

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2762

January 17, 2018, 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: A work session is scheduled for February 7, 2018 to discuss Subdivision and Development Regulations, and possibly other topics.

Director's Report: Discuss City Council and Board of County Commission actions taken and other special projects

1. Minutes of January 3, 2018, Meeting No. 2761

CONSENT AGENDA:

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

2. **LC-970** (Lot-Combination) (CD 1) – Location: North of the northeast corner of West 4th Street South and South 36th West Avenue
3. **LC-971** (Lot-Combination) (CD 4) – Location: Northeast corner of South Trenton Avenue and East 4th Street South
4. **LC-972** (Lot-Combination) (CD 1) – Location: Southeast corner of North St. Louis Avenue and East Independence Street
5. **LC-973** (Lot-Combination) (CD 4) – Location: Northwest corner of East 2nd Street South and South Trenton Avenue
6. **LS-21089** (Lot-Split) (CD 9) – Location: West of the southwest corner of East 51st Street South and South Harvard Avenue (Related to LC-974 and LC-975)

7. **LC-974** (Lot-Combination) (CD 9) – Location: West of the southwest corner of East 51st Street South and South Harvard Avenue (Related to LS-21089 and LC-975)
8. **LC-975** (Lot-Combination) (CD 9) – Location: West of the southwest corner of East 51st Street South and South Harvard Avenue (Related to LS-21089 and LC-974)
9. **LS-21093** (Lot-Split) (CD 4) – Location: East of the northeast corner of East 24th Street South and South Yorktown Avenue)
10. **LS-21096** (Lot-Split) (CD 7) – Location: South of the southwest corner of East 61st Street South and South Memorial Drive
11. **LS-21097** (Lot-Split) (CD 1) – Location: Southwest corner of North Kenosha Avenue and East Oklahoma Street
12. **LS-21098** (Lot-Split) (CD 2) – Location: South of the southwest corner of West 37th Place South and South 31st West Avenue
13. **LS-21099** (Lot-Split) (CD 5) – Location: Southeast corner of South Sheridan Road and East 24th Street South
14. **LS-21100** (Lot-Split) (CD 7) – Location: North of the northeast corner of South Memorial Drive and East 91st Street South (Related to LC-976)
15. **LC-976** (Lot-Combination) (CD 7) – Location: North of the northeast corner of South Memorial Drive and East 91st Street South (Related to LS-21100)
16. **LC-977** (Lot-Combination) (CD 4) – Location: Northeast corner of South Quaker Avenue and East 5th Street Court
17. **LC-978** (Lot-Combination) (CD 4) – Location: Southwest corner of East 21st Street South and South Peoria Avenue (Related to LS-21101 on Public Hearing)
18. **LS-21102** (Lot-Split) (County) – Location: Northwest corner of East 76th Street North and North Harvard Avenue
19. **PUD-288-17 Jack Arnold** (CD 4) Location: East of the southeast corner of South Lewis Avenue and East 26th Place South requesting a **PUD Minor Amendment** to decrease the required livability space
20. **Huntington Park** (CD 6) Final Plat, Location: South of the southeast corner of East 41st Street South and South 177th East Avenue

21. **Village Congregation Church** (CD 2) Reinstatement of Preliminary Plat, Location: West of the northwest corner of West 91st Street South and South Union Avenue

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

22. **LS-21101** (Lot-Split) (CD 4) – Location: Southwest corner of East 21st Street South and South Peoria Avenue (Related to LC-978 on Consent Agenda)
23. **Z-7395 Plat Waiver** (CD 6) Modification to Previous Condition, Location: North of the northeast corner of East 21st Street South and South Garnett Road
24. **QuikTrip No. 0085** (CD 3) Preliminary Plat, Location: Southwest corner of East Admiral Place and South Harvard Avenue
25. **BOA-22385 Plat Waiver** (CD 5) Location: South of the southeast corner of East 15th Street South and South 101st East Avenue
26. **Z-7421 Jamelle Moore, Wallace Engineering** (CD 2) Location: East of the southeast corner of South 33rd West Avenue and West 81st Street South requesting rezoning from **AG** to **RS-3** with **optional development plan** (Continued from November 15, 2017)
27. **CZ-467 Morgan Powell** (County) Location: Northwest corner of East 146th Street North and North Memorial Drive requesting rezoning from **AG** to **CG**

OTHER BUSINESS

28. **Commissioners' Comments**

ADJOURN

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526. Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in

case files to be maintained at Land Development Services, INCOG. Ringing/sound on all cell phones and paggers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org

email address: esubmit@incog.org

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



Case Number: PUD-288-17
Minor Amendment

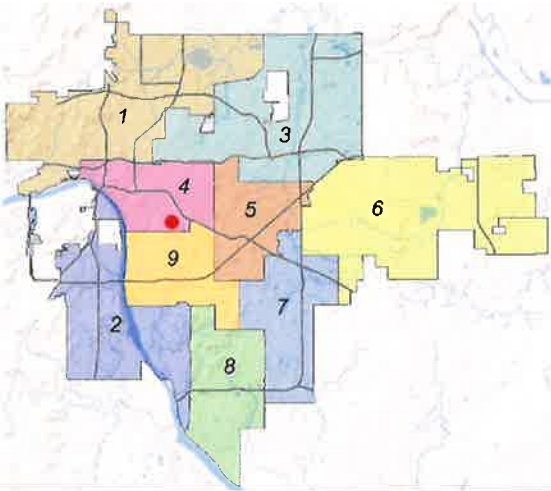
Hearing Date: January 17, 2018

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Jack Arnold

Property Owner: Jay & Fayenelle Helm

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reduce required livability space.

Gross Land Area: 0.4 acres

Location: East of the SE/c S Lewis Ave & E 26th PI S

2660 S Birmingham Ave, Unit O
Lot 15, Block 1 Eight Acres

Zoning:
Existing Zoning: RS-1/PUD-288
Proposed Zoning: No Change

Staff Recommendation:
Staff recommends **approval**.

Comprehensive Plan:
Land Use Map: Existing Neighborhood
Growth and Stability Map: Stability

Staff Data:
TRS: 9317
CZM: 37
Atlas: 93

City Council District: 4
Councilor Name: Blake Ewing

County Commission District: 2
Commissioner Name: Karen Keith

SECTION I: PUD-288-17 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to decrease the required livability space.

Currently, the development standards require a minimum of 9,000 sf of livability space per lot. The underlying zoning for this lot, RS-1, would permit a livability space of 7,000 sf. This amount would be sufficient to provide relief for the applicant in order to construct additions to the home, as illustrated on the applicant's site plan, included with this report.

Current Minimum Livability Space Per Lot :	9,000 sf
Proposed Minimum Livability Space for Lot 15, Block 1:	7,000 sf

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.

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

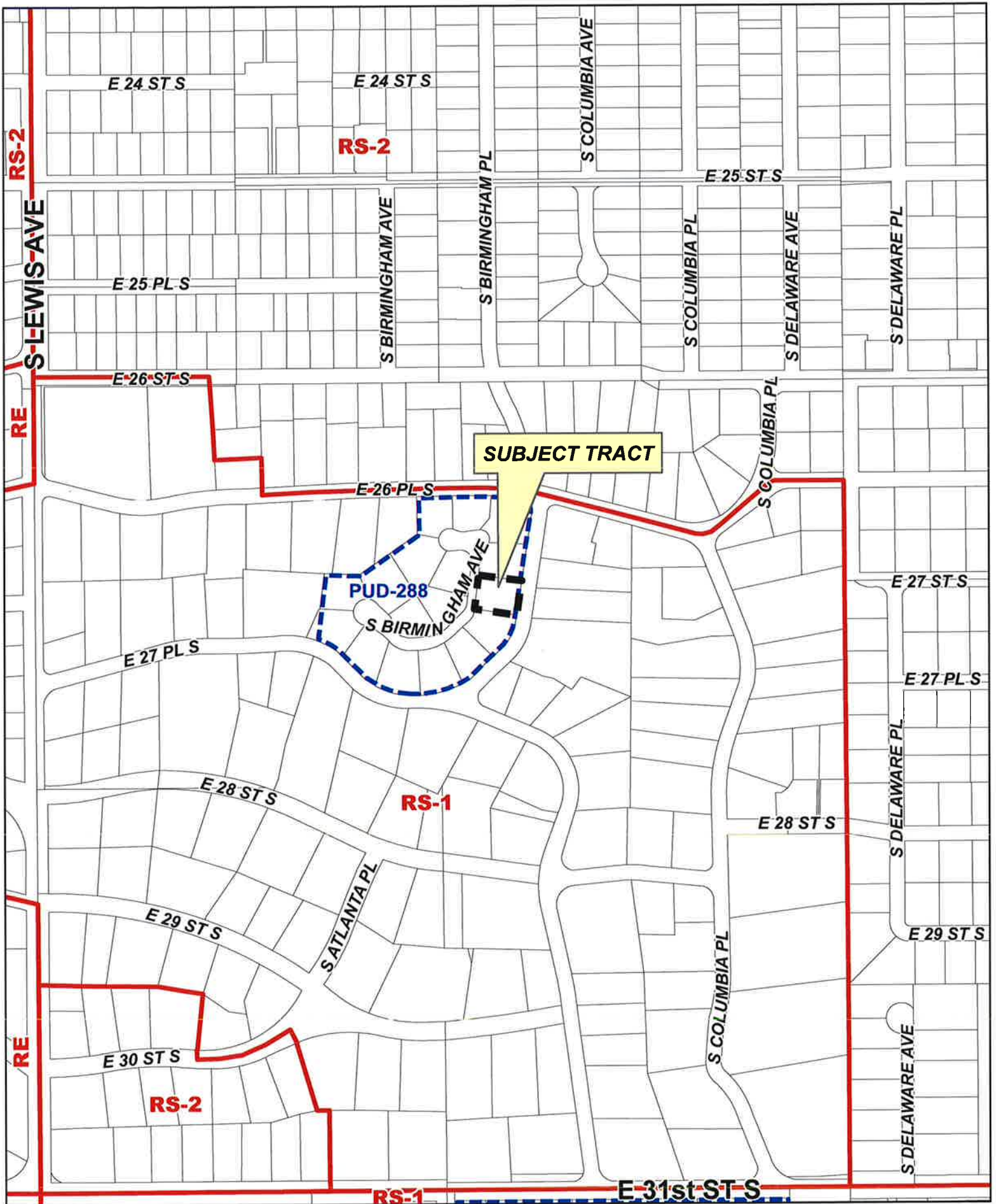
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-288 and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Site Plan SP2

With considerations listed above, staff recommends **approval** of the minor amendment request to decrease the minimum livability space for the subject lot to 7,000 sf.



PUD-288-17

19-13 17

19.3



0 Feet 200 400



Subject Tract

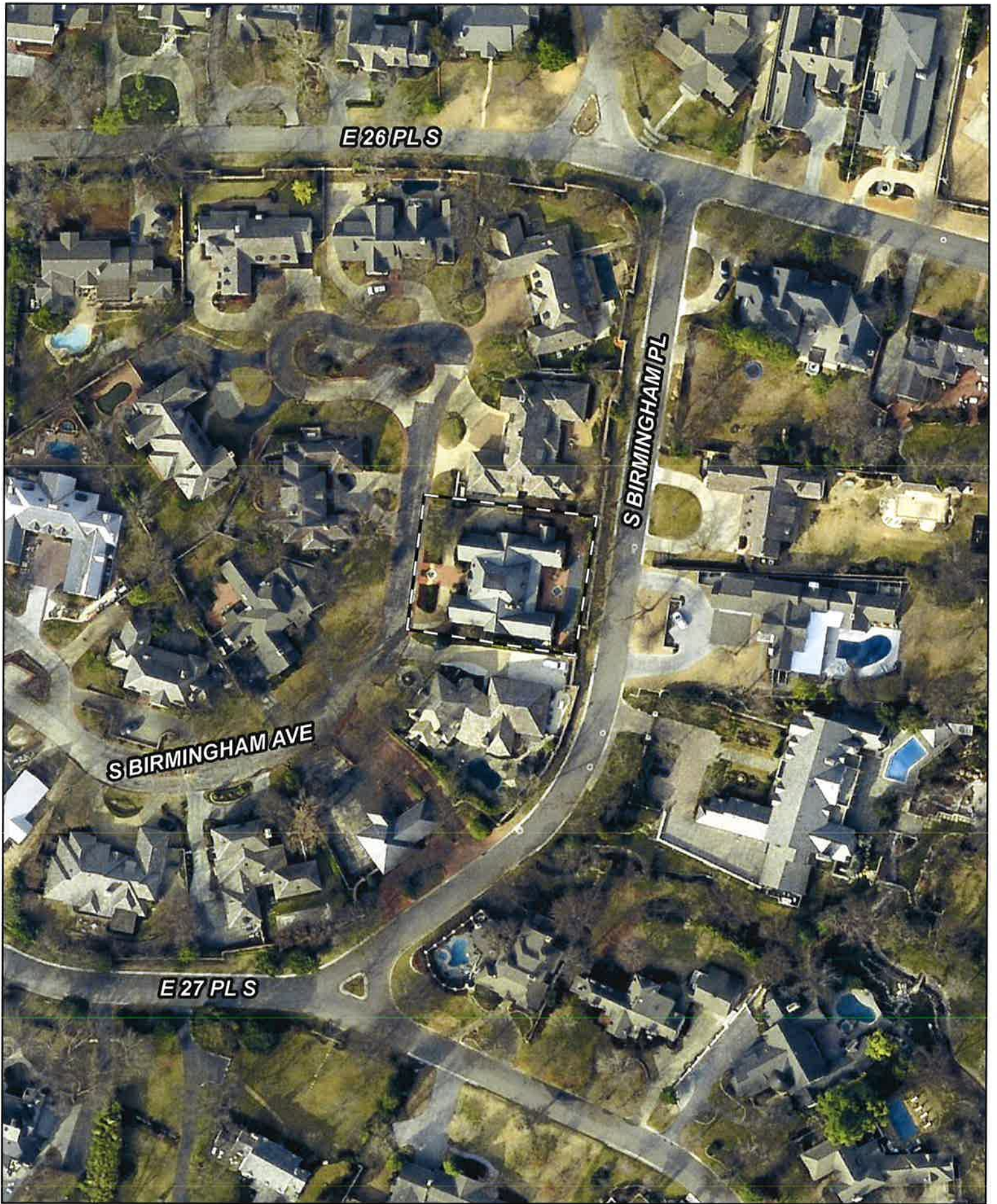
PUD-288-17

19-13 17

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

Aerial Photo Date: February 2016



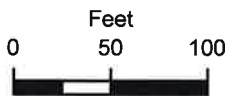


E26 PLS

S BIRMINGHAM PL

S BIRMINGHAM AVE

E27 PLS



Subject
Tract

PUD-288-17

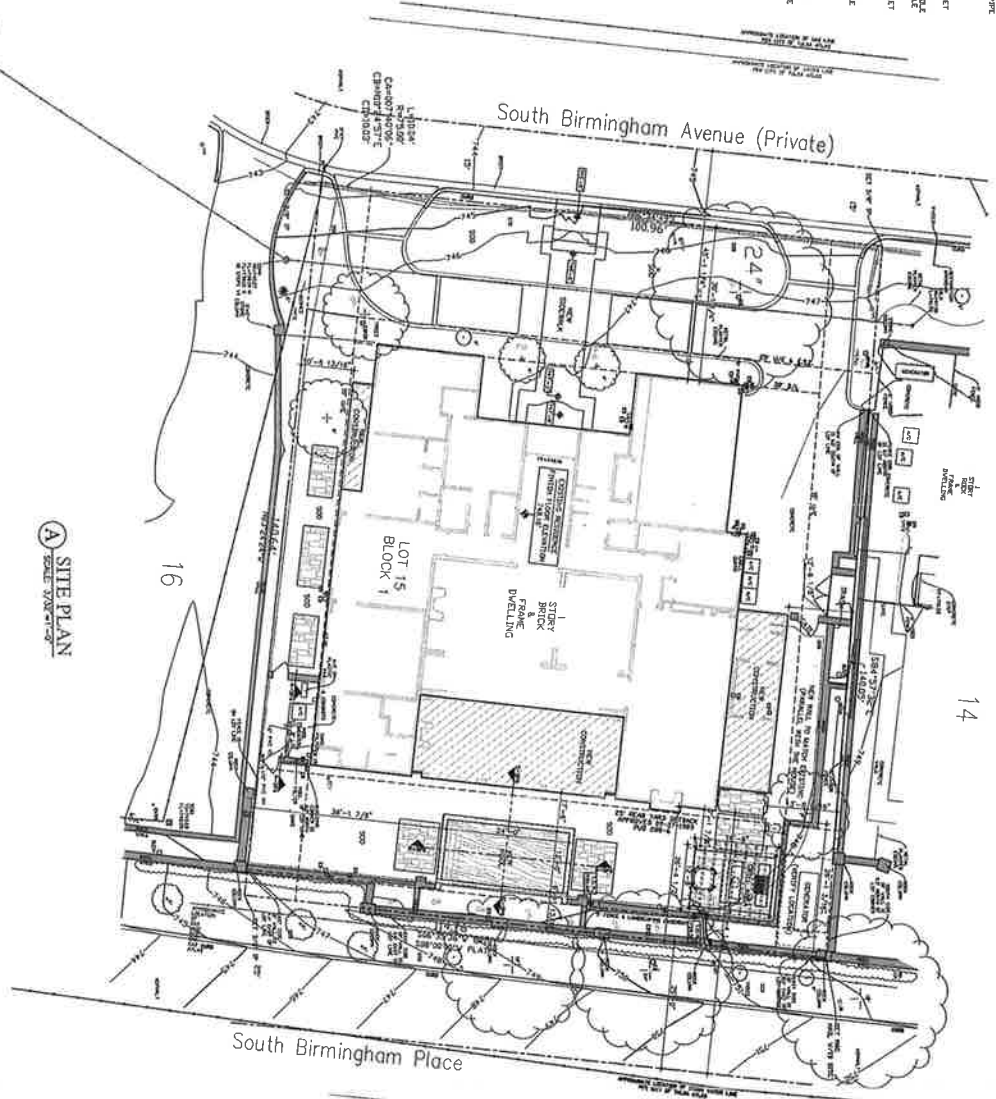
19-13 17

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

Aerial Photo Date: February 2016



19.5

[illegible]

SITE PLAN
SCALE 3/8" = 1'-0"

19.6



LEGAL DESCRIPTION:
LOT FIFTEEN (15), BLOCK ONE
EIGHT ACRES, AN ADDITION
TO THE CITY OF TULSA, TULSA
COUNTY, STATE OF OKLAHOMA,
ACCORDING TO THE RECORDED
PLAT THEREOF.

[illegible][illegible]



Tulsa Metropolitan Area
Planning Commission

Case : Huntington Park

Hearing Date: January 17, 2018

Case Report Prepared by:

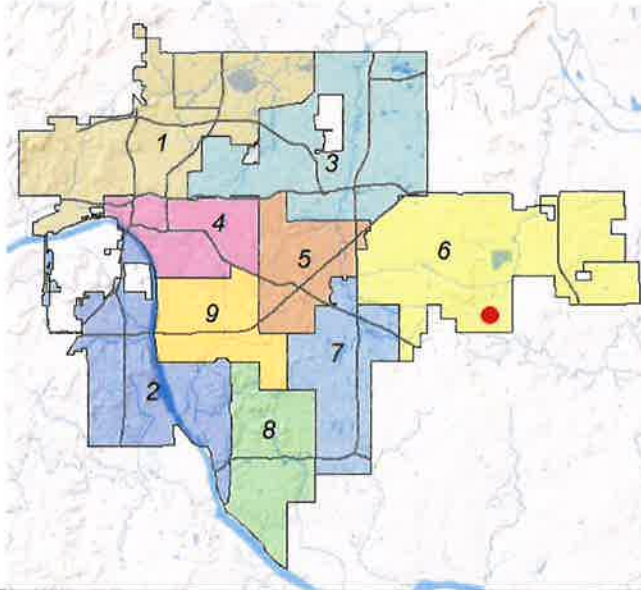
Nathan Foster

Owner and Applicant Information:

Applicant: Mark B. Capron, SWA

Owner: Lynn Lane 44, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Final Plat

Tract Size: 38.41 ± acres

Location: South of the southeast corner of
East 41st Street South and South 177th East
Avenue

Zoning: RS-3/RS-4/PUD-816

Staff Recommendation:

Staff recommends **approval** of the Final
Plat

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS: Final Plat

Draft Final Plat #4

Huntington Park

A SUBDIVISION OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-FIVE (25),
TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

P.U.D. NO. 816

Lot Area/Address Table				
LOT	LOT AREA (SQ. FT.)	ADDRESS	STREET NAME	
1	1,715.00	4017	1700th E	
2	1,715.00	4017	1700th E	
3	1,715.00	4017	1700th E	
4	1,715.00	4017	1700th E	
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20.3

P.U.D. NO. 816

MAXIMUM FRONT YARD COVERAGE BY FRONTING

Sheet 3 of 4
Date Printed: December 28, 2017



Tulsa Metropolitan Area
Planning Commission

Case : Village Congregation Church

Hearing Date: January 17, 2018

Case Report Prepared by:

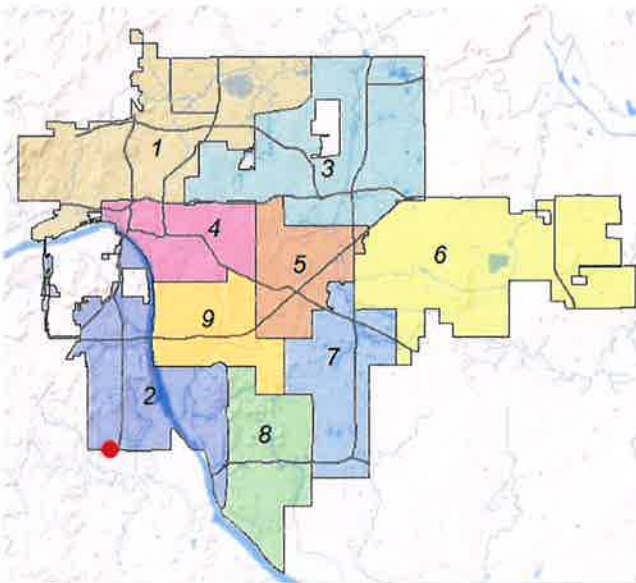
Nathan Foster

Owner and Applicant Information:

Applicant: JR Donelson

Owner: Village Congregation Church

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Reinstatement of Preliminary Plat

Tract Size: 2.23 ± acres

Location: West of the northwest corner of
West 91st Street South and South Union
Avenue

Zoning: RS-3

Staff Recommendation:

Staff recommends **approval** of the
reinstatement

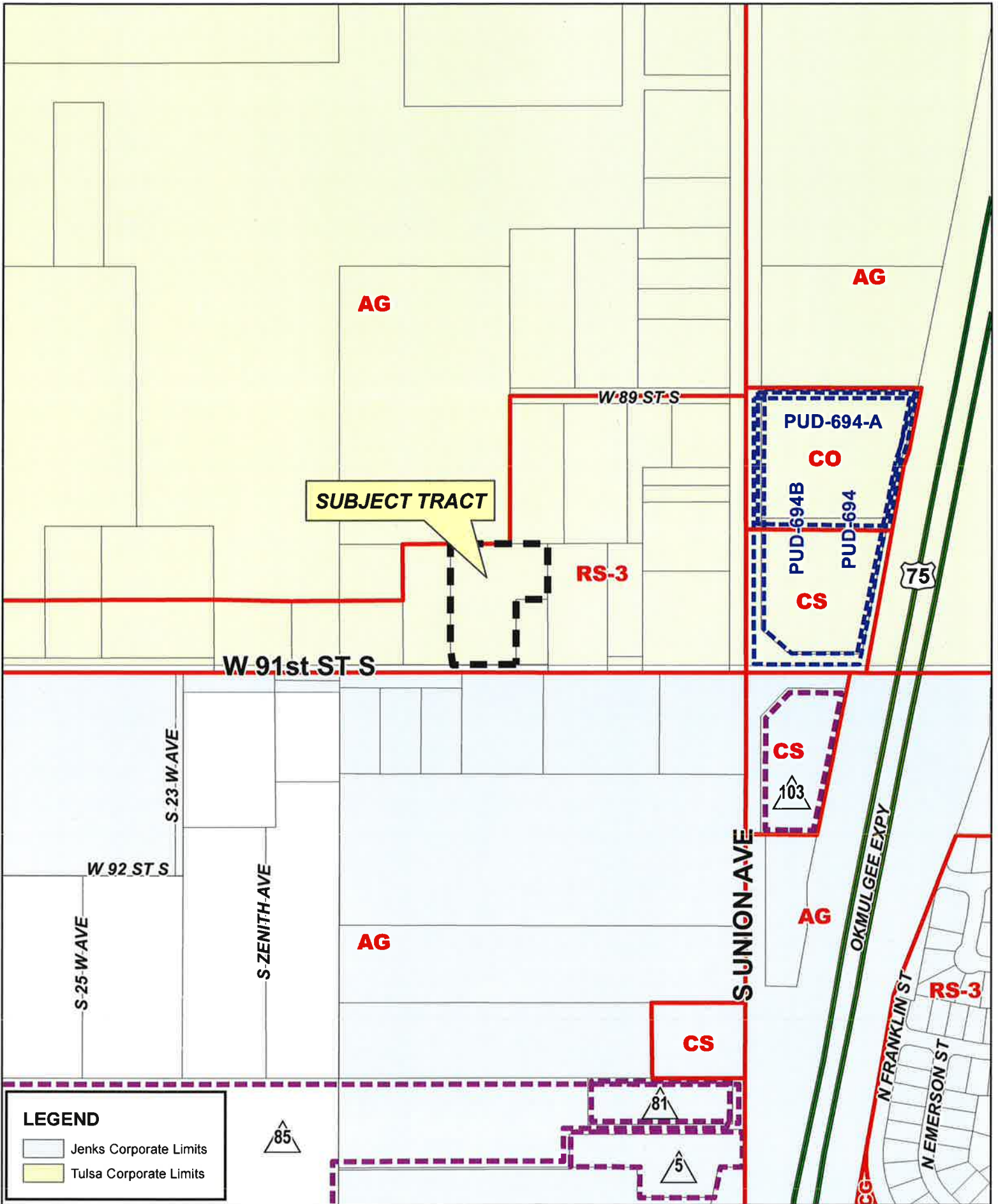
City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Applicant Letter, Plat



VILLAGE CONGREGATION CHURCH

18-12 15

21.2



W 89 ST S

W 91st ST S

S 23 WAVE

W 92 ST S

S 25 WAVE

S ZENITH AVE

S UNION AVE

OKMULGEE EXPWY

N FRANKLIN ST

N EMERSON ST

75

VILLAGE CONGREGATION CHURCH

0 200 400
Feet



Subject
Tract

18-12 15

21.3

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

Aerial Photo Date: March 2014



JR Donelson, Inc.

12820 So. Memorial Dr., Office 100

Bixby, Oklahoma 74008

918-394-3030

Email: jrdon@tulsacoxmail.com

December 22, 2017

Tulsa Metropolitan Area Planning Commission
2 West Second Street, Suite 800
Tulsa, Oklahoma 74013

Re: Village Congregation Church final plat.

We are requesting a reinstatement of the preliminary plat for 'Village Congregation Church'. This plat was given preliminary plat approval on August 14, 2015. The subdivision plat is a Lot 1, Block 1 plat. The Village Congregation Church presently meets in an existing building on the site and the platting of the property is being completed to permit construction of a new facility.

The project did not move forward after the preliminary plat was approved August 14, 2015, due to construction budget constraints. The church now has the funding in place for the project and is ready to proceed. The reinstatement of the preliminary plat will permit the final plat to proceed, release letters and ownership paperwork to be acquired.

Thank you for considering our request and we look forward to completion of the project.

Sincerely,

JR Donelson

A handwritten signature in black ink, appearing to read 'JR Donelson', written over the printed name.



Tulsa Metropolitan Area
Planning Commission

Case Number: LS-21101 (related LC-978)
Lot-Split

Hearing Date: January 17, 2018

Case Report Prepared by:

Amy Ulmer

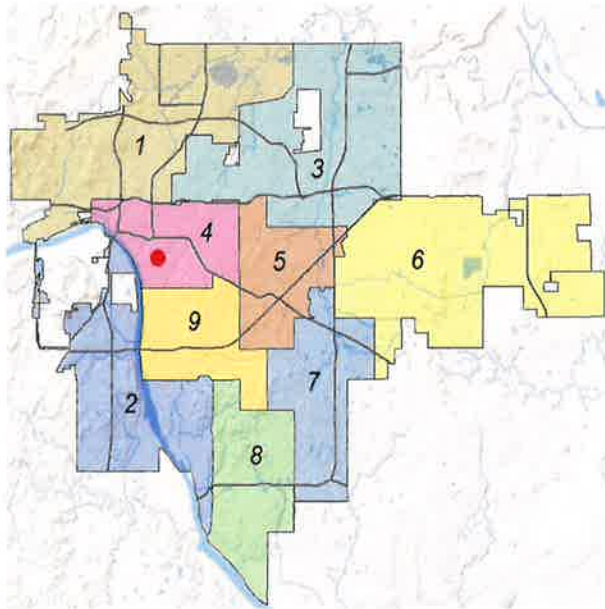
Owner and Applicant Information:

Applicant: Ginger Gibson

Property Owners: same

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Proposal to split an existing RS-2 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: .26 ± acres

Tract 2 Size: .03 ± acres

Location: Southwest corner of East 21st Street
South and South Peoria Avenue

Comprehensive Plan:

Land Use Map:

Existing Neighborhood

Stability and Growth Map:

Area of Stability

Zoning:

Existing Zoning: RS-2

Staff Recommendation:

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

City Council District: 4

City Councilor Name: Blake Ewing

Lot-Split and Waiver of Subdivision Regulations

January 17, 2018

LS-21101

Ginger Gibson, (9213) (RS-2) (CD-4)

Southwest corner of East 21st Street South & South Peoria

The Lot-split proposal is to split an existing RS-2 (Residential Single-family) tract into two tracts. Tract 2 will exceed the Bulk and Area Requirements of the City of Tulsa Zoning Code. Tract 1 will be combined with the lot directly to the south per LC-978. The resulting combined tract will meet the Bulk and Area requirements of the City of Tulsa Zoning Code.

A previous Lot-split (LS-21023) and corresponding Lot-combination (LC-918) were approved, per the consent agenda, at the 7/5/17 Planning Commission meeting involving the same tracts. The revised Lot-split application is to allow both lots access to a sanitary sewer line.

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



0 50 100
Feet



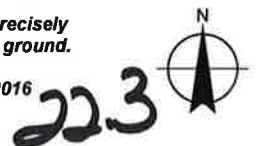
Subject
Tract

LS-21101

19-12 13

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

Aerial Photo Date: February 2016





Tulsa Metropolitan Area
Planning Commission

Case : Z-7395 Plat Waiver

Hearing Date: January 17, 2018

Case Report Prepared by:

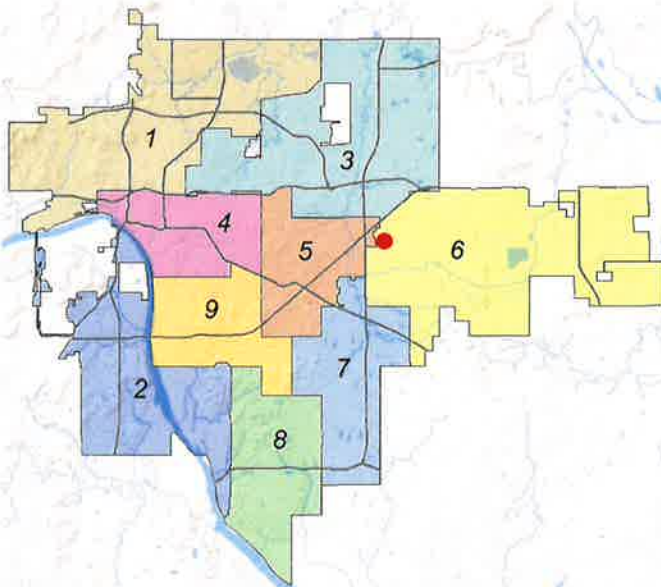
Nathan Foster

Owner and Applicant Information:

Applicant: Stuart E. Van De Wiele

Owner: KHACEB Properties, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Modification to previous condition applied to plat waiver approval

Location: North of the northeast corner of East 21st Street South and South Garnett Road

Zoning: OM with optional development plan (Z-7395)

Staff Recommendation:

Staff recommends **approval** of the modification to previously applied conditions

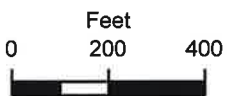
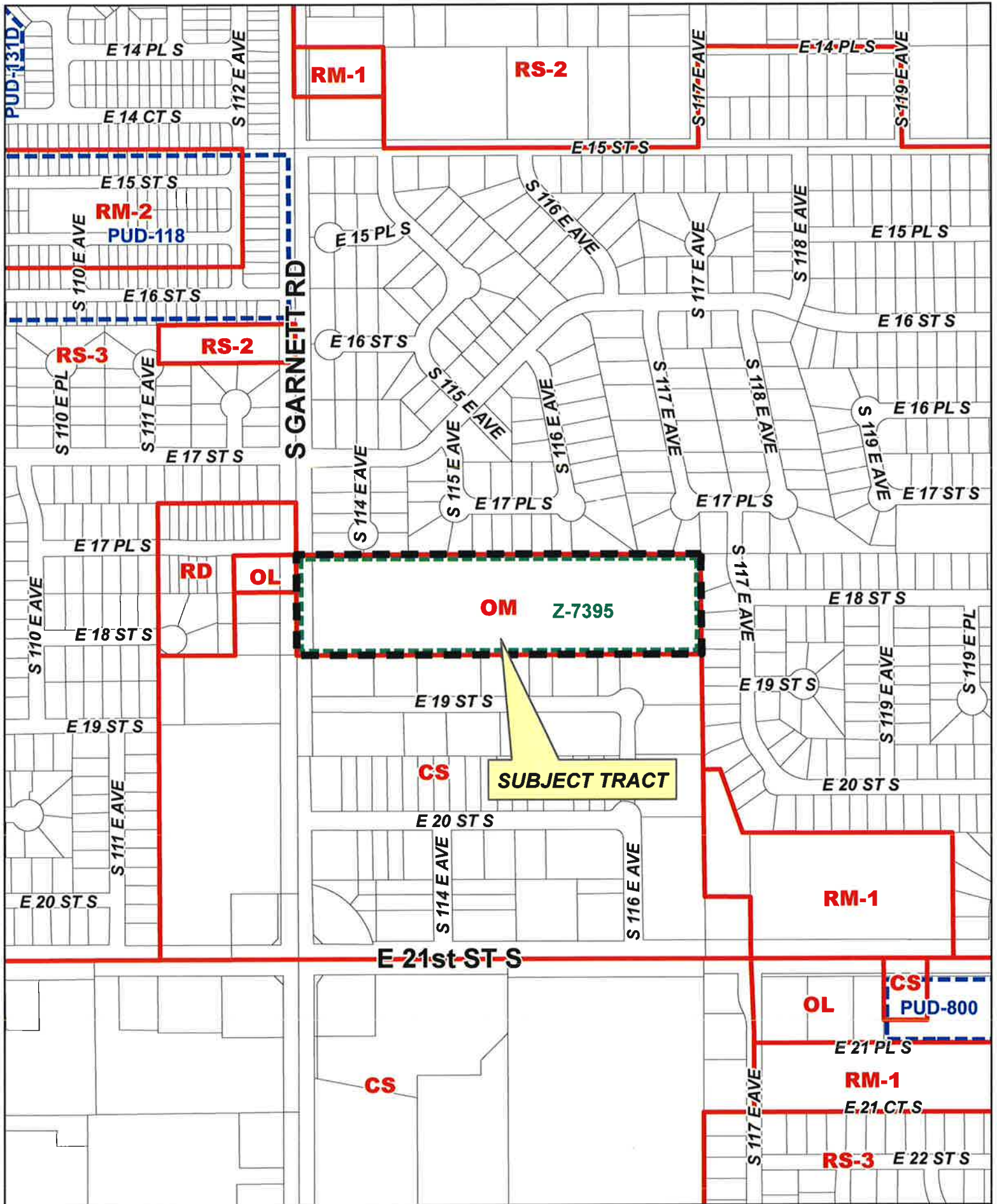
City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS: Site Map, Aerial, Applicant Submittal



19-14 08

Z-7395
Plat Waiver





0 200 400
Feet



Subject
Tract

19-14 08

Z-7395
Plat Waiver

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

Aerial Photo Date: February 2016



23.3

PLAT WAIVER
Modification to Previous Conditions

Z-7395 – (CD 6)

North of the northeast corner of East 21st Street South and South Garnett Road

The platting requirement for this property was triggered by an approved rezoning from RS-3 to OM with an optional development plan. A plat waiver was granted on November 1, 2017 that had two conditions of approval:

- A. The approved optional development plan standards be filed of record with the Tulsa County Clerk's office.
- B. The regulatory floodplain existing on the property be placed in the recommended easement

The optional development plan approved under Z-7395 has been recorded with the Tulsa County Clerk's office which satisfies the first condition of the plat waiver approval.

The applicant has prepared the required documentation for the filing of the required overland drainage easement; however, the timeframe for review and approval of the required easement has not been completed and the easement has not been filed. The applicant is seeking a modification to the 2nd condition to permit occupancy within the existing building on the site while the easement is still pending. No new construction is proposed at this time and the area to be covered by the overland drainage easement is restricted from any new development by the approved optional development plan.

In order to permit the issuance of a certificate of occupancy on the existing facility staff recommends **approval** of the modification to the previous conditions to reflect the following:

- ~~A. The approved optional development plan standards be filed of record with the Tulsa County Clerk's office.~~ Condition satisfied by 12/19/17 recorded notice of optional development plan.
- B. The regulatory floodplain existing on the property be placed in the recommended easement prior to any new construction on the site with the excluding any requests for interior remodel of existing structures.



Tulsa Metropolitan Area
Planning Commission

Case : QuikTrip No. 0085

Hearing Date: January 17, 2018

Case Report Prepared by:

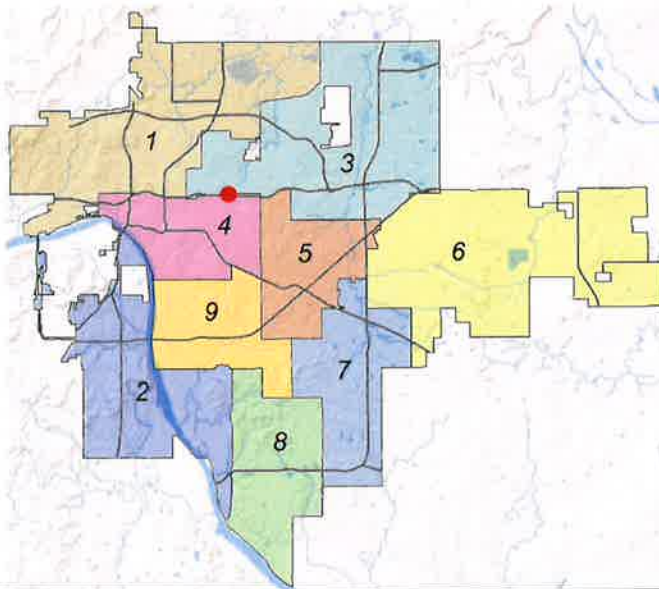
Nathan Foster

Owner and Applicant Information:

Applicant: AAB Engineering, LLC

Owner: QuikTrip Corporation

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat

1 lot, 1 block, 1.98 ± acres

Location: Southwest corner of East
Admiral Place and South Harvard Avenue

Zoning:

Current: CS & CH

Proposed: CH

Staff Recommendation:

Staff recommends **approval** of the
preliminary plat

City Council District: 3

Councilor Name: David Patrick

County Commission District: 2

Commissioner Name: Karen Keith

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

PRELIMINARY SUBDIVISION PLAT

QuikTrip No. 0085 - (CD 3)

Southwest corner of East Admiral Place and South Harvard Avenue

This plat consists of 1 lot, 1 block on 1.98 ± acres.

The Technical Advisory Committee (TAC) met on January 4, 2018 and provided the following conditions:

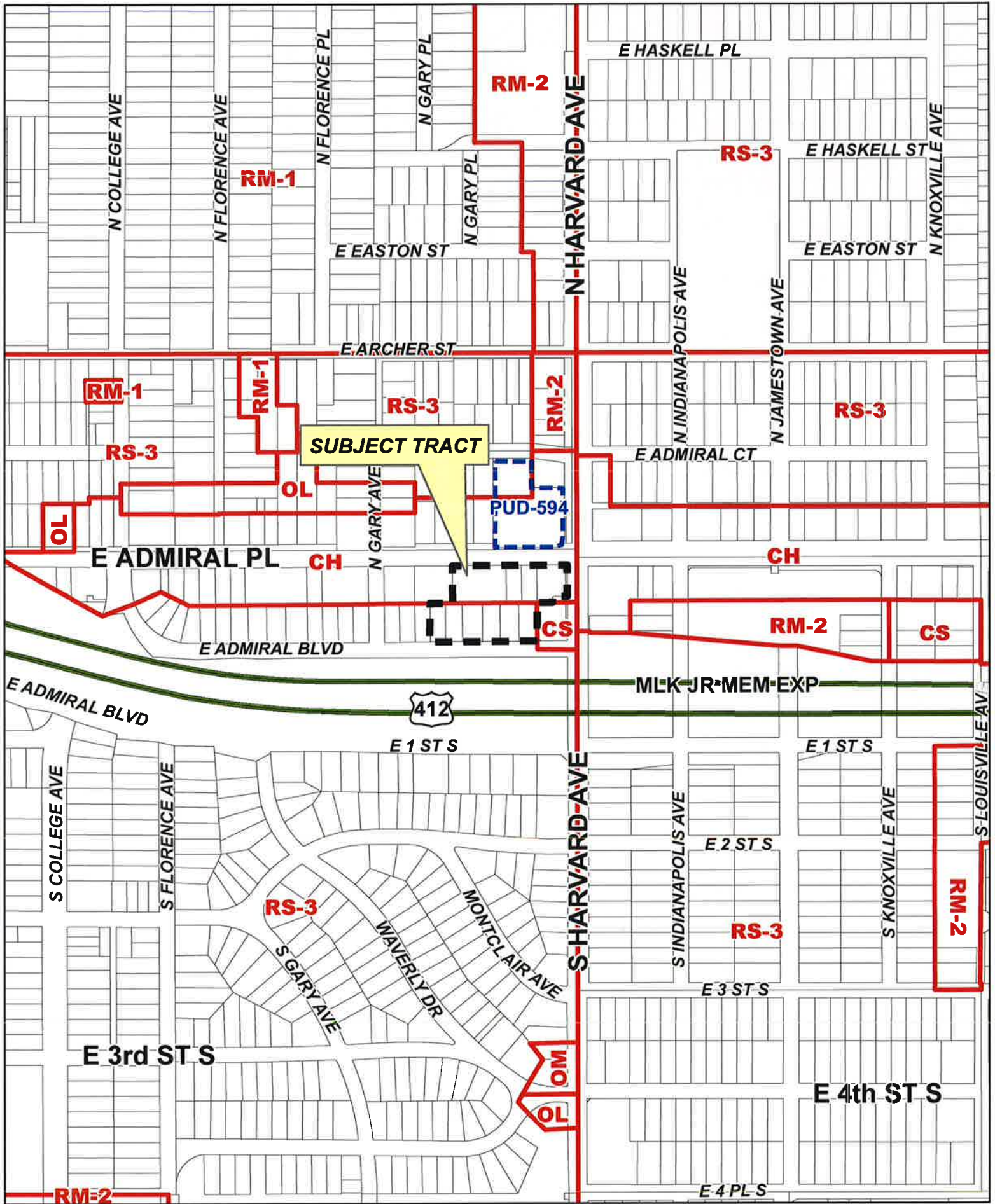
1. **Zoning:** The property has been approved for rezoning so that all property included in the plat will be zoned CH (Commercial – High). The proposed lot complies with the requirements of the CH district.
2. **Addressing:** Addresses are approved as shown.
3. **Transportation & Traffic:** 5' sidewalks required on all frontage. Call out any additional ROW dedications being made by plat and provide book/page for previous dedications. Corner clip at the intersection of Harvard Ave & Admiral Place should be either 42.42' or 30' radius. Bicycle racks are required in accordance with zoning requirements. Eliminate 2nd driveway closest to Harvard Avenue along Admiral Place. Adjacent driveways create hazardous conditions for pedestrians and the proximity of the driveway to a major intersection can create traffic conflicts. Eliminating the 2nd driveway will address both of these issues.
4. **Sewer:** IDP approval required for sanitary sewer relocation and easement vacation. Minimum 15' easement is required for any new sanitary sewer with pipe centered in easement. Provide additional 7.5' easement for existing sanitary sewer extending from MH#610 from center of pipe to south easement line. 10' separation required between sewer and water lines.
5. **Water:** Approved as shown.
6. **Engineering Graphics:** Submit subdivision control data sheet with final plat. Graphically provide assigned lot address to the face of the plat. Remove contours from final plat submittal. Show scale both written and graphically. Orient the plat so that north is up. Ensure written legal description and the face of the plat match. Bold the text for the bearing angle and length on the face of the plat. Identify all platted subdivisions on the location map and label all other property as unplatted. Provide a bearing angle between two known points under the Basis of Bearing heading. Add 3501 after North Zone. State whether plat was surveyed in feet or survey feet. Add North American Datum (NAD83).
7. **Fire:** Approved as shown.
8. **Stormwater, Drainage, & Floodplain:** Development must accept and convey offsite runoff. Any increase in impervious area may require on-site detention and appropriate easements. No floodplain on the property.

9. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Waivers of Subdivision Regulations:

1. None Requested

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



QUIKTRIP
NO. 0085

19-13 05

24.4



Feet

0 200 400



**Subject
Tract**

**QUIKTRIP
NO. 0085**

19-13 05

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

Aerial Photo Date: February 2016



24.5



0 50 100
Feet



Subject
Tract

**QUIKTRIP
NO. 0085**

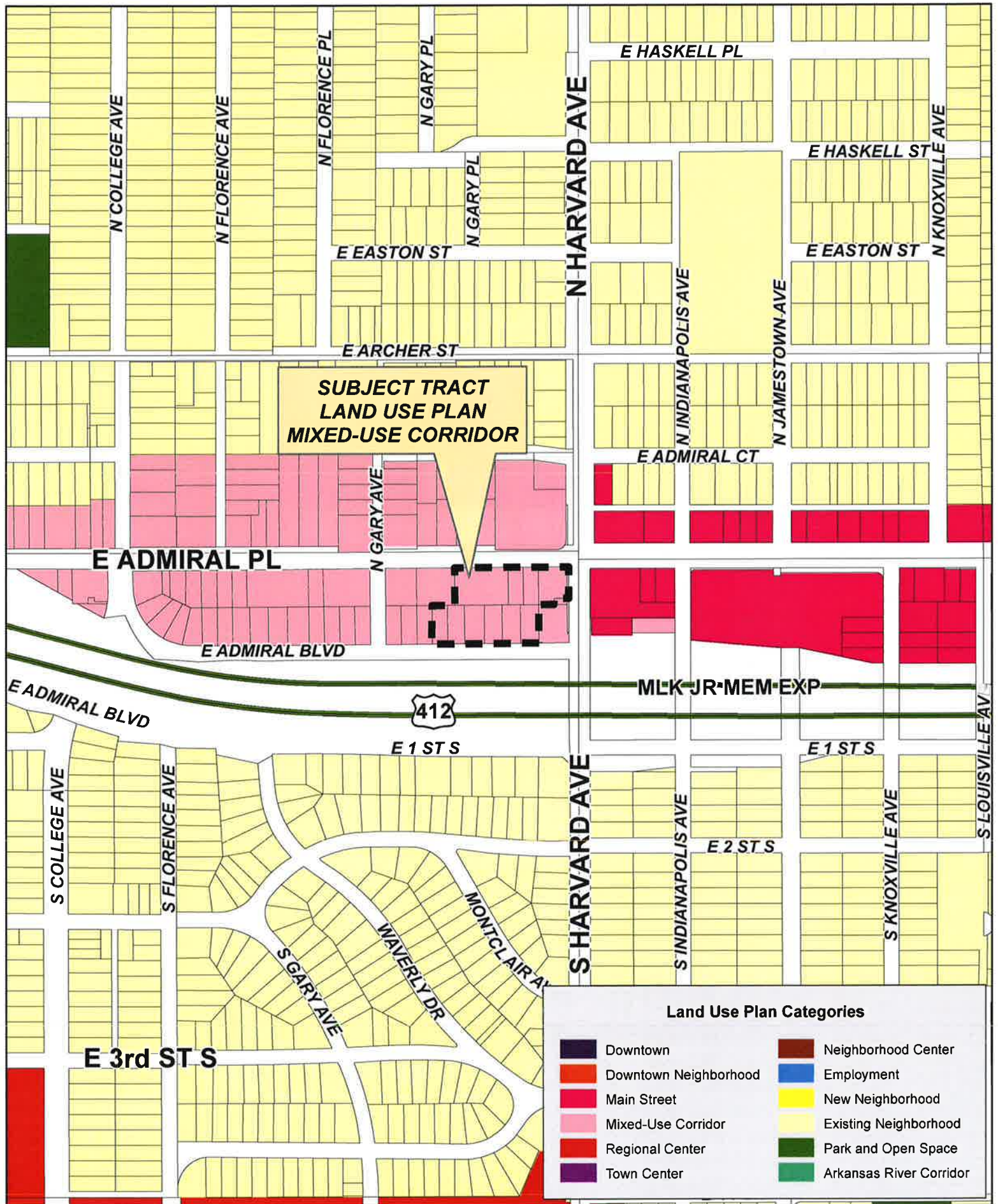
19-13 05

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

Aerial Photo Date: February 2016



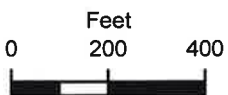
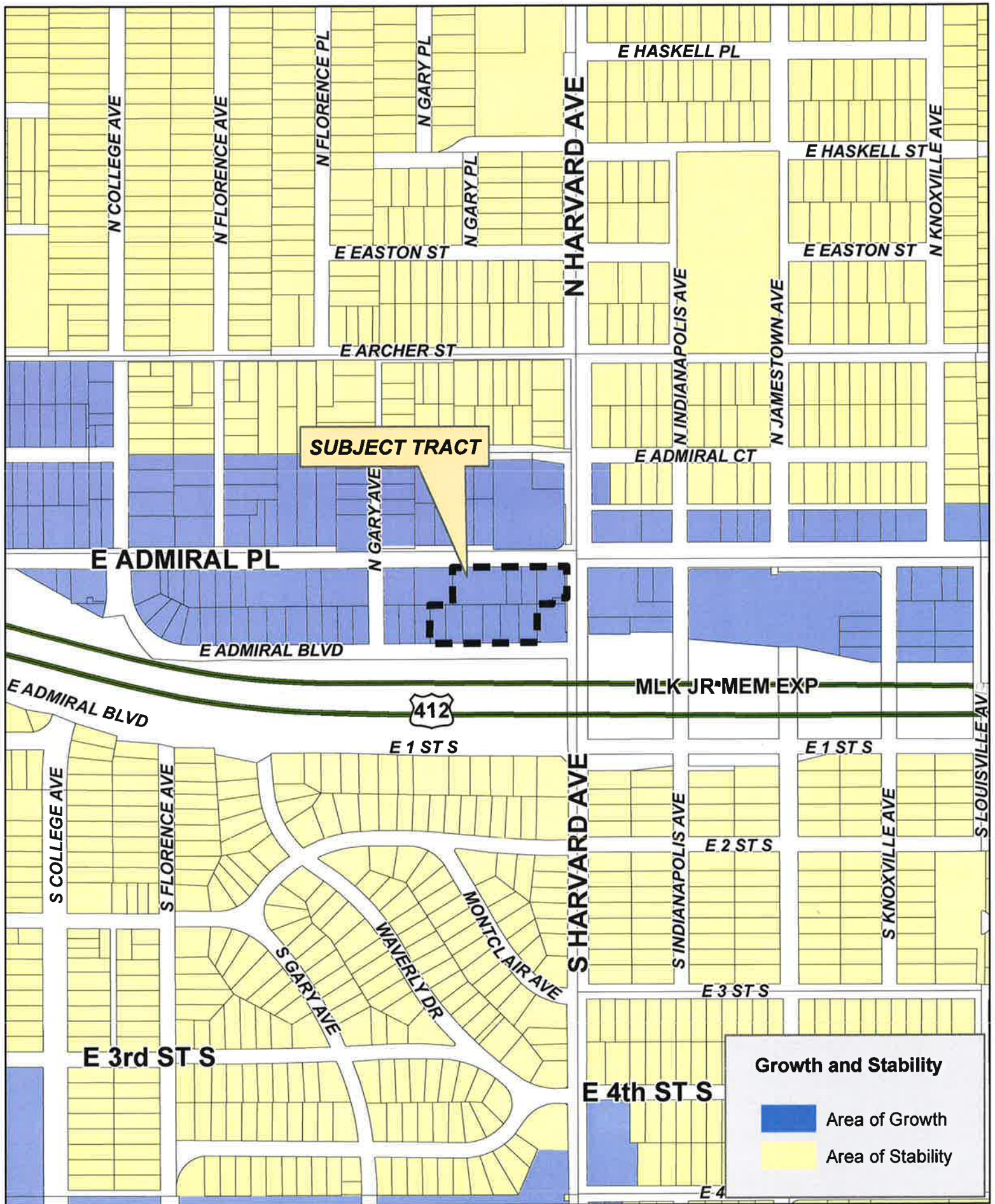
24.6



**QUIKTRIP
NO. 0085**

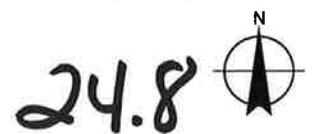
19-13 05

24.7



QUIKTRIP
NO. 0085

19-13 05



A RESUBDIVISION OF LOTS 9-11, 15-16, AND 20-21, BLOCK 1, AND PART OF LOTS 5-8, 12, 17-19, BLOCK 1, UNIVERSITY PARK ADDITION, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 696

ENGINEER/SURVEYOR:

AAB ENGINEERING, LLC
 CERTIFICATE OF AUTHORIZATION NO. 6311, EXP. JUNE 30, 2018
 P O BOX 2136
 SAND SPRINGS, OKLAHOMA 74063
 PHONE: (918) 514-4283
 EMAIL: ALAN@AABENG.COM
 CONTACT: ALAN BETCHAN

OWNER:

QUIKTRIP CORPORATION
AN OKLAHOMA CORPORATION
4706 S.125TH E AVE
TULSA, OKLAHOMA 74134
PHONE: (918) 616-7788
CONTACT: CARLY GOODNIGHT
EMAIL: CGOODNIG@QUIKTRIP.COM

SUBDIVISION STATISTICS

FINAL PLAT ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	
Approval Date: _____	_____ TREASURER
_____ CITY ENGINEER	_____ CHAIRMAN
Council of the City of Tulsa, Oklahoma	_____ MAYOR
Approval Date: _____	_____ ATTEST CITY CLERK
_____ CITY ATTORNEY	
The approval of this Plat must appear one year after the date of the original approval of the Plat by the City Engineer in the Office of the County Clerk before the same can be recorded.	

CONTACTS

MUNICIPAL AUTHORITY

CITY OF TULSA
175 EAST 2ND STREET, SUITE 860
TULSA, OK 74103

UTILITY CONTACTS

OKLAHOMA NATURAL GAS COMPANY
2319 N. EDISON ST.
TULSA, OK 74107
918-586-6626

PUBLIC SERVICE COMPANY
OF OKLAHOMA
115 E. OK 1918
1-888-251-3523

COX COMMUNICATIONS
11811 EAST 31ST STREET
TULSA, OK 74133
918-759-4958

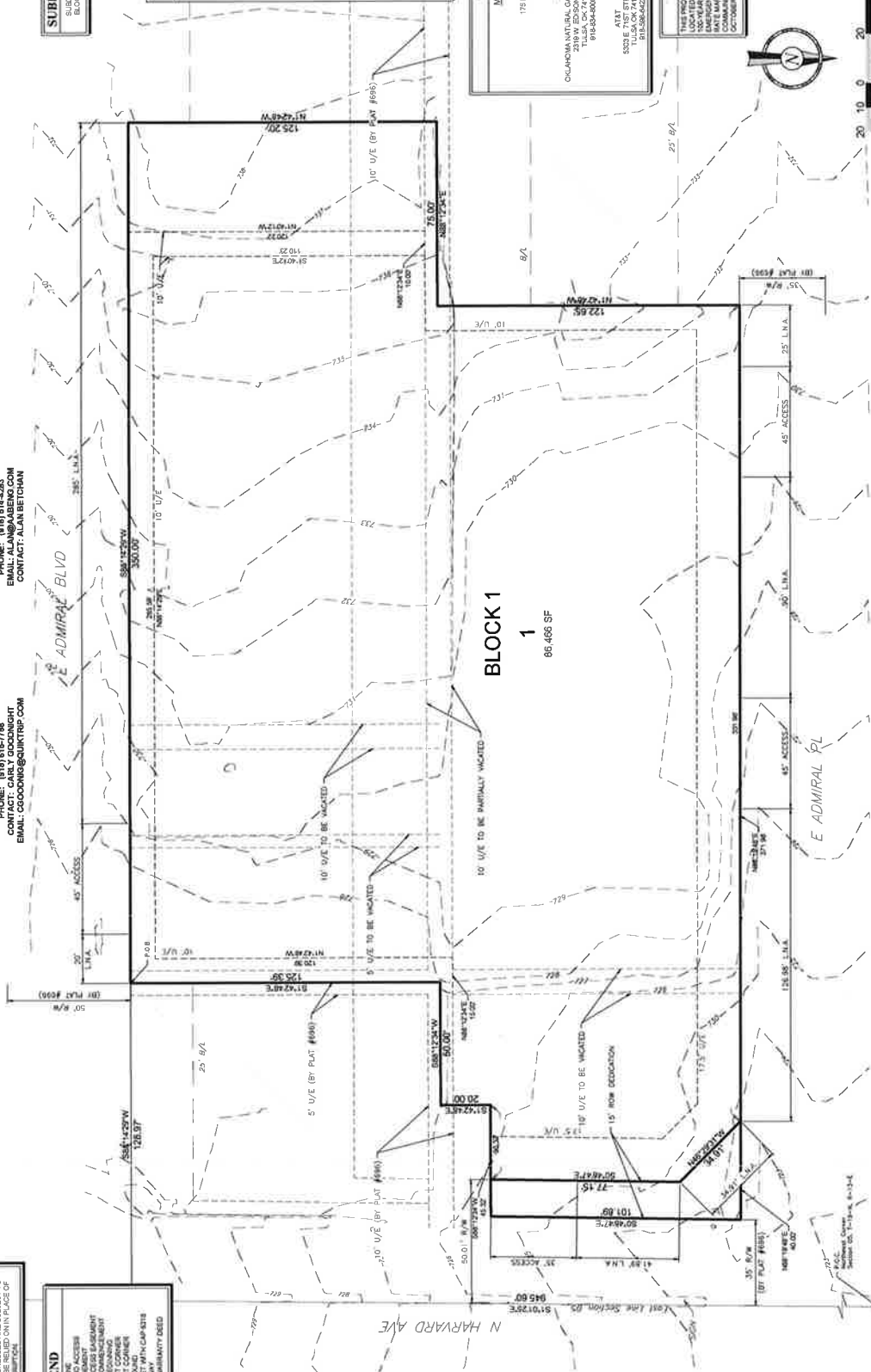
AT&T

5325 E. THE STREET
TULSA, OK 74106
918-586-6622

FLOODPLAIN

THIS PROPERTY LIES IN DESIGNATED ZONE "X" AND IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE COUNTY OF TULSA, OKLAHOMA, COMMUNITY PANEL NUMBER 48-0000A, EFFECTIVE OCTOBER 9, 2012.

Quilt Trip No. 0085
ORDINARIO DECEMBER 20, 2017
Shawnee, Va. 2



SITE DATA

CHASLEO BOX SET LOCATED ON A CORNER APPROXIMATELY 207
W. EAST AND 19 L.F. NORTH OF THE NORTHWEST CORNER OF
PROPERTY

THE BEARING BASE FOR THE SURVEY IS BASED ON GRID BEARINGS AND THE OKLAHOMA STATE PLANE (NORTH ZONE) COORDINATE SYSTEM

88 466 SF ± 71.99 ACRES ±
DARTLAND AREA
ADDRESSES
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE
TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO
CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF
DEED RECORDS.

LEGEND

BL	BUILDING LINE
LA	LIMITS OF NO ACCESS
LU	UTILITY EASEMENT
MAE	MUTUAL ACCESS EASEMENT
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
SWC	SOUTHWEST CORNER
SEC	SOUTH EAST CORNER
HP	HIGH PIN FOUND
SP	IRON PIN SET WITH CAP \$218
WN	NIGHT OF WAY

24.9



Tulsa Metropolitan Area
Planning Commission

Case : BOA-22385 Plat Waiver

Hearing Date: January 17, 2018

Case Report Prepared by:

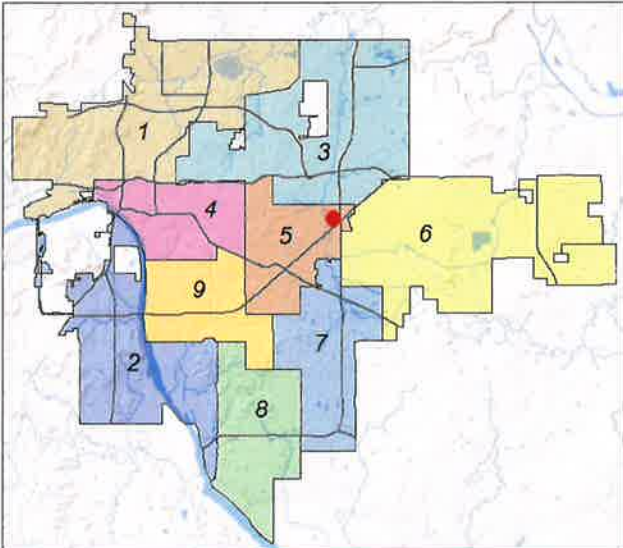
Nathan Foster

Owner and Applicant Information:

Applicant: Leo Coffman

Owner: DL Tulsa I, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver

Location: South of the southeast corner of
East 15th Street South and South 101st East
Avenue

Zoning: CS

Staff Recommendation:

Staff recommends **approval** of the plat
waiver

City Council District: 5

Councilor Name: Karen Gilbert

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Site Plan

PLAT WAIVER

BOA-22385 – (CD 5)

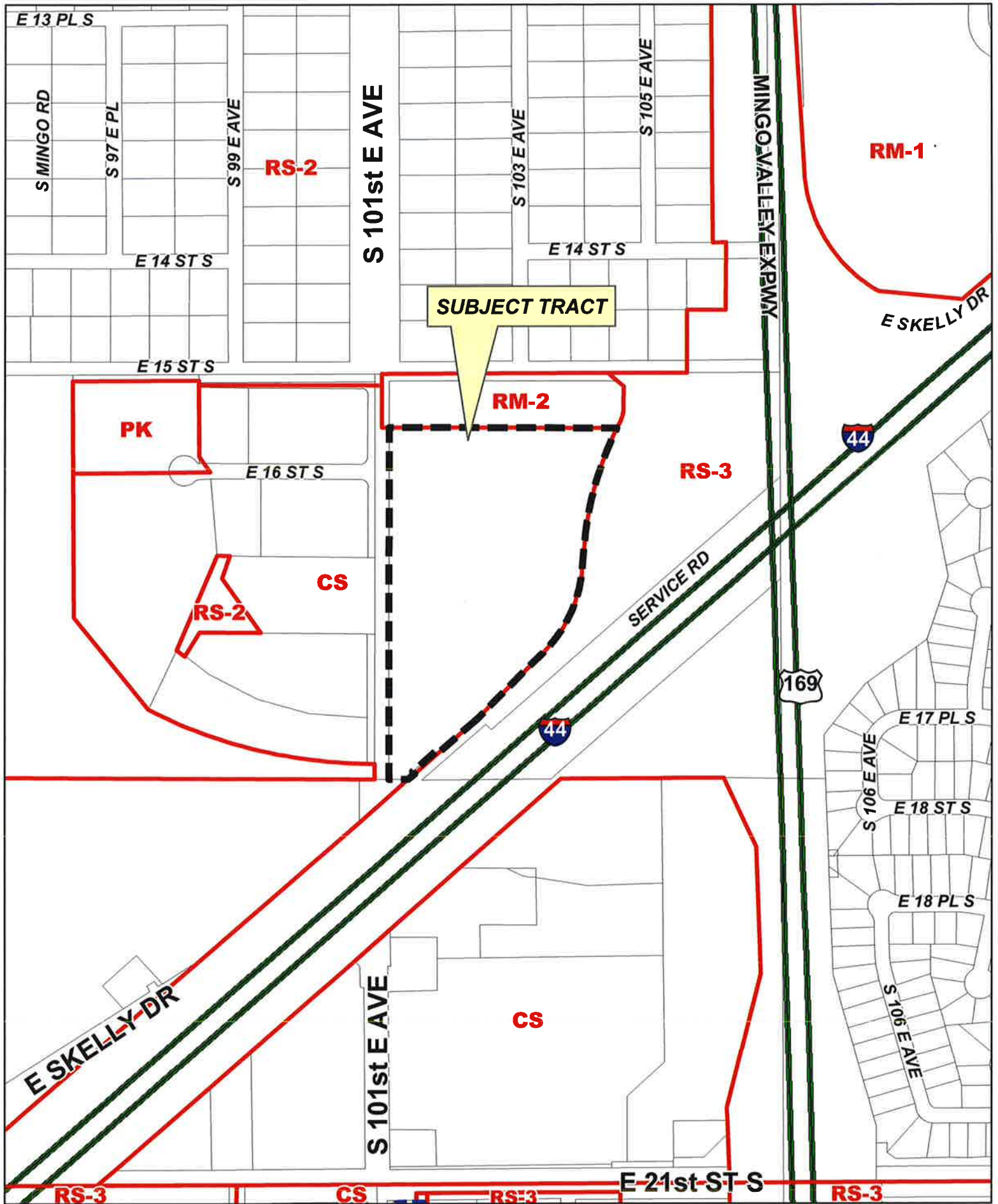
South of the southeast corner of East 15th Street South and South 101st East Avenue

The platting requirement for this property is being triggered by a special exception approval by the Board of Adjustment on January 9, 2018 to permit a Governmental Services use in the CS district.

The Technical Advisory Committee met on January 4, 2018 and the following items were determined:

1. Property was previously platted under the Magic Circle addition plat.
2. All required right-of-way has been dedicated and no further dedications are required.
3. All major utilities are available on the site with no need for main line extensions or new easements.
4. The property is to remain one single lot with no further subdivision proposed at this time.
5. Increases in impervious area may require additional detention easements at the time of permits.
6. There is no floodplain on the property.

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



BOA-22385

19-14 07

25.3



0 200 400
Feet



Subject
Tract

BOA-22385

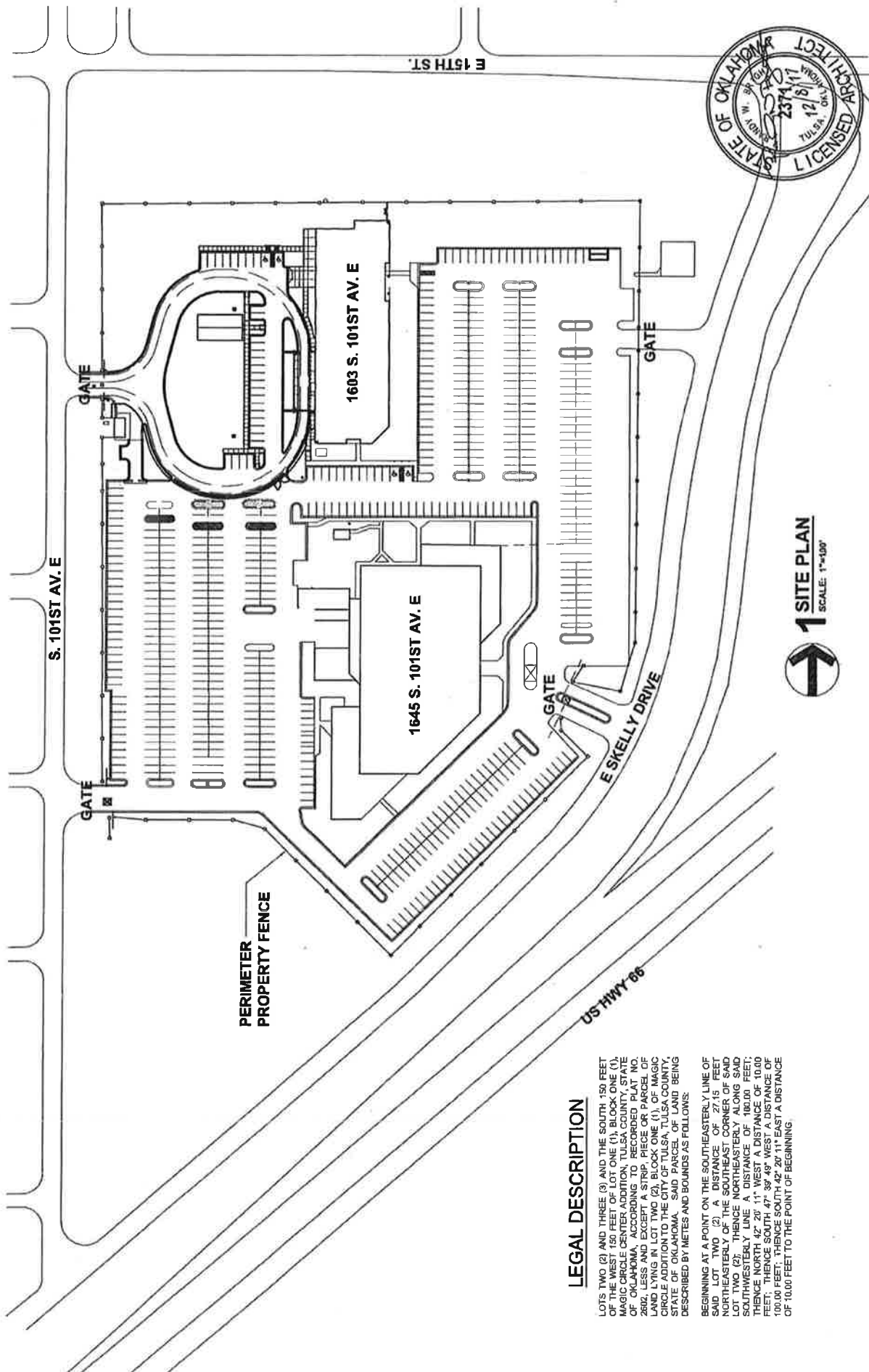
19-14 07

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

Aerial Photo Date: February 2016



25.4



LEGAL DESCRIPTION

LOTS TWO (2) AND THREE (3) AND THE SOUTH 150 FEET OF THE WEST 150 FEET OF LOT ONE (1), BLOCK ONE (1), MAGIC CIRCLE CENTER ADDITION, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO RECORDED PLAT NO. 2602, LESS AND EXCEPT A STRIP, PIECE OR PARCEL OF LAND LYING IN LOT TWO (2), BLOCK ONE (1), OF MAGIC CIRCLE CENTER ADDITION, TULSA COUNTY, OKLAHOMA, SAID PARCEL OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT TWO (2) A DISTANCE OF 27.15 FEET NORTHEASTERLY OF THE SOUTHEAST CORNER OF SAID LOT TWO (2); THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE A DISTANCE OF 160.00 FEET; THENCE SOUTH 42° 20' 11" WEST A DISTANCE OF 100.00 FEET; THENCE SOUTH 42° 20' 11" EAST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7421 with optional
development plan

Hearing Date: January 17, 2018
(Continued from November 15, 2017)

Case Report Prepared by:

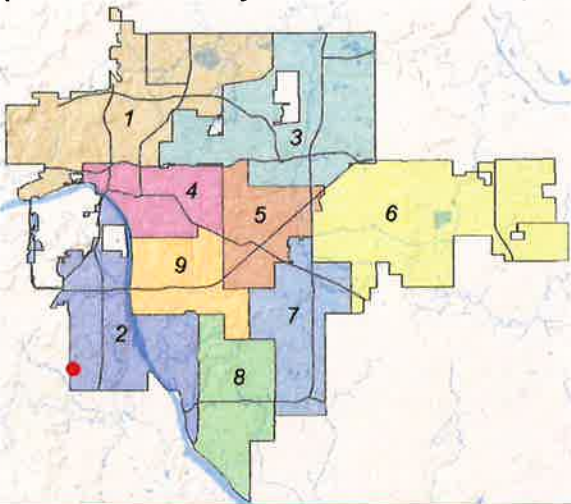
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Wallace Engineering / Jamelle Moore

Property Owner: Copper Creek LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: vacant

Proposed Use: residential

Concept summary: Rezoning request for single
family residential development

Tract Size: 15 ± acres

Location: E of SE/c of S. 33rd W. Ave. &
W. 81st St. S.

Zoning:

Existing Zoning: AG

Proposed Zoning: RS-2 with optional
development plan

Comprehensive Plan:

Small Area Plan: West Highlands Small Area
Plan

Land Use Map: Existing Neighborhood

Stability and Growth Map: Area of Stability

Staff Data:

TRS: 8215

CZM: 51

Atlas: 0

Staff Recommendation:

**Staff recommends denial of RS-3 zoning as
originally requested by applicant.**

**Staff recommends approval for RS-2 zoning
with the optional development plan as outlined
in Section II of the following report.**

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

26.1

SECTION I: Z-7421

DEVELOPMENT CONCEPT: The applicant has requested a rezoning request to support a proposed single family residential development with a private street system.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - Conceptual Plan
 - Offsite sanitary sewer extension concept

SECTION II: Optional Development Plan Standards

Z-7421 with the optional development plan standards will conform to the provision of the Tulsa Zoning Code for development in an RS-2 zoning district and its supplemental regulations except as further refined below:

Uses allowed:

- A. Permitted Uses: The subject property may only be used as follows:
 - a. Residential Use category
 - i. Single Household
- B. Public, Civic and Institutional
 - a. Natural Resource Preservation
 - b. Minor Utilities and Public Service Facilities

Residential building types allowed: The subject property may only be used as follows:

- A. Single Household
 - a. Detached House

Lot and Building Regulations:

Minimum Lot Area:	9,000 square feet
Minimum Lot Width:	75 feet
Minimum Street Frontage	30 feet
Minimum Building Setbacks	
Street	
Arterial	35 feet
Other streets	30 feet*
Side (Interior)	7.5 feet
Rear	25 feet
Minimum open space per lot	5,000 square feet
Maximum building height	35 feet

*For detached houses on corner lots street setbacks for non-arterial streets shall also be 30 feet.

Provide pedestrian connectivity and meaningful open space as illustrated on the conceptual plan submitted.

26.2

As may be allowed in the updated subdivision regulations, the proposed subdivision may be gated with private streets. The right-of-way or reserve area width may not be less than 50 feet as defined in the City of Tulsa subdivision regulations. The minimum building setbacks shall be measured from the street reserve area boundary or right-of-way line.

DETAILED STAFF RECOMMENDATION:

Z-7421 request RS-2 zoning with an optional development plan for a single family residential development. Single family residential uses in this location are consistent with the Existing Neighborhood land use designation and,

RS-2 zoning with the optional development plan zoning may not be consistent the vision for an Area of Stability as outlined in the Tulsa Comprehensive Plan. The requested RS-2 zoning with the optional development plan provides some standards for wider side yards and larger front setbacks that helps protect some of the neighborhood character as expected in those areas when viewed in context with the small area plan and,

RS-2 zoning with the optional development plan standards allows a lot density that may still not be consistent with the existing land use pattern in the area. The proximate properties north and west of the site were previously zoned RS-3 and could be redeveloped to meet those standards at any time and a higher density development is supported by sanitary sewer trunk line construction by the City of Tulsa south of this site and,

Single family residential uses are consistent with the land use vision of the West Highlands Small Area Plan however the density allowed by RS-2 zoning is contradictory to the rural residential uses supported by the plan and,

The lot setbacks and building regulations included in the optional development plan meet or exceed the standards defined in a RS-1 zoning which are consistent with the anticipated future development in this area and is considered non-injurious to the surrounding property owners therefore,

Staff recommends approval of Z-7421 to rezone property from AG to RS-2 with the optional development plan outlined in Section II.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Within the West Highlands Small Area plan a development concept illustrates a single family residential development with a variety of lot sizes, greenspace wildlife corridor for local fauna and a perimeter greenspace buffer that summarize the goals for a context sensitive neighborhood. The zoning requested allows that concept but those concepts are not required except where by potential floodplain development standards. Without using an optional development plan or recommending a larger lot zoning designation staff does not have any regulatory method to support the visioning concepts illustrated in the plan.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

The Existing Residential Neighborhood category is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill

projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

Areas of Stability and Growth designation: Area of 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.

Transportation Vision:

Major Street and Highway Plan: None that would affect site development

Trail System Master Plan Considerations: None that affect site development

Small Area Plan: West Highlands Small Area Plan (Adopted 2014)

The recommendations of the small area plan include many references to supporting residential single family uses within a rural context and a rural residential zoning use. Revisions to the Tulsa Zoning Code have not implemented those concepts.

Special District Considerations: None except those design considerations recommended in the West Highlands Small Area Plan

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site abuts property on the south side of the site that does not have a public connection to any public street. The preliminary plat will require stub street construction to the south and to the east anticipating future development. Street connectivity is an important consideration in the West Highlands Small Area Plan and in the Tulsa Comprehensive Plan.*

The density illustrated on the conceptual plan can be supported by a connection to a public sewer system.

Environmental Considerations: The southwest corner of the site is included in the City of Tulsa regulatory floodplain. Development of that portion of the tract will require adequate engineering analysis during the design process to meet or exceed City standards for development in the floodplain.

Streets:

Exist. Access	MSHP Design	MSHP RW	Exist. # Lanes
West 81 st Street South	Secondary Arterial	100 feet	2

26.4

Utilities:

The subject tract has municipal water available. Sanitary sewer extension will be required to serve this site from approximately ½ mile south of the south boundary of the site.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	Existing Neighborhood	Stability	Large lot single family homes
East	AG	Existing Neighborhood	Stability	One single family home
South	AG	Existing Neighborhood	Stability	Undeveloped
West	RS-3	Existing Neighborhood	Stability	Single family homes

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11827 dated June 26, 1970, established zoning for the subject property.

Subject Property:

BOA-11166 September 1980: The Board of Adjustment **approved** a *special exception* to permit the location of a mobile home in an AG District for a period of 10-years, or until such time as the dairy ceases to operate, whichever comes first (Section 310 – Principal Uses Permitted in the Agriculture District – Section 1209 – Mobile homes) on the subject property.

Surrounding Property:

BOA-21242 March 2011: The Board of Adjustment **approved** the *variance* of the maximum permitted size of a detached accessory building in the RS-3 district (Section 402.B.1.d) from 1,235 Sq. ft. finding that the proposed structure is to replace what was destroyed by a tornado last year, and the tract is 2.51 acres in size on property located south of the southeast corner of South 33rd West Avenue and West 81st Street South and abutting the subject property.

BOA-20256 April 1997: The Board of Adjustment **approved** a *variance* of the maximum size of an accessory building in an RS-3 District; and a *variance* of the maximum height of the top plate for an accessory building from 10 feet to 12 feet, finding that by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, specifically the large lot size in the RS-3 zoned area; contingent on there being no commercial activities, no living quarters and removal of the existing building, and total square footage of 1,500 for accessory buildings, on property located on the northeast corner of West 81st Street South and South 28th West Avenue.

BOA-17934 February 1998: The Board of Adjustment **denied** a *variance* to all 2 dwelling units on one lot of record; Section 207. One single-family dwelling per lot of record-Use Unit 9 a special exception to allow a manufactured home in an RS-3 zoned district (Section 401). Principal uses permitted in residential districts – Use Unit 9 and a variance of the one year time limit to allow the manufactured home permanently Section 404.E. Special exception uses in residential districts,

requirements noting that not hardship was presented on property located east of the northeast corner of South 33rd West Avenue and West 81st Street South.

BOA-15954 February 1992: The Board of Adjustment **denied** a *special exception* to permit a community group home in an RS-3 zoned district – Section 401. Principal uses permitted in the residential districts – Use Unit 5; finding that the proposed use would be detrimental to the neighborhood, and would violate the spirit and intent of the code, on property located east of the corner of South 33rd West Avenue and West 81st Street South.

11/15/2017 1:30 PM

26.6



0 200 400
Feet



Subject
Tract

Z-7421

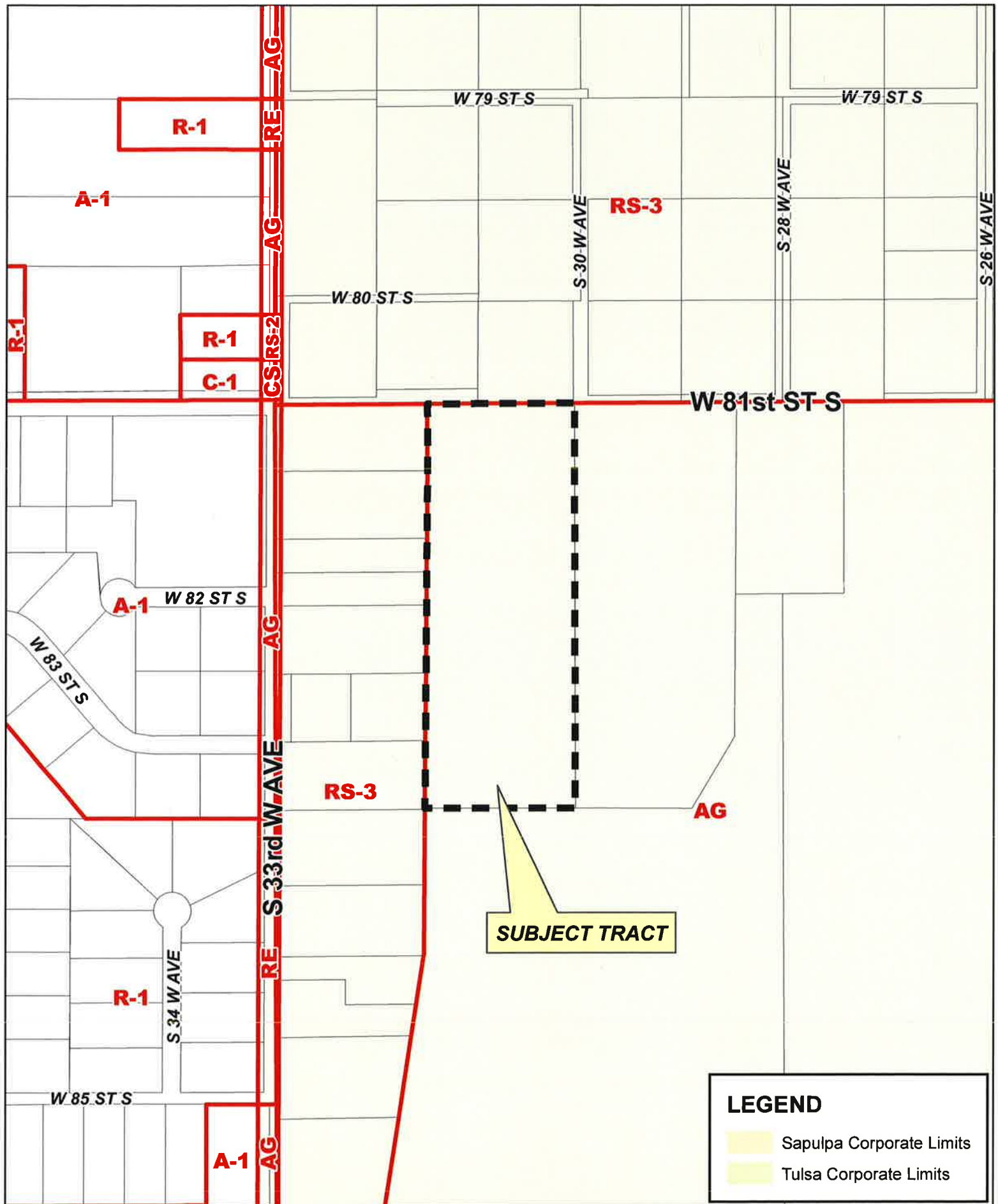
18-12 15

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

Aerial Photo Date: February 2016



26.7



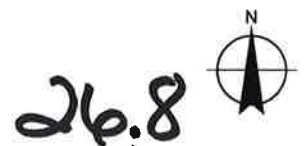
LEGEND

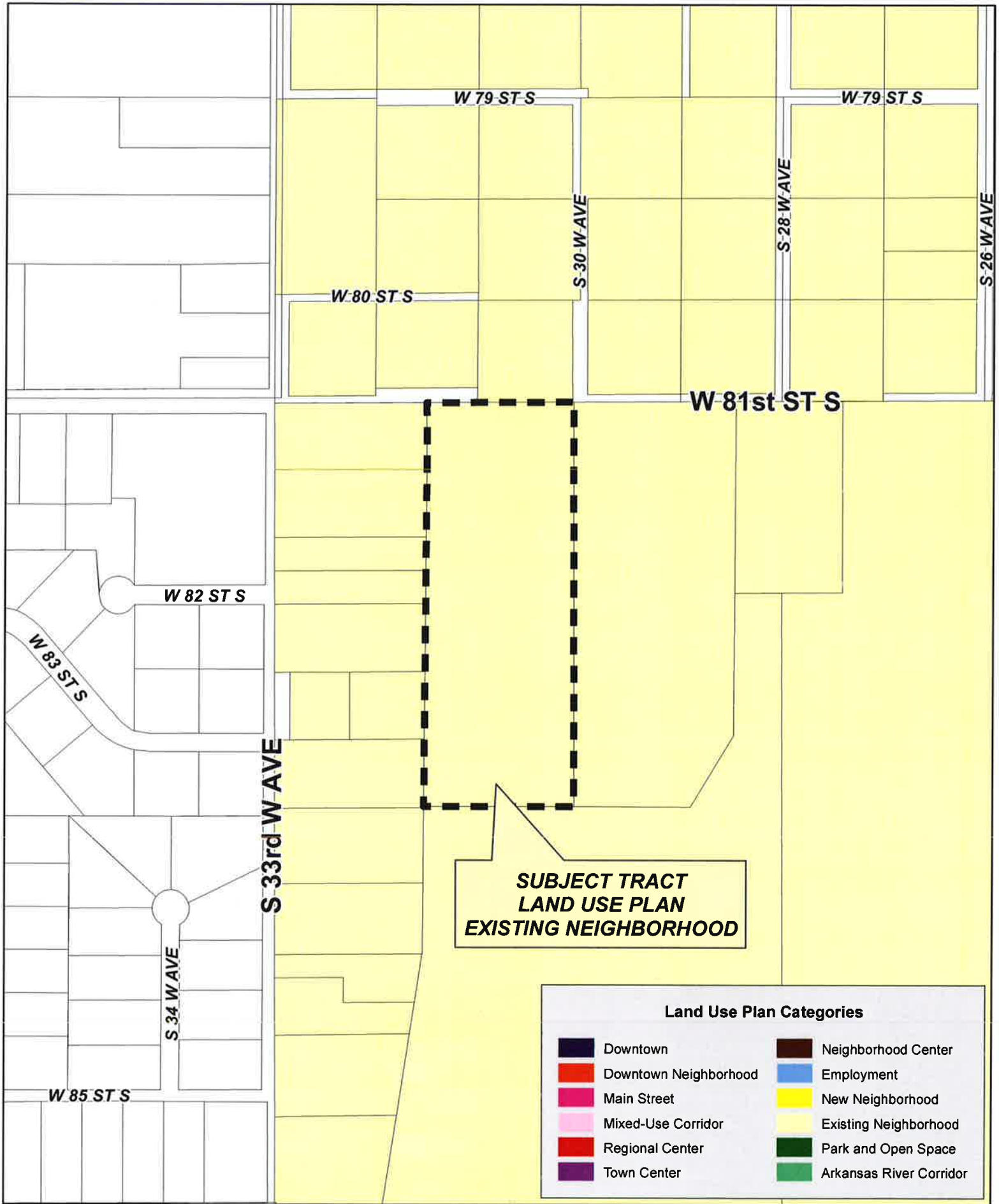
-  Sapulpa Corporate Limits
-  Tulsa Corporate Limits



Z-7421

18-12 15

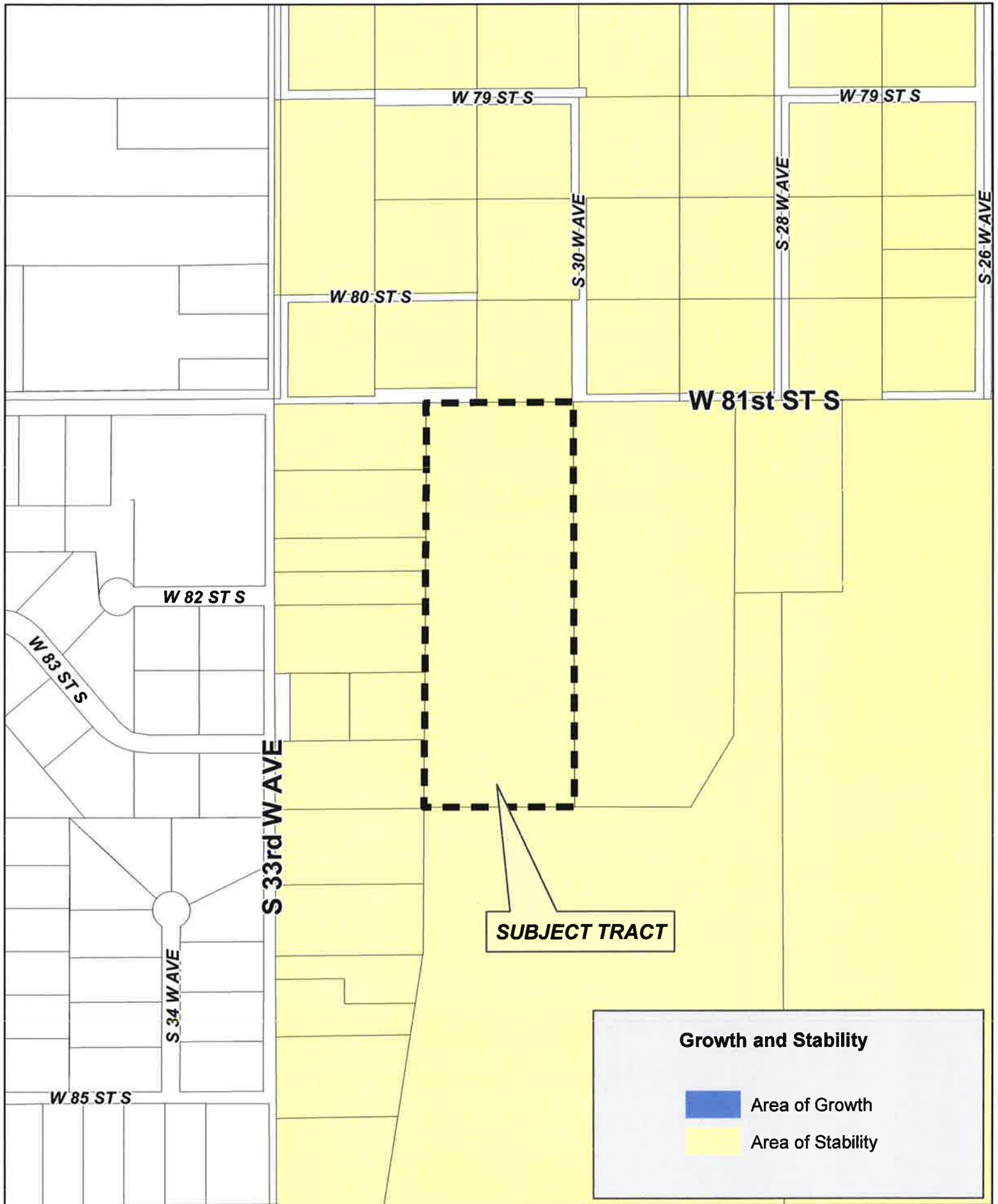




Z-7421

18-12 15





Z-7421

18-12 15



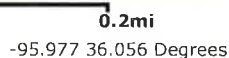


COPPER CREEK SUBDIVISION
CONCEPTUAL SITE PLAN

26.11



Storm, Sewer and Water



24.12

7/5/2017



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-467

Hearing Date: January 17, 2018

Case Report Prepared by:

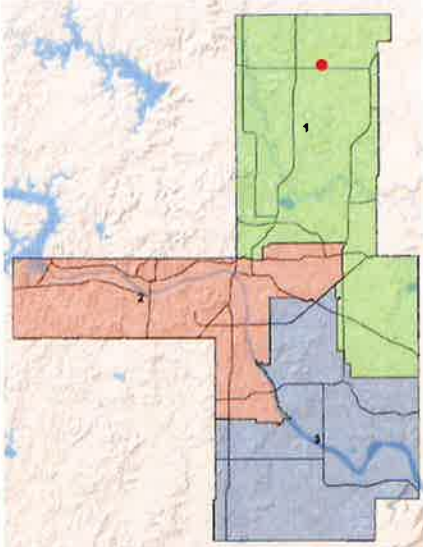
Jay Hoyt

Owner and Applicant Information:

Applicant: Morgan Powell

Property Owner: The Alexander Trust

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Commercial

Concept summary: Rezone from AG to CG to permit commercial uses

Tract Size: 5.18± acres

Location: NW/c of E. 146th St. N. & N. Memorial Dr.

Zoning:

Existing Zoning: AG

Proposed Zoning: CG

Comprehensive Plan:

Land Use Map: N/A

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends denial of CG on the entire parcel, but approval of CS on the eastern portion fronting on E 146th St N. (approx. eastern 330 ft of lot).

Staff Data:

TRS: 2323

CZM: 7

Atlas: N/A

County Commission District: 1

Commissioner Name: John Smaligo

27.1

SECTION I: CZ-467

DEVELOPMENT CONCEPT:

The applicant has requested to rezone from AG to CG in order to permit commercial uses on the subject lot. No specific use is planned at this time.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- INCOG Case map with illustrated recommendation
- Applicant Exhibits:
 - ODOT Right-Of-Way SH 20

DETAILED STAFF RECOMMENDATION:

The requested CG zoning is not compatible with the existing surrounding zoning. CS zoning, however would be more consistent with the surrounding uses and intensities. The uses allowed by right in the CS zone are less intense than those allowed in the CG zone.

CS zoning should be limited to the eastern portion fronting on E 146th St N (approx. eastern 330 ft of lot);

CS zoning would be consistent with typical development patterns seen around arterial intersections of this nature therefore;

Staff recommends **denial** of CZ-467 request to rezone property from AG to CG and **approval** to rezone property from AG to CS with the exception of the portion behind the neighboring property to the west, south of the existing pond.

Staff recommends Denial of CZ-467 to rezone property from AG to CG on the entire parcel, but Approval of CS on the eastern portion fronting on E 146th St N. (approx. eastern 330 ft of lot).

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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

Land Use Vision:

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: E 146th St N is a Primary Arterial. N Memorial Dr is a Secondary arterial. E 146th St N is also State Highway 20. ODOT intends to widen this road in the near future. (See Applicant Right-Of-Way drawing, attached to this report)

27.2

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site currently contains a single-family home.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
E 146 th St N	Primary Arterial	120 feet	2
N Memorial Dr	Secondary Arterial	100 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

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

SECTION III: Relevant Zoning History

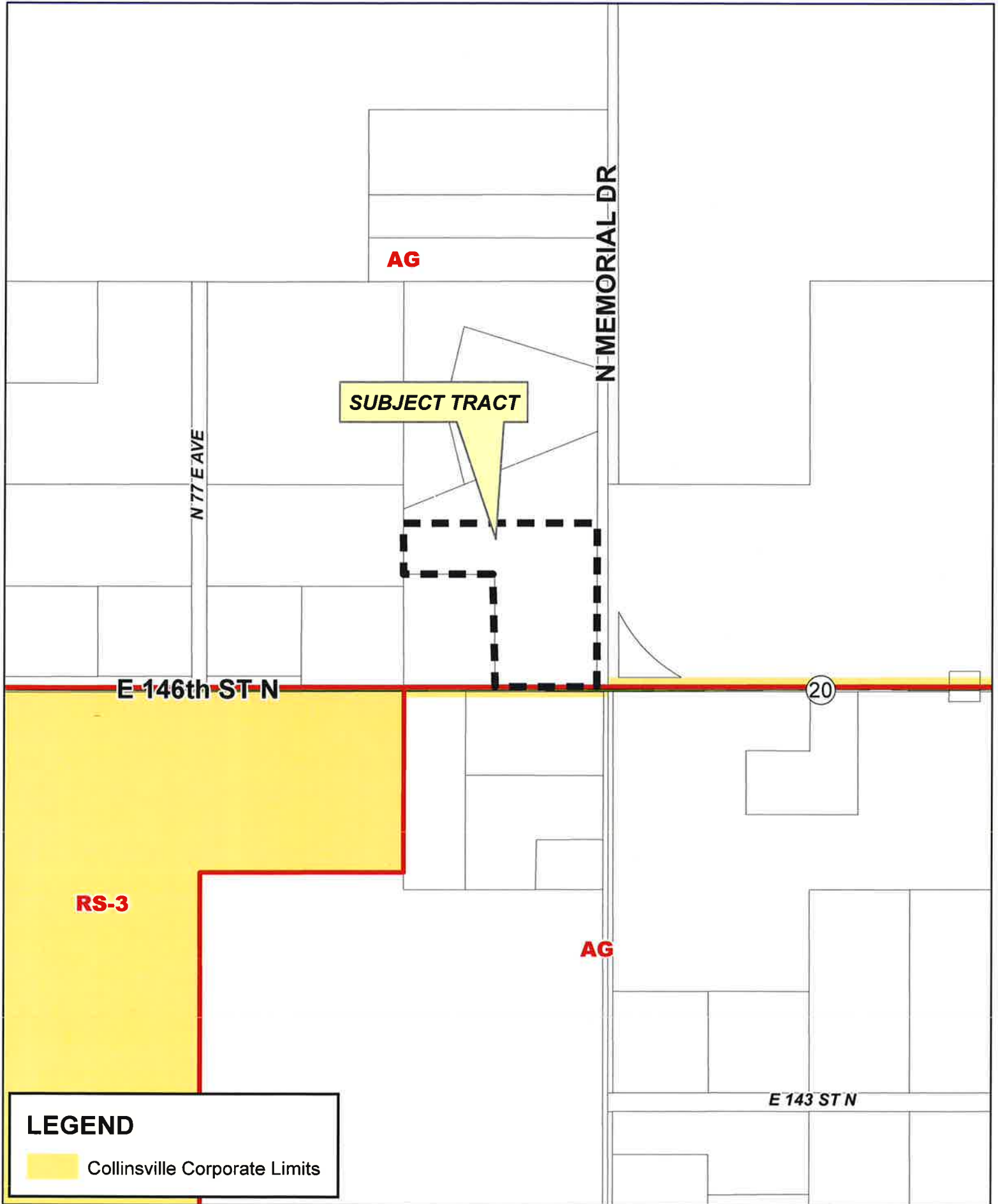
History: CZ-467

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

Subject Property: No relevant history

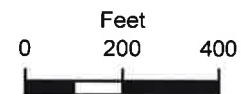
Surrounding Property:

CBOA-1349 June 1995: The County Board of Adjustment approved a variance to permit 3 dwelling units on one lot of record – Section 208; finding that the tract is large enough to divide into three legal lots, on property located south of the subject property on the southwest corner of North Memorial Drive and East 146th Street North.



LEGEND

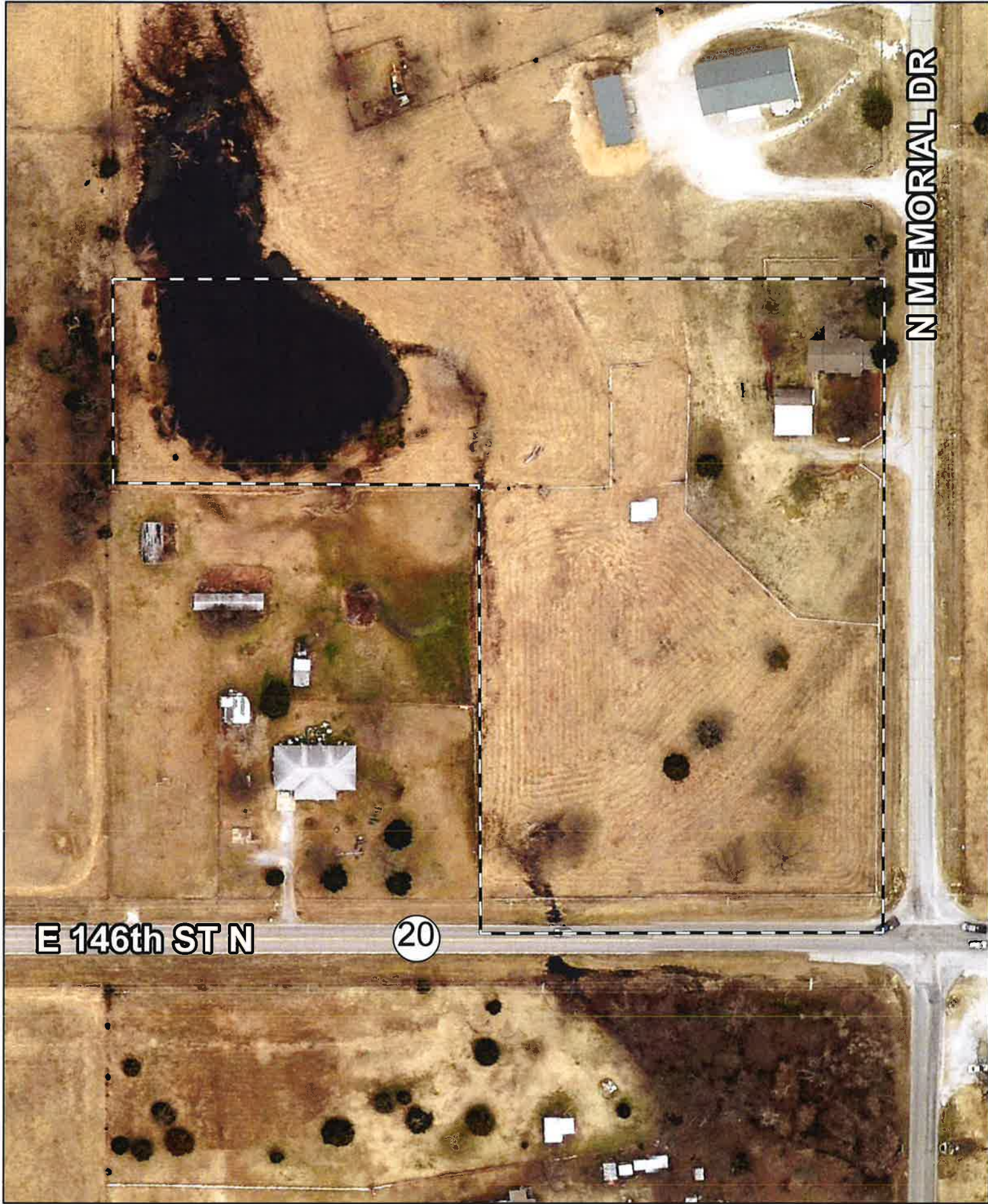
 Collinsville Corporate Limits



CZ-467

22-13 23

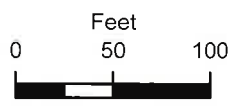
27.4 



N MEMORIAL DR

E 146th ST N

20



Subject Tract

CZ-467

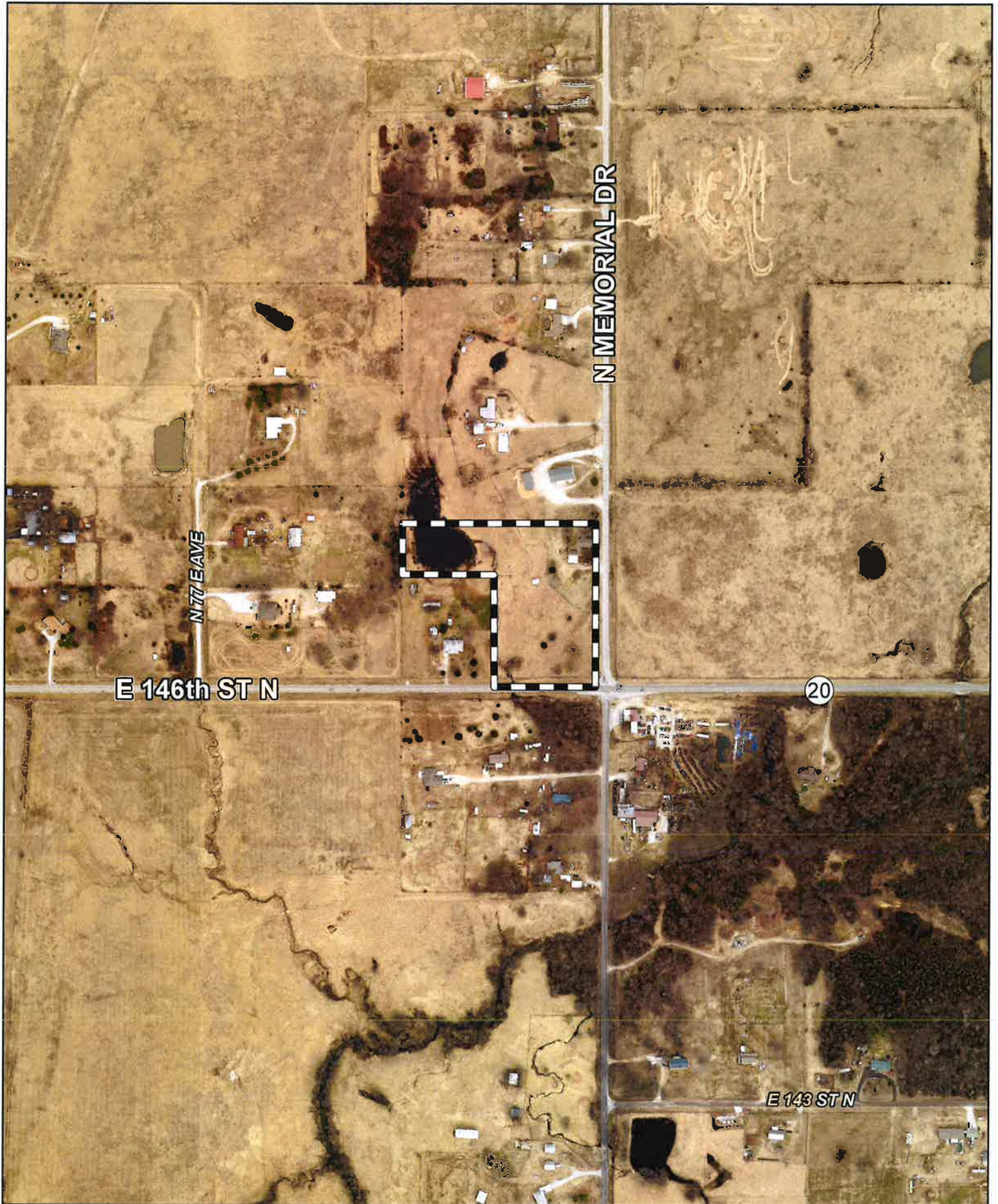
22-13 23

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

Aerial Photo Date: February 2016



27.5



E 146th ST N

N77 EAVE

N MEMORIAL DR

20

E 143 ST N

0 Feet 200 400



Subject Tract

CZ-467

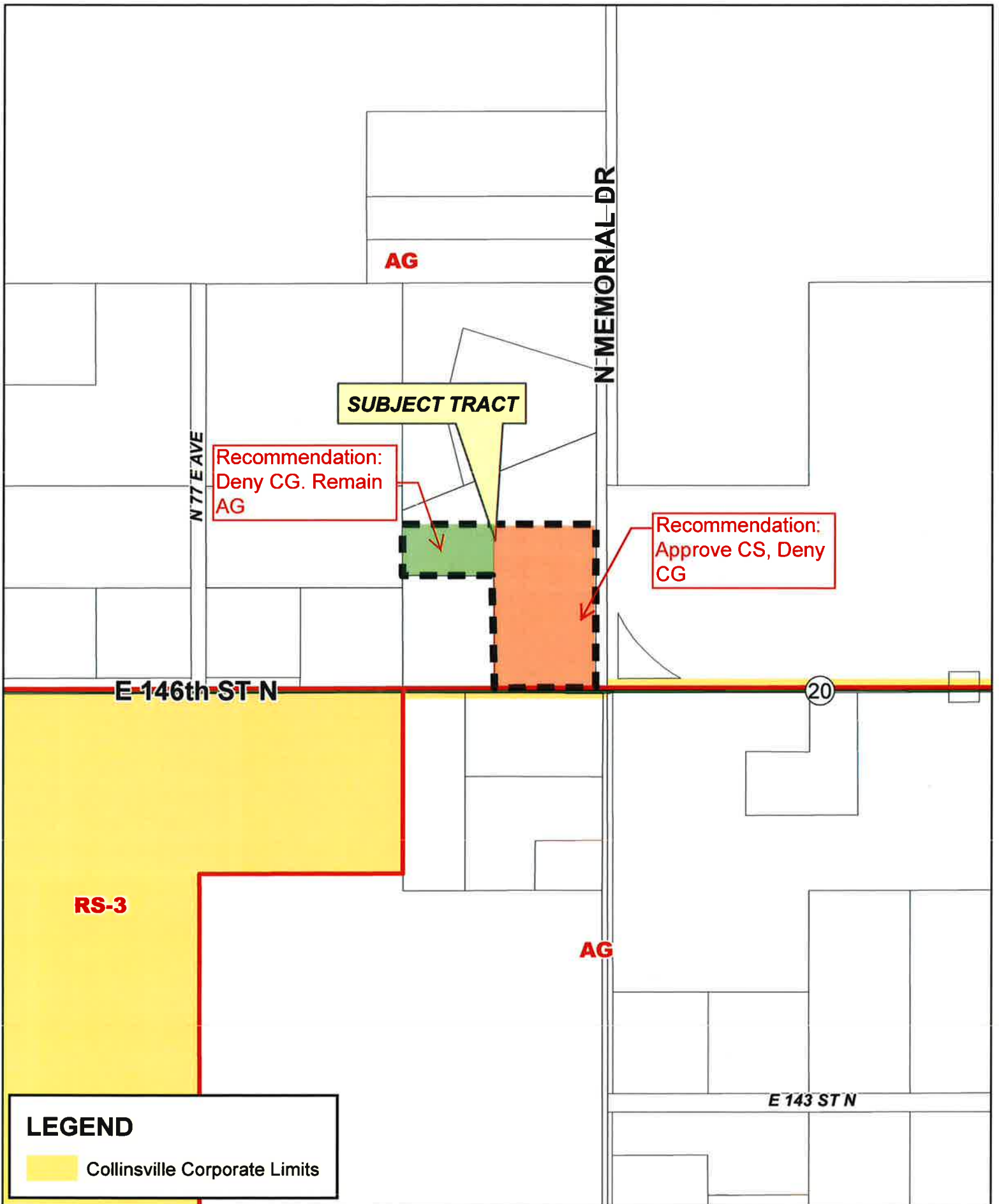
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016



27.6



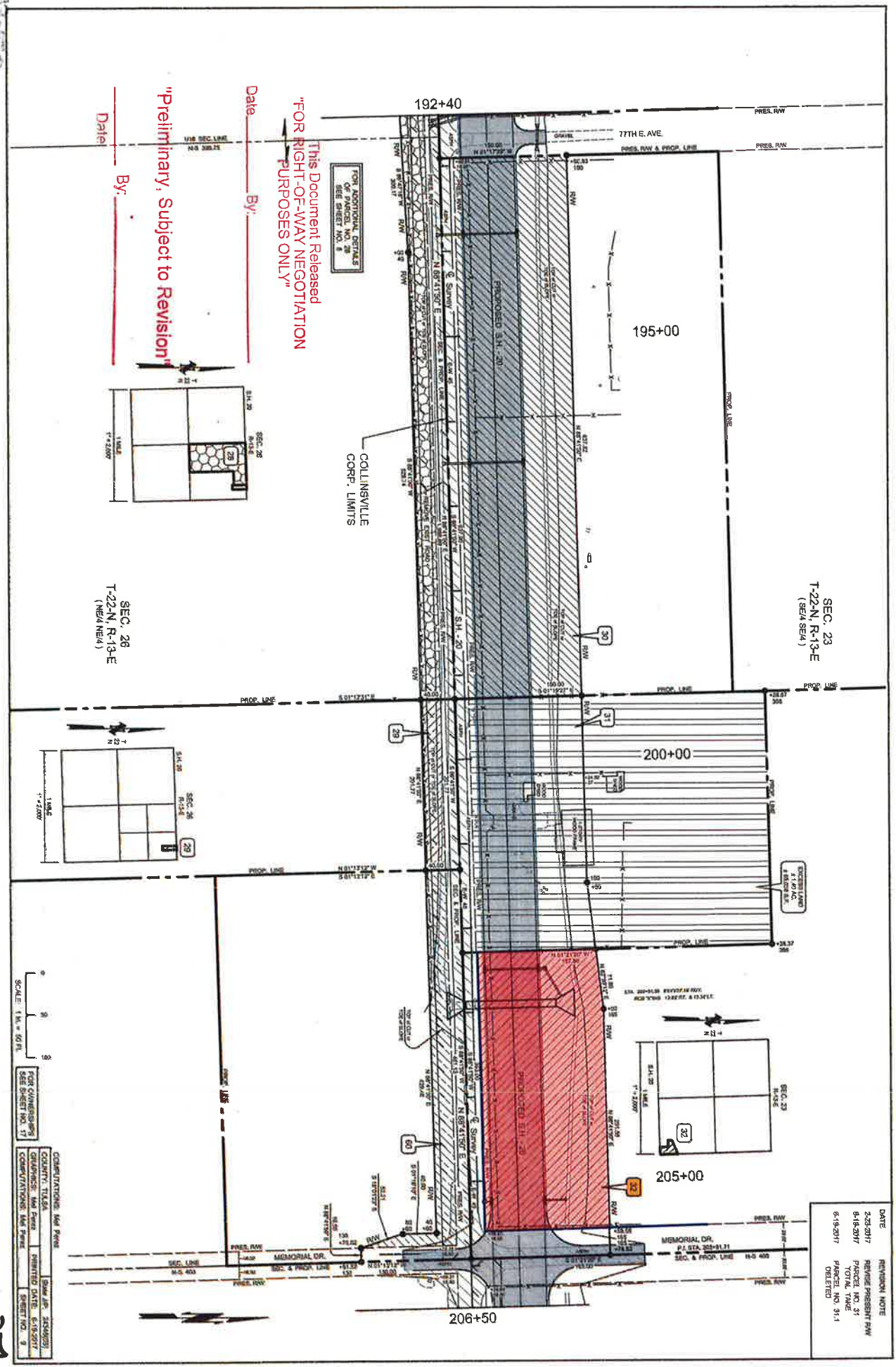
CZ-467

22-13 23



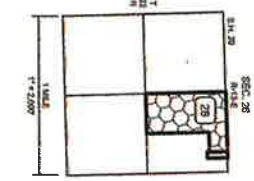
DATE: 2-23-2017
 REVISION: 3017
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 TOTAL TAKE
 6-18-2017
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 DELETED

SEC. 23
 T-22-N, R-13-E
 (SEA SEA)

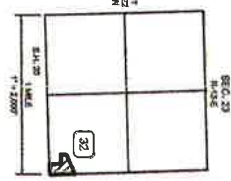
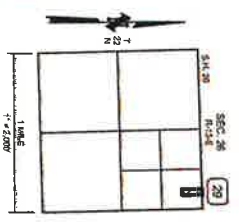


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 PURPOSES ONLY"

Date: _____ By: _____
 Date: _____ By: _____
 "Preliminary, Subject to Revision"



SEC. 28
 T-22-N, R-13-E
 (NE/4 NE/4)



COMPUTATIONS: M&P
 COUNTY: TULSA
 GRAPHICS: M&P
 PRINTED DATE: 6-18-2017
 SHEET NO. 9

27.8