

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 paggers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org

email address: esubmit@incog.org

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

TMAPC RECEIPTS
Month of September 2017

----- Current Period -----				----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	11	\$562.50	\$562.50	\$1,125.00	30	1,500.00	1,500.00	\$3,000.00
Zoning	5	2,750.00	2,750.00	5,500.00	19	7,825.00	7,825.00	15,650.00
Plan Reviews	25	3,175.00	3,175.00	6,350.00	61	6,725.00	6,725.00	13,450.00
Refunds		0.00	0.00	0.00		0.00	0.00	0.00
NSF		0.00	0.00	0.00		0.00	0.00	0.00
		<u>\$6,487.50</u>	<u>\$6,487.50</u>	<u>\$12,975.00</u>		<u>\$16,050.00</u>	<u>\$16,050.00</u>	<u>\$32,100.00</u>
LAND DIVISION								
Minor Subdivision	1	\$435.00	\$435.00	\$870.00	1	\$435.00	\$435.00	870.00
Preliminary Plats	2	1,075.00	1,075.00	2,150.00	5	\$2,594.85	\$2,594.85	5,189.70
Final Plats	3	1,200.00	1,200.00	2,400.00	5	\$2,062.50	\$2,062.50	4,125.00
Plat Waviers	5	625.00	625.00	1,250.00	9	\$1,125.00	\$1,125.00	2,250.00
Lot Splits	15	750.00	750.00	1,500.00	38	\$1,925.00	\$1,925.00	3,850.00
Lot Combinations	5	250.00	250.00	500.00	23	\$1,175.00	\$1,175.00	2,350.00
Other	2	275.00	275.00	550.00	4	\$550.00	\$550.00	1,100.00
NSF		0.00	0.00	0.00		\$0.00	\$0.00	0.00
Refunds		(50.00)	(50.00)	(100.00)		(\$50.00)	(\$50.00)	(100.00)
		<u>\$4,560.00</u>	<u>\$4,560.00</u>	<u>\$9,120.00</u>		<u>\$9,817.35</u>	<u>\$9,817.35</u>	<u>\$19,634.70</u>
TMAPC COMP								
Comp Plan Admendment	3	\$750.00	\$0.00	\$750.00	3	\$750.00	\$0.00	\$750.00
Refund		<u>\$0.00</u>		<u>\$0.00</u>		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
		<u>\$750.00</u>	<u>\$0.00</u>	<u>\$750.00</u>		<u>\$750.00</u>	<u>\$0.00</u>	<u>\$750.00</u>
BOARDS OF ADJUSTMENT								
Fees	29	\$9,900.00	\$3,050.00	\$12,950.00	74	\$24,950.00	\$5,350.00	\$30,300.00
Refunds		0.00	0.00	\$0.00		(\$750.00)	\$0.00	(750.00)
NSF Check		0.00	0.00	\$0.00		\$0.00	\$0.00	0.00
		<u>\$9,900.00</u>	<u>\$3,050.00</u>	<u>\$12,950.00</u>		<u>\$24,200.00</u>	<u>\$5,350.00</u>	<u>\$29,550.00</u>
TOTAL		\$21,697.50	\$14,097.50	\$35,795.00		\$50,817.35	\$31,217.35	\$82,034.70
LESS WAIVED FEES *		(\$866.44)		(\$866.44)		(\$866.44)		(\$866.44)
GRAND TOTALS		\$20,831.06	\$14,097.50	\$34,928.56		\$49,950.91	\$31,217.35	\$81,168.26

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

September 2017 TMAPC Receipt Comparison

	Sept 2017	August 2017	Sept 2016
Zoning Letters	11	10	7
Zoning	5	8	3
Plan Reviews	25	13	23
Minor Subdivisions	1	0	0
Preliminary Plats	2	1	2
Final Plats	3	0	2
Plat Waivers	5	3	1
Lots Splits	15	16	13
Lot Combinations	5	12	9
Other	2	1	2
Comp Plan Amendments	3	0	1

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

Members Present	Members Absent	Staff Present	Others Present
Adams	Doctor	Foster	Silman, COT
Carnes	Krug	Hoyt	VanValkenburgh, Legal
Covey	Shivel	Miller	
Dix		Sawyer	
Fretz		Ulmer	
Millikin		Weldon	
Reeds		Wilkerson	
Walker			

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~~

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 levee 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:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 91 st Street	Secondary Arterial	100 feet	3
South Elwood Avenue	Secondary Arterial	100 feet	3

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	AG	Park and Open Space	Stability	Levee, Tulsa County floodway
East	IL	Employment	Growth	Jones Airport
South	Jenks (RS-2 and IL)	Medium intensity Residential and medium commercial use where PSO substation located	NA	Single family residential and PSO Substation
West	AG	Park and Open Space	Stability	Levee, Tulsa County floodway

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



Case Number: PUD-268-C-3
Minor Amendment

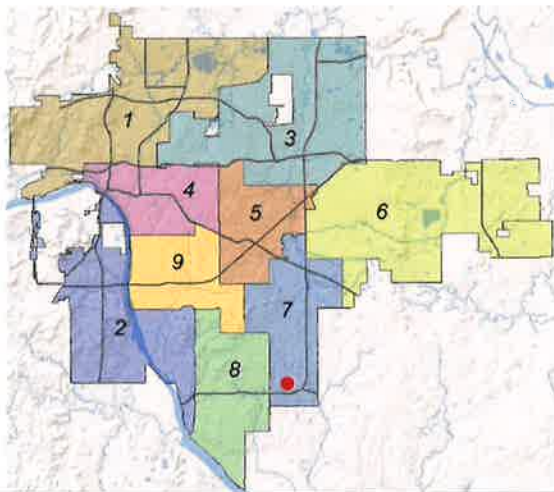
Hearing Date: October 18, 2017

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Jerry Huffman

Property Owner: Mike Lester

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to redefine development areas and revise development standards

Gross Land Area: 2.35 acres

Location: West of SW/c E 91st S and S Mingo Rd

9310 E 91st St S

Zoning:
 Existing Zoning: OL/PUD-268-C
 Proposed Zoning: No Change

Comprehensive Plan:
 Land Use Map: Regional Center
 Growth and Stability Map: Growth

Staff Recommendation:
 Staff recommends **approval**

Staff Data:
 TRS: 8324
 CZM: 57
 Atlas: 1134

City Council District: 7
Councilor Name: Anna America

County Commission District: 3
Commissioner Name: Ron Peters

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 30.010.1.2.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





0 50 100
Feet



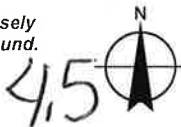
Subject
Tract

PUD-268-C-3

18-13 24

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

Aerial Photo Date: February 2016





0 200 400
Feet



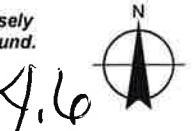
Subject
Tract

PUD-268-C-3

18-13 24

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

Aerial Photo Date: February 2016



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



ARCHITECTURE

8801 N. Central Avenue
Suite 101
Prichard, Alabama 36020
phone 602.266.2712
www.ONEarchitecture.us

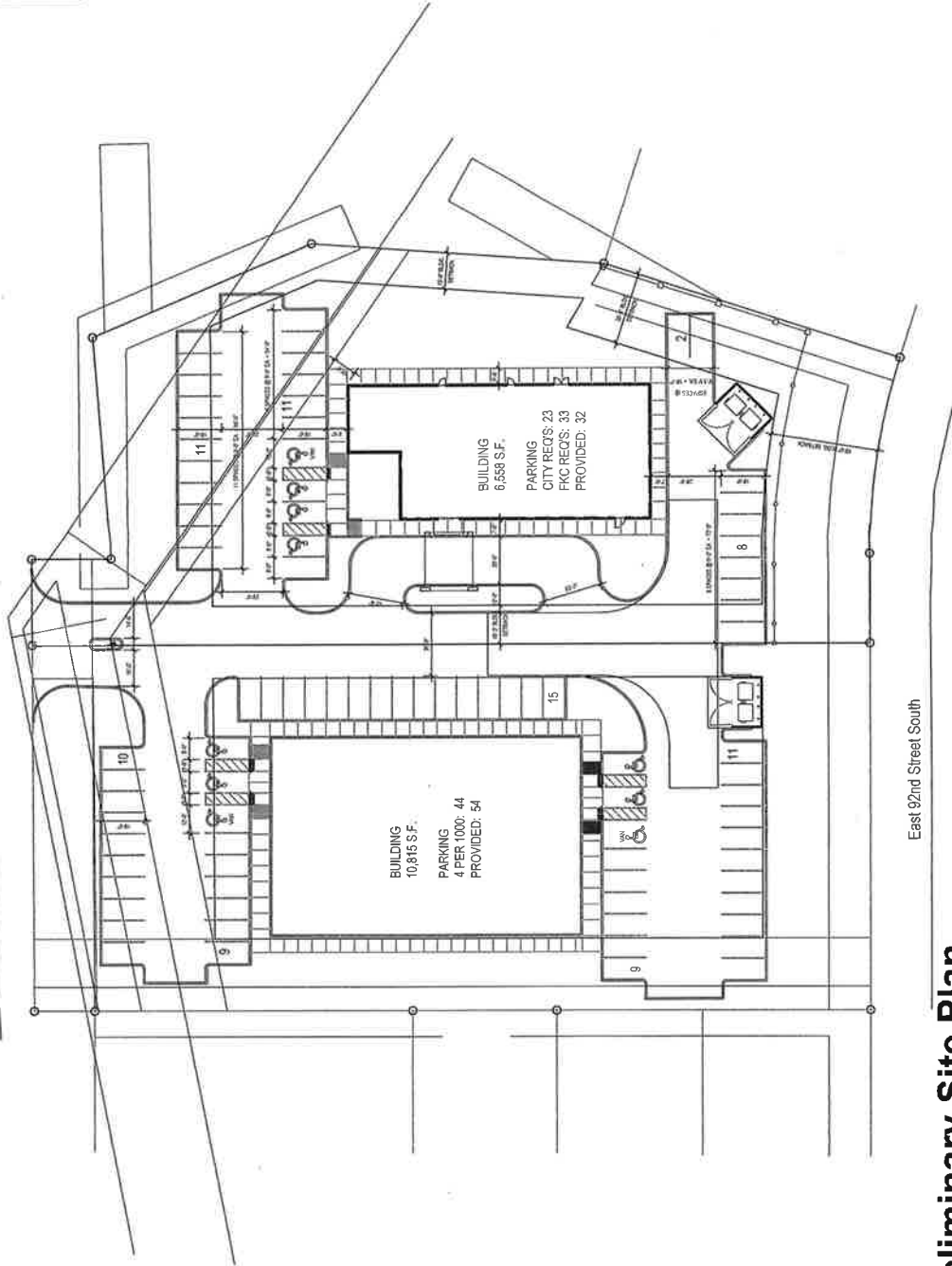
FKC Union Dialysis
#8618-1-DN-W-GU-2017
Tulsa, OK
PRELIMINARY SITE PLAN - VERSION H (8.7.17)
GROSS SF = 6,558 SF
USABLE SF = 6,196 SF



NOT FOR CONSTRUCTION

East 91st Street South

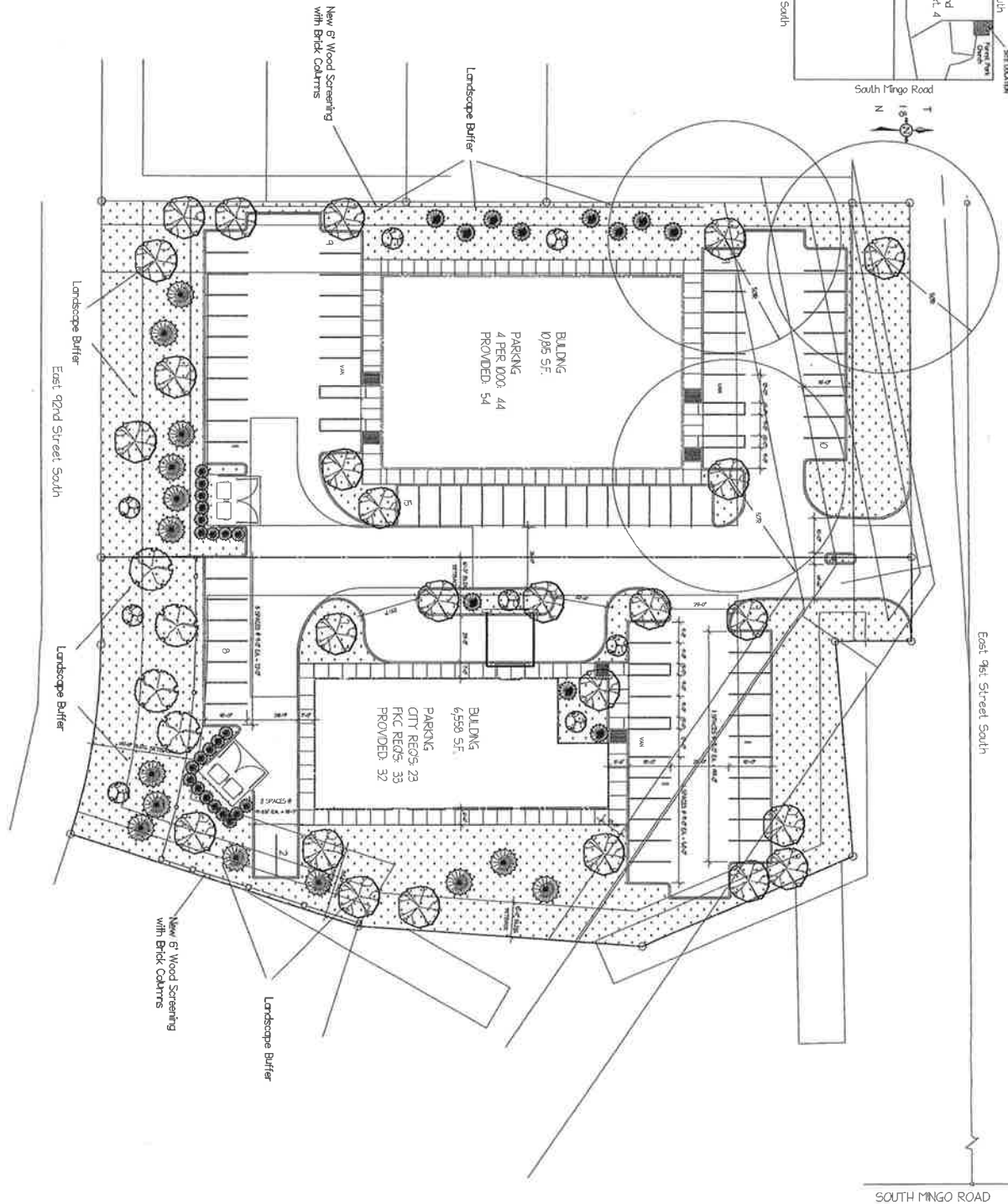
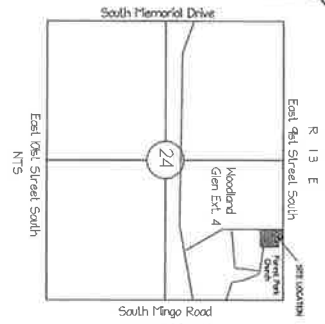
East 92nd Street South



Preliminary Site Plan

NOT TO SCALE

4.8



SOUTH MINGO ROAD

4.9

Call ONE
1-800-522-4545
Before You Die

Union Dialysis
9310 E 91st Street
Tulsa, Ok

SCALE: 1" = 20'
DATE: 8/14/17
DRAWING #: Conceptual

[illegible]

Scott Kilgo
Landscape Designer
405-593-3424
www.sksitedesign.com



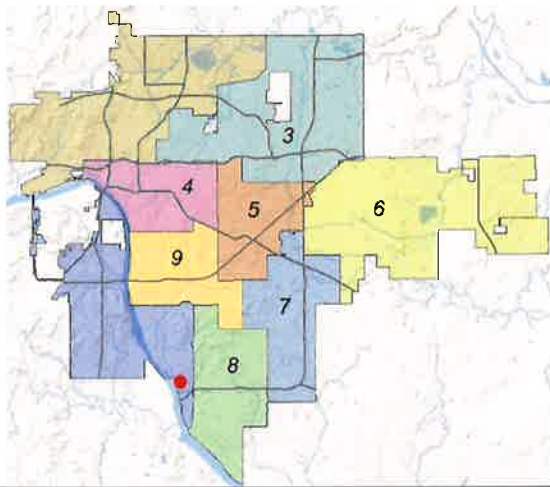
Case Number: PUD-696-B-4
Minor Amendment

Hearing Date: October 18, 2017

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Pete Webb –Claude Neon Signs
 Property Owner: Crown Woods II, LLC.

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to allow ground sign with 92 sf display area and EMC

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:
 Existing Zoning: CS/PUD-696-B
 Proposed Zoning: No Change

Comprehensive Plan:
 Land Use Map: Town Center
 Growth and Stability Map: Growth

Staff Recommendation:
 Staff recommends **approval**.

Staff Data:
 TRS: 8320
 CZM: 56
 Atlas: 1912

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

10.1

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

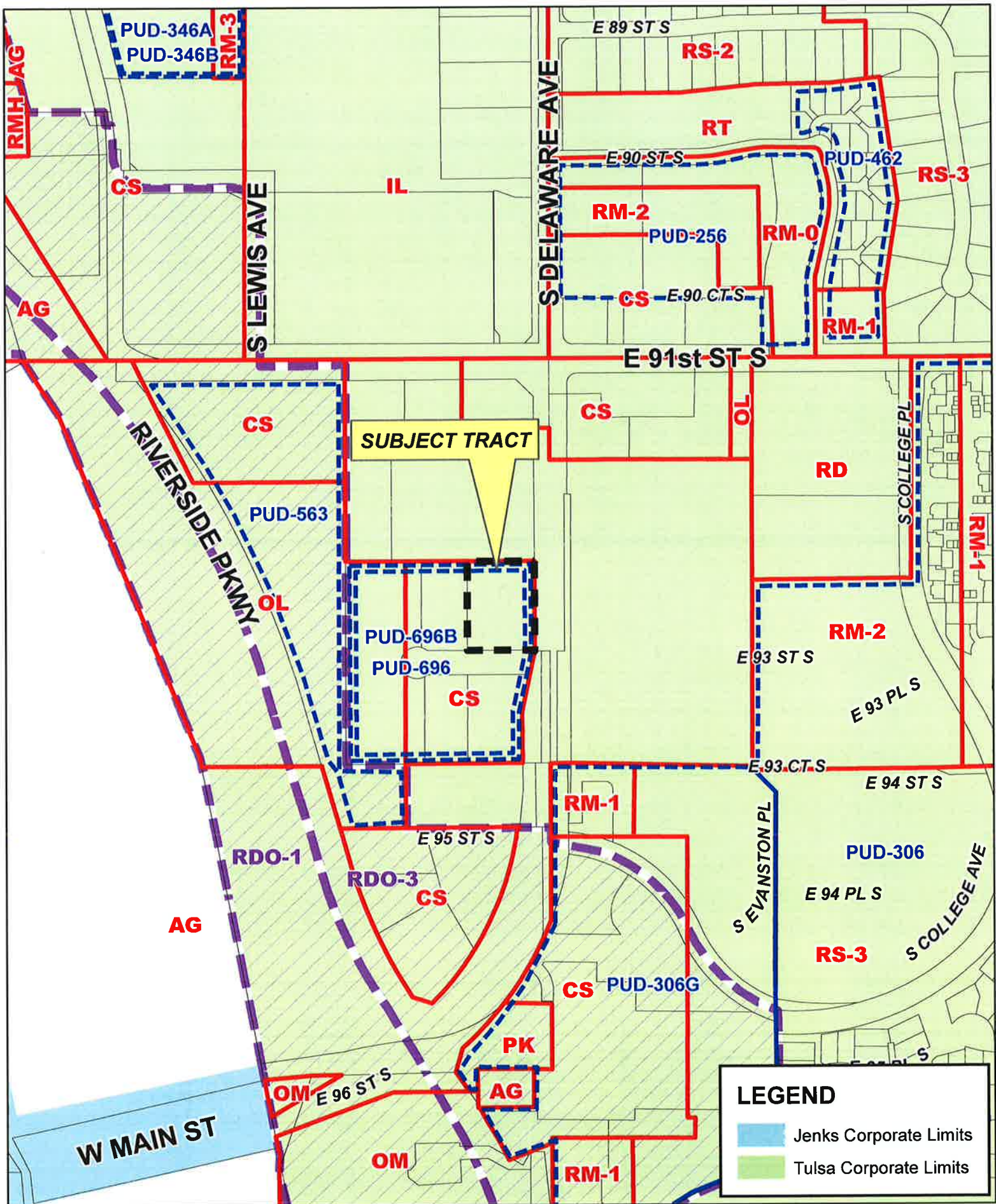
INCOG aerial photo

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).



PUD-696-B-4

18-13 20

10.3





S DELAWARE AVE

0 50 100
Feet



Subject
Tract

PUD-696-B-4

18-13 20

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

Aerial Photo Date: February 2016





0 200 400
Feet



Subject
Tract

PUD-696-B-4

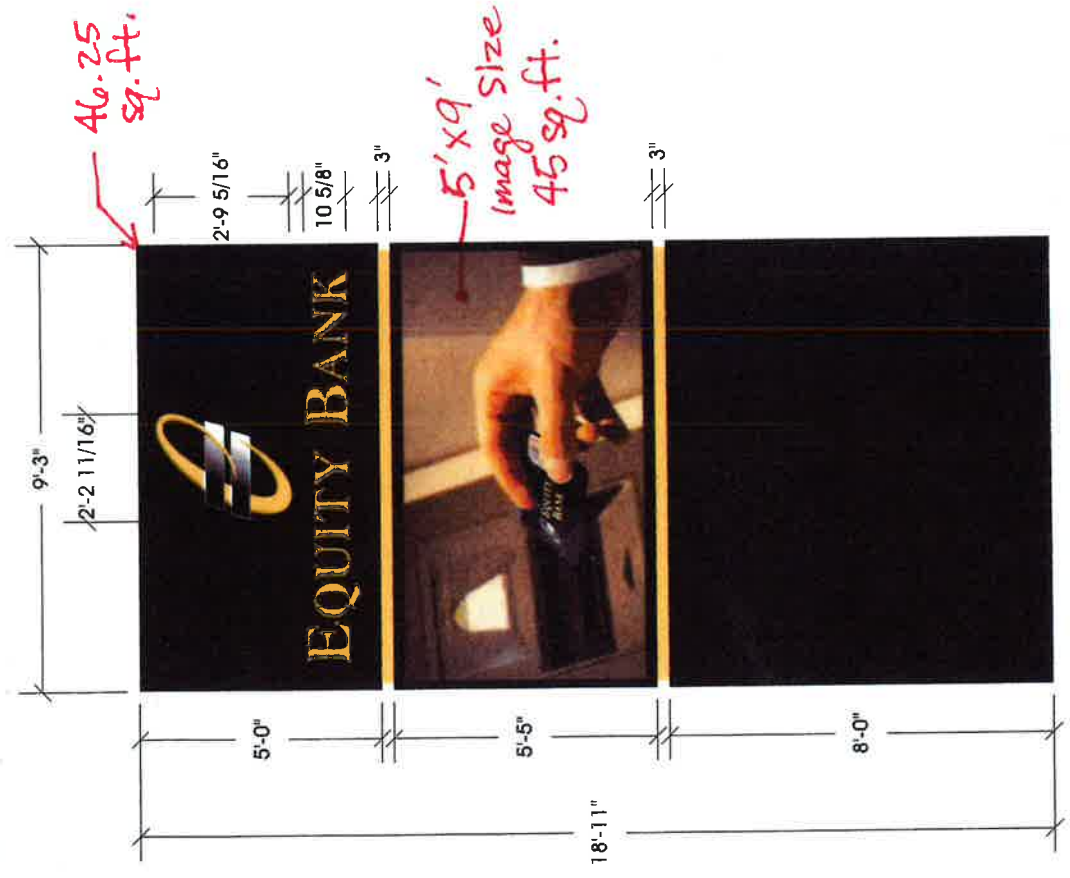
18-13 20

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

Aerial Photo Date: February 2016



NEW PROPOSED SIGN



10.6

PUD-696B

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



SPECIFICATIONS <ul style="list-style-type: none"> 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-26430F ARTIST: CB SCALE: 1/4" = 1'-0"
APPROVED:		DATE:	



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ART & SIGN SYSTEMS

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

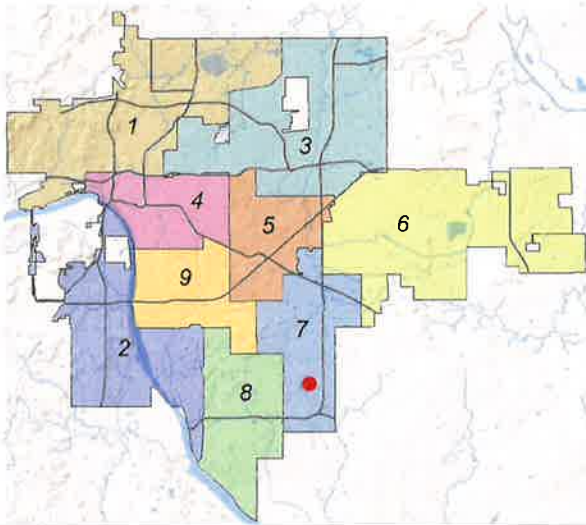
Hearing Date: October 18, 2017

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)



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 Recommendation:
Staff recommends **approval**

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

City Council District: 7
Councilor Name: Anna America

County Commission District: 3
Commissioner Name: Ron Peters

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.”

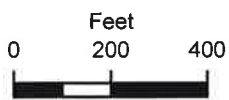
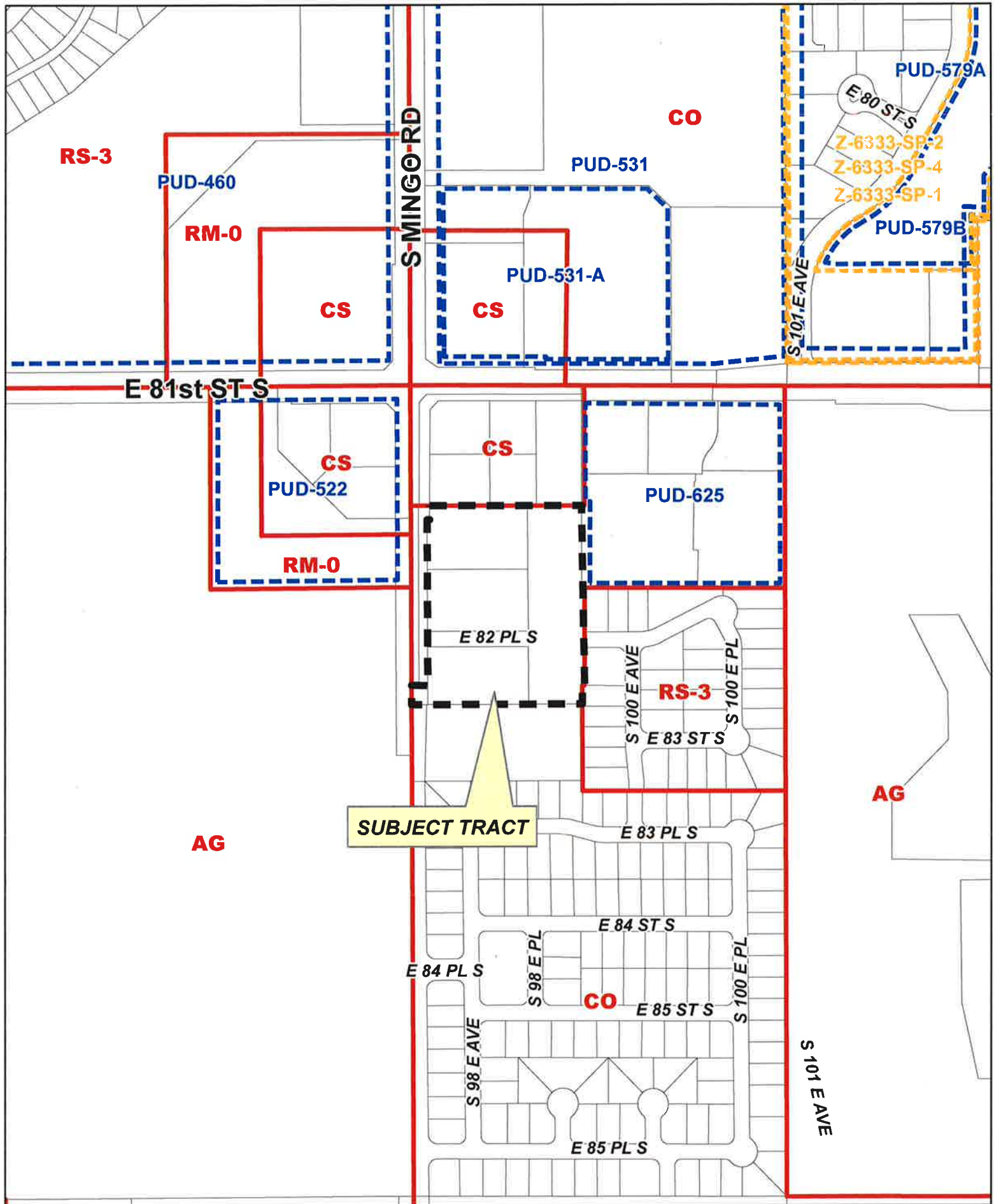
Staff has reviewed the request and determined:

- 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.



Z-6051-SP-2b

18-14 18

11.3





0 50 100
Feet



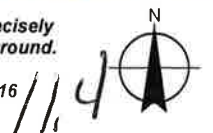
Subject
Tract

Z-6051-SP-2b

18-14 18

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

Aerial Photo Date: February 2016





0 200 400
Feet



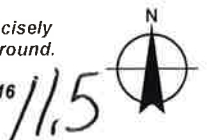
Subject
Tract

Z-6051-SP-2b

18-14 18

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

Aerial Photo Date: February 2016



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).

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

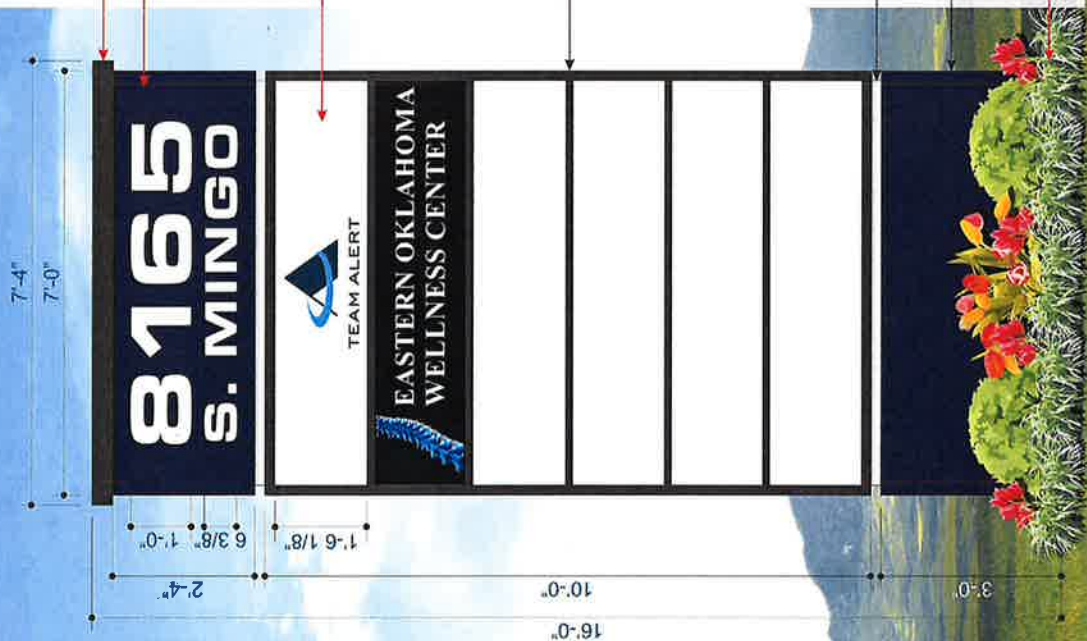
White acrylic with tenant panels with applied digital printed translucent vinyl graphics

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.



Client:
Mingo Medical

Job Location:
Tulsa, OK

Sales Rep:
Matt E.

Designer:
Dallas B.

Drawing No:
092817-06

File Name:
MINGOM-
MON-03.cdr

Date:
9-28-2017

Scale:
Noted

Approved By:

Date Approved:

Color Swatches
May vary from actual color
Verify with customer



ALUAREON
WE PUT YOUR NAME IN LIGHTS

160 N. WILLOW AVE., TULSA, OK 74103
PHONE: (918) 555-2283 FAX: (918) 555-3798
WWW.ALUAREON.COM

11.6



Tulsa Metropolitan Area
Planning Commission

Case : Enclave at Addison Creek
(Formerly Bent River)

Hearing Date: October 18, 2017

Case Report Prepared by:

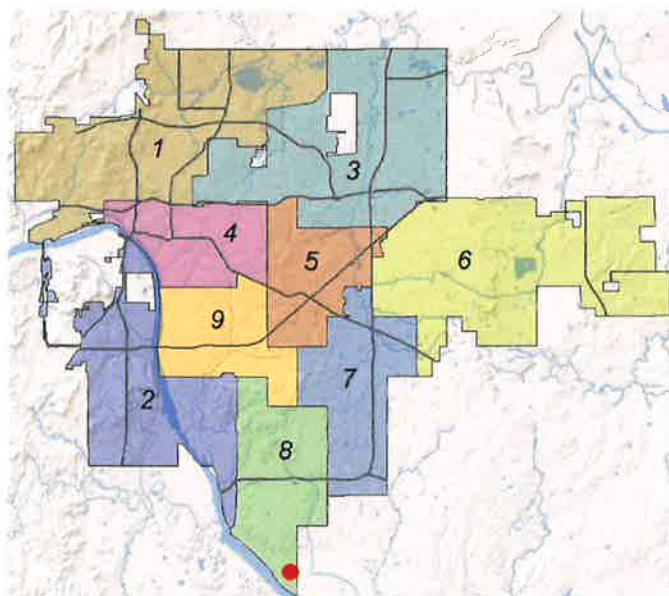
Nathan Foster

Owner and Applicant Information:

Applicant: Tanner Consulting, LLC

Owner: Stone Horse Development, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Reinstatement of Preliminary Plat

Location: South of the southwest corner of
East 121st Street South and South
Sheridan Road

Zoning: RS-3/PUD-828

Staff Recommendation:

Staff recommends **approval** of the
reinstatement

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Applicant Submittal

12.1

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

12.2

12.4



Tulsa Metropolitan Area
Planning Commission

Case : BlueFlame47 Addition

Hearing Date: October 18, 2017

Case Report Prepared by:

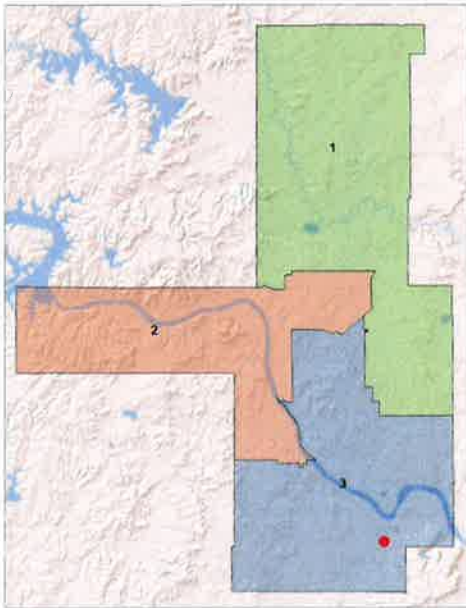
Nathan Foster

Owner and Applicant Information:

Applicant: JR Donelson

Owner: BlueFlame47 Inc.

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

Zoning: AG

Staff Recommendation:

Staff recommends **approval** of the final plat

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Final Plat

A SUBDIVISION SITUATED IN THE NE/4 OF THE NW/4 OF SECTION 32, T-17-N, R-14-E, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA.

ENGINEER/SURVEYOR:
JR DONELSON, INC.
12820 SO. MEMORIAL DR.
BIXBY, OKLAHOMA 74008
PHONE: 918-394-3030
EMAIL: JR.DON@TULSACOX
C.A. NO. 5611 EXP. 6-

ENGINEER/SURVEYOR:
JR DONELSON, INC.
12820 SO. MEMORIAL DR.
BIXBY, OKLAHOMA 74008
PHONE: 918-394-3030
EMAIL: JR.DON@TULSACOX
C.A. NO. 5611 EXP. 6-



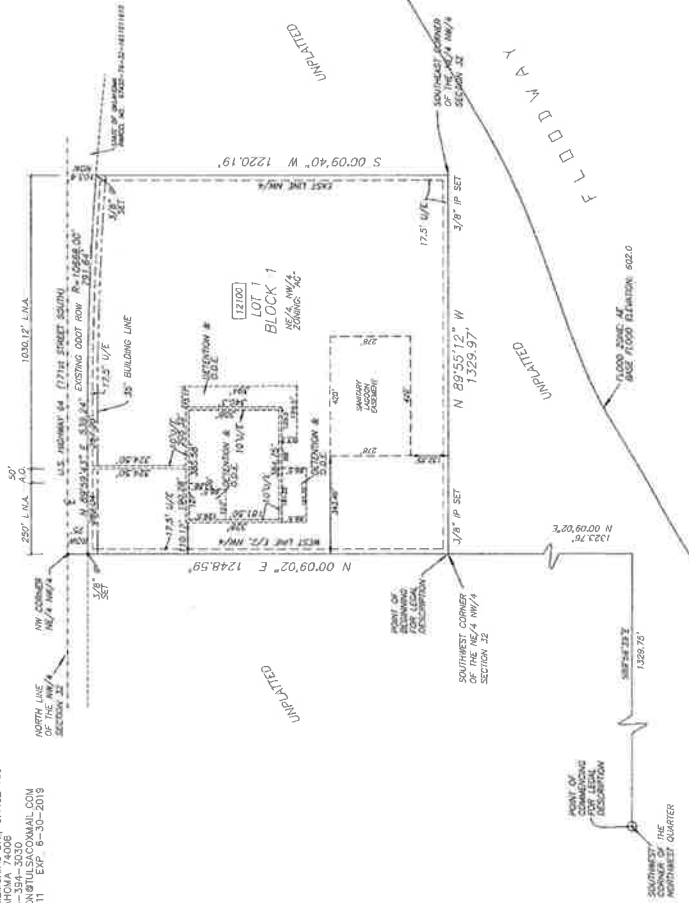
SCALE: 1" = 200'

- | | |
|--------|----------------------------|
| B/L | BUILDING LINE |
| IP | IRON PIN |
| CL | CENTER LINE |
| U/E | UTILITY EASEMENT |
| P.O.B. | POINT OF BEGINNING |
| ESW1 | EASEMENT |
| NE 1/4 | NORTHEAST QUARTER |
| NW 1/4 | NORTHWEST QUARTER |
| N.W.A. | LIMITS OF NC ACCESS |
| A.O. | ACCESS OPENING |
| R | RADIUS |
| 12100 | ADDRESS |
| ROW | RIGHT OF WAY |
| O.D.E. | OVERLAND DRAINAGE EASEMENT |



LOCATION MAP

SCALE: 1"=2000'
SUBMISSION CONTAINS:
NO. LOTS 1, NO. BLOCKS 1
AREA: 37.97 ACRES 1,653,973 SF
FILE: C:\MORTON\BDC\BLUEFLAMED63014
DATE PREPARED: SEPTEMBER 1, 2017



NOTES:

- THE BASIS OF BEARINGS FOR THE SURVEY SHOWN THEREON IS THE WEST LINE OF THE EXHIBIT MAPS OF THE NORTHWEST QUARTER SECTION 32, N 60° 00' 00" E.
- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS.

3. FEMA FIRM MAP: 4014300A654
DATED: OCTOBER 16, 2012
FLOOD ZONE: AE
BASE FLOOD ELEVATION: 602.0
4. NOTE: ADDRESSES SHOWN ON THIS PLAT
WERE PROVIDED BY TULSA COUNTY AND
WERE ACCURATE AT THE TIME THIS PLAT
WAS FILED. THE PROPERTY SUBJECT
TO THIS FLOOD INSURANCE POLICY
MAY BE DIFFERENT AND SHOULD NEVER BE
RELIED ON IN LIEU OF LEGAL DESCRIPTIONS.
5. NOTE: 3/8" IRON PINS WERE EITHER FOUND
OR SET AT ALL PROPERTY CORNERS.

CERTIFICATE

STATE OF OKLAHOMA } ss
COUNTY OF TULSA }
I, _____, Tulsa County Clerk, in and
for the County and State of Oklahoma above
named, do hereby certify that the foregoing is
a true and correct copy of a like instrument
now on file in my office.

Dated the _____ day of _____
Tulsa County Clerk

Deputy

BLUEFLAME47
PREPARATION DATE: SEPTEMBER 1, 2017
Sheet 1 of 2

KNOW ALL MEN BY THESE PRESENTS:

Tract of land situated in the Northeast Quarter of the Northwest Quarter (NE/4 NW/4) of Section 32, T-17-N, R-14-E, Tulsa County, Oklahoma being more particularly described by metes and bounds.

Charles K. Howard, L.S. 297, as follows:

[illegible]

The Omaha hereby certifies that the utility easements described in Attachment A, Utility Easement Agreement, are necessary for the transmission, distribution, maintenance, operation, and use of electric lines, poles, and public utilities, including storm sewers, telephone and communication lines, power lines, gas lines, and other lines, and for the installation, maintenance, and use of all fittings, including the poles, wires, conduits, pipes, valves, and equipment, for such of such facilities and for other opportunities thereto, with the exception of such facilities and other opportunities as may be required for purposes aforesaid, provided however, the Omaha hereby reserves the right to construct, maintain, operate, use and remove such construction, facilities, and equipment, and to remove and replace such construction, maintenance, operation, laying and relaying over, across and under all of the utility easements to be so indicated in this Plan. The Company hereby agrees to indemnify the Omaha for any and all damages or losses it may incur in the performance of its obligations under this Agreement, and to provide a restrictive covenant, which covenant shall be binding on all successors in title to the property, to the effect that the Company shall not supply any affected utility service to, or shall not allow its customers and dependents on its easement shall be placed, erected, installed or deposited on its easement. No building, structure or other above ground structure shall be erected, installed or deposited on the easement so described, provided however, nothing herein shall be construed to prevent the Company from erecting, installing or depositing thereon any structure that does not constitute an obstruction to the use of the easement.

Owner shall be responsible for the protection of the water mains, sanitary lagoon system and storm sewer system located on the property.

The property owner shall be responsible for ordinary maintenance of the private water mains on the property. Storm sewers are private, but the Owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the Owner his agents or contractors.

Tulsa County, Oklahoma, or its successors, shall at all times have right of access to all easements depicted on the accompanying plat, or otherwise provided for in this Deed of Dedication, for the purpose of installing, maintaining, removing or replacing any portion of underground water or storm sewer facilities.

The foregoing covenants set forth in the above paragraphs shall be enforceable by Tulsa County, Oklahoma, or its successors, and the Owner of the Lot agrees to be bound.

In connection with the installation of underground electric, telephone, cable television and natural gas service, the lot is subject to the following:

9. Except for buildings on the site described in paragraph 3¹ above, which may be served from overhead service lines, underground service cables and gas service lines to all buildings which may be served from overhead service lines, shall be located, planned, installed, extended or transmission to the point of use, and the location and construction of such underground utility lines shall be planned and constructed in such a manner that the installation of such a service line shall thereafter be deemed to have a definitive, permanent, and effective right-of-way easement on said MR. carrying a five-foot wide strip extending 2 feet on each side of such service line, and the right of way shall be deemed to be the same as the right of way to the service entrance on the building.

c. The supplier of electric, telephone, cable television and gas services, through its authorized agents and employees, shall at all times have right of access to all such easements shown on the plot to the Subdivision or provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable television or gas service facilities so installed by it.

d. The owner of Blueflame47 Addition shall be responsible for the protection of the underground electric, telephone, cable television or gas service lines located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said electric, telephone, cable television or gas service line facilities. The supplier of service will be responsible for the ordinary maintenance of underground facilities, but the owner of Blueflame47 Addition will pay for damage or relocation of such facilities caused or necessitated by acts of such owner or his agents or

0. The foregoing covenants set forth in this paragraph "3.b." shall be enforceable by each supplier of the electric, telephone, cable television or gas service and the owner of the lot agrees to be bound hereby.

The owner of the Blueflame47 Addition shall be responsible for the repair and replacement of any landscaping and paving within the utility easements on the plot in the event it is necessary to repair any underground water, electric, gas service lines, cable television, or telephone service.

6. SIDEWALKS Sidewalks are required along streets designated by and in accordance with applicable regulations. Required sidewalks shall be constructed in conformance with Tulsa County Engineering design standard.

The lot shall receive and drain, in an unobstructed manner, the storm and surface waters from affluve drainage areas of higher elevation and from public streets and easements. The foregoing covenants set forth in this paragraph 7 shall be enforceable by any affected lot owner and by Tulsa County, Oklahoma.

The stormwater drainage system shall be designed and constructed in accordance with the Adopted Ordinances, Resolutions, standards and design requirements as assessed by Twpia County, as appropriate, and shall be so designed to collect and pass the runoff from a 100-year frequency flood under conditions of full urbanization. The entire flow shall be confined within the said stormwater drainage systems.

1. The covenants and restrictions set forth herein shall be covenants that shall run with the land and which shall be binding upon and enforceable by the owner, its successors, grantees and assigns, by the beneficiaries of the covenants set forth in Section I hereof with respect to such covenants only, for a period of twenty (20) years, at which time such covenants and restrictions shall be extended for successive periods of ten (10) years. The covenants and restrictions may be amended or modified at any time by Blueflames, Inc.

2. Blueflame47, Inc., reserves the right in its sole discretion and without joinder of any party to amend, revise or abolish any one or more of the above covenants and restrictions by instrument duly executed and acknowledged by Blueflame47, Inc. and filed in the County Clerk's office in the Court House of Tulsa County, Oklahoma.

Blueflame 47, Inc. an Oklahoma Corporation

This instrument was acknowledged before me on this _____ day of _____, 20____, by _____ for Blueflame 47, Inc. an Oklahoma Corporation

My Commission

I, Charles K. Howard, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed, subdivided, and plotted the tract of land described above, and that the accompanying plat designated herein as "Blueflame#47 Addition", a subdivision in Tulsa County, Oklahoma, is a representation of the survey made on the ground using generally accepted practices and meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying.

WITNESS my hand and seal this _____ day of _____ 20____.

Charles K. Howard, RLS #29/
C.A. #5611 Exp 6/30/19

TABLE 1

The foregoing Certificate of Survey was acknowledged before me on this _____ day of _____, 20____, Charles K. Howard, RLS No. 297.

My Commission expires:



Tulsa Metropolitan Area
Planning Commission

Case Number: LS-21063

Lot-Split

Hearing Date: October 18, 2017

Case Report Prepared by:

Amy Ulmer

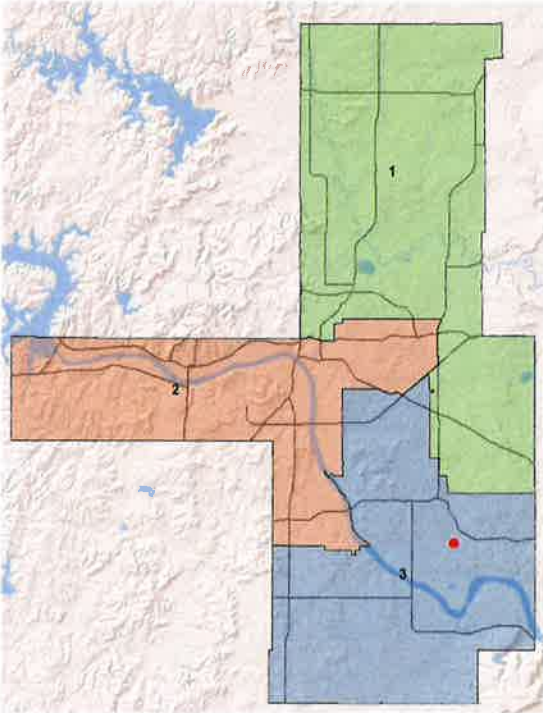
Owner and Applicant Information:

Applicant: Ryan McCarty/ Select Designs

Property Owners: Robert Smith

Location Map:

(shown with County Commission Districts)



Applicant Proposal:

Proposal to split an existing AG tract into three tracts.

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

Existing Use: Single-Family Residential

Tract A Size: 2.11 \pm acres

Tract B Size: 1.56 \pm acres

Tract C Size: 2.58 \pm 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.



W TUCSON ST

E 121st ST S

S GARNETT RD

S 116TH AVE

E 123RD PL

S 121 E AVE

S WILLOW PL

W TUCSON PL

W UNION ST

W VAN BUREN ST

W WINSTON ST

S TAMARACK AVE

0 250 500
Feet



Subject
Tract

LS-21063

18-14 32

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

Aerial Photo Date: February 2016





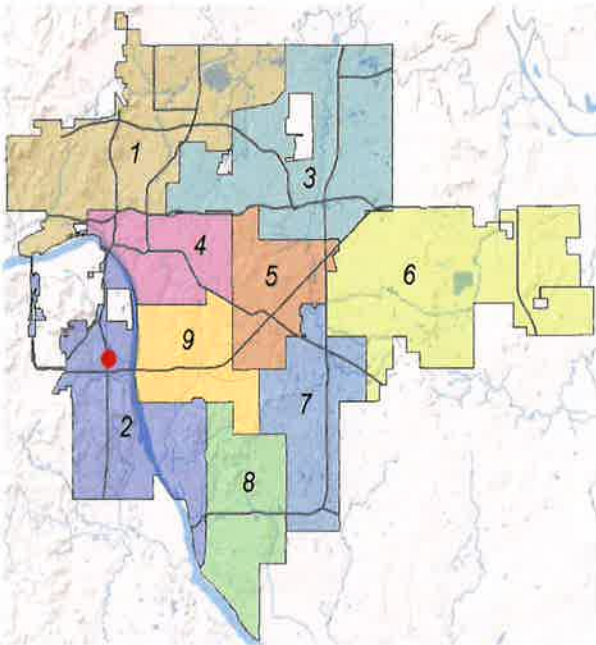
Tulsa Metropolitan Area
Planning Commission

Case Report Prepared by:

Amy Ulmer

Location Map:

(shown with City Council Districts)



Comprehensive Plan:

Land Use Map:

New Neighborhood

Stability and Growth Map:

Area of Growth

Zoning:

Existing Zoning: RS-3

Case Number: LS-21069

Lot-Split

Hearing Date: October 18, 2017

Owner and Applicant Information:

Applicant: Sack & Associates, Inc.

Property Owners: Rhonda L. Casey Trust

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

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

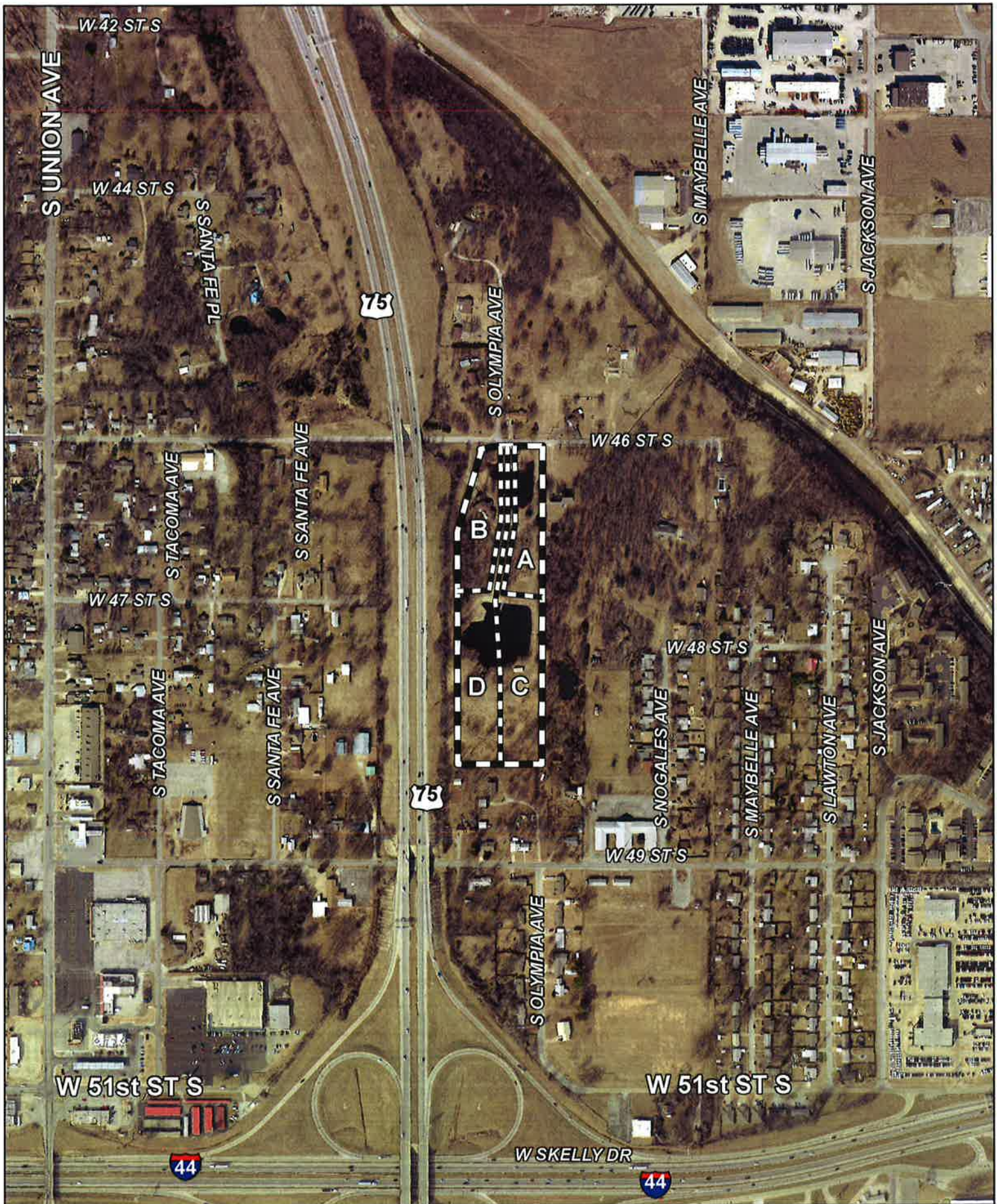
Sack & Associates, Inc., (9226) (RS-3) (Council District 2)

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.



0 250 500
Feet



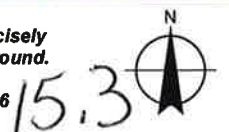
Subject
Tract

LS-21069

19-12 26

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

Aerial Photo Date: February 2016



Sawyer, Kim

Continue to 11-15-17

From: Hoyt, Jay
Sent: Wednesday, October 11, 2017 4:07 PM
To: Sawyer, Kim
Subject: PUD-310-1 - Continue to 11/15

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

Sawyer, Kim

Withdrawn

FILE COPY

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



Tulsa Metropolitan Area
Planning Commission

Case : Storage Center I Amended

Hearing Date: October 18, 2017

Case Report Prepared by:

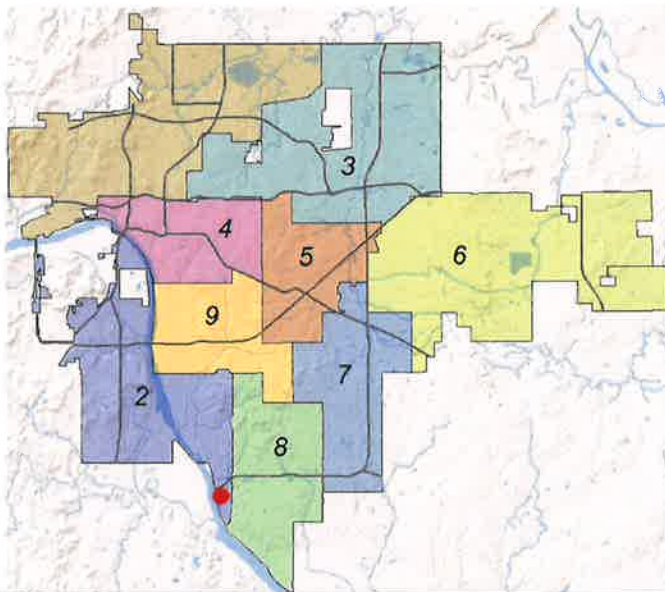
Nathan Foster

Owner and Applicant Information:

Applicant: Select Design, Ryan McCarty

Owner: Storage Center, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Minor Subdivision Plat

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

Zoning: CS

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:

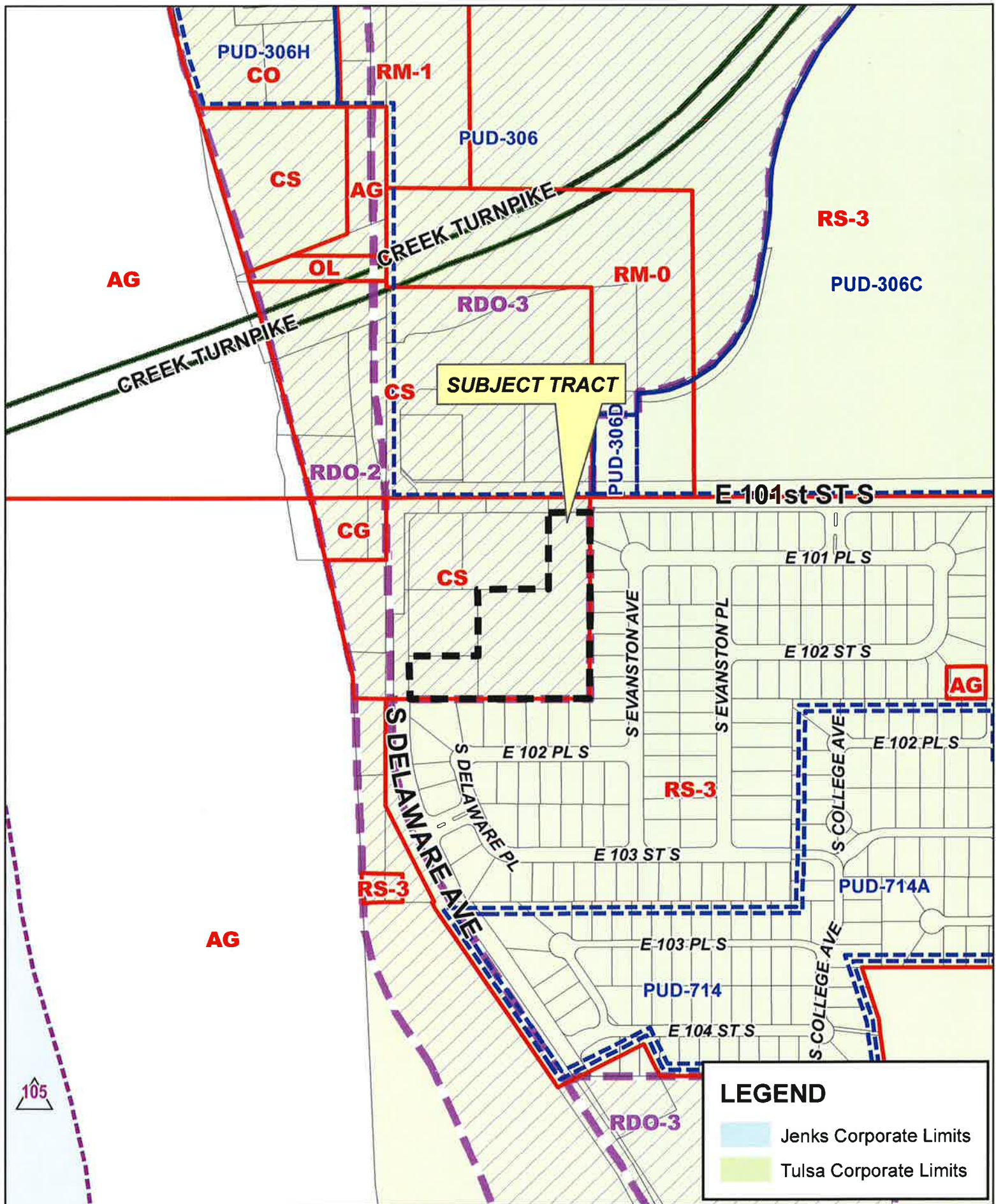
1. **Zoning:** Approved as submitted.
2. **Addressing:** Approved as submitted.
3. **Transportation & Traffic:** Approved as submitted.
4. **Sewer:** Off-site easement required to be recorded and reflected on final plat. Previously established utility easement by plat #5308 was never recorded and must be in place.
5. **Water:** Approved as submitted.
6. **Engineering Graphics:** Ensure proper basis of bearing is reflected on the face of the plat.
8. **Stormwater, Drainage, & Floodplain:** Approved as submitted.
9. **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.

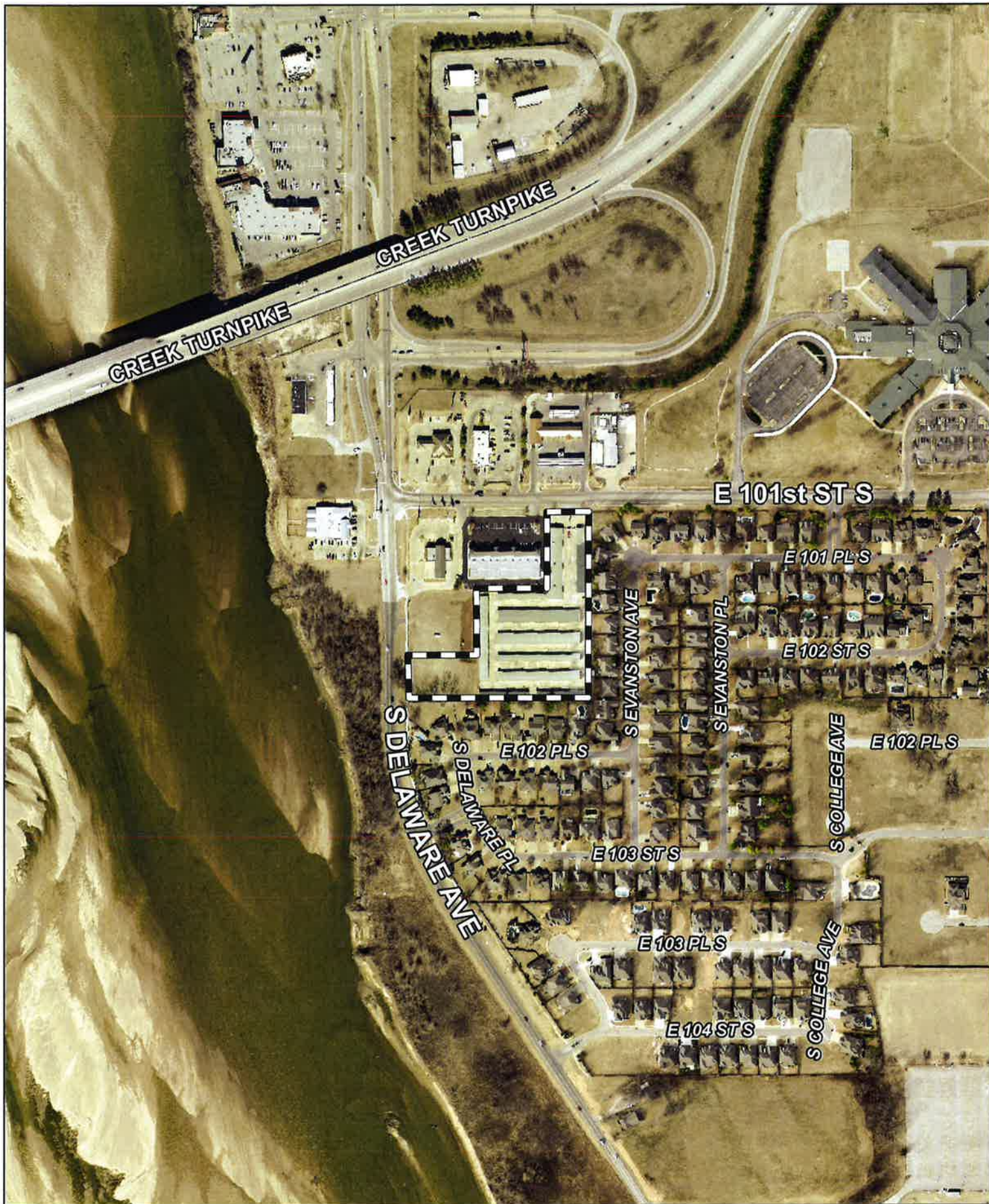
All conditions must be met prior the release and filing of the plat.



**STORAGE
CENTER I
AMENDED**

18.3





0 200 400
Feet



Subject
Tract

18-13 29

**STORAGE
CENTER I
AMENDED**

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

Aerial Photo Date: February 2016

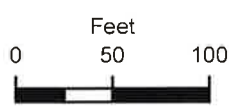
18.4





E 101st St S

S DELAWARE AVE



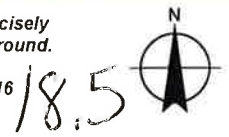
 Subject Tract

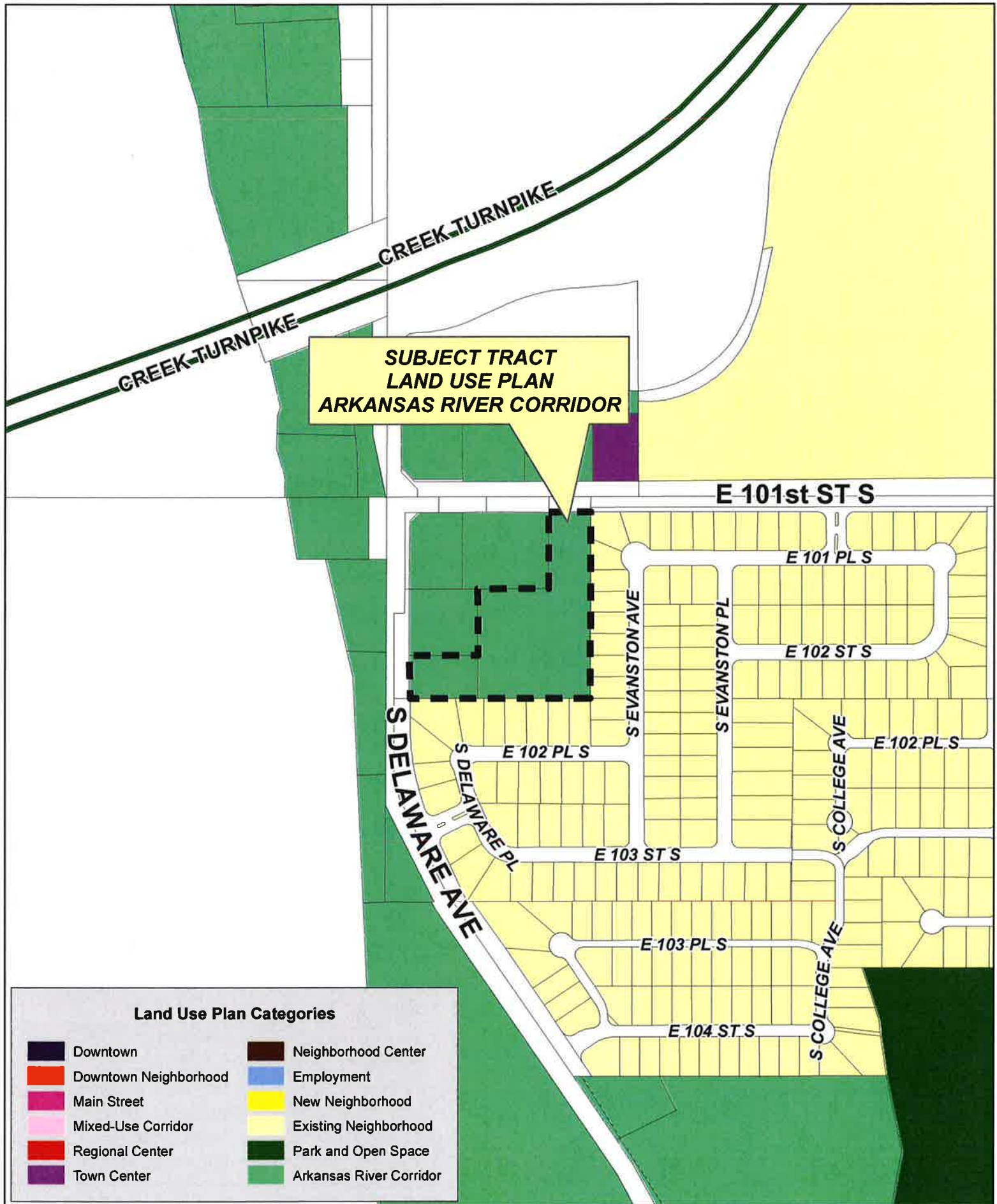
18-13 29

STORAGE CENTER I AMENDED

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

Aerial Photo Date: February 2016





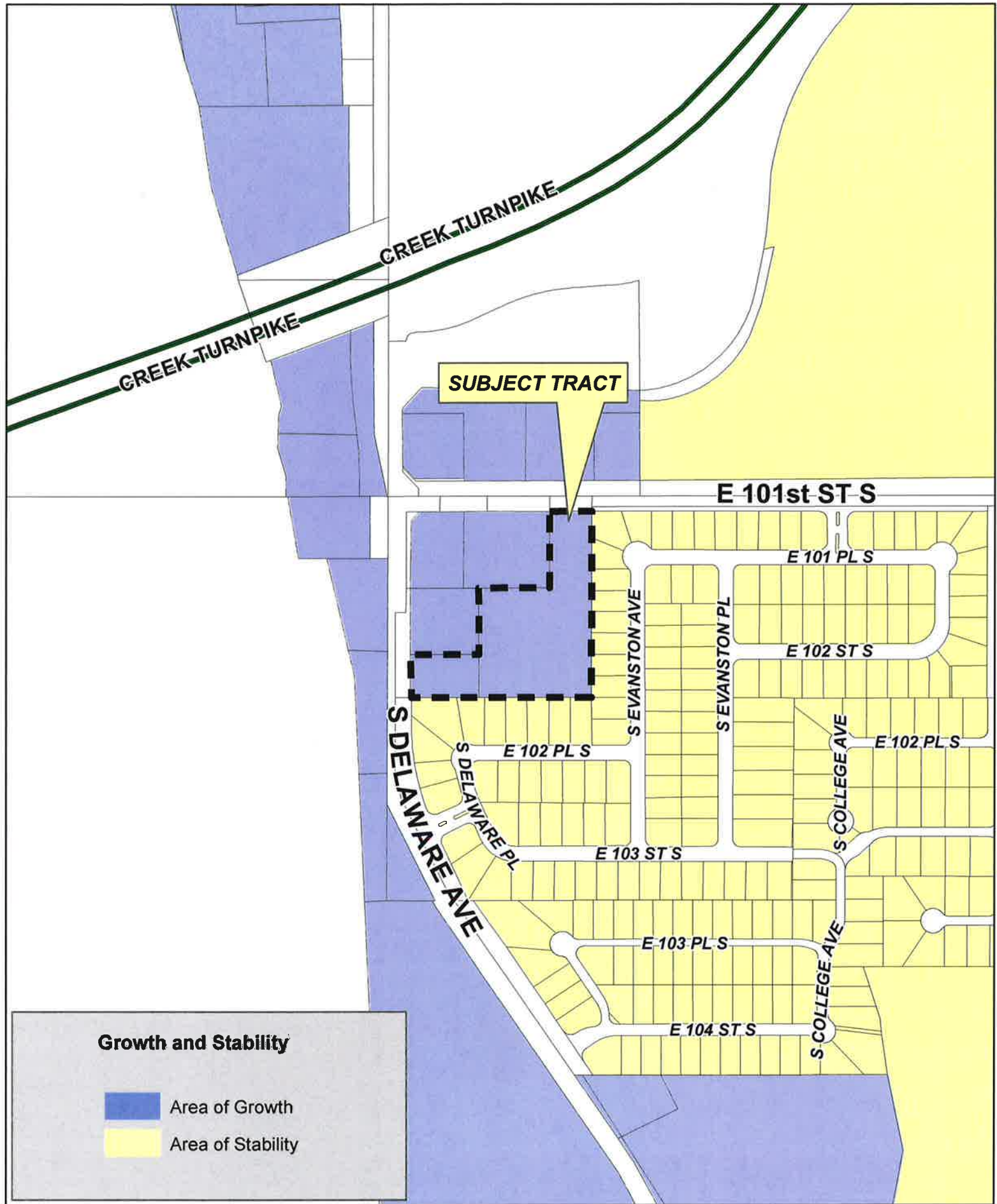
0 200 400
Feet

18-13 29

**STORAGE
CENTER I
AMENDED**

18.6





PROPERTY IS SITUATED IN SHAGGED ZONE "X" FROM FEMA
FLOODPLAIN MAP NO. 40145C0306L, DATED OCTOBER 10, 2012.

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, T.18N. R.12E. AS NORTH 89°41' EAST.

ALL CORNERS SHOWN HEREON WERE SET USING A 2 1/2" x 1 1/2" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "TRITE CARP" AT ALL CORNERS UNLESS NOTED OTHERWISE HEREON.

2. ALUMINUM CAN RUSH SET IN CONCRETE STAMPED
"TUL. 7". SET SOUTH OF 101ST STREET AND RIVERSIDE
PARKWAY ELEVATION = 620.74 (NAVD 1983)

ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

ALL WATER AND SANITARY SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF TULSA, OKLAHOMA

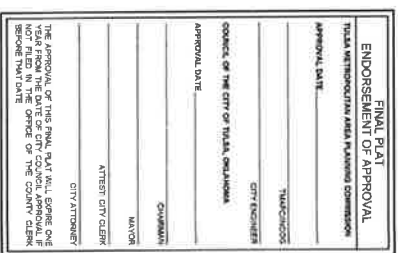
SA - BUILDING SETBACK LINE
LHA - LIMITS OF NO ACCESS
WE - UTILITY EASEMENT

STORAGE CENTER, LLC
315 B EAST 102ND STREET
TULSA, OKLAHOMA 74137
PHONE: (918) 829-4882
MR. ROBERT LEMONS

FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
MAIL: frizlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2018

ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (816) 809-8233
daniel@enginedbydesign pro
C.A. # 7055 EXPIRES 6-30-2018

RE-PLAT OF STORAGE CENTER I AND PART OF RETAIL CENTER II, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA BEING A PART OF THE NORTHEAST QUARTER (NEA) OF SECTION TWENTY-NINE (29), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.



COUNTY TREASURER STAMP

STATION CENTER LINDSEY
20000 BLVD 20000
20000
20000



Tulsa Metropolitan Area
Planning Commission

Case : BOA-22300 Plat Waiver

Hearing Date: October 18, 2017

Case Report Prepared by:

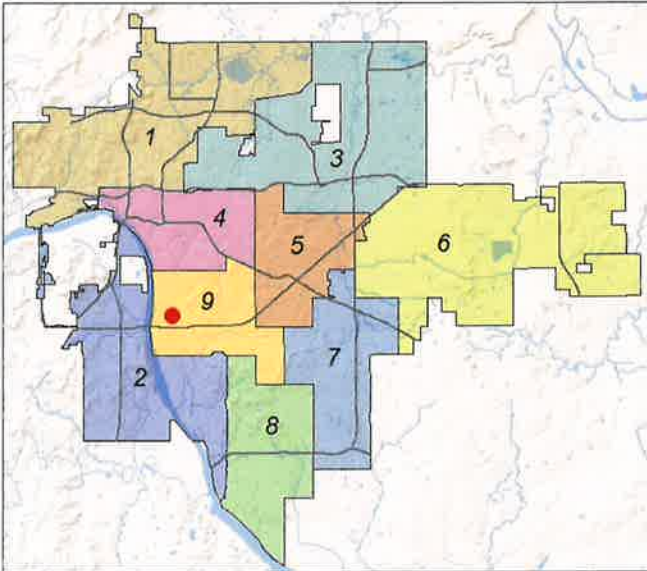
Nathan Foster

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)

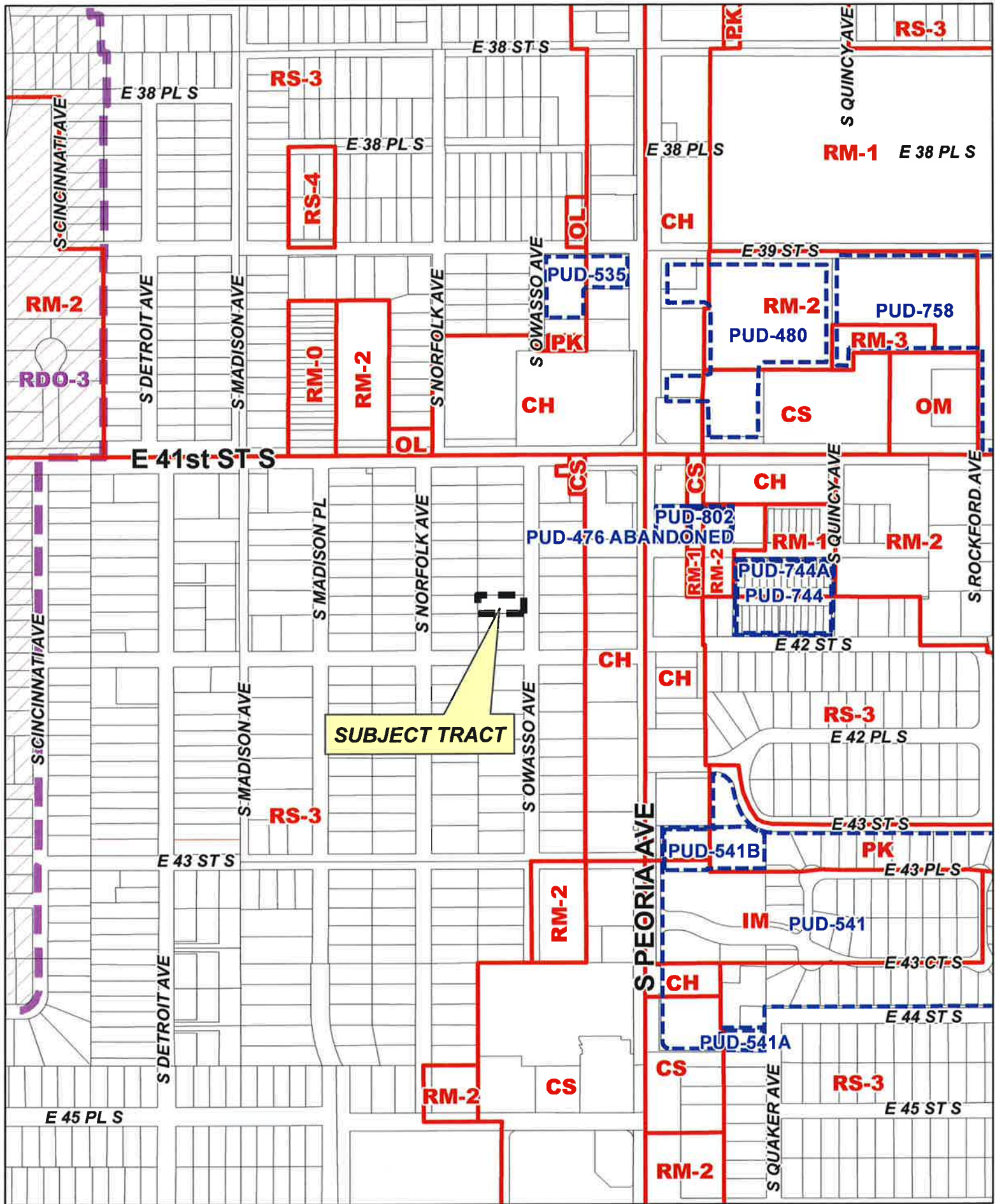
South of the southwest corner of East 41st Street South and South Owasso Avenue
(4138 S Owasso Ave.)

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.

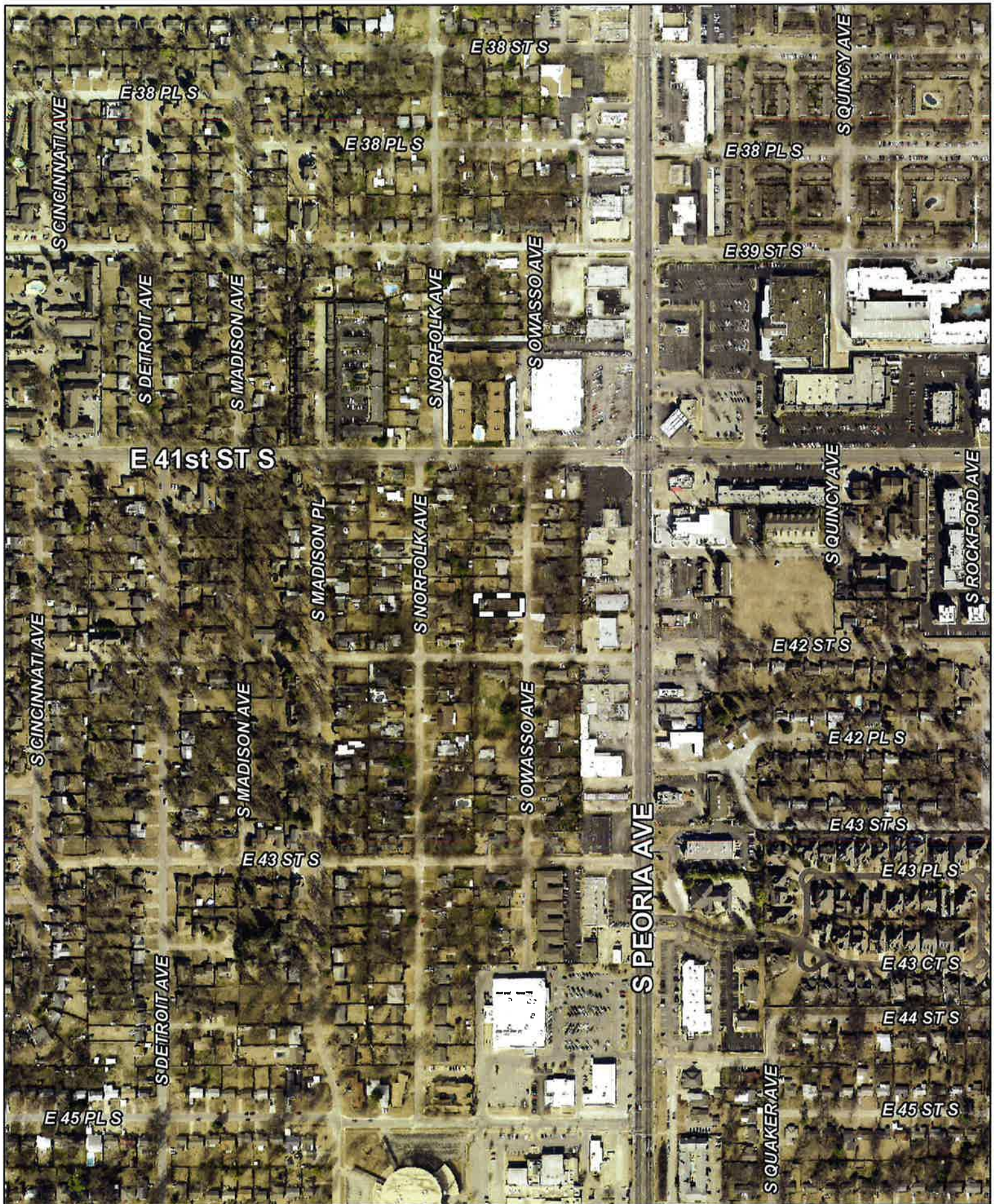
Staff recommends **approval** of the plat waiver.



BOA-22300

19-12 25





0 200 400
Feet



Subject
Tract

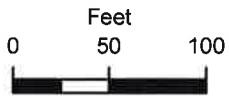
BOA-22300

19-12 25

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

Aerial Photo Date: February 2016





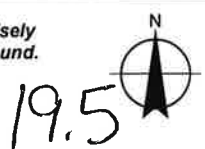
Subject
Tract

BOA-22300

19-12 25

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

Aerial Photo Date: February 2016





Tulsa Metropolitan Area
Planning Commission

Case : BOA-22302 Plat Waiver

Hearing Date: October 18, 2017

Case Report Prepared by:

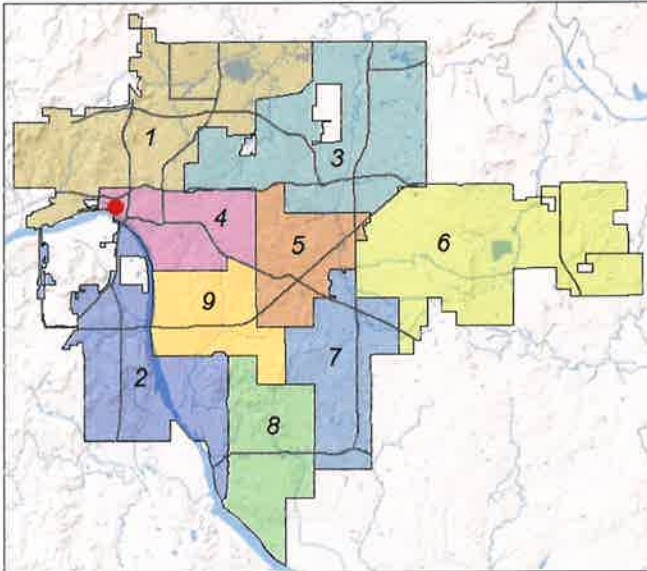
Nathan Foster

Owner and Applicant Information:

Applicant: Jeffery M. Donaldson

Owner: Paul W. Jensen

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver

Location: South of the southeast corner of
West 7th Street and South Quannah
Avenue

Zoning: RS-3

Staff Recommendation:

Staff recommends **approval** of the plat
waiver

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial

20.1

PLAT WAIVER

BOA-22302 – (CD 4)

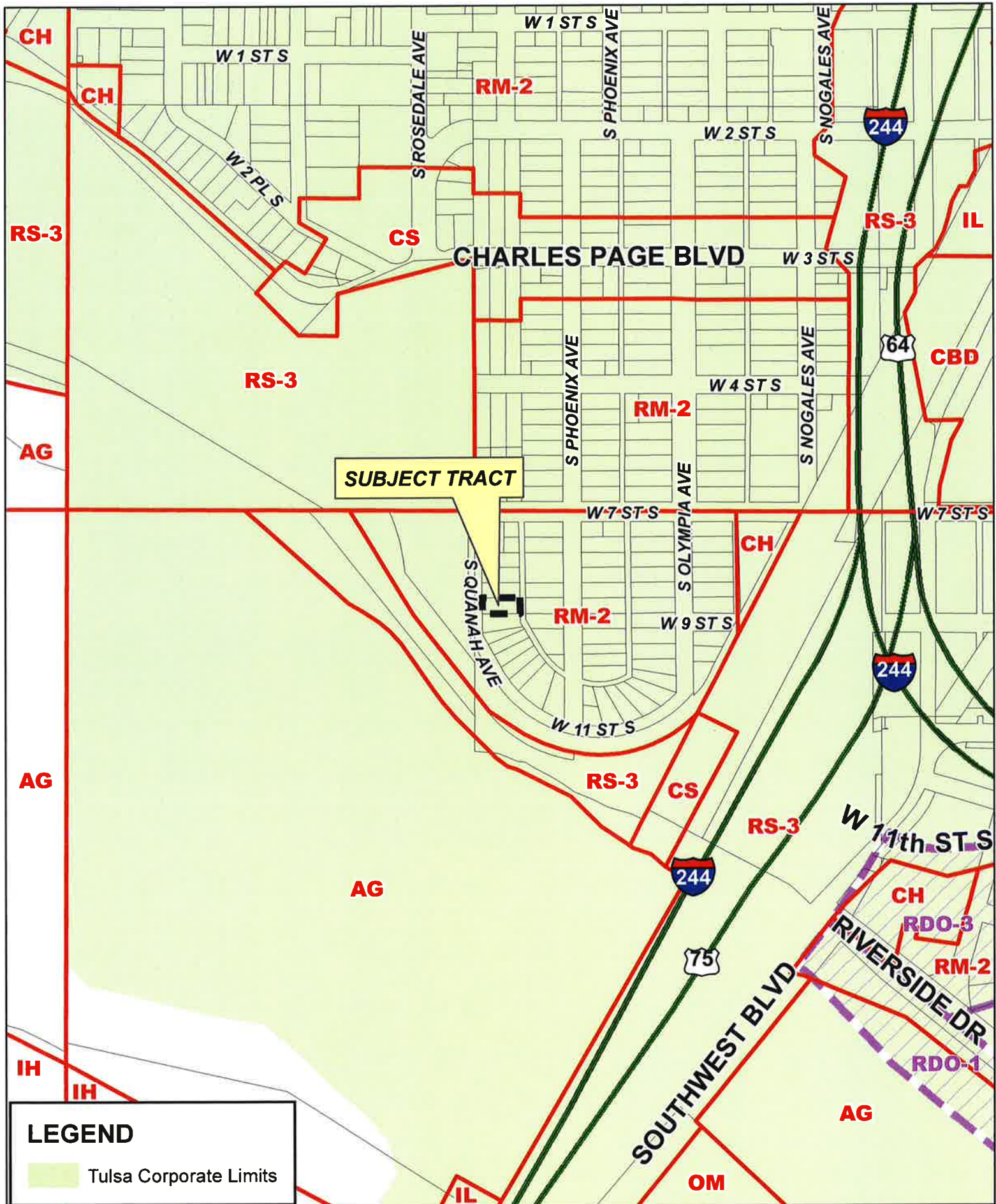
South of the southeast corner of West 7th Street and South Quanah Avenue
(723 S Quanah Ave.)

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.



BOA-22302

19-12 11

20.3



0 Feet
200
400



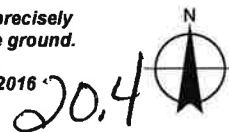
Subject
Tract

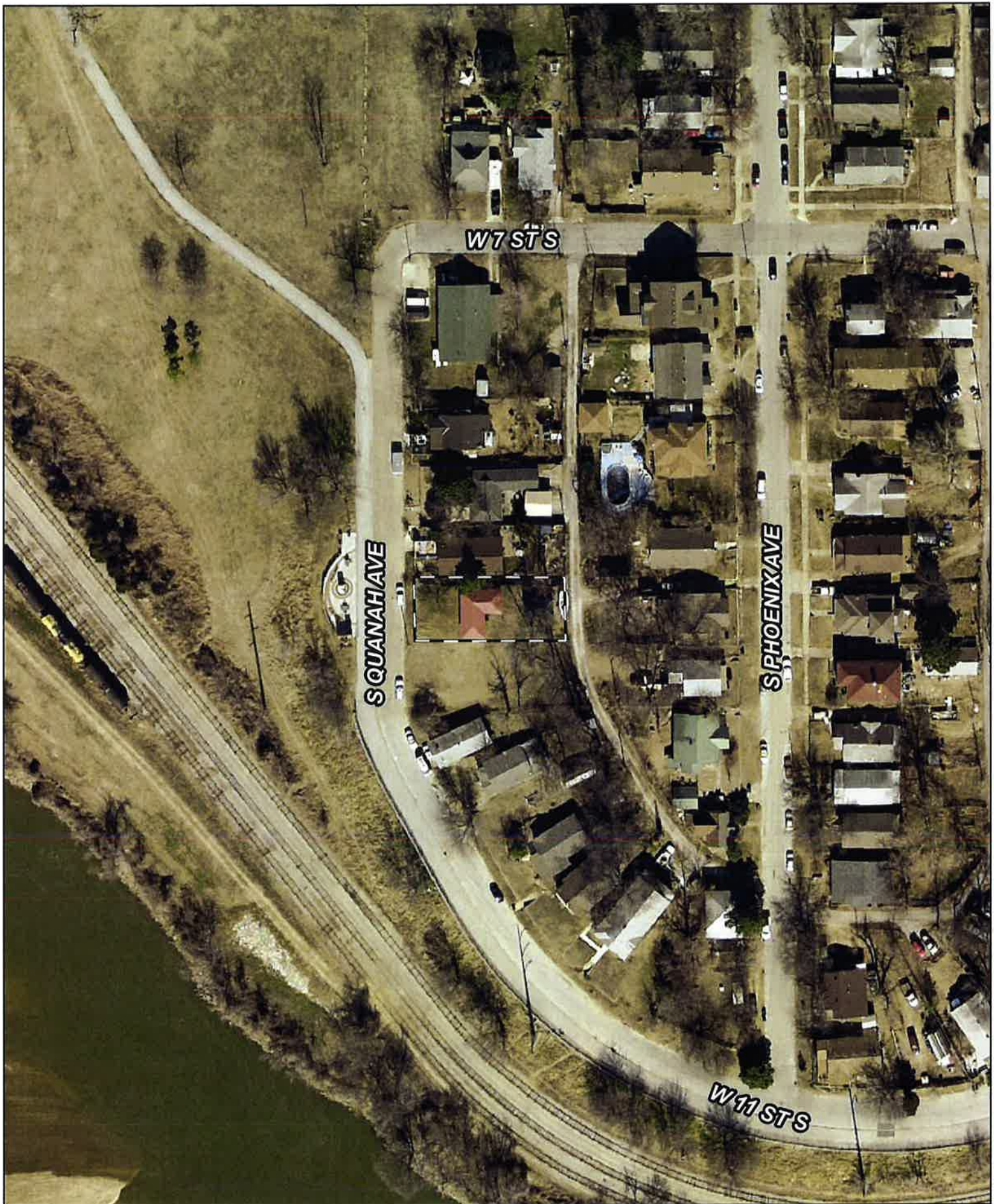
BOA-22302

19-12 11

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

Aerial Photo Date: February 2016





0 Feet 50 100



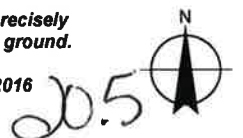
Subject
Tract

BOA-22302

19-12 11

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

Aerial Photo Date: February 2016





Tulsa Metropolitan Area
Planning Commission

Case : Z-7408 Plat Waiver

Hearing Date: October 18, 2017

Case Report Prepared by:

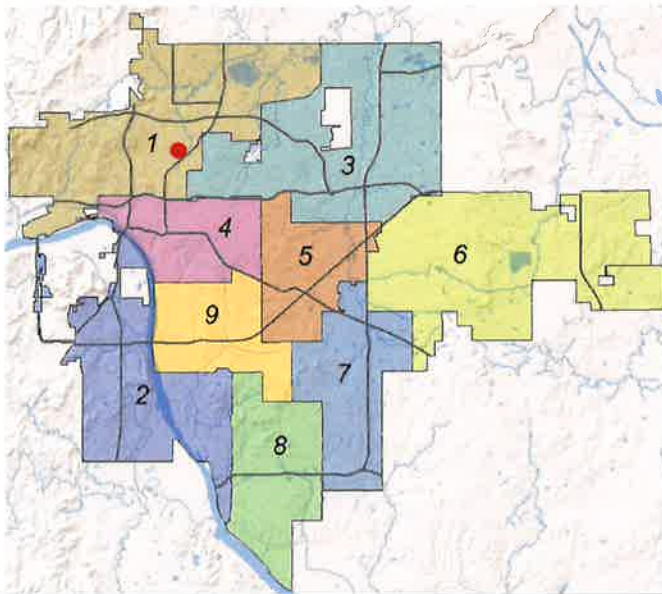
Nathan Foster

Owner and Applicant Information:

Applicant: Architects Collective, Ken Ruse

Owner: City of Tulsa Housing Authority

Location Map:
(shown with City Council Districts)



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

21.1

PLAT WAIVER

Z-7408 – (CD 1)

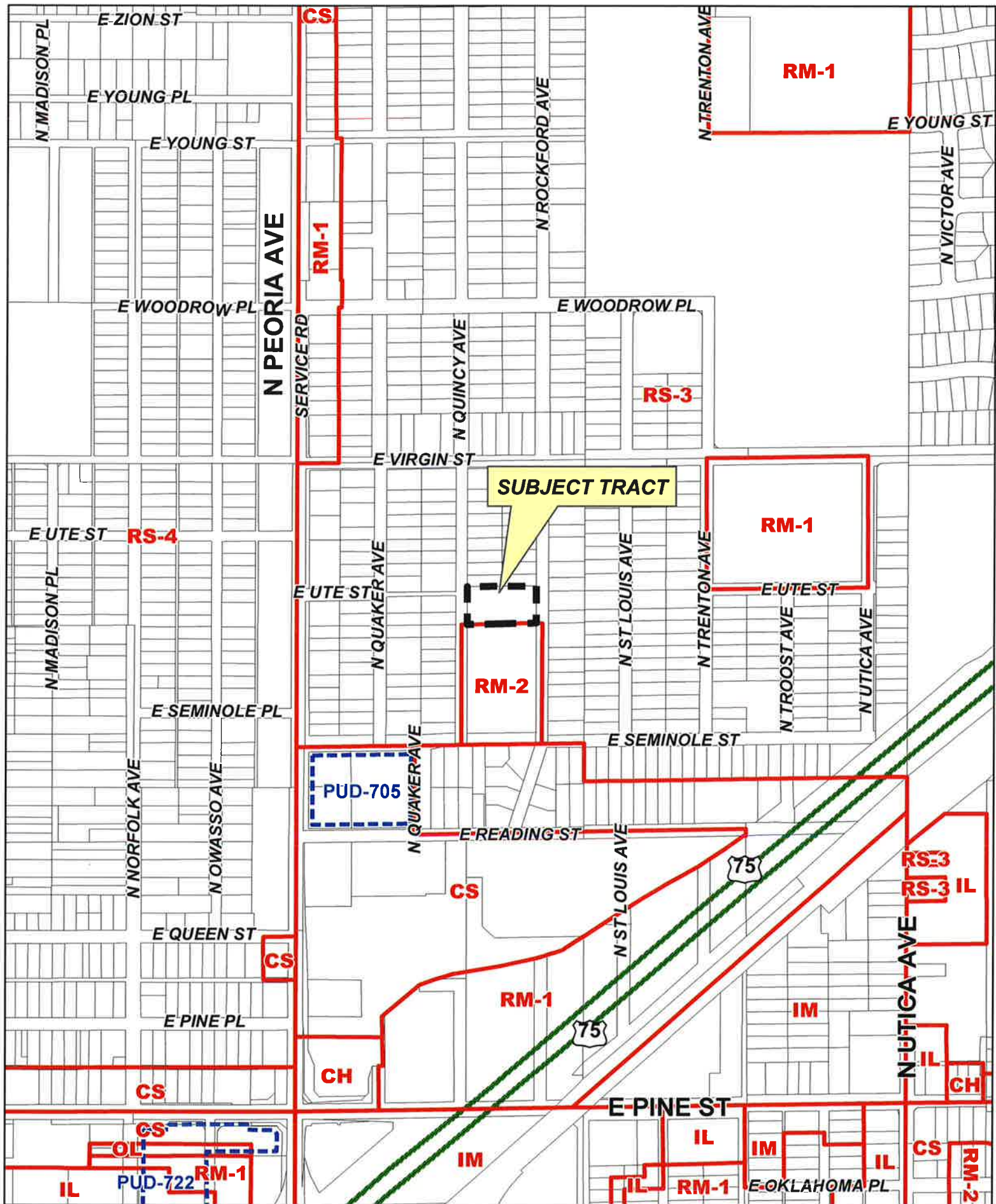
North of the northeast corner of East Seminole Street and North Quincy Avenue

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.



Z-7408

20-13 30

21.3





0 Feet 250 500



Subject Tract

Z-7408

20-13 30

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

Aerial Photo Date: February 2016

21.4





N QUINCY AVE

N ROCKFORD AVE

0 Feet 50 100



Subject Tract

Z-7408

20-13 30

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

Aerial Photo Date: February 2016

21.5



WHITLOW TOWNHOMES
LAUNDRY/ MAINTENANCE

SHEET INDEX

LEGAL DESCRIPTION

ADDRESS

LOCATION MAP

BUILDING INFORMATION

CODE INFORMATION

Abstracting and Indexing:



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7413

Hearing Date: October 18, 2017

Case Report Prepared by:

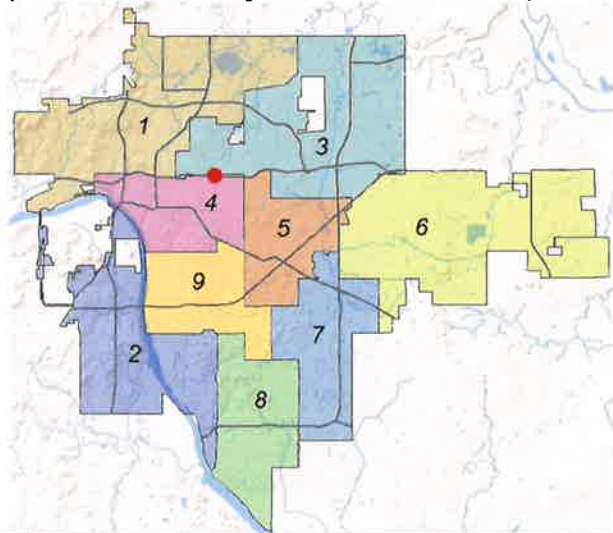
Dwayne Wilkerson

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

22.1

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

22.2

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:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
East Admiral Blvd	None	50 feet	2 (one way west bound)

Utilities:

The subject tract has municipal water and sewer available.

22.3

Surrounding Properties:

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

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

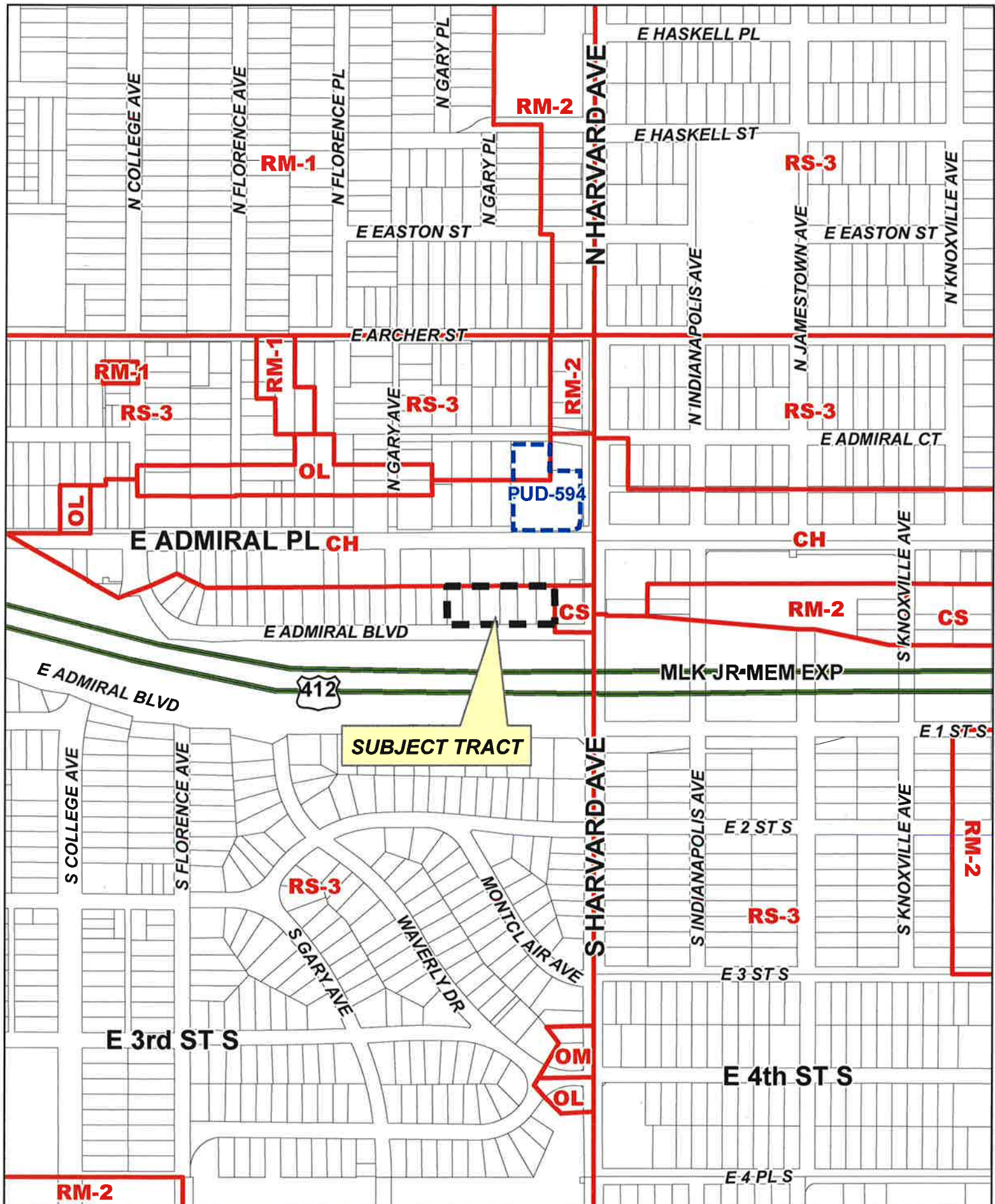
Surrounding Property:

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.

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Z-7413

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N GARY AVE

E ADMIRAL PL

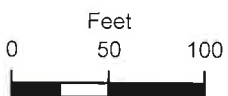
N HARVARD AVE

E ADMIRAL BLVD

MLK JR MEM EXP



E 1ST S



Subject
Tract

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

Aerial Photo Date: February 2016



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**Subject
Tract**

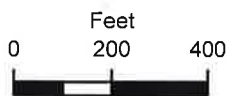
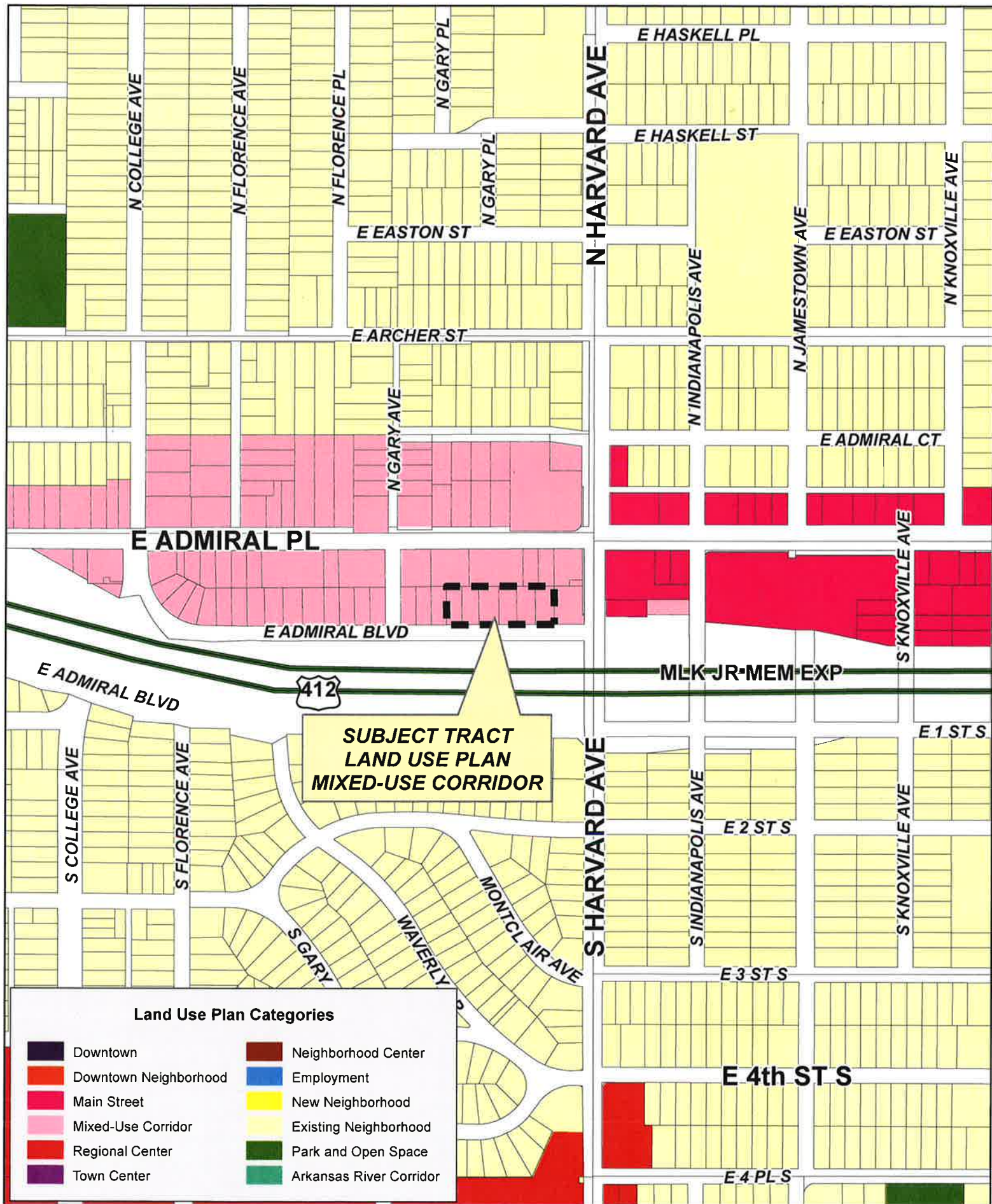
Z-7413

19-13 05

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

Aerial Photo Date: February 2016

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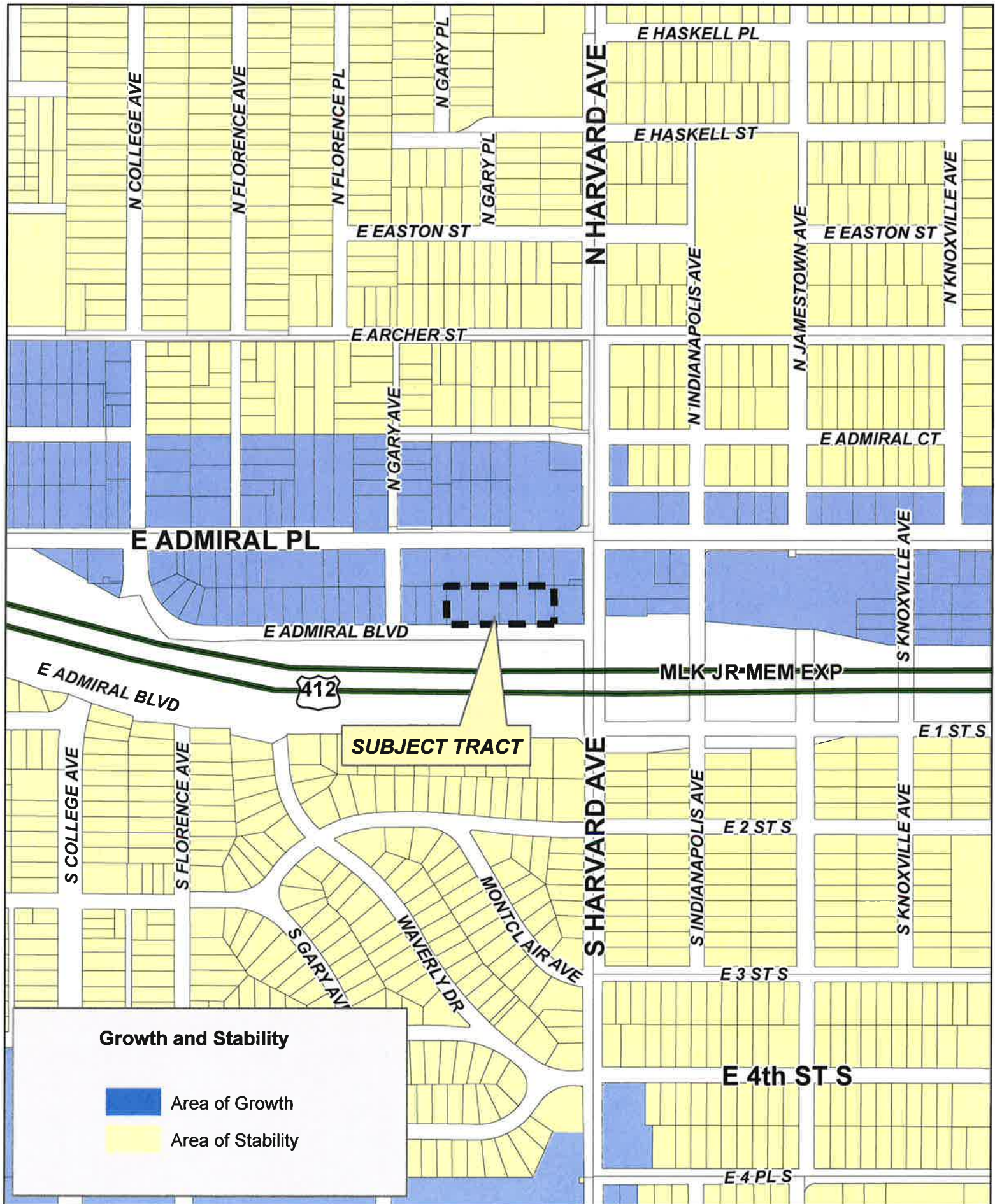


Z-7413

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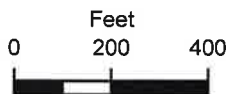
Growth and Stability



Area of Growth

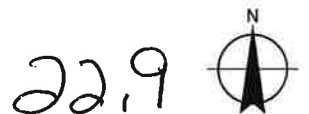


Area of Stability



Z-7413

19-13 05





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7414

Hearing Date: October 18, 2017

Case Report Prepared by:

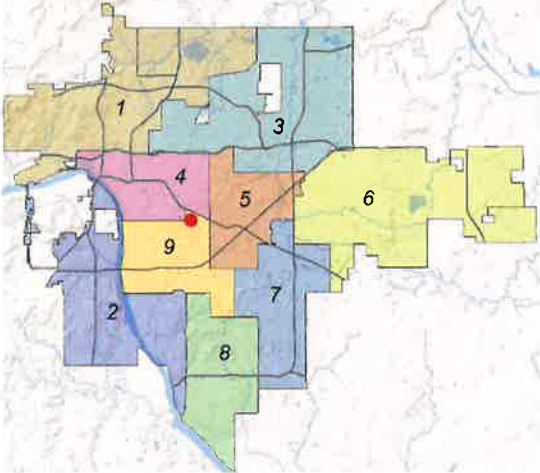
Dwayne Wilkerson

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

23.1

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

23.2

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:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Louisville	None	50 feet	2
East Harvard Avenue	Secondary Arterial with a Multi Modal Corridor designation	100 feet	4

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 Residential
East	OL	Main Street	Growth	Banks
South	CS	Main Street	Growth	Small offices
West	CS	Main Street	Growth	Vacant

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.

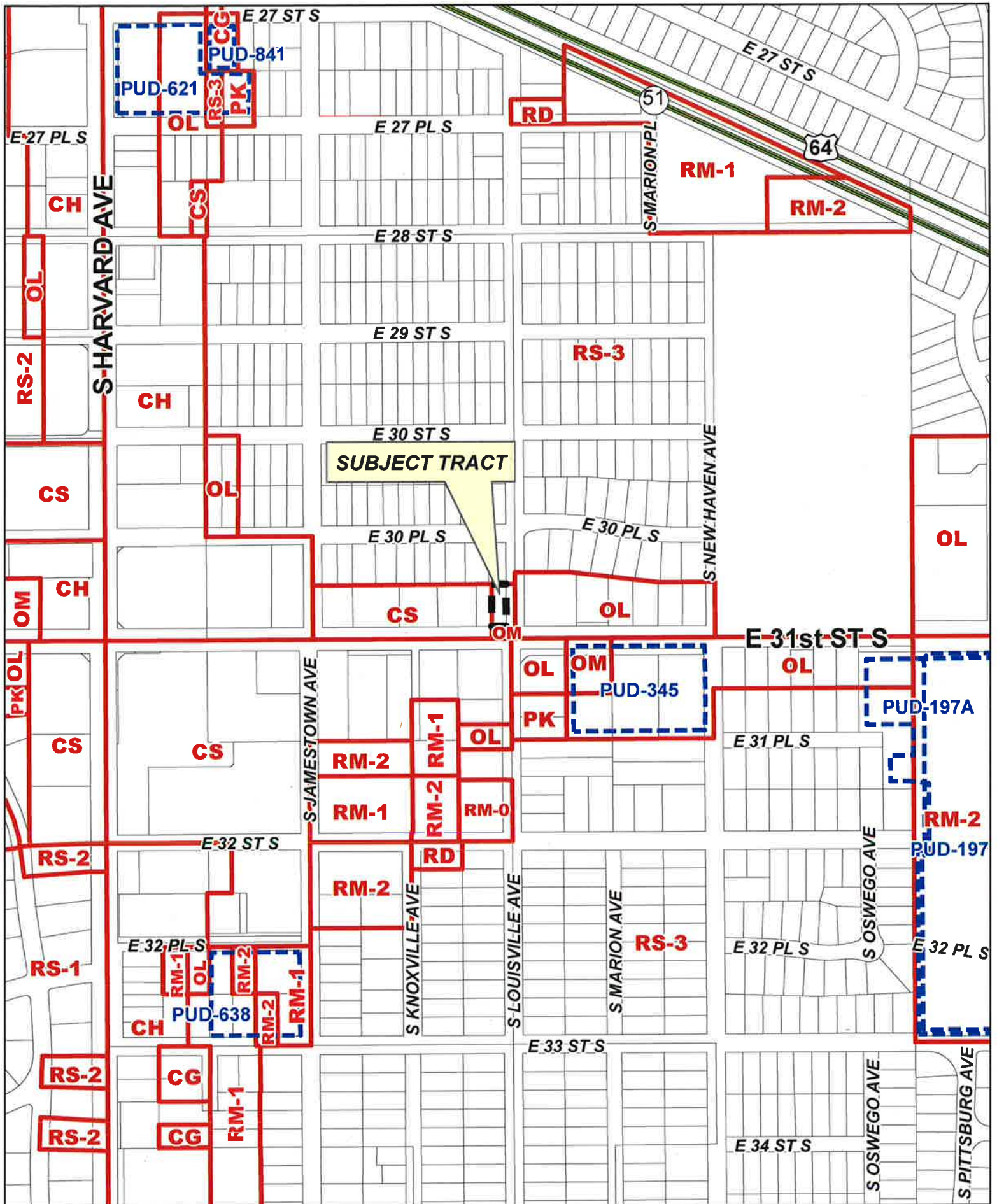
23.4

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.

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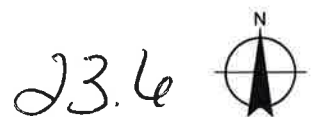
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REVISED 10/12/2017



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0 200 400
Feet



Subject
Tract

Z-7414

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

Aerial Photo Date: February 2016





0 Feet 50 100



Subject
Tract

Z-7414

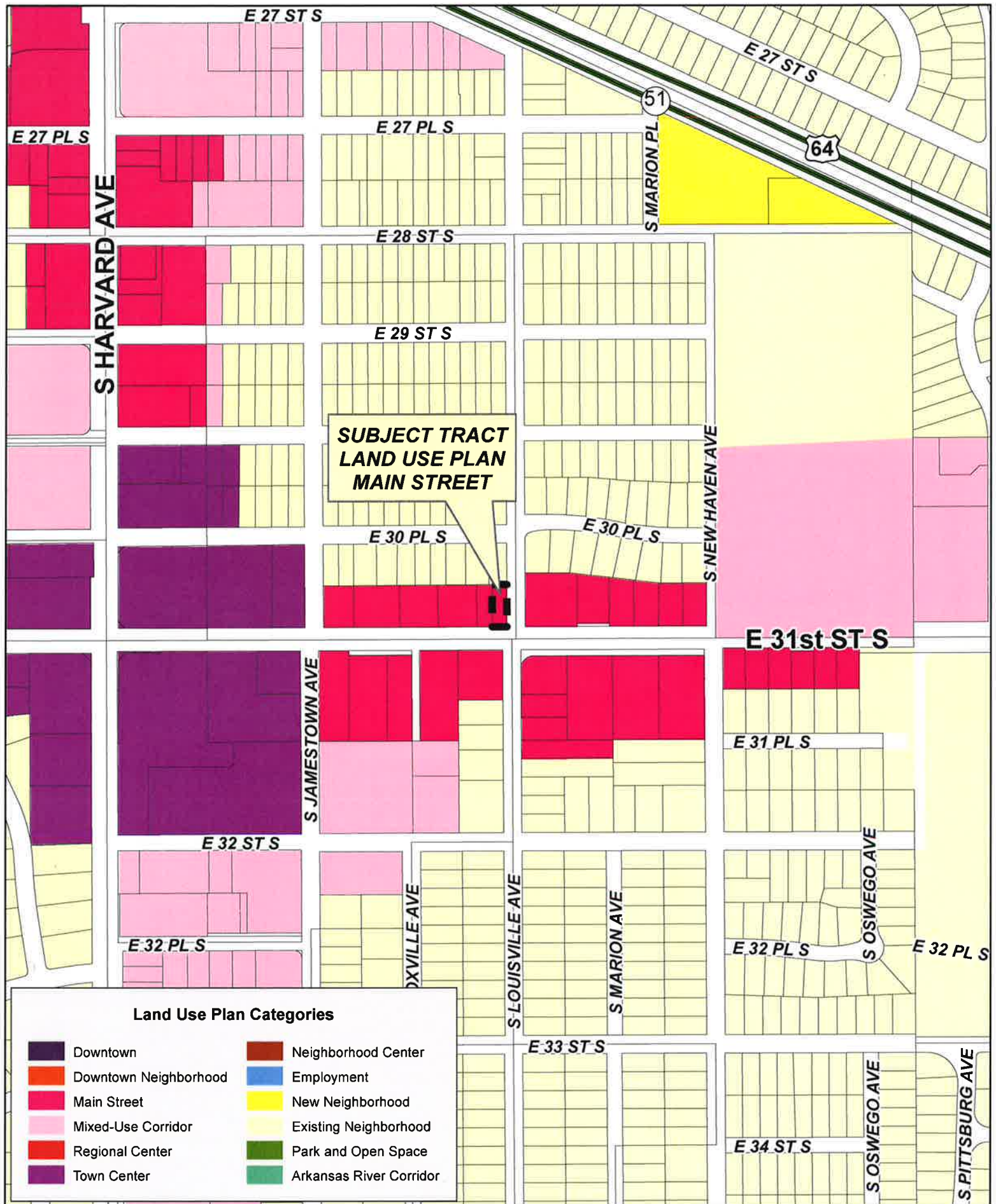
19-13 16

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

Aerial Photo Date: February 2016



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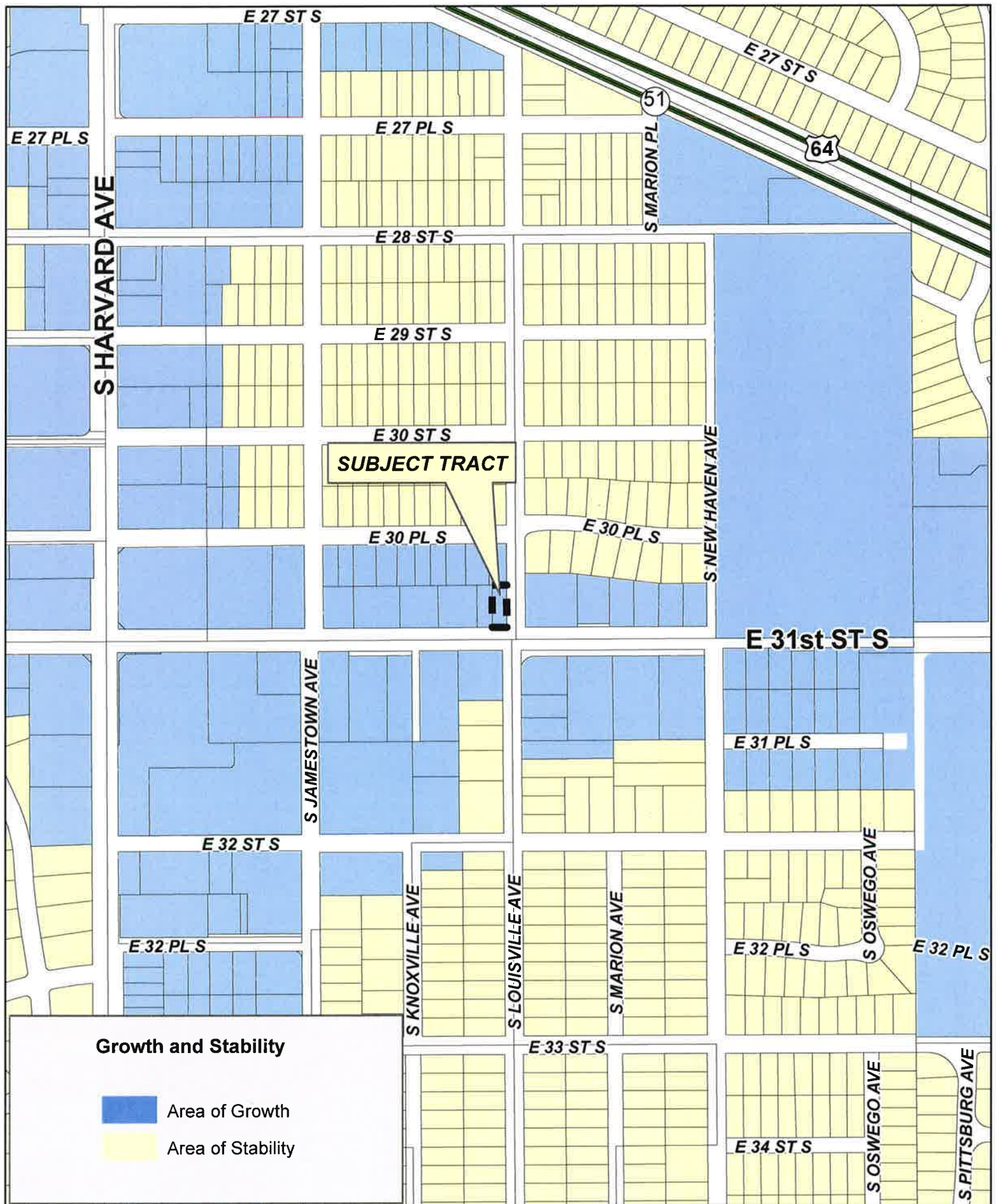


Z-7414

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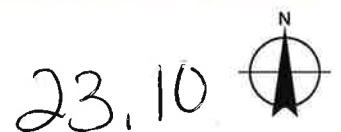
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Z-7414

19-13 16





Tulsa Metropolitan Area
Planning Commission

Case : Z-7414 Plat Waiver

Hearing Date: October 18, 2017

Case Report Prepared by:

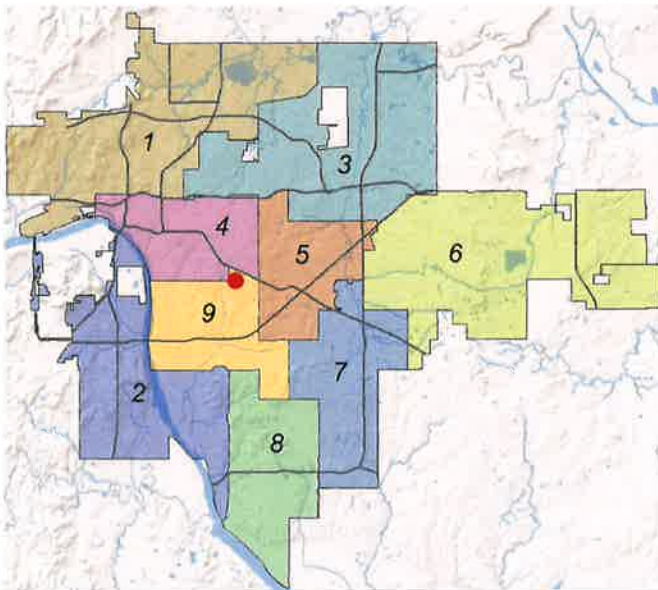
Nathan Foster

Owner and Applicant Information:

Applicant: Nicole Watts, KKT Architects

Owner: Arkansas Valley Petroleum, INC

Location Map:
(shown with City Council Districts)



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

24.1

PLAT WAIVER

Z-7414 – (CD 9)

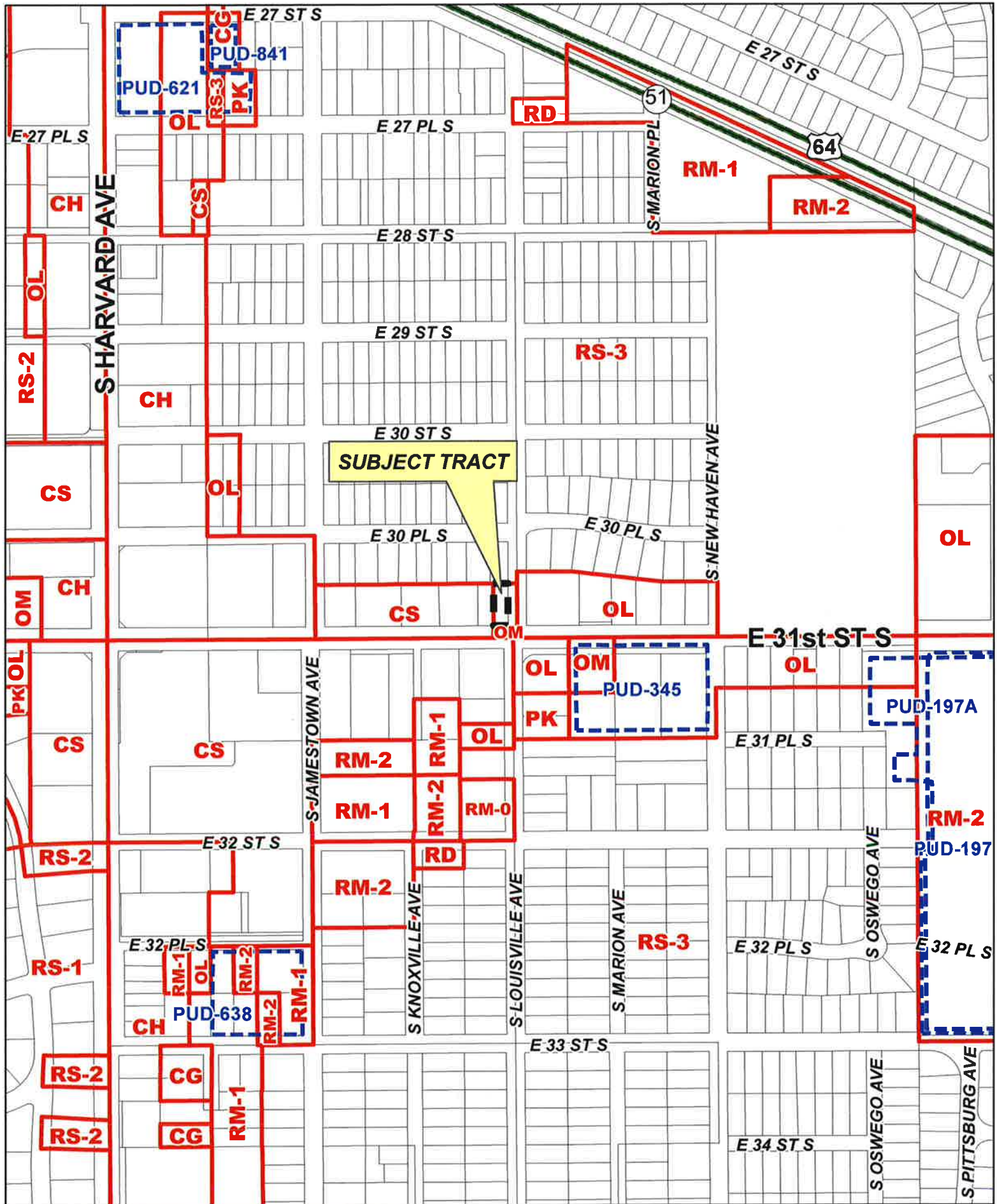
Northwest corner of East 31st Street South and South Louisville Avenue

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:

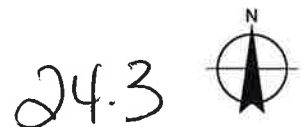
1. The property was previously platted as Lot 24 Block 8 of the Bellaire Heights Addition.
2. Necessary utilities are all in place and no additional easements will be needed at this time.
3. All right-of-way dedications have been made to comply with the Major Street Highway Plan.
4. A lot combination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

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



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

Aerial Photo Date: February 2016





Subject
Tract

Z-7414

19-13 16

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

Aerial Photo Date: February 2016



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

Minor Amendment to a PUD		
From TMAPC (X)		
	Fees Paid	Fees Used
Base Request	250.00	00.00
Additional Requests	00.00	00.00
Newspaper Publication	00.00	00.00
Sign (Special Exception Uses in COT only)	130.00	130.00
300' Property Owners Mailing and Postage	49.00	49.00
Application Subtotal:	429.00	00.00
Notice Subtotal:	00.00	00.00
Total Fees Paid:	429.00	179.00

Recommended Refund:

\$250.00

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

Application withdrawn by applicant.

The staff recommends the refund listed above.

25.1

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.

JANUARY	FEBRUARY	MARCH
3 rd	7 th	7 th
17 th	21 st	21 st
APRIL	MAY	JUNE
4 th	2 nd	6 th
18 th	16 th	20 th
JULY	AUGUST	SEPTEMBER
3 rd *	1 st	5 th
18 th	15 th	19 th
OCTOBER	NOVEMBER	DECEMBER
3 rd	7 th	5 th
17 th	21 st	19 th

10/10/2017

26.1

