CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Work session Report:

Director's Report:

1. Minutes of February 21, 2018, Meeting No. 2764

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. Garnett Village (CD 6) Change of Access, Location: East of the southeast corner of East 31st Street South and South Garnett Road

3. Leinbach Apartments Stuart Tract (CD 6) Reinstatement of Preliminary Plat, Location: East of the southeast corner of East 51st Street South and South 129th East Avenue

4. LS-21112 (Lot-Split) (County) – Location: Northwest corner of East 96th Street North and North Harvard Avenue

5. LC-983 (Lot-Combination) (CD 2) – Location: East of the southeast corner of South 38th West Avenue and West 52nd Place South

6. LC-984 (Lot-Combination) (CD 8) – Location: North of the Northwest corner of South Toledo Avenue and East 120th Street South

7. LC-985 (Lot-Combination) (CD 3) – Location: South of the southeast corner of North Braden Avenue and East Pine Street
8. **LC-986** (Lot-Combination) (County) – Location: South of the Southeast corner of East 76th Street North and North 117th East Avenue (Related to LS-21113)

9. **LS-21113** (Lot-Split) (County) – Location: South of the Southeast corner of East 76th Street North and North 117th East Avenue (Related to LC-986)

10. **LC-987** (Lot-Combination) (CD 9) – Location: North of the northwest corner of South Columbia Place and East 41st Street South

11. **LC-988** (Lot-Combination) (CD 4) – Location: East of the northeast corner of East 26th Street South and South Peoria Avenue

12. **LC-989** (Lot-Combination) (CD 4) – Location: Northwest corner of East Archer Street and North Elgin Avenue

13. **LS-21116** (Lot-Split) (CD 1) – Location: Northwest corner of East Latimer Street and North Boston Avenue (Related to LC-992, LS-21117)

14. **LS-21117** (Lot-Split) (CD 1) – Location: Northwest corner of East Latimer Street and North Boston Avenue (Related to LC-990, LC-992, LC-994, LS-21116, LS-21118)

15. **LS-21118** (Lot-Split) (CD 1) – Location: Northwest corner of East Latimer Street and North Boston Avenue (Related to LC-990, LC-994, LS-21117, LS-21118)

16. **LC-990** (Lot-Combination) (CD 1) – Location: Northwest corner of East Latimer Street and North Boston Avenue (Related to LS-21117, LS-21118)

17. **LC-991** (Lot-Combination) (CD 1) – Location: Northwest corner of East Latimer Street and North Boston Avenue

18. **LC-992** (Lot-Combination) (CD 1) – Location: Northwest corner of East Latimer Street and North Boston Avenue (Related to LS-21116, LS-21117)

19. **LC-994** (Lot-Combination) (CD 1) – Location: Northwest corner of East Latimer Street and North Boston Avenue (Related to LS-21117, LS-21118)

20. **LS-21119** (Lot-Split) (CD 9) – Location: Northwest corner of East 39th Street and South St. Louis Avenue

21. **PUD-537-2** (CD 6) Location: Northeast corner of East 5th Street and South 129th East Avenue requesting a PUD Minor Amendment to add Commercial Vehicle Repair/Maintenance and Fueling Station and revise setbacks
22. PUD-628-C-3- (CD 7) Location: East of the northeast corner of South Mingo Road and The Creek Turnpike requesting a PUD Minor Amendment to establish setback for a ground sign

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

23. Z-7420, PUD-360-F Plat Waiver (CD 8) Location: Northwest corner of East 91st Street South and South Memorial Drive

24. PUD-531-B/CO-7 Mark Capron (CD 7) Location: North of the northeast corner of East 81st Street South and South Mingo Road requesting PUD Major Amendment to increase floor area and building height (Related to 531-B Plat Waiver)

25. PUD-531-B/CO-7 Plat Waiver (CD 7) Location: North of the northeast corner of East 81st Street South and South Mingo Road (Related to 531-B Major Amendment)

26. Z-7387 Plat Waiver (CD 9) Location: Northwest corner of East 32nd Street South and South Louisville Avenue

27. South Tulsa County Maintenance Center (County) Minor Subdivision Plat, Location: Northeast corner of East 171st Street South and South Yale Avenue

28. Delaware Park (CD 8) Preliminary Plat, Location: South of the southeast corner of East 115th Street South and South Delaware Avenue

29. Reserve at Prairie Hill (CD 6) Preliminary Plat, Location: West of the northwest corner of East 31st Street South and South 177th East Avenue

30. LS-21114 (Lot-Split) (County) – Location: East of the southeast corner of East 161st Street South and South Harvard Avenue

31. CZ-470 Thomas Barclay (CD 3) Location: Northwest corner of West 41st Street South and South 51st West Avenue requesting rezoning from RS to CS

32. Z-7424 Chris Hopper (CD 3) Location: West of the northwest corner of East Archer Street and South Hudson Avenue requesting rezoning from RS-3 to IM
33. Z-7431 Alan Betchan (CD 9) Location: East of the northeast corner of Riverside Drive and East 38th Place South requesting rezoning from RS-3 to RM-2

34. Z-7432 Jamelle Moore (CD 2) Location: South of the southwest corner of South Elwood Avenue and West 71st Street South requesting rezoning from AG to RS-3

35. Z-7433 Tulsa City Council/Tanner Consulting (CD 2) Location: Southeast corner of East 71st Street South and South Trenton Avenue requesting rezoning from CS, OL, PUD-304 to MX3-V-55 (Related to PUD-304-A)

36. PUD-304-A Tulsa City Council/Tanner Consulting (CD 2) Location: Southeast corner of East 71st Street South and South Trenton Avenue requesting to Abandon PUD-304 (Related to Z-7433)

37. Z-7434 Tulsa City Council/Tanner Consulting (CD 2) Location: South of the southeast corner of East 71st Street South and South Trenton Avenue requesting rezoning from OL, RM-1, PUD-128-C to MX3-V-55 (Related to PUD-128-J)

38. PUD-128-J Tulsa City Council/Tanner Consulting (CD 2) Location: Southeast corner of East 71st Street South and South Trenton Avenue requesting to Abandon PUD-128-C (Related to Z-7434)

OTHER BUSINESS

39. 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.
**Case**: Garnett Village – Change of Access

**Hearing Date**: March 7, 2018

### Case Report Prepared by:
Nathan Foster

### Owner and Applicant Information:
**Applicant**: Wallace Engineering
**Owner**: Garnett Village Housing Foundation

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

### Applicant Proposal:
**Location**: East of the southeast corner of East 31st Street South and South Garnett Road

### Zoning:
RS-3/PUD-428

### Staff Recommendation:
Staff recommends approval of the change of access

### City Council District:
6
**Councilor Name**: Connie Dodson

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

**EXHIBITS**: Approved Change of Access Exhibit
**Case:** Leinbach Apartments Stuart Tract - Reinstatement

**Hearing Date:** March 7, 2018

<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Wallace Engineering</td>
</tr>
<tr>
<td></td>
<td>Owner: First Stuart Corporation &amp; Leake Investment Company</td>
</tr>
</tbody>
</table>

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

**Applicant Proposal:**

Reinstatement of Preliminary Plat

*Location:* East of the southeast corner of East 51st Street South and South 129th East Avenue

**Zoning:** CO-1 (Corridor Development Plan)

**Staff Recommendation:**

Staff recommends approval of the reinstatement

**City Council District:** 6  
*Councilor Name:* Connie Dodson

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

**EXHIBITS:** Reinstatement request, approved preliminary plat & conditions
February 16, 2018

Michael Covey
Chairman
Tulsa Metropolitan Area Planning Commission
2 West Second Street Suite 800
Tulsa, Oklahoma 74103

Re: Leinbach Apartments Stuart Tract Preliminary Plat Reinstatement Request

Chairman Covey:

Leinbach Apartments Stuart Tract preliminary plat was approved on February 1, 2017. The engineering design was to be continuing and progressing in typical fashion, however due to reasons unbeknownst to the owner, engineering design had slowed. The owner had discussions with the design firm and requested for design to proceed and be completed in a timely manner.

After a duration deemed acceptable by the owner, the engineering design was not back on schedule where it should have been. The actual reasons still allude the owner to this day for the cause of delay. The owner and engineering design firm at this point decided to part ways.

Since that time, Wallace Engineering has been engaged to complete the design drawings and finalize the plat. Engineering IDP drawings have been submitted back to the City of Tulsa and the plat is now in position to move forward.

We do not want to take a step backward but forward. Hence we respectfully request for the preliminary plat be reinstated at this time. The developer has been patient long enough trying to get the project completed and is anxiously awaiting final completion and approval for the project.

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

Sincerely,

Darren Burns, P.E.
Principal

Copies: File
Leinbach Apartments Stuart Tract
A SUBDIVISION IN THE CITY OF TULSA, BEING A PART OF THE WEST HALF (W/2) OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-THREE (33), TOWNSHIP NINETEEN (19) NORTHEAST FOURTEEN (14) EAST OF THE ONE HUNDREDTH MERIDIAN, TULSA COUNTY, OKLAHOMA.

TABLE OF CONTENTS
A. Elevation of Survey Control Inversion
B. Survey Report
C. Subdivision Regulations
D. Description
E. Development Area

A. Elevation of Survey Control Inversion

The elevation of survey control inversion is as follows:


B. Survey Report

The survey report includes a detailed description of the survey, including the use of benchmarks, control points, and field notes. The report also includes the elevation data mentioned in A. Elevation of Survey Control Inversion.

C. Subdivision Regulations

The subdivision regulations cover the following aspects:

- Lot sizes and dimensions
- Building restrictions
- Parking requirements
- Street names and numbering

D. Description

The description includes a detailed property description, including the boundaries and legal descriptions.

E. Development Area

The development area includes:

- The tract described above
- All roads, sidewalks, and utilities
- All public and private access
- All public and private utilities
- All public open spaces
- All private open spaces

The tract is located in the City of Tulsa, within the boundaries of Section 33, Township 19 N., Range 14 E.

3.5
PRELIMINARY SUBDIVISION PLAT

Leinbach Apartments Stuart Tract (CD 6)
West of the southwest corner of East 51st Street South and South 145th East Avenue

This plat consists of 1 lot, 1 block, on 37.45 acres.

The Technical Advisory Committee (TAC) met on January 19, 2017 and provided the following conditions:

1. **Zoning:** The property is currently zoned CO with an approved Corridor Development Plan (CO-1). Development plan number needs to be shown on the face of the plat.

2. **Transportation & Traffic:** Include right-of-way dimensions for all public streets. Provide limits of access and limits of no access along East 51st Street South.

3. **General Development:** Plat scale must be corrected. Not currently 1" = 40' as depicted. Add 17.5' perimeter utility easement except along western property line. All public infrastructure shall be located in easements and shown on the plat, including the on-site detention facility and public utility main lines.

4. **Sewer:** Any proposed extension of the public sanitary sewer main line shall be located in a 15' utility easement.

5. **Water:** Any proposed extension of the public water main line shall be centered in a 20' restrictive waterline easement.

6. **Storm Drainage:** Any proposed public stormwater line shall be located in a minimum 15' utility easement. **Floodplain:** Portions of the property are located within the Ford Creek Floodplain. Some areas of this parcel flooded during the 1984 flood event. All delineated floodplain boundaries should be clearly and accurately shown on the plat. Any development within the floodplain must meet the floodplain development requirements of the City of Tulsa Revised Ordinances, Title 11 A and Title 51 and city drainage standards. Any proposed changes to the floodplain boundaries or flood elevations will be subject to Floodplain Map Revisions.

7. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: No comments.

8. **Fire:** An approved remote secondary access road will be required before occupancy will be allowed. Indicate the location and show mutual access easement to be dedicated by separate instrument. KNOX access will be required on any gated entrances.

9. **Engineering Graphics:** Submit a subdivision data control sheet. Add missing subdivisions in location map. Provide individual addresses.
Graphically label lot with unique address. State address caveat/disclaimer on face of plat. Define the basis of bearing between two known points and provide bearing angle to what is already stated. Provide the date of preparation in the lower left or lower right hand corner. Remove contours from final plat. Label the point of beginning (POB). Create a text label that provides the size of the project by stating number of lots, blocks, reserves, and total acreage/square feet. Provide a scale for the location map. Correct legal description on the face of the plat. Provide/label arc length, radius, delta angle, chord bearing, and chord length for all curves. Graphically show all iron pins found or set associated with this plat.

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.
Case Report Prepared by: Jay Hoyt

Owner and Applicant Information:
Applicant: Joe Freeny
Property Owner: Ruby J Thompson Rev. Trust

Applicant Proposal:
Concept summary: PUD minor amendment to add Commercial Vehicle Repair / Maintenance and Fueling Station as well as revise setbacks along E 5th St S and S 129th E Ave.

Gross Land Area: 1.02 acres
Location: NE/c E. 5th St S. and S. 129th E. Ave.
Lots 14, 16 and 17, Block 3 Meadowbrook Heights Addition

Zoning:
Existing Zoning: CG/RS-2/PUD-537
Proposed Zoning: No Change

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

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 494
CZM: 39
Atlas: 1105

City Council District: 6
Councilor Name: Connie Dodson

County Commission District: 1
Commissioner Name: John Smaligo
SECTION I: PUD-537-2 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to add Commercial Vehicle Repair / Maintenance and Fueling Station as well as revise setbacks along E 5th St S and S 129th E Ave.

The current development standards limit the uses of the site to Mini-Storage and customary accessory uses. The applicant proposes to add Commercial Vehicle Repair / Maintenance and Fueling Station uses in order to support a trucking facility. Both of these uses are allowed by right in CG zoning, the primary underlying zoning for the subject lots. These uses would be required F1 screening along common lot lines abutting R zoned lots. F1 screens can consist of either an opaque fence, at least 6 ft in height and at least one tree per linear feet of fence, or a masonry wall with a minimum 6 ft height.

Current development standards limit the setback on S 129th E Ave to 100 ft from the centerline of 129th and the setback along the southern boundary of the PUD (E 5th St S for the subject lots) to 15 ft. The applicant proposes to revise both of these setbacks to 10 ft, which is the standard street setback for CG zoning, the primary underlying zoning for the subject lots.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(15) of the City of Tulsa Zoning Code.

"Changes in an approved use to another use may be permitted, provided the underlying zoning on the particular site within the PUD would otherwise permit such use as of right and the proposed use will not result in any increase of incompatibility with the present and future use of nearby properties."

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-537 and subsequent amendments 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 request to add Commercial Vehicle Repair / Maintenance and Fueling Station as well as revise setbacks along E 5th St S and S 129th E Ave.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016
**Case Number:** PUD-628-C-3
**Minor Amendment**

**Hearing Date:** March 7, 2018

**Case Report Prepared by:** Jay Hoyt

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<th>Location Map: (shown with City Council Districts)</th>
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**Owner and Applicant Information:**
Applicant: Nathalie M. Cornett
Property Owner: W.O. Smith Trust c/o Eller & Detrich

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<th>Applicant Proposal:</th>
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<tr>
<td>Concept summary: PUD minor amendment to establish setback for ground sign</td>
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<tr>
<td>Gross Land Area: 6.25 acres</td>
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<tr>
<td>Location: East of the NE/c of the Intersection of S. Mingo Rd. and The Creek Turnpike</td>
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<tr>
<td>9718 E. 93rd St. S.</td>
</tr>
<tr>
<td>Lot 3, Block 1, Cedar Ridge Park</td>
</tr>
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**Zoning:**
Existing Zoning: CO/PUD-628-C
Proposed Zoning: No Change

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

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<th>Staff Data:</th>
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<td>TRS: 8419</td>
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<td>CZM: 58</td>
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<td>Atlas: 2087</td>
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**Staff Recommendation:**
Staff recommends approval.

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<th>City Council District: 7</th>
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<td>Councilor Name: Anna America</td>
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<th>County Commission District: 3</th>
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<tr>
<td>Commissioner Name: Ron Peters</td>
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STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to establish the setback for the one non-digital ground sign not exceeding 50 ft in height and 165 sf in display surface area that is currently allowed.

Currently, a setback is not specified for this sign. This amendment proposes to establish a setback of no less than 10 ft from the freeway planned right-of-way that is adjacent to the site. No other development standards are proposed to be changed.

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-628-C and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Exhibits:
   Exhibit ‘A’

With considerations listed above, staff recommends approval of the minor amendment request to establish setback for a previously approved ground sign.
Applicant requests a minor amendment to PUD 628-C/Z-6467-Sp-7 to amend the approved signage standards of Lot 3, pursuant to Section 30.010-I(2)(c)(12) of the Tulsa Zoning Code (the “Code”). The current development standards for Lot 3 permit one (1) non-digital ground sign not exceeding 50 FT in height and 165 SF in display surface area on Lot 3 of the Project. The purpose of this amendment is to clarify the allowed setback of the sign from the adjacent freeway, as well as to carry forth the previous standards of the Corridor Plan and PUD. No other development standards will change:

II. SIGNS

A. One (1) ground sign not exceeding 12 FT in height and 32 SF in display surface area shall be permitted on each lot.

B. One (1) non-digital ground sign not exceeding 50 FT in height and 165 SF in display surface area shall be permitted on Lot 3 of the Project. The sign shall be set back no less than ten (10) feet from the freeway planned right-of-way.

C. Wall signs shall be permitted not to exceed 1.5 SF in display surface area per linear foot of building wall to which attached. The length of the wall shall not exceed 75% of the frontage of the building.

D. Two (2) non-digital project identification signs on South Mingo Road. Each non-digital project identification sign shall not exceed 10FT in height and 82 SF in display surface area.
### Case Report Prepared by:
Nathan Foster

### Applicant and Owner Information:
**Applicant:** Nathalie Cornett, Eller & Detrich  
**Owner:** Collins Bros. Investment Co.

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

![Location Map](image)

### Zoning:
OL, RM-0, PUD-360-F

### Applicant Proposal:
Plat Waiver

**Location:** Northwest corner of East 91st Street South and South Memorial Drive

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

### City Council District:
8  
**Councilor Name:** Phil Lakin

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

### EXHIBITS:
Site Map, Aerial, Applicant Submittal
PLAT WAIVER

Z-7420/PUD-360-F – (CD 8)
Northwest corner of East 91st Street South and South Memorial Drive

The platting requirement for this property is being triggered by a rezoning request (Z-7420) and a major amendment to a previously approved Planned Unit Development (PUD-360-F). The major amendment and rezoning were approved on December 20th, 2017 by City Council and will permit the construction of a multistory office building on the subject property.

The Technical Advisory Committee met on February 15, 2018 and the following items were determined:

1. The property was previously platted as Lot 1 Block 1 of Commercial Center following previous major amendments to the PUD.
2. All required right-of-way has been dedicated and is in place.
3. A mutual access easement has been established to provide access to the subject property.
4. Necessary utilities and easements are in place and nothing further is required.

Staff recommends approval of the plat waiver with the following condition:

1. Newly approved development standards for PUD-360-F must be recorded with the Tulsa County Clerk’s office.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016
Smiling Office Building Concept

Concept 1  8/15/17
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
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<tbody>
<tr>
<td>Dwayne Wilkerson</td>
<td><strong>Applicant:</strong> Mark Capron</td>
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<td><strong>Property Owner:</strong> MANLEY PROPERTIES LP</td>
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**Location Map:**

(Shown with City Council Districts)

![Location Map](image)

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<tr>
<th><strong>Applicant Proposal:</strong></th>
<th><strong>Staff Recommendation:</strong></th>
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<tbody>
<tr>
<td><strong>Present Use:</strong> vacant</td>
<td>Staff recommends approval of PUD 531-B</td>
</tr>
<tr>
<td><strong>Proposed Use:</strong> Hotel</td>
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<tr>
<td><strong>Concept summary:</strong> Major amendment to the PUD allowing additional floor area and building height.</td>
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<tr>
<td><strong>Tract Size:</strong> 1.38 ± acres</td>
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<td><strong>Location:</strong> North of the northeast corner of S. Mingo Road &amp; E. 81st St. S.</td>
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<th><strong>Zoning:</strong></th>
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<td><strong>Existing Zoning:</strong> PUD-531, PUD-531-A, CS, CO</td>
<td><strong>TRS:</strong> 8407</td>
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<td><strong>Proposed Zoning:</strong> PUD-531-B / CO7</td>
<td><strong>CZM:</strong> 54</td>
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<td><strong>Comprehensive Plan:</strong></td>
<td><strong>Atlas:</strong> 1413</td>
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<td><strong>Land Use Map:</strong> Town Center</td>
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<td><strong>Stability and Growth Map:</strong> Area of Growth</td>
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<td><strong>Commissioner Name:</strong> Ron Peters</td>
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SECTION I: PUD-531-B

DEVELOPMENT CONCEPT: The major amendment for PUD 531-B is limited to Development Area C and is required to accommodate additional floor area that exceeds the 15% threshold allowed in a minor amendment.

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:

All provisions of PUD 531-A and Corridor Site Plan Z-6034-SP-1 shall remain in effect except as amended in Section II.

This major amendment is in harmony with the Comprehensive Plan of the City of Tulsa and the expected development pattern of this area including the original PUD-531 and PUD-531-A and Z-6034-SP-1.

The proposed PUD and corridor site plan amendment is compatible with the existing and expected development of surrounding areas;

The Development is in harmony with the PUD Chapter of the City of Tulsa Zoning Code.

Therefore, staff recommends approval of PUD-531-B / CO-7 as outlined in Section II below.

SECTION II: PUD-531-B DEVELOPMENT STANDARDS:

All provisions of PUD 531-A / Z-6034-SP-1 shall remain in effect except as modified below.

Permitted Uses: All use categories and customary accessory uses as allowed by right in a CS zoned district will be allowed. All supplemental regulations for any allowed use shall also be required.

Maximum Building Height: Maximum building height shall not exceed 60 feet

Maximum Floor Area: 45,000 square feet

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Comment: The PUD major amendment is part of a larger development where many infrastructure needs have already been provided. This development will continue to take advantage of previous infrastructure investment and encourage growth in the area. Staff recognizes that in this
instance the additional height is not injurious to the neighborhood and continues to add a strong core to this Town Center.

Land Use Vision:

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

Areas of Stability and Growth designation: Area of Growth
The purpose of 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 near 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. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile."

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: This is the last parcel of land that has not been developed in PUD 531/Z6034-SP-2.

Environmental Considerations: None that would affect site development
Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tbody>
<tr>
<td>South Mingo Road</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
<td>4+</td>
</tr>
<tr>
<td>Private drive on north boundary of site</td>
<td>None</td>
<td>None</td>
<td>2</td>
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</table>

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<tbody>
<tr>
<td>North</td>
<td>CO / PUD 531</td>
<td>Town Center</td>
<td>Growth</td>
<td>Multi Family</td>
</tr>
<tr>
<td>East</td>
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<td>South</td>
<td>CO / PUD 531-A</td>
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<td>Growth</td>
<td>Commercial</td>
</tr>
<tr>
<td>West</td>
<td>CS, RMO, PUD-460</td>
<td>Mixed Use Corridor</td>
<td>Growth</td>
<td>Vacant</td>
</tr>
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</table>

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 18442 dated April 13, 1995, established zoning for the subject property.

Subject Property:

PUD-531-A/ Z-6611-SP-3 February 2008

PUD-531 April 1995: All concurred in approval of a proposed Planned Unit Development on a 36+ acre tract for 3 development areas: Area A is 10.8 acres for commercial shopping; Area B is 4.6 acres for office; Area C is 18.8 acres for apartment on property located on the northeast corner of East 81st Street and Mingo Road; and includes the subject property.

Z-6132 January 1987: All concurred in approval of a request to rezone a tract of land from CO to CS, located on the northeast corner of E. 81st Street S. and S. Mingo Road.

Z-6034 May 1985: All concurred in approval of a request to rezone a tract of land from AG/RM-0/CS to CO, on property located on the northeast corner of East 81st Street and South Mingo Road.

PUD-575-B/ Z-6611-SP-3 February 2008: All concurred in approval of a proposed Major Amendment to PUD and Corridor Development Plan on an 11+ acre tract of land for office and childcare, on property located northeast corner of South Mingo Road and South 79th Street.

Z-6333-SP-4/PUD-579-B December 2006: All concurred in approval of a proposed Major Amendment and Corridor Site Plan on a 16.63+ acre tract of land to add hotel, motel and recreation facility uses, within Development Area B; more specifically Lot 4, Block 1, Tall Grass, on property located north of the northeast corner of East 81st Street South and South 101st East Avenue.
Z-6611-SP-2/PUD-575-A December 2001: All concurred in approval of a proposed Major amendment to PUD and Corridor Site Plan on a 5.74 acre tract for an assisted living facility and previously approved mini storage on property located north of northeast corner of East 81st Street and South Mingo Road.

Z-6735/Z-6735-SP-1/PUD-625 February 2000: All concurred in approval of a request to rezone a tract of land from AG to CO and of a proposed Planned Unit Development/Corridor Site Plan on a 9+ acre tract, for commercial, office and hotel on the north 6.9 acres and office and mini storage on the south 2.5 acres, per staff recommendation, on property located east of the southeast corner of East 81st Street and South Mingo Road.

Z-6333-SP-2/PUD-579-A February 1999: All concurred in approval of a proposed Major Amendment to PUD-579 and a Corridor Site Plan to amend boundary of PUD, create 3 development areas, add Use Units 2 (private clubs), 5 (community centers), 11, and to establish permitted uses for new Development Area on property located on the north side of East 81st Street and west of Mingo Valley Expressway.

Z-6333-SP-1/PUD-579 February 1998: All concurred in approval of a proposed PUD on a 49 acre tract, to allow a mixed residential development which would include townhouse dwellings, apartments, churches, private schools and other uses that are compatible with a residential environment, on property located on the north side of E. 81st Street S. at the Mingo Valley.

Z-6611/PUD-575 December 1997: All concurred in approval of a request to rezone a 32.8+ acre tract, from AG to CO/PUD. The PUD that was approved allowed for multifamily uses on the south half (Development Area A) and a mini-storage facility with a single-family dwelling and accessory office use for the storage facility on the north half (Development Area B) of property and located ¾ mile north of the northeast corner of East 81st Street and South Mingo Road.

Z-6470/PUD-522 January 1995: All concurred in approval of a request for rezoning a 10+ acre tract of land from AG to RM-0/CS/PUD for a shopping center on property located on the southwest corner of East 81st Street South and South Mingo Road.

Z-6432 February 1994: All concurred in approval of a request to rezone a 5.2+ acre tract from AG to CS, on property located on the southeast corner of East 81st Street and South Mingo Road.

Z-6281/PUD-460 March 1990: All concurred in approval of a request for rezoning a 150+ acre tract of land from AG to RS-3/RM-0/CS/PUD for a commercial, office, multifamily and single-family development on property located northwest corner of East 81st Street South and South Mingo Road.

3/7/2018 1:30 PM
Case Report Prepared by:
Nathan Foster

Owner and Applicant Information:
Applicant: Mark Capron, SWA
Owner: Manley Properties, LP

Location Map:
(shown with City Council Districts)

Applicant Proposal:
Plat Waiver
Location: North of the northeast corner of East 81st Street South and South Mingo Road

Zoning:
Current: PUD-531-A, CS, CO
Proposed: PUD-531-B & A, CS, CO

Staff Recommendation:
Staff recommends approval of the plat waiver

City Council District: 7
Councilor Name: Anna America
County Commission District: 3
Commissioner Name: Ron Peters

EXHIBITS: Site Map, Aerial, Applicant Submittal
PLAT WAIVER

**PUD-531-B – (CD 7)**
North of the northeast corner of East 81st Street South and South Mingo Road

The platting requirement for this property is being triggered by a major amendment to a previously approved Planned Unit Development (PUD-531-B). The major amendment request is to increase the allowable floor area and building height of previously approved uses on the property.

The Technical Advisory Committee met on February 15, 2018 and the following items were determined:

1. The property was previously platted under the Meadowbrook Chase subdivision plat.
2. All required right-of-way has been dedicated and is in place.
3. A mutual access easement has been established to provide internal access to the subject property. No additional access points are proposed on Mingo.
4. Necessary utilities and easements are in place and nothing further is required

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

1. If approved, the development standards for PUD-531-B must be recorded with the Tulsa County Clerk’s office.
2. Sidewalks are required to be installed along South Mingo Road
Legal Description

A TRACT OF LAND TRACT IS PART OF LOT THREE (3), BLOCK ONE (1), MEDOWBROOK CHASE, A SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORD IN PLAN NO. 307, AND THAT OF LAND BEGINS AT A POINT ON THE WESTERN LINE OF SAID LOT THREE (3), BLOCK ONE (1), MEDOWBROOK CHASE, THENCE NORTH PARTLY EAST ALONG THE SOUTH BOUNDARY LINE OF LAND LOT 2, FOR 26.5 FEET, THENCE SOUTH 90° EAST FOR 30 FEET, THENCE SOUTH 15° EAST FOR 26.5 FEET, THENCE EAST 90° NORTH FOR 30 FEET, THENCE EAST 90° SOUTH FOR 26.5 FEET, THENCE SOUTH 15° EAST FOR 30 FEET, THENCE SOUTH 90° EAST FOR 26.5 FEET, THENCE WEST 90° NORTH FOR 30 FEET, THENCE WEST 90° SOUTH FOR 26.5 FEET, THENCE NORTH 15° WEST FOR 30 FEET, THENCE NORTH 90° WEST FOR 26.5 FEET, THENCE WEST 90° NORTH FOR 30 FEET, THENCE WEST 90° SOUTH FOR 26.5 FEET, THENCE SOUTH 15° WEST FOR 30 FEET, THENCE SOUTH 90° WEST FOR 26.5 FEET, THENCE WEST 90° SOUTH FOR 30 FEET, THENCE SOUTH 15° WEST FOR 26.5 FEET, THENCE WEST 90° SOUTH FOR 30 FEET. Be it enacted that the said tract of land described shall be used and occupied for the purpose of a hotel and the said tract shall be used for the purpose of a hotel. MEADOWBROOK CHASE CONCEPTUAL SITE PLAN. 8007 S. Mingo Rd.
Meadowbrook Chase AVID Hotel
Conceptual Site Plan
PUD 531-8 CO-6
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Steve Benge</td>
</tr>
<tr>
<td></td>
<td>Owner: Steve Benge</td>
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<tr>
<th><strong>Location Map:</strong> (shown with City Council Districts)</th>
<th><strong>Applicant Proposal:</strong></th>
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<tr>
<td>[Map Image]</td>
<td>Plat Waiver</td>
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<tr>
<td></td>
<td>Location: Northwest corner of East 32nd Street South and South Louisville Avenue</td>
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<tr>
<th><strong>Zoning:</strong> RM-0</th>
<th><strong>Staff Recommendation:</strong></th>
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<tr>
<td></td>
<td>Staff recommends approval of the plat waiver</td>
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<th><strong>City Council District:</strong> 9</th>
<th><strong>County Commission District:</strong> 3</th>
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<tbody>
<tr>
<td>Councilor Name: Ben Kimbro</td>
<td>Commissioner Name: Ron Peters</td>
</tr>
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</table>

EXHIBITS: Site Map, Aerial, Applicant Submittal
PLAT WAIVER

Z-7387 – (CD 9)
Northwest corner of East 32nd Street South and South Louisville Avenue

The platting requirement for this property is being triggered by an approved rezoning from RS-3 to RM-0. The rezoning request was made to support the development of the site as a senior living community. Rezoning was approved by the City Council on July 12, 2017.

The Technical Advisory Committee met on February 15, 2018 and the following items were determined:

1. The property was previously platted under the Albert Pike 2nd subdivision
2. All required right-of-way has been dedicated and is in place.
3. Necessary utilities and easements are in place and nothing further is required
4. There is no floodplain present on the property
5. No further subdivision of the property is proposed

Staff recommends approval of the plat waiver
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td><strong>Applicant:</strong> Sack &amp; Associates, INC</td>
</tr>
<tr>
<td></td>
<td><strong>Owner:</strong> BOCC of Tulsa County</td>
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<tr>
<th><strong>Location Map:</strong> (shown with County Commission districts)</th>
<th><strong>Applicant Proposal:</strong></th>
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<tbody>
<tr>
<td>[Map Image]</td>
<td>Minor Subdivision Plat</td>
</tr>
<tr>
<td></td>
<td>1 lot, 1 block, 10.02 ± acres</td>
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<tr>
<td></td>
<td><em>Location:</em> Northeast corner of East 171st Street South and South Yale Avenue</td>
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<table>
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<th><strong>Zoning:</strong> AG</th>
<th><strong>Staff Recommendation:</strong></th>
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<tbody>
<tr>
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<td>Staff recommends approval of the minor subdivision plat</td>
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<tr>
<th><strong>County Commission District:</strong> 1</th>
<th><strong>Commissioner Name:</strong> John Smaligo</th>
</tr>
</thead>
</table>

**EXHIBITS:** Site Map, Aerial, Minor Subdivision Plat
MINOR SUBDIVISION PLAT

South Tulsa County Maintenance Center - (County)
Northeast corner of East 171st Street South and South Yale Avenue

The plat consists of 1 Lot, 1 Block, 2 reserve areas on 10.02 ± acres.

The property is currently zoned AG with a proposed rezoning to IL. The plat conforms to the lot requirements of both the existing and proposed zoning districts. The plat has been released by the County Engineer and all required documentation has been submitted. If the rezoning request is approved, staff recommends delaying the filing of the plat until such time the new zoning district is in effect.

The Technical Advisory Committee met on February 15, 2018 and all conditions have been met.

Staff recommends approval of the minor subdivision plat.
**Case:** Delaware Park  
**Hearing Date:** March 7, 2018

**Case Report Prepared by:**  
Nathan Foster

**Owner and Applicant Information:**  
**Applicant:** Tanner Consulting, LLC  
**Owner:** Precision Project Management

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

**Applicant Proposal:**  
Preliminary Plat  
49 lots, 4 blocks, 5 reserves, 15.82 ± acres  
**Location:** South of the southeast corner of East 115th Street South and South Delaware Avenue

**Zoning:** RS-3 w/ Z-7410 Optional Development Plan

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

**City Council District:** 8  
**Councilor Name:** Phil Lakin  
**County Commission District:** 1  
**Commissioner Name:** John Smaligo

**EXHIBITS:** Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat
PRELIMINARY SUBDIVISION PLAT

Delaware Park - (CD 8)
South of the southeast corner of East 115th Street South and South Delaware Avenue

This plat consists of 49 lots, 4 blocks, and 5 reserve areas on 15.81 ± acres.

The Technical Advisory Committee (TAC) met on February 15, 2018 and provided the following conditions:

1. **Zoning:** All property within the subdivision is zoned RS-3 with an optional development plan (Z-7410). Proposed lots conform to the standards of the optional development plan. Development standards for Z-7410 are required to be included within the restrictive covenants of the final plat.

2. **Addressing:** Submit plat to COT Addressing to receive assigned addresses for all lots. Provide individual lot addresses graphically on the face of the final plat.

3. **Transportation & Traffic:** Easements located within proposed right-of-way should be removed or the applicant must provide permission from the easement owner's for any proposed public improvements.

4. **Sewer:** Approved as shown on conceptual plan.

5. **Water:** 17.5' utility easement required along roadways where 15' is currently shown unless otherwise approved by the City of Tulsa.

6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Graphically show all property corner pins found or set with correct symbology on the face of the plat. Under the "Basis of Bearings" description include whether the plat was surveyed in survey feet or feet. Graphically label the point of beginning on the face of the plat. All plats should be tied to a section corner, half section, or quarter section. Graphically label the point of commencement and provide an angle/distance to the point of beginning. In the location map, label the plat as "site" or "project location". Delete/remove the land hook on the half section line.

7. **Fire:** A second remote access is required for any development exceeding 30 dwelling units or structures will be required to be sprinkled. Applicant must provide release from Fire Marshal for proposed emergency access within Reserve D. Fire hydrants will be required per IFC 2015 both in the addition and along the frontage of the development.

8. **Stormwater, Drainage, & Floodplain:** Topographic map must be provided to the City of Tulsa to determine drainage requirements. Show proof that access to the Arkansas River has been obtained through easements.

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.
Land Use Plan Categories

- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Town Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

SUBJECT TRACT
LAND USE PLAN
ARKANSAS RIVER CORRIDOR

DELAWARE PARK
18-13 33
Growth and Stability

Area of Growth

Area of Stability

DELAWARE PARK

28.7 18-13 33
Preliminary Plat
Delaware Park

OWNERS:
Precision Project Management Inc.
8311 East 115th South South Suite I
Bixby, Oklahoma 74008
Phone: (918) 257-6100

SURVEYOR/ENGINEER:
Tanner Consulting, LLC
333 South Lewis Avenue
Tulsa, Oklahoma 74127
Phone: (918) 745-9929

LOCAL PLAT

CITY OF TULSA
COUNTY OF TULSA
STATE OF OKLAHOMA

DATE OF PREPARATION - February 11, 2019
Delaware Park

Deed of Dedication (Continued)

SECTION E. RESERVE AREAS

A. RESERVE A, B, C, AND D

1. The Owners shall establish for the development and development of the Property, a Reserve Area, including the Office of the Chief Inspector, which shall be located in the Property, and shall be subject to the use of the Chief Inspector, who shall be the Chief Inspector of the Property, of the Property, in accordance with the terms hereof, including, but not limited to, the terms for the use of the Reserve Area, including the Office of the Chief Inspector, and the terms for the use of the Reserve Area, including the Office of the Chief Inspector, as hereinafter set forth.

2. The Reserve Area, including the Office of the Chief Inspector, shall be subject to the terms hereof, including, but not limited to, the terms for the use of the Reserve Area, including the Office of the Chief Inspector, as hereinafter set forth.

3. All areas and spaces within the Reserve Area, including the Office of the Chief Inspector, shall be subject to the terms hereof, including, but not limited to, the terms for the use of the Reserve Area, including the Office of the Chief Inspector, as hereinafter set forth.

B. RESERVE AREAS

1. All areas and spaces within the Reserve Area, including the Office of the Chief Inspector, shall be subject to the terms hereof, including, but not limited to, the terms for the use of the Reserve Area, including the Office of the Chief Inspector, as hereinafter set forth.

2. All areas and spaces within the Reserve Area, including the Office of the Chief Inspector, shall be subject to the terms hereof, including, but not limited to, the terms for the use of the Reserve Area, including the Office of the Chief Inspector, as hereinafter set forth.

3. All areas and spaces within the Reserve Area, including the Office of the Chief Inspector, shall be subject to the terms hereof, including, but not limited to, the terms for the use of the Reserve Area, including the Office of the Chief Inspector, as hereinafter set forth.

SECTION F. ENFORCEMENT, AMENDMENT AND TERMINATION, AND SAVOIRDI

A. ENFORCEMENT

The Owners shall enforce the covenants and restrictions contained herein by any action or proceeding to enforce the covenants and restrictions contained herein, and by such other action or proceeding as may be necessary to enforce the covenants and restrictions contained herein, and by any other action or proceeding as may be necessary to enforce the covenants and restrictions contained herein.

B. AMENDMENT

Any amendment to the covenants and restrictions contained herein shall be effective as of the date of execution of the amendment, and shall be binding upon all parties hereto.

C. TERMINATION

The covenants and restrictions contained herein shall terminate upon the execution of the deed of dedication and, upon the execution of the deed of dedication, the same shall be null and void.

SECTION G. COMMON POOL AREAS

A. COMMON POOL AREAS

1. The common pool areas shall be subject to the terms hereof, including, but not limited to, the terms for the use of the common pool areas, as hereinafter set forth.

2. All areas and spaces within the common pool areas shall be subject to the terms hereof, including, but not limited to, the terms for the use of the common pool areas, as hereinafter set forth.

3. All areas and spaces within the common pool areas shall be subject to the terms hereof, including, but not limited to, the terms for the use of the common pool areas, as hereinafter set forth.

SECTION H. CONVEYANCE

A. CONVEYANCE

The conveyance to the Owners of the Property shall be subject to the terms hereof, including, but not limited to, the terms for the conveyance of the Property, as hereinafter set forth.

B. ACKNOWLEDGMENT

The conveyance shall be acknowledged as of the date hereof, and shall be binding upon all parties hereto.

C. ACKNOWLEDGMENT OF ACKNOWLEDGMENT

The acknowledgement of the conveyance shall be acknowledged as of the date hereof, and shall be binding upon all parties hereto.
**Case:** Reserve at Prairie Hill  
**Hearing Date:** March 7, 2018

<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Nicole Watts, KKT</td>
</tr>
<tr>
<td></td>
<td>Owner: Lincoln Land Development, LLC</td>
</tr>
</tbody>
</table>

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

**Applicant Proposal:**
- Preliminary Plat  
- 23 lots, 3 blocks, 1 reserve, 19.24 ± acres  
- **Location:** West of the northwest corner of East 31st Street South and South 177th East Avenue

**Zoning:** RS-1

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

**City Council District:** 6  
**Councilor Name:** Connie Dodson

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

**EXHIBITS:** Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat
PRELIMINARY SUBDIVISION PLAT

Reserve at Prairie Hill - (CD 6)
West of the northwest corner of East 31st Street South and South 177th East Avenue

This plat consists of 23 lots, 3 blocks, and 1 reserve areas on 19.24 ± acres.

The Technical Advisory Committee (TAC) met on February 15, 2018 and provided the following conditions:

1. **Zoning:** All property within the subdivision is zoned RS-1. The City of Tulsa Board of Adjustment approved a variance of the requirement that all lots provide frontage on a public street to permit a gated community with private streets. The proposed lots conform to the RS-1 requirements with the approved variance.

2. **Addressing:** Submit plat to COT Addressing to receive assigned addresses for all lots. Provide individual lot addresses graphically on the face of the final plat.

3. **Transportation & Traffic:** Off-site right-of-way dedications are required to be made in order to complete the required extension of 31st Street to the subject property. These dedications will be required to be in place prior to approval of final plat. Provide written permission from the City of Tulsa Engineering Services department for the East 31st Street extension design.

4. **Sewer:** Oklahoma Department of Environmental Quality approval is required for proposed septic systems. Per the Subdivision Regulations, the development is required to install a sewer collection system within the subdivision that can later be connected to a municipal sewage system when available. Each lot must be provided with a building sewer line.

5. **Water:** Water line plans must be submitted for review and approved prior to the approval of a final plat. Additional easements both on and off-site may be required to complete an acceptable water system.

6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Remove contours from final plat submittal. Graphically show all property corner pins found or set with correct symbology on the face of the plat. Under the "Basis of Bearings" description include whether the plat was surveyed in survey feet or feet. Ensure legal description matches the face of the plat. Label Block 3 on the face of the plat.

7. **Fire:** Provide approval from the Fire Marshal for current access configuration including off-site emergency access to the West. If secondary access is not approved, further revision or relief may be required.

8. **Stormwater, Drainage, & Floodplain:** No storm sewer system shown on conceptual site plan. Off-site stormwater does cross the site and will be required to be addressed. Applicant must show proof that on-site detention
is not required.

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. Waiver of the requirement that private streets shall only be allowed in residential development located within a Planned Unit Development.

Staff recommends **APPROVAL** of the preliminary subdivision plat and the waiver of the subdivision regulations subject to the conditions provided by TAC and all other requirements of the Subdivisions Regulations.
SUBJECT TRACT

RE Reserve at Prairie Hill

29.4
PRELIMINARY PLAT

Reserve at Prairie Hill

A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE SW/4 OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 14 EAST, OF THE INDIAN BASE AND MERIDIAN.

OWNER:
Lincoln Land Development
16320 E. 47th Street
Tulsa, Oklahoma 74134

ENGINEER:
KKT Architects, Inc.
2030 South Mica Place
Tulsa, Oklahoma 74144
Phone: (918) 744-4270

SURVEYOR:
Route 66 Surveying, LLC
461 S. Sheridan Road, Suite 100
Tulsa, Oklahoma 74145
Phone: (918) 445-6533

RESERVE AT PRARIE HILL

LAND AREA

SURVEYOR:
Route 66 Surveying, LLC
461 S. Sheridan Road, Suite 100
Tulsa, Oklahoma 74145
Phone: (918) 445-6533

ENGINEER:
KKT Architects, Inc.
2030 South Mica Place
Tulsa, Oklahoma 74144
Phone: (918) 744-4270

RESERVE AT PRARIE HILL

OWNER:
Lincoln Land Development
16320 E. 47th Street
Tulsa, Oklahoma 74134
PRELIMINARY PLAT

Reserve at Prairie Hill

CONCEPTUAL SITE PLAN

Reserve at Prairie Hill

A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA,
BEING A PART OF THE S/2 OF THE SW/4 OF SECTION 14,
TOWNSHIP 19 NORTH, RANGE 14 EAST, OF THE INDIAN BASE AND MERIDIAN.
**Tulsa Metropolitan Area Planning Commission**

**Case Number:** LS-21114  
**Lot-Split**

**Hearing Date:** March 7, 2018

<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Amy Ulmer</td>
<td>Applicant: Tanner Consulting, LLC</td>
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<tr>
<td></td>
<td>Property Owners: Precision Project Management, INC.</td>
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| **Location Map:**  
**(shown with County Commission Districts)** |
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<td><img src="image" alt="Location Map" /></td>
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<tr>
<th><strong>Comprehensive Plan:</strong></th>
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</thead>
<tbody>
<tr>
<td><strong>Land Use Map:</strong> N/A</td>
</tr>
<tr>
<td><strong>Stability and Growth Map:</strong> N/A</td>
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</table>

**Zoning:**  
Existing Zoning: AG

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

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

**Existing Use:** Vacant

**Tract 1 Size:** 2.51 ± acres  
**Tract 2 Size:** 2.51 ± acres  
**Tract 3 Size:** 5.0 ± acres

**Location:** East of the southeast corner of East 161st Street South & South Harvard Avenue

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

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

March 7, 2018

LS-21114
Tanner Consulting, LLC., (7328) (AG) (County)
Location: East of the southeast corner of East 161st Street South and South Harvard Avenue

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

The Technical Advisory Committee met on February 15, 2018 and had the following comment. The County Engineer is requesting that 50’ of right-of-way be dedicated along East 161st Street South, including any previously dedicated right-of-way.

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

**Owner and Applicant Information:**

Applicant: Thomas Barclay

Property Owner: BARCLAY, THOMAS NELL & EDWARD LEE BARCLAY

**Applicant Proposal:**

Present Use: vacant

Proposed Use: as allowed in CS

Concept summary: Rezone from RS to CS to permit commercial uses as allowed in CS.

Tract Size: 4.62 ± acres

Location: Northwest corner of West 41st Street South & South 51st West Avenue

**Zoning:**

Existing Zoning: RS

Proposed Zoning: CS

**Comprehensive Plan:**

Land Use Map: N/A

Stability and Growth Map: N/A

**Staff Recommendation:**

Staff recommends approval.

**County Commission District:** 2

Commissioner Name: Karen Keith

**Staff Data:**

TRS: 9220
CZM: 45
Atlas: 257
SECTION I: CZ-470

DEVELOPMENT CONCEPT: Rezone from RS to CS in order to permit the marketing and possible future development of commercial uses, as allowed in CS, for the subject lot. No specific uses are proposed at this time.

EXHIBITS:
INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)

DETAILED STAFF RECOMMENDATION:

CS zoning is non injurious to the existing proximate properties and;

CS zoning is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-470 to rezone property from RS/ to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The Tulsa County District 9 plan designates the subject lot as being, Low Intensity within a Corridor along the Gilcrease Expressway. A new Berryhill Small Area Plan is currently being developed, which this lot would be located within, which will bring the plan for this area into a more up-to-date form.

Land Use Vision:

Land Use Plan map designation: Low Intensity / Corridor

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: W 41st St S is designated as a Secondary Arterial. A new interchange between the Gilcrease Expressway expansion and W 41st St S is currently planned approximately ¼ mile from the subject lot.

Trail System Master Plan Considerations: The site is located within ¼ mile of the Gilcrease West Trail
Small Area Plan: Subject lot will be located within the Berryhill Small Area Plan, currently being developed.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The subject lot is currently vacant except for a barn and single-family home that appear to no longer be in use.

Environmental Considerations: None

Streets:

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<td>W 41st St S</td>
<td>Secondary Arterial</td>
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Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

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<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<td>South</td>
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<td>West</td>
<td>RS</td>
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<td>Single-Family</td>
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SECTION III: Relevant Zoning History

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

Subject Property: No relevant history.

Surrounding Property:

CBOA-2612 January 2017: The Board of Adjustment approved a special exception to allow auto repair and service (Use Unit 17) in the CS District (Section 710); and a variance of the screening requirement along the north lot line (Section 1217), on property located at the northeast corner of South 49th West Avenue and West 41st Street South.
PUD-824/CZ-437 January 2015: All concurred in approval of a proposed Planned Unit Development on a 21.85+ acre tract of land; and approval of a request for rezoning from AG to RM-2/CG/PUD-824 on property located west of the southwest corner of West 41st Street South and South 49th West Avenue.

CBOA-2352 November 2009: The Board of Adjustment approved a special exception to permit a church use (Use Unit 5) in an IL district (Section 910), on property located west of the southwest corner of West 41st Street South and South 49th West Avenue.

CBOA-2268 June 2007: The Board of Adjustment approved a special exception, with conditions, to permit a fireworks stand, a pumpkin patch, and Christmas tree sales (Use unit 2) in a CS district; and approved a variance of the paving requirement to permit a temporary gravel driving surface, on property located west of the southwest corner of West 41st Street South and South 49th West Avenue.

CBOA-2090 April 2004: The Board of Adjustment approved a special exception to allow an Electrical Contracting business in the CS district and denied a special exception to allow a gravel parking area, on property located at the southeast corner of South 49th West Avenue and West 41st Street South.

CZ-162 January 1988: All concurred in approval of a request for rezoning a 40+ acre tract of land from AG to CS/IR/IL for commercial and light industrial on property located on the southwest corner of West 41st Street South and South 49th West Avenue.

3/7/2018 1:30 PM
Subject Tract

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

Aerial Photo Date: February 2016
### Case Report Prepared by:
Dwayne Wilkerson

### Owner and Applicant Information:
**Applicant:** Chris Hopper  
**Property Owner:** Superior Salvage Real Estates, LLC

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

![Location Map](image)

### Applicant Proposal:
**Present Use:** vacant  
**Proposed Use:** vehicle storage  
**Concept summary:** IM Zoning requested for salvage yard expansion.  
**Tract Size:** .55 + acres  
**Location:** W. of NW/c of E. Archer St. & S. Hudson Ave.

### Zoning:
**Existing Zoning:** RS-3  
**Proposed Zoning:** IM

### Comprehensive Plan:
**Land Use Map:** Employment, Existing Neighborhood  
**Stability and Growth Map:** Area of Growth

### Staff Recommendation:
Staff recommends denial of Z-7424 requesting IM zoning.

### Staff Data:
**TRS:** 0334  
**CZM:** 30  
**Atlas:** 173

### Case Number:
Z-7424  

### Hearing Date:
March 7, 2018

### City Council District:
3  
**Councilor Name:** David Patrick

### County Commission District:
2  
**Commissioner Name:** Karen Keith
SECTION I: Z-7424

DEVELOPMENT CONCEPT: Rezone the east portion of the abandoned rail right of way for expansion of an auto salvage.

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: Boundary Exhibit and legal description.

DETAILED STAFF RECOMMENDATION:

The parcel included in Z-7424 does not have a land use designation. As a result, the property cannot be considered consistent or inconsistent with the land use designation and,

IM zoning is not consistent with the anticipated development pattern east of the site. Further north along the rail line the railroad right of way has been successfully used as a buffer mitigating the adverse impact of industrial uses for property owners east of the rail right of way and,

The Go plan recommends using the right of way for a trail. Changing the site to IM zoning to allow expansion of the salvage yard conflicts with that plan,

IM zoning would be considered injurious to property owners abutting the east boundary of Z-7424 therefore,

Staff recommends Denial of Z-7424 to rezone property from IL,RS-3 to IM.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The comprehensive plan recognizes this area as an area that was expected to see a transition from the existing neighborhood but has not provide guidance on the expected long-term land use. The current undeveloped railroad right of way has been abandoned and provides a buffer to help mitigate the impacts of the salvage yard to potential redevelopment opportunities east of the site.

Land Use Vision:

Land Use Plan map designation:

The land use map recognized this area as a rail right of way and does not illustrate a land use designation. The surrounding properties on the West, South and south 150 feet all are included in an Employment area. Much of the east boundary of the request is classified as an existing neighborhood.

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

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

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: None for Archer

Trail System Master Plan Considerations: The railroad right of way is a recommended route for the Howard Branch Trail illustrated in the GO plan.

Go Plan Snippet:
Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

**DESCRIPTION OF EXISTING CONDITIONS:** The site is an abandoned rail road right of way that has been used for outdoor storage. The site is flat and abuts residentially zoned property.

Street View from south east property corner looking north.

*Staff Summary:* The site is nearly flat with gravel surface. It is obvious from aerial images that the site is being used for vehicle access and possibly some outdoor storage.

Environmental Considerations: None that would affect site redevelopment

**Streets:**

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<tr>
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<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tr>
<td>East Archer Street</td>
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**Utilities:**

The subject tract has municipal water and sewer available.

**Surrounding Properties:**

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<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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### SECTION III: Relevant Zoning History

**ZONING ORDINANCE:** Ordinance number 11910 dated June 26, 1970, established zoning for the subject property.

**Subject Property:** No relevant history

**Surrounding Property:**

**BOA-21896 May 2015:** The Board of Adjustment approved a request for a modification of a previous condition (imposed by BOA-19948) restricting outside storage to permit outside storage of materials on the subject tract but only under the areas shown on page 7.11 of the board’s agenda packet, on property located at the southeast corner of North Fulton Avenue and East Archer Street.

**BOA-19948 December 2004:** The Board of Adjustment approved a special exception to permit light manufacturing/industrial uses in a CH zoned district with conditions: no outside storage, no chain link fence, fence must have appearance of wrought iron fence and must be consistent with conceptual plan, no outside manufacturing, on property located at the southeast corner of North Fulton Avenue and East Archer Street.

**BOA-19245 December 2001:** The Board of Adjustment approved a variance of the required all-weather material surface for parking to allow parking on grass surface, finding the hardship to be there are a number of other similar businesses in the area with unpaved parking, on property located north of the northeast corner of North Fulton Avenue and East Archer Street.

**BOA-17992 April 1998:** The Board of Adjustment approved a variance of landscaping requirements and a variance of required setback from an R district, from 75’ down to 36.85’, per plan submitted and provided that there be no outside storage on property located on the northeast corner of East Archer Street and North Hudson Avenue.

**BOA-15340 January 1990:** The Board of Adjustment approved a special exception to permit an automobile salvage in an IM zoned district; subject to all repair operations being conducted inside the building; subject to the installation of screening around the salvage area; and subject to vehicles being stacked not higher than the screening fence; finding that the salvage operation is compatible with the surrounding uses, on property located north and east of North Fulton Avenue and East Archer Street (5523 E. Archer St.).

**BOA-14858 July 1988:** The Board of Adjustment approved a special exception for a 100’ expansion of an automobile salvage to the North, in an IM zoned district, per plan submitted, on property located north and east of North Fulton Avenue and East Archer Street (5523 E. Archer St.).
BOA-14245 July 1988: The Board of Adjustment approved a special exception to allow for a foreign sports car auto salvage in an IM zoned district subject to all salvage sport cars being restricted to the north 160' of the property in question; subject to all engine repair being done inside the building; subject to screening being installed on the east side of the entire property and also completely around the salvage area; subject to hours of operation being from 8 a.m. to 5 p.m., on property located north and east of North Fulton Avenue and East Archer Street (5523 E. Archer St.).

3/7/2018 1:30 PM
Note: Graphic overlays may not precisely align with physical features on the ground.
TRACT LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE/4) OF THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHWEST QUARTER (SW/4); THENCE SOUTH 90°00'00" EAST ALONG THE SOUTHERLY LINE OF SAID SECTION 34 FOR 420.62 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE NORTH 04°22'59" EAST FOR 661.92 FEET; THENCE SOUTH 90°00'00" EAST FOR 1.57 FEET; THENCE SOUTH 00°10'07" EAST PARALLEL WITH THE EASTERLY LINE OF SAID SE/4,SE/4,SW/4 FOR 223.60 FEET; THENCE NORTH 90°00'00" EAST FOR 30.77 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN RAILROAD; THENCE SOUTH 04°22'59" WEST ALONG SAID RIGHT-OF-WAY LINE FOR 437.66 FEET TO A POINT ON SAID SOUTHERLY LINE; THENCE NORTH 90°00'00" WEST ALONG THE SOUTHERLY LINE FOR 50.14 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT OF LAND CONTAINING 24,224.69 SQ. FT. OR 0.556 ACRES MORE OR LESS.

CERTIFICATION

I, DEAN ROBINSON, OF SISEMORE WEIZ & ASSOCIATES, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS. THIS LEGAL DESCRIPTION MEETS THE MINIMUM STANDARDS FOR LEGAL DESCRIPTIONS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

DATE

WA17987.01LEGAL DESCRIPTION.doc
01/11/18 DLD-DRAFT
01/11/18 SAC-FINAL
Case Number: Z-7431

Hearing Date: March 7, 2018

Case Report Prepared by:
Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Alan Betchan
Property Owner: GOSSETT, JOSEPH LAWRENCE

Location Map:
(shown with City Council Districts)

Applicant Proposal:
Present Use: Residential
Proposed Use: Residential Multi-family
Concept summary: This project abuts case# 7404 for RM-2 zoning which was approved in 2017. Rezoning this lot will allow multifamily development along Riverside Drive that are consistent with the RDO-3 Arkansas River Overlay design guidelines.
Tract Size: 0.16 + acres
Location: E. of NE/c of Riverside Dr. & E. 38th Pl. S.

Zoning:
Existing Zoning: RS-3
Proposed Zoning: RM-2

Comprehensive Plan:
Land Use Map: Arkansas River Corridor
Stability and Growth Map: Area of Growth

Staff Recommendation:
Staff recommends approval for RM-2 zoning.

Staff Data:
TRS: 9224
CZM: 46
Atlas: 249

City Council District: 9
Councilor Name: Ben Kimbro

County Commission District: 2
Commissioner Name: Karen Keith

REVISED 2/28/2018
SECTION I: Z-7431

DEVELOPMENT CONCEPT:
Applicant is requesting RM-2 zoning for a multifamily development facing Riverside Drive and in context with the RDO-3 design guidelines. The RDO-3 district is primarily intended to apply to properties that do not have direct access to the river but that are visible from riverfront areas. These areas benefit from proximity to the river and contribute to the overall visual environment of the riverfront area. This request is an expansion of previously approved RM-2 zoning case # Z-7404.

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:
Aerial Photo Exhibit

DETAILED STAFF RECOMMENDATION:

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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

Land Use Vision:

Land Use Plan map designation: Arkansas River Corridor

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

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

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

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

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

**Small Area Plan:** None

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

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The two northern subject lots along E 37th Pl S currently contain duplex residences. The eastern lot, along E 38th Pl S contains a single-family residence.

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

**Streets:**

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<tr>
<td>East 37th Place South</td>
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**Utilities:**
The subject tract has municipal water and sewer available.

**Surrounding Properties:**

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<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
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<td>Growth</td>
<td>Duplex Residence</td>
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<td>South</td>
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<td>Growth</td>
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<td>Park and Open Space</td>
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<td>Single Family Residence</td>
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* Existing properties at these locations have recently been rezoned to RM-2 and are planned to be part of the same redevelopment project as Z-7431.

**SECTION III: Relevant Zoning History**

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

**Subject Property:**

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

**Surrounding Property:**

**Z-7404 August 2017:** All concurred in approval for RM-2 zoning on a 0.7-acre tract of land for a multifamily development at the northeast corner of East 38th Place south at Riverside Drive. Ordinance# 23797 dated November 4th, 2017.

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

3/7/2018 1:30 PM
Land Use Plan Categories

- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Town Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

SUBJECT TRACT
LAND USE PLAN
ARKANSAS RIVER CORRIDOR

Z-7431
19-12 24
**Case Report Prepared by:**
Dwayne Wilkerson

**Owner and Applicant Information:**
**Applicant:** Jamellè Moore
**Property Owner:** JJ RANGER LLC

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

**Applicant Proposal:**
**Present Use:** Vacant
**Proposed Use:** Residential
**Concept summary:** Rezoning request is for a single family residential subdivision.
**Tract Size:** 20 ± acres
**Location:** S of the SWc of S. Elwood Ave & W. 71st St. S.

**Zoning:**
**Existing Zoning:** AG
**Proposed Zoning:** RS-3

**Comprehensive Plan:**
**Small Area Plan:** West Highlands Small Area Plan
**Land Use Map:** New Neighborhood
**Stability and Growth Map:** Area of Growth

**Staff Recommendation:**
Staff recommends approval for RS-3 zoning

**City Council District:** 2
**Councilor Name:** Jeanie Cue

**County Commission District:** 2
**Commissioner Name:** Karen Keith
SECTION I: Z-7432

DEVELOPMENT CONCEPT: Rezoning request for anticipated development of a single family residential subdivision.

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:
  - ALTA Survey

DETAILED STAFF RECOMMENDATION:

RS-3 zoning allows single family residential zoning that is land use supported by the West Highlands Small area plan and by Tulsa Comprehensive Plan and,

RS-3 zoning supports a density that is consistent with the anticipated development pattern east of Tulsa Hills Shopping Center and west of South Elwood and,

RS-3 is non-injurious to the existing proximate properties therefore,

Staff recommends Approval of Z-7432 to rezone property from AG/ to RS-3.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The new neighborhood vision and the area of growth identified in the Tulsa Comprehensive Plan anticipated this type of development. Street connectivity will be an important consideration during the preliminary plat phase of this project.

Land Use Vision:

Land Use Plan map designation: New Neighborhood
The New Neighborhood residential building block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or New Neighborhood or Town Center.

Areas of Stability and Growth designation: Area of Growth
The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.
Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: 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. The primary emphasis for agricultural style residential development in the plan area are west of Highway 75.

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 is a gently sloping site that is generally drains toward the Hagar Creek flood plain area at the west end of the site. The north edge of the zoning request abuts a recently constructed Multi Family Project. There are no reasonable expectations for street extensions except to the south and possibly west where property is currently still zoned AG.

Three parcels are included in the zoning request. Each parcel has a single family home.

Hager Creek flood plain snippet:
Environmental Considerations: Single family residential development is unlikely in the floodplain area however the preliminary plat will be arranged in a way to preserve as much green space as possible in that area.

An electrical transmission line is on the east boundary of the property. Residential setbacks will be greater than the normal setback from the planned street right of way as a result of that transmission line.

Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tbody>
<tr>
<td>South Elwood Avenue</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
<td>2</td>
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</table>

Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
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<tbody>
<tr>
<td>North</td>
<td>PUD-738 / CS, RM-O, RS-3</td>
<td>Town Center</td>
<td>Growth</td>
<td>Multi Family</td>
</tr>
<tr>
<td>East</td>
<td>AG</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Large lot single family residential</td>
</tr>
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<td>South</td>
<td>AG</td>
<td>New Neighborhood</td>
<td>Growth</td>
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SECTION III: Relevant Zoning History

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

Subject Property:

BOA-19353 May 2002: The Board of Adjustment denied a variance of the required 30' of frontage on a public street or dedicated right-of-way to 0'; and a variance of lot width from 200' to 165' to permit a lot-split, for lack of hardship, on property located south of the southwest corner of South Elwood Avenue and West 71st Street South, the subject property.

BOA-17358 April 1996: The Board of Adjustment approved a special exception to permit a double-wide manufactured home in an AG zoned district permanently (Section 301), on property located south of the southwest corner of South Elwood Avenue and West 71st Street South, the subject property.

Surrounding Property:
**Z-7353 August 2016:** All concurred in approval of a request for rezoning a 2.58+ acre tract of land from RS-3 to CS, on property located south of the southeast corner of South Jackson Avenue and West 71st Street South.

**PUD-742-A October 2015:** All concurred in approval, with conditions, of a proposed Major Amendment to PUD on a 25+ acre tract of land for elementary school use (Use Unit 5), on property located south of the southeast corner of South Elwood Avenue and West 71st Street.

**Z-7286 December 2014:** All concurred in approval of a request for rezoning a 3.52+ acre tract of land from RS-3 to CS on property located west of the southwest corner of West 71st Street South and South Elwood Avenue.

**Z-7065/ PUD-742 September 2007:** All concurred in approval of a request for rezoning a 24+ acre tract of land and a proposed Planned Unit Development for an office park from AG to OL on property located south of the southeast corner of East 71st Street and South Elwood Avenue.

**Z-7052/ PUD-738 May 2007:** All concurred in approval of a request for rezoning a 40+ acre tract of land from AG to RS-3/RM-0/CS/PUD and a proposed Planned Unit Development for a mixed use development on property located on the southwest corner of West 71st Street and South Elwood Avenue.

**Z-7008-SP-1/Z-6966-SP-1/Z-6967-SP-1 March 2006:** All concurred in approval of a request for a Corridor Development Plan on a 176+ acre tract of land to permit a regional shopping center known as the Tulsa Hills site with a total of 1,554,194 square feet of maximum building floor area approved at a .25 floor area ratio, on property located east of US Highway 75 between West 71st and West 81st Streets.

**Z-7008 March 2006:** All concurred in approval of a request for rezoning a 43.6+ acre tract of land from AG/RS-3 to CO for a regional shopping center known as Tulsa Hills, on property located on the east side of U.S. Highway 75 South between West 71st Street South and West 81st Street South.

**BOA-19228 November 2001:** The Board of Adjustment approved a variance of lot width from required 200' to 135' on Tract A and 100' on Tract B; a variance of lot area from 2 acres to 1.89 acres on Tract A; and a variance of land area per dwelling unit from 2.2 acres to 2.0 acres on Tract A to permit a lot split, per survey submitted, finding the hardship to be the configuration of the lot, on property located south of the southeast corner of South Elwood Avenue and West 71st Street South.

**BOA-18614 January 2000:** The Board of Adjustment approved a variance of average lot width from 200' to 125' and 142' to permit a lot-split in an AG district, on property located south of the southeast corner of South Elwood Avenue and West 71st Street South.

3/7/2018 1:30 PM
Growth and Stability

Area of Growth
Area of Stability

SUBJECT TRACT

Z-7432
18-12 11
34.8
Land Use Plan Categories

- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Town Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

Z-7432

34.9
Case Number: Z-7433
Related to PUD 304-A

Hearing Date: March 7, 2018

Case Report Prepared by:
Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Tulsa City Council c/o Tanner Consulting
Property Owner: KLEIN RENTALS I LLC

Applicant Proposal:
Present Use: Shopping Center
Proposed Use: Mixed Use

Concept summary: Rezoning request as part of the mixed-use zoning initiative associated with the bus rapid transit system along Peoria Avenue. A concurrent request to abandon the existing PUD on the site.

Tract Size: 4.27 ± acres
Location: SE/c of E. 71st St. S. & S. Trenton Ave.

Zoning:
Existing Zoning: CS, OL, PUD-304
Proposed Zoning: MX3-V-55

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

Staff Recommendation:
Staff recommends approval.

City Council District: 2
Councilor Name: Jeanie Cue

County Commission District: 2
Commissioner Name: Karen Keith

Staff Data:
TRS: 8307
CZM: 52
Atlas: 1139
SECTION I: Z-7433

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, OL, PUD 304. A concurrent request to abandon the PUD will be considered at the same time as this zoning request. The PUD abandonment will be withdrawn if the MX zoning is not approved.

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-7433 request MX3-V-55 is consistent with the expected development pattern in the area and,

MX3-V-55 is not injurious to the surrounding property owners and,

The MX3 requested is considered more of a Regional Mixed-Use district intended to accommodate larger scale development and supports the anticipated uses in this area. The rezoning request is consistent with the Bus Rapid Transit System initiative and its land use recommendations and,

MX3-V-55 is consistent with the Town Center land use vision in the Tulsa Comprehensive Plan therefore

Staff recommends Approval of Z-7433 to rezone property from CS,OL/PUD-304 to MX3-V-55.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: MX3-V-55 is consistent with the land use vision in the Tulsa Comprehensive Plan and is consistent with the goals and objectives that support the Bus Rapid Transit System. The existing PUD creates obstacles that prohibit closer setbacks to the street and certain uses including mixed use with a residential component that are desired as part of the Bus Rapid Transit System and the Town Center vision of the Tulsa Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Town Center

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

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

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

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

**Transportation Vision:**

**Major Street and Highway Plan:** East 71st is a primary arterial with a commuter street designation. The most widespread commercial street type is the strip commercial arterial, these arterials typically serve commercial areas that contain many small retail strip centers with buildings set back from front parking lots. Because of this, strip commercial arterials have many intersections and driveways that provide access to adjacent businesses. Historically, this type of street is highly auto-oriented and tends to discourage walking and bicycling. On-street parking is infrequent.

Commuter streets are designed with multiple lanes divided by a landscaped median or a continuous two way left turn lane in the center. Commuter streets are designed to balance traffic mobility with access to nearby businesses. However, because there are so many intersections and access points on commuter streets, they often become congested. Improvements to these streets should come in the form of access management, traffic signal timing and creative intersection lane capacity improvements.

**Trail System Master Plan Considerations:** The east property line is abutting the Joe Creek trail that has been recently improved. Access to that trail should be encouraged with any redevelopment.

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The existing site was developed in the 1980s as a two-story mixed-use building that is primarily used for retail, office. Currently there are no residential uses in the building but a minor amendment was approved in 2016 to use part of the building as a self-storage facility.
Environmental Considerations: None

Streets:

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<th>MSHP Design</th>
<th>MSHP R/W</th>
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</thead>
<tbody>
<tr>
<td>East 71st Street South</td>
<td>Primary arterial with commuter corridor</td>
<td>120 feet</td>
<td>7</td>
</tr>
<tr>
<td>South Trenton Avenue</td>
<td>Residential collector</td>
<td>60 feet</td>
<td>2</td>
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Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

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<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
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<th>Existing Use</th>
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<tr>
<td>North Across 71st</td>
<td>PUD-127/RM-1</td>
<td>Town Center</td>
<td>Growth</td>
<td>Multi Family</td>
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<tr>
<td>East Across Joe Creek</td>
<td>OM</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Multi Family</td>
</tr>
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<td>South</td>
<td>PUD-128-C / OL, RM-1</td>
<td>Town Center</td>
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<tr>
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<td>PUD-128A/ RM-1</td>
<td>Town Center</td>
<td>Growth</td>
<td>Multi Family</td>
</tr>
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</table>

SECTION III: Relevant Zoning History


Subject Property:

Z-5778/PUD-304 January 1983: All concurred in approval of a request for rezoning a 5.1+ acre tract of land from OL to OL and CS; and in approval of a proposed Planned Unit Development on property located at the southeast corner of South Trenton Avenue and East 71st Street South (Ordinance 15597 dated January 21, 1983 amended (14639) zoning for the subject property.)

PUD-304-3 March 2016: All concurred in approval, on consent agenda, of a minor amendment to PUD-304 to add seasonal outdoor storage for a use of a tenant, “The Hamlet” its successors or assigns. The period of operation would be limited annually to the 76 day period from November 1 through January 15 and a 31 day period from 3 calendar weeks before Easter through 10 days after Easter, on property located on the southeast corner of East 71st Street South and South Trenton Avenue.

PUD-304-2 August 2012: All concurred in approval, on consent agenda, of a minor amendment to PUD-304 to add Use Unit 16 (Mini Storage) with the limitation that the storage facility will be included
inside the existing building and will be a climate controlled facility, on property located on the southeast corner of East 71st Street South and South Trenton Avenue.

**PUD-304-1 May 2012:** All concurred in approval, on consent agenda, of a minor amendment to PUD-304 to add a Children's Nursery (Use Unit 5), on property located on the southeast corner of East 71st Street South and South Trenton Avenue.

**Z-5321 November 1979:** All concurred in approval of a request for rezoning a 5.9+ acre tract of land from RM-1 and PUD-129 to OL, on property located at the southeast corner of 71st Street South and South Trenton Avenue (Ordinance 14639 dated January 4, 1980 amended (11828) zoning for the subject property.) (Ordinance 11828 dated June 26, 1970 established zoning for the subject property.)

**PUD-128-A November 1979:** All concurred in approval, per conditions, to develop 118+ acres on property located at 71st Street and west of the Joe Creek Channel for residential purposes (Ordinance 14629 dated December 11, 1979 amended (11828) zoning for the subject property.)

**PUD-128 October 1972:** All concurred in approval of a proposed Planned Unit Development on a 278+ acre tract of land allowing a total of 4,441 residential units on property located between 71st Street South to 81st Street South, from Lewis Avenue to the east boundary of the Arkansas River.

**Z-4245 October 1972:** All concurred in approval of a request for rezoning a 348+ acre tract of land from AG to RS-3, RM-1, and RM-2, on property located between 71st Street South to 81st Street South, from Lewis Avenue to the east boundary of the Arkansas River.

**Surrounding Property:**

**BOA-21926 July 2015:** The Board of Adjustment accepted the applicant’s verification of the spacing requirement for the proposed liquor store of 300 feet subject to the action of the Board being void should another liquor store or other conflicting use be established prior to the establishment of this liquor store, on property located at the southeast corner of South Trenton Avenue and East 71st Street South (PUD-304).

**PUD-388-A May 1991:** All concurred in approval, per conditions, of an amendment to PUD-388 in order to develop the tract, located at the northwest corner of 71st Street south and South Trenton Avenue, with the development of two food establishments in the southern portion which fronts onto 71st street and leaving the northern portion for retail/commercial development under the initial development standards.

**Z-6027/PUD-388 February 1985:** All concurred to approve a request to rezone a 6.27+ acre tract from OM to CS and PUD to allow for an office development, on property located on the northwest corner of East 71st Street South and South Trenton Avenue.

**PUD-128-C November 1979:** All concurred in approval, per conditions, to develop 1+ acre on property located on the northeast corner of 73rd Street and South Trenton Avenue.
SUBJECT TRACT
Note: Graphic overlays may not precisely align with physical features on the ground.
Land Use Plan Categories:
- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Town Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor
Case Report Prepared by:
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Tulsa City Council c/o Tanner Consulting
Property Owner: KLEIN, KENNETH K & JUDI L

Hearing Date: March 7, 2018

Location Map:
(shown with City Council Districts)

 Applicant Proposal:

Present Use: Shopping Center
Proposed Use: Abandonment of PUD-304

Concept summary: Abandon the existing PUD on the site. The abandonment request is concurrent with a rezoning request as part of the mixed-use zoning initiative associated with the bus rapid transit system along Peoria Avenue.

Tract Size: 4.27 ± acres
Location: SE/c of E. 71st St. S. & S. Trenton Ave.

Zoning:

Existing Zoning: PUD-304, CS, OL
Proposed Zoning: Abandonment of PUD-304 & MX3-V-55 Zoning

Comprehensive Plan:

Land Use Map: Town Center
Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval but only if the MX zoning is approved.

Staff Data:
TRS: 8307
CZM: 52
Atlas: 1139

City Council District: 2
Councilor Name: Jeannie Cue

County Commission District: 2
Commissioner Name: Karen Keith
SECTION I: PUD-304

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, OL, PUD 304. Abandonment of the PUD will be considered at the same time as this zoning request. The PUD abandonment will be withdrawn if the MX zoning is not approved.

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:

The PUD abandonment is only appropriate with the consideration of rezoning the site as referenced in Case Z-7433

Case Z-7433 request MX3-V-55 which is consistent with the expected development pattern in the area and,

MX3-V-55 is not injurious to the surrounding property owners and,

The MX3 requested is considered more of a Regional Mixed-Use district intended to accommodate larger scale development and supports the anticipated uses in this area. The rezoning request is consistent with the Bus Rapid Transit System initiative and its land use recommendations and,

MX3-V-55 is consistent with the Town Center land use vision in the Tulsa Comprehensive Plan therefore

Staff recommends Approval of PUD304-A which will abandon PUD304 but only if the concurrent request to rezone property from CS,OL/304 to MX3-V-55 is also approved.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Abandonment of PUD 304 and rezoning the site to MX3-V-55 is consistent with the land use vision in the Tulsa Comprehensive Plan and is consistent with the goals and objectives that support the Bus Rapid Transit System. The existing PUD creates obstacles that prohibit closer setbacks to the street and certain uses including mixed use with a residential component that are desired as part of the Bus Rapid Transit System and the Town Center vision of the Tulsa Comprehensive Plan.

Land Use Vision:

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

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

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

**Transportation Vision:**

**Major Street and Highway Plan:** East 71st is a primary arterial with a commuter street designation. The most widespread commercial street type is the strip commercial arterial, these arterials typically serve commercial areas that contain many small retail strip centers with buildings set back from front parking lots. Because of this, strip commercial arterials have many intersections and driveways that provide access to adjacent businesses. Historically, this type of street is highly auto-oriented and tends to discourage walking and bicycling. On-street parking is infrequent.

Commuter streets are designed with multiple lanes divided by a landscaped median or a continuous two way left turn lane in the center. Commuter streets are designed to balance traffic mobility with access to nearby businesses. However, because there are so many intersections and access points on commuter streets, they often become congested. Improvements to these streets should come in the form of access management, traffic signal timing and creative intersection lane capacity improvements.

**Trail System Master Plan Considerations:** The east property line is abutting the Joe Creek trail that has been recently improved. Access to that trail should be encouraged with any redevelopment.
Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

**Staff Summary:** The existing site was developed in the 1980s as a two-story mixed-use building that is primarily used for retail, office. Currently there are no residential uses in the building but a minor amendment was approved in 2016 to use part of the building as a self-storage facility.

Environmental Considerations: None

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Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

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SECTION III: Relevant Zoning History

**ZONING ORDINANCE:** Ordinance number 15597 dated January 21, 1983, amended zoning for the subject property.

**Subject Property:**

**Z-5778/PUD-304 January 1983:** All concurred in approval of a request for rezoning a 5.1+ acre tract of land from OL to OL and CS; and in approval of a proposed Planned Unit Development on property
located at the southeast corner of South Trenton Avenue and East 71st Street South (Ordinance 15597 dated January 21, 1983 amended (14639) zoning for the subject property.)

**PUD-304-3 March 2016:** All concurred in approval, on consent agenda, of a minor amendment to PUD-304 to add seasonal outdoor storage for a use of a tenant, “The Hamlet” its successors or assigns. The period of operation would be limited annually to the 76 day period from November 1 through January 15 and a 31 day period from 3 calendar weeks before Easter through 10 days after Easter, on property located on the southeast corner of East 71st Street South and South Trenton Avenue.

**PUD-304-2 August 2012:** All concurred in approval, on consent agenda, of a minor amendment to PUD-304 to add Use Unit 16 (Mini Storage) with the limitation that the storage facility will be included inside the existing building and will be a climate controlled facility, on property located on the southeast corner of East 71st Street South and South Trenton Avenue.

**PUD-304-1 May 2012:** All concurred in approval, on consent agenda, of a minor amendment to PUD-304 to add a Children’s Nursery (Use Unit 5), on property located on the southeast corner of East 71st Street South and South Trenton Avenue.

**Z-5321 November 1979:** All concurred in approval of a request for rezoning a 5.9± acre tract of land from RM-1 and PUD-129 to OL, on property located at the southeast corner of 71st Street South and South Trenton Avenue (Ordinance 14639 dated January 4, 1980 amended (11828) zoning for the subject property.) (Ordinance 11828 dated June 26, 1970 established zoning for the subject property.)

**PUD-128-A November 1979:** All concurred in approval, per conditions, to develop 118± acres on property located at 71st Street and west of the Joe Creek Channel for residential purposes (Ordinance 14629 dated December 11, 1979 amended (11828) zoning for the subject property.)

**PUD-128 October 1972:** All concurred in approval of a proposed Planned Unit Development on a 278± acre tract of land allowing a total of 4,441 residential units on property located between 71st Street South to 81st Street South, from Lewis Avenue to the east boundary of the Arkansas River.

**Z-4245 October 1972:** All concurred in approval of a request for rezoning a 348± acre tract of land from AG to RS-3, RM-1, and RM-2, on property located between 71st Street South to 81st Street South, from Lewis Avenue to the east boundary of the Arkansas River.

**Surrounding Property:**

**BOA-21926 July 2015:** The Board of Adjustment accepted the applicant’s verification of the spacing requirement for the proposed liquor store of 300 feet subject to the action of the Board being void should another liquor store or other conflicting use be established prior to the establishment of this liquor store, on property located at the southeast corner of South Trenton Avenue and East 71st Street South (PUD-304).

**PUD-388-A May 1991:** All concurred in approval, per conditions, of an amendment to PUD-388 in order to develop the tract, located at the northwest corner of 71st Street south and South Trenton Avenue, with the development of two food establishments in the southern portion which fronts onto 71st street and leaving the northern portion for retail/commercial development under the initial development standards.
Z-6027/PUD-388 February 1985: All concurred to approve a request to rezone a 6.27+ acre tract from OM to CS and PUD to allow for an office development, on property located on the northwest corner of East 71st Street South and South Trenton Avenue.

PUD-128-C November 1979: All concurred in approval, per conditions, to develop 1+ acre on property located on the northeast corner of 73rd Street and South Trenton Avenue.

3/7/2018 1:30 PM
 SUBJECT TRACT

Growth and Stability

Area of Growth
Area of Stability

PUD-304-A
18-13 07
Case Number: Z-7434
Related to PUD 128-J
Hearing Date: March 7, 2018

Owner and Applicant Information:
Applicant: Tulsa City Council
Property Owner: RAMSAY, CHARLES L JR FAMILY TRUST, THE

Location Map:
(shown with City Council Districts)

Applicant Proposal:
Present Use: Empty lot
Proposed Use: Mixed Use

Concept summary: Rezoning request as part of the mixed-use zoning initiative associated with the bus rapid transit system. Associated with this item the property owner has submitted a concurrent request to abandon the existing PUD on the site.

Tract Size: 1.08 ± acres
Location: S of the SE/c of E 71st St S & S Trenton Ave.

Staff Recommendation:
Staff recommends approval

City Council District: 2
Councilor Name: Jeannie Cue
County Commissioner District: 2
Commissioner Name: Karen Keith

Staff Data:
TRS: 8307
CZM: 52    Atlas: 1139
SECTION I: Z-7434

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 OL/RM-1/PUD 128-C. PUD 128-C only allows office uses and surface parking. A concurrent request to abandon the PUD will be considered at the same time as this zoning request. The PUD abandonment will be withdrawn if the MX zoning is not approved.

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-7434 request MX3-V-55 is consistent with the expected development pattern in the area and, MX3-V-55 is not injurious to the surrounding property owners and,

The MX3 requested is considered more of a Regional Mixed-Use district intended to accommodate larger scale development and supports the anticipated uses in this area location along South Peoria. The rezoning request is consistent with the Bus Rapid Transit System initiative and its land use recommendations and,

MX3-V-55 is consistent with the Town Center land use vision in the Tulsa Comprehensive Plan therefore

Staff recommends Approval of Z-7434 to rezone property from OL,RM-1/ to MX3-V-55.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: MX3-V-55 is consistent with the land use vision in the Tulsa Comprehensive Plan and is consistent with the goals and objectives that support the Bus Rapid Transit System. The existing PUD creates obstacles that prohibit closer setbacks to the street and certain uses including mixed use with a residential component that are desired as part of the Bus Rapid Transit System and the Town Center vision of the Tulsa Comprehensive Plan.

Land Use Vision:

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

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

The purpose of 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:** South Trenton Avenue is a residential collector.

**Trail System Master Plan Considerations:** The east property line is abutting the Joe Creek trail that has been recently improved. Access to that trail should be encouraged with any redevelopment.

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The existing site is undeveloped.

**Environmental Considerations:** None that might affect site development

**Streets:**

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<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
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<td>South Trenton Avenue</td>
<td>Residential collector</td>
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**Utilities:**

The subject tract has municipal water and sewer available.
Surrounding Properties:

<table>
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<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
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<td>Town Center</td>
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</table>

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 15954 dated February 24, 1984, amended zoning for the subject property.

Subject Property:

PUD-128-C November 1979: All concurred in approval, per conditions, to develop 1+ acres on property located on the northeast corner of 73rd Street and South Trenton Avenue. (Ordinance 15954 dated February 24, 1984 amended (14629) zoning for the subject property.)

PUD-128-A November 1979: All concurred in approval, per conditions, to develop 118+ acres on property located at 71st Street and west of the Joe Creek Channel for residential purposes. (Ordinance 14629 dated December 11, 1979 amended (11828) zoning for the subject property.) (Ordinance 11828 dated June 26, 1970 established zoning for the subject property.)

PUD-128 October 1972: All concurred in approval of a proposed Planned Unit Development on a 278+ acre tract of land allowing a total of 4,441 residential units on property located between 71st Street South to 81st Street South, from Lewis Avenue to the east boundary of the Arkansas River.

Z-4245 October 1972: All concurred in approval of a request for rezoning a 348+ acre tract of land from AG to RS-3, RM-1, and RM-2, on property located between 71st Street South to 81st Street South, from Lewis Avenue to the east boundary of the Arkansas River.

Surrounding Property:

PUD-304-3 March 2016: All concurred in approval, on consent agenda, of a minor amendment to PUD-304 to add seasonal outdoor storage for a use of a tenant, "The Hamlet" its successors or assigns. The period of operation would be limited annually to the 76 day period from November 1 through January 15 and a 31 day period from 3 calendar weeks before Easter through 10 days after Easter, on property located on the southeast corner of East 71st Street South and South Trenton Avenue

BOA-21926 July 2015: The Board of Adjustment accepted the applicant's verification of the spacing requirement for the proposed liquor store of 300 feet subject to the action of the Board being void
should another liquor store or other conflicting use be established prior to the establishment of this liquor store, on property located at the southeast corner of South Trenton Avenue and East 71st Street South (PUD-304).

**PUD-304-2 August 2012:** All concurred in approval, on consent agenda, of a *minor amendment* to PUD-304 to add Use Unit 16 (Mini Storage) with the limitation that the storage facility will be included inside the existing building and will be a climate controlled facility, on property located on the southeast corner of East 71st Street South and South Trenton Avenue.

**PUD-304-1 May 2012:** All concurred in approval, on consent agenda, of a *minor amendment* to PUD-304 to add a Children’s Nursery (Use Unit 5), on property located on the southeast corner of East 71st Street South and South Trenton Avenue.

**Z-5778/PUD-304 January 1983:** All concurred in approval of a request for rezoning a 5.1± acre tract of land from OL to OL and CS; and in approval of a proposed Planned Unit Development on property located at the southeast corner of South Trenton Avenue and East 71st Street South (PUD-304).

3/7/2018 1:30 PM
**Case Report Prepared by:**
Dwayne Wilkerson

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

**Zoning:**

*Existing Zoning:* PUD-128-C, OL, RM-1

*Proposed Zoning:* MX3-V-55 and abandonment of PUD-128-C

**Comprehensive Plan:**

*Land Use Map:* Town Center

*Stability and Growth Map:* Area of Growth

**Staff Data:**

TRS: 8307  
CZM: 52  
Atlas: 1139

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**Case Number:** PUD-128-J  
Related to Z-7434

**Hearing Date:** March 7, 2018

**Owner and Applicant Information:**

*Applicant:* Tulsa City Council

*Property Owner:* RAMSAY, CHARLES L JR FAMILY TRUST

**Applicant Proposal:**

*Present Use:* Empty lot

*Proposed Use:* Abandonment of PUD-128-C

**Concept summary:** Rezoning request as part of the mixed-use zoning initiative associated with the bus rapid transit system. Associated with this item the property owner has submitted a concurrent request to rezone the site to MX3-V-55.

*Tract Size:* 1.08 ± acres  
*Location:* S of the SE/c of E 71st St S & S Trenton Ave.

**Staff Recommendation:**

Staff recommends approval to abandon PUD 128-C only if MX zoning is approved.

**City Council District:** 2

*Councilor Name:* Jeannie Cue

**County Commission District:** 2

*Commissioner Name:* Karen Keith
SECTION I: PUD-128-J

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 OL/RM-1/PUD 128-C. PUD 128-C only allows office uses and surface parking. A concurrent request to rezone the site to MX3-U-55 is being considered at the same time as this PUD abandonment request. The PUD abandonment will be withdrawn if the MX zoning is not approved.

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

DET AILED STAFF RECOMMENDATION:

PUD-128-J is only appropriate with approval of the rezoning on this site as referenced in Case Z-7434.

Case Z-7434 requesting MX3-V-55 is consistent with the expected development pattern in the area and,

MX3-V-55 is not injurious to the surrounding property owners and,

The MX3 requested is considered more of a Regional Mixed-Use district intended to accommodate larger scale development and supports the anticipated uses in this area location along South Peoria. The rezoning request is consistent with the Bus Rapid Transit System initiative and its land use recommendations and,

MX3-V-55 is consistent with the Town Center land use vision in the Tulsa Comprehensive Plan therefore,

Staff recommends Approval of PUD128-J which will abandon PUD128-C but only if the concurrent request to rezone property from OL,RM-1,PUD128-C to MX3-V-55 is also approved.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: MX3-V-55 is consistent with the land use vision in the Tulsa Comprehensive Plan and is consistent with the goals and objectives that support the Bus Rapid Transit System. The existing PUD creates obstacles that prohibit closer setbacks to the street and certain uses including mixed use with a residential component that are desired as part of the Bus Rapid Transit System and the Town Center vision of the Tulsa Comprehensive Plan.

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Transportation Vision:

Major Street and Highway Plan: South Trenton Avenue is a residential collector.

Trail System Master Plan Considerations: The east property line is abutting the Joe Creek trail that has been recently improved. Access to that trail should be encouraged with any redevelopment.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site is undeveloped.

Environmental Considerations: None that might affect site development

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**Surrounding Properties:**

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**ZONING ORDINANCE:** Ordinance number 15954 dated February 24, 1984, amended zoning for the subject property.

**Subject Property:**

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- **PUD-128 October 1972:** All concurred in approval of a proposed Planned Unit Development on a 278+ acre tract of land allowing a total of 4,441 residential units on property located between 71st Street South to 81st Street South, from Lewis Avenue to the east boundary of the Arkansas River.

- **Z-4245 October 1972:** All concurred in approval of a request for rezoning a 348+ acre tract of land from AG to RS-3, RM-1, and RM-2, on property located between 71st Street South to 81st Street South, from Lewis Avenue to the east boundary of the Arkansas River.

**Surrounding Property:**

- **PUD-304-3 March 2016:** All concurred in approval, on consent agenda, of a minor amendment to PUD-304 to add seasonal outdoor storage for a use of a tenant, “The Hamlet” its successors or assigns. The period of operation would be limited annually to the 76 day period from November 1 through January 15 and a 31 day period from 3 calendar weeks before Easter through 10 days after Easter, on property located on the southeast corner of East 71st Street South and South Trenton Avenue

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**PUD-304-1 May 2012:** All concurred in approval, on consent agenda, of a minor amendment to PUD-304 to add a Children’s Nursery (Use Unit 5), on property located on the southeast corner of East 71st Street South and South Trenton Avenue.

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Growth and Stability

Area of Growth
Area of Stability

PUD-128-J
18-13 07

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