TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2760

December 20, 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:

<u>Director's Report:</u> Discuss City Council and County Commission actions taken and other special projects

Review TMAPC Receipts for the month of November 2017

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.

- 1. <u>LS-21087</u> (Lot-Split) (CD 5) Location: Northeast corner of East 46th Street South and South 70th East Avenue
- 2. <u>LC-962</u> (Lot-Combination) (CD 9) Location: West of the northwest corner of East 34th Street South and South Rockford Avenue
- 3. <u>LC-959</u> (Lot-Combination) (CD 3) Location: South of the southwest corner of East 36th Street North and North Sheridan Road
- 4. <u>LS-21088</u> (Lot-Split) (CD 7) Location: North of the northeast corner of East 51st Street South and South 83rd East Avenue (Related to LC-961)
- 5. <u>LC-961</u> (Lot-Combination) (CD 7) Location: North of the northeast corner of East 51st Street South and South 83rd East Avenue (Related to LS-21088)
- 6. <u>LS-21070</u> (Lot-Split) (CD 4) Location: East of the northeast corner of North 25th West Avenue and West Easton Street

- 7. Sequoyah Hill II (CD 8) Amendment to Deed of Dedication, Location: East of South Delaware Avenue at East 116th Place South
- 8. <u>Crane Carrier Industrial Addition</u> (CD3) Change of Access, Location: Northeast corner of East 46th Street North and North Mingo Road
- 9. Enclave at Addison Creek (CD 8) Final Plat, Location: South of the southwest corner of East 121st Street South and South Sheridan Road
- 10. <u>PUD-310-1 Joy Ward</u> (County) Location: South of the southeast corner of South Campbell Creek Road and Highway 51 requesting a **PUD Minor Amendment** to add Use Unit 17 (Continued from September 20, 2017, October 18, 2017 and November 15, 2017)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

- 11. <u>LS-21066</u> (Lot-Split) (County) Location: South of the southeast corner of East 86th Street North and North Harvard Avenue (Continued from November 15, 2017 and December 6, 2017)
- 12. <u>LS-21085</u> (Lot-Split) (County) Location: North of the northeast corner of East 146th Street North (Hwy 20) and North Trenton Avenue
- 13. <u>LS-21086</u> (Lot-Split) (County) Location: South of the southeast corner of West 41st Street South and South 61st West Avenue
- 14. <u>BOA-22362 Plat Waiver</u> (CD 4) Location: East of the southeast corner of East 21st Street South and South Lewis Avenue
- 15. <u>BOA-22359 Plat Waiver</u> (CD 3) Location: Southwest corner of East 46th Street North and North Mingo Road
- 16. <u>Z-7425 Kathleen Mowry</u> (CD 4) Location: North of the Northwest corner of South Lewis Avenue and East 17th Street South requesting rezoning from **RS-3** to **OL** (Related to PUD-750-A)

- 17. <u>PUD-750-A Kathleen Mowry</u> (CD 4) Location: North of the Northwest corner of South Lewis Avenue and East 17th Street South requesting **to Abandon PUD-750** (Related to Z-7425)
- 18. <u>Z-7428 Tulsa City Council/Janine Billings</u> (CD 9) Location: East of the southeast corner of South Peoria Avenue and East 44th Place South requesting rezoning from CS to MX1-V-U
- 19. <u>Z-7429 Lou Reynolds</u> (CD 4) Location: North and east of the northeast corner of South Xanthus Avenue and East 21st Street requesting rezoning from **CS/OL** to **CH** (Related to Z-7429 Plat Waiver)
- 20. Z-7429 Plat Waiver (CD 4) Location: North and east of the northeast corner of South Xanthus Avenue and East 21st Street South (Related to Z-7429)

OTHER BUSINESS

21. Commissioners' Comments

ADJOURN

CD = Council District

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

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.

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TMAPC RECEIPTS Month of November 2017

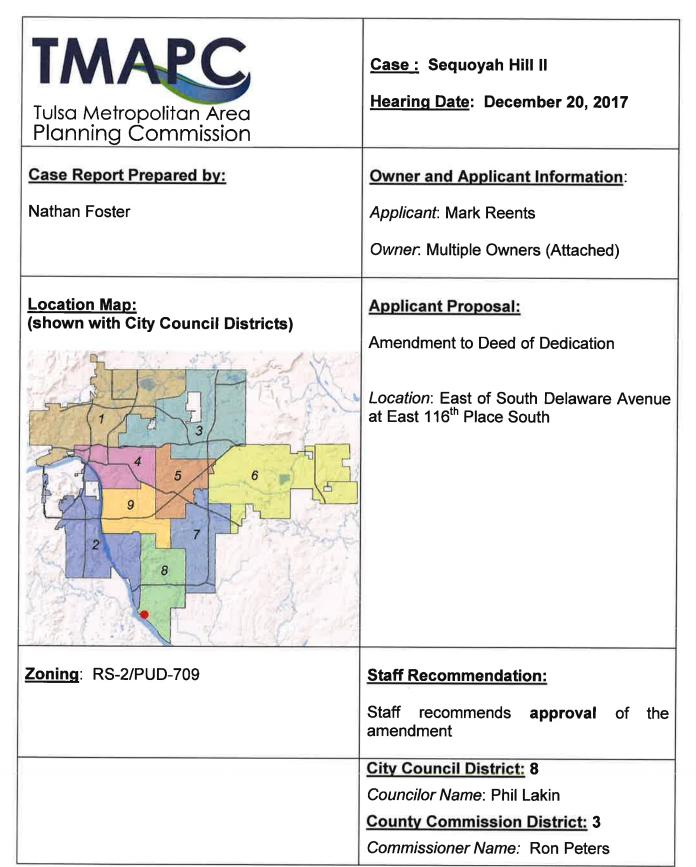
		Current Period		Year To Date				
				TOTAL				TOTAL
Tr.	ITEM	CITY	COUNTY	RECEIVED	ITEM	CITY	COUNTY	RECEIVED
ZONING								
7	10	0013.60	E012 50	£1.025.00	53	2.050.00	3,050,00	\$6,100.00
Zoning Letters	10	\$912,50 1,625,00	\$912.50 1,625.00	\$1,825.00 3,250.00	32	3,050.00 13,575.00	13,575.00	27,150.00
Zoning	4 22	2,700.00	2,700.00	5,400.00	110	14,515.00	14,515.00	29,030.00
Plan Reviews	22	2,700.00	0.00	0.00	110	0.00	0.00	0.00
Refunds NSF		0.00	0.00	0.00		0.00	0,00	0.00
NSr		0.00	0.00	0.00		0.00	0,00	0.00
		\$5,237.50	\$5,237.50	\$10,475.00		\$31,140.00	\$31,140.00	<u>\$62,280.00</u>
LAND DIVISION								
Minor Subdivision	0	\$0.00	0.00	0_00	1	\$435.00	\$435.00	870.00
Preliminary Plats	3	1,380.00	1,380.00	2,760.00	10	\$4,842.35	\$4,842.35	9,684.70
Final Plats	5	1,690.28	1,690.28	3,380.55	12	\$4,435.28	\$4,435.28	8,870.55
Plat Waviers	5	625.00	625.00	1,250.00	18	\$2,250.00	\$2,250.00	4,500.00
Lot Splits	10	550.00	550.00	1,100.00	58	\$3,000.00	\$3,000.00	6,000.00
Lot Combinations	9	450.00	450.00	900.00	38	\$1,925.00	\$1,925.00	3,850.00
Other	0	0.00	0.00	0.00	7	\$700.00	\$700.00	1,400.00
NSF		0.00	0.00	0.00		\$0.00	\$0.00	0.00
Refunds		0.00	0.00	0.00		(\$50.00)	(\$50.00)	(100.00)
		\$4,695.28	\$4,695,28	\$9,390.55		\$17,537.63	\$17,537,63	\$35,075.25
TMAPC COMP								
Comp Plan Admendment	0	\$0.00	\$0.00	\$0.00	3	\$750.00	\$0.00	\$750.00
Refund		\$0.00		\$0.00		\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00		\$750.00	\$0.00	\$750.00
BOARDS OF ADJUSTMENT								
Fees	23	\$6,800.00	\$2,150.00	\$8,950.00	110	\$35,250.00	\$8,600.00	\$43,850.00
Refunds		(500.00)	0.00	(\$500.00)		(\$1,750.00)	\$0.00	(1,750.00)
NSF Check		0.00	0.00	\$0.00		(\$500.00)	\$0.00	(500.00)
		\$6,300.00	\$2,150,00	\$8,450.00		\$33,000.00	\$8,600.00	<u>\$41,600.00</u>
TOTAL		\$16,232.78	\$12,082.78	\$28,315.55		\$82,427.63	\$57,277.63	\$139,705.25
LESS WAIVED FEES *		(\$2,396.60)		(\$2,396.60)		(\$3,557.52)		(\$3,557.52)
GRAND TOTALS	2	\$13,836.18	\$12,082.78	\$25,918.95		\$78,870.11	\$57,277.63	\$136,147.73

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

November 2017 TMAPC Receipt Comparison

	Nov. 2017	October 2017	Nov. 2016
Zoning Letters	10	13	8
Zoning	4	9	11
Plan Reviews	22	27	21
Minor Subdivisions	0	0	0
Preliminary Plats	3	2	0
Final Plats	5	2	1
Plat Waivers	5	4	2
Lots Splits	10	10	11
Lot Combinations	9	6	11
Other	0	3	0
Comp Plan Amendments	0	0	0

12/14/2017



EXHIBITS: Applicant Submittal

FIRST AMENDMENT TO DEED OF DEDICATION SEQUOYAH HILL II PUD NO. 709

WHEREAS, on July 10, 2006, one certain subdivision plat and accompanying Deed of Dedication was recorded in the Land Records of the Tulsa County Clerk, as Doc#2006077947, for the following described property, to-wit:

SEQYOYAH HILL II, a subdivision in the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat as Plat No. 6015

WHEREAS, the Deed of Dedication for SEQUOYAH HILL II, contains certain covenants related to the use, occupancy and enjoyment of the property located within and as depicted on the Plat for SEQUOYAH HILL II, for use as Lots, Blocks, Reserve Areas and Streets.

WHEREAS, one of the Reserve Areas depicted on the Plat of SEQUOYAH HILL II, is described in the Plat as RESERVE B;

WHEREAS, SECTION II. of the Deed of Dedication, PLANNED UNIT DEVELOPMENT RESTRICTIONS, subsection B provides in pertinent part as follows:

"B. OTHER RESERVE AREAS

THE USE OF RESERVE 'B' SHALL BE LIMITED TO COMMON AREA LANDSCAPING AND OPEN SPACE, SECURITY FACILITIES AND SUCH OTHER USES AS MAY BE PERMITTED PURSUANT TO THIS DEED OF DEDICATION, INCLUDING BUT NOT LIMITED TO THE USE OF RESERVE 'B' FOR UTILITY EASEMENTS PURSUANT TO SECTION 1(A).".

WHEREAS, it is the desire of some of the owners of certain lots in SEQUOYAH HILL II abutting RESERVE B (hereinafter collectively referred to herein as the "Abutting Owners") to acquire, from time to time, a portion of RESERVE B for their own private use and enjoyment, in order to extend the yards of their residences..

WHEREAS, the owner of <u>RESERVE B</u> has no desire to retain the land comprising <u>RESERVE B</u> and desires to transfer <u>RESERVE B</u> to the Abutting Owners for their own

exclusive, separate and private ownership, use and enjoyment, subject to the terms and conditions contained in the Deed of Dedication, as amended herein;

WHEREAS, in order to accomplish the foregoing it is necessary to amend the Deed of Dedication to revise the uses permitted within **RESERVE B** to permit single family residential use.

WHEREAS, SECTION VI. of the Deed of Dedication, titled ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY at subsection C. titled AMENDMENT, provides in pertinent part as follows:

"... EXCEPT AS PROVIDED IN SECTION II D. MINOR AMENDMENTS ABOVE, THE COVENANTS CONTAINED WITHIN SECTION II PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE LOT OWNERS OF MORE THAN 65% OF THE LOTS AND APPROVED BY THE TMAPC, OR ITS SUCCESSORS. ANY INSTRUMENT AMENDING THE COVENANTS CONTAINED WITHIN SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS SHALL BEAR THE ENDORSEMENT OF THE TMAPC AND SHALL BE DULY FILED OF RECORD. ... ".

WHEREAS, the undersigned Lot Owners desire that <u>RESERVE B</u> no longer be a common area, for use as landscaping and open space, security facilities or other common use, but rather that the use of <u>RESERVE B</u> permit and be limited to single family residential purposes, with individual portions of <u>RESERVE B</u> to become an extension of the yards of the Abutting Owners.

WHEREAS, the undersigned, constituting the owners of more than sixty-five percent (65%) of the twenty (20) lots within SEQUOYAH HILL II, desire to amend the Deed of Dedication to the extent set forth in this Amendment.

NOW, THEREFORE, in consideration of the foregoing, the Deed of Dedication is hereby amended as follows:

- 1. The term "Lot" as used throughout this Amendment shall mean and refer to (a) a lot as shown on the original Plat of SEQYOYAH HILL II, ("Original Platted Lot") and (b) as such Lot may have be increased in size by virtue of a lot owner's acquisition of a portion of **RESERVE**B and approval of a Lot Combination by the Tulsa Metropolitan Area Planning Commission.
- 2. For purposes of payment of dues, assessments or determining the number of votes to which a lot owner may be entitled, an Original Platted Lot plus any additions to the Original Platted Lot created out of **RESERVE B**, as reflected in any Lot Combination approved by the, Tulsa Metropolitan Area Planning Commission, shall together constitute but a single lot.
- 3. Except as amended by this Amendment, the Deed of Dedication and the covenants contained therein are applicable to the Original Platted Lot and the New Lot created out of **RESERVE B**, as reflected in Lot Splits and Lot Combinations as may be approved by the Tulsa Metropolitan Area Planning Commission, each of which combined lots shall constitute but a single lot together for single family residential use.
- 4. **RESERVE B** shall no longer be common area and when a portion of **RESERVE B** is combined with an abutting lot, such combined Lot shall be used for single family residential purposes. Therefore, the language in SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, found at subsection B. OTHER RESERVE AREAS, reading as follows:

"THE USE OF RESERVE 'B' SHALL BE LIMITED TO COMMON AREA LANDSCAPING AND OPEN SPACE, SECURITY FACILITIES AND SUCH OTHER USES AS MAY BE PERMITTED PURSUANT TO THIS DEED OF DEDICATION, INCLUDING BUT NOT LIMITED TO THE USE OF RESERVE 'B' FOR UTILITY EASEMENTS PURSUANT TO SECTION 1(A)".

shall be deleted, and the following language inserted in its place, to-wit:

"THE USE OF THE REAL PROPERTY COMPRISING RESERVE B SHALL BE LIMITED TO SINGLE FAMILY RESIDENTIAL USE, AS AN EXTENSION OF THE YARD IN CERTAIN ABUTTING LOTS IN THE SUBDIVISION, TO THE LOCATION OF UTILITIES PROVIDED FOR IN SECTION I (A) AND BEING FURTHER SUBJECT TO THE EXISTENCE AND TERMINATION OF RIGHTS IN OTHERS, AS PROVIDED FOR PURSUANT TO THAT CERTAIN LICENSE CONTAINED IN THAT CERTAIN AGREEMENT DATED EFFECTIVE SEPTEBER 1, 2005, RECORDED AS DOC#2005113849 IN THE TULSA COUNTY LAND RECORDS."

- 5. Any reference in the Deed of Dedication to **RESERVE B** being Common Area or for the common use by others, other than for use as a utility easements pursuant to Section I (A), shall be stricken.
- 6. Except as amended herein, all other terms and conditions contained in the Deed of Dedication shall remain unchanged and in full force and effect.
- 7. The undersigned owners, constituting more than sixty-five percent (65%) of the lots of Sequoyah Hill II, hereby consent to and adopt the changes set forth in this Amendment.
- 8. This Amendment shall not be effective until approved and endorsed by the TMAPC and duly filed of record with the Tulsa County Clerk's Office.
- IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THIS AMENDMENT TO BE EXECUTED ON THE DATE SET FORTH IN THE ACKNOWLEDGMENT.

OWNERS LEGAL DESCRIPTION LOTS ONE (1), AND TWO (2) BLOCK ONE (1) SEQUOYAH HILL II, a Subdivision in the City of LORI ANN NALLEY, a single person Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof. STATE OF OKLAHOMA)) ss. **COUNTY OF TULSA** Individual Acknowledgement Before me, the undersigned, a Notary Public, in and for said County and State, on this , 201 7 personally appeared LORI ANN NALLEY, a single person, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth. IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the day and year last above written. My Commission Number: My Commission Expires: **SEAL**

OWNERS	LEGAL DESCRIPTION
ROBERT SOTERLING, and his wife KIMBERLY A. SPERLING	LOT THREE (3), BLOCK ONE (1) SEQUOYAH HILL II, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof.
	Address: 11520 S. New Haven Ave.
0	Tulsa, OK 74137
	20000 C 20 C 20 C 20 C 20 C 20 C 20 C 2
STATE OF OKLAHOMA) ss.	
COUNTY OF TULSA)	Individual Acknowledgement
husband and wife, known by me to be the identical	in and for said County and State, on this day of ERT S. STERLING and KIMBERLY A. STERLING persons who executed the within and foregoing instrument me as their free and voluntary act and deed for the uses and
IN WITNESS WHEREOF, I hereunto set my year last above written.	official signature and affixed my notarial seal the day and
My Commission Number: 1766 2419	10 -0
My Commission Expires: 31021	Marco Dana Vanil
My Commission Expires: 710000	NOTARY PUBLIC
	V
Commission # 17002419 AUBLIC OF OKLANIII	

OWNERS	LEGAL DESCRIPTION
TEJ LAD and his wife BEENA LAD	LOT FOUR (4), BLOCK ONE (1) SEQUOYAH HILL II, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof.
DELLAN LARS	Address: 11512 S. New Haven Ave.
	Tulsa, OK. 74137
	2 ^c
STATE OF OKLAHOMA)	*
COUNTY OF TULSA) ss.	Individual Acknowledgement
, 201 /, personally appeared TEJ LAI	and for said County and State, on this <u>a</u> a day of and BEENA LAD, husband and wife, to me known to foregoing instrument, and acknowledged to me that they deed for the uses and purposes therein set forth.
year last above written. My Commission Number: 7002419 My Commission Expires: 31021	ficial signature and affixed my notarial seal the day and
Commission # TOO2419 # COMMISSION # TOO2419	

GENE ALLEN DANIEL, and his wife

LEGAL DESCRIPTION

LOT FIVE (5), BLOCK ONE (1) SEQUOYAH HILL II, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof.

Address: 11714 S. Oswego Ave.

Tulsa, OK 74137

STATE OF OKLAHOMA)

) ss.

COUNTY OF TULSA

Individual Acknowledgement

Before me, the undersigned, a Notary Public, in and for said County and State, on this 21⁵⁴ day of 2017, personally appeared GENE ALLEN DANIEL and NICOLE LYNN DANIEL, husband and wife to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they appeared the acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the day and year last above written.

My Commission Number: 100 408 7

My Commission Expires: 05 03 2019

Notary Public State of Oklahoma TERRI M. LEY **COMMISSION #11004087** Comm. Exp. 05-03-2019

SEAL

OWNERS LEGAL DESCRIPTION LOT SIX (6), BLOCK ONE (1) CORBIN L. ROUSCH and HOLLY L. ROUSCH SEQUOYAH HILL II, a Subdivision LIVING TRUST DATED JANUARY 28, 2005 in the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof. IN L'. ROUSCH, Trustee YL. ROUSCH, Trustee STATE OF OKLAHOMA)) ss. **COUNTY OF TULSA** Acknowledgement Before me, the undersigned, a Notary Public, in and for said County and State, on this , 2017, personally appeared CORBIN L. ROUSCH and HOLLY L. ROUSCH,, in their capacities as Trustees of the Corbin L. Rousch and Holly L. Rousch Living Trust Dated January 28, 2005, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth. IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the day and year last above written. My Commission Number: My Commission Expires: **SEAL**

WILLIAM OKLANINI

<u>OWNERS</u>	LEGAL DESCRIPTION				
MURALI MANOHAR, and his wife RADHIKA MANOHAR	LOT SEVEN (7), BLOCK ONE (1) SEQUOYAH HILL II, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof. Address: 3911 East 115th Place Tulsa, OK 74137				
STATE OF OKLAHOMA)) ss. COUNTY OF TULSA)	Individual Acknowledgement				
Before me, the undersigned, a Notary Public, in and for said County and State, on this					
IN WITNESS WHEREOF, I hereunto set my year last above written. My Commission Number: 100 249 My Commission Expires: 3 10 21 SEAL	official signature and affixed my notarial seal the day and NOTARY PUBLIC				
Commission # F TO02419 # F TO02419					

THE JACQUELINE J. BRUNSMAN REVOCABLE
TRUST, DATED FEBRUARY 24, 2004

ACQUELINE J. BRUNSMAN. Trustee

LEGAL DESCRIPTION

LOT EIGHT (8), BLOCK ONE (1) SEQUOYAH HILL II, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof.

Address: 3919 East 115th Place Tulsa, OK 74137

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

Individual Acknowledgement

Before me, the undersigned, a Notary Public, in and for said County and State, on this _______ day of ________, 2015 personally appeared JACQUELINE J. BRUNSMAN, as Trustee of the Jacqueline J. Brunsman Revocable Trust, dated February 24, 2004, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the day and year last above written.

My Commission Number: 15007424

My Commission Expires: 8-10-19

SEAL

ANNE PILKINGTON NOTARY PUBLIC STATE OF OKLAHOMA COMMISSION NO. 15007424 EXPIRES 08-10-2018 www.

<u>OWNERS</u>	LEGAL DESCRIPTION
AMBER HENRY REVNOLDS a/k/a AMBER H. REVNOLDS, and her husband JOHN REYNOLDS III	LOT NINE (9), BLOCK ONE (1) SEQUOYAH HILL II, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof.
<i>y</i> = 1.11 ·	Address: PO Box 648
	Address: PO Box 648 Muskoger, OK 74402
STATE OF OKLAHOMA)) ss. COUNTY OF TULSA)	Individual Acknowledgement
and JOHN REYNOLDS III, wife and husband, to	in and for said County and State, on this 26 day of EER HENRY REYNOLDS a/k/a AMBER H. REYNOLDS, to me known to be the identical persons who executed the diged to me that they executed the same as their free and herein set forth.
	y official signature and affixed my notarial seal the day and
year last above written. My Commission Number: 1002419 My Commission Expires: 31021 SEAL	Mora Lynn Mill



LOT TEN (10), BLOCK ONE (1) MIKE HARRISON CUSTOM HOMES, L.L.C., SEQUOYAH HILL II, a Subdivision An Oklahoma limited liability company in the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof. Mike Harrison, its Manager STATE OF OKLAHOMA) ss. COUNTY OF TULSA Individual Acknowledgement Before me, the undersigned, a Notary Public, in and for said County and State, on this ___, 2017, personally appeared MIKE HARRISON, in his capacity as the Manager of Mike Harrison Custom Homes, L.L.C., an Oklahoma limited liability company, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as in his free and voluntary act and deed for the uses and purposes therein set forth as the Manager of Mike Harrison Custom Homes, L.L.C., an Oklahoma limited liability company. IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the day and year last above written. My Commission Number: My Commission Expires: SEAL

LEGAL DESCRIPTION

H. MICHAEL BERMAN, and his wife REBECCA BERMAN	LEGAL DESCRIPTION LOT FOUR (4), BLOCK THREE (3) SEQUOYAH HILL II, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof. Address: //5// 5 Mew Haven Tulsa o/c 74/37
STATE OF OKLAHOMA)) ss. COUNTY OF TULSA) Before me, the undersigned, a Notary Public, in and for said personally appeared H. MICHAEL husband and wife, to me known to be the identical persons who exand acknowledged to me that they executed the same as their free	L BERMAN and REBECCA BERMAN, secuted the within and foregoing instrument,
IN WITNESS WHEREOF, I hereunto set my official signat year last above written. My Commission Number: 70249 My Commission Expires: 3124 NOTARY PO	note Lynn Daniel
Commission # 17002419 Commission # THE 17002419 Commission # THE 17002419	

David Michael Boncaldo and Tiffany Brooke Boncaldo, Trustees of THE DAVID MICHAEL BONCALDO AND TIFFANY BROOKE BONCALDO LIVING TRUST DATED June 5, 2008

DAVID MICHAEL BONCALDO, Trustee

TIFFANY BROOKE BONCALDO, Trustee

Address: 11520 S Osmego Ave Tulsa, OK 74137

STATE OF OKLAHOMA) ss. COUNTY OF TULSA)

Individual Acknowledgement

LEGAL DESCRIPTION

Recorded Plat thereof.

LOT FIVE (5), BLOCK THREE (3)

SEQUOYAH HILL II, a Subdivision

in the City of Tulsa, Tulsa County,

State of Oklahoma, according to the

IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the day and year last above written.

My Commission Number:

My Commission Expires:

SEAL

NOTARY PUBLIC

OWNERS	LEGAL DESCRIPTION			
SIAMAK AHMADY SUZANNE AHMADY	LOT SIX (6), BLOCK THREE (3) SEQUOYAH HILL II, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof.			
SOZMIVE MIMADI	Address: 11528 S. Oswego Ave.			
STATE OF OKLAHOMA)				
COUNTY OF TULSA) ss.	Individual Acknowledgement			
Before me, the undersigned, a Notary Public, in and for said County and State, on this 24 day of fulls 1, 2016, personally appeared SIAMAK AHMADY, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.				
IN WITNESS WHEREOF, I hereunto set my official signate year last above written.	ure and affixed my notarial seal the day and			
My Commission Number: 130/1301				
My Commission Expires: 17/18/17 SEAL NOTARY P	UISLIC Notary Public State of Oklahoma MALLORY PONTIOUS			
STATE OF OKLAHOMA)	COMMISSION #13011302 Comn. Exp. 12-18-2017			
COUNTY OF TULSA) ss.	Individual Acknowledgement			
Before me, the undersigned, a Notary Public, in and for said 2016, personally appeared SUZANNE AHMADY, to executed the within and foregoing instrument, and acknowledged	me known to be the identical person who			

and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the day and year last above written.

My Commission Number: 1600616

My Commission Expires: 7-19-2020 SEAL



WIND RIVER HOMEOWNERS ASSOCIATION, INC., an Oklahoma Not-for Profit Corporation

STATE OF OKLAHOMA) ss.

COUNTY OF TULSA) Acknowledgement

Before me, the undersigned, a Notary Public, in and for said County and State, on this day of 100 y 2017, personally appeared 100 y 100 y

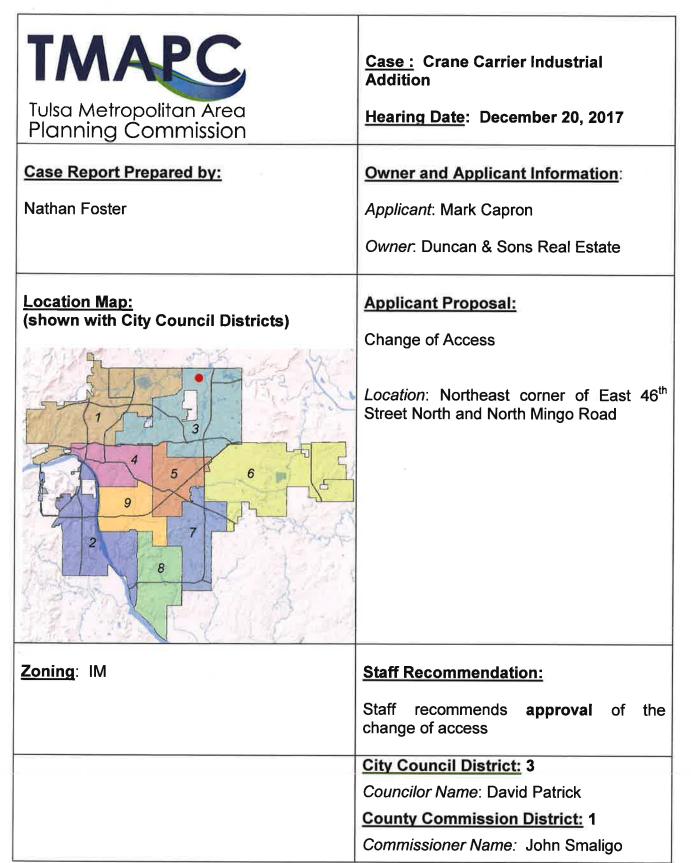
SUSAN K. WOOTEN
Notary Public
State of Oklahoma
Commission # 14005145
My Commission Expires Jun 5, 2018

The foregoing and attached FIRST AMENDMENT TO DEED OF DEDICATION SEQUOYAH HILL II, PUD NO. 709, is hereby approved by the TULSA METROPOLITAN AREA PLANNING COMMISSION.

TULSA METROPOLITAN AREA PLANNING COMMISION

*		
	By:	
	Name:	
	Title:	
STATE OF OKLAHOMA)		
COUNTY OF TULSA) ss.	Acknowledgement	
on behalf of the Tulsa Metropolitan Area Pl	Public, in and for said County and State, on this lanning Commission, to me known to be the identical part, and acknowledged to me that he executed the same purposes therein set forth.	person who
IN WITNESS WHEREOF, I hereunto year last above written.	set my official signature and affixed my notarial seal the	he day and
My Commission Number:		
My Commission Expires: SEAL	NOTARY PUBLIC	= .:;

2 / 34			



EXHIBITS: Applicant Submittal

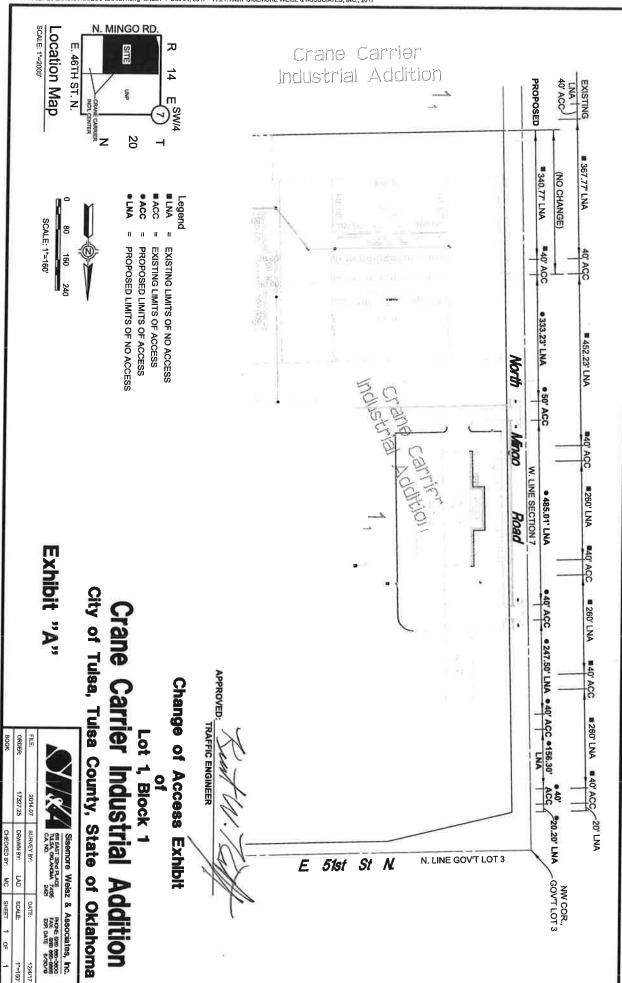
CHANGE OF AND CONSENT TO AREAS OF ACCESS AS SHOWN ON RECORDED PLAT

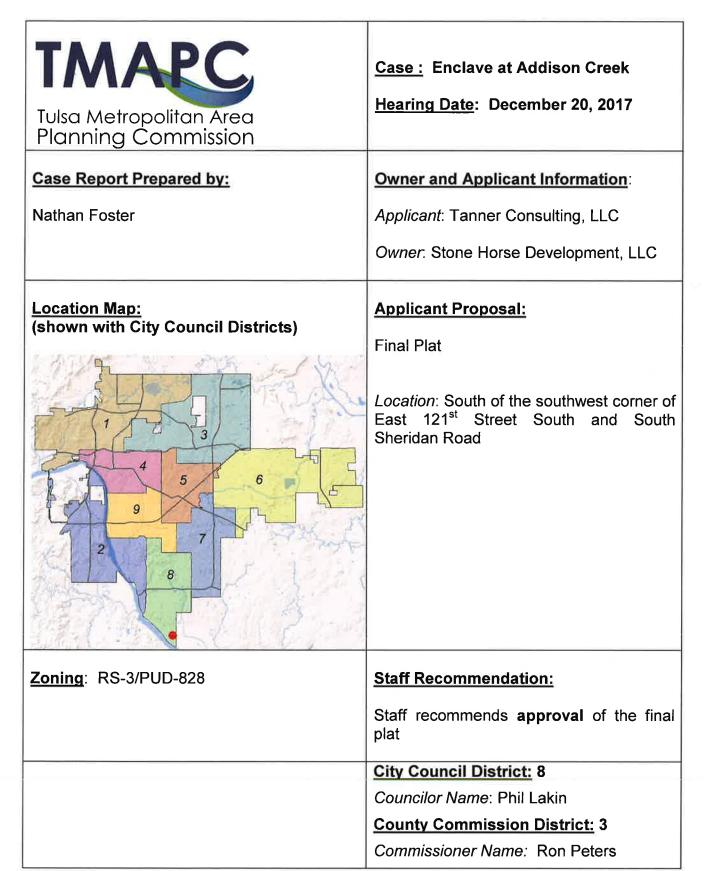
WHEREAS, DUNCAN & SONS REAL ESTATE LL	С
are the owners of CRANE CARRIER INDUSTRIAL ADDITION	,
in the city and/or county of Tulsa, Oklahoma, a and	ccording to the recorded plat thereof;
WHEREAS, said owners desire to c	hange the access points from NORTH to the above described property and,
	to the above described property and,
WHEREAS, such change requires Planning Commission; and	approval of the Tulsa Metropolitan Area
WHEREAS, the Tulsa Metropolitan such change of access with a favorable recom the City of Tulsa or Tulsa County, Oklahoma.	Area Planning Commission may approve mendation by the designated Engineer of
NOW THEREFORE, the undersigne the City (and/or) County of Tulsa, Oklahoma does hereby change the access point(s) from the above named plat as recorded in the officoklahoma, as plat number 3318 to the local A, which is incorporated herein by reference are	its (their) present location as shown on ce of the County Clerk of Tulsa County, ition(s) as shown on the attached Exhibit
approval to this instrument does hereby stipul from and after the date of this consent, ingrethrough and across the areas of access as incorporated herein by reference. The area of revoked and access to the property prohibited no access previously existing along the area and consent is hereby expressly vacated, annual	ess and egress shall be permitted over, shown on attached Exhibit A, which is "access" as previously shown are hereby across said area. The area of limits of of access now permitted by this change alled and held for naught.
Owner	Owner
APPROVED:	
City/County Engineer	TMAPC

STATE OF OKLAHOMA) SS COUNTY OF TULSA)	INDIVIDUAL ACKNOWLEDGEMENT
Before me, the undersigned, a Notary Publement day of DECEMBER, 2017, personal perso	to be the identical person(s) who executed hat HE executed the same as HIS free
GIVEN under my hand and seal the day and My Commission Expires:	year last above written. # 15007563 EXP. 08/14/2019 Notary Public Fr. OF OKLAHOMEN
STATE OF) COUNTY OF)	CORPORATE ACKNOWLEDGEMENT
Before me, the undersigned, a Notary Publication day of, 20, perso, to me known to the name of the maker thereof to the foregoing instand acknowledged to me that and voluntary act and deed of such corporation, for GIVEN under my hand and seal the day and My Commission Expires:	nally appearedo be the identical person(s) who subscribed trument as its executed the same as free the purposes therein set forth.
	Notary Public

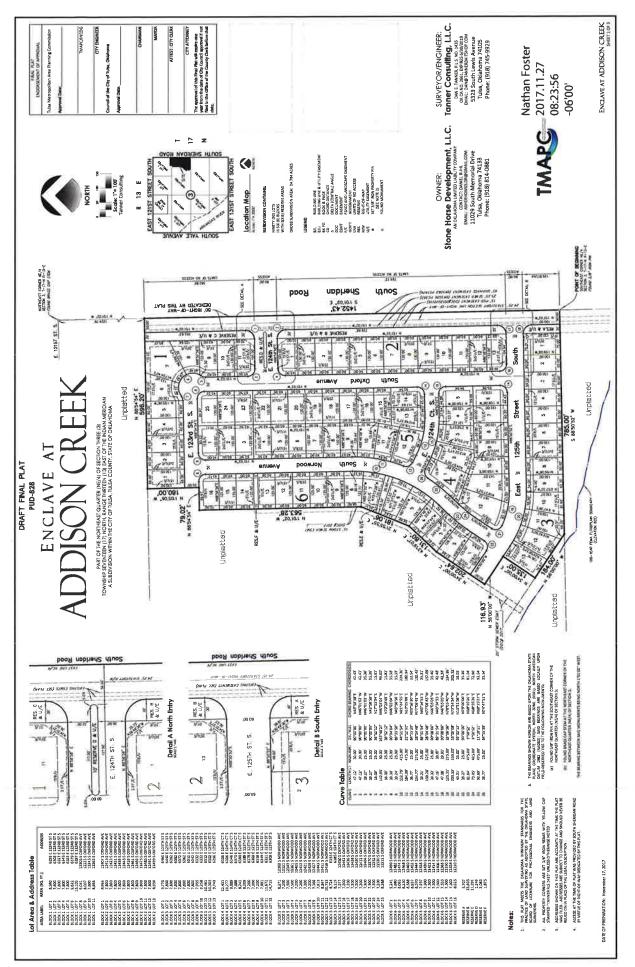
Change Of And Consent To Areas As Shown On Recorded Plat

page 2





EXHIBITS: Final Plat



DRAFT FINAL PLAT PUD-828

DDISON CREEK

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THREE (3)
TOWNSHIP SEVENTEEN IT IN NORTH, SAWEE (FIRETER) IDS ACT OFF THE OWN A SUBDYNSON WITHIN THE CITY OF TUGA, TUGA COUNT, STATE OF OKLAHOWA

Deed of Dedication

COOM ALL MEN BY THESE PRESENTS.

STONE HORSE EDECOMMENT LIC, AN ORACIONA LIMITED LIABILITY COMPANY, HERENACTER REFERED TO OR THE "OWNER" IS THE CHANNER OF THE GLALOWING DESCRIBED REAL ESTATE STATES IN THE CHY OF TUSAS, TUSAS COUNTY, STATE OF ORLAFONA. A TRACT OF LAND THAT IS PART OF THE NORTHEIST QUARTER (INE'4) OF SECTION THREE EJ, TOWNSCHP SEVENTEEN (12) KOST THE INDIAM, MERIDAM, TULSK COUNTY, STATE OF OKLAHOMA, SAUD TRACT BEING MORRE PARTICULARLY DESCRIBED AS QUADWS:

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FOUND BRASS CAP STEM AT THE NORTHEAST CONNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 3;

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SECTION I, STREETS AND UTILITY EASEMBNTS

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1. THE OWNER OF ANY LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED THE DIVINERS OF

WATTR, SANITARY SEWER, AND STORM SEWER SERVICE.

3. THE CITY OF TULSA, OULLHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY WANTENINGE, OF DRUEL WHITE MINES, OBTIONE SWITES BUTTHER WANTENINGE, OF PRECUPENING SWITES, WAS ASKERN, MAY, SALL, PAY, TAR, DAMAGE, ON RELOCATION OF SUCCESSOR, CALLOLING CAUSE, ON RECESSARIED BY ACTS OF THE LOT ON RESERVE ARISA OWNER OR SADOWNERS ASKENTS OR CONTRACTORS.

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PROPERTY OWNERS ASSOCIATION.

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SECTION IIL PLANNED UNIT DEVELOPMENT RESTRICTIONS

WFERENS PUD-828 WAS RECOMMENDED FOR APPROVE BY THE TULSS METROPOLITAN AREA PLANNING COMMENCE OF ME CITY OF TULSS, POLACIONED OF THE CITY OF TULSS, OCCUPIONAL ON LURE 11, 2025, THE IMPLINIFING ORDINANCE NO. 25507, PUBLISHED JUNE 19, 2015, AND WHEREG, PUD 628 WAS SUBMITTED AS A PLANNED UNIT DEVELCHMENT PURSUANT TO SECTIONS 1100-1170 OF THE TULSA ZONING COOE, IN EXSTENCE AS OF JUNE 11, 2015, AND

WHEREAS, THE DWAIR DESRES TO ESTABLISH RESPICTIONS FOR THE PLAPOSS OF ACHENING AN PROBEBLY DESCRIPTION OF THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSINS IN TITE AND THE

Wigibles The Planked unt dependenent provisions of the Tulsa, zoning code, require the Stablement of Companying of Record Invanket to and Bipgelgebrie by the City of Tulsa, the Alexandra Sufficient to Assure Continued Compliance with the Approved Planked Unit Dependent also ambidomatis fresto.

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PART OF THE NORTHEAST QUARTER INE/4! OF SECTION THREE [3] TOWNSHIP SEVENTEEN [17] NORTH, RANGE THIRTEIN [13] EAST OF THE NDIAN MERIDIAN A SUBDIVISION WITHIN THE CITY OF TUSA, TUISA COUNTY, STATE OF OKKAHOMA

Deed of Dedication (Continued)

SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS (CONTINUED)

THE LOTS WITHIN THE SUBDIVISION (HEREINAFTER REFERRED TO AS THE "LOTS") SHALL BE SUBJECT TO THE POLLOWANG RESTRICTIONS AND LIMITATIONS;

DEVELOPMENT STANDARDS

INTED USES:

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WHICES AND RECREATIONAL MICLITIES AND USES CUSTOMARILY ACCESSORY TO PERMITTED

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SIDE WARDOWN
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25/DR05-35/01/1-1-1 ZO FEET MAXIMUM BULDING HEIGHT

OFF STREET PARKING: MINIMUM TWO (2) ENCLOSED OFF-STREET PARKING SPACES PER DWELLING UNIT MAXIMUM FRONT 1940 COVERAGE (IT PARKING).

"MEASURED AS THE LOT WIDTH AT THE BUILDING UNE, EXCEPT ON PIE-SHAPED LDTS, WHICH SHALL HAVE A MINIMUM AVERAGE LOT WIDTH OF SO FEET."

** TALON ADMODIAL LOT WILL MEET THE ANNUALINABILITY STANDARDS.

SOGNAGE: CONE (1) ALONG EACH PUBLIC STREET FRONTAGE, NOT TO EXCEED 32 SQUARE FEET EACH IN SIZE.

****GAGAGGS WHOVACCESS THIS STREET SHALL BE SET BACK A MINIMUM OF 30 FEFT.

SECTION IN, PROPERTY OWNERS ASSOCIATION PORMATION OF PROPERTY OWNERS' ASSOCIATION

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PRIVATE RESTRICTIONS AND CONTINUES

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SECTION V. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY ENFORCEMENT

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AMENDMENT OR TERMENATION

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STONE HORSE DEVELOPMENT, LLC AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: MANAGER

Staff of Orcasiona | ISS COUNTY OF TUGA |

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STATE OF DICAMONA,] SS COUNTY OF TALSA,]

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ENCLAVE AT ADDISON CREEK



Case Number: PUD-310-1
Minor Amendment

Hearing Date: December 20, 2017

(Continued from Sept. 20, Oct. 18, and Nov. 15,

2017)

Case Report Prepared by:

Jay Hoyt

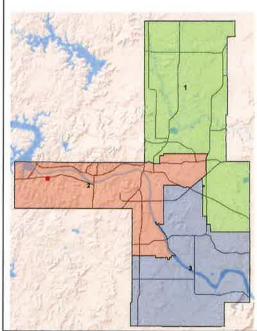
Owner and Applicant Information:

Applicant: Joy Ward

Property Owner: Same

Location Map:

(shown with County Commission Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to add

use Unit 17 to allow an RV Park.

Gross Land Area: 7.28 acres

Location: S. of the SE/c of S. Campbell Creek RD.

and W. 21st St.

Lot 1, Block 1, Coyote Canyon Mobile Home Park

Zoning:

Existing Zoning: RS

Proposed Zoning: No Change

<u>Staff Recommendation:</u>
Staff recommends approval.

Comprehensive Plan:

Land Use Map: N/A

Growth and Stability Map: N/A

Staff Data:

TRS: 9014

CZM: 33

Atlas:

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I:

PUD-310-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to add Use Unit 17 to allow an RV park. The applicant is required to and has sought a use variance for the RV park in an RS zone, to be heard at the 12/19/17 Tulsa County Board of Adjustment. Once approved, this use may be added to the allowable uses of the PUD. The current allowed use is Mobile Home Dwellings and Accessory Units.

<u>Staff Comment:</u> This request can be considered a Minor Amendment as outlined by Section 1170.7 of the Tulsa County Zoning Code.

"Minor changes in the PUD may be authorized by the Planning Commission, which may direct the processing of an amended subdivision plat, incorporating such changes, so long as a substantial compliance is maintained with the outline development plan and the purposes and standards of the PUD provisions hereof. Changes which would represent a significant departure from the outline development plan shall require compliance with the notice and procedural requirements of an original Planned Unit Development."

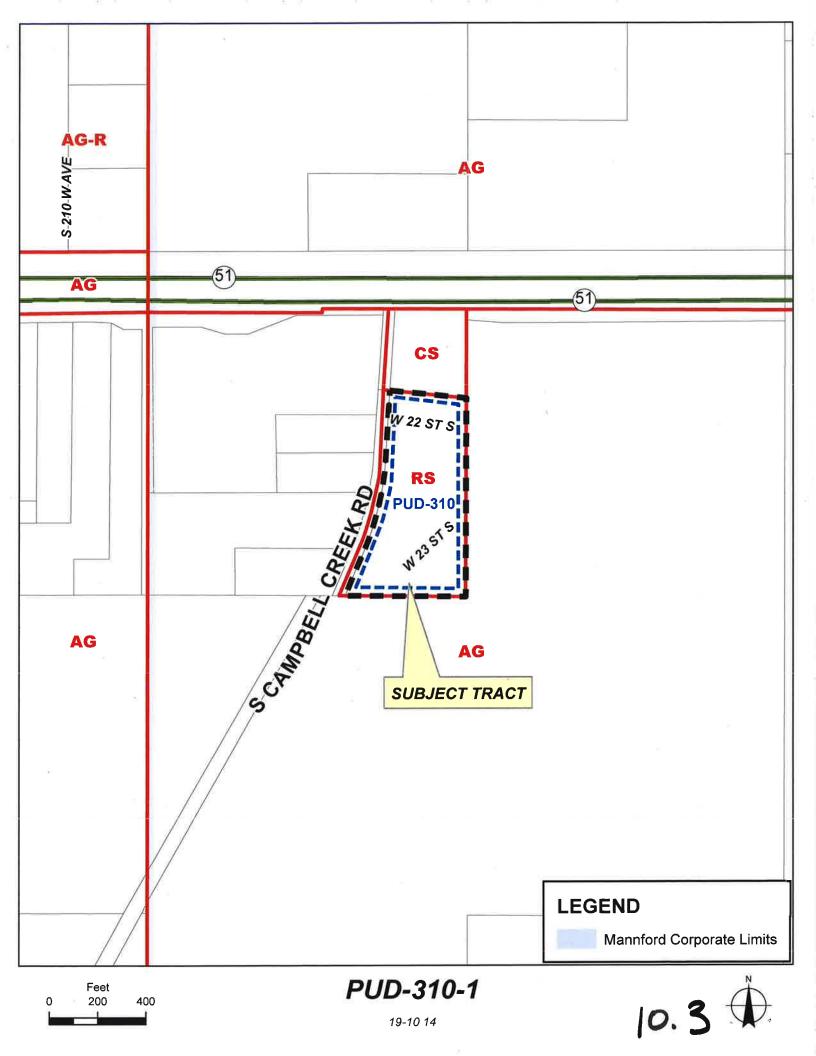
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) Use Unit 17 use shall be restricted to an RV Park.
- 3) All remaining development standards defined in PUD-310 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map INCOG aerial photo INCOG aerial photo enlarged

With considerations listed above, staff recommends **approval** of the minor amendment add Use Unit 17 to allow an RV park.





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PUD-310-1

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







PUD-310-1

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

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TUIsa Metropolitan Area Planning Commission

Case Number: LS-21066

Lot-Split

Hearing Date: December 20, 2017

Case Report Prepared by:

Amy Ulmer

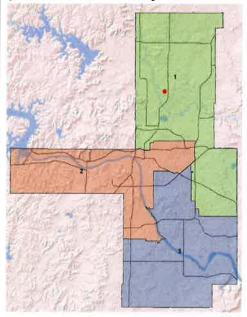
Owner and Applicant Information:

Applicant: Brandon Potter

Property Owners: Pamela Fisher

Location Map:

(shown with County Commission Districts)



Applicant Proposal:

Proposal to split an existing AG tract into two tracts.

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

Existing Use: Vacant

Tract 1 Size: 26.80 ± acres
Tract 2 Size: 2.11 ± acres

Location: South of Southeast corner of East 86th Street North and North Harvard Avenue

Comprehensive Plan:

N/A

<u>Zoning:</u>

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: 1

Commissioner Name: John Smaligo

Lot-Split and Waiver of Subdivision Regulations

December 20, 2017

LS-21066

Brandon Potter, (1328) (AG) (County)

Location: South of the southeast corner of East 86th Street North and North Harvard Avenue

The Lot-Split proposal is to split an existing Agriculture (AG) tract into two tracts. On November 14, 2017 The County Board of Adjustment granted a Variance of the minimum frontage requirement on a public street/dedicated right of way from 30 ft. to 0 ft. on Tract 1 and Tract 2. Therefore, both tracts will meet the Bulk and Area requirements of the Tulsa County Zoning Code.

The Technical Advisory Committee met on November 2, 2017. Washington County Rural water district # 3 stated that at such time as water service is requested, all requirements of the district must be met.

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



Case Number: LS-21085

Lot-Split

Hearing Date: December 20, 2017

Case Report Prepared by:

Amy Ulmer

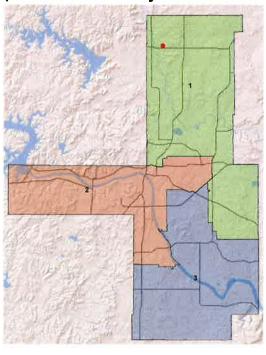
Owner and Applicant Information:

Applicant: Lloyd Garrison

Property Owners: Doy and Carolyn Raines

Location Map:

(shown with County Commission Districts)



Applicant Proposal:

Proposal to split an existing AG-R 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: Residential

Tract 1 Size: 2.02 ± acres Tract 2 Size: 2.70 ± acres Tract 3 Size: 2.67 ± acres Tract 4 Size: 2.26 + acres

Location: North of the northeast corner of East 146th Street North (Hwy 20) and North Trenton Avenue

Comprehensive Plan:

Land Use Map:

N/A

Stability and Growth Map:

N/A

Zoning:

Existing Zoning: AG-R

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: 1

Commissioner Name: John Smaligo

Lot-Split and Waiver of Subdivision Regulations

December 20, 2017

LS-21085

Doy Raines, (2319) (AG-R) (County)

Location: North of the northeast corner of East 146th Street North (Hwy 20)

and North Trenton Avenue

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

The Technical Advisory Committee met on December 7, 2017 and had the following comment. The County Engineer is requesting that 30' of right-of-way be dedicated along North Trenton Avenue, including any previously dedicated right-of-way. Washington County Rural water district # 3 stated that water service is available for Tract 1, Tract 2, and Tract 3. At such time as water service is requested for Tract 4, all requirements of the district must be met.

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.



Tulsa Metropolitan Area Planning Commission

Case Number: LS-21086

Lot-Split

Hearing Date: December 20, 2017

Case Report Prepared by:

Amy Ulmer

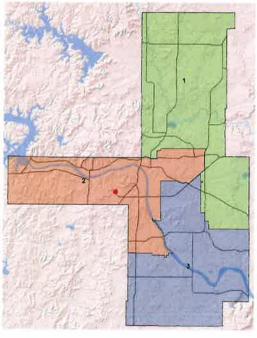
Owner and Applicant Information:

Applicant: Jerritt Basquez

Property Owners: Cheryl and Terry Jech

Location Map:

(shown with County Commission Districts)



Applicant Proposal:

Proposal to split an existing RS tract into two tracts.

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

Existing Use: Residential

Tract 1 Size: 3.09 + acres

Tract 2 Size: 1.93 + acres

Location: South of the southeast corner of West 41st Street South and South 61st West

Avenue

Comprehensive Plan:

Land Use Map:

N/A

Stability and Growth Map:

N/A

Zoning:

Existing Zoning: RS

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: 2

Commissioner Name: Karen Keith

Lot-Split and Waiver of Subdivision Regulations

December 20, 2017

LS-21086

Jerritt Basquez, (9229) (RS) (County)

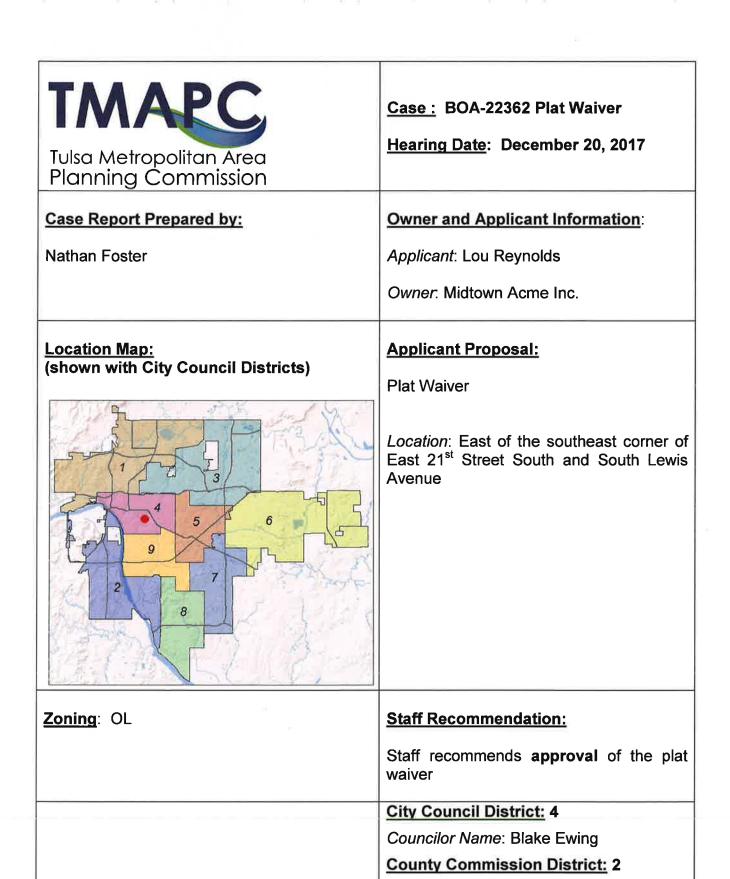
Location: South of the southeast corner of West 41st Street South and

South 61st West Avenue

The Lot-Split proposal is to split an existing Residential Single-Family (RS) tract into two tracts. The applicant is required to and has sought a variance of the minimum frontage requirement on a public street/dedicated right-of-way from 30 ft. to 0 ft., to be heard at the 12/19/17 Tulsa County Board of Adjustment. Once approved, both tracts will meet the Bulk and Area requirements of the Tulsa County Zoning Code.

The Technical Advisory Committee met on December 7, 2017 and had the following comment. Development Services has stated that Tract 2 could require a waterline easement and extension at the time service is requested.

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.



EXHIBITS: Site Map, Aerial, Applicant Submittal

Commissioner Name: Karen Keith

PLAT WAIVER

BOA-22362 - (CD 4)

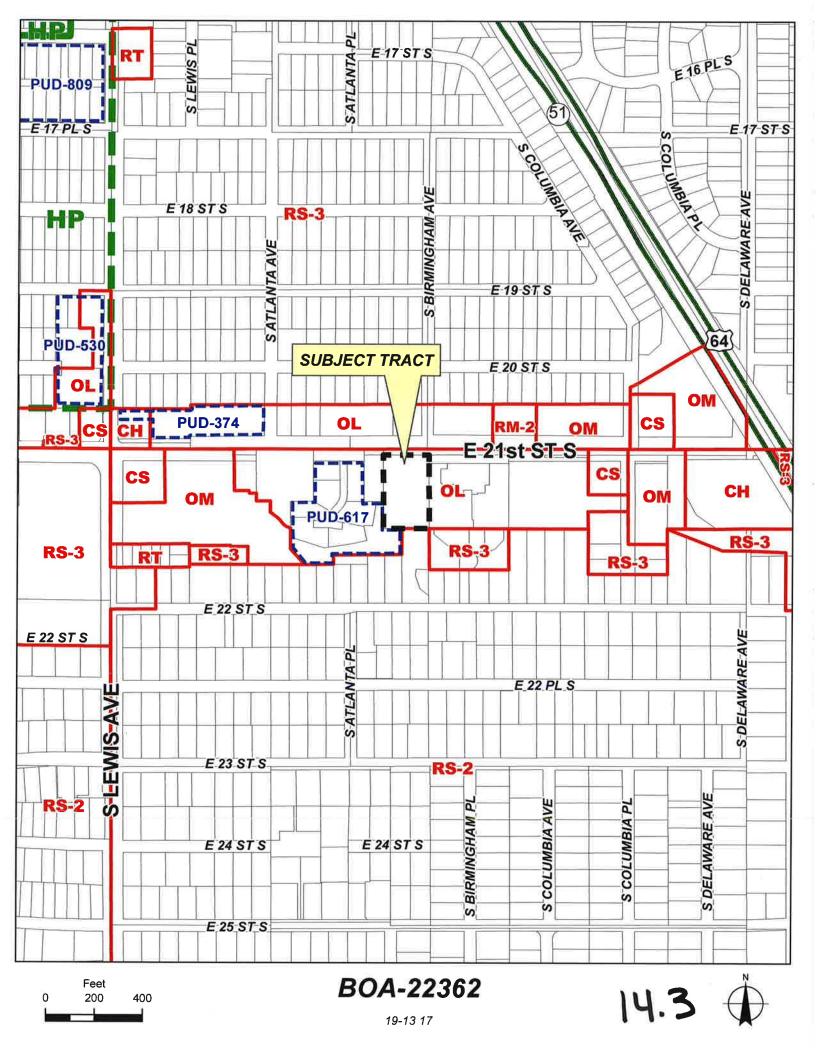
East of the southeast corner of East 21st Street South and South Lewis Avenue

The platting requirement for this property is being triggered by a special exception approval by the Board of Adjustment on December 12, 2017 to permit an assisted living facility in the OL district. The use will take place within an existing building on the site and no new construction is proposed at this time.

The Technical Advisory Committee met on December 7, 2017 and the following items were determined:

- 1. The property was previously platted as part of the Harter's Second Subdivision.
- 2. Necessary utilities are all in place and no additional utility 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. The property does contain portions of the Crow Creek floodplain. Floodplain will be required to be placed in an easement prior to any new construction on the property.

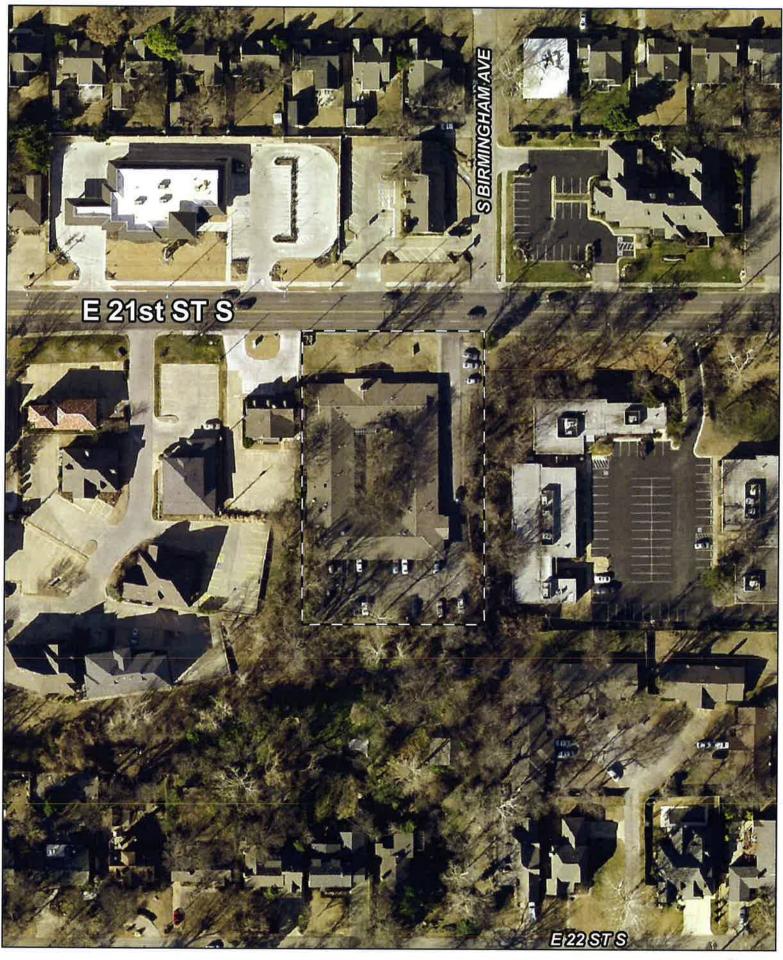
Staff recommends approval of the plat waiver.





BOA-22362

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



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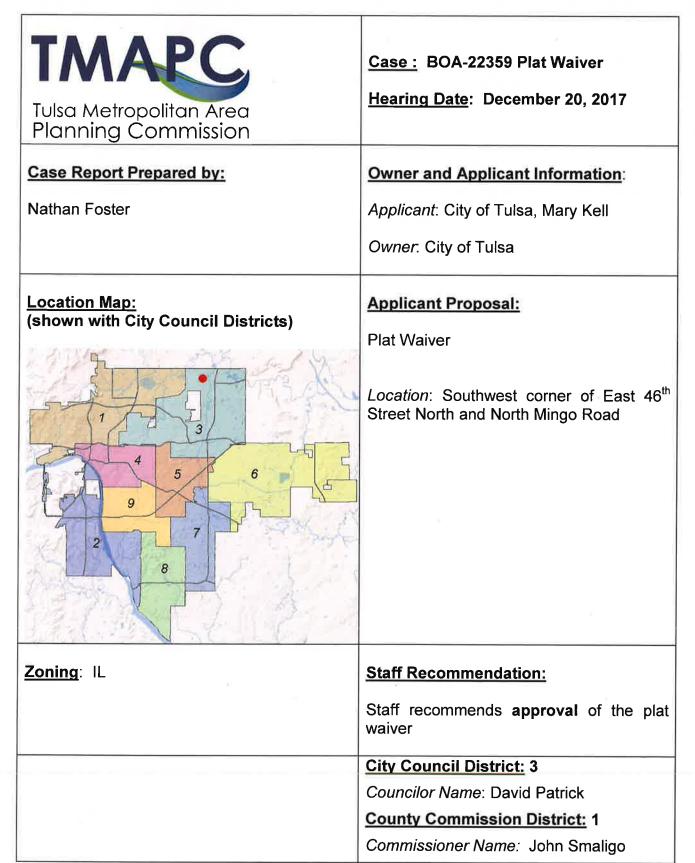
BOA-22362

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

Exhibit "A"

Applicant requests a plat waiver for the Property in conjunction with a special exception for an Assisted Living Facility, which triggers a platting requirement under the Tulsa Zoning Code. Additionally, no platting or plat waiver occurred after the Property was rezoned in 2003 from RM-2 to OL (Case Z-6907).

The infrastructure and utilities needed for this development are already available within existing easements. A nursing home facility has operated on the Property for over 50 years. The proposed Assisted Living Facility poses no significant changes to the use of the Property and its existing utilities and infrastructure. Therefore, no purposes, as set forth in the Subdivision Regulations, will be served by replatting the Property and/or have already been served by previous platting.



EXHIBITS: Site Map, Aerial, Applicant Submittal

PLAT WAIVER

BOA-22359 – (CD 3)

Southwest corner of East 46th Street North and North Mingo Road

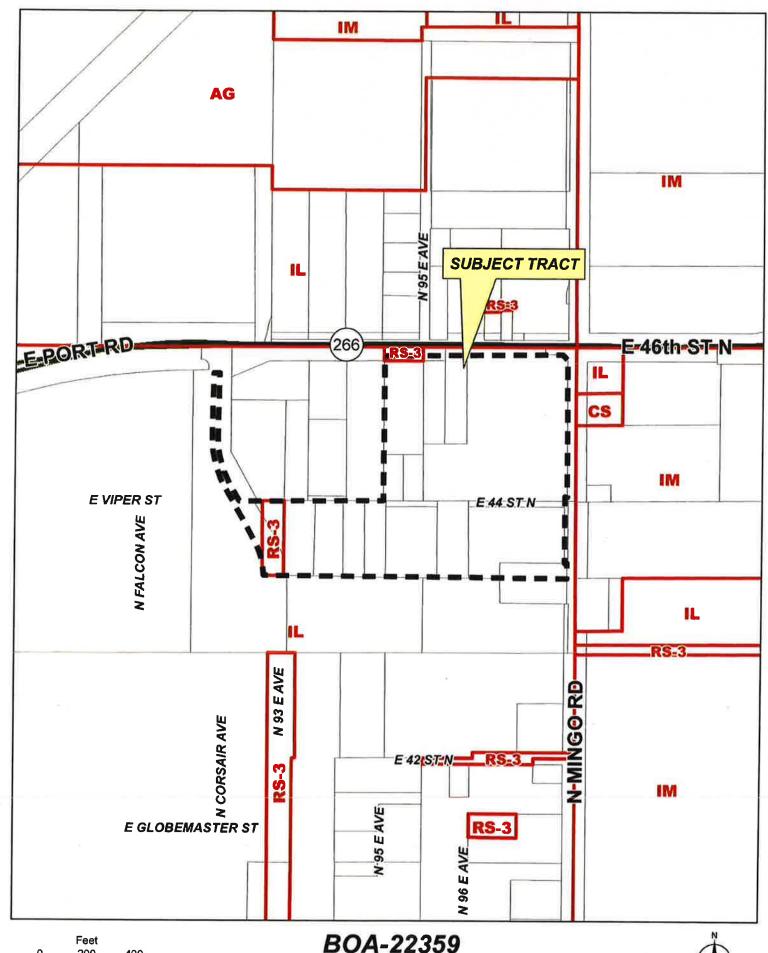
The platting requirement for this property is being triggered by a special exception approval by the Board of Adjustment on December 12, 2017 to permit a Governmental Services use in the IL & RS-3 districts. The approval was granted to allow for the development of a flight simulator to support the Air National Guard. The project is partially funded by Vision Tulsa with other funding being provided by federal and state partnerships. When completed, the new facility will include four combat flight simulators.

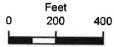
The City of Tulsa will retain ownership of the property and the facility will be operated under a long-term lease.

The Technical Advisory Committee met on December 7, 2017 and the following items were determined:

- 1. The property has received lot combination approval to ensure all lots can be developed as one. No further subdivision of the property is proposed.
- 2. Utility extensions are being completed by the City of Tulsa and no easements will be granted due to City ownership. Notice of location will be filed on public utility lines on the property.
- 3. Portions of East 44th Street North from Mingo will be closed and vacated to ensure a secure facility. Public access will be maintained via N 93rd East Ave from E 46th Street North.
- 4. Federal Aviation Administration permits are required and are currently under review due to proximity to Tulsa International Airport.
- 5. Due to portions of the property being unplatted, a filed ALTA survey will be required upon completion of the project per the requirements of the subdivision regulations.

Staff recommends approval of the plat waiver.





BOA-22359

20-13 13







BOA-22359

20-13 13

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



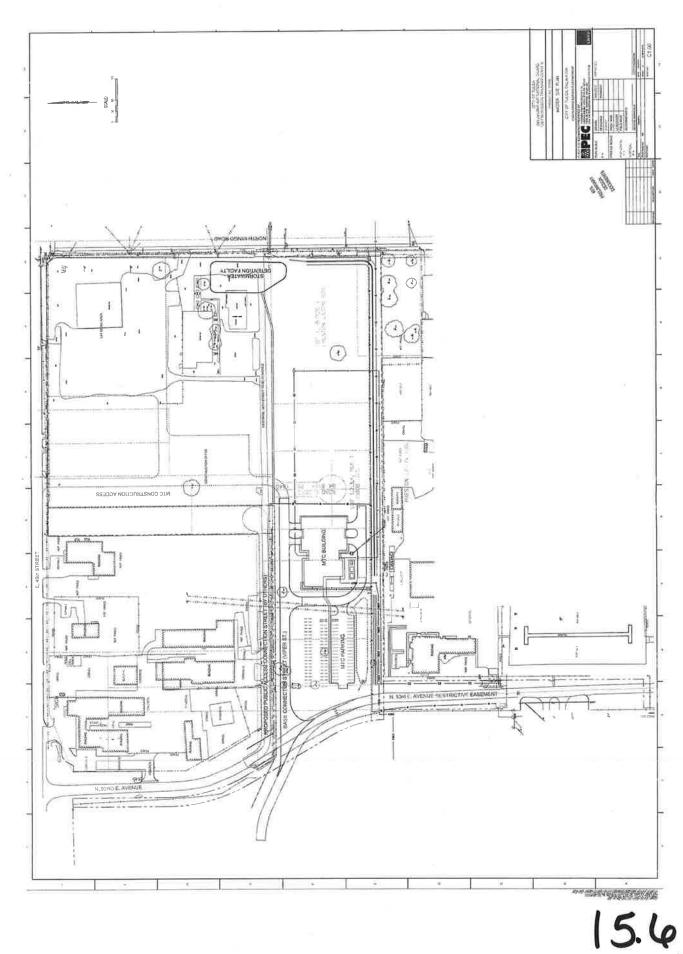
TULSA INTERNATIONAL AIRPORT OKLAHOMA AIR NATIONAL GUARD LEASE AREA



NE CORNER SECTION 13 TOWNSHIP 20 N RANGE 13 E 46TH ST N ĝ, POB z 93RD DOR O 267.66 AVE 916,471.56± sq. ft. 624.3 40' 21.0393# ac. PUBLI MINGO RD PUBLIC ACCESS A CONTRIBUTE CO 44th SI N 630 PUBLIC ACCESS & OG 10' 1,307.55 NOTES: ① 100' PUBLIC ACCESS CORRIDOR ONLY EFFECTIVE IF NEEDED TO PROVIDE ALTERNATE ACCESS ASSOCIATED WITH CLOSING OF 44TH STREET 2 45' PUBLIC ACCESS CORRIDOR ONLY EFFECTIVE AS LONG AS 44TH STREET HAS NOT BEEN CLOSED BY THE CITY OF TULSA. 3 70" PUBLIC ACCESS CORRIDOR ONLY EFFECTIVE AS LONG AS 93RD EAST AVENUE HAS NOT BEEN CLOSED BY THE CITY OF TULSA. 4 UTILITY ACCESS CORRIDORS ARE REQUIRED TO PROTECT EXISTING UTILITY INFRASTRUCTURE. 42nd ST N



SCALE NTS REFERENCE DALY





Case Number: Z-7425

(Related to case PUD-750-A)

Hearing Date: December 20, 2017

Case Report Prepared by:

Jay Hoyt

Owner and Applicant Information:

Applicant: Kathleen Mowry

Property Owner. KAM FAMILY LLC

Location Map: (shown with City Council Districts)



Applicant Proposal:

Present Use: vacant

Proposed Use: green space

Concept summary: Rezone from RS-3 to OL. No new development is planned at this time.

Tract Size: 0.17 ± acres

Location: North of the northwest corner of South

Lewis Avenue & East 17th Street South

Zoning:

Existing Zoning: RS-3 / HP

Proposed Zoning: OL / HP

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Stability

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9307

CZM: 37

Atlas: 13, 30

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: Z-7425

DEVELOPMENT CONCEPT: Rezone the subject parcel from RS-3 to OL. No development is planned at this time. The applicant has indicated that this lot will be landscaped and serve as a green space to help beautify the area. The subject lot is located between OL zones to the North and South.

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
PUD-750-A/Z-7425 Relationship Map
Applicant Exhibits:
Property History and Overview

DETAILED STAFF RECOMMENDATION:

Z-7425 requested OL zoning is consistent with the expected development pattern in the area,

OL zoning is non-injurious to the proximate properties and,

OL zoning is consistent with the City of Tulsa Comprehensive Plan therefore,

Staff recommends Approval of Z-7425 to rezone property from RS-3 to OL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

<u>Staff Summary</u>: OL zoning is consistent with the Mixed-Use Corridor land use designation and is compatible with the recommendations of the Lewis Study.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

Mixed-Use Corridors are Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods. Mixed-Use Corridors 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.

Areas of Stability and Growth designation: Area of Stability

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. 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: S Lewis Ave is an Urban Arterial

Trail System Master Plan Considerations: The GO Plan recommends a bike lane along S Lewis Ave

Small Area Plan: None

<u>Special District Considerations</u>: The subject parcel is located within the Lewis Study area. OL zoning is consistent with the recommendations of this study.

<u>Historic Preservation Overlay</u>: The subject parcel is located within the Yorktown District. Any new development shall comply with the Historic Preservation requirements of that district.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The subject lot is currently vacant.

Environmental Considerations: None

Streets:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
S Lewis Ave	Urban Arterial	70 feet	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use	Area of Stability	Existing Use
		Designation	or Growth	
North	OL	Mixed-Use Corridor	Growth	Parking Lot
South	PUD-750/OL/HP	Mixed-Use Corridor	Stability	Offices
East	CH	Town Center	Growth	Drive-In Restaurant
West	RS-3/HP	Existing Neighborhood	Stability	Single-Family

SECTION III: Relevant Zoning History

ZONING ORDINANCE:



- Ordinance 18524 dated August 18, 1995 (Z-6490 & Z-6490a) established a Historic Preservation (HP) Overlay zoning;
- Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

Subject Property:

<u>Z-6490 & Z-6490-A August 1995:</u> All concurred in **approval** of a request for rezoning a 74± acre tract of land for an HP (Historic Preservation) overlay zoning, on property located between East 15th Street and East 21st Street and between South Utica Avenue and South Lewis Avenue and includes the subject property.

Surrounding Property:

<u>BOA-22112 August 2016:</u> The Board of Adjustment **approved** a *special exception* to permit an existing detached house in the CH District (Section 15.020, Table 15-2), subject to being "as built", on property located north of the northeast corner of East 16th Street South and South Lewis Avenue.

<u>Z-7077/PUD-750 April 2008:</u> All concurred in **approval** of a request for rezoning three lots, (a .50± acre tract of land), from RS-3 to OL/PUD-750 for office use in accord with the provisions of the 15th Street/Lewis Study, on property located north of the northwest corner of East 17th Street and South Lewis Avenue.

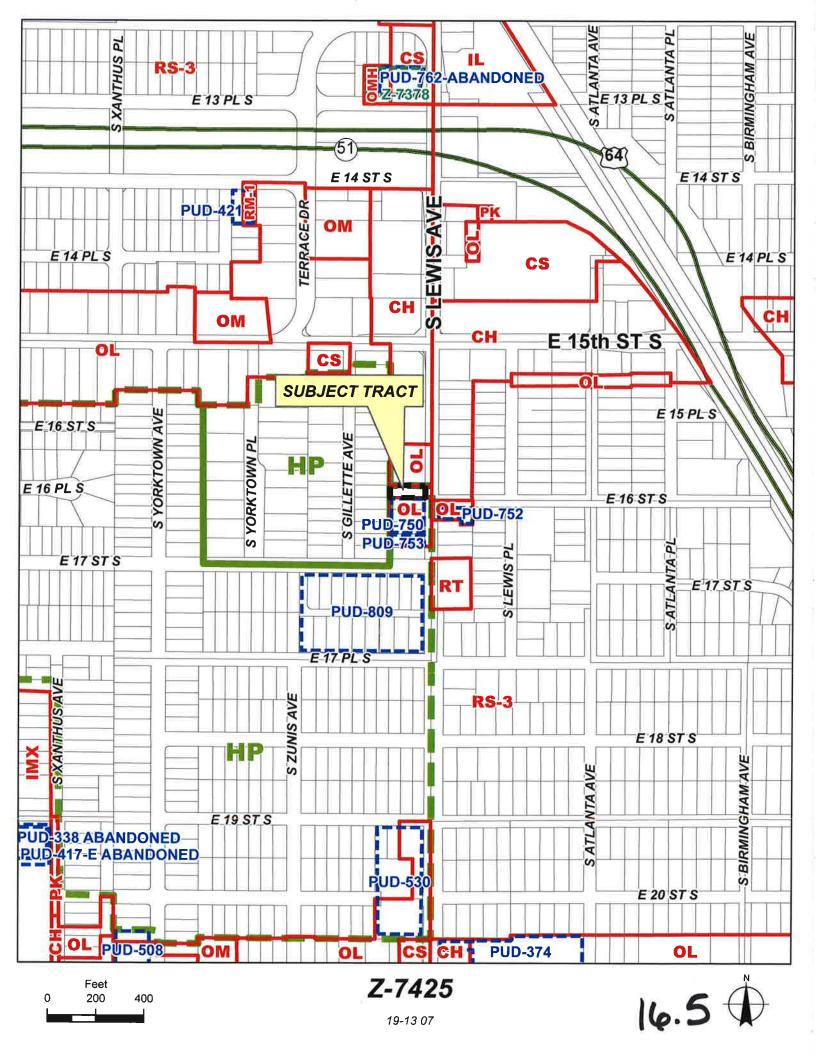
<u>BOA-20054 June 2005:</u> The Board of Adjustment **denied** a *special exception* to permit a home occupation (real estate management) in an RS-3 District (Section 402.B.6.b), on property located north of the northwest corner of East 17th Street South and South Lewis Avenue.

<u>PUD-809 November 1995:</u> All concurred in **approval** of a proposed Planned Unit Development on a 3.96± acre tract of land for single-family residential, on property located on the southwest corner of East 17th Street South and South Lewis Avenue.

Z-7095/PUD-752 April 2008: All concurred in **approval** of a request for rezoning a .19± acre tract of land from RS-3/HP to OL/HP/PUD-752; All concurred in **approval** of a proposed Planned Unit Development, subject to screening along the south 95' boundary line and the north 11' of the "north-south 20' boundary line, on property located on the southeast corner of East 16th Street South and South Lewis Avenue.

Z-7090/PUD-753 April 2008: All concurred in **approval** of a request for rezoning a .17± acre tract of land from RS-3/HP to OL/HP/PUD; All concurred in **approval** of a proposed Planned Unit Development, subject to an existing, non-required six-foot fence or any six-foot fence may be permitted along the north or south boundaries of the lot, but may not extend beyond the front wall of the principal structure, on property located on the northwest corner of East 17th Street South and South Lewis Avenue.

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Z-7425

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



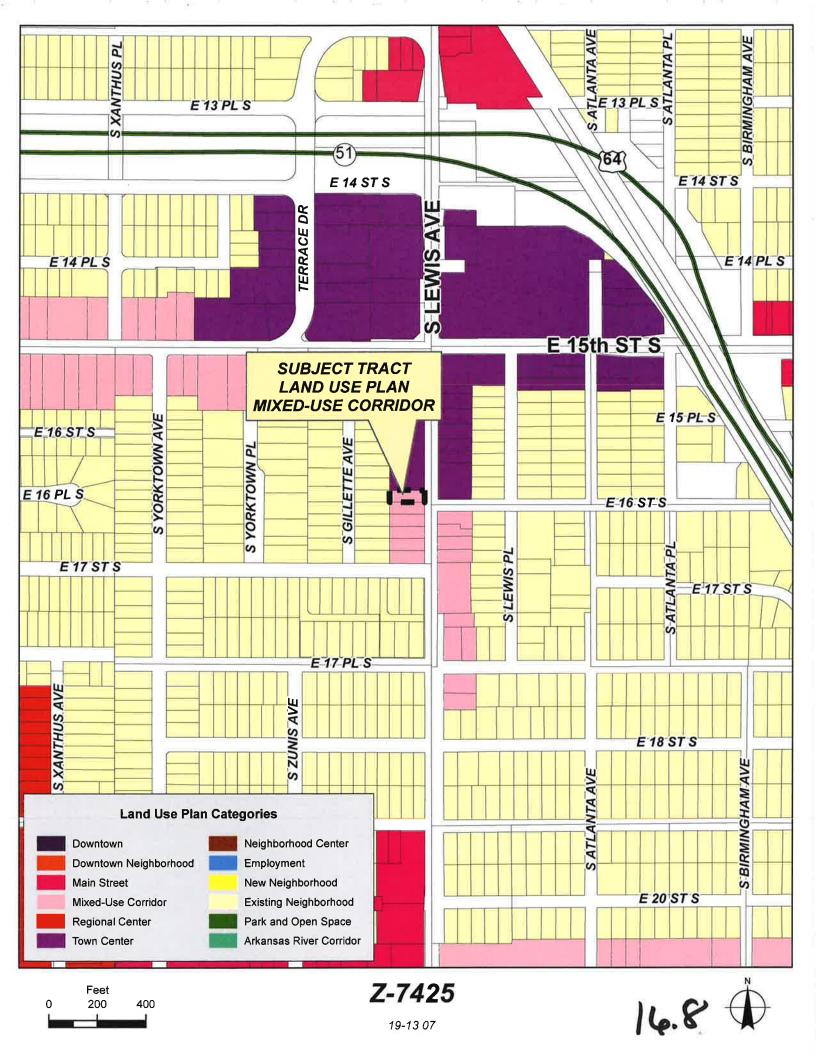


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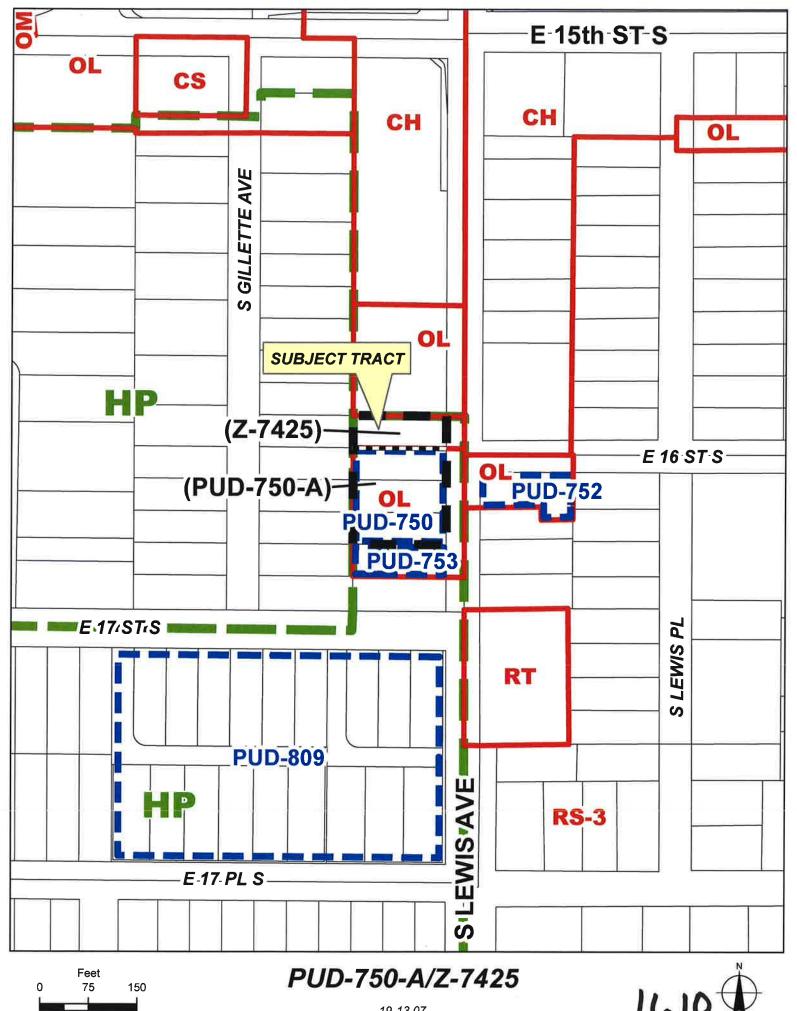


Z-7425









16.10

Property history and overview

The property which is the subject of this re-zoning application is the vacant located at 1548 S Lewis Ave, Lot 12, block 1, Hoppings Addition. The dilapidated residential structure located on this lot was demolished several years ago with the approval of the historical committee. The vacant lot is zoned RS-3HP.

This vacant lot is located directly to the south of Office Depot, and directly across the street from the Sonic Drive In. To its south, are three lots, one vacant, and two with residential structures that are used as commercial offices. These three lots comprise PUD 750, which allows the lots OL zoning. Because the zoning code will not allow the PUD to be expanded to include the one remaining residentially designated lot, we are requesting that the PUD be dissolved and all four lots designated the same OL status.

There are no plans to develop this lot, but just to keep it neatly landscaped as a green area to help beautify the area.

9	



<u>Case Number:</u> PUD-750-A (Related to case Z-7425)

Hearing Date: December 20, 2017

Case Report Prepared by:

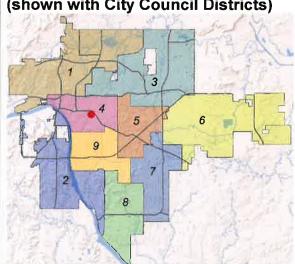
Jay Hoyt

Owner and Applicant Information:

Applicant: Kathleen Mowry

Property Owner. KAM FAMILY LLC

<u>Location Map:</u> (shown with City Council Districts)



Applicant Proposal:

Present Use: offices and vacant lot

Proposed Use: offices and vacant lot

Concept summary: Major Amendment to abandon

PUD-750 for underlying OL zoning

Tract Size: 0.5 ± acres

Location: N of the NW/c of S. Lewis Ave. & E.17th

St. S.

Zoning:

Existing Zoning: PUD-750,OL, HP

Proposed Zoning: Abandonment of PUD-750

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Stability

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9307

CZM: 37

Atlas: 13, 30

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: PUD-750-A

DEVELOPMENT CONCEPT: The applicant proposes to abandon PUD-750 in order to utilize the underlying OL zoning. This is in conjunction with zoning case Z-7425 for the lot immediately to the north of PUD-750 to rezone from RS-3 to OL. The applicant indicates that no new development is planned at this time.

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

PUD-750-A/Z-7425 Relationship Map

DETAILED STAFF RECOMMENDATION:

The request to abandon PUD-750 is consistent with the expected development pattern in the area,

PUD-750-A is non-injurious to the proximate properties and,

PUD-750-A is consistent with the City of Tulsa Comprehensive Plan therefore,

Staff recommends Approval of PUD-750-A to for the Abandonment of PUD-750.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

<u>Staff Summary</u>: OL zoning is consistent with the Mixed-Use Corridor land use designation and is compatible with the recommendations of the Lewis Study.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

Mixed-Use Corridors are Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods. Mixed-Use Corridors 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.

Areas of Stability and Growth designation: Area of Stability

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. 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: S Lewis Ave is an Urban Arterial

Trail System Master Plan Considerations: The GO Plan recommends a bike lane along S Lewis Ave

Small Area Plan: None

<u>Special District Considerations</u>: The subject parcel is located within the Lewis Study area. OL zoning is consistent with the recommendations of this study.

<u>Historic Preservation Overlay</u>: The subject parcels are located within the Yorktown District. Any new development shall comply with the Historic Preservation requirements of that district.

DESCRIPTION OF EXISTING CONDITIONS:

<u>Staff Summary:</u> PUD-750 currently contains three lots, two of which contain professional offices and another that is vacant.

Environmental Considerations: None

Streets:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
S Lewis Ave	Urban Arterial	70 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/HP	Mixed-Use Corridor	Stability	Vacant
South	PUD-753/OL/HP	Mixed-Use Corridor	Stability	Single-Family
East	OL/RS-3	Mixed-Use Corridor	Growth	Single-Family
West	RS-3/HP	Existing Neighborhood	Stability	Single-Family

SECTION III: Relevant Zoning History

ZONING ORDINANCE:

Ordinance 21774 dated April 3, 2008 (Z-7077 & PUD-750) established OL/PUD-750 zoning;

- Ordinance 18524 dated August 18, 1995 (Z-6490 & Z-6490a) established a Historic Preservation (HP) Overlay zoning;
- Ordinance number 11815 dated June 25, 1970, established zoning for the subject property.

Subject Property:

Z-7077/PUD-750 April 2008: All concurred in **approval** of a request for rezoning three lots, (a .50± acre tract of land), from RS-3 to OL/PUD-750 for office use in accord with the provisions of the 15th Street/Lewis Study, on property located north of the northwest corner of East 17th Street and South Lewis Avenue.

<u>BOA-20054 June 2005:</u> The Board of Adjustment **denied** a *special exception* to permit a home occupation (real estate management) in an RS-3 District (Section 402.B.6.b), on property located north of the northwest corner of East 17th Street South and South Lewis Avenue.

<u>Z-6490 & Z-6490-A August 1995:</u> All concurred in **approval** of a request for rezoning a 74± acre tract of land for an HP (Historic Preservation) overlay zoning, on property located between East 15th Street and East 21st Street and between South Utica Avenue and South Lewis Avenue and includes the subject property.

Surrounding Property:

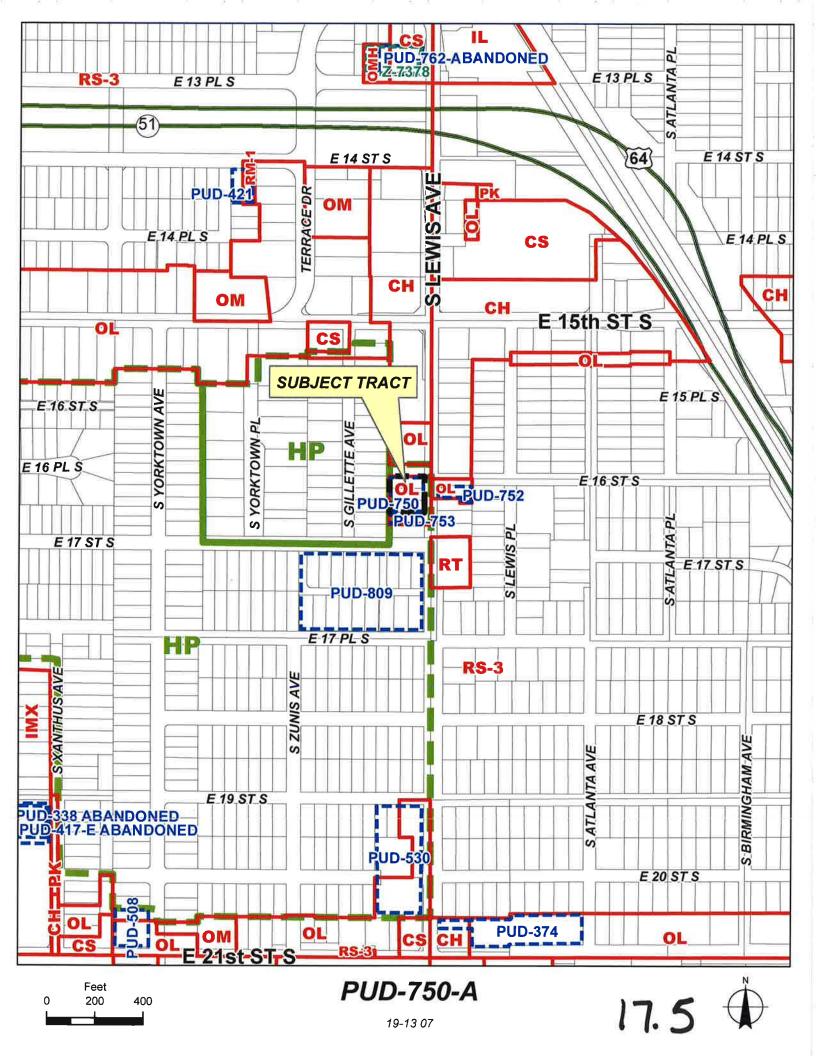
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<u>PUD-809 November 1995:</u> All concurred in **approval** of a proposed Planned Unit Development on a 3.96± acre tract of land for single-family residential, on property located on the southwest corner of East 17th Street South and South Lewis Avenue.

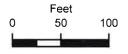
Z-7095/PUD-752 April 2008: All concurred in **approval** of a request for rezoning a .19± acre tract of land from RS-3/HP to OL/HP/PUD-752; All concurred in **approval** of a proposed Planned Unit Development, subject to screening along the south 95' boundary line and the north 11' of the "north-south 20' boundary line, on property located on the southeast corner of East 16th Street South and South Lewis Avenue.

Z-7090/PUD-753 April 2008: All concurred in **approval** of a request for rezoning a .17± acre tract of land from RS-3/HP to OL/HP/PUD; All concurred in **approval** of a proposed Planned Unit Development, subject to an existing, non-required six-foot fence or any six-foot fence may be permitted along the north or south boundaries of the lot, but may not extend beyond the front wall of the principal structure, on property located on the northwest corner of East 17th Street South and South Lewis Avenue.

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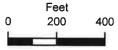


PUD-750-A

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





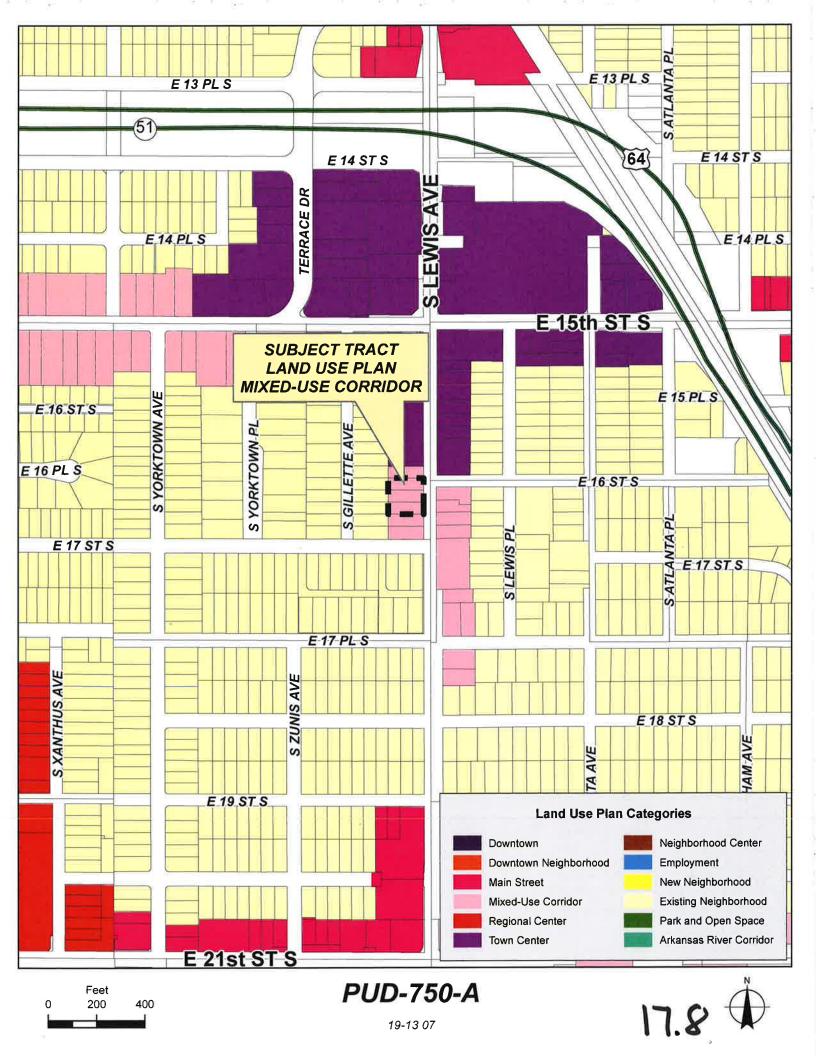




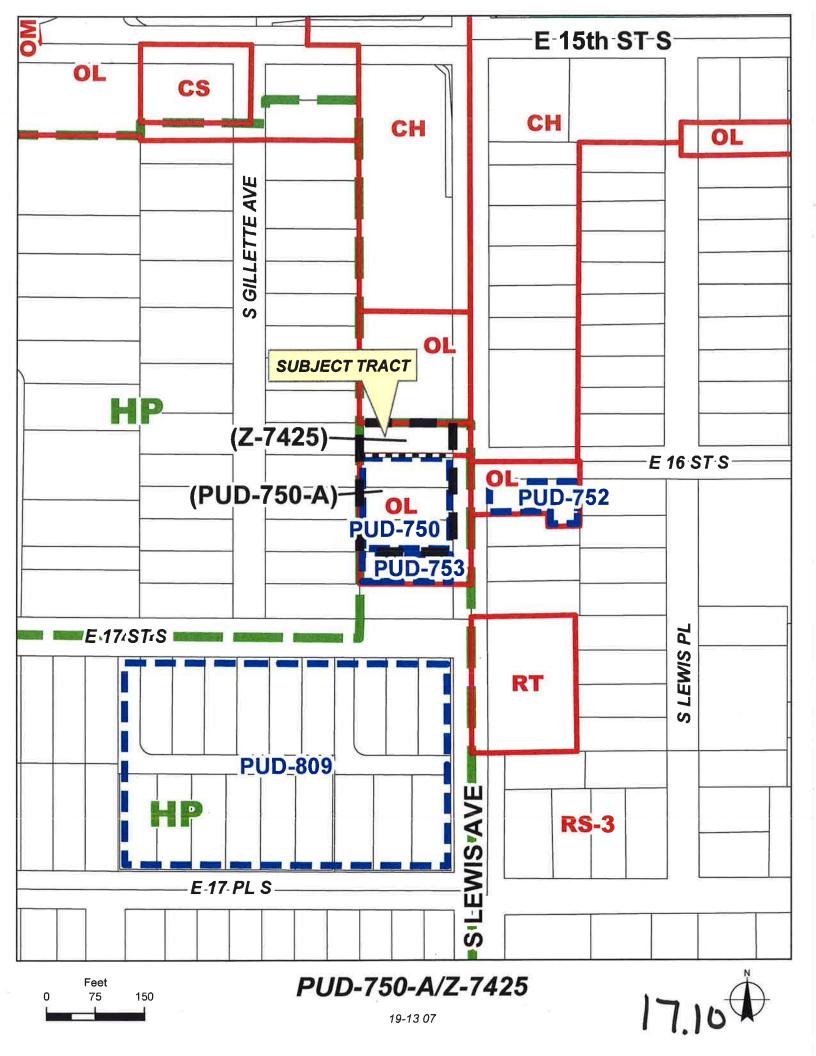
PUD-750-A

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











Case Number: Z-7428

Hearing Date: December 20, 2017

Case Report Prepared by:

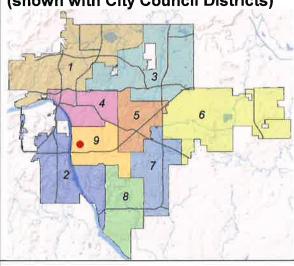
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Tulsa City Council c/o Janine Billings

Property Owner. BILLINGS, JANINE M

<u>Location Map:</u> (shown with City Council Districts)



Applicant Proposal:

Present Use: Office

Proposed Use: Office

Concept summary: Rezoning request as part of the mixed-use zoning initiative associated with the bus rapid transit system along Peoria Avenue.

Tract Size: 0.21 ± acres

Location: E of SE/c of S. Peoria Ave. and E. 44th

Pl. S.

Zoning:

Existing Zoning: CS

Proposed Zoning: MX1-V-U (Neighborhood Mixed Use-Variable Character-Unlimited Height)

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9330

CZM: 47

Atlas: 390

City Council District: 9

Councilor Name: Ben Kimbro

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: Z-7428

DEVELOPMENT CONCEPT: This request for rezoning is responsive to a City Council initiative to encourage mixed-use development along the proposed bus rapid transit system route. The current zoning on the site is CS. The site does not have height restrictions within the CS district abutting South Peoria.

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

Bus Rapid Transit recommendation map.

Applicant Exhibits:

None Included

DETAILED STAFF RECOMMENDATION:

Case Z-7428 request MX1-V-U is consistent with the expected development pattern in the area and,

MX1-V-U is not injurious to the surrounding property owners and,

The MX1 requested is considered a neighborhood Mixed-Use district intended to accommodate small scale retail, service and dining uses that serve nearby residential neighborhoods. MX1 zoning supports the anticipated uses in this area location along South Peoria. The rezoning request is consistent with the Bus Rapid Transit System study and its land use recommendations and,

MX1-V-U is consistent with the Brookside Infill Plan and.

MX1-V-U is consistent with the Mixed-Use Corridor land use vision in the Tulsa Comprehensive Plan therefore

Staff recommends Approval of Z-7428 to rezone property from CS / to MX1-V-U.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

<u>Staff Summary</u>: MX1-V-U is consistent with the land use vision in the Tulsa Comprehensive Plan and is also consistent with the goals, objectives and strategies of the Brookside Infill Plan.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated

from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan:

Multi-modal 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:

The trail system along the Riverside Drive is approximately ½ mile from this site. Pedestrian and bicycle connectivity should be an important concept with any new redevelopment opportunity.

Small Area Plan: Brookside Infill Design Recommendations (Completed 2002)

Concept statement: "As Tulsa continues to mature as a city, infill development will become more important as land on the perimeter is no longer available for development. Infill will no longer be the exception; it will be the rule in terms of predominant types of development. Support and encouragement of infill development are strongly recommended and should be

implemented through City regulations, policies and philosophies in order to ensure quality and consistency in future development".

<u>Staff comment:</u> This was a statement from the infill task force prepared by the Mayor's office and the Planning Commission in 1999 and continues to be more relevant today with implementation of the Bus Rapid Transit system and the construction of the Gathering Place. It has taken almost 20 years for the City to adopt zoning categories to support infill development strategies that will encourage design standards and building placement strategies to help create an urban fabric along Peoria from East 36th South street to I-44. Many design recommendations were restricted to the street right of way. Some of that has been implemented from 41st Street to Crow Creek.

Peoria from 38th Street South to 51st Street South (Skelly Drive) Goals:

- A. It is intended that the physical environment and services in the business areas are maintained and enhanced to benefit existing business, as well as to promote and encourage revitalization, redevelopment and reuse of undervalued, vacant lots and obsolete buildings.
- B. Improvements in the area will be made to help provide a continuity of image and to foster an improved emphasis on pedestrians. This is to be accomplished in part by providing sidewalk design and replacement crosswalks at selected locations, streetscape elements and other features will link this area and connect with the other portions of Brookside
- C. The historical context of business development patterns in this area is encouraged to continue, but with the additional emphasis of accommodating pedestrians and linking with the overall Brookside marketplace.
- D. Business in this area along Peoria Avenue and those streets intersecting with Peoria Avenue may develop with buildings constructed nearer to the abutting street property line. Developments with storefront parking should provide no more than one or two rows of double-loaded parking in the front of buildings. Zero-setback from the front property lines is encouraged.
- E. Sufficient parking for all business land uses is intended to be provided for all new development and redevelopment.

Special District Consideration: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

<u>Staff Summary:</u> The site is currently occupied by a single-story office building. The building placement is consistent with the building placement requirements for MX1-V-U.

<u>Environmental Considerations:</u> No known environmental considerations that would affect rezoning decisions or redevelopment opportunities.

Streets:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Peoria Avenue	Secondary Arterial with Multi Modal Corridor	100 feet	4 lanes with a center turn lane this site also has access to two lanes of a South Peoria Avenue frontage road.

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 (Across E. 44 th Pl. S)	CS/PUD-541	Mixed Use Corridor	Growth	Commercial
East	RS-3	Mixed Use Corridor	Stability	Single Family Residential
South	CS	Mixed Use Corridor	Growth	Office
West (across Peoria)	CS	Mixed Use Corridor	Growth	Commercial

SECTION III: Relevant Zoning History

ZONING ORDINANCE:

- Ordinance number 18950 dated March 24, 1997, (Z-6581), established (CS) zoning;
- Ordinance number 11823 dated June 26, 1970, established (RM-2) zoning for the subject property.

Subject Property:

<u>BOA-20608 November 2007:</u> The Board of Adjustment **approved** a *variance* of the setback requirement for a commercial parking lot within 50 ft. of an R district from 50' to 33' from the centerline of an abutting street (Section 1302.B) per plan, on the subject property.

<u>BOA-19988 September 2004:</u> The Board of Adjustment **approved** a *variance* of the required 25 ft. building setback to 10 ft. along South Peoria Avenue for Lot 14 and along South Peoria Avenue for Lot 13 to allow for the construction of an office building, on the subject property.

<u>BOA-18897 November 2000:</u> The Board of Adjustment **approved** a *special exception* to allow multifamily in a CS zoned district, subject to submitting a detail site plan to the BOA for approval on property located on the southeast corner of East 44th Place South and South Peoria Avenue, including the subject property.

Z-6581 January 1997: All concurred in **approval** of a request for rezoning a .69± acre tract of land from RM-2 to CS on property located on the southeast corner of East 44th Place South and South Peoria Avenue.

Surrounding Property:

BOA-19916 September 2004: The Board of Adjustment approved a *variance* to reduce the off-street parking requirement from 117 spaces to 111 spaces to permit the enclosure of 400 square feet of outdoor dining space and deletion of two rear parking spaces, on property located on the northeast corner of South Peoria Avenue and East 44th Place South.

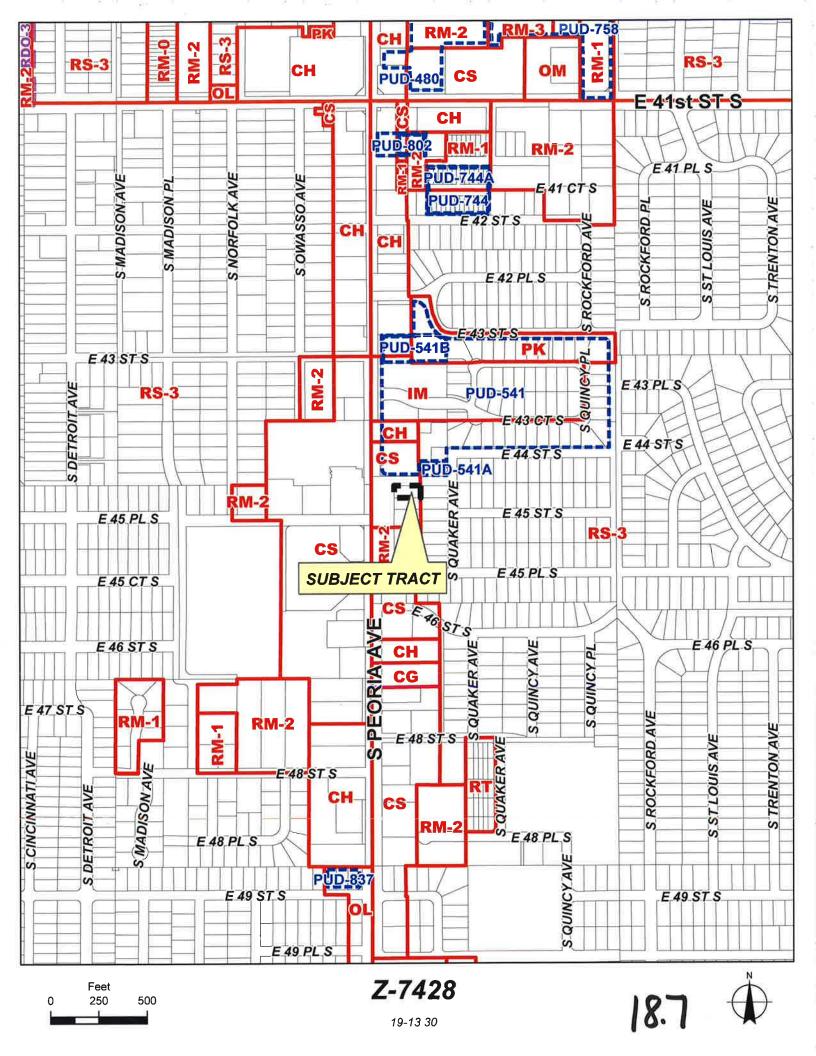
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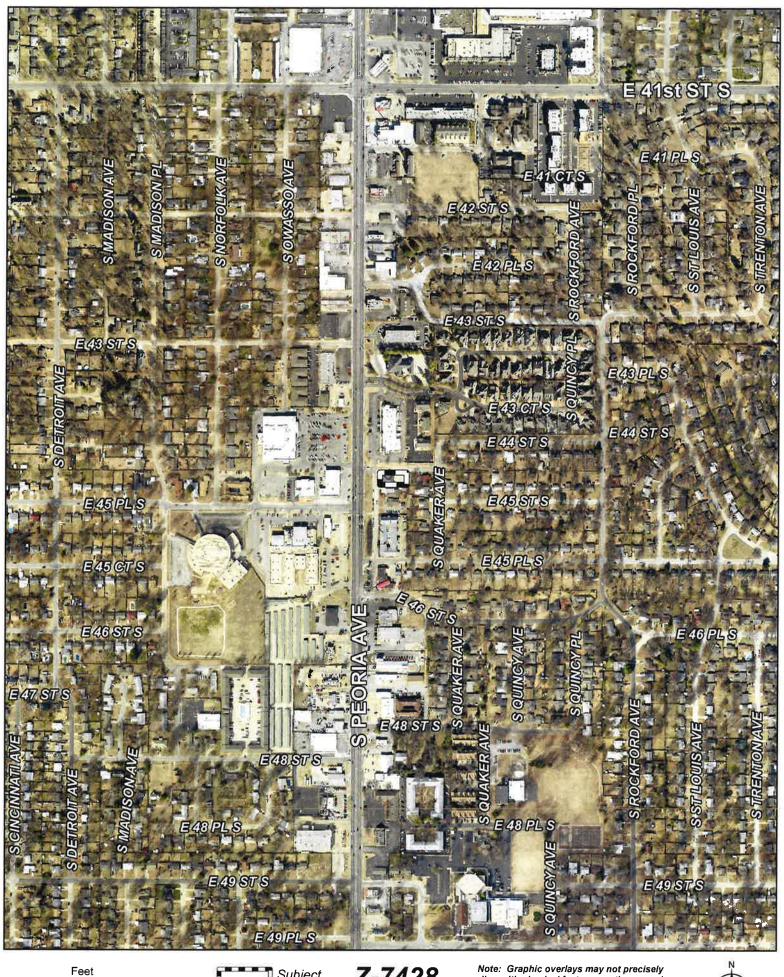
<u>PUD-541-B July 1998:</u> All concurred in **approval** of a proposed Major Amendment to PUD-541 permit an auto repair use subject to modifications on property located on the northeast corner of East 44th Place and South Peoria Avenue.

<u>PUD-541-A October 1996:</u> All concurred in approval of a proposed Major Amendment to PUD-541 to increase the PUD area by adding a 74.6 x 140' lot for off-street parking on property located on the northwest corner of East 44th Place and South Quaker Avenue.

<u>PUD-541 January 1996:</u> All concurred in **approval** of a proposed Planned Unit Development on a 16.8± acre tract of land from IM, CH, CS, PK and RS-3 to IM, CH, CS, PK, RS-3/PUD-541 for mixed use with commercial and office uses on property located on the east side of South Peoria between East 43rd Street South and West 44th Street South.

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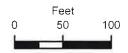


Z-7428

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





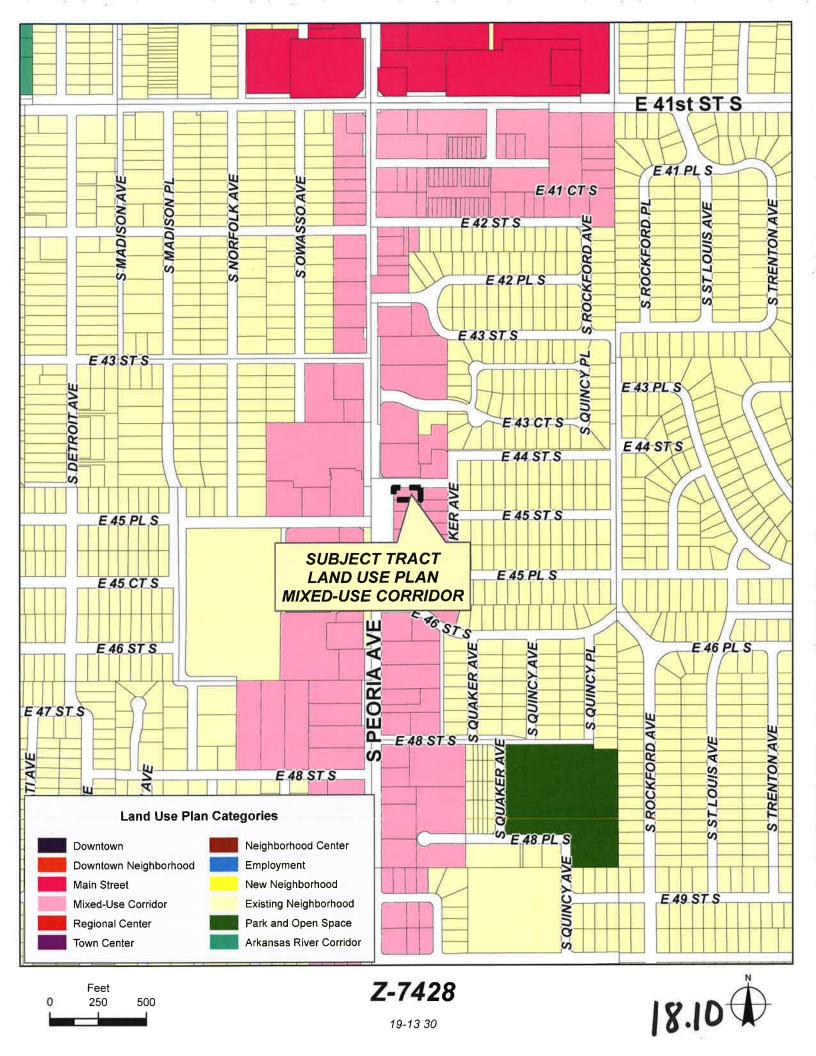


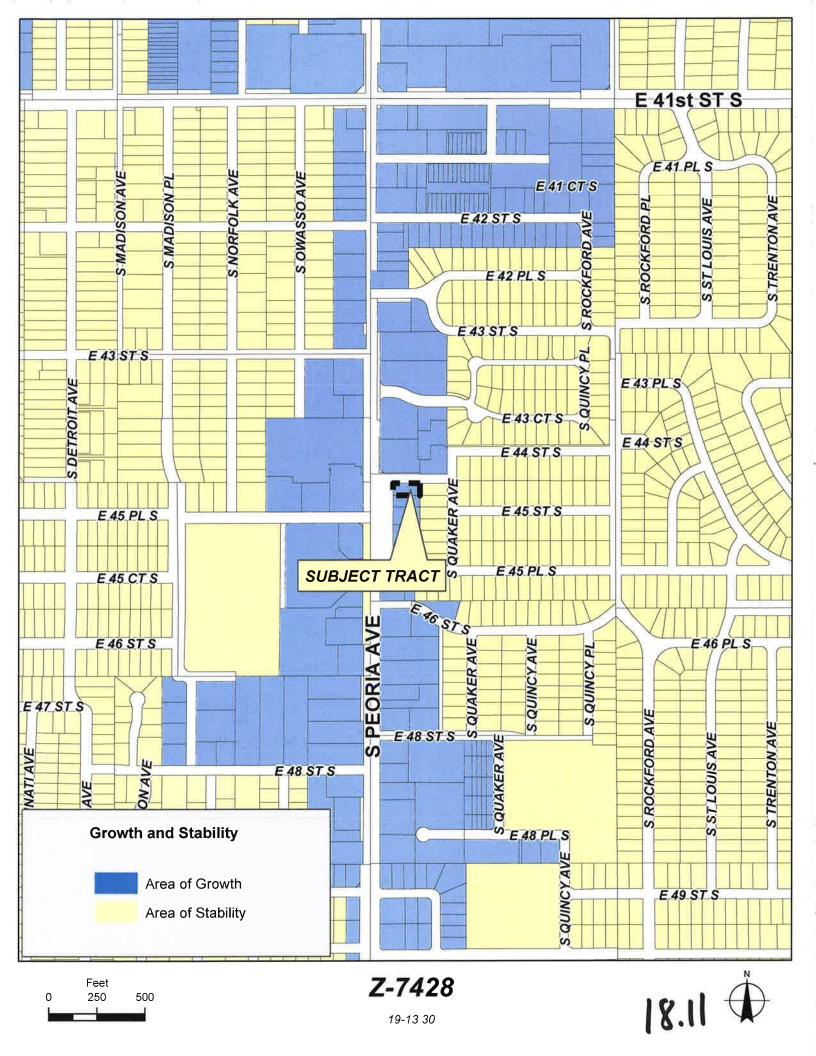


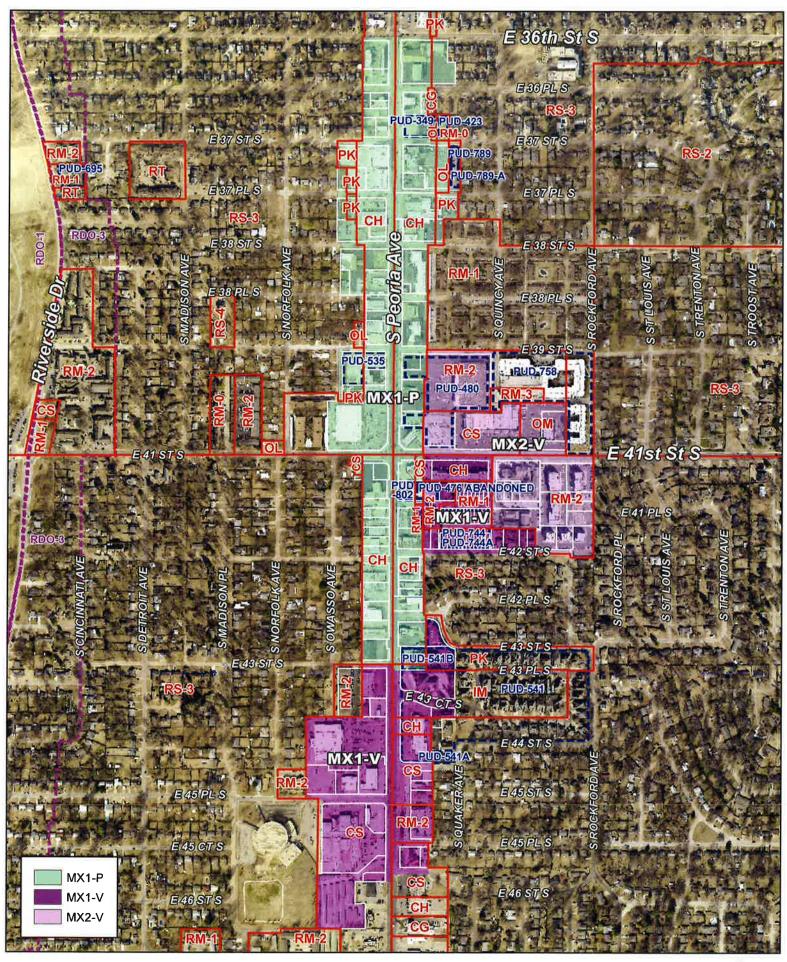
Subject **Z-7428**Tract

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









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



Wilkerson, Dwayne

From: Sent:

Janine Billings <janine.billings.cyyd@statefarm.com>

Wednesday, December 06, 2017 9:53 AM

To: Wilkerson, Dwayne

Subject: Zoning Case Z-4728 requesting: MX1-V-U Zoning

State Farm[®]

Janine Billings, Agent www.JanineBillings.net



Janine Billings Agent

Email Me!

918-747-9555

Visit Janine's Home Page

Map & Directions

Access Your Account

4401 South Peoria Avenue Suite A Tulsa, OK 74105 Dear Planning Committee:

Although I am unable to attend my zoning hearing on December 20th, please accept my approval on this proposed zoning change.

Thank You! Janine Billings 4401 S Peoria Ave Tulsa, OK 74105

Janine Billings
Agent

Providing Insurance and Financial Services

Stay Connected:











POWERED BY SARAND MY MESSAGE"

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Case Number: Z-7429

(related to Z-7429 Plat Waiver)

Hearing Date: December 20, 2017

Case Report Prepared by:

Dwayne Wilkerson

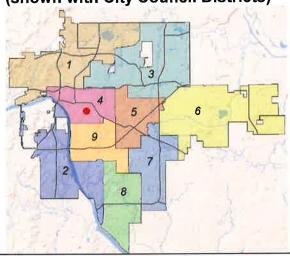
Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner. 2005 East 21st Street, LLC

c/o Eller & Detrich, P.C.

Location Map: (shown with City Council Districts)



Applicant Proposal:

Present Use: office

Proposed Use: commercial/mixed-use

Concept summary: Rezoning request for anticipated

multi story mixed use building.

Tract Size: 0.64 + acres

Location: N and E of the NE/c of S Xanthus Ave &

E 21st St S

Zoning:

Existing Zoning: CS,OL

Proposed Zoning: CH

Comprehensive Plan:

Land Use Map: Regional Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval to rezone property from CS,OL to CH.

0.139

Staff Data:

TRS: 9307

CZM: 37

Atlas: 32

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: Z-7429

DEVELOPMENT CONCEPT: The CH zoning request is consistent the Regional Center land use designation in the Tulsa Comprehensive Plan and is consistent with the expected development of the abutting St. Johns medical complex along East 21st Street South.

EXHIBITS:

INCOG Case map

INCOG Aerial (small scale)

INCOG Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map

Tulsa Comprehensive Plan Areas of Stability and Growth Map

Applicant Exhibits:

None included

DETAILED STAFF RECOMMENDATION:

Case Z-7429 requesting CH zoning is consistent with the expected development pattern in the area and,

CH zoning is not injurious to the surrounding property owners and,

CH zoning is consistent with the Utica Midtown Corridor Plan and,

CH zoning is consistent with the Regional Center land use vision in the Tulsa Comprehensive Plan therefore.

Staff recommends Approval of Z-7429 to rezone property from CS,OL to CH.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

<u>Staff Summary</u>: The proposed CH zoning is consistent with the Regional Center designation of the Comprehensive plan. The Utica Midtown Corridor small area plan offers several recommendations for mixed use zoning, building height considerations and active ground floor considerations and that can be accomplished in CH zoning district. CH zoning does not specifically require those development standards. It should be noted that CH zoning removes any building setbacks and allows multi story buildings with parking structures. It is unlikely that a site this small would be constructed with anything greater than 8 stories as recommended in the small area plan.

Land Use Vision:

Land Use Plan map designation: Regional Center

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

Areas of Stability and Growth designation: Area of Growth

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

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Transportation Vision:

Major Street and Highway Plan: East 21st Street is classified as an Urban Arterial with a Multi Modal Overlay.

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

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

Trail System Master Plan Considerations: None

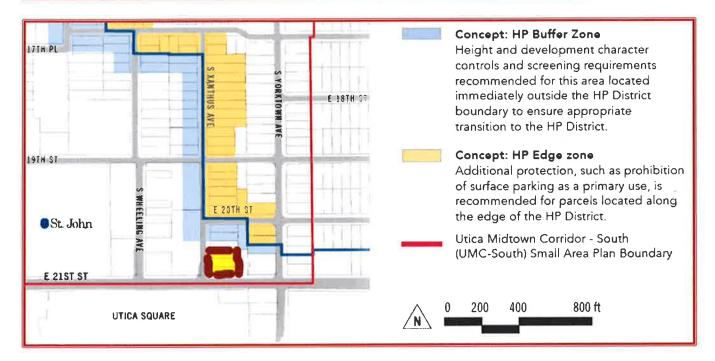
Small Area Plan: Utica Midtown Corridor South Plan

This site is included in the plan area boundary and outside the Yorktown Historic District

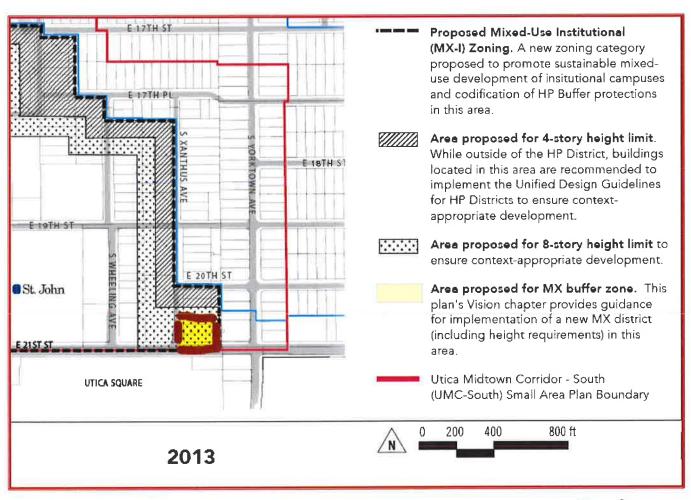
Land use recommendations in the small area plan encourage transition guidelines in areas that are identified in the following illustration. The guidelines recommended included Height and development character controls and screening requirements for area immediately outside the HP District boundary to ensure appropriate transition to the HP district. Z-7429 is outside of the transition zone identified in the small area plan.

The Mixed-Use Zoning conceptual boundary includes all of Z-7429 however the mixed-use zoning established for St. Johns did not include this site. Mixed-use zoning would also be an acceptable zoning category for this site.

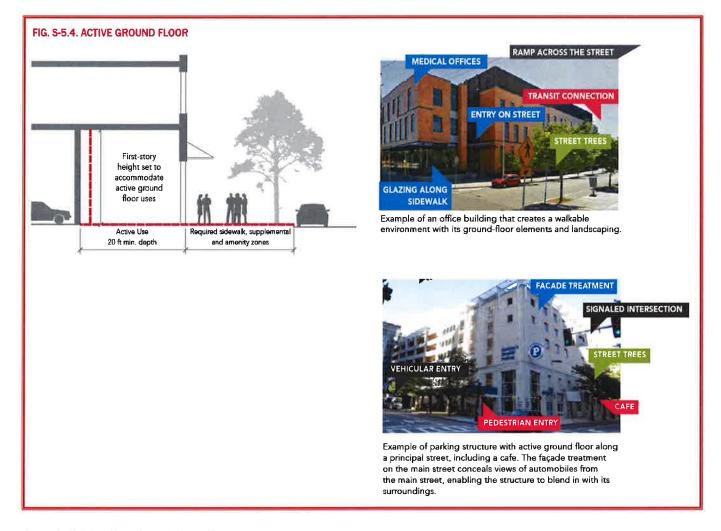
SMALL AREA PLAN FIG. S-5.1: TRANSITION ZONE RECOMMENDATIONS:



SMALL AREA PLAN FIG. S-5.2 PROPOSED MIXED USE ZONNG DESIGNATIONS:



SMALL AREA PLAN FIG. S-5.4 ACTIVE GROUND FLOOR:



Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is occupied with a restaurant.

Environmental Considerations: No known environmental concerns have been presented.

Streets:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Xanthus	None	50 feet	2
East 21st Street South	Urban Arterial	70 feet	4 with center turn lane

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	OL	Regional Center	Area of Growth	Single Family Residential
East	OM	Regional Center	Area of Growth	Drive-thru bank
South (Across 21st)	СН	Regional Center	Area of Growth	Utica Square Shopping Center
West	IMX	Regional Center	Area of Growth	St. John's Hospital complex

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:

<u>PUD-417-E (Abandonment) / Z-7325 January 2016:</u> All concurred in **approval** of IMX zoning for Z-7325 and abandonment for PUD-417-E, a Planned Unit Development on a 35± acre tract of land on property located north and east of the northeast corner of East 21st Street South and South Utica Avenue.

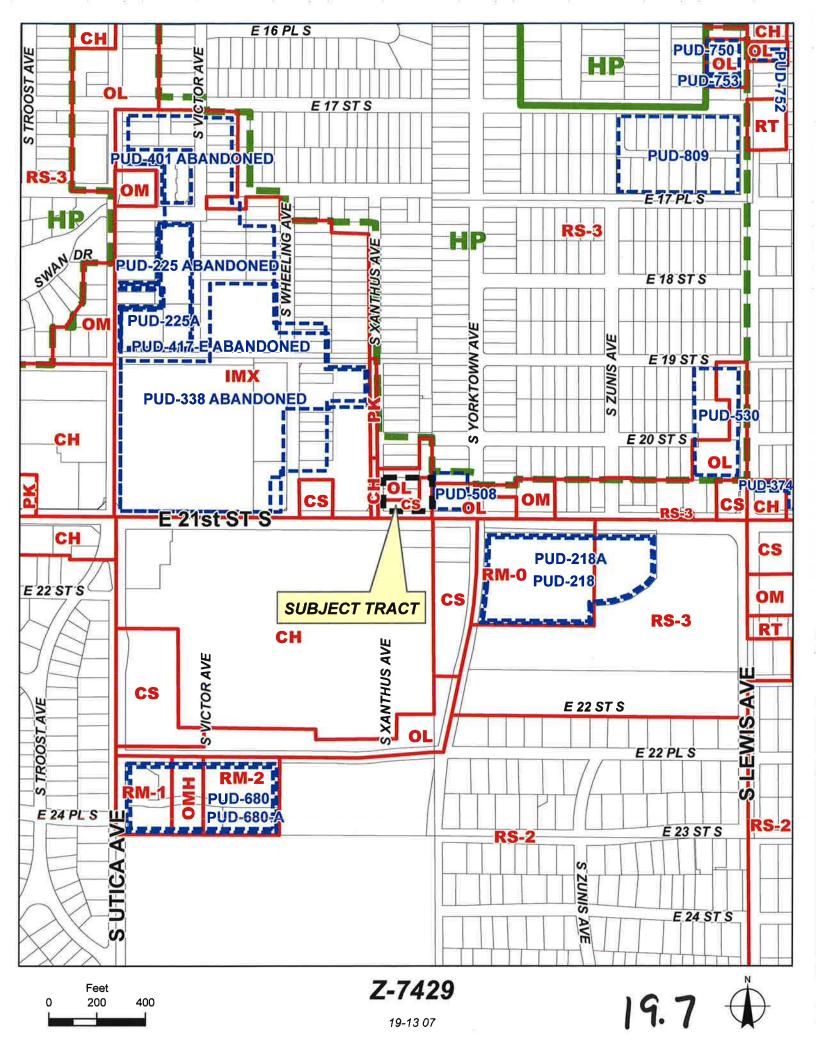
<u>PUD-508 March 1994:</u> All concurred in approval, with conditions, of a proposed Planned Unit Development on a tract of land for a drive-in bank facility on property located on the northwest corner of East 21st Street South and South Yorktown Avenue.

<u>BOA-15936 February 1992:</u> The Board of Adjustment approved a *variance* of front setback from the centerline of East 21st Street South from 80' to 51' and from the centerline of South Yorktown Avenue from 55' to 0' for additions to a non-conforming building; **approved** a *variance* of the screening fence requirement on the north property line; **approved** a *variance* to permit required parking on a lot other than the lot of principal use; and **approved** a *special exception* to exceed FAR from 30% to 34%, per plot plan, subject to the execution of a tie contract between the lot containing the principal use and the parking lot to the north, on property located on the northeast corner of South Yorktown Avenue and East 21st Street South.

<u>Z-6138 January 1987:</u> All concurred in **denial** of a request for rezoning a tract of land from RS-3 to OL on property located on the southwest corner of East 20th Street South and South Yorktown Avenue.

<u>PUD-218 July 1979:</u> All concurred in **approval** of a proposed Planned Unit Development on a 7± acre tract of land for a multi-story residential building and accessory uses, on property located on the southeast corner of South Yorktown Avenue and East 21st Street.

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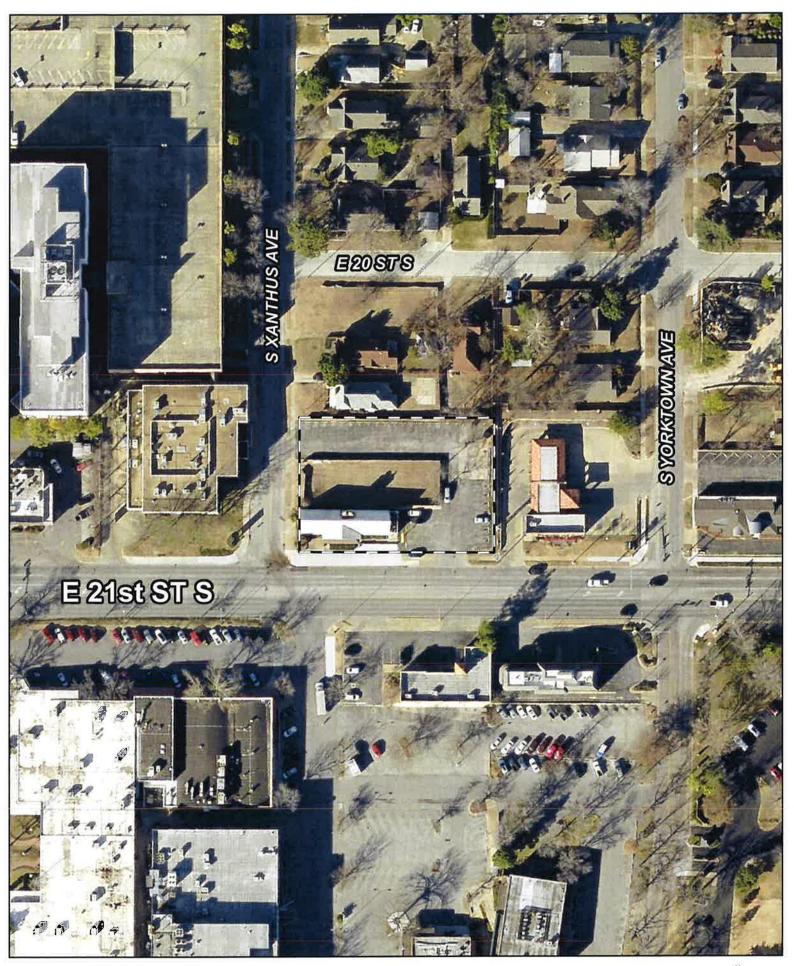


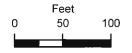


Subject Tract Z-7429

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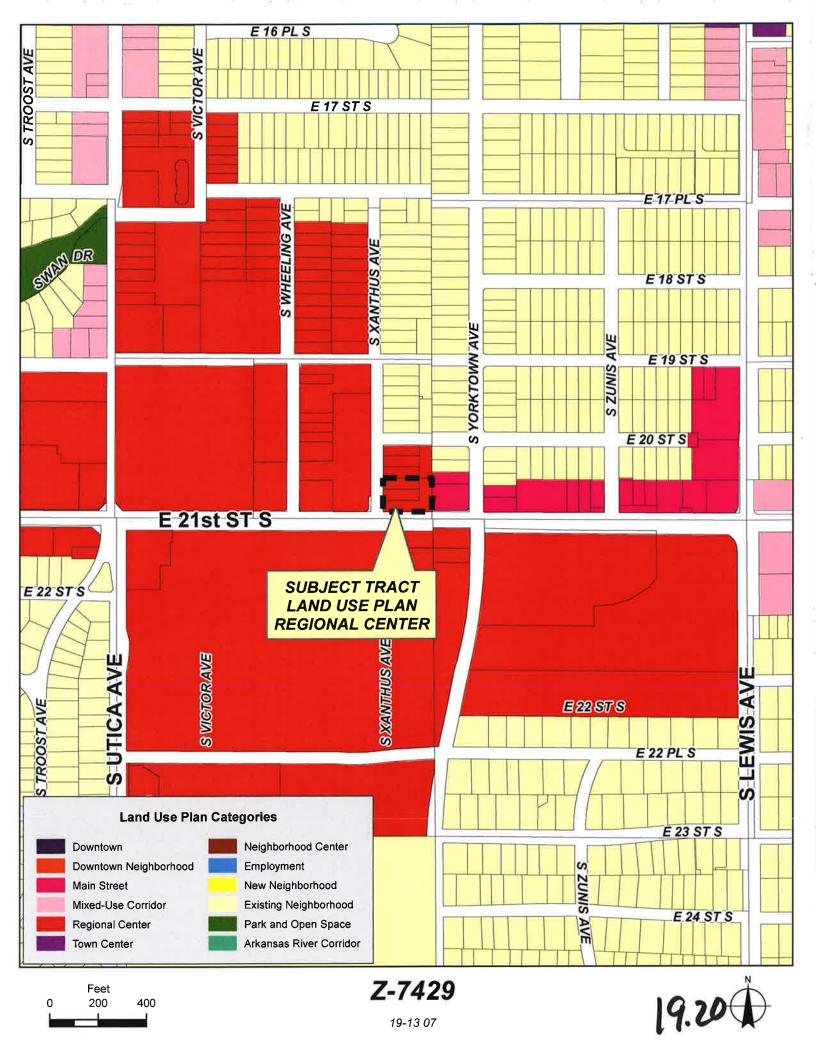


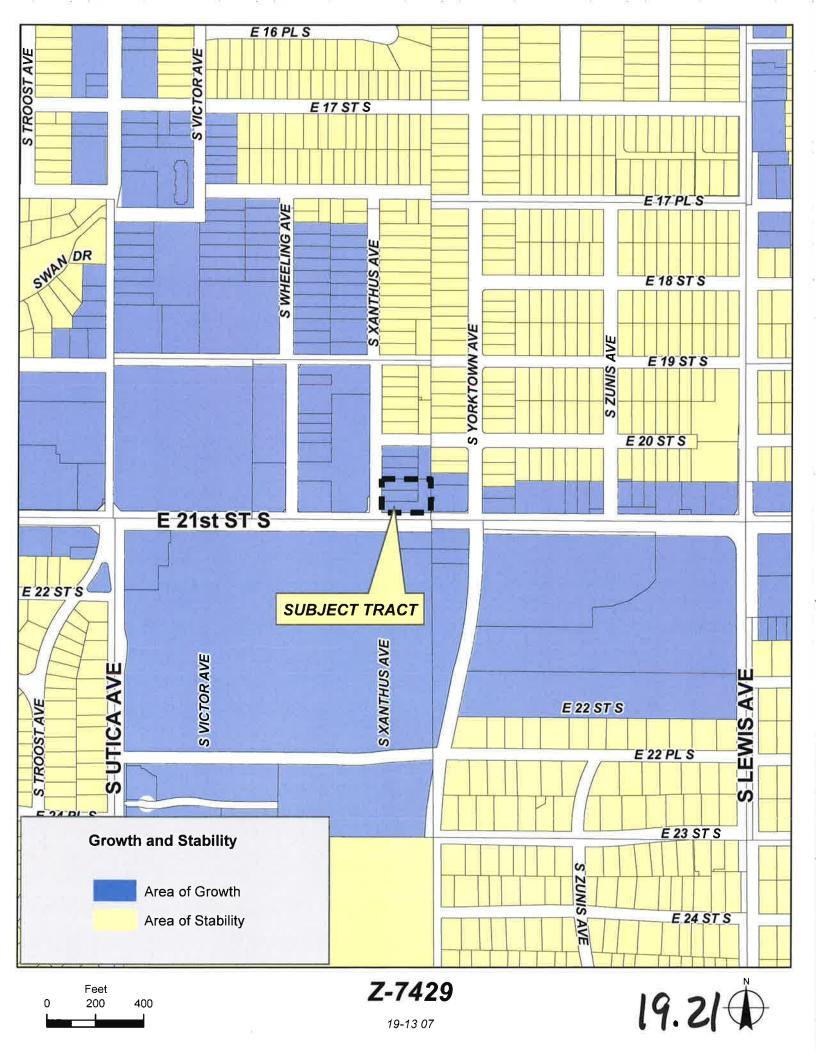


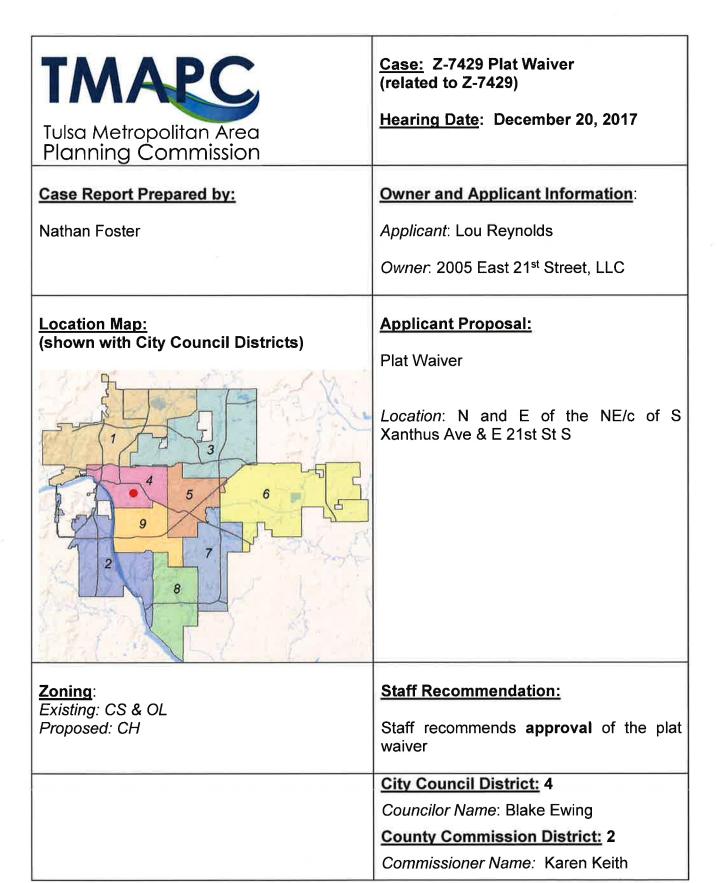
Z-7429

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EXHIBITS: Site Map, Aerial, Applicant Submittal

PLAT WAIVER

Z-7429 – (CD 4)

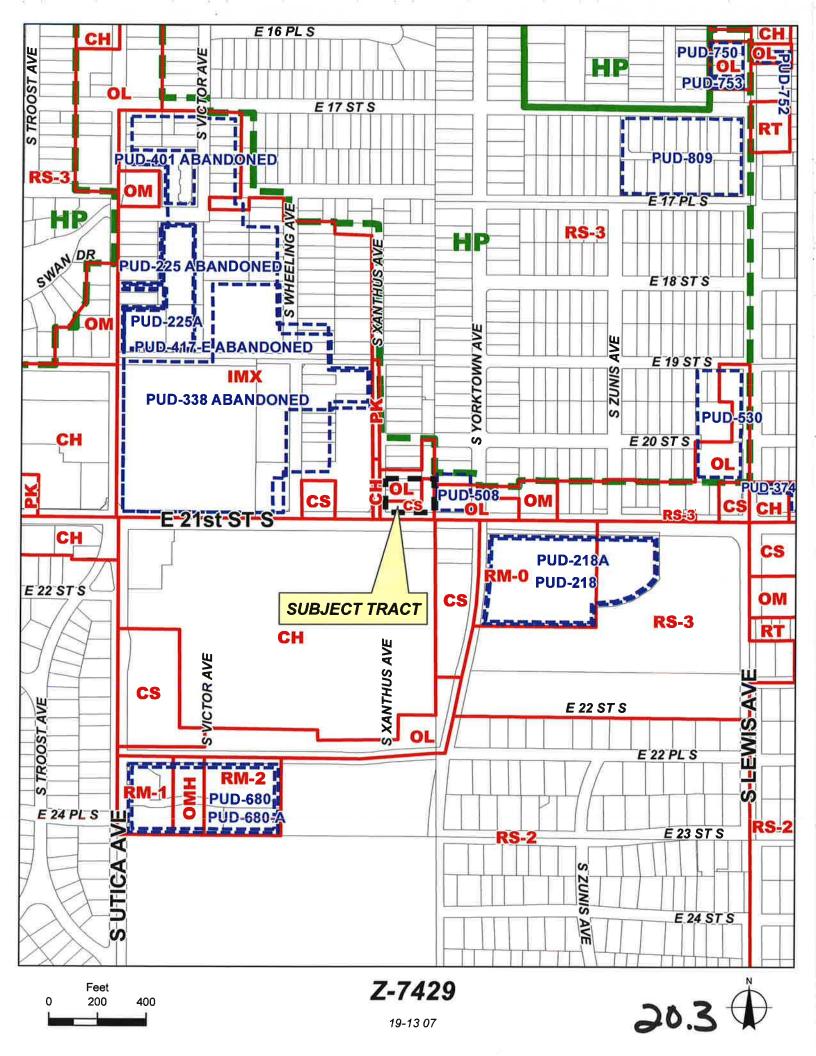
North and east of the northeast corner of South Xanthus Avenue & East 21st Street South

The platting requirement for this property is being triggered by a request to rezone the property from the current CS/OL designation to a CH designation in anticipation of a redevelopment.

The Technical Advisory Committee met on December 7, 2017 and the following items were determined:

- 1. The property was previously platted as part of the Reddin Third Addition.
- 2. All right-of-way dedications have been made to comply with the Major Street Highway Plan.
- 3. No floodplain exists on the property.
- 4. No further subdivision of the property is proposed.
- 5. A lot combination will be required if the proposed development crosses existing property lines.
- 6. Storm sewer improvements may be required as part of the development. IDP approval will be required and necessary easements will be dedicated at that time.

Staff recommends approval of the plat waiver.





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Z-7429

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EXHIBIT "A"

LEGAL DESCRIPTION

The West 150 feet of the South 13.07 feet of Lot Five (5) and the West 150 feet of the North 32.37 feet of Lot Six (6), Block Five (5), REDDIN THIRD ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

AND

All of Lots Seven (7) and Nine (9); the East 13.50 feet of the South 19.50 feet of Lot Four (4); the East 13.50 feet of Lots Five (5) and Six (6); the West 150 feet of the South 6.63 feet of Lot Six (6); the West 150 feet of the South 19.51 feet of Lot Four (4); the West 150 feet of the North 25.93 feet of Lot Five (5), all in Block 5, REDDIN THIRD ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to recorded plat thereof.

EXHIBIT "B"

REASON FOR PLAT WAIVER APPLICATION

Although the Property has been developed for over 50 years, the rezoning of the Property to CH and the redevelopment thereof will not require any material changes to the public streets, sidewalks and utilities which are in place today and available at the Property and no public purpose will be served by requiring the Property to be replatted.