of Tulsa has issued the pool permit.

26. **Proposed 2018 TMAPC Meeting Dates**

27. **Commissioners’ Comments**

**ADJOURN**

CD = Council District

**NOTE:** If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526. Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG. Ringing/sound on all **cell phones** and **pagers** must be turned off during the Planning Commission.
TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.
# TMAPC RECEIPTS

## Month of September 2017

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## LESS WAIVED FEES *

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## GRAND TOTALS

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* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers.
## September 2017 TMAPC Receipt Comparison

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10/12/17
TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 2748
Wednesday, June 21, 2017, 1:30 p.m.
City Council Chamber
One Technology Center – 175 E. 2nd Street, 2nd Floor

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<th>Members Absent</th>
<th>Staff Present</th>
<th>Others Present</th>
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<td>Adams</td>
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<td>Foster</td>
<td>Silman, COT</td>
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<td>Carnes</td>
<td>Krug</td>
<td>Hoyt</td>
<td>VanValkenburgh, Legal</td>
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<td>Covey</td>
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<td>Wilkerson</td>
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The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, June 15, 2017 at 2:38 p.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:

Mr. Wilkerson reported the May 2017 receipts for zoning applications are up compared to this time last year. Mr. Wilkerson also reported on the City Council and Board of County Commission agenda and actions taken. Mr. Wilkerson stated there would be a work session July 19, 2017 to discuss the Mixed Use zoning incentive program on the Peoria Avenue Bus Rapid Transit corridor, the Go Plan which is the bicycle and pedestrian plan and several housekeeping
40. **Z-7397 Wallace Engineering/Carolyn Back (CD 2)** Location: Northwest corner of West 91st Street and South Elwood Avenue requesting rezoning from AG/IL to AG/CG with optional development plan. (Related to CPA-63)

**STAFF RECOMMENDATION:**

**SECTION I: Z-7397**

**DEVELOPMENT CONCEPT:**

The anticipated zoning with allowed uses to the west of the levee does not change at this time. Leaving this portion of the parcel in its currently zoned state will work as an excellent buffer between the residential uses to the north and west of the site.

The anticipated uses to the east of the levee would be a mix of office and commercial uses to include retail. It is the intention of the applicant to down zone the SE/c of the property, east of the levee, from IL to CG to help reduce the possible impacts allowed within Industrial Light zoning while bringing the split-zoned portion of the parcel, east of the levee, into a more clearly defined zoning line designation to follow the levee.

A mix of Office and Commercial uses are proposed for a “New-to-Tulsa” garage condo concept of premium garage storage units, individually owned, just like condos, but not residential in nature. The individually owned units will provide an innovative space solution for owners needing a secure premium place to store toys including cars, boats, jet skis, motorcycles and recreational vehicles. Each owner has a titled condo unit, plus access to common areas including a possible office/clubhouse. Equity can build in these proposed units just like an office condo.

Other uses proposed to meet community needs are a neighborhood convenience store with fueling canopies and a car wash, fitness focused tenants, and service oriented merchants. These uses would provide a variety of uses from fitness focused classes for children and adults to a dry cleaner and a favorite coffee shop and/or restaurant.

**SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS**

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

**PERMITTED USE CATEGORIES**

i. **PUBLIC, CIVIC, AND INSTITUTIONAL**
   - College or University
   - Library or Cultural Exhibit
   - Parks and recreation
   - Religious Assembly
   - Safety Service

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

iii.  WHOLESALE, DISTRIBUTION AND STORAGE
  Equipment and Materials Storage, Outdoor
  Note: Outdoor storage is prohibited unless shielded by a
  solid natural landscape buffer lot less than 15 feet in width or
  enclosed masonry walls shield view from outside
  observation. The minimum height of the buffer or wall shall
  not be less than 6 feet.

  Warehouse
  Wholesale Sales and Distribution

iv.  INDUSTRIAL
     Low-Impact Manufacturing and Industry

v.  RECYCLING
  Consumer Material Drop-off Station

vi.  AGRICULTURAL
  Community Garden
  Farm, Market- or Community-supported
  Greenhouse

vii.  OTHER
  Drive-in or Drive-through Facility (as a component of an allowed
  principal use)
  Oil-or-Gas Well

viii. INDUSTRIAL
Low-impact manufacturing and Industry

SIGNAGE: (Modifications to these sign standards will automatically be considered a major amendment to the optional development plan)

On-premise freestanding signs:
Two double-faced signs, with a maximum display surface area of sixty four square feet (64 SF) per side and a maximum height of five feet (15 FT) will be permitted along South 91st West Avenue.

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

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

Wall Signage:
Wall signage within 250 feet of the north right of way line of South 91st West Avenue must be externally lit with constant light.

Dynamic Display:
No Dynamic Display sign is permitted within 300 feet of the north right of way line of South 91st West Avenue.

DETAILED STAFF RECOMMENDATION:
Z-7397 requesting CG zoning is not consistent with the current Park and Open Space land use designation of the Comprehensive Plan however staff supports the Employment land use designation contemplated with CPA-63. CG zoning with an the optional development plan as defined in Section II is consistent with that land use classification and,

CG zoning with the optional development plan is consistent with the expected development pattern in the area. The optional development plan provides appropriate design and use limitations that would be expected west of Jones/Riverside Airport at this location and,

Contemplated uses in an CG zoning district with the optional development plan standards is considered non-injurious to the surrounding property therefore,

Staff recommends approval of Z-7397 to rezone property from AG/IL to CG with the optional development plan standards identified in Section II and with the concurrent approval of CPA-63.

Staff recommends Approval of Z-7397 to rezone property from AG/IL to CG with an optional development plan.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
Staff Summary: The concurrent comprehensive plan request (CPA-63) proposes a land use classification change from Parks and Open Space to Employment. Staff supports the requested change. CG zoning with the optional development plan is consistent with the vision and concepts outlined in the Employment land use designation.

Land Use Vision:

Existing Land Use Plan map designation: Park and Open Space

This building block designates Tulsa’s park and open space assets. These are areas to be protected and promoted through the targeted investments, public-private partnerships, and policy changes identified in the Parks, Trails, and Open Space chapter. Zoning and other enforcement mechanisms will assure that recommendations are implemented. No park and/or open space exists alone: they should be understood as forming a network, connected by green infrastructure, a transportation system, and a trail system. Parks and open space should be connected with nearby institutions, such as schools or hospitals, if possible.

Open spaces are the protected areas where development is inappropriate, and where the natural character of the environment improves the quality of life for city residents. These include environmentally sensitive areas (e.g., floodplains or steep contours) where construction and utility service would have negative effect on the city’s natural systems. Open space tends to have limited access points, and is not used for recreation purposes. Development in environmentally sensitive areas is uncharacteristic and rare, and should only occur following extensive study which shows that development will have no demonstrably negative effect. Open space also includes cemeteries, hazardous waste sites, and other similar areas without development and where future land development and utility service is inappropriate. Parcels in the city meeting this description of open space are designated as areas of stability.

Proposed land use designation:

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

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

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

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

**Transportation Vision:**

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

**Trail System Master Plan Considerations:** None

**Small Area Plan:** None West Highlands Small Area Plan (supports employment land use designation)

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The site is east of a level system that protects this property from Hagar Creek flood events. Several engineering challenges may affect the development of this site. The Jenks Planning Department has noted that sanitary sewer is not available from Jenks without downstream improvements; storm water discharge should be drained away from Jenks toward the Arkansas River or to the Jenks.

**Environmental Considerations:** None that would affect site development.

**Streets:**
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**Utilities:**

The subject tract has municipal water and sewer available.

**Surrounding Properties:**

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<th>Existing Land Use Designation</th>
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<td>South</td>
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<td>Levee, Tulsa County floodway</td>
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**SECTION IV: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 15871 dated November 18, 1983 (IL), and 11817 dated June 26, 1970 (AG), established zoning for the subject property.

**Subject Property:**

**Z-5873 November 1983:** All concurred in approval of a request for rezoning a 23+ acre tract of land from AG to IL, for industrial use, on property located on the northwest corner of W. 91st St. and S. Elwood Ave. and also known as a part of the subject property.

**Surrounding Property:**

**BOA-21872 April 14, 2015:** The Board of Adjustment approved a Special Exception to allow an aviation college/school (Use Unit 5) in an IL district, on property located at 112 W. Beechcraft Dr. and east of subject property across S. Elwood Ave.

**BOA-7490 June 1, 1972:** The Board of Adjustment approved a Special Exception to permit operating an airport in an IL district, limiting approval to that portion of the request located north of 91st St. as per plot plan, on property located at the northeast corner of W. 91st St. and S. Elwood Ave. across S. Elwood from subject property.
TMAPC Action; 6 members present:
On MOTION of DIX, the TMAPC voted 6-0-0 (Adams, Covey, Dix, Fretz, Millikin, Reeds, "aye"; no "nays"; none "abstaining"; Carnes, Doctor, Krug, Shivel, Walker, "absent") to APPROVE Z-7397 rezoning from AG/IL to AG/CG with optional development plan per amended staff recommendation striking the words oil and gas from Section iii item vii.

Legal Description for Z-7397
The East Half of the Southeast Quarter (E/2 SE/4) of Section 14, Township 18 North, Range 12 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof. LESS AND EXCEPT the North 301.79 feet of the East 50.00 feet thereof. Said described tract of land contains a gross area of 3,506,100 square feet or 78.41 acres, more or less.

Legal Description for Z-7397

LEGAL DESCRIPTION EXHIBIT “A” – CG ZONING

A TRACT OF LAND LYING IN THE EAST HALF (E/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FOURTEEN (14), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF THE EAST HALF (E/2) OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION FOURTEEN (14); THENCE S88°59'14"W AND ALONG THE SOUTH LINE OF THE EAST HALF OF SAID SECTION FOURTEEN (14) FOR A DISTANCE OF 1248.26 FEET; THENCE N01°00'46"W FOR A DISTANCE OF 122.24 FEET; THENCE N10°50'19"E FOR A DISTANCE OF 265.24 FEET; THENCE N22°44'37"E FOR A DISTANCE OF 1521.83 FEET; THENCE N16°58'35"E FOR A DISTANCE OF 128.57 FEET; THENCE N46°04'17"E FOR A DISTANCE OF 669.44 FEET; THENCE N88°57'23"E FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION FOURTEEN (14); THENCE S01°01'51"E AND ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4) OF SAID SECTION FOURTEEN (14) A DISTANCE OF 2352.85 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 1,907,961 SQUARE FEET OR 43.80 ACRES MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON MAY 4, 2017 BY CLIFF BENNETT, PLS #1815 WITH THE BEARINGS BASED ON THE SOUTH LINE OF THE EAST HALF (E/2) OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION FOURTEEN (14) AS S88°59'14"W.
Correction of minutes to change the legal description of Z-7397

Date Approved:

______________________________________

______________________________________
Chairman

ATTEST:________________________________

Secretary
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
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<tbody>
<tr>
<td>Jay Hoyt</td>
<td>Applicant: Jerry Huffman</td>
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<tr>
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<td>Property Owner: Mike Lester</td>
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<td>(shown with City Council Districts)</td>
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<thead>
<tr>
<th><strong>Applicant Proposal:</strong></th>
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<tbody>
<tr>
<td>Concept summary: PUD minor amendment to redefine development areas and revise development standards</td>
</tr>
<tr>
<td>Gross Land Area: 2.35 acres</td>
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<tr>
<td>Location: West of SW/c E 91st S and S Mingo Rd</td>
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<tr>
<td>9310 E 91st St S</td>
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<td>Proposed Zoning: No Change</td>
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<tr>
<td>Land Use Map: Regional Center</td>
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<td>Growth and Stability Map: Growth</td>
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<tr>
<td>7</td>
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<td>Councilor Name: Anna America</td>
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<td>3</td>
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<tr>
<td>PUD-268-C-3</td>
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<tr>
<td>Minor Amendment</td>
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<tr>
<th><strong>Hearing Date:</strong></th>
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<tbody>
<tr>
<td>October 18, 2017</td>
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</tbody>
</table>
SECTION I: PUD-268-C-3 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to redefine development areas and revise development standards.

Currently, PUD-268-C is divided into three development areas, intended for three lots. The applicant is proposing to reduce the number of development areas to two, for two lots. This is to accommodate the proposed two buildings shown on the applicant’s preliminary site plan included with this report. The internal vehicular and pedestrian circulation system will be modified to match this revised site plan layout.

The development standards are proposed to be modified to address required floor area and landscape area for each of the two proposed lots. The revised standards are as follows:

Lot 1
Land Area: 49,450.26 sf
Maximum Building Floor Area: 14,835.08 sf (0.30 FAR)
Minimum Landscape Area: 17.5%

Lot 2
Land Area: 48,349.38 sf
Maximum Building Floor Area: 14,504.81 sf (0.30 FAR)
Minimum Landscape Area: 17.5%

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 30.010.I.2.c(9) of the City of Tulsa Zoning Code.

“Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved PUD standards and the character of the development are not substantially altered.”

Staff has reviewed the request and determined:

1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.

2) All remaining development standards defined in PUD-268-C and subsequent amendments shall remain in effect.
Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Exhibits:
  Minor Amendment Text
  Preliminary Site Plan
  Landscape Plan

With considerations listed above, staff recommends approval of the minor amendment request to redefine development areas and revise development standards
Attachment to Application for Minor Amendment to PUD 268-C

NATURE OF AMENDMENT

Description of Proposal

1. The Site Plan will be modified within the development boundary to account for two (2) lots in lieu of three (3) lots. There will be two (2) buildings in lieu of three (3) buildings, and the associated parking will be adjusted.

2. The internal vehicular and pedestrian circulation system will be slightly modified with respect to location due to having 2 lots versus 3 lots. A mutual access agreement will be granted between property owners in order to accommodate cross-parking and vehicular and pedestrian movement across lot boundaries within the development area.

3. The Landscape Plan will be modified to accommodate the revised Site Plan.

4. The Development Standards shall be modified as follows:

   **Lot 1**
   Land Area: 49,450.26 sf
   Maximum Building Floor Area: 14,835.08 sf (0.30 FAR in accordance with Section 603, Table 3 & Section 1104.A.2)
   Minimum Landscape Area: 17.5% in accordance with Section 1104.A.2

   **Lot 2**
   Land Area: 48,349.38 sf
   Maximum Building Floor Area: 14,504.81 sf (0.30 FAR in accordance with Section 603, Table 3 & Section 1104.A.2)
   Minimum Landscape Area: 17.5% in accordance with Section 1104.A.2
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<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Case Number:</strong> PUD-696-B-4 Minor Amendment</th>
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<tbody>
<tr>
<td>Jay Hoyt</td>
<td><strong>Hearing Date:</strong> October 18, 2017</td>
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</table>

| **Location Map:**           | **Owner and Applicant Information:**        |
| (shown with City Council Districts) | Applicant: Pete Webb – Claude Neon Signs |
|                             | Property Owner: Crown Woods II, LLC.       |

| **Applicant Proposal:**     | **Staff Recommendation:**                  |
| Concept summary: PUD minor amendment to allow ground sign with 92 sf display area and EMC | Staff recommends approval. |
| Gross Land Area: 1.46 acres |                                           |
| Location: South of the SW/c East 91st St S and S Delaware Ave | |
| 9292 S Delaware Ave Lot 6, Block 1 9200 Delaware Addition | |

| **Zoning:**                 | **City Council District:**                  |
| Existing Zoning: CS/PUD-696-B | 2                                           |
| Proposed Zoning: No Change   | **Councilor Name:** Jeanie Cue              |

| **Comprehensive Plan:**     | **County Commission District:**            |
| Land Use Map: Town Center   | 3                                           |
| Growth and Stability Map: Growth | **Commissioner Name:** Ron Peters |

| **Staff Data:**             |                                              |
| TRS: 8320                  |                                              |
| CZM: 56                    | Atlas: 1912                                  |
|                            |                                              |
SECTION I:    PUD-696-B-4 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to allow a ground sign with 92 sf in area and an Electronic Message Center (EMC).

Currently the ground sign allowed for the subject lot would be limited to 75 sf of display area and no EMC would be allowed. The underlying zoning of the site, CS, would allow a ground sign with an area of 2 sf per linear foot of street frontage, which, at nearly 300 feet, the frontage of the subject lot would allow 600 sf of display area, however the maximum in CS is 500 sf of display area. The 92 sf request is well within what would be allowed within the underlying zoning.

The underlying zoning would permit the use of an EMC. EMCs fall within the sign category of Dynamic Displays within the City of Tulsa Zoning Code). The EMC would be limited to a maximum display area of 48 sf, per the CS zone requirements. The EMC would be required to comply with all applicable provisions of the City of Tulsa Zoning Code regarding Dynamic Displays in a CS district.

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) The requested amendment does not represent a significant departure from the approved development standards in the PUD.

2) All remaining development standards defined in PUD-696-B and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Exhibits:
   Proposed Signage Exhibit

With considerations listed above, staff recommends approval of the minor amendment request to allow a ground sign with 92 sf of display area and an Electronic Message Center (Dynamic Display).
NEW PROPOSED SIGN

ALL NOTED DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED SLIGHTLY DURING MANUFACTURING TO ALLOW PROPER COMPONENT USAGE.

SPECIFICATIONS

- FABRICATE & INSTALL (1) D/F LED ILLUMINATED PYLON SIGN WITH ALUMINUM POLE COVER
- ID CABINET TO BE ROUTED ALUMINUM WITH 1/2" PUSH THROUGH CLEAR ACRYLIC COPY, DIGITALLY PRINTED LOGO GRAPHIC APPLIED FIRST SURFACE & LETTERS TO MATCH PMS 142C
- FURNISH & INSTALL (1) D/F FULL COLOR 16mm 5'-5" X 9'-3" (90 X 162 MATRIX) WATCHFIRE MESSAGE CENTER
- ADD A 3" REVEAL PAINTED TO MATCH PMS 142C ON TOP & BOTTOM OF MESSAGE CENTER

CUSTOMER: EQUITY BANK
NAME: JOHN HANLEY
LOCATION: 9292 S. DELAWARE AVE.
TULSA, OK

DATE: 8/21/17
DESIGN NO.: DW-2643OF
ARTIST: CB
SCALE: 1/4"=1'-0"

LUMINOUS NEON, INC. ART & SIGN SYSTEMS

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**Case Number:** Z-6051-SP-2b
**Minor Amendment**

**Hearing Date:** October 18, 2017

**Case Report Prepared by:**
Jay Hoyt

**Owner and Applicant Information:**
**Applicant:** Matt Ellicott – Acura Neon

**Property Owner:** Office On Mingo, LLC.

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

![Location Map](image)

**Applicant Proposal:**
Concept summary: Corridor Minor amendment to increase allowable ground sign height from 8 feet to 16 feet.

**Gross Land Area:** 1.53 acres

**Location:** NE/c S Mingo Rd and E 82nd Pl S
8165 S Mingo Rd
Lot 2, Block 1 South Mingo Plaza
Development Area A

**Zoning:**
**Existing Zoning:** CO
**Proposed Zoning:** No Change

**Comprehensive Plan:**
**Land Use Map:** Mixed-Use Corridor
**Growth and Stability Map:** Growth

**Staff Data:**
**TRS:** 8418
**CZM:** 54
**Atlas:** 1413

**City Council District:** 7
**Councilor Name:** Anna America

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

**Staff Recommendation:**
Staff recommends approval
SECTION I: Z-6051-SP-2b Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the Corridor Plan to increase allowable ground sign height from 8 feet to 16 feet.

Currently, signs for lots fronting on Mingo Road are limited, by the development standards of the corridor, to a ground sign that is a maximum of 8 feet in height. The applicant is proposing to increase this allowance to 16 feet. The applicant does not propose to increase the allowable display area of the sign. Commercial zoning allows a sign height of 25 feet. The proposed increase to 16 feet is 9 feet shorter than what could otherwise be allowed.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 25.040D.3.b(5) of the Corridor District Provisions of the City of Tulsa Zoning Code.

"Minor amendments to an approved corridor development plan may be authorized by the Planning Commission, which may direct the processing of an amended development plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved development plan."

Staff has reviewed the request and determined:

1) The requested amendment does not represent a significant departure from the approved development standards in the Corridor Development Plan.

2) All remaining development standards defined in Z-6051-SP-2 and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Exhibits:
   Proposed Signage Exhibit

With considerations listed above, staff recommends approval of the minor amendment request to increase allowable ground sign height from 8 feet to 16 feet.
Elevation View - Scale: 1/2" = 1'-0"

- Manufacture and install (1x) double sided internally illuminated monument with a tenant cabinet.

- 4" Aluminum trim painted Black (semi-gloss).

- Rout ed aluminum painted with Dark Blue stucco, White acrylic copy and illuminated with white LED's.

- White acrylic with tenant panels with applied digital printed translucent vinyl graphics

- Tenant cabinet with 2" retainers and 1 1/2" H-Bars painted Black (semi-gloss).

- 2" Aluminum reveal painted White (semi-gloss).

- Aluminum base painted with Dark Blue stucco.

- Landscaping by others.
| **Case:** Enclave at Addison Creek  
(Formerly Bent River) |
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<td><strong>Hearing Date:</strong> October 18, 2017</td>
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<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
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<tbody>
<tr>
<td>Nathan Foster</td>
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<table>
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<tr>
<th><strong>Owner and Applicant Information:</strong></th>
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<tr>
<td><strong>Applicant:</strong> Tanner Consulting, LLC</td>
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<tr>
<td><strong>Owner:</strong> Stone Horse Development, LLC</td>
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<tr>
<th><strong>Location Map:</strong> (shown with City Council Districts)</th>
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<tr>
<th><strong>Applicant Proposal:</strong></th>
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<tbody>
<tr>
<td>Reinstatement of Preliminary Plat</td>
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| **Location:** South of the southwest corner of  
East 121st Street South and South Sheridan Road |

| **Zoning:** RS-3/PUD-828 |

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<td><strong>Councilor Name:</strong> Phil Lakin</td>
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<td><strong>County Commission District:</strong> 3</td>
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<td><strong>Commissioner Name:</strong> Ron Peters</td>
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**EXHIBITS:** Applicant Submittal
September 28, 2017

Tulsa Metropolitan Area Planning Commission
2 West 2nd Street South, Suite 800
Tulsa, OK  74103

Re: PUD-828 Enclave at Addison Creek Preliminary Plat approval reinstatement

Dear Chair and Commissioners:

TMAPC conditionally approved our revised Preliminary Plat (then called “Bent River”) on June 15, 2016. We are informed that the approval must be reinstated, which we respectfully request by this letter.

Please contact me at (918) 745-9929 or eenyart@tannerbaitshop.com if you have any questions or need additional information.

Respectfully,

Erik Enyart, AICP, CFM
Deed of Dedication (Continued)

SECTION B. PLANNED UNIT DEVELOPMENT RESTRICTIONS [CONTINUED]

B. DEVELOPMENT STANDARDS

This section of this declaration contains restrictions to be enforced by the City of Ada, Oklahoma, which are intended to ensure the consistent and appropriate use of the property as planned and developed. These restrictions are intended to promote the public health, safety, and general welfare of the City and to protect the property values of the area. The restrictions apply to the dedication, development, and use of the property and shall be enforced by the City of Ada, Oklahoma.

1. Minimum Lot Size

The minimum lot size for development on the property shall be 1.0 acres.

2. Maximum Lot Size

The maximum lot size for development on the property shall be 10.0 acres.

3. Minimum Lot Coverage

The minimum lot coverage for development on the property shall be 10.0%.

4. Maximum Lot Coverage

The maximum lot coverage for development on the property shall be 35.0%.

5. Minimum Lot Shift

The minimum lot shift for development on the property shall be 35.0%.

6. Maximum Lot Shift

The maximum lot shift for development on the property shall be 35.0%.

7. Minimum Lot Size

The minimum lot size for development on the property shall be 1.0 acre.

8. Maximum Lot Size

The maximum lot size for development on the property shall be 10.0 acres.

9. Minimum Lot Coverage

The minimum lot coverage for development on the property shall be 10.0%.

10. Maximum Lot Coverage

The maximum lot coverage for development on the property shall be 35.0%.

11. Minimum Lot Shift

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12. Maximum Lot Shift

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13. Minimum Lot Size

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14. Maximum Lot Size

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15. Minimum Lot Coverage

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16. Maximum Lot Coverage

The maximum lot coverage for development on the property shall be 35.0%.

17. Minimum Lot Shift

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18. Maximum Lot Shift

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19. Minimum Lot Size

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20. Maximum Lot Size

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21. Minimum Lot Coverage

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22. Maximum Lot Coverage

The maximum lot coverage for development on the property shall be 35.0%.

23. Minimum Lot Shift

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24. Maximum Lot Shift

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25. Minimum Lot Size

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26. Maximum Lot Size

The maximum lot size for development on the property shall be 10.0 acres.

27. Minimum Lot Coverage

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28. Maximum Lot Coverage

The maximum lot coverage for development on the property shall be 35.0%.

29. Minimum Lot Shift

The minimum lot shift for development on the property shall be 35.0%.

30. Maximum Lot Shift

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31. Minimum Lot Size

The minimum lot size for development on the property shall be 1.0 acre.

32. Maximum Lot Size

The maximum lot size for development on the property shall be 10.0 acres.

33. Minimum Lot Coverage

The minimum lot coverage for development on the property shall be 10.0%.

34. Maximum Lot Coverage

The maximum lot coverage for development on the property shall be 35.0%.

35. Minimum Lot Shift

The minimum lot shift for development on the property shall be 35.0%.

36. Maximum Lot Shift

The maximum lot shift for development on the property shall be 35.0%.

37. Minimum Lot Size

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38. Maximum Lot Size

The maximum lot size for development on the property shall be 10.0 acres.

39. Minimum Lot Coverage

The minimum lot coverage for development on the property shall be 10.0%.

40. Maximum Lot Coverage

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41. Minimum Lot Shift

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42. Maximum Lot Shift

The maximum lot shift for development on the property shall be 35.0%.

43. Minimum Lot Size

The minimum lot size for development on the property shall be 1.0 acre.

44. Maximum Lot Size

The maximum lot size for development on the property shall be 10.0 acres.

45. Minimum Lot Coverage

The minimum lot coverage for development on the property shall be 10.0%.

46. Maximum Lot Coverage

The maximum lot coverage for development on the property shall be 35.0%.

47. Minimum Lot Shift

The minimum lot shift for development on the property shall be 35.0%.

48. Maximum Lot Shift

The maximum lot shift for development on the property shall be 35.0%.

49. Minimum Lot Size

The minimum lot size for development on the property shall be 1.0 acre.

50. Maximum Lot Size

The maximum lot size for development on the property shall be 10.0 acres.

51. Minimum Lot Coverage

The minimum lot coverage for development on the property shall be 10.0%.

52. Maximum Lot Coverage

The maximum lot coverage for development on the property shall be 35.0%.

53. Minimum Lot Shift

The minimum lot shift for development on the property shall be 35.0%.

54. Maximum Lot Shift

The maximum lot shift for development on the property shall be 35.0%.

55. Minimum Lot Size

The minimum lot size for development on the property shall be 1.0 acre.

56. Maximum Lot Size

The maximum lot size for development on the property shall be 10.0 acres.

57. Minimum Lot Coverage

The minimum lot coverage for development on the property shall be 10.0%.

58. Maximum Lot Coverage

The maximum lot coverage for development on the property shall be 35.0%.

59. Minimum Lot Shift

The minimum lot shift for development on the property shall be 35.0%.

60. Maximum Lot Shift

The maximum lot shift for development on the property shall be 35.0%.
**Case:** BlueFlame47 Addition  
**Hearing Date:** October 18, 2017

<table>
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<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: JR Donelson</td>
</tr>
<tr>
<td></td>
<td>Owner: BlueFlame47 Inc.</td>
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**Location Map:**  
(shown with County Commission districts)

**Applicant Proposal:**  
Final Plat  

*Location*: East of the southeast corner of East 171st Street South and South Garnett Road

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<tr>
<th>Zoning: AG</th>
<th>Staff Recommendation:</th>
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<td>Staff recommends <em>approval</em> of the final plat</td>
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<tr>
<td>Commissioner Name: Ron Peters</td>
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**EXHIBITS:** Final Plat
**TMAPC**

Tulsa Metropolitan Area Planning Commission

---

**Case Report Prepared by:**
Amy Ulmer

**Case Number:** LS-21063
Lot-Split

**Hearing Date:** October 18, 2017

**Owner and Applicant Information:**
Applicant: Ryan McCarty/ Select Designs
Property Owners: Robert Smith

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

![Location Map](image)

**Applicant Proposal:**
Proposal to split an existing AG tract into three tracts.

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

Existing Use: Single-Family Residential

Tract A Size: 2.11 ± acres

Tract B Size: 1.56 ± acres

Tract C Size: 2.58 ± acres

Location: East of the northeast corner of East 121st Street South and South Garnett Road

**Comprehensive Plan:**
N/A

**Zoning:**
Existing Zoning: AG

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

**County Commission District:** 3
**Commissioner Name:** Ron Peters
Lot-Split and Waiver of Subdivision Regulations

October 18, 2017

LS-21063
Ryan McCarty/Select Design, (8432) (AG) (County)
Location: East of the northeast corner of East 121st Street South and South Garnett Road

The Lot-Split proposal is to split an existing Agriculture (AG) tract into three tracts. Tract A and Tract C of the resulting tracts will meet the Bulk and Area requirements of the Tulsa County Zoning Code. On October 17, 2017 The County Board of Adjustment granted a Variance of the required lot area and land area per dwelling unit for Tract B.

The Technical Advisory Committee met on October 5, 2017 and had no comment.

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.
Case Number: LS-21069  
Lot-Split  

Hearing Date: October 18, 2017  

Case Report Prepared by:  
Amy Ulmer  

Owner and Applicant Information:  
Applicant: Sack & Associates, Inc.  
Property Owners: Rhonda L. Casey Trust  

Location Map:  
(shown with City Council Districts)  

applicant proposal:  
Proposal to split an existing RS-3 tract into four tracts.  
The lot-split requires a waiver of the Subdivision Regulations that no lot have more than three side lot lines.  
Existing Use: Single-Family Residential  
Tract A Size: 1.79 ± acres  
Tract B Size: 1.82 ± acres  
Tract C Size: 3.24 ± acres  
Tract D Size: 3.14 ± acres  
Location: Southeast corner of West 46th Street South & Highway 75  

Comprehensive Plan:  
Land Use Map:  
New Neighborhood  
Stability and Growth Map:  
Area of Growth  

Zoning:  
Existing Zoning: RS-3  

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: 2  
Councilor Name: Jeannie Cue  

County Commission District: 2  
Commissioner Name: Karen Keith
Lot-Split and Waiver of Subdivision Regulations

October 18, 2017

LS-21069
Location: Southeast corner of West 46th Street South & Highway 75

The Lot-Split proposal is to split an existing Single-Family Residential (RS-3) tract into four tracts. All resulting tracts will meet the Bulk and Area requirements of the City of Tulsa Zoning Code.

The Technical Advisory Committee met on October 5, 2017 and had the following comments. Development Services is requiring fire hydrant coverage if structures are built on Tract C and D and possibly A.

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.
Kim,

This case will need to be continued again to allow more time for the applicant to work out zoning issues on the site.

Thank you,

Jay Hoyt
Land Development Planner
INCOG
2 West 2nd Street
Suite 800
Tulsa, OK  74103

918.579.9476 phone
918.579.9576 fax
jhoyt@incog.org
From: Hoyt, Jay
Sent: Monday, October 9, 2017 2:32 PM
To: Sawyer, Kim
Subject: FW: Case # PUD-803-2

Kim,

The applicant for minor amendment case PUD-803-2, scheduled for the 10/18 TMAPC meeting, is requesting to withdraw the case due to it no longer being needed. Please see email from applicant immediately below.

Thank you,

Jay Hoyt

From: Ashley Martin [mailto:construction@bakerpoolsok.com]
Sent: Monday, October 09, 2017 1:57 PM
To: Hoyt, Jay <JHoyt@incog.org>
Subject: Case # PUD-803-2

Hi Jay,

We are requesting withdrawal of the above referenced case. The City of Tulsa initially gave us a “letter of deficiency” on our pool permit. After we applied for the amendment they came back and said after further evaluation they are going to allow the pool permit to be issued. I have attached a copy of the issued permit for your records. Is there any way to get the application fees refunded?

Thank you!

Ashley Martin
Baker Pools, LLC
1817 N Elm
Jenks, OK 74037
P (918) 298-2601
F (918) 298-4914
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td><strong>Applicant:</strong> Select Design, Ryan McCarty</td>
</tr>
<tr>
<td></td>
<td><strong>Owner:</strong> Storage Center, LLC</td>
</tr>
</tbody>
</table>

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

![Location Map Image]

**Zoning:** CS

**Applicant Proposal:**  
Minor Subdivision Plat

**Location:** East of the southeast corner of East 101st Street and South Delaware Avenue

**Staff Recommendation:**  
Staff recommends approval of the minor subdivision plat with conditions

**City Council District:** 2  
**Councilor Name:** Jeannie Cue  
**County Commission District:** 3  
**Commissioner Name:** Ron Peters

**EXHIBITS:** Site Map, Aerial, Land Use Map, Growth & Stability Map, Plat Submittal
MINOR SUBDIVISION PLAT

Storage Center I Amended - (CD 2)
East of the southeast corner of East 101st Street and South Delaware Avenue

This plat consists of 1 lot, 1 block on 4.5 ± acres.

The Technical Advisory Committee (TAC) met on October 5, 2017 and provided the following conditions:


2. Addressing: Approved as submitted.

3. Transportation & Traffic: Approved as submitted.

4. Sewer: Off-site easement required to be recorded and reflected on final plat. Previously established utility easement by plat #5308 was never recorded and must be in place.

5. Water: Approved as submitted.


7. Stormwater, Drainage, & Floodplain: Approved as submitted.

8. Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others: All release letters have been received. Oil & Gas certificate was submitted.

Waivers of Subdivision Regulations:

1. None Requested

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

All conditions must be met prior the release and filing of the plat.
Case: BOA-22300 Plat Waiver
Hearing Date: October 18, 2017

Case Report Prepared by:
Nathan Foster

Owner and Applicant Information:
Applicant: Sally Perry
Owner: Sally Perry

Location Map:
(shown with City Council Districts)

Applicant Proposal:
Plat Waiver

Location: South of the southwest corner of East 41st Street South and South Owasso Avenue

Zoning: RS-3

Staff Recommendation:
Staff recommends approval of the plat waiver

City Council District: 9
Councilor Name: Ben Kimbro

County Commission District: 2
Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial
PLAT WAIVER

BOA-22300 – (CD 9)
South of the southwest corner of East 41st Street South and South Owasso Avenue
(4138 S Owasso Ave.)

The platting requirement for this property is being triggered by a special exception
approval by the Board of Adjustment on September 12, 2017 to permit a Bed &
Breakfast use on the property.

The Technical Advisory Committee met on October 5, 2017 and the following items
were determined:

1. The property was previously platted as Lot 13 Block 3 of the Alta Dena Place
   Addition.
2. Necessary utilities are all in place and no additional easements will be needed at
   this time.
3. All right-of-way dedications have been made to comply with the Major Street
   Highway Plan.
4. No new construction is planned at this time.

Staff recommends approval of the plat waiver.
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Jeffery M. Donaldson</td>
</tr>
<tr>
<td></td>
<td>Owner: Paul W. Jensen</td>
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</table>

<p>| <strong>Location Map:</strong>          | <strong>Applicant Proposal:</strong>          |</p>
<table>
<thead>
<tr>
<th>(shown with City Council Districts)</th>
<th>Plat Waiver</th>
</tr>
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<tbody>
<tr>
<td>![Location Map Image]</td>
<td>Location: South of the southeast corner of West 7th Street and South Quanah Avenue</td>
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<tr>
<th><strong>Zoning:</strong></th>
<th><strong>Staff Recommendation:</strong></th>
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<tbody>
<tr>
<td>RS-3</td>
<td>Staff recommends approval of the plat waiver</td>
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<th><strong>City Council District:</strong></th>
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<tr>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td><strong>Councilor Name:</strong> Blake Ewing</td>
<td><strong>Commissioner Name:</strong> Karen Keith</td>
</tr>
</tbody>
</table>

**EXHIBITS:** Site Map, Aerial
PLAT WAIVER

BOA-22302 – (CD 4)
South of the southeast corner of West 7th Street and South Quanah Avenue
(723 S Quanah Ave.)

The platting requirement for this property is being triggered by a special exception
approval by the Board of Adjustment on August 22, 2017 to permit a Bed & Breakfast
use on the property.

The Technical Advisory Committee met on October 5, 2017 and the following items
were determined:

1. The property was previously platted as Lot 18 Block 1 of the Mitchell-Crosbie
   Addition.
2. Necessary utilities are all in place and no additional easements will be needed at
   this time.
3. All right-of-way dedications have been made to comply with the Major Street
   Highway Plan.
4. No new construction is planned at this time.

Staff recommends approval of the plat waiver.
**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**
Applicant: Architects Collective, Ken Ruse
Owner: City of Tulsa Housing Authority

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

![Map of Tulsa Metropolitan Area](image)

**Applicant Proposal:**
Plat Waiver

*Location*: North of the northeast corner of East Seminole Street and North Quincy Avenue

**Zoning:**
Present: RS-3
Proposed: RM-2

**Staff Recommendation:**
Staff recommends **approval** of the plat waiver

**City Council District:** 1
*Councilor Name*: Vanessa Hall-Harper

**County Commission District:** 1
*Commissioner Name*: John Smaligo

**Exhibits:** Site Map, Aerial, Site Plan
PLAT WAIVER

Z-7408 – (CD 1)
North of the northeast corner of East Seminole Street and North Quincy Avenue

The platting requirement for this property is being triggered by an approved rezoning from RS-3 to RM-2 to permit use of the property in conjunction with the adjacent multifamily residential project.

The Technical Advisory Committee met on October 5, 2017 and the following items were determined:

1. The property was previously platted as Lot 1 & 12 Block 6 of the Bullette Heights Addition and a vacated portion of East Ute Street.
2. Necessary utilities are all in place and no additional easements will be needed at this time.
3. All right-of-way dedications have been made to comply with the Major Street Highway Plan.
4. A lot combination must be filed to combine the property with the existing apartment complex prior to construction of any accessory buildings.

Staff recommends approval of the plat waiver.
Case Number: Z-7413

Hearing Date: October 18, 2017

Case Report Prepared by:
Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Carly Goodnight
Property Owner: QUIKTRIP CORPORATION

Location Map:
(shown with City Council Districts)

Applicant Proposal:
Present Use: Vacant Residential
Proposed Use: Convenience Store
Concept summary: Rezoning request for property fronting I-244 frontage road to support new convenience store construction.
Tract Size: 1 ± acres
Location: W of NW/c of E Admiral Blvd & N Harvard Ave

Zoning:
Existing Zoning: RS-3
Proposed Zoning: CH

Comprehensive Plan:
(Also part of the Kendall-Whittier Sector Plan)
Land Use Map: Mixed-Use Corridor
Stability and Growth Map: Area of Growth

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 9305
CZM: 37
Atlas: 51

City Council District: 3
Councilor Name: David Patrick

County Commission District: 2
Commissioner Name: Karen Keith
SECTION I: Z-7413

DEVELOPMENT CONCEPT:

Existing single family residential property is abutting highway 412 on the south and CH zoned property on the north. The single family residential tracts are vacant and suitable for a redevelopment opportunity.

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

DETAILED STAFF RECOMMENDATION:

Z-7413 which request CH zoning is consistent with the anticipated land use vision of the Tulsa Comprehensive Plan and,

CH zoning is consistent with the future land use identified in the Kendall-Whittier Sector Plan and,

CH zoning is consistent with the existing development north, east and south and abuts RS-3 zoning west of this site. The zoning code provides adequate protection from the abutting RS-3 zoned lots west of the site and,

CH zoning is considered non-injurious to the proximate properties, therefore:

Staff recommends Approval of Z-7413 to rezone property from RS-3 to CH.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The Tulsa Comprehensive Plan and the recently adopted Kendall-Whittier Sector plans both expected a mixed-use corridor in this area and anticipated commercial redevelopment along this corridor.

Land Use Vision:

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

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

Transportation Vision:

Major Street and Highway Plan:
None that affect site redevelopment.

Trail System Master Plan Considerations:
None that affect site redevelopment.

Small Area Plan: Kendall-Whittier Sector Plan (City of Tulsa and Tulsa Development Authority November 2016)
The Sector Plan identified this site as part of a Mixed Use Corridor and the Tulsa Comprehensive Plan is in alignment with the Future Land Use map identified in the small area plan.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is generally flat and elevated above the abutting highway 412 corridor. Homes have been removed and preliminary demolition has been starting anticipating future redevelopment.

Environmental Considerations: None that would affect site redevelopment

Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tbody>
<tr>
<td>East Admiral Blvd</td>
<td>None</td>
<td>50 feet</td>
<td>2 (one way west bound)</td>
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Utilities:
The subject tract has municipal water and sewer available.
Surrounding Properties:

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<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<tbody>
<tr>
<td>North</td>
<td>RS-3</td>
<td>Mixed Use Corridor</td>
<td>Growth</td>
<td>Commercial on west end then vacant</td>
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<tr>
<td>East</td>
<td>CS</td>
<td>Mixed Use Corridor</td>
<td>Growth</td>
<td>Office</td>
</tr>
<tr>
<td>South</td>
<td>RS-3 (highway right of way)</td>
<td>Mixed Use Corridor</td>
<td>Stability (south of highway 412)</td>
<td>Highway right of way (single family residential south of highway 412)</td>
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<tr>
<td>West</td>
<td>RS-3</td>
<td>Mixed Use Corridor</td>
<td>Growth</td>
<td>Single Family</td>
</tr>
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</table>

SECTION III: Relevant Zoning History

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

Subject Property: No relevant history

Surrounding Property:

PUD-594 August 1998: All concurred in approval of a proposed Planned Unit Development on a 1.68+ acre tract of land for a convenience store, subject to a four-foot solid fence on the north property line, 50' setback from Harvard, subject to two signs being 17' in height and 95 square feet of display area, on property located on the southeast corner of E. Admiral Pl. and S. Harvard Ave.

BOA-12221 October 1982: The Board of Adjustment approved a variance of the required setback from the centerline of Harvard Avenue from 50' to 46' on the southwest corner of E. Admiral Pl. and S. Harvard Ave.

10/18/2017 1:30 PM
Case Number: Z-7414

Hearing Date: October 18, 2017

Case Report Prepared by:
Dwayne Wilkerson

Owner and Applicant Information:
Applicant: KKT Architects, Inc.
Property Owner: ARKANSAS VALLEY PETROLEUM INC

Location Map:
(shown with City Council Districts)

Applicant Proposal:
Present Use: Vacant Office
Proposed Use: Commercial
Concept summary: Rezoning to support commercial redevelopment for abutting properties west of this site.
Tract Size: 0.15 ± acres
Location: W of the NW/c of E 31 ST S & S Louisville Ave

Zoning:
Existing Zoning: OM
Proposed Zoning: CS

Comprehensive Plan:
Land Use Map: Main Street
Stability and Growth Map: Area of Growth

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 9316
CZM: 37
Atlas: 91, 134

City Council District: 9
Councilor Name: Ben Kimbro
County Commission District: 2
Commissioner Name: Karen Keith
SECTION I: Z-7414

DEVELOPMENT CONCEPT:

Rezoning request to support commercial development on abutting property adjacent to the west boundary. This request is consistent with the Main Street Vision of the Tulsa Comprehensive Plan.

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

DETAILED STAFF RECOMMENDATION:

Z-7414 which request CS zoning is consistent with the anticipated land use vision of the Tulsa Comprehensive Plan and,

CS zoning is consistent with the existing development west, east and south and abuts RS-3 zoning north of this site. The zoning code provides adequate protection from the abutting RS-3 zoned lots north of the site and,

CS zoning is considered non-injurious to the proximate properties, therefore:

Staff recommends Approval of Z-7413 to rezone property from OM to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The rezoning request is consistent with the Main Street Vision of the Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Main Street
Main Streets are Tulsa’s classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide, and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

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

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

Transportation Vision:

Major Street and Highway Plan: 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 that would affect site re-development

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: A home that has been converted to an office is the most recent use on the property. The plan is to remove the building. There are no existing conditions that would affect site redevelopment. Redevelopment of this site should consider no vehicular access to South Louisville or to East 31st Street. Combining this site with abutting properties will provide opportunities to limit access to East 31st Street. The abutting properties that are owned by the same entity have 5 access points to East Harvard that should be limited to 2 with site redevelopment.

Environmental Considerations: None that affect site redevelopment
Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
<tbody>
<tr>
<td>South Louisville</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
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<tr>
<td>East Harvard Avenue</td>
<td>Secondary Arterial with a Multimodal Corridor</td>
<td>100 feet</td>
<td>4</td>
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Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

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<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<tbody>
<tr>
<td>North</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single Family Residential</td>
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<td>East</td>
<td>OL</td>
<td>Main Street</td>
<td>Growth</td>
<td>Banks</td>
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<td>South</td>
<td>CS</td>
<td>Main Street</td>
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<td>Small offices</td>
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<tr>
<td>West</td>
<td>CS</td>
<td>Main Street</td>
<td>Growth</td>
<td>Vacant</td>
</tr>
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</table>

SECTION III: Relevant Zoning History

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

Subject Property: No relevant history

Surrounding Property:

BOA-19527 March 2003: The Board of Adjustment approved a variance of the 45 square feet requirement to 107.5 square feet for a pole sign, per plan, on property located on the northeast corner of E. 31st St. S and S. Louisville Ave.

Z-6393 March 1993: All concurred in approval of a request for rezoning a 0.4+ acre tract of land from RS-3 to OL on property located east of the northeast corner of E. 31 St. S. and S. Louisville Ave.

Z-6227 January 1989: All concurred in approval of a request for rezoning a 1.3+ acre tract of land from RS-3 to OL on the north 150’ and PK zoning on the south tract of the property located on the southeast corner of E. 31 St. S. and S. Louisville Ave.

PUD-345 January 1984: All concurred in approval of a proposed Major Amendment to PUD on a 3.1+ acre tract of land for office use, including the Tulsa Teacher's Credit Union, on property located west of the southwest corner of E. 31st St. S. and S. New Haven Ave.

Z-5464 January 1981: All concurred in approval of a request for rezoning a 0.68+ acre tract of land from RS-3 to OL zoning on property located on the northeast corner of E. 31 St. S. and S. Louisville Ave.
BOA-16586 February 1994: The Board of Adjustment approved a special exception to allow a drive-through facility in an OL-zoned district and for an existing bank on property located on the northeast corner of E. 31st St. S and S. Louisville Ave.

10/18/2017 1:30 PM
**Case:** Z-7414 Plat Waiver  
**Hearing Date:** October 18, 2017

<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
</table>
| Nathan Foster               | **Applicant:** Nicole Watts, KKT Architects  
|                             | **Owner:** Arkansas Valley Petroleum, INC |

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

![Location Map](image)

** Applicant Proposal:**  
Plat Waiver  
*Location:* Northwest corner of East 31st Street South and South Louisville Avenue

**Zoning:**  
*Present:* OM  
*Proposed:* CS

**Staff Recommendation:**  
Staff recommends **approval** of the Plat Waiver

**City Council District:** 9  
**Councilor Name:** Ben Kimbro  
**County Commission District:** 2  
**Commissioner Name:** Karen Keith

**EXHIBITS:** Site Map, Aerial
PLAT WAIVER

Z-7414 – (CD 9)
Northwest corner of East 31st Street South and South Louisville Avenue

The platting requirement for this property is being triggered by a request to rezone from OM to CS to permit commercial uses.

The Technical Advisory Committee met on September 21, 2017 and the following items were determined:

1. The property was previously platted as Lot 24 Block 8 of the Bellaire Heights Addition.
2. Necessary utilities are all in place and no additional easements will be needed at this time.
3. All right-of-way dedications have been made to comply with the Major Street Highway Plan.
4. A lot combination has been filed to combine the property with other commercially owned property to the west.

Staff recommends approval of the plat waiver.
REQUEST FOR REFUND

Case No. PUD-803-2

The applicant, Baker Pools LLC, 1817 North Elm Street, Jenks, Oklahoma, 74037, made application to TMAPC, asked for a refund of fees paid for an application for: Minor Amendment to a PUD

<table>
<thead>
<tr>
<th>Minor Amendment to a PUD</th>
<th>Fees Paid</th>
<th>Fees Used</th>
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<tbody>
<tr>
<td>From TMAPC ( X )</td>
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<tr>
<td>Base Request</td>
<td>250.00</td>
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<td>Additional Requests</td>
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<td>Newspaper Publication</td>
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<tr>
<td>Sign (Special Exception Uses in COT only)</td>
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<td>300' Property Owners Mailing and Postage</td>
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<td><strong>Application Subtotal:</strong></td>
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<td>Notice Subtotal:</td>
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<td><strong>Total Fees Paid:</strong></td>
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Recommended Refund: $250.00

The application was withdrawn: yes ( X ) no ()

**Application withdrawn by applicant.**

The staff recommends the refund listed above.
PROPOSED
2018 SCHEDULE

Tulsa Metropolitan Area Planning Commission
(TMAPC)

Regular meetings of the TMAPC are held on the first and third Wednesday of each month at 1:30 p.m. in the One Technology Center, 175 E. 2nd Street, City Council Chambers, 2nd Level, Tulsa, Oklahoma.

**Work sessions of the TMAPC are held, as necessary, either prior to or following regular TMAPC business in the One Technology Center, 175 E. 2nd Street, in a room location to be announced at the time the agenda is posted.

*TMAPC first meeting for the month of July has been moved to Tuesday July 3, 2018 due to holiday.

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10/10/2017