TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2769

May 2, 2018, 1:30 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Work session Report:

Director's Report:
Review TMAPC Receipts for the month of March 2018

1. Minutes of April 18, 2018, Meeting No. 2768

CONSENT AGENDA:

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

2. **LC-1003** (Lot-Combination) (CD 4) – Location: Northwest corner of East 31st Street South and South Harvard Avenue (Related to LS-21123)

3. **LS-21123** (Lot-Split) (CD 4) – Location: Northwest corner of East 31st Street South and South Harvard Avenue (Related to LC-1003)

4. **LC-1018** (Lot-Combination) (CD 4) – Location: Southwest corner of South Kenosha Avenue and East 4th Street South (Related to LS-21131)

5. **LS-21131** (Lot-Split) (CD 4) – Location: Southwest corner of South Kenosha Avenue and East 4th Street South (Related to LC-1018)

6. **LC-1011** (Lot-Combination) (CD 4) – Location: Southeast corner of South Atlanta Avenue and East 6th Street South

7. **LC-1012** (Lot-Combination) (CD 4) – Location: East of the northeast corner of South Atlanta Avenue and East 6th Street South

8. **LC-1013** (Lot-Combination) (CD 4) – Location: East of the southeast corner of South Atlanta Avenue and East 6th Street South

9. **LC-1014** (Lot-Combination) (CD 4) – Location: East of the southeast corner of South Atlanta Avenue and East 5th Place South

10. **LC-1015** (Lot-Combination) (CD 4) – Location: East of the southeast corner of South Atlanta Avenue and East 6th Street South

11. **LC-1016** (Lot-Combination) (CD 4) – Location: Southeast corner of South Atlanta Avenue and East 6th Street South

12. **LC-1017** (Lot-Combination) (CD 4) – Location: East of the southeast corner of Forest Boulevard and South Yorktown Avenue

13. **LC-1019** (Lot-Combination) (CD 1) – Location: Northeast corner of North Peoria Avenue and East Pine Street

14. **LC-1020** (Lot-Combination) (CD 4) – Location: East of the northeast corner of South Detroit Avenue and East 20th Street South

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

15. **PUD-712-4 Larry McCool** (CD 6) Location: Northwest corner of East 51st Street and South 193rd East Avenue requesting a **PUD Minor Amendment** to remove 11-foot landscape strip along northern boundary (continued from April 18, 2018) **(withdrawn by applicant)**

16. **LS-21130** (Lot-Split) (County) – Location: South of the southwest corner of East 122nd Street North and North 145th East Avenue

17. **West Park Phase II** (CD 4) Preliminary Plat, Location: Northeast corner of East 6th Street South and South Lewis Avenue

18. **CO-4 Plat Waiver** (CD 7) Location: Northeast corner of East 63rd Street South and South Mingo Road

19. **CZ-471 Kevin Vanover** (County) Location: Northeast corner of East 121st Street North and North Mingo Road requesting rezoning from **AG to RE**

20. **Z-7439 Tanner Consulting, LLC** (CD 2) Location: South of the southwest corner of West 81st Street and South Maybelle Avenue requesting rezoning from **RS-3 to RS-4** with optional development plan

21. **Z-7440 Kyle Sewell** (CD 2) Location: East of the southeast corner of West 71st Street South and South Elwood Avenue requesting rezoning from **AG to CG**

22. **Z-7441 Tulsa City Council/Village at Brookside, LLC** (CD 9) Location: East of the southeast corner of South Peoria Avenue and East 41st Street South requesting rezoning from **RM-2 to MX2-F-65**

23. **ZCA-10, TMAPC,** Amendment of the City of Tulsa Zoning Code to Section 55.090-F3 (Maximum Width of Residential Driveways in RE and RS Districts) to revise the maximum driveway width regulations established by that section.

24. **ZCA-8, Tulsa City Council,** Amendment to the City of Tulsa Zoning Code to add Section 20.070 establishing the regulations of a Special Area (SA) overlay district (**Route 66 Overlay – RT66**), pertaining to sign regulations for properties which may subsequently be supplementally rezoned RT66; to amend height provisions for roof signs in Section 60.080; and to add a definition for "Neon" in Section 95-170. (related to SA-4)

25. **SA-4, Route 66 Overlay (RT66), Tulsa City Council** (CD 2, 3, 4, 5, 6) Location: multiple properties along South 193rd East Avenue, East 11th Street South, South Mingo Road, East Admiral Boulevard, East Admiral Place, West 11th Street South, and Southwest Boulevard (related to ZCA-8)

OTHER BUSINESS

26. **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.

KIM

TMAPC RECEIPTS
Month of March 2018

	---------- Current Period ----------				---------- Year To Date ----------			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	10	$487.50	$487.50	$975.00	86	4,637.50	4,637.50	$9,275.00
Zoning	7	1,925.00	1,925.00	3,850.00	51	19,425.00	19,425.00	38,850.00
Plan Reviews	26	4,575.00	4,575.00	9,150.00	191	25,340.00	25,340.00	50,680.00
Refunds		0.00	0.00	0.00		0.00	0.00	0.00
NSF		0.00	0.00	0.00		0.00	0.00	0.00
		$6,987.50	$6,987.50	$13,975.00		$49,402.50	$49,402.50	$98,805.00
LAND DIVISION								
Minor Subdivision	0	$0.00	0.00	0.00	1	$435.00	$435.00	870.00
Preliminary Plats	3	1,647.50	1,647.50	3,295.00	17	$8,222.35	$8,222.35	16,444.70
Final Plats	4	1,730.00	1,730.00	3,460.00	24	$9,635.28	$9,635.28	19,270.55
Plat Waviers	2	250.00	250.00	500.00	27	$3,325.00	$3,325.00	6,650.00
Lot Splits	7	400.00	400.00	800.00	97	$5,400.00	$5,400.00	10,800.00
Lot Combinations	18	900.00	900.00	1,800.00	85	$4,275.00	$4,275.00	8,550.00
Other	1	50.00	50.00	100.00	10	$850.00	$850.00	1,700.00
NSF		0.00	0.00	0.00		$0.00	$0.00	0.00
Refunds		0.00	0.00	0.00		($50.00)	($50.00)	(100.00)
		$4,977.50	$4,977.50	$9,955.00		$32,092.63	$32,092.63	$64,185.25
TMAPC COMP								
Comp Plan Admendment	0	$0.00	$0.00	$0.00	4	$1,000.00	$0.00	$1,000.00
Refund		$0.00		$0.00		$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00		$1,000.00	$0.00	$1,000.00
BOARDS OF ADJUSTMENT								
Fees	26	$7,550.00	$2,800.00	$10,350.00	184	$55,650.00	$16,650.00	$72,300.00
Refunds		(300.00)	0.00	($300.00)		($2,800.00)	$0.00	(2,800.00)
NSF Check		0.00	0.00	$0.00		($500.00)	$0.00	(500.00)
		$7,250.00	$2,800.00	$10,050.00		$52,350.00	$16,650.00	$69,000.00
TOTAL		**$19,215.00**	**$14,765.00**	**$33,980.00**		**$134,845.13**	**$98,145.13**	**$232,990.25**
LESS WAIVED FEES *		$0.00		$0.00		**($6,515.66)**		**($6,515.66)**
GRAND TOTALS		**$19,215.00**	**$14,765.00**	**$33,980.00**		**$128,329.47**	**$98,145.13**	**$226,474.59**

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

March 2018 Receipt Comparison

	March 2018	Feb. 2018	March 2017
Zoning Letters	10	8	3
Zoning	7	2	9
Plan Reviews	26	17	27
Minor Subdivisions	0	0	0
Preliminary Plats	3	1	3
Final Plats	4	4	0
Plat Waivers	2	2	4
Lots Splits	7	9	12
Lot Combinations	18	8	11
Other	1	0	0
Comp Plan Amendments	0	1	0

4/18/2018

Sawyer, Kim

From: Hoyt, Jay
Sent: Monday, April 23, 2018 2:23 PM
To: Sawyer, Kim
Subject: FW: Stone Creek (PUD-712-4)

Kim,

The applicant for minor amendment PUD-712-4 has requested to withdraw their application. This case was originally heard on 4/18 and continued to 5/2.

Thank you,

Jay Hoyt

From: larrymccool@att.net [mailto:larrymccool@att.net]
Sent: Monday, April 23, 2018 1:17 PM
To: Hoyt, Jay <JHoyt@incog.org>
Subject: RE: Stone Creek

Jay,
Per your statement below, provided it would not require any TMAPC minor amendment action, we then wish to withdraw our application.

What do I need to do to get the Site Plan Review process completed?

Larry

From: Hoyt, Jay <JHoyt@incog.org>
Sent: Monday, April 23, 2018 1:09 PM
To: larrymccool@att.net
Subject: RE: Stone Creek

Larry,

Based on your revised design, it appears that you would not need a minor amendment. The site plan seems to conform to the current development standards. So I'd say yes, it would be approved.

Thank you,

Jay Hoyt

From: larrymccool@att.net [mailto:larrymccool@att.net]
Sent: Monday, April 23, 2018 12:53 PM
To: Hoyt, Jay <JHoyt@incog.org>
Subject: Stone Creek

Jay,

15.1

After meeting with my client, we are considering reverting the site plan to be more like the original PUD712. See the attached. If we make these changes, will there be any need for any minor amendment to the PUD? And if not then would this site plan be approved in the Site Plan Review process?

I need your answer ASAP. I will call you shortly.

Thanks,
Larry D. McCool, NCARB
President

McCool and Associates, P.C.
ARCHITECTURE AND PLANNING
1703 East Skelly Drive, Suite 107
Tulsa, Oklahoma 74105

Phone: 918-664-2642
Email: larry@mccoolarchitecture.com
WEB: mccoolarchitecture.com

TMAPC
Tulsa Metropolitan Area
Planning Commission

Case Number: LS-21130
Lot-Split

Hearing Date: May 2, 2018

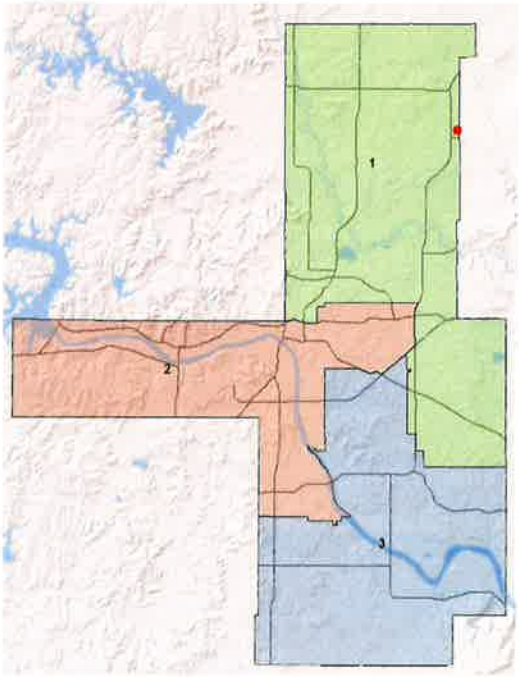
Case Report Prepared by:

Austin Chapman

Owner and Applicant Information:
Applicant: Jason Schultz

Property Owners: Rob Hopper

Location Map:
(shown with County Commission Districts)



Applicant Proposal:
Proposal to split an AG tract into two tracts.

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

Existing Use: Agricultural Residential

Tract A Size: 3.951 ± acres

Tract B Size: 2.048 ± acres

Location: South of the SW/c of North 145th East Avenue and East 122nd Street North

Comprehensive Plan:
Land Use Map:
N/A

Stability and Growth Map:
N/A

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.

Zoning:
Existing Zoning: AG

County Commission District: 1
Commissioner Name: Mike Craddock

Lot-Split and Waiver of Subdivision Regulations

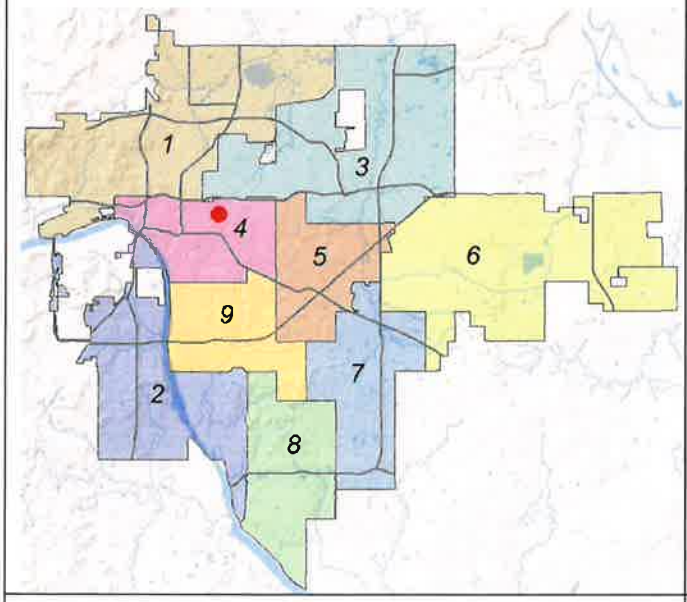
May 2, 2018

LS-21130
Jason Schultz, (1404) (AG) (County)
Location: South of the SW/c of North 145th East Avenue and East 122nd Street North

The Lot-Split proposal is to split an Agriculture (AG) into two tracts. One tract requires a waiver of the subdivision regulations requiring that no lot have more than three side lot lines. Both tracts will meet the Bulk and Area requirements of the Tulsa County Zoning Code for an AG zoning District. The applicant has an application pending before the Tulsa County Board of Adjustments to be heard on May 15, 2018 to reduce the required land area per dwelling unit from 2.1 acres on Tract B. The applicant will not be able to get a residential building permit on Tract B until a variance is approved. If the Board of Adjustment were to deny this variance request Tract B would be restricted solely to Agricultural uses.

The Technical Advisory Committee met on April 19, 2018 and had the following comments. The County Engineer is requesting that 50' of right-of-way be dedicated along East 145th Street North from both tracts, including any previously dedicated right-of-way. Additionally, the approval will be conditioned on confirmation from Washington County Rural Water District 3 that they can supply water to the new tract.

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.

TMAPC Tulsa Metropolitan Area Planning Commission	**Case : West Park Phase II** **Hearing Date: May 2, 2018**
Case Report Prepared by: Nathan Foster	**Owner and Applicant Information:** *Applicant*: Ted Sack, Sack & Associates *Owner*: West Park Phase II, LLC
Location Map: **(shown with City Council Districts)**  	**Applicant Proposal:** Preliminary Plat 1 lot, 1 block, 4.17 ± acres *Location*: Northeast corner of East 6th Street South and South Lewis Avenue
Zoning: CS/RM-2	**Staff Recommendation:** Staff recommends **approval** of the preliminary plat
	City Council District: 4 *Councilor Name*: Blake Ewing **County Commission District: 2** *Commissioner Name:* Karen Keith

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

PRELIMINARY SUBDIVISION PLAT

West Park Phase II - (CD 4)
Northeast corner of East 6th Street and South Lewis Avenue

This plat consists of 1 lot, 1 block, 4.17 ± acres

The Technical Advisory Committee (TAC) met on April 19, 2018 and provided the following conditions:

1. **Zoning:** Proposed plat currently contains CS & RM-2 zoning. The proposed lot meets requirements of the existing zoning; however, conceptual site plan would require zoning relief or a rezoning. If rezoning is sought, it is recommended that the filing of the final plat occur after such rezoning.

2. **Addressing:** Address will be assigned to final plat. Provide lot address graphically on the face of the final plat and state address disclaimer.

3. **Transportation & Traffic:** Required ROW is shown on plat. If no access to Lewis is proposed, LNA is recommended.

4. **Sewer:** Existing sanitary sewer line located within alley to-be vacated. Line must be relocated to appropriate easement/right-of-way or covered by appropriate easement prior to vacation of easement. Establish easements over any other existing lines to remain on-site.

5. **Water:** No comments.

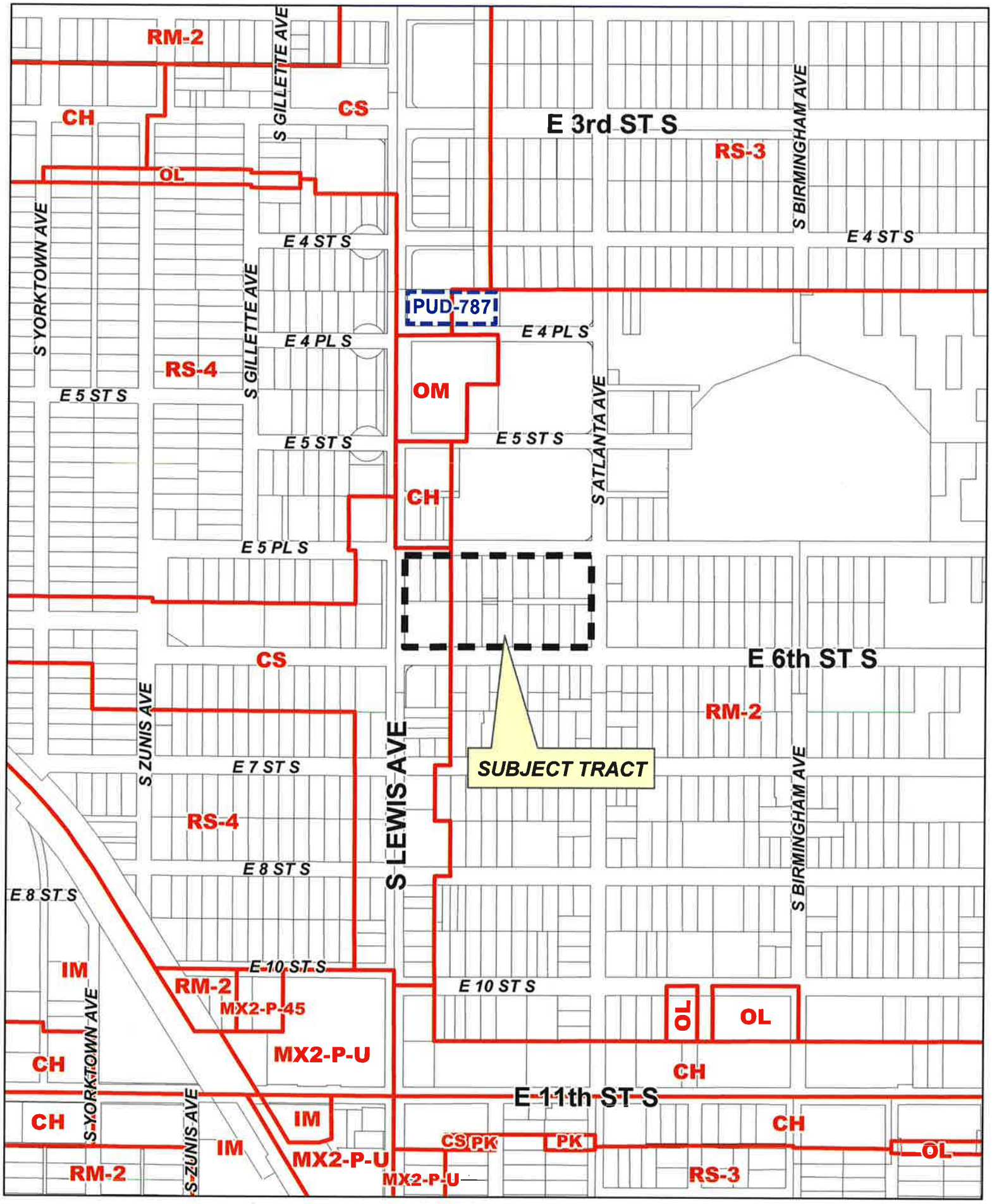
6. **Engineering Graphics:** Submit a subdivision data control sheet with final plat submittal. Graphically show all property pins found or set on the face of the plat with the correct symbols. Show scale both written and graphically on the face of the plat. Remove contours prior to final plat submittal. Label all platted property in the location map and label all other property unplatted. Under the basis of bearing, add the following: "The bearings base of this survey is grid bearings based on Oklahoma State Plane Coordinate System, North Zone 3501, North American Datum (NAD83)". Provide legals as required by Engineering Services.

7. **Fire:** No comments.

8. **Stormwater, Drainage, & Floodplain:** Existing storm sewer lines will require easements or relocation. All stormwater improvements must comply with requirements of Development Services.

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.

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



Feet
0 200 400

WEST PARK
PHASE II

19-13 05

17.4

Feet
0 200 400

Subject Tract

WEST PARK PHASE II

19-13 05

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

Aerial Photo Date: February 2016

N

17.5

Feet
0 50 100

Subject Tract

WEST PARK PHASE II

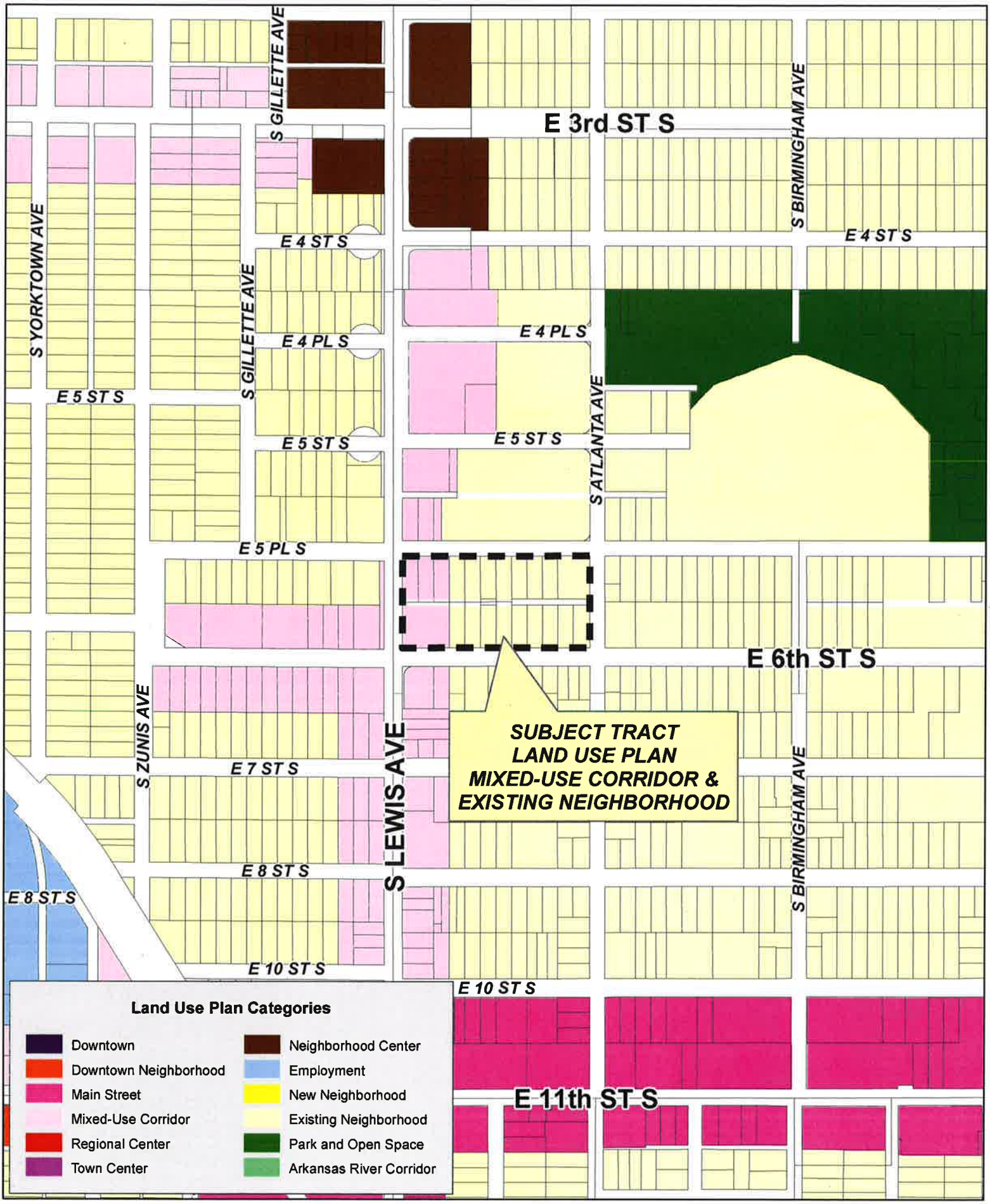
19-13 05

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

Aerial Photo Date: February 2016

N

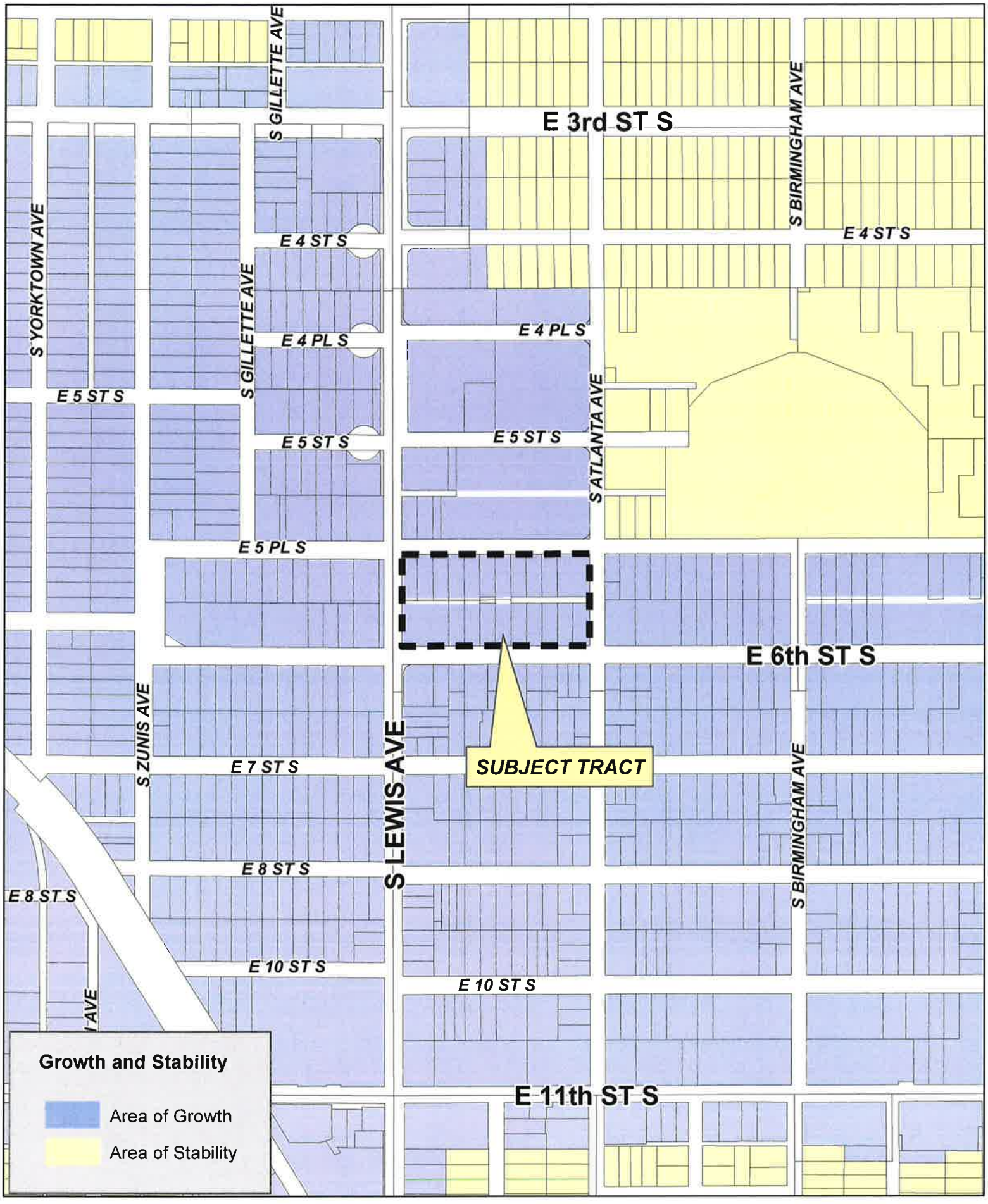
17.6



WEST PARK
PHASE II

19-13 05

17.7



WEST PARK PHASE II

19-13 05

17.8

'PRELIMINARY'

West Park Phase II

A RE-SUBDIVISION OF BLOCK 7
IN
AMENDED COLLEGE VIEW
AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA
IN THE
NE/4 OF THE SW/4 OF SECTION 05, T-19-N, R-13-E

60 0 60 120
SCALE IN FEET

TREASURER'S STAMP
DO NOT USE THIS SPACE

COUNTY CLERK STAMP
DO NOT USE THIS SPACE

FINAL PLAT ENDORSEMENT OF APPROVAL

Tulsa Metropolitan Area Planning Commission

Approval Date _____

_____ TMAPC/INCOG

_____ CITY ENGINEER

Council of the City of Tulsa, Oklahoma

Approval Date _____

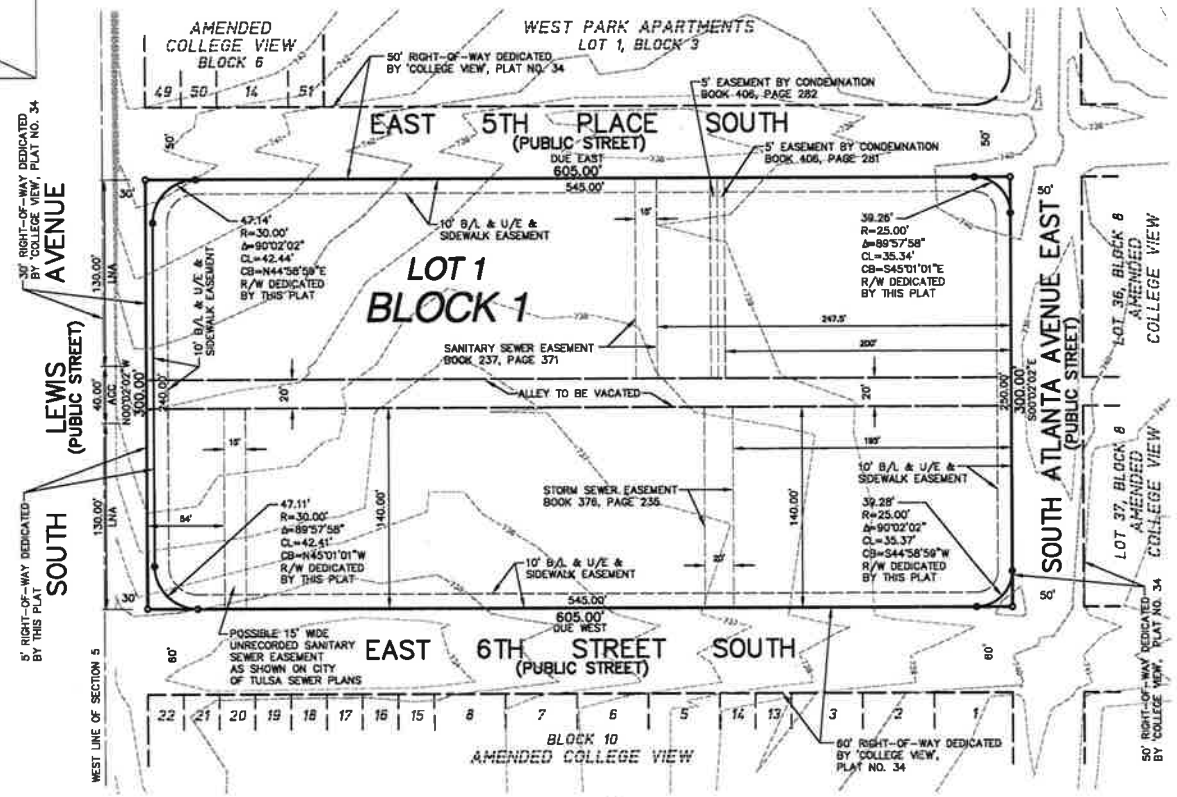
_____ CHAIRMAN

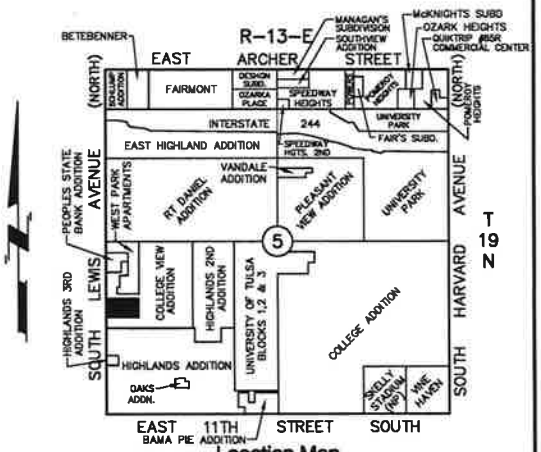
_____ MAYOR

_____ ATTEST: CITY CLERK

_____ CITY ATTORNEY

The approval of this Final Plat will expire one year from the date of City Council Approval if not filed in the Office of the County Clerk before that date.





Location Map

Owner

WEST PARK PHASE II, LLC
ATTN: JOSH MILLER
7030 SOUTH YALE AVENUE, SUITE 600
TULSA, OKLAHOMA 74136
PHONE: (918) 671-3600

Engineer / Surveyor

SACK AND ASSOCIATES, INC.
3530 EAST 31ST STREET SOUTH, SUITE A
TULSA, OKLAHOMA 74135-1519
PHONE: (918) 592-4111
E-MAIL: SAI@SACKANDASSOCIATES.COM
C.A. No. 1783 (EXP. JUNE 30, 2019)

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF BLOCK 7, 'AMENDED COLLEGE VIEW ADDITION' HAVING AN ASSUMED NON-ASTRONOMICAL BEARING OF DUE EAST.

Monumentation

ALL CORNERS TO BE SET USING A 3/8"x18" IRON PIN WITH A YELLOW CAP STAMPED 'SACK LS 1139 OR CA NUMBER 1783.

Legend

ACC = ACCESS PERMITTED
B/L = BUILDING LINE
LNA = LIMITS OF NO ACCESS
U/E = UTILITY EASEMENT

Subdivision Statistics

SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
BLOCK 1 CONTAINS 4.1172 ACRES (179,345 S.F.)

Surveyor Note

THE LAST SITE VISIT WAS MADE ON _____, 2018.

b.11

TMAPC
Tulsa Metropolitan Area
Planning Commission

Case : CO-4 Plat Waiver

Hearing Date: May 2, 2018

Case Report Prepared by:

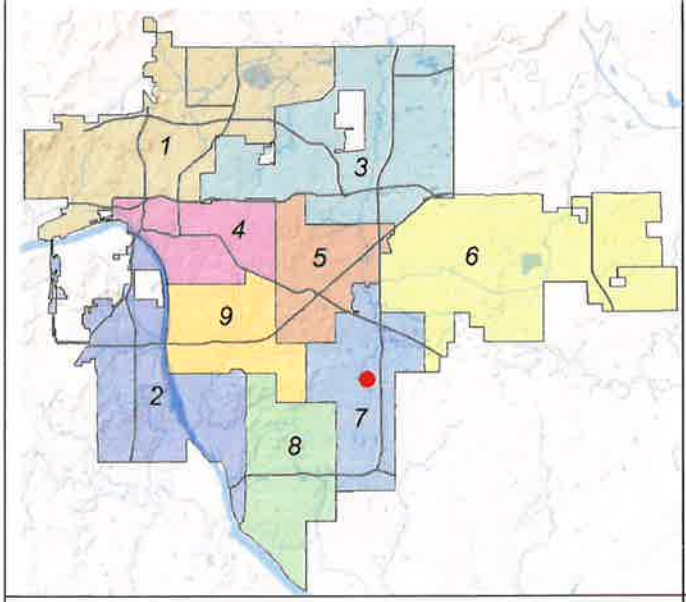
Nathan Foster

Owner and Applicant Information:

Applicant: Nicole Watts, KKT Architects

Owner: Independent School District No. 9

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver

Location: Northeast corner of East 63rd Street South and South Mingo Road

Platting requirement triggered by rezoning to CO-4.

Zoning: CO (CO-4)

Staff Recommendation:

Staff recommends **approval** of the plat waiver

City Council District: 7

Councilor Name: Anna America

County Commission District: 1

Commissioner Name: Mike Craddock

EXHIBITS: Site Map, Aerial

PLAT WAIVER

CO-4 – (CD 7)
Northeast corner of East 63rd Street South and South Mingo Road

The platting requirement for this property is being triggered by the approval of a new Corridor Development Plan (CO-4). The development plan changes were constrained to the addition of a use to permit a public school facility on the site. No additional site revisions are being made at this time.

The Technical Advisory Committee met on April 19, 2018 and the following items were determined:

1. The property was previously platted as Lot 1 Block 1 of Stavros Corner.
2. All required right-of-way has been dedicated and is in place.
3. No additional subdividing of the land is proposed.
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 CO-4 must be recorded with the Tulsa County Clerk's office.

Feet
0 200 400

Subject Tract

CO-4

18-14 06

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

Aerial Photo Date: February 2016

N

183

Feet
0 50 100

Subject Tract

CO-4

18-14 06

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

Aerial Photo Date: February 2016

N

18.4

TMAPC
Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-471

Hearing Date: May 2, 2018

Case Report Prepared by:

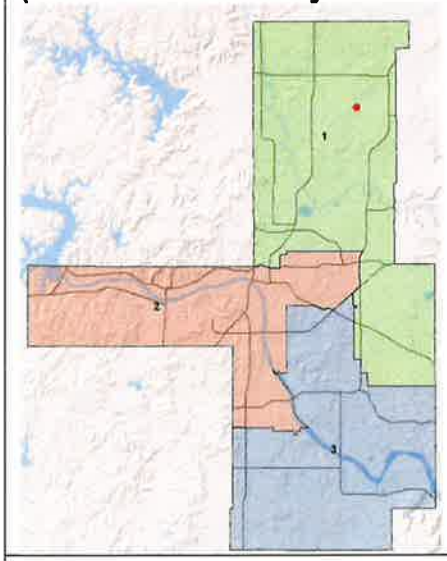
Jay Hoyt

Owner and Applicant Information:

Applicant: Kevin Vanover

Property Owner: DIX, JOHN ALFRED & JUDY ANN TRUSTEES

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Residential

Concept summary: Rezone from AG to RE to permit a residential subdivision

Tract Size: 9.8 ± acres

Location: NE/c of E 121st St N & N Mingo Rd

Zoning:

Existing Zoning: AG

Proposed Zoning: RE

Comprehensive Plan:

Land Use Map: N/A

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 1406
CZM: 12 Atlas: N/A

County Commission District: 1

Commissioner Name: John Smaligo

REVISED 4/25/2018

SECTION I: CZ-471

DEVELOPMENT CONCEPT: The applicant proposes to rezone the subject property from AG to RE to permit a new single-family, residential subdivision. The first phase of the proposed development would consist of four lots along N 97th E Ave (Mingo Rd) developed by lot splits as each is sold. The next phase will be a platted subdivision to the east if demand is great enough.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Applicant Exhibits:
  - Legal Description
  - Preliminary Geometric Layout
  - Letter from Owasso Community Development Director acknowledging detachment of the lot from the City of Owasso
  - Supporting Materials for Detachment case

DETAILED STAFF RECOMMENDATION:

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

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

Staff recommends Approval of CZ-471 to rezone property from AG to RE.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject lot is outside of Tulsa County Comprehensive Plan boundaries. It is located within the City of Owasso Comprehensive Plan boundary and is designated as Industrial/Regional Employment, however staff has spoken with the Community Development Director with the City of Owasso. He says that given the location of the lot and the difficulty of extending sewer to this area, he has no objection to the rezoning of the subject property.

Land Use Vision:

Land Use Plan map designation: N/A (County), Industrial/Regional Employment (Owasso)

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: N 97th E Ave (Mingo Rd) is designated as a Secondary Arterial. A residential collector is designated along the Northern boundary of the lot. No improvements currently exist along this proposed route.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant agricultural land.

Environmental Considerations: None

Streets:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
N 97th E Ave (Mingo Rd)	Secondary Arterial	100 feet	2

Utilities:

The subject tract has municipal water available. Sanitary Sewer will be provided by individual septic systems for each lot.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	N/A	N/A	Single-Family/Horse Farm
South	AG-R	N/A	N/A	Single-Family
East	AG	N/A	N/A	Single-Family
West	AG-R	N/A	N/A	Single-Family

SECTION III: Relevant Zoning History

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

Subject Property:

The subject property was annexed into the city of Owasso in January, 2003.

While in the jurisdiction of Owasso, the property was rezoned from AG to RS-3 with a PUD overlay in May, 2004.

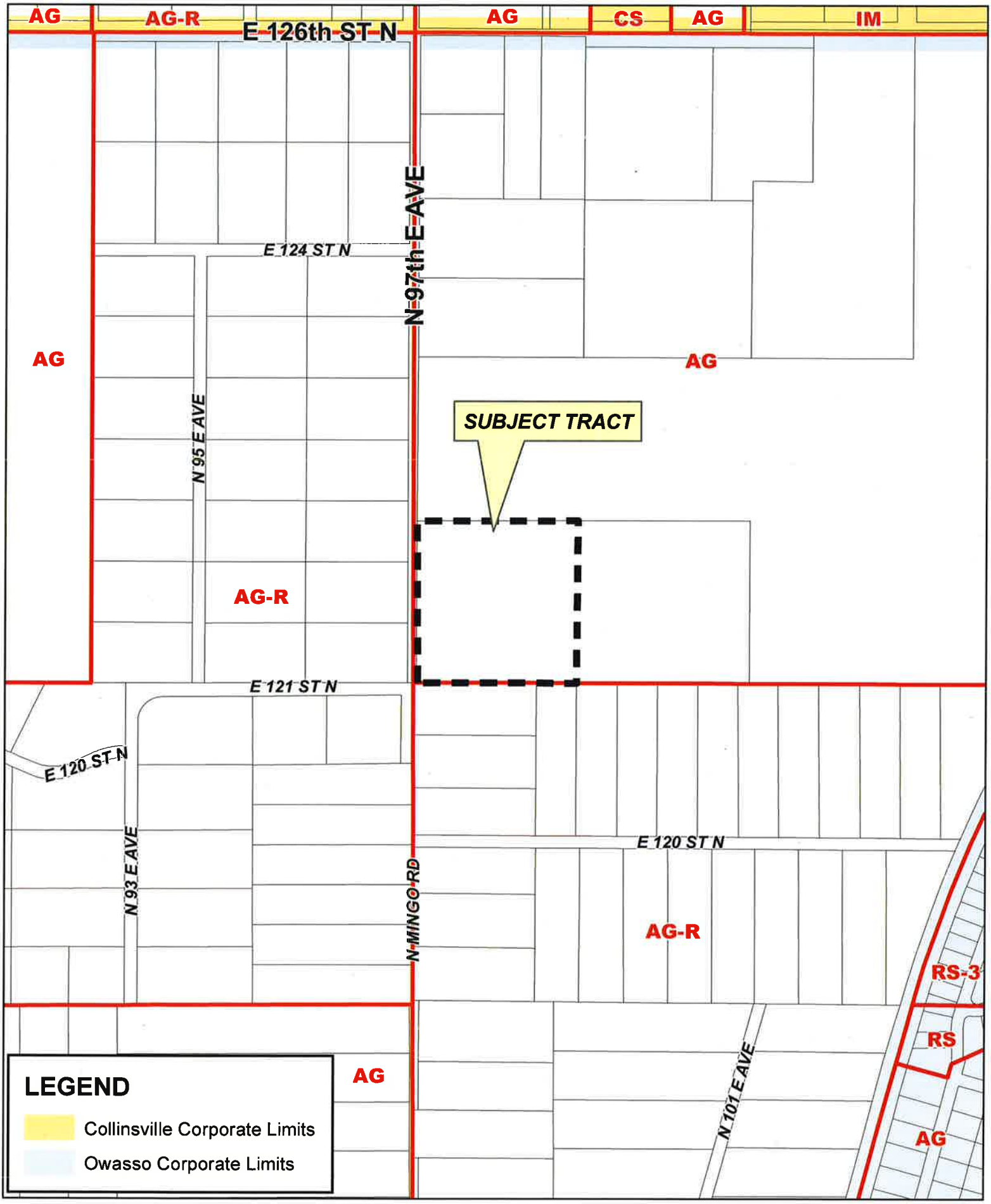
In 2011, property owners requested to be de-annexed from Owasso stating that they wanted to use the property as it was prior to annexation, which was primarily used for raising horses, and they had no intention of developing the property for single family homes.

On April 11, 2011, the Owasso Planning Commission and the Owasso City Council reviewed and approved the request and the property was de-annexed from the city limits of Owasso.

Surrounding Property:

CBOA-2316 January 2009: The Board of Adjustment **denied** a *special exception* to permit a manufactured home in the AG-R district (Section 310); and a *variance* to permit two dwellings on a lot of record (section 208), on property located south of North Mingo Road and East 120 Street North.

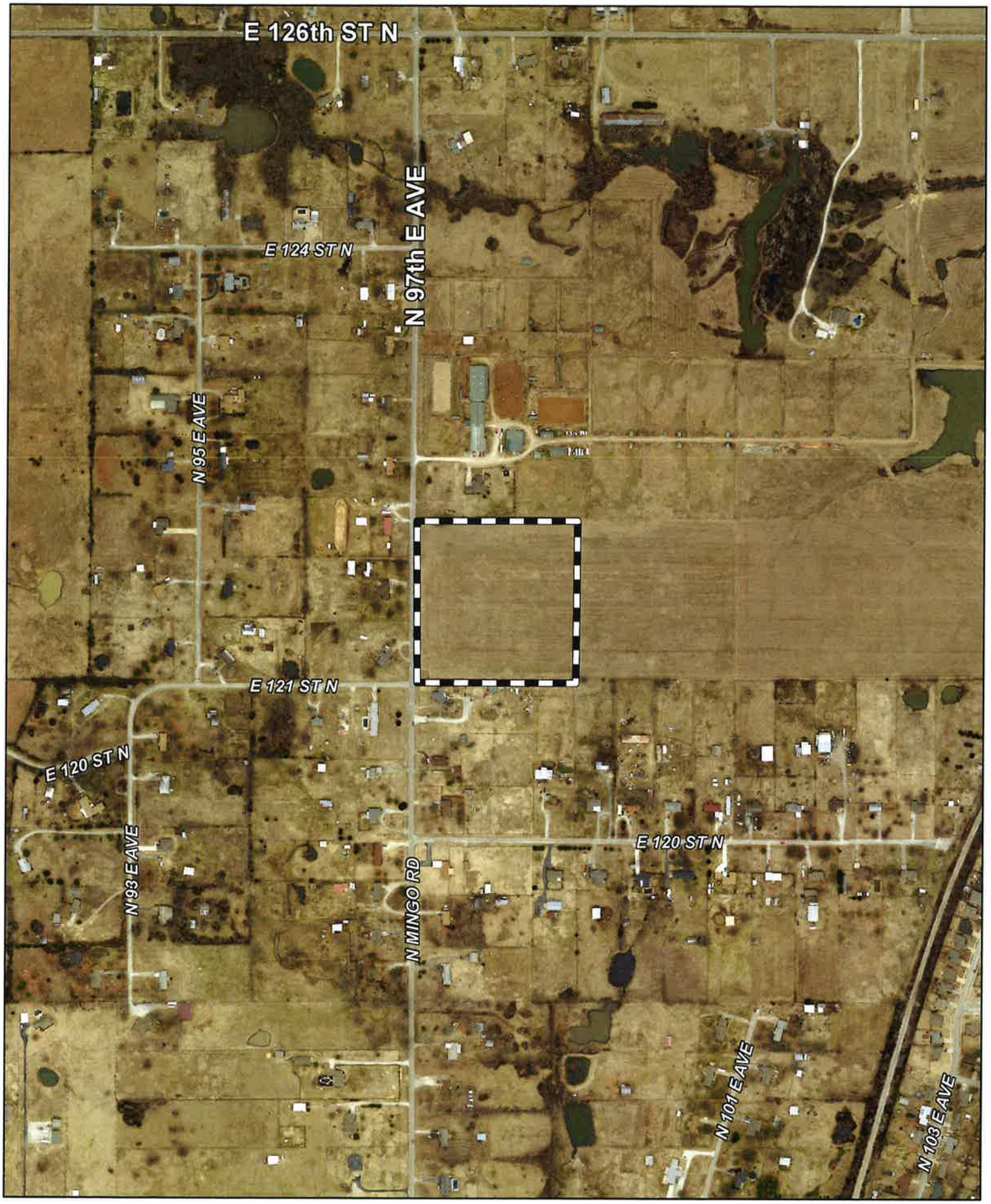
5/2/2018 1:30 PM



CZ-471

21-14 06

19.5



Feet
0 250 500

Subject Tract

CZ-471

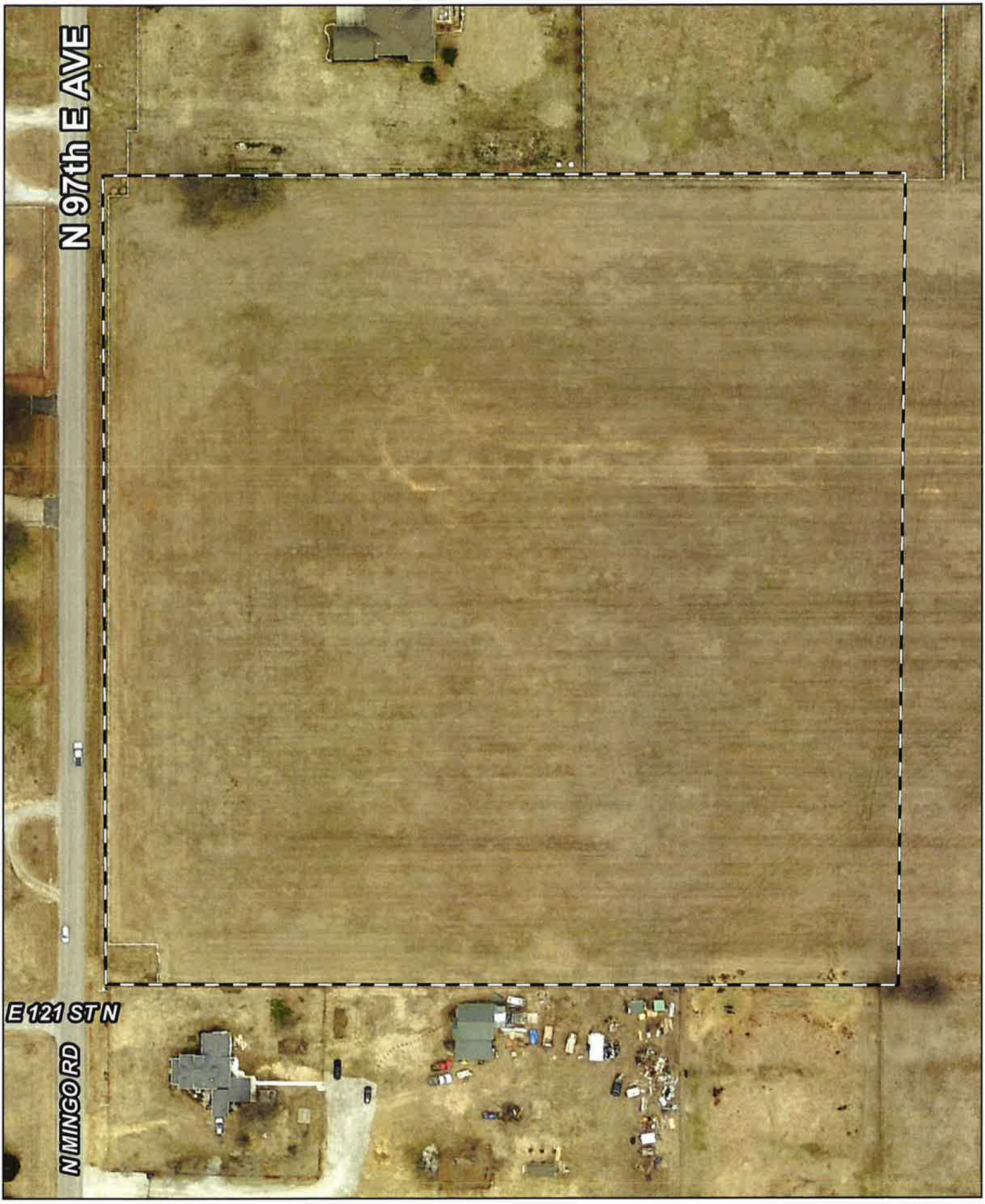
21-14 06

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

Aerial Photo Date: February 2016

N

19.6



Feet
0 50 100

Subject Tract

CZ-471

21-14 06

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

Aerial Photo Date: February 2016

N

19.7

Prairie Lane Farm Legal Description:

A TRACT OF LAND LYING IN THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION SIX (6), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,
TO WIT:
BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4) SAID POINT ALSO BEING THE SOUTHWEST CORNER OF GOVERNMENT LOT 5; THENCE NORTH 00°06'48" WEST AND ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4) FOR A DISTANCE OF 647.85 FEET; THENCE SOUTH 89°42'19" EAST FOR A DISTANCE OF 660.02 FEET; THENCE SOUTH 00°06'48" EAST FOR A DISTANCE OF 645.19 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW/4); THENCE NORTH 89°56'11" WEST AND ALONG SAID SOUTH LINE FOR A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.80 ACRES.

19.8

6.61

DWG: G:\Tulsa\Teams\General Civil\Misc Projects\Prairielane Farms\40-Design\AutoCAD\Final Plans\Sheets\GNCV\C_SAN_Prairielane.dwg USER: mvanover
DATE: Mar 13, 2018 10:15am XREFS: X_BASE_Prairielane C_PBASE

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) OF SECTION SIX (6), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, STATE OF OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER (NE/4) SAID POINT ALSO BEING THE SOUTHWEST CORNER OF GOVERNMENT LOT 3; THENCE NORTH 00°05'48" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE/4) FOR A DISTANCE OF 647.85 FEET; THENCE SOUTH 89°54'12" EAST FOR A DISTANCE OF 660.00 FEET; THENCE SOUTH 00°05'48" EAST FOR A DISTANCE OF 645.19 FEET; THENCE SOUTH 89°54'12" WEST FOR A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.80 ACRES, MORE OR LESS.

(MINGO ROAD)
97TH EAST AVENUE

116TH STREET NORTH

126TH STREET NORTH

Location Map
SCALE 1"=2000'

113TH EAST AVENUE
(GARNETT ROAD)

T 21 N

R 14 E

SCALE IN FEET
0 30 60 90
N

North 97th East Avenue (Mingo Road)

N00°05'48"W
647.85'

S89°54'12"E
660.00'

S89°54'12"W
660.00'

645.19'
S00°05'48"E

UNPLATTED

UNPLATTED

UNPLATTED

SHEET 1	PRELIMINARY GEOMETRIC LAYOUT	REV. NO.	DATE	REVISIONS DESCRIPTION
	Prairie Lane Farms			
	Tulsa County, OK 2018			REVISIONS

OLSSON ASSOCIATES
1717 South Boulder Avenue
Suite 600
Tulsa, OK 74119
TEL 918.376.4394
FAX 918.574.2148
www.olssonassociates.com

OWASSO
The City Without Limits.

...removing obstacles standing in the way of people celebrating their lives.

April 20, 2011

John and Judy Dix
Prairie Lane Farm
12221 N 97th E. Ave.
Owasso, OK 74021

RE: Detachment Request (OA 11-02) for a 20.05 acre tract, parcel #91406140665010

On April 11, 2011 the Owasso Planning Commission reviewed and approved your detachment request for the above referenced parcel. On April 19, 2011 the Owasso City Council reviewed and approved your request for the same parcel. This action releases the tract from the city limits of the City of Owasso

If you have any questions, or if I can be of further assistance to you, please feel free to contact me at 376.1540. Thank you.

Sincerely,

Karl A. Fritschen

Karl A. Fritschen, AICP, RLA
Community Development Director

111 N. Main
P.O. Box 180
Owasso, Oklahoma 74055

City of Owasso
A City of Character

(918) 376-1500
FAX (918) 376-1551
www.cityofowasso.com

19.10

April 11, 2011

(Ladies &) Gentlemen:

My name is John Dix. My address is 12221 N. 97th E. Ave., Collinsville, 74021

We're coming to you this evening with the hope and purpose of correcting a situation that began in 2005 with the purchase of 20 acres just South of my house by Noble Sokolosky and Tom Kimball. At the time, this property, as well as all of my 100 acres, was outside the city limits of Owasso although within the Owasso fenceline, in Tulsa County and zoned AG.

Most of our land as well as the subject property was a part of the former Pavey Dairy Farm. The dairy farm, after the passing of Ivan Juanita Pavey, had been bought from the heirs by Jim Roberts, a Skiatook developer, for the purpose of further development.

As the property was previously contained within in a larger lawsuit between the City of Owasso and Washington County Rural Water District #3 over the rights to provide water service to it, Mr. Roberts, without access to the main for Washington County #3, decided to sell the property.

He split the property into two long 40 acre parcels, and, as the North half was the preferable half, we placed it under contract in 1996, fully with the intent, after the sale of our house in Pleasant View, to buy the South half, too. Unfortunately, our house took 13 months to sell and the South half was sold to Pat & Judy Schumacher. Later, in February, 1999, we were able to purchase the Eastern half of that 40 acres from the Schumachers.

Mr. Schumacher had the idea of developing the West half into a mini-storage. As I was, at that time, a Director of Real Estate for QuikTrip Corporation with some experience in these matters, I wrote him a letter detailing the difficulty he would have in creating that development and making sure he understood our and the neighbor's opposition to that idea.

As the Schumachers, understandably, wanted to maximize the value in the land, they contacted Mr. Sokolosky to see if he would have interest in it. He and Mr. Kimball needed additional land for development and a deal was struck.

As you know, Mr. Sokolosky and Mr. Kimball then, feeling that being within the City of Owasso would create a more desirable permitting path to follow, requested to be annexed into the City of Owasso, which was approved. They then filed a preliminary plat and PUD which included provisions for 95 lots, all on this 20 acres. As you may remember, we, and the neighbors, came to the P & Z and the council meetings at the time to voice our

opposition to this plan as it was not in keeping with the flavor and character of the neighborhood by which it is surrounded, which is all 2 ½ acre and larger lots.

This plan would have done irreparable harm to the value of those neighbor's properties as well as ours, with ours being the largest single owner property in the area.

Since that time, we lived in fear that this 20 acres would eventually become a low income eyesore with which we would have to suffer and deal every day for the rest of our lives.

Before Christmas 2010, and since nothing had happened on the property for several years we decided the time was right to take a pro-active approach, make an offer to purchase the property and see what would happen. Surprisingly, the response was positive and negotiations began. In January, 2011 we closed on the property.

After closing we wrote the neighbors a letter letting them know we were now the owners of the property and the threat of this development, under which they had all been living for the past 6 years had been eliminated and that previous plan would never come to pass. The response has been one of overwhelming relief by all.

Our desire, here today, is to restore the property to the conditions which existed prior to the purchase by Mr. Sokolosky & Mr. Kimball.

Shortly after my retirement from QT, in 2008, I was appointed and recently re-appointed as a member of the Tulsa Metropolitan Area Planning Commission. As a result I can appreciate the difficulty cities and counties have in balancing their land and capital needs along with the needs of their constituency. In our deliberations, as I'm sure you do as well, we look for a compelling reason not to grant the requests brought forth by applicants which are in accordance with the comprehensive plan and other zoning regulations.

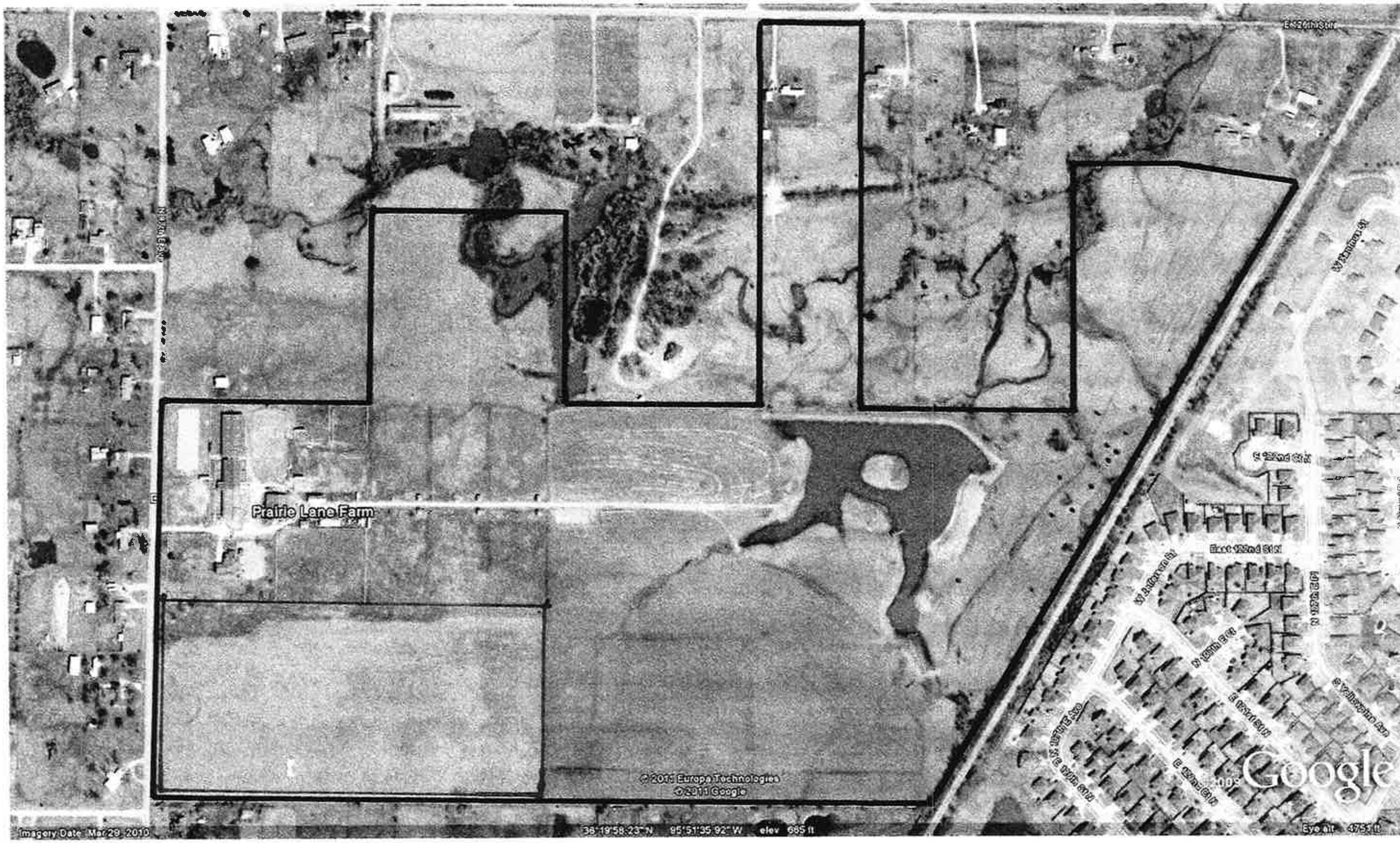
As this original annexation was as a result of a request by the then owner of the property for the sole purpose of development which is now not going to happen and not by the city, and as the property does not lie contiguous to any other property within city limits, we see no other compelling reason not to grant this request by us, the current owner of the property, to restore it to it's original condition and help preserve the character of the neighborhood to our benefit as well as that of all those we call neighbors.

We appreciate your consideration of this request.

John & Judy Dix
Owners, Prairie Lane Farm LLC
Trustees of the John A. Dix and Judy A. Dix Revocable Trust

19.12

19.13


Prairie Lane Farm
East 122nd St N
© 2011 Europa Technologies
© 2011 Google
Google
Imagery Date: Mar 29, 2010
36°19'58.23" N 95°51'35.92" W elev 685 ft
Eye alt 4751 ft

19.14

OWASSO PLANNING COMMISSION
MINUTES OF REGULAR MEETING
Monday, April 11, 2011
Owasso Old Central
109 North Birch, Owasso, Oklahoma

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT
Charles Brown		Karl Fritschen
David Vines		Marsha Hensley
Dr. Paul Loving		Dan Salts
Dr. Mark Callery		Daniel Dearing
Tammy Laakso		Rodney Ray
		Julie Trout Lombardi

The agenda for the regular meeting was posted at the north entrance to City Hall on April 6, 2011 at 1:00 PM.

1. CALL TO ORDER – Charles Brown called the meeting to order at 6:00PM and declared a quorum present.

2. ROLL CALL

3. Recognition of New Planning Commissioner Tammy Laakso. – Charles Brown introduced new commissioner Tammy Laakso.

4. ELECTION OF PLANNING COMMISSION CHAIRPERSON – The Chair opened the floor for nominations for Chairperson. Charles Brown nominated Dr. Callery, with the nomination being seconded by Dr. Loving. Hearing no further nominations, the nominations were declared closed and Dr. Callery was elected Chairperson by acclamation effective May 1, 2011.

5. ELECTION OF PLANNING COMMISSION VICE CHAIRPERSON – The Chair opened the floor for nominations for Vice Chairperson. David Vines nominated Dr. Loving, with the nomination being seconded by Charles Brown. Hearing no further nominations, the nominations were declared closed and Dr. Loving was elected Vice Chairperson by acclamation effective immediately.

6. CONSIDER APPROVAL OF THE MINUTES OF March 7, 2011 REGULAR MEETING – The Commission reviewed the minutes of March 7, 2011 regular meeting. Dr. Callery moved, seconded by David Vines, to approve the minutes. A vote on the motion was recorded as follows:

   David Vines – Yes
   Charles Brown – Yes
   Dr. Mark Callery - Yes
   Dr. Paul Loving – Yes
   Tammy Laakso – Yes

The motion was approved 5-0.

7. **OUSP - TTC** – Consideration and appropriate action related to the request for the review and acceptance of a unified sign plan for the Tulsa Technology Center located at ¼ of a mile north of East 106th Street North and just east of the Owasso Expressway.

Charles Brown presented the item and Karl Fritschen reviewed the staff report. The property location was described and surrounding land use was also described. The applicant is requesting a Unified Sign Plan to allow for the display of up to 8 signs on the Tulsa Technology Center site. Tulsa Technology Center USP includes the following signs:

One LED two sided billboard 35' in height and 48' wide with 672 Sq. Ft. of display area per side. Located on the west side of the property along 140th East Ave. It should be noted that the billboard pole was grandfathered into the City in February 2000 when the property was annexed into the City Limits.

One two sided LED sign 23' in height 10' wide with 130 Sq. Ft. of display area per side. Located on the west side of the property along 140th East Ave.

One (2) two-sided back lit sign 20' in height and 10' wide with approximately 60 Sq. Ft. of display area per side located on the west side of the property along 140th East Ave (frontage road along US-169).

One (2) sided sign 14' in height with 60 Sq. Ft. of display area per side located on the east side of the property along 145th East Avenue.

Four (4) wall mounted signs located on the east, south and west side of the building totaling 256 Sq. Ft. of display area. (64 Sq. Ft. per sign)

The Technical Advisory Committee reviewed the sign plan for TTC at their regularly scheduled February 23, 2011 meeting. All comments that were made has been addressed. Staff recommends approval of unified sign plan for the Tulsa Technology Center. Discussion was held regarding the billboard sign. Also discussed was the level of brightness. A representative from TTC was present and stated that the LED signs have adjustable brightness.

David Vines moved, seconded by Dr. Callery, to approve the unified sign plan for the Tulsa Technology Center subject to TAC recommendations. A vote on the motion was recorded as follows:

David Vines – Yes
Charles Brown – Yes
Dr. Mark Callery – Yes
Dr. Paul Loving – Yes
Tammy Laakso - Yes

The motion carried 5-0.

8. **OA 11-02 (Detachment)** – Consideration and appropriate action related to a request for the review and acceptance to detach approximately 20 acres of land. The property is located approximately ½mile north of 116th Street North on the east side of North Mingo Road.

Charles Brown presented the item and Karl Fritschen reviewed the staff report. The location and the surrounding land use was described. Karl explained that the new owners of the property have no plans to develop it in a similar fashion as was approved with OPUD 04-02 and recently purchased the land for agriculture related uses (raising of horses). The location of the property is somewhat isolated in terms of its proximity to other adjacent parcels within the City Limits or to those developed at an urban density. The property does not share a contiguous boundary with any other property within the City Limits. Whenever parcels are annexed, the City of Owasso becomes responsible for providing Police, fire and EMS services. If annexed properties are scattered throughout the region, they become fragmented as opposed to being part of more contiguous portions of the City. This has the effect of making it more expensive to provide services to these areas and may cause logistic issues with respect to providing timely emergency service. On March 30, 2011 the annexation committee met, discussed the request in depth, and voted to send the recommendation to the Planning Commission. Staff recommends approval of the request to detach the property from the corporate limits of the City of Owasso. A brief discussion was held regarding the possibility of a variance in order to allow a horse ranch. Mr. Ray explained the history of the subject property to the Commissioners. Mr. and Mrs. Dix were present to answer any questions. Mr. Dix handed out a letter to the Commissioners that he sent to surrounding property owners (attached). The letter was to explain his intent to restore the property to the conditions which existed prior to the purchase by Mr. Sokolosky and Mr. Kimball.

David Vines moved, seconded by Dr. Callery, to approve the above described detachment. A vote on the motion was recorded as follows:

David Vines – Yes
Charles Brown – Yes
Dr. Mark Callery - Yes
Dr. Paul Loving – Abstain
Tammy Laakso - Yes

The motion carried 4-0.

9. **Final Plat – Lake Valley IV Extended** – Consideration and appropriate action related to the request for the review and acceptance of the Lake Valley IV Extended Final Plat of three (3) lots, on one (1) block, on approximately 0.6060 acres of land, located at East 110th Street North and North 154th East Avenue.

Charles Brown presented the item and Karl Fritschen reviewed the staff report. The

location and the surrounding land use was described. The applicant is requesting the review and approval of the final plat consisting of 3 lots in one block in order to develop one additional lot and modify two adjoining ones as part of the Lake Valley IV development. The proposed change covers 0.61acres and involves the closure of a unimproved platted right-of-way, and the addition of a reserve area. The use of the property is governed by PUD 08-01, which allows single family homes. The property adjoins Ranch Acres Estates II to the east, which is comprised of 2.5 acre home sites in Rogers County. The lots sizes in Lake Valley IV are significantly smaller and average 5,500 to 6,000 SF. The Final Plat for Lake Valley IV Extended was reviewed by the Owasso Technical Advisory Committee at their regularly scheduled meeting held March 30, 2011. At that meeting, utility providers and city staff were afforded the opportunity to comment on the application and request any changes or modifications. The following comments were made.

- Public Works - Check the legal description for closure.
- Community Development - May need to prepare a separate action for closure of the right-of-way. Should not hold up the platting process.
- David Vines - Fencing needs to be the continuation of existing fencing.

Staff recommends the Planning Commission approve the final plat for Lake Valley IV Extended subject to addressing the above TAC comments.

Dr. Loving moved, seconded by David Vines, to approve the final plat for Lake Valley IV Extended subject to Staff and TAC recommendations. A vote on the motion was recorded as follows:

David Vines – Yes
Charles Brown – Yes
Dr. Mark Callery - Yes
Dr. Paul Loving – Yes
Tammy Laakso - Yes

The motion carried 5-0.

10. Status Report on Public Works Projects – Roger Stevens This item is rescheduled for the May Planning Commission meeting.

11. Report on Monthly Building Permit Activity.

12. Report on Items Previously Forwarded to City Council.
    - Maple Glen II Rezoning

13. Economic Development Director Report.

14. Adjournment – Dr. Callery moved, seconded by Dr. Loving to adjourn the meeting.

A vote on the motion was recorded as follows:

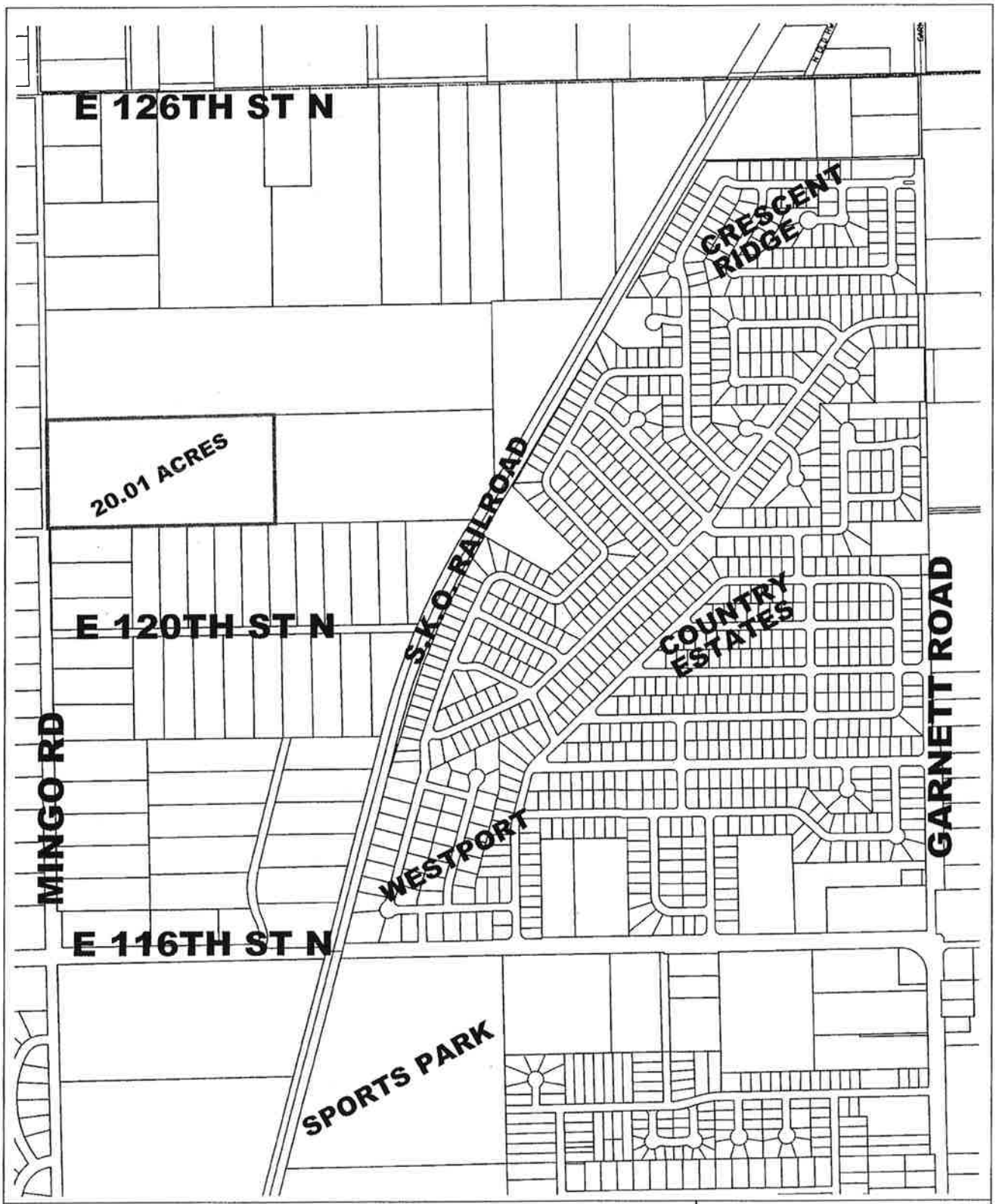
David Vines – Yes
Charles Brown - Yes
Dr. Mark Callery - Yes
Dr. Paul Loving – Yes
Tammy Laakso - Yes

The motion carried 5-0 and the meeting was adjourned at 7:10 PM.

Chairperson

Vice Chairperson

May 9, 2011
Date



JOHN & JUDY DIX PROPERTY

3/18/11

CITY OF OWASSO

Legend

SUBJECT PROPERTY

North

111 N. Main Street
P.O. Box 180
Owasso, OK 74055

918.376.1500

G:\LOCATION MAPS\Belmont Place.dwg

19.20

OWASSO
The City Without Limits.

TO: Honorable Mayor and City Council
City of Owasso

FROM: Karl Fritschen
Community Development Director

SUBJECT: Ordinance # 986

DATE: April 29, 2011

BACKGROUND:

At the April 19, 2011 meeting, the Owasso City Council approved OA 11-02, a request for the detachment from the Corporate Limits of the City of Owasso of approximately 20 acres of property located approximately one half mile north of 116th St. North on the east side of Mingo Road. Attached is a copy of Ordinance No. 986, which formally adopts the City Council's action of April 19 2011. The Council took the action on the detachment request following the Planning Commission's approval on April 11, 2011.

RECOMMENDATION:

Staff recommends City Council approval of Ordinance No. 986.

ATTACHMENTS:

A. Ordinance # 986

Tulsa County Clerk - EARLENE WILSON
Doc # 2011039590 Page(s): 3
Recorded 05/09/2011 at 12:24 PM
Receipt # 271220 Fee $17.00

CITY OF OWASSO
ORDINANCE NO. 986

AN ORDINANCE DETACHING FROM THE CITY OF OWASSO, OKLAHOMA, ADDITIONAL LANDS AND TERRITORY, OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 14 EAST OF THE I.B. & M, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, PROVIDED THAT FROM AND AFTER THE PASSAGE AND PUBLICATION OF THIS ORDINANCE THAT ALL OF THE REAL PROPERTY WITHIN SAID TERRITORY HEREIN DESCRIBED SHALL NOT BE PART OF THE CITY OF OWASSO, OKLAHOMA AND DIRECTING THE FILING OF THIS ORDINANCE.

WHEREAS, pursuant to the provisions of Title 11, Section 21-103, et seq., of the Oklahoma Statutes, the City of Owasso is as so permitted to detach territory providing a petition in writing, signed by not less than three-fourths of the legal voters and owners of not less than three-fourths (in value) of the property hereinafter described, the same being within the corporate limits of the City of Owasso, requesting that said property be detached and removed from the City of Owasso is submitted; and,

WHEREAS, notice of the presentation of said Petition was given by the Petitioner by publication in the Owasso Reporter, a newspaper of general circulation published in the City of Owasso, Oklahoma, and notice was given that said Petition would be considered by the City Council of the City of Owasso, at a meeting to be held on April 19, 2011 at 6:30 PM at Old Central, Owasso, Oklahoma; and,

WHEREAS, on the 19th day of April, 2011, said Petition was duly considered by the City Council and was determined to have complied with the provisions of Title 11, Section 21-103, et seq., of the Oklahoma Statutes, and further, that proper legal notice of presentation of said petition had been given.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OWASSO, OKLAHOMA,

Section 1. That the following described territory lying within the present corporate limits the City of Owasso and described in the petition presented to the City Council in accordance the provisions of Title 11, Section 21-103, et seq., of the Oklahoma Statutes, and more particularly described as follows, to-wit:

A tract of land in the South Half of the Northwest Quarter (S ½ NW ¼) of Section Six (6), Township Twenty-one (21) North Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, and being more particularly described as follows:

BEGINNING at the Southwest Corner of said NW ¼, said point also being the Southwest Corner of Government Lot 5; THENCE North 0° 06' 48" West and along the West line of said NW ¼ for a distance of 663.85 feet; THENCE South 89° 42' 20" East for a distance of 1335.00 feet; THENCE South 0° 06' 48" East and parallel to the West line of said NW ¼ for a distance of 658.55 feet to a point on the South line of said NW ¼; THENCE South 89° 55' 59" West and along said South line for a distance of 1335.00 feet to the POINT OF BEGINNING.

Said tract containing 20.05 acres, more or less.

And

19.22

The West 10 feet of the Southwest Quarter (SW/4) of Section Six (6), Township Twenty-one (21) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma.

Said tract containing .60 acres, more or less.

Is herby detached and removed from the corporate limits of Owasso, Oklahoma, and the corporate limits thereof.

Section 2. That there be filed in the office of Oklahoma, a true and correct copy of this Ordinance.

PASSED AND APPROVED this 3rd day of May 2011.

THE CITY OF OWASSO OFFICIAL SEAL OKLAHOMA

Doug Bonebrake, Mayor

ATTEST:

Sherry Bishop, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Julie Lombardi, City Attorney

19.23

PUBLISHER'S AFFIDAVIT

ORD NO. 986

PUBLICATION DATE(S)
05/12/11

CASE NUMBER: ORD NO. 986

AD NO: 00123976

LEGAL NOTICE

STATE OF OKLAHOMA
COUNTY OF Tulsa } **SS**

I, of lawful age, being duly sworn, am a legal representative of Owasso Reporter of Owasso, Oklahoma, a weekly newspaper of general circulation in Tulsa, Oklahoma, a newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971 and 1982 as amended, and thereafter, and complies with all other requirements of the laws of Oklahoma with reference to legal publications. That said notice, a true copy of which is attached hereto was published in the regular edition of said newspaper during the period and time of publication and not in a supplement, on the ABOVE LISTED DATE(S)

Kathleen A Drake
Representative Signature

Subscribed to and sworn to me this 13th day of May, 2011.

Notary Public Nancy Carol Moore
NANCY CAROL MOORE

My commission number: 06011684

My commission expires: December 8, 2014

Customer #: 00000779

Customer: CITY OF OWASSO

Publisher's Fee: 130.20

NANCY CAROL MOORE
NOTARY PUBLIC
STATE OF OKLAHOMA
COMMISSION NO. 06011684
EXPIRES 12-8-2014

123976
Published in the Owasso Reporter, Owasso, Tulsa County, Oklahoma, May 12, 2011.

CITY OF OWASSO
ORDINANCE NO. 986

AN ORDINANCE DETACHING FROM THE CITY OF OWASSO, OKLAHOMA, ADDITIONAL LANDS AND TERRITORY, OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 14 EAST OF THE I.B. & M, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, PROVIDED THAT FROM AND AFTER THE PASSAGE AND PUBLICATION OF THIS ORDINANCE THAT ALL OF THE REAL PROPERTY WITHIN SAID TERRITORY HEREIN DESCRIBED SHALL NOT BE PART OF THE CITY OF OWASSO, OKLAHOMA AND DIRECTING THE FILING OF THIS ORDINANCE.

WHEREAS, pursuant to the provisions of Title 11, Section 21-103, et seq., of the Oklahoma Statutes, the City of Owasso is as so permitted to detach territory providing a petition in writing, signed by not less than three-fourths of the legal voters and owners of not less than three-fourths (in value) of the property hereinafter described, the same being within the corporate limits of the City of Owasso, requesting that said property be detached and removed from the City of Owasso is submitted; and,

WHEREAS, notice of the presentation of said Petition was given by the Petitioner by publication in the Owasso Reporter, a newspaper of general circulation published in the City of Owasso, Oklahoma, and notice was given that said Petition would be considered by the City Council of the City of Owasso, at a meeting to be held on April 19, 2011 at 6:30 PM at Old Central, Owasso, Oklahoma; and,

WHEREAS, on the 19th day of April, 2011, said Petition was duly considered by the City Council and was determined to have complied with the provisions of Title 11, Section 21-103, et seq., of the Oklahoma Statutes, and further, that proper legal notice of presentation of said petition had been given.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OWASSO, OKLAHOMA,

Section 1. That the following described territory lying within the present corporate limits the City of Owasso and described in the petition presented to the City Council in accordance the provisions of Title 11, Section 21-103, et seq., of the Oklahoma Statutes, and more particularly described as follows, to-wit:

A tract of land in the South Half of the Northwest Quarter (S 1/2 NW 1/4) of Section Six (6), Township Twenty-one (21) North Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, and being more particularly described as follows:

BEGINNING at the Southwest Corner of said NW 1/4, said point also being the Southwest Corner of Government Lot 5; THENCE North 0° 06' 48" West and along the West line of said NW 1/4 for a distance of 863.85 feet; THENCE South 89° 42' 20" East for a distance of 1335.00 feet; THENCE South 0° 06' 48" East and parallel to the West line of said NW 1/4 for a distance of 858.55 feet to a point on the South line of said NW 1/4; THENCE South 89° 55' 59" West and along said South line for a distance of 1335.00 feet to the POINT OF BEGINNING.

Said tract containing 20.05 acres, more or less.

And

The West 10 feet of the Southwest Quarter (SW/4) of Section Six (6), Township Twenty-one (21) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma.

Said tract containing .60 acres, more or less.

Is hereby detached and removed from the corporate limits of Owasso, Oklahoma, and the corporate limits thereof.

Section 2. That there be filed in the office of Oklahoma, a true and correct copy of this Ordinance.

PASSED AND APPROVED this 3rd day of May 2011.

/s/ Doug Bonebrake, Mayor

ATTEST: /s/ Sherry Bishop, City Clerk

APPROVED AS TO FORM: /s/ Julie Lombardi, City Attorney

19.24

OWASSO
The City Without Limits.

Staff Report
Owasso Planning Commission

Date: April 7, 2011

To: Owasso Planning Commission

From: Karl Fritschen, Community Development Director

Case #: OA 11-02 (Detachment Request)

Subject: A request for the detachment of approximately 20 acres of property located Approximately ½ mile north of 116th Street North on the east side of North Mingo Road.

Parcel ID: 91406140665010

Area: +/- 20 acres

Existing Land Use: Undeveloped - Agriculture

Present Zoning: RS-3 (OPUD 04-02)

Surrounding Land Use/Zoning Designations

Direction	Zoning	Use	Land Use Plan	Jurisdiction
North	Agriculture (AG)	Undeveloped	Residential	Tulsa County
South	Agriculture Residential (AG-R)	Large Lot Single Family Homes	Residential	Tulsa County
East	Agriculture (AG)	Undeveloped	Residential	Tulsa County
West	Agriculture Residential (AG-R)	Large Lot Single Family Homes	Residential	Tulsa County

Background:

The City of Owasso received a request for the detachment of a 20.05 acre tract located approximately ½ mile north of 116th Street North on the east side of North Mingo Road. On January 13, 2003 the Planning Commission approved the annexation for the subject tract. Subsequent to the annexation the owners commenced with rezoning the property to RS-3 with a PUD overlay. On May 10, 2004 the Planning Commission approved OPUD 04-02 for the property. At that time the applicant intended to develop the property with single family homes, but no final plat was ever submitted.

Recently, a property transaction occurred and new owners took possession of the property, John and Judy Dix. Staff has been informed that they desire to use the property as it was prior to the annexation, which was primarily for grazing of horses and have no intention developing the property with single family homes. Therefore, a request for detachment the property has been submitted by the current owners.

Analysis:

As stated above, the new owners of the property have no plans to develop it in a similar fashion as was approved with OPUD 04-02 and recently purchased the land for agriculture related uses (raising of horses). The location of the property is somewhat isolated in terms of its proximity to other adjacent parcels within the City Limits or to those developed at an urban density. The property does not share a contiguous boundary with any other property within the City Limits. Whenever parcels are annexed, the City of Owasso becomes responsible for providing Police, fire and EMS services. If annexed properties are scattered throughout the region, they become fragmented as opposed to being part of more contiguous portions of the City. This has the effect of making it more expensive to provide services to these areas and may cause logistic issues with respect to providing timely emergency service.

Typically the City of Owasso prefers to not detach property, as it hampers the City's ability to provide orderly and well planned growth. This particular tract, however, is not within what might be considered a critical growth corridor, as it is somewhat removed from the main body of the City. When making a decision to detach property all of the aforementioned factors must be weighed.

Annexation Committee

On March 30, 2011 the annexation committee met, discussed the request in depth, and voted to send the recommendation to the Planning Commission. Attached is a copy of the minutes from the meeting.

Recommendation:

Staff recommends approval of the request to detach the property from the corporate limits of the City of Owasso.

TMAPC
Tulsa Metropolitan Area Planning Commission

Case Number: Z-7439

Hearing Date: May 2, 2018

Case Report Prepared by:

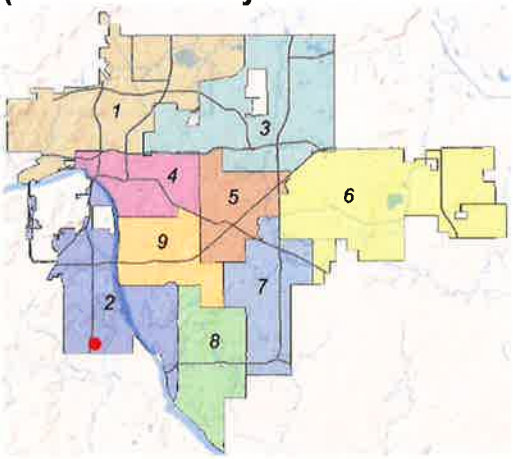
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Tanner Consulting

Property Owner: MAYBELLE HILLS LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Single-family Residential Subdivision

Proposed Use: Single-family subdivision with reduced open space restriction

Concept summary: Rezoning with optional development plan to allow homes with a larger foot print on the lot than is allowed in the existing RS-3 zoning classification.

Tract Size: 37.56 ± acres

Location: South of the southwest corner of West 81st Street South at South Maybelle Avenue.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: RS-4 with optional development plan

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-4 with or without the optional development plan.

Staff Data:

TRS: 8214
CZM: 51 Atlas: 1746/ 1747

City Council District: 2

Councilor Name: Jeanie Cue

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: Z-7439

DEVELOPMENT CONCEPT: The property has previously been developed and platted as a RS-3 zoned property. The applicant has stated that the market for this area seems to support single story residential construction that covers more of the lot than allowed in a RS-3 district. The concept is simply to rezone the property which will allow a larger foot print on the lot. All setbacks, building heights and other development standards will meet or exceed RS-3 minimum standards except the open space. The developer has chosen to submit an optional development plan rather than ask for RS-4 zoning alone.

The summary below outlines the differences between zoning categories and the optional development plan standards:

- The current open space requirement for RS-3 zoning is 4000 square feet
- The minimum open space requirement for RS-4 zoning is 2500 square feet
- The minimum open space requirement for the optional development plan defined in Z-7439 is limited at 3500 square feet

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:

Z-7439 request RS-4 zoning with an optional development plan for an existing single family residential development. Single family residential uses in this location are consistent with the Existing Neighborhood land use designation in the Comprehensive Plan and in the West Highlands Small Area Plan and,

Z-7439 is east of the rural residential area that was identified in the small area plan. RS-3 or RS-4 densities and land uses are not a threat to that concept in the small area plan area,

The property has previously been platted and the infrastructure is in place. It is unlikely that the site will be redeveloped to maximize RS-4 zoning density. RS-4 zoning allows a lot density that is similar to the abutting property owners north of this site. The optional development plan requires more open space per lot than was required in the abutting Corridor Development plan north of this site. The development style will be similar to surrounding property owners and this rezoning request is considered non- injurious to the proximate properties therefore,

Staff recommends Approval of Z-7439 to rezone property from RS-3 to RS-4.

SECTION II: Optional Development Standards

All uses, building types, lot and building regulations, along with all supplemental regulations as set forth in the City of Tulsa Zoning Code for the RS-3 zoning district, and in particular, Section 5.030-A Table 5-3 except the following:

- Minimum Open Space per Dwelling Unit: 3,500 square feet

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *The rezoning request for RS-4 zoning with an optional development plan is consistent with the Tulsa Comprehensive Plan and the West Highlands Small Area Plan.*

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: None that would be affected by site rezoning.

Major Street and Highway Plan: South Maybell is considered a residential collector street. The street right of way has been dedicated to the City of Tulsa by the subdivision plat for this project.

Trail System Master Plan Considerations: None

Small Area Plan: This site is in the West Highlands small area plan. There are no special considerations at this location that would be affected by the rezoning approval.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site has been platted and infrastructure improvements are being installed.

Environmental Considerations: We have received complaints that silt is existing the site on to Jenks School property. Redevelopment must satisfy pollution prevention plans as approved by the City of Tulsa and maintained by the developer. Rezoning this site will not affect poor storm water pollution management practices. Enforcement measures regarding storm water pollution must be made outside the zoning process.

Streets:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Maybelle Ave.	Residential Collector	60 feet	2 lanes under construction

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CO (approved for single family residential development)	Existing Neighborhood	Growth	Single family residential
East	AG	New neighborhood	Growth	Undeveloped
South	AG and CO (approved commercial uses)	New neighborhood	Growth	Jenks School
West	AG west of highway 75	Mixed Use Corridor	Growth	Appears to be tribal land outside the jurisdiction of the Tulsa Zoning Code. Tribal schools and community centers are on site

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 23111 dated May 8, 2014, established RS-3 zoning for the subject property

Subject Property:

Z-7259 April 2014: All concurred in **approval** of a request for *rezoning* a 48.5± acre tract of land from AG to RS-3 on property located northeast of West 91st Street South and Highway 75, the subject property. Ordinance number 11877 dated June 26, 1970, established AG zoning for the subject property.

Surrounding Property:

Z-7377 April 2017: All concurred in **approval** of a request for *rezoning* a 3.39± acre tract of land from AG to RS-2 on property located south of the southwest corner of South Maybelle Avenue and West 81st Street South.

Z-7164/ Z-7164-SP-1 March 2011: All concurred in **approval** of a request for *rezoning* and a request for a Corridor Development Plan on a 30± acre tract of land for commercial mixed use development, The Walk at Tulsa Hills, on property located on the southeast corner of U.S. Highway 75 and West 81st Street

Z-7140/ Z-7140-SP-1 December 2009: All concurred in **approval** of a request for *rezoning* a 41± acre tract of land from AG to CO and a Corridor Site Plan for residential use, garden and patio homes, on property located south of southwest corner of South Maybelle Avenue and West 81st Street and abutting south of subject property. The TMAPC recommended approval per staff recommendation and subject to adding Use Unit 1, to impose the additional buffer along the north end across to the detention pond. City Council approved the applications per TMAPC recommendation with condition of Maybelle getting upgraded in accordance with the Major Street and Highway Plan and per City of Tulsa design standards within the project limits, and resurfaced to 22' wide with improved borrow ditch from the northern boundary of the subdivision to West 81st Street, on property located north of the northwest corner of West 91st Street South and South Maybelle Avenue.

Z-7083/ Z-7083-SP-1 January 2008: All concurred in **approval** of a request for a *Corridor Development Plan* on a 12± acre tract of land for The Tulsa Hills South development including multiple commercial, mixed use developments on property located on the northeast corner of West 91st Street South and U.S. Highway 75.

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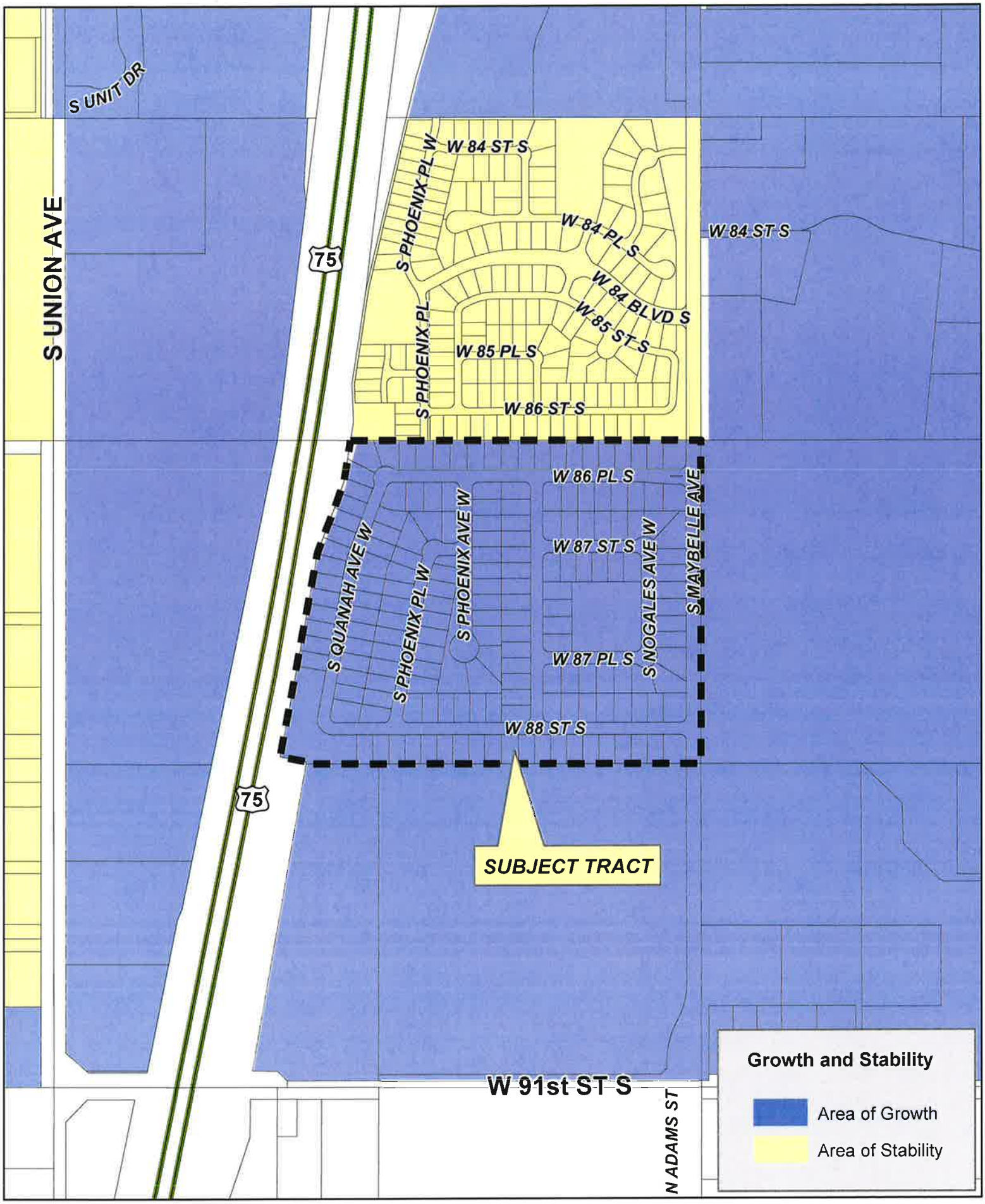

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Z-7439
with Optional
Development Plan

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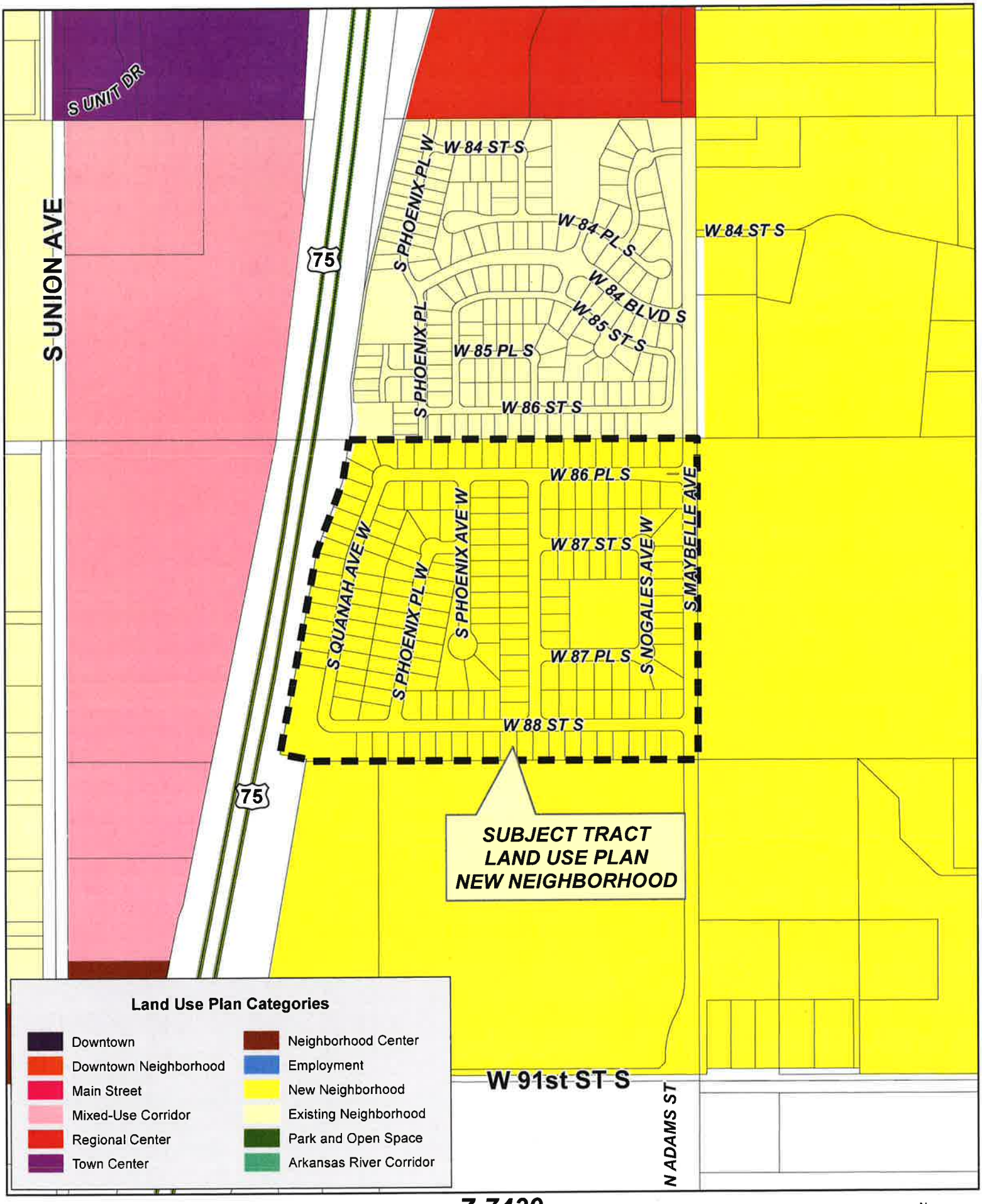

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Z-7439
with Optional
Development Plan

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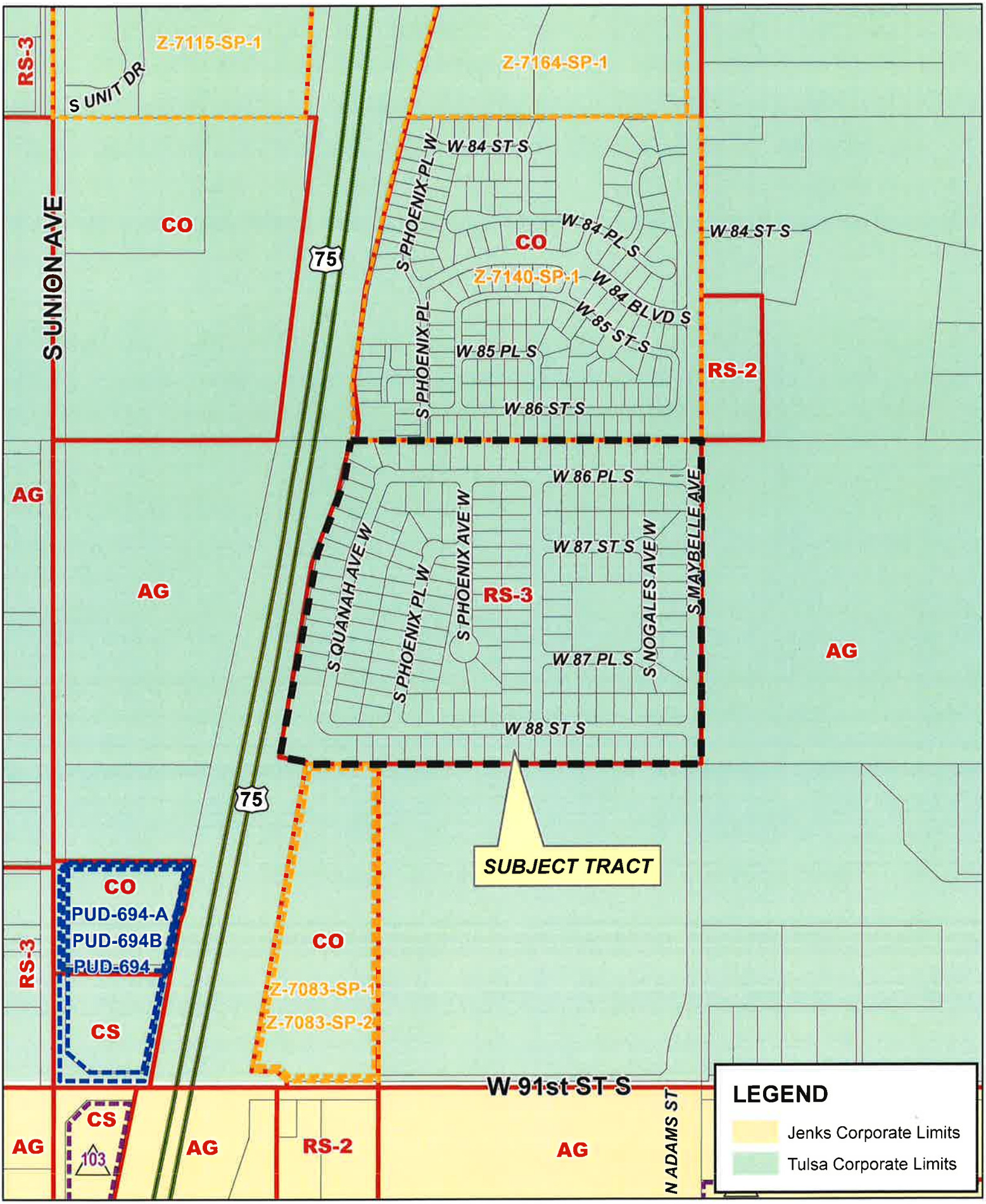
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Z-7439
with Optional
Development Plan
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Subject Tract

18-12 14

Z-7439 with Optional Development Plan

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

Aerial Photo Date: February 2016

N

20.9

Sawyer, Kim Z-7439

From: Bob Webber <b.webber@cox.net>
Sent: Thursday, April 12, 2018 3:48 PM
To: esubmit
Subject: Case Number Z-7439

To Whom It May Concern:

In the above case I have no objection to changing from RS-3 to RS-4 but have strong objection to any increase in the number of building lots in Winchester Park. Maybelle Avenue is dead end street with increased traffic due to Life.Church, Aldi's and the movie theater.

Bob Webber
918-857-7251
8410 S. Nogales Ave West

20.10

Sawyer, Kim

From: Ron Chance <ronchance@earthlink.net>
Sent: Tuesday, April 17, 2018 10:41 AM
To: esubmit
Subject: Case Number Z-7439

In reference to be above case number concerning Winchester Park I ask that that there be no increase in building lots. This would increase traffic along Maybelle Avenue. I am okay for changing from RS-3 to RS-4.

Thanks for your consideration.

Ron Chance
8438 S. Phoenix Pl.
Tulsa, OK.

20.11

Z-7439

Sawyer, Kim

From: Paul Hathaway <hathawayep@msn.com>
Sent: Thursday, April 12, 2018 4:23 PM
To: esubmit
Subject: Rezone of Winchester Park case number Z-7439

Please consider this will increase traffic in a congested area with only a single street available for egress. (Maybelle Ave.) Maybelle dead ends at the south edge of Winchester. Adding greater density will further compound the problem.
Thank you for your consideration.
Paul Hathaway

20.12

TMAPC
Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7440

Hearing Date: May 2, 2018

Case Report Prepared by:

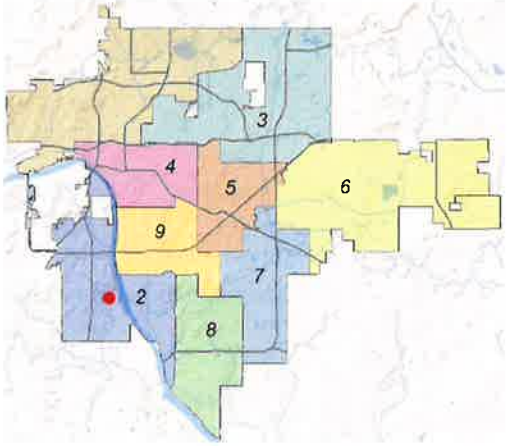
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Kyle Sewell

Property Owner: BEALL, JAMES E AND LILYAN MAXEEN

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Carwash

Concept summary: Rezoning request to support potential car wash use.

Tract Size: 2.61 ± acres

Location: East of the southeast corner of West 71st Street South at South Elwood.

Zoning:

Existing Zoning: AG

Proposed Zoning: CG

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends denial.

Staff Data:

TRS: 8212
CZM: 51 Atlas: 1141

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: Z-7440

DEVELOPMENT CONCEPT:

The anticipated immediate use for this site is an automobile car wash. The applicant has not submitted an optional development plan to provide additional design standards which help integrate this site into the anticipated future development along West 71st Street near the Turkey Mountain Wilderness area.

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 provided

DETAILED STAFF RECOMMENDATION:

Many uses allowed in a CG zoning district may be consistent with expected the employment land use designation recognized in the comprehensive plan however some uses offer very little employment opportunities. CG zoning allows some uses that are not consistent with the goals of the employment land use designation and,

Z-7440 abuts property with design and use limitations and is directly across the street from the Turkey Mountain Wilderness area. The small area plan recognizes that this area should be treated with a higher level of aesthetics and encourage development that is complimentary with the employment opportunities near the wilderness area. CG zoning does not provide those limitations and,

CG zoning as requested by Z-7440 allows uses that are not compatible with the existing surrounding office properties east and west of the site and may be injurious to those existing businesses therefore,

Staff recommends Denial of Z-7440 where the applicant has requested rezoning from AG to CG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This site abuts the east edge of the West Highlands Small Area Plan boundary. CG zoning is consistent with the recommendations of the small area plan. The following summary provides some examples.

Land Use Vision:

Land Use Plan map designation: Employment

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: The Commuter Corridor consideration of West 71st Street South is a high capacity traffic corridor that is generally not pedestrian oriented.

Trail System Master Plan Considerations: None, but it should be noted that this site is immediately south of the Turkey Mountain Wilderness Area. Existing sidewalks provide access to the trail system on the north of West 71st Street.

Small Area Plan: West Highlands Small Area Plan

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is vacant except the remnants of a single-family residence driveway and fencing.

Environmental Considerations: No known environmental concerns that affect site redevelopment.

Streets:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
West 71st Street	Primary Arterial with Commuter Corridor	120 feet	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	Park and Open Space	Stability	Turkey Mountain Wilderness Area
East	CS with PUD 384-A	Employment	Growth	Vacant immediately east but Mini Storage within the PUD
South	AG with PUD 384-A	Employment	Growth	Vacant
West	CS North/2 AG South/2	Employment	Growth	Veterinarian Clinic on north half and Vacant on AG property

SECTION III: Relevant Zoning History

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

Subject Property: no relevant history

Surrounding Property:

Z-7432 April 2018: (pending) TMAPC concurred in **approval** of a request for *rezoning* a 20± acre tract of land from AG to RS-3, for residential use, on property located south of the southwest corner of East 71st Street and South Elwood Avenue. (Case is pending approval from City Council.)

Z-7375 (with optional development plan) March 2017: All concurred in **approval** of a request for *rezoning* a 2± acre tract of land from AG to CG on property located east of the southeast corner of West 71st Street South and South Elwood Avenue.

Z-7366 December 2016: All concurred in **denial** of a request for *rezoning* a 1.47± acre tract of land from AG to CG on property located south of the southeast corner of South Elwood Avenue and West 71st Street South.

Z-7052/ PUD-738 May 2007: All concurred in **approval** of a request for *rezoning* a 39.19± acre tract of land from AG to RS-3/RM-0/CS and a Planned Unit Development for a mixed use development on property located at the southwest corner of West 71st Street South and South Elwood Avenue.

PUD-660/ Z-6858 July 2002: All concurred in **approval** of a proposed *Planned Unit Development* on a 2.2± acre tract of land and in **approval** of a request for *rezoning* from AG to CS/PUD for commercial uses, on property located east of the southeast corner of South Elwood Avenue and West 71st Street.

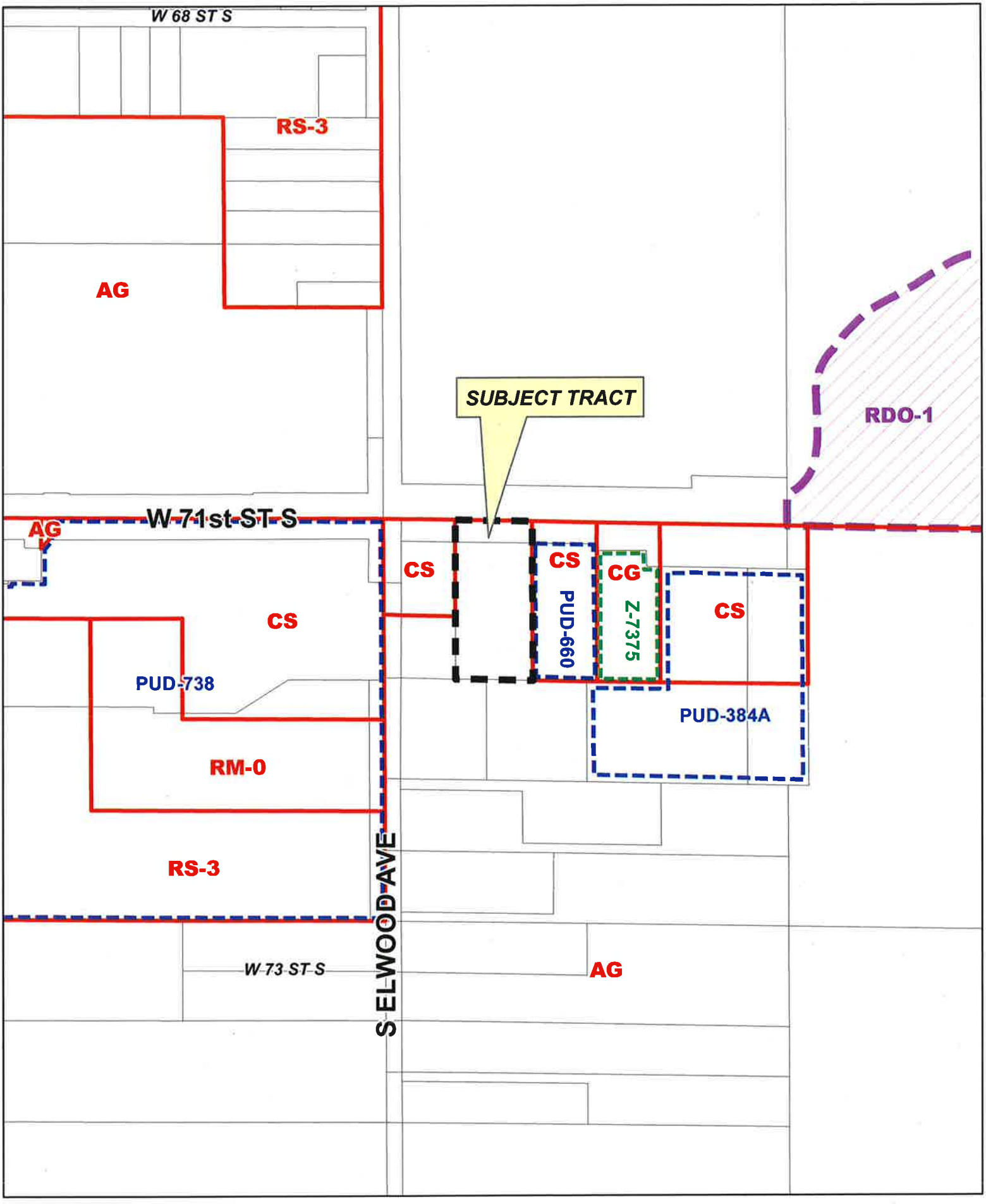
PUD-384A April 1987: The applicant requested a *major amendment* to PUD-384 to abandon previous uses that had originally been allowed and requested approval for Use Units 11, 14, 15, and 17. All concurred in **approval** of the request subject to conditions for the following uses, a mini-storage

facility, a retail lawn and garden business with office and showroom. Use Unit 17 permitted the mini-storage facility only and all outdoor display for retail lawn and garden business would be only for seasonal merchandise, on property located east of the southeast corner of South Elwood Avenue and West 71st Street South.

Z-6017/ PUD-384 May 1985: All concurred in **approval** of a request for *rezoning* a 10± acre tract of land from AG to CS zoning on the north 550' and **denial** of the requested IL zoning and all concurred in **approval** of a proposed *Planned Unit Development*, on property located east of the southeast corner of South Elwood Avenue and West 71st Street South.

Z-6006 October 1984: All concurred in **approval** of a request for *rezoning* a tract of land from AG to CS, for commercial use, on property located on the southeast corner of East 71st Street and South Elwood Avenue.

5/2/2018 1:30 PM



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Subject Tract

Z-7440

18-12 12

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

Aerial Photo Date: February 2016

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Subject Tract

Z-7440

18-12 12

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

Aerial Photo Date: February 2016

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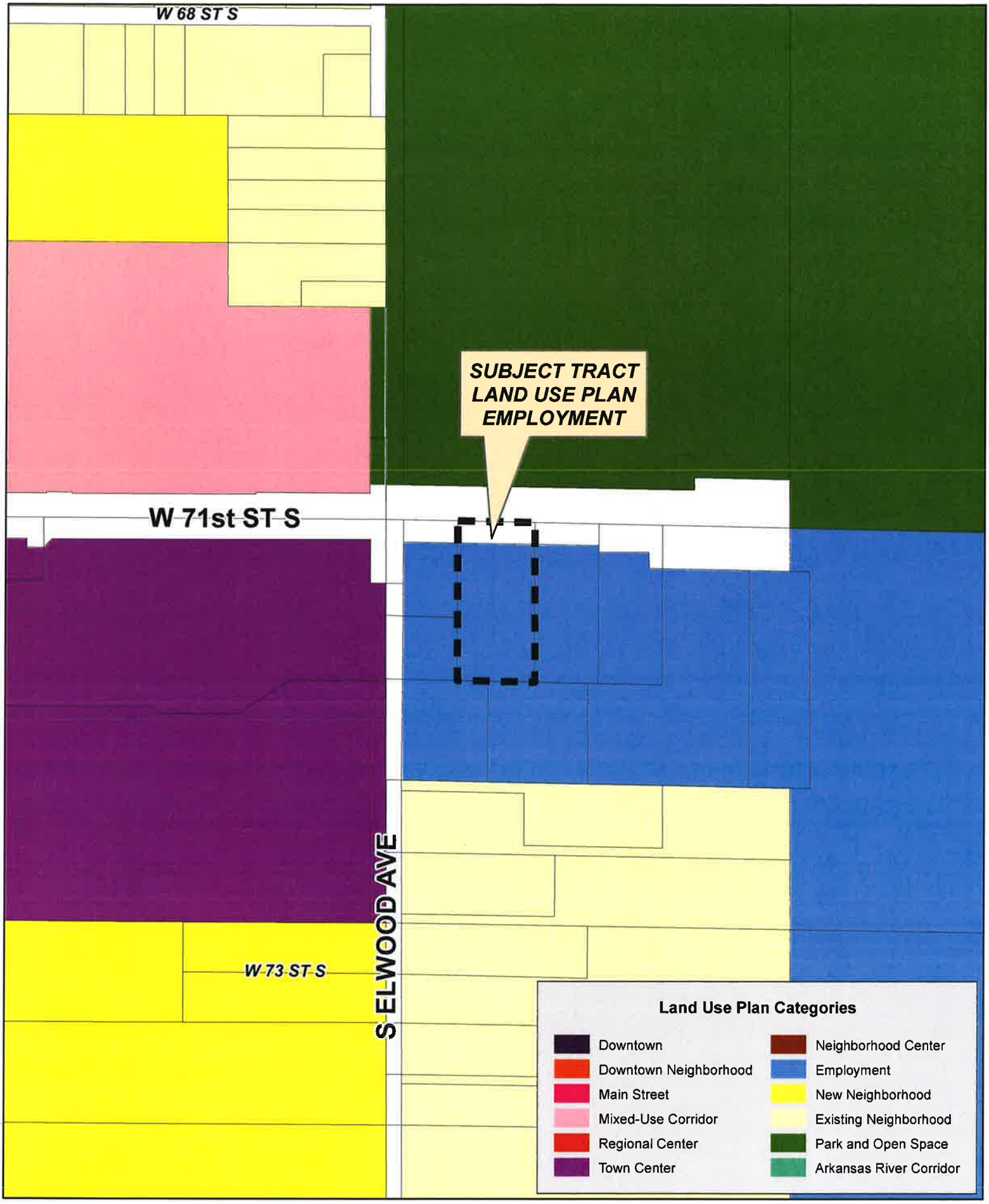

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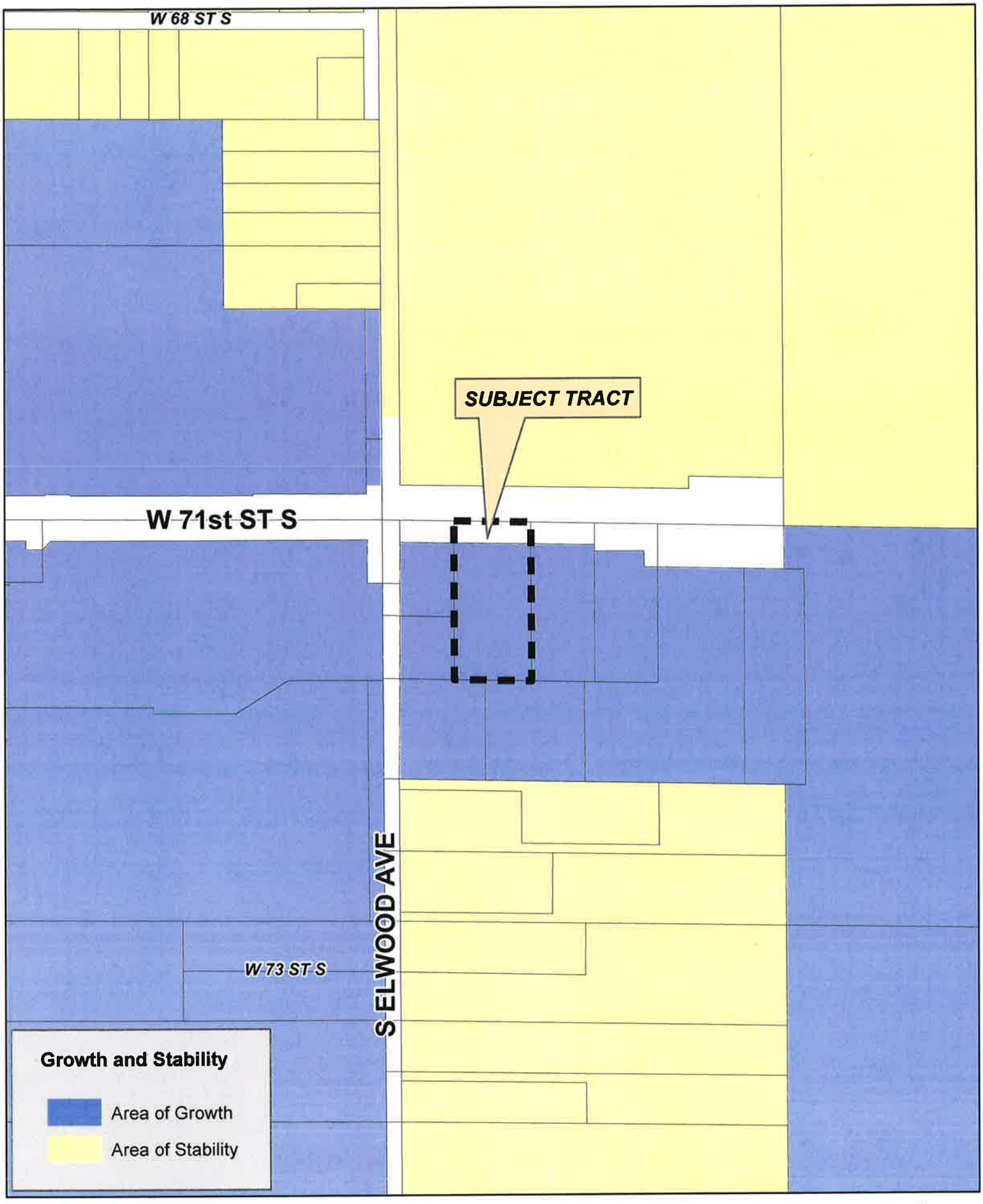

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Z-7440

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TMAPC
Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7441

Hearing Date: May 2, 2018

Case Report Prepared by:

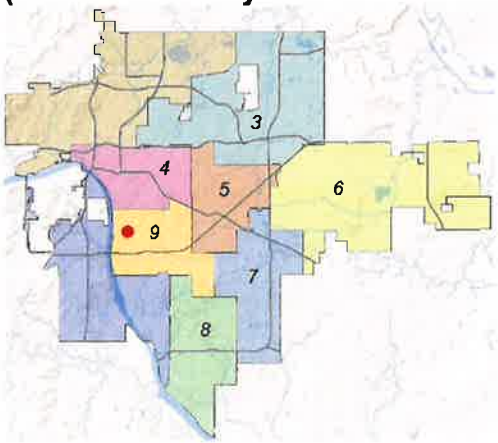
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Tulsa City Council

Property Owner: VILLAGE AT BROOKSIDE APARTMENTS LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Apartments

Proposed Use: Mixed-Use

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

Tract Size: 1.77 ± acres

Location: East of the Southeast Corner of South Peoria Ave at East 41st Street South.

Zoning:

Existing Zoning: RM-2

Proposed Zoning: MX2-F-65

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9330
CZM: 47 Atlas:

City Council District: 9

Councilor Name: Ben Kimbro

County Commission District: 2

Commissioner Name: Karen Keith

REVISED 4/26/2018

SECTION I: Z-7441

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 RM-2.

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
Zoning Initiative Map
Applicant Exhibits:
None Included

DETAILED STAFF RECOMMENDATION:

Case Z-7441 requesting MX2-F-65 is consistent with the expected development pattern in the area and,

MX2-F-65 is not injurious to the surrounding property owners and,

The MX2 is considered a community mixed use district and is intended to accommodate retail, service, entertainment and employment uses that serve many surrounding neighborhoods. The district also allows a variety of residential uses and building types. MX2 zoning is generally intended for application in areas designated by the comprehensive plan as town centers, main streets and mixed-use corridors. MX2 zoning supports the anticipated uses in this area location along South Peoria. The rezoning request is consistent with the Bus Rapid Transit System study and its land use recommendations and,

MX2-F-65 is consistent with the Brookside Infill Plan and,

MX2-F-65 is consistent with the Mixed-Use Corridor land use vision in the Tulsa Comprehensive Plan therefore

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: MX2-F-65 *is consistent with the land use vision in the Tulsa Comprehensive Plan and is also consistent with the goals, objectives and strategies of the Brookside Infill Plan.*

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

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

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

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan:

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

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

Trail System Master Plan Considerations:

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

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

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

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

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

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

Special District Consideration: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is currently occupied by multifamily residential buildings.*

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

Streets:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 41st Street South	Urban Arterial with a Multi modal overlay	70 feet	4
East 41st Place South	None	50 feet	2
South Quincy	None	50 feet	2

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

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CH and CS	Mixed Use Corridor	Growth	Commercial retail uses
East	RM1 and RM-2	Mixed Use Corridor	Growth	Multi Family and Townhomes
South	MX3-U-U and RS-3	Mixed Use Corridor	Growth	Vacant and single family residential
West	MX3-U-U and CH and RM-1 and RM-2	Mixed Use Corridor	Growth	Vacant and Commercial and townhomes and multi family

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11823 dated June 26, 1970, established zoning for the subject property.

Subject Property:

BOA-19236/BOA-19237/BOA-19238 November 2001: The Board of Adjustment **approved** multiple *variances* to the lot and building regulations and a *special exception* to permit required off-street parking to be located on a lot other than the lot containing the principal use, on property located on the subject property.

Surrounding Property:

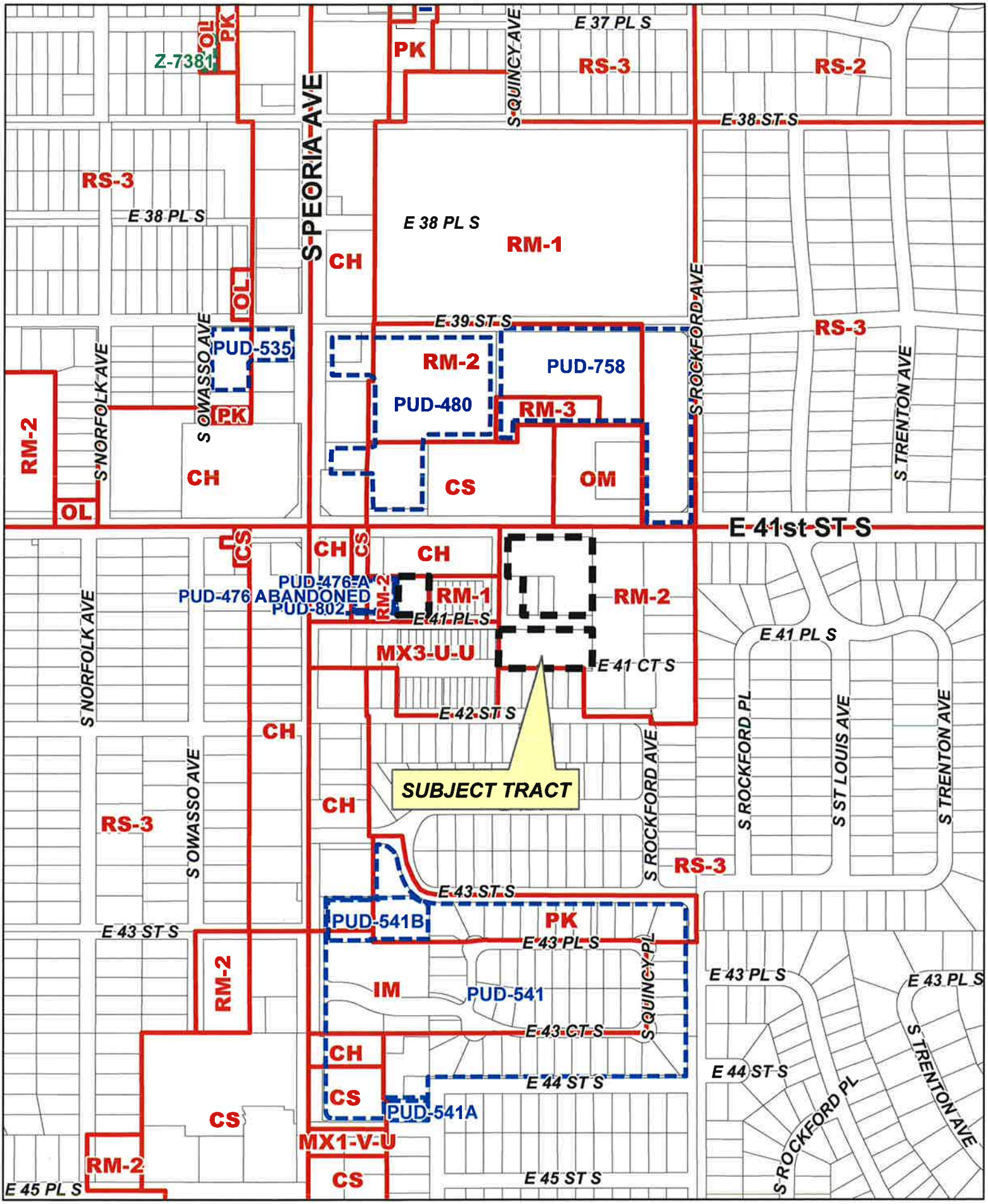
Z-7422 November 2017: All concurred in **approval** of a request for *rezoning* a 1.41± acre tract of land from RM-1/RM-2/CH/PUD-744/PUD-744-A to MX3-U-U on property located on the southeast corner of East 41st Place South and South Peoria Avenue.

PUD-802 May 2014: All concurred in **approval** of a proposed *Planned Unit Development* on a 1± acre tract of land for a branch banking facility with an approximately 4,000 sq. foot bank building, four drive-in lanes, and a 24-hour ATM, on property located on the northeast corner of East 41st Place and South Peoria Avenue.

BOA-20581 October 2007: The Board of Adjustment **approved** a *variance* of the maximum permitted height of 35 feet for buildings located in the RM-1 district to permit town homes up to 42 feet in height, on property located on the northwest corner of East 41st Place and South Quincy Avenue.

BOA-20192 January 2006: The Board of Adjustment **approved** a *variance* of the minimum frontage required for an office use lot in an RM-2 district from 100 ft. to 60 ft.; and a variance of the minimum lot size for an office use lot in an RM-2 district from 12,000 sq. ft. to 9,000 sq. ft. (Section 404.F), on property located on the south side of 41st Street, ¼ mile east of South Peoria Avenue.

PUD-480 April 1992: All concurred in **approval** of a proposed *Planned Unit Development* on a 5.35± acre tract of land for a grocery store and restaurant (Albertson's) subject to no access from 39th Street, on property located north and east of the northeast corner of East 41st Street and South Peoria Avenue.



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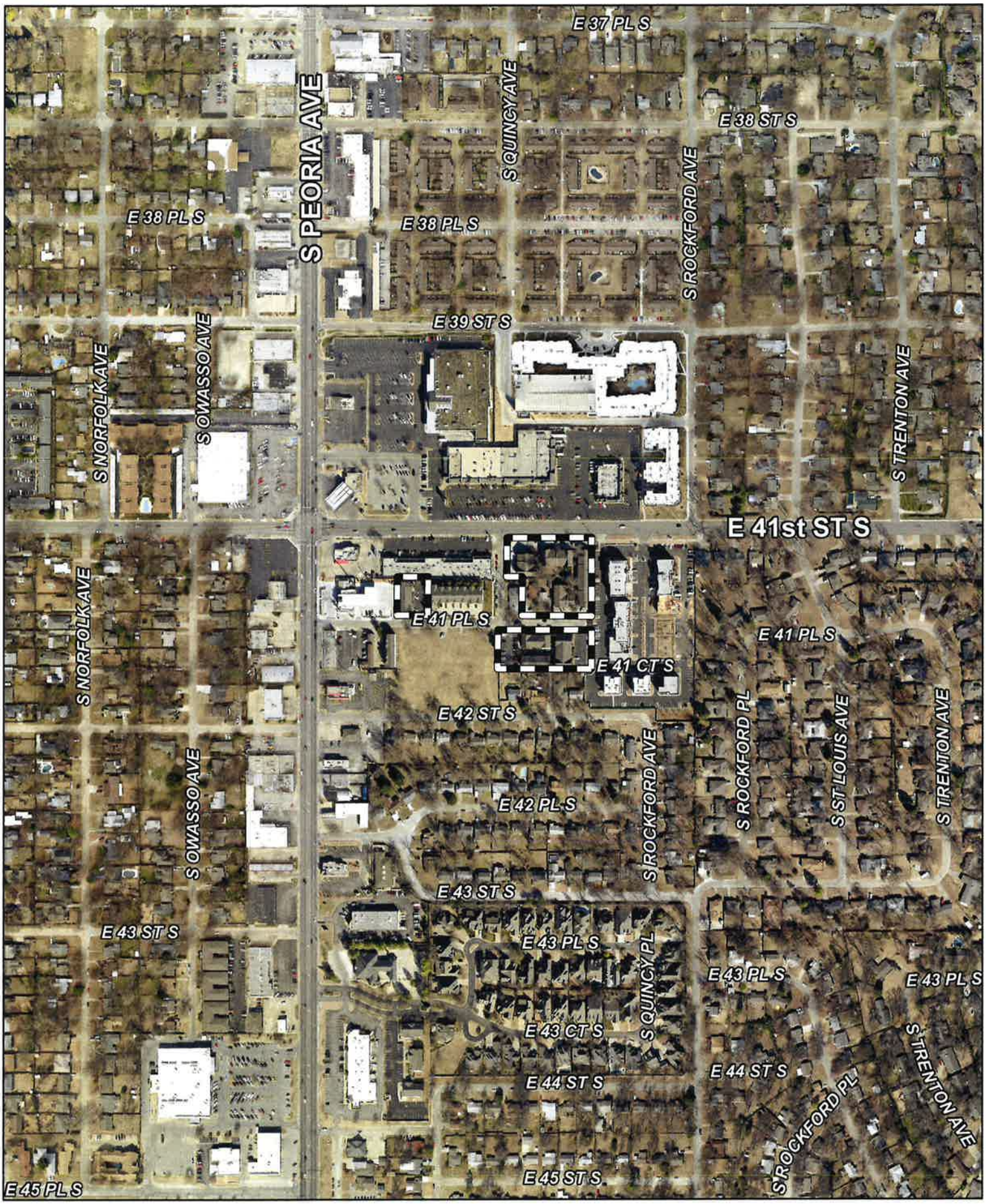

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Subject Tract

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Aerial Photo Date: February 2016

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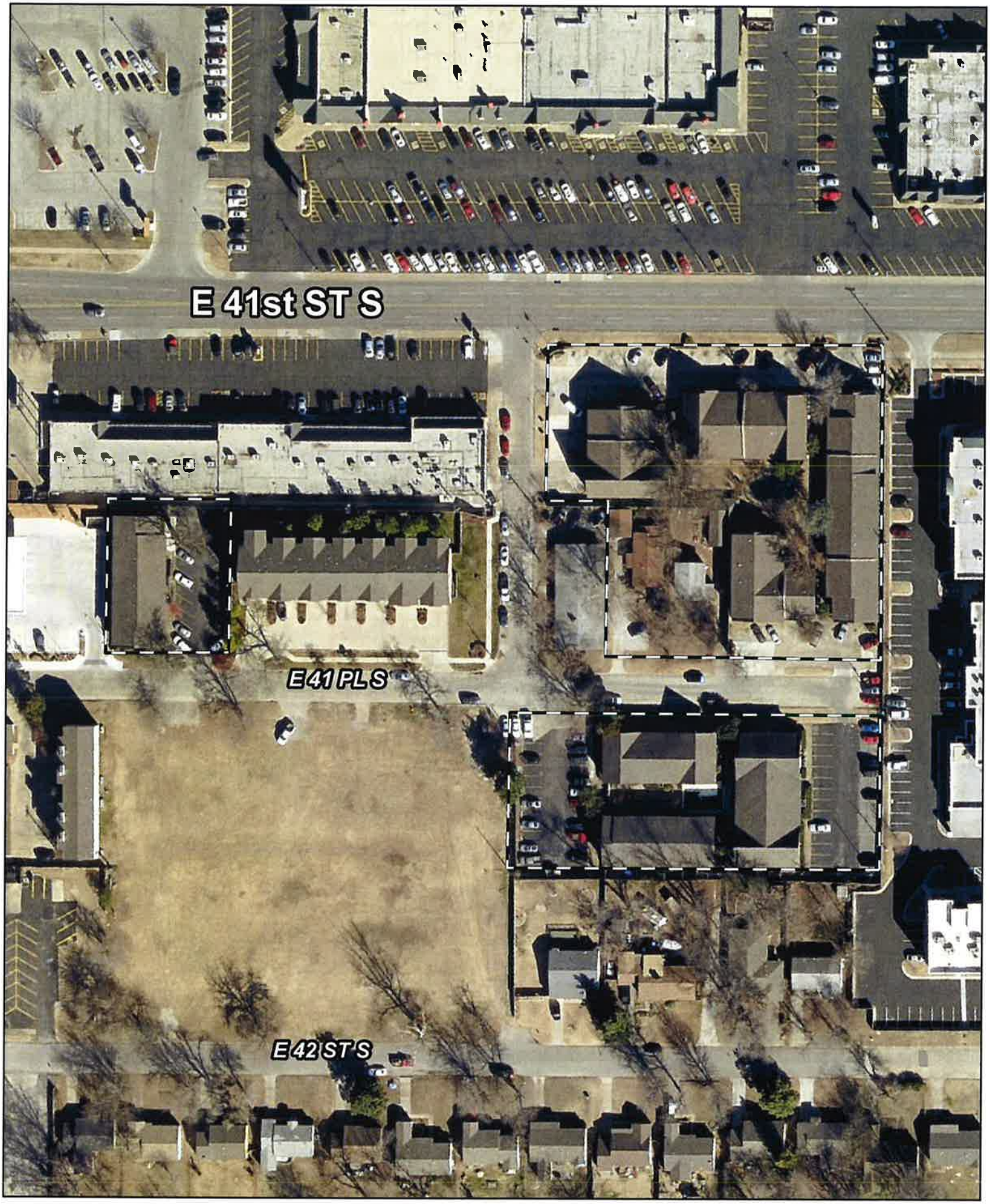

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Aerial Photo Date: February 2016

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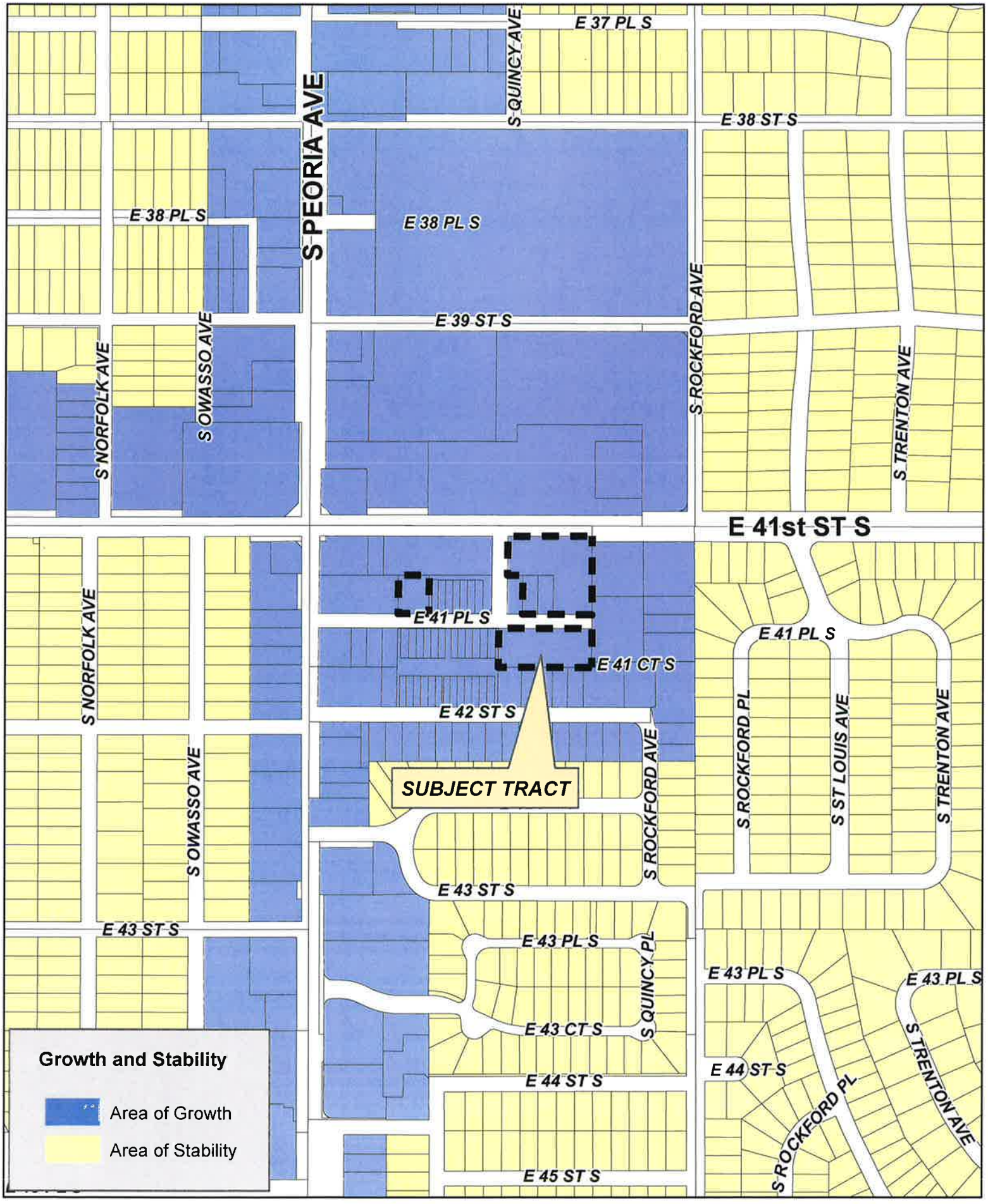

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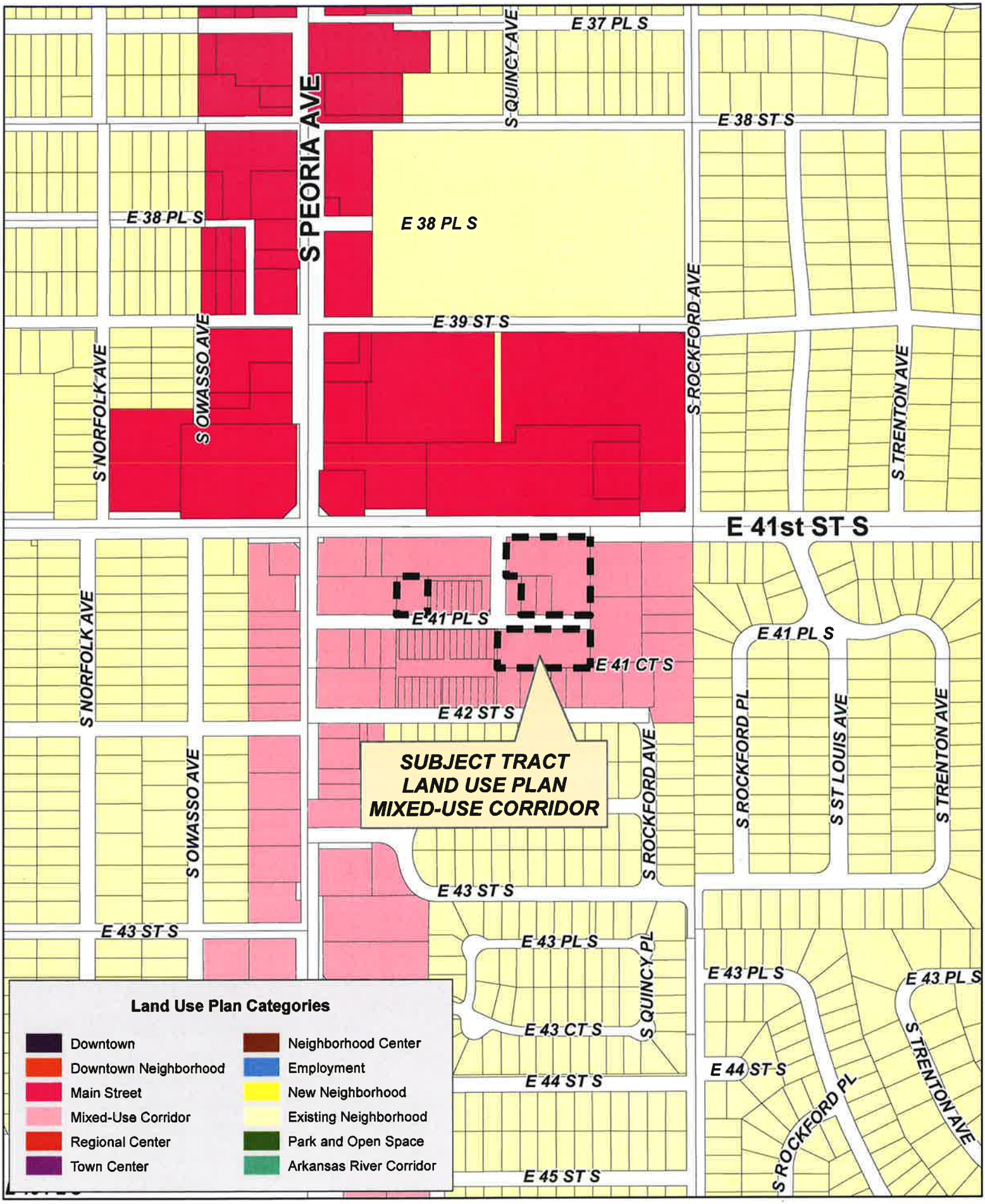

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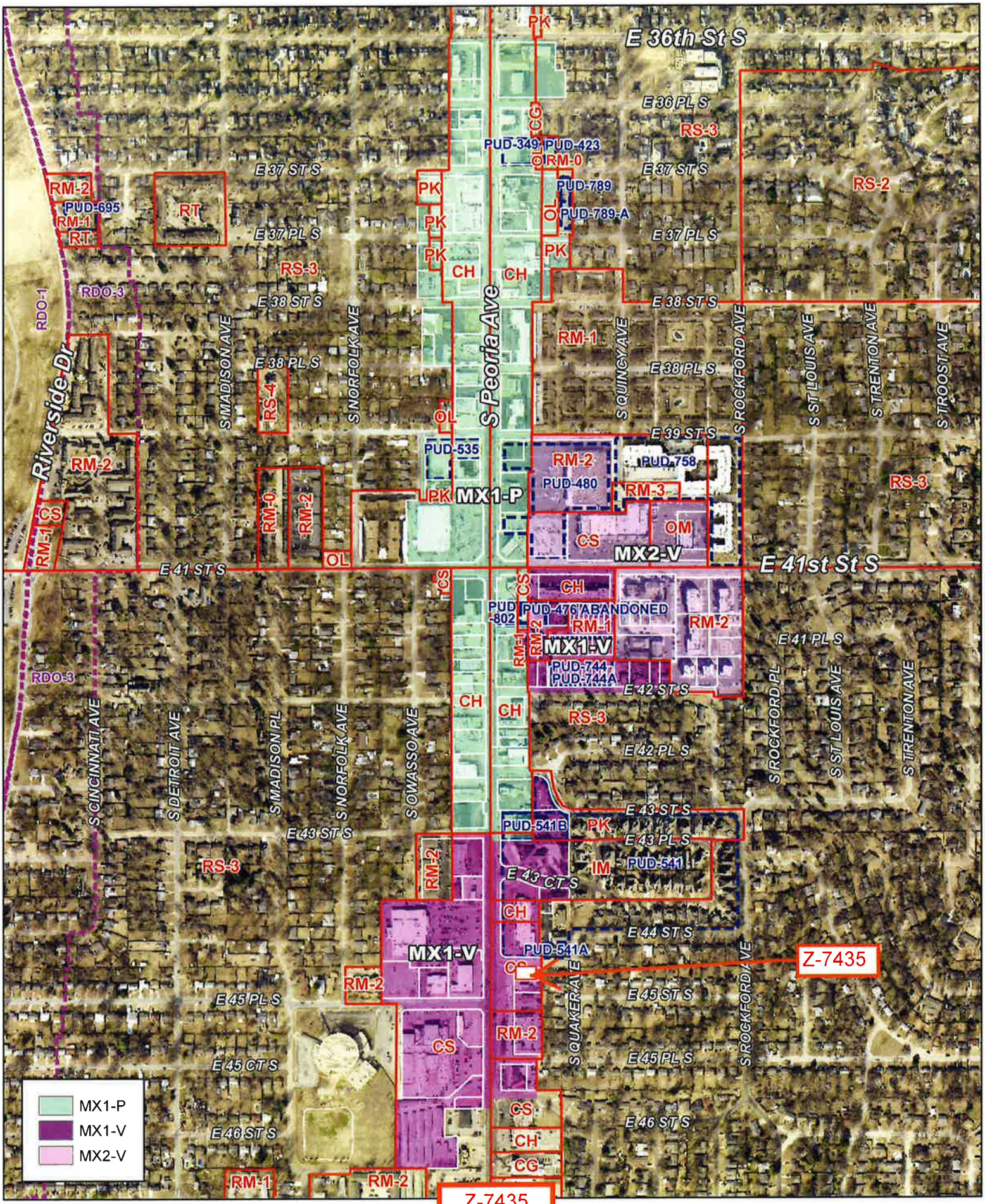
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TMAPC Public Hearing Staff Report
May 2, 2018
ZCA-10, Residential Driveway Width / Zoning Code Amendments

Item: Amendment of Section 55.090-F3 of the City of Tulsa Zoning Code (Maximum Width of Residential Driveways in RE and RS Districts) to revise the maximum driveway width regulations established by that section.

A. Background: The City was asked by the Home Builders Association of Greater Tulsa, to consider amendments to the residential driveway requirements to better facilitate market demands for wider driveways. Once a proposal was developed and vetted, the TMAPC, on April 4, 2018, initiated text amendments to the Zoning Code.

The Tulsa Zoning Code establishes a maximum width for residential driveways based on zoning district. This measurement sets the width of driveways both on private property and within the public right of way. Generally, the purpose for having a maximum width is to support the residential character of neighborhoods and prevent lots from becoming fully paved parking areas in front of single family homes. Narrower driveways on smaller lots are more consistent with existing development patterns in older parts of the community. As average home sizes have increased, market demands have resulted in properties having three garages, for vehicles, boats, storage, or any number of other uses.

Under previous versions of the City's zoning code developers used a PUD as a means of modifying open space requirements to allow additional paved (impervious) surface for wider driveways accessing three-car garages. The current code provides that a greater driveway width may be approved by special exception or by amendment of existing PUDs.

Proposed amendments address lot dimensions instead of zoning district designation which allows the amount of lot frontage along the street to serve as context for the maximum width of a driveway within the public right of way. This proposal allows larger lots to install wider driveways, which seems consistent with the request under consideration.

When updating the zoning code, open space requirements for the overall lot were paired with maximum driveway widths to reflect the allowable widths generally provided in the earlier version of the code. Applying specific dimensions as opposed to a percentage of the front yard (the required front setback) was determined to be easier for applicants to calculate and for staff to administer.

Open space requirements are not proposed to change and will take precedence if they are more stringent than the allowed maximum driveway width. An additional provision is proposed to ensure no more than 50% of the lot frontage is occupied by a driveway. However the specific dimensional requirement previously expressed as a percentage of the front yard (pre-2016) or a discreet measurement (current) is not retained in this proposal.

The following table compares methodologies for determining maximum driveway width:

Pre-2016 Zoning Code	Current Code	Proposed
Based on zoning district	Based on zoning district	Based on lot frontage
% Coverage calculation (only considers area within required front yard (17% - 36%)	Specific dimensions – within right-of-way & on the lot (12' – 30')	Specific dimensions – only addresses area within right-of-way (12' – 30'; but no more than 50% of frontage)
Livability space required	Open space per unit required	Open space per unit required

Note: The definition of "Open Space per Unit" in the current code closely matches the definition (and prescribed dimensions) of "Livability Space" from the previous zoning code.

Engineering standards for residential driveways have been amended to allow widths ranging from 10'-30'. The previous standard limited residential driveways to a maximum width of 24'.

The amendments proposed to the City of Tulsa Zoning Code, Title 42 Tulsa Revised Ordinances, are shown in ~~strike through~~/underline in **Attachment I**.

Attachment II contains graphic examples of current and proposed maximum driveway widths for lots with various frontages/dimensions.

The new City of Tulsa Zoning Code became effective on January 1, 2016. Since that time, fourteen (14) applications for special exceptions allowing wider residential driveways have been processed; all were approved. **Attachment III** includes examples of special exception requests which have been granted by the Board of Adjustment. These approvals allow wider driveway widths based on individual review relative to the approval criteria for all special exceptions.

B. **Staff Recommends APPROVAL** of proposed amendments to the City of Tulsa Zoning Code as shown in **Attachment I**.

Attachment I

Proposed Amendments:

55.090-F Surfacing

3. In RE and RS zoning districts, driveways ~~serving residential dwelling units~~ within the street right-of-way may not exceed 50% of the lot frontage or the following maximum widths, whichever is less, unless a greater width is approved in accordance with the special exception procedures of Section 70.123, or, if in a PUD, in accordance with the amendment procedures of Section 30.010-I.2. (Refer to City of Tulsa Standard Specifications and Details for Residential Driveways #701-704).

~~Maximum Driveway Width~~	~~RE~~	~~RS-1~~	~~RS-2~~	~~RS-3~~	~~RS-4~~	~~RS-5~~
~~Within Right-of-Way (feet)~~	~~20~~	~~20~~	~~20~~	~~20~~	~~20~~	~~12~~
~~On the Lot (Outside ROW) (feet)~~	~~30~~	~~30~~	~~30~~	~~30~~	~~20~~	~~12~~

~~For approvals granted under the terms of the zoning code in effect prior to January 1, 2016, including (1) variances of maximum driveway coverage measured by width, square footage or percentage of yard and (2) establishment of PUD development standards that increase the maximum permitted driveway coverage measured by any such means, the foregoing maximums do not apply.~~

	Residential Driveways				
Lot Frontage	75'+	60' - 74'	46'-59'	30' - 45'	Less than 30'
Driveway Within Right-of-Way (feet)	30	28	24	20	12

Attachment II

Examples of Current / Proposed Regulations:

(to be provided under separate cover in advance of the TMAPC hearing)

Attachment III

Examples of Approved Special Exceptions:

(to be provided under separate cover in advance of the TMAPC hearing)

Attachment IV

Letters of Support/Opposition

Bicycle/Pedestrian
ADVISORY COMMITTEE

April 25, 2018

Re: Proposed amendment to section 55.090-F of the zoning code

Commissioners:

As pedestrian advocates, BPAC strongly opposes the proposed changes to the zoning code related to residential driveway width.

Wide driveways cause several negative impacts to the comfort and safety of people on foot.

- Driveways, by definition, cross pedestrian pathways. Wider driveways increase the size of this conflict zone, and reduce the comfort and safety of people who walk.
- Wide driveways enable higher driving speeds on residential streets and encourage drivers to make faster turns. The extra width allows for a wide turn radius, and eliminates the need to slow while approaching a turn.
- Wide driveways are associated with street-facing multi-car garages. Street-facing garages mean more blank walls, fewer windows, and fewer "eyes on the street."
- Wider driveways mean more asphalt and less green space. They contribute to heat islands, eliminate space for shade trees, and increase runoff to local stormwater sewer systems.

The proposed amendment, if adopted, would mean that residential driveways could be wider than many neighborhood streets throughout Tulsa. It would also allow people to pave their entire front yards, assuming the "open space" requirements could be met elsewhere on the lot. Tulsa deserves better than this.

For the above reasons, BPAC opposes the proposed amendment.

Thank you,

Larry Mitchell
President, BPAC

23.7

Sawyer, Kim

From: Beverly Schafer <bacs74114@yahoo.com>
Sent: Thursday, April 26, 2018 9:02 AM
To: Sawyer, Kim
Subject: Proposed Zone Change to widen driveways

(referring to BPAC letter)

Kim, I have just read your email to Mitch Drummond and his response. I wish to urge you to vote against the proposed driveway zoning change for all the reasons mentioned. 35 year Maple Ridge homeowner, Beverly Schafer

23.8

Sawyer, Kim

From: Julie Anderson <julesa1951@gmail.com>
Sent: Thursday, April 26, 2018 11:20 AM
To: Sawyer, Kim
Subject: Proposal to Allow Wider Driveways in Maple Ridge

Good morning,

I would like to state my objections to the proposal to allow larger driveways in our vintage neighborhood. We do not want more concrete nor the negative aesthetics of them. Let's preserve our lovely heritage.

Thank you,

Julie Anderson
2812 S. Cincinnati Ave.
281/352-7589

Sent from my iPhone

23.9

TMAPC Public Hearing Staff Report
May 2, 2018
ZCA-8, Route 66 Overlay
(related to SA-4)

Item: Public hearing to provide a recommendation to the City Council regarding amending the City of Tulsa Zoning Code to add Section 20.070 establishing the regulations of a Special Area (SA) overlay district (**Route 66 Overlay – RT66**), pertaining to sign regulations for properties which may subsequently be supplementally rezoned RT66; to amend height provisions for roof signs in Section 60.080; and to add a definition for "Neon" in Section 95-170. **[*See Attachment I*]**

A. Background: A working group, comprised of representatives from the Mayor's office, City Council, INCOG planners, and local experts, met regularly to develop a zoning overlay and related mapping efforts for properties along Route 66 since early 2017. An overlay was anticipated in the Route 66 Master Plan to "protect and enhance the cultural, economic, historic and architectural significance of the Route". The proposed overlay is focused on relaxing certain sign regulations in order to encourage the use of neon within the corridor. Under current zoning code provisions, signs are limited in size, location, and illumination which prevents the establishment of new signage that is consistent with the elements of signs typically associated with Route 66.

A draft ordinance for the proposed Route 66 Overlay was developed through meetings with the working group and refined by input from the public meetings. The Route 66 Overlay "establishes zoning regulations and incentives intended to ensure the enhancement, development, and revitalization of the authentic Route 66 through the promotion of historic and historically inspired signage, especially neon, along and adjacent to the two alignments of Route 66 in Tulsa."

Under the proposal, the overlay would apply to all portions of Route 66 with the exception of downtown. This includes 11th Street, Admiral Boulevard, Southwest Boulevard, and appropriate extensions along intersecting streets. The proposed boundary along the corridor is 300 feet in depth on either side of the street and extended to 600 feet in depth at major intersections.

The proposed Route 66 Overlay was initiated by Tulsa City Council on February 21, 2018. Since initiation, four public meetings were held to communicate details of the overlay with property owners and interested parties:

- **District 5 Town Hall**
  February 27, 2018
  Nathan Hale Library

- **Route 66 Overlay: Public Input Meeting #1**
  March 5, 2018
  Goodwill Industries, Southwest Boulevard

- **District 6 Town Hall**
  March 6, 2018
  Martin Regional Library

- **Route 66 Overlay: Public Input Meeting #2**
  March 13, 2018
  Central Center

The public meetings were well attended and members of the working group presented and had significant discussion with attendees on how the proposed overlay would impact properties along the Route 66 corridor and surrounding areas. The public engagement process satisfies the zoning code requirement that Special Area (SA) overlays "be based on an adopted plan or be prepared following an inclusive, transparent, and equitable planning and public involvement process that includes opportunities for affected property owners and residents to participate in the formulation of the district regulations or otherwise offer recommendations and provide input."

INCOG/TMAPC staff has kept a log of all calls and emails from property owners inquiring as to how the overlay impacts their property. As of the printing of this report, approximately 54 calls and/or emails have been received. Most are inquiries of a general nature, not necessarily in support or opposition. Both the Route 66 Commission and Kendall Whittier Main Street has reviewed and support the proposed overlay. Their letters of support are included in this report as ***Attachment II***.

B. Route 66 Overlay Conformance with the Comprehensive Plan: The area is included in several adopted plan areas:

- ***Crutchfield Neighborhood Revitalization Master Plan (2004)***
- ***East Tulsa Neighborhood Plans Phases 1 & 2*** (2005)
- ***Route 66 Master Plan*** (2005)
- ***6th Street Infill Plan*** (2006, amended in 2014)
- ***Sequoyah Area Neighborhood Implementation Plan*** (2007)

- ***Tulsa Comprehensive Plan*** (2010)
- ***Eugene Field Small Area Plan*** (2013)
- ***Utica Midtown Corridor North Small Area Plan*** (2013)
- ***Kendall-Whittier Sector Plan*** (2016)

Initially design guidelines were recommended in the ***Route 66 Master Plan***, which was adopted in 2005. The Route 66 Master Plan mentions the importance of standards for various design elements, including signage to accomplish the following objectives:

- to create a theme that provides identity to the entire route,
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- to provide visual continuity from one end of the corridor to the other, and
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There is diversity in existing and anticipated uses along the corridor, as evidenced by the fact that every land use designation in the City of ***Tulsa Comprehensive Plan***, or PlaniTulsa, is represented along the 26 miles of Route 66, except for Downtown:

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- New Neighborhood
- Main Street
- Mixed-use Corridor
- Neighborhood Center
- Employment
- Town Center
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Neon lights are encouraged in the whimsical spirit of Route 66.

The ***Kendall-Whittier Sector Plan*** references the urban design recommendations of the Route 66 Master Plan, and includes the following:

"Goal 8 Providing a Long-Tern Regulatory Framework – provide a regulatory framework that minimizes barriers to quality development and supports the long-term health of Kendall-Whittier

> 8.3 Establish a Historic Route 66 Special Area Overlay: The 2005 Route 66 Master Plan establishes a vision for the design of public streets and development along 11th Street and Admiral Place. A design overlay should be adopted along designated Route 66 corridors to ensure that the character of private development aligns with the long-term investments in the design of the public right-of-way. This would allow base zoning districts to continue to govern basic land use and bulk allowances, while creating consistent character through many different places throughout the City."

Staff analysis: The standards in the proposed overlay will be consistent with the context and uniqueness of the original development along Route 66. As outlined above, the proposed overlay implements multiple Comprehensive Plan goals and policies and the proposed overlay is in conformance with the Comprehensive Plan and is consistent with the Zoning Code's general purposes (Section 1.050) and the stated purpose and intent of the applicable overlay. Several of the adopted plans along the Route do not provide specific references or recommendations regarding a design overlay.

C. Staff Recommendation: Staff recommends **approval** of Zoning Code amendments to add Section 20.070 establishing the regulations of a Special Area (SA) overlay district (**Route 66 Overlay- RT66**), and to amend Section 60.080 and Section 95-170 based on the above findings.

Section 20.070 Route 66 Overlay

20.070-A General

1. **Purpose and Intent**

   The Route 66 Overlay establishes zoning regulations and incentives intended to ensure the enhancement, development, and revitalization of the authentic Route 66 through the promotion of historic and historically inspired signage, especially neon, along and adjacent to the two alignments of Route 66 in Tulsa. The regulations are generally intended to guide the character of both public and private development as it occurs along Route 66.

2. **Applicability**

   Except as otherwise expressly stated, the Route 66 Overlay regulations of this section shall apply within the boundaries of the Route 66 Overlay to all new signage that requires a sign permit and includes at least 25% exposed neon as measured by total sign face area. Dynamic Displays as defined in Section 60.100 are not permitted to utilize the provisions of the overlay.

3. **Conflicting Regulations**

   All applicable regulations of the underlying base zoning district apply to property in the Route 66 Overlay unless otherwise expressly stated in the Route 66 Overlay regulations. For properties with approved development plans (PUD, CO, MPD, Optional Development Plan), the approved development plan and development standards apply unless otherwise expressly stated in the Route 66 Overlay regulations.

20.070-B Signage Guidelines

Signs are regulated by underlying zoning districts and development plans, where applicable, except where modified by these regulations. Signs located within the Route 66 Overlay that include at least 25% exposed neon as measured by total sign area of the sign shall comply with the regulations of Chapter 60 except as modified by the following provisions and exemptions.

1. **Location**

   a. A freestanding sign may overhang up to four feet into the public right-of-way and a wall sign may protrude up to 15 inches into the public right-of-way, provided it is a minimum of 12 feet above the right-of-way at grade and does not interfere with utility poles, lines, and/or easements.

   b. A projecting sign may project horizontally up to four feet into the public right-of-way, provided it is a minimum of 12 feet above the right-of-way at grade and does not interfere with utility poles, lines, and/or easements.

   c. No sign, or portion of a sign, shall be located within 10 feet of any high voltage overhead conductor. (See Title 51, Section 3107)

   d. Signs shall not project beyond a vertical plane that is 2 feet inside the curb line. (See Title 51, Section 3107)

   e. Signage utilizing the standards of the Route 66 overlay must be oriented to a major street.

2. Maximum Area

a. Sign area for freestanding or projecting signs may be up to 50% greater than the sign area allowed by the underlying zoning district sign budget, provided that sign area shall not exceed 250 square feet.

b. Sign area for wall signs may be up to 25% greater than the sign area allowed by the underlying zoning district, provided that sign area shall not exceed 20% of the building wall to which the sign is attached.

3. Height

a. Freestanding signs shall not exceed the height of the principal structure on the property by more than 25% or a maximum height of 25 feet, whichever is greater.

b. Projecting signs shall not exceed the height of the parapet or building wall to which it is attached by more than 25% or a maximum of 20 feet, whichever is greater.

c. Wall signs shall not extend higher than 5 feet above the height of the parapet or building wall to which it is mounted or shall not be mounted any higher than 30 feet, whichever is less.

4. Illumination

Change of illumination may produce apparent motion of the visual image on signs. Such motion shall be the result of changes in luminance in a sequential or radial manner to produce what appears to be movement of an element of the animated sign. Sequential or radial changes in luminance shall not include search lights, strobe lights, rotating beacon lights, or flashing.

Roof Signs

Roof signs are regulated by the provisions of Section 60.080-B.5

Section 60.080 Signs in Mixed-Use, Commercial, and Industrial Zoning Districts

60.080-B Signs Allowed

5. Roof Signs

a. Roof signs are prohibited in all mixed-use, commercial and industrial zoning districts, except that one roof sign is allowed per business address within the Downtown Entertainment District and the Route 66 Overlay, provided that:

(1) The sign does not include any dynamic display; and

(2) They do not extend more than 250 feet above the point where the sign is attached to the roof, measured in a vertical line from the horizontal plane of the lowest point where the sign is attached to the roof to the horizontal plane of the highest location on the sign's structure.

b. Roof signs are counted against a lot's allowed sign budget, pursuant to §60-080.C, and no individual roof sign may exceed 500 square feet in area.

c. Only major street frontage along that portion of the subject lot that is occupied by the business displaying the sign may be counted in determining the maximum sign area of a roof sign allowed under this section.

Section 95.170 Terms Beginning with "N"

Neon
Gas-filled tubing made of glass or similar products which creates illumination when charged with electricity. Tubing may contain alternatives such as light-emitting diodes (LED) provided that any alternative must produce illumination that is a continuous, uninterrupted line similar to illumination produced by gaseous illumination technology.

24.7

Attachment II

Kendall Whittier Main Street
2216 East Admiral Boulevard
Tulsa, Oklahoma 74110
918-633-1934

April 13, 2018

Ms. Susan Miller, AICP
Director, Land Development Services
INCOG
2 West Second Street, Suite 800
Tulsa, OK 74103

Dear Ms. Miller:

On behalf of the Board of Directors of Kendall Whittier Main Street, I'm pleased to submit a letter of support for the Route 66 Zoning Overlay currently proposed before the Tulsa Metropolitan Area Planning Commission.

The Kendall Whittier District is fortunate to contain both the Admiral (1926-1932) and 11th Street alignments of historic Route 66. Notable properties in Whittier Square (Admiral Blvd. & Lewis Avenue) such as the Circle Theater, Phillips 66 station #473, and a dozen other buildings comprising the National Register-listed Whittier Square Historic District were constructed in response to the highway's creation in 1926. Historic properties along 11th Street, such as the Campbell Hotel, were also built to capture the economic benefits of the Mother Road. Our district owes much of its past to Route 66.

The Route 66 Zoning Overlay promises to be a significant economic tool for all properties and businesses along the two highway corridors. The ability to more efficiently erect neon signage that fits the historic character of the Kendall Whittier district during the heyday of Route 66 will be welcomed by merchants and property owners alike. Small businesses stand to gain the most from the overlay, and our district is almost exclusively made up of small, locally-owned businesses.

Our 14-member Board of Directors, including many property owners and merchants, enthusiastically and unanimously voices its support of the Route 66 Zoning Overlay.

Sincerely,

Amy Freiberger
Board President

24.8

City Hall, 175 E. 2nd Street
Tulsa, Oklahoma 74103

April 24, 2018

Ms. Susan Miller, AICP
Director, Land Development Services
INCOG
2 West Second Street, Suite 800
Tulsa, OK 74103

Dear Ms. Miller:

Please consider this letter a strong show of support of the proposed Route 66 Zoning Overlay by the City of Tulsa's Route 66 Commission.

Our mission is to drive the enhancement, development, visitor experience and revitalization of the authentic Route 66, elevating the Tulsa region's national and international brand as a premier historic and cultural destination for residents and visitors.

The Route 66 Zoning Overlay uniquely touches on all elements of our mission. By encouraging the use of neon signage, the Overlay will enhance our visitors' experience, provide an incentive to invest in the corridor, preserve historic assets, and raise Tulsa's profile as a cultural destination for heritage tourists.

We thank you and your staff for developing this important economic development tool.

Sincerely,

Ed Sharrer
Chairman

24.9

TMAPC

Tulsa Metropolitan Area Planning Commission

Case Number: SA-4
(related to ZCA-8)

Hearing Date: May 2, 2018

Case Report Prepared by:

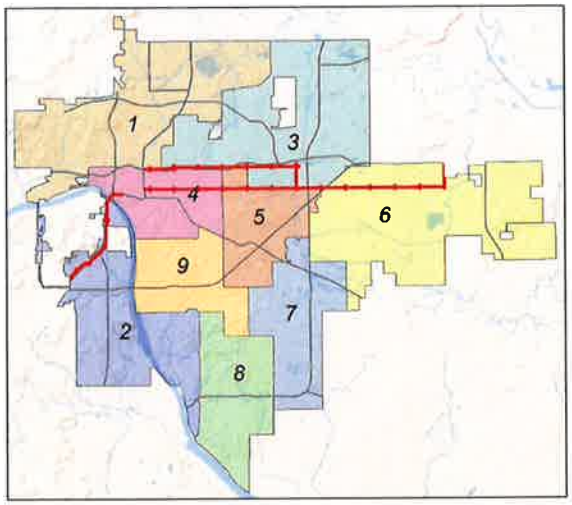
Nathan Foster

Owner and Applicant Information:

Applicant: Tulsa City Council

Property Owner: Multiple owners

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Proposed Use: Route 66 Overlay on 3,496 properties

Concept summary: Implement overlay provisions to incentivize the use of neon signs along the Route 66 Corridor

Location: Multiple properties along S. 193rd East Ave., E. 11th St. S, S. Mingo Rd., E. Admiral Blvd., E. Admiral Pl., W. 11th St. S, and Southwest Boulevard

Zoning:

Current Zoning: Multiple zoning districts

Proposed Zoning: Current zoning with RT66 (Route 66 Overlay zoning)

Comprehensive Plan:

Land Use Map: Multiple designations

Stability and Growth Map: Multiple designations

Staff Recommendation:

Staff recommends Approval of the Route 66 overlay.

City Council Districts: 2, 3, 4, 5, 6

Councilor Names: Jeannie Cue, David Patrick, Blake Ewing, Karen Gilbert, Connie Dodson

County Commission Districts: 1 & 2

Commissioner Names: Mike Craddock and Karen Keith

SECTION I: SA-4

Route 66 Overlay (RT66)

The proposed overlay is focused on relaxing certain sign regulations in order to encourage the use of neon within the corridor. Under current zoning code provisions, signs are limited in size, location, and illumination which prevents the establishment of new signage consistent with the elements of signs typically associated with Route 66.

RT66 Purpose

The Route 66 Overlay establishes zoning regulations and incentives intended to ensure the enhancement, development, and revitalization of the authentic Route 66 through the promotion of historic and historically inspired signage, especially neon, along and adjacent to the two alignments of Route 66 in Tulsa. The regulations are generally intended to guide the character of both public and private development as it occurs along Route 66.

RT66 Background

A working group, comprised of representatives from the Mayor's office, City Council, INCOG planners, and local experts, met regularly and developed a zoning overlay and related mapping efforts for properties along Route 66 since early 2017. An overlay was anticipated in the Route 66 Master Plan to "protect and enhance the cultural, economic, historic and architectural significance of the Route". The proposed overlay is focused on relaxing certain sign regulations in order to encourage the use of neon within the corridor. Under current zoning code provisions, signs are limited in size, location, and illumination which prevents the establishment of new signage that is consistent with the elements of signs typically associated with Route 66.

The proposed Route 66 Overlay was initiated by Tulsa City Council on February 21, 2017 for 3,496 properties along the Route. Both the Route 66 Commission and Kendall Whittier Main Street have reviewed and support the proposed overlay. Letters of endorsement are included in this packet.

RT66 Public Process Summary

Since initiation, four public meetings were held to communicate details of the overlay with property owners and interested parties:

District 5 Town Hall Meeting – February 27, 2018 – Nathan Hale Library
Route 66 Overlay: Public Input Meeting #1 – March 5, 2018 – Goodwill Industries, SW Boulevard
District 6 Town Hall Meeting – March 6, 2018 – Martin Regional Library
Route 66 Overlay: Public Input Meeting #2 – March 13, 2018 – Central Center

Each meeting included a presentation of the proposed overlay and time for questions/comments to be provided by attendees. The majority of feedback from attendees was supportive with the exception of a few concerns presented by residential neighbors about the potential impact on their property.

Per zoning requirements, notices were mailed directly to all property owners within the proposed overlay, as well as property owners within 300' of the proposed overlay. A total of 5,146 letters were distributed to notify property owners about the proposed overlay. Staff has logged correspondence with neighbors when possible. The current log indicates 54 conversations with interested parties, most of a general nature, not necessarily in support or opposition.

EXHIBITS:

INCOG Case maps
INCOG Detailed Boundary Maps
Letters of Support

DETAILED STAFF RECOMMENDATION:

Staff recommends approval of SA-4 to apply supplemental RT66 (Route 66 Overlay) zoning to multiple properties along S. 193rd East Ave., E. 11th St. S, S. Mingo Rd., E. Admiral Blvd., E. Admiral Pl., W. 11th St. S, and Southwest Boulevard. The proposed overlay will assist in the implementation of several goals identified in the City's Comprehensive Plan, as well as several small area plan areas within the boundary.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Route 66 Overlay Conformance with the Comprehensive Plan: The area is included in several adopted plan areas:

- ***Crutchfield Neighborhood Revitalization Master Plan*** (2004)
- ***East Tulsa Neighborhood Plans Phases 1 & 2*** (2005)
- ***Route 66 Master Plan*** (2005)
- ***6th Street Infill Plan*** (2006, amended in 2014)
- ***Sequoyah Area Neighborhood Implementation Plan*** (2007)
- ***Tulsa Comprehensive Plan*** (2010)
- ***Eugene Field Small Area Plan*** (2013)
- ***Utica Midtown Corridor North Small Area Plan*** (2013)
- ***Kendall-Whittier Sector Plan*** (2016)

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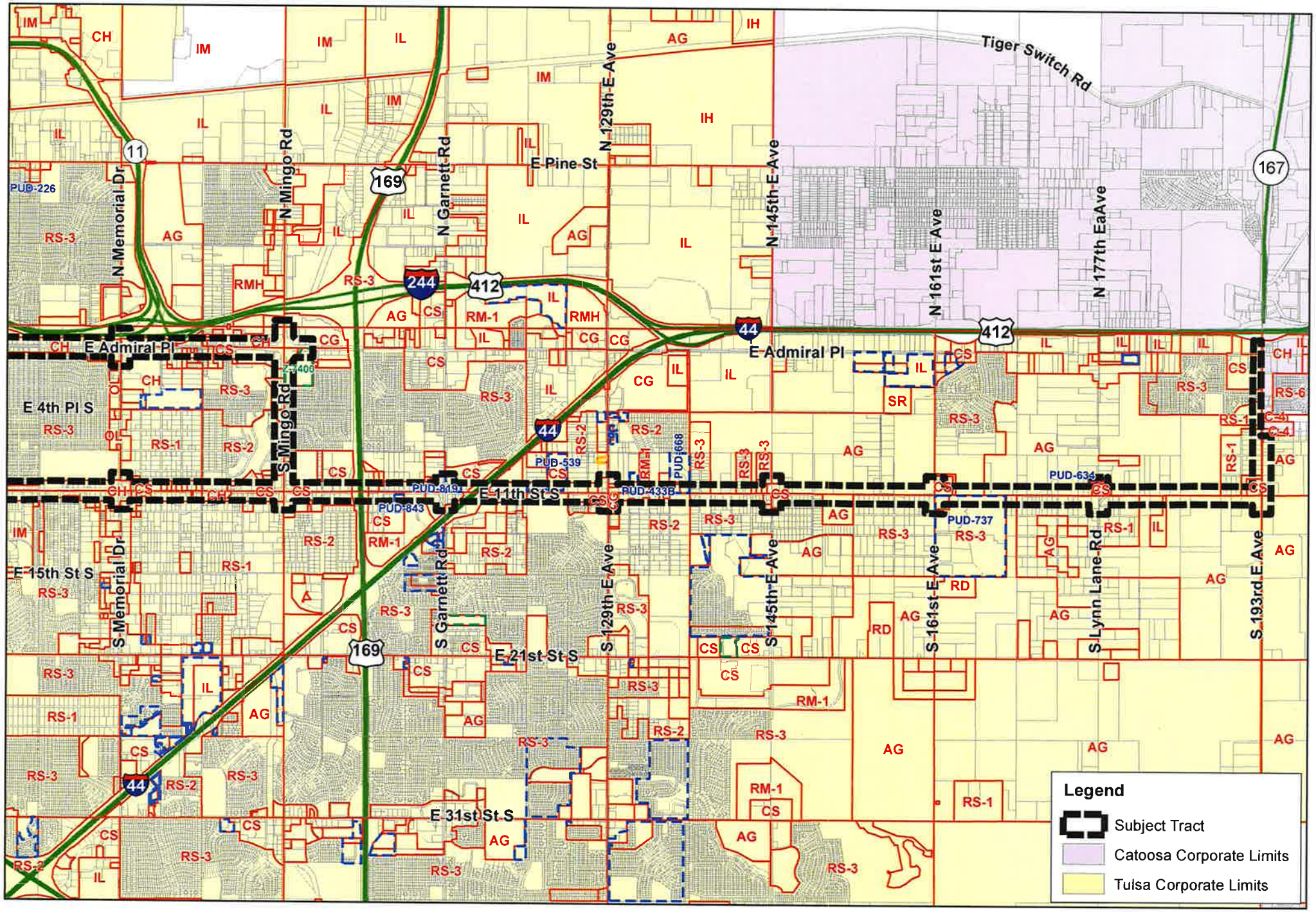
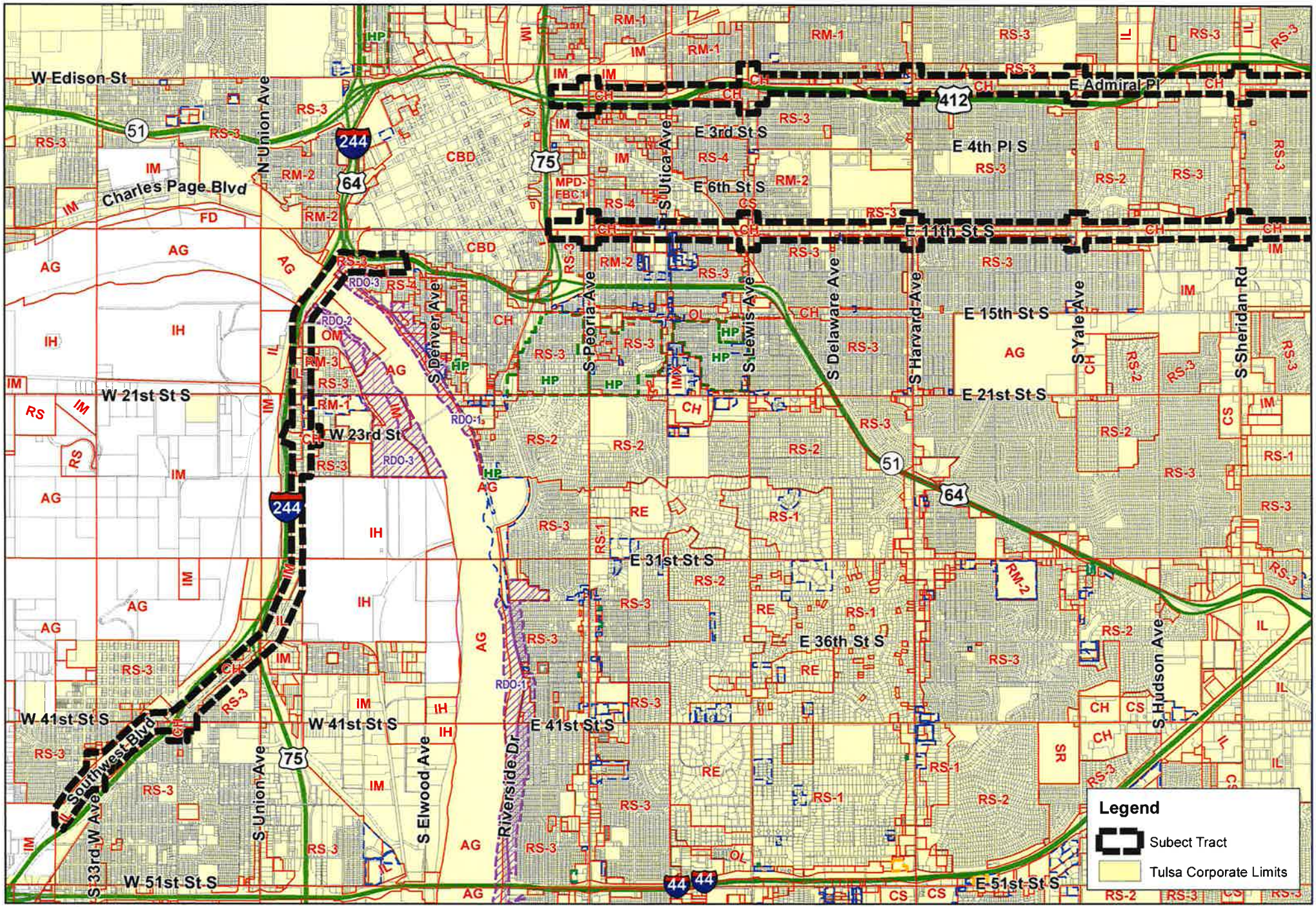


SA-4

ROUTE 66 OVERLAY DISTRICT

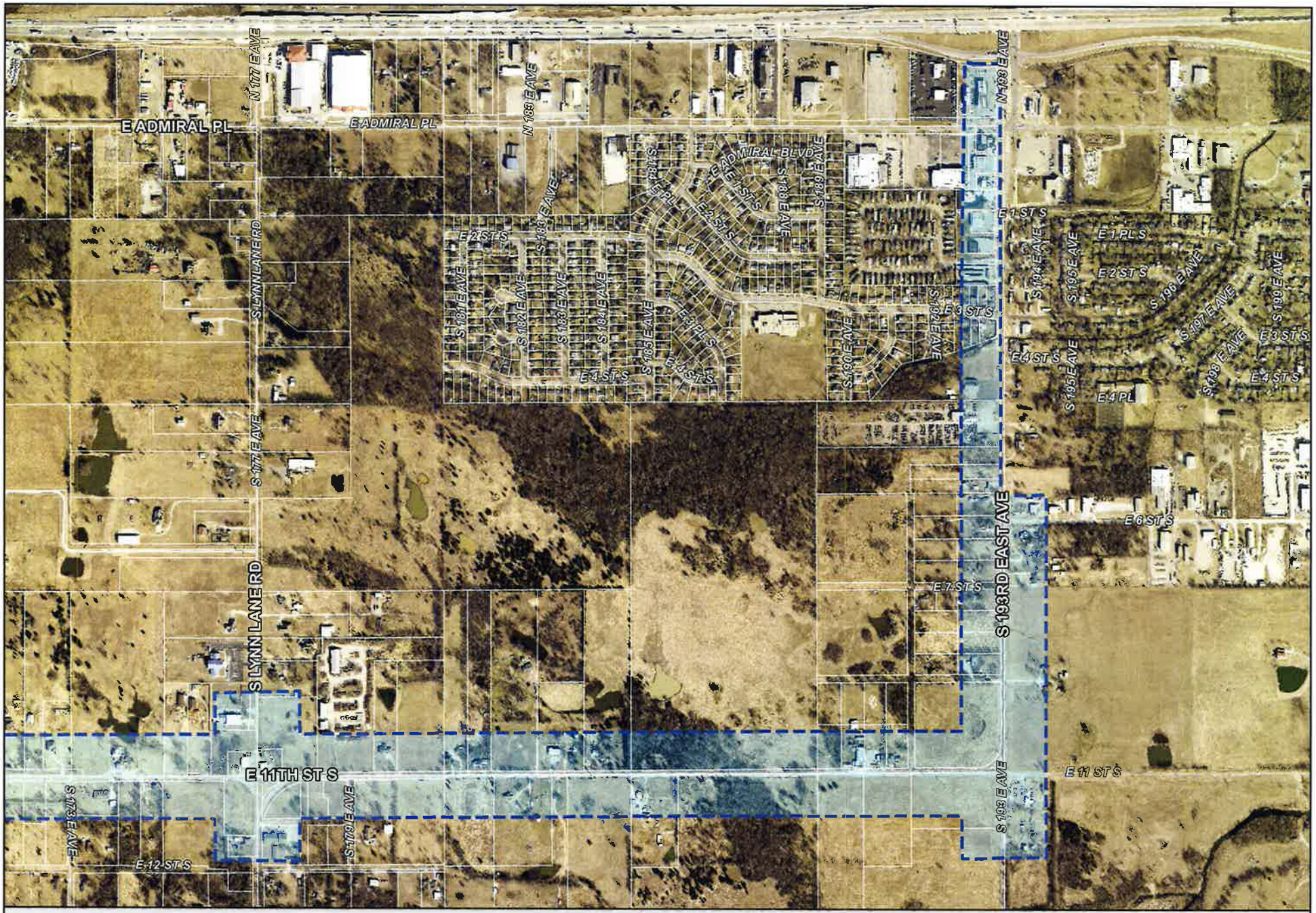
MAP 1 OF 2



SA-4

ROUTE 66 OVERLAY DISTRICT

MAP 2 OF 2

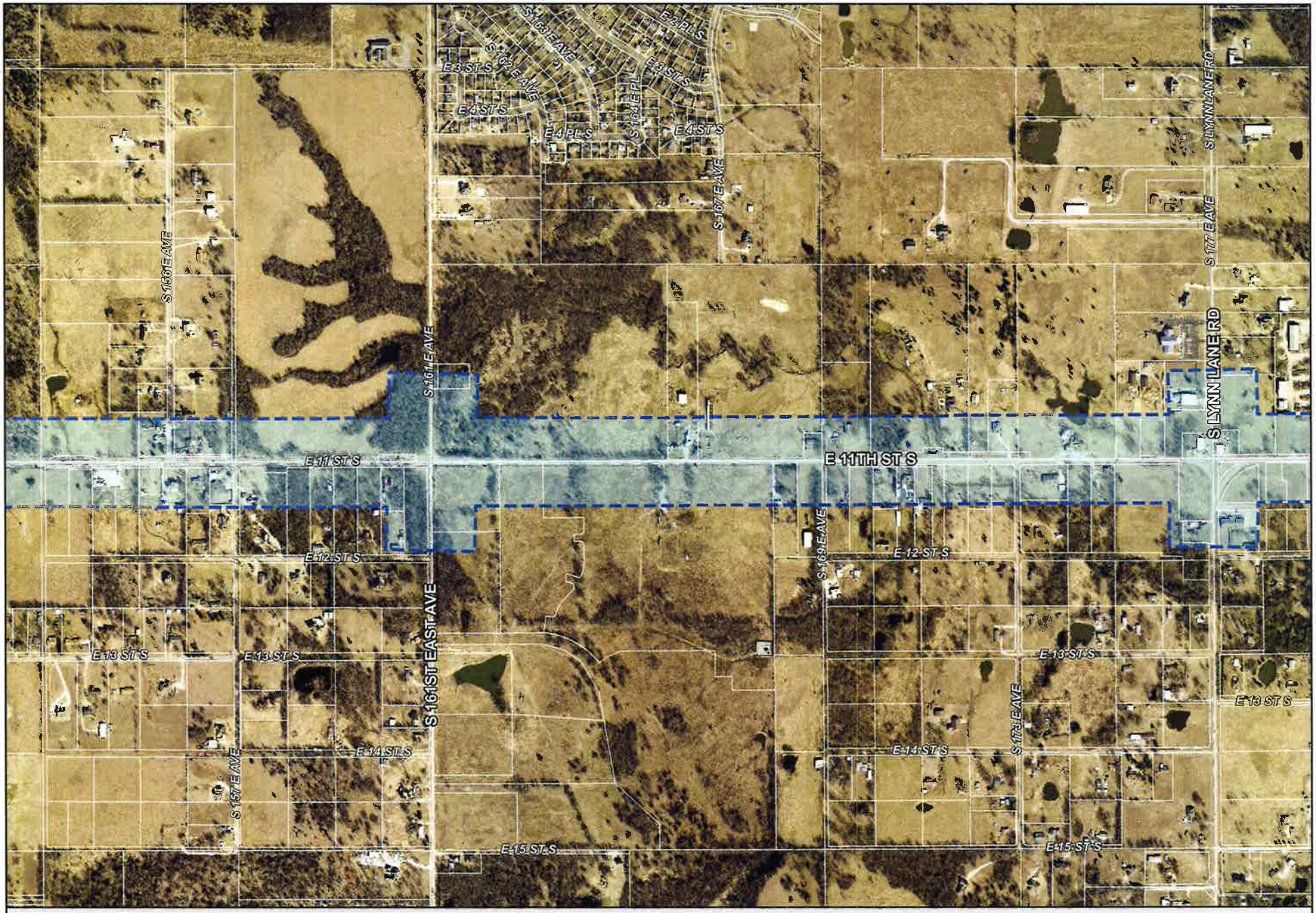


Route 66 Overlay

Proposed Boundary

0 300 600 Feet

N



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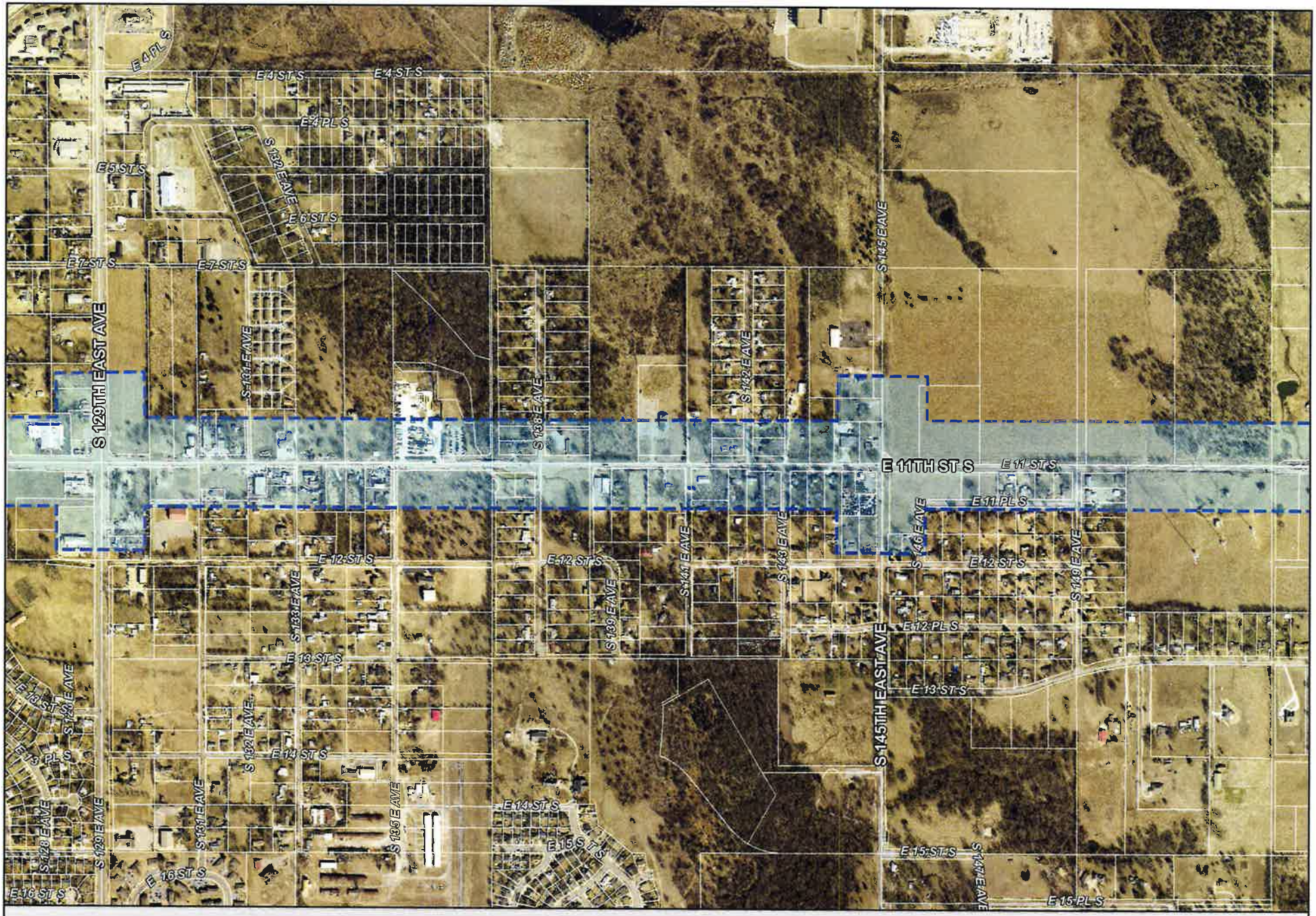

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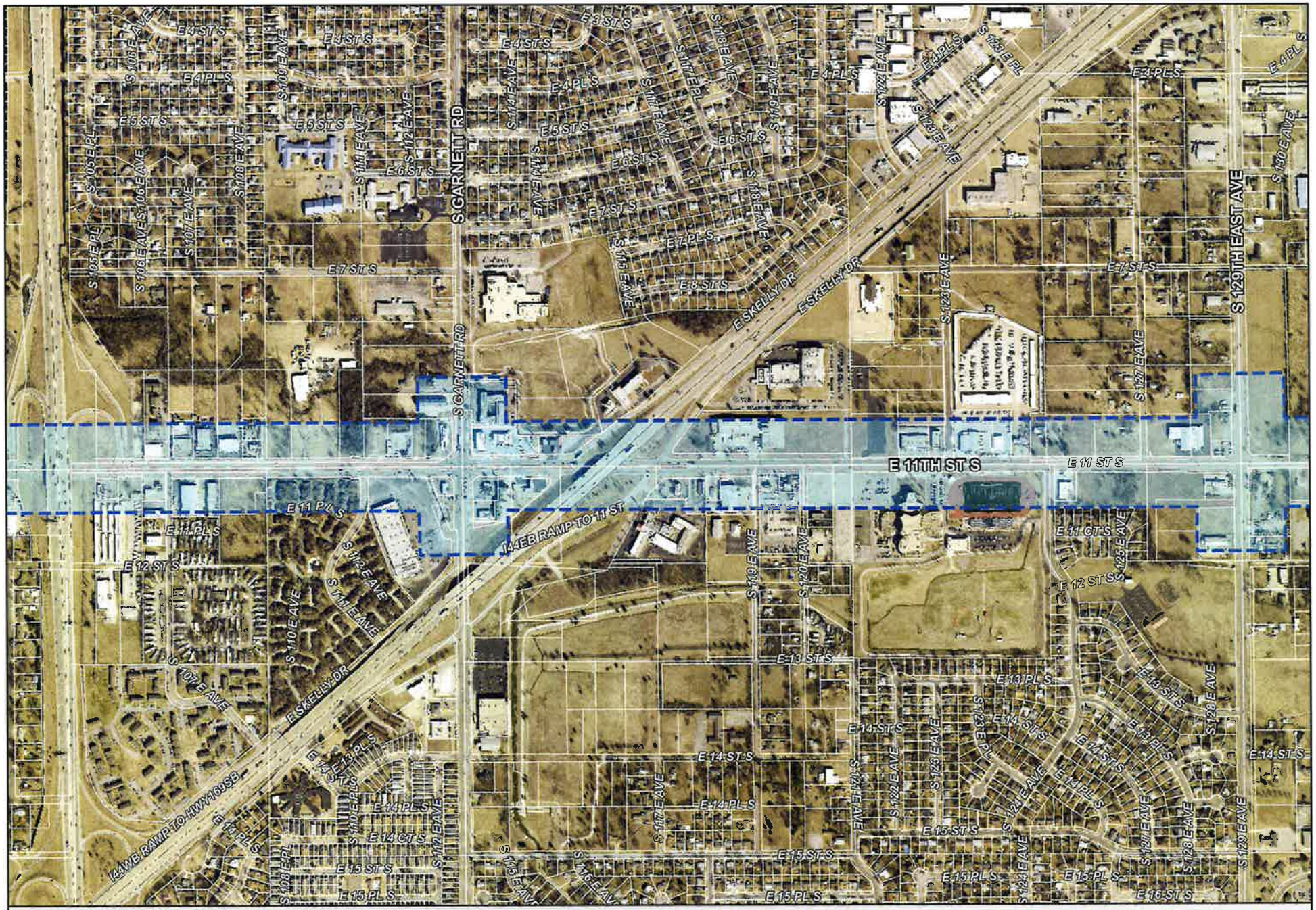

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Proposed Boundary

0 300 600 Feet

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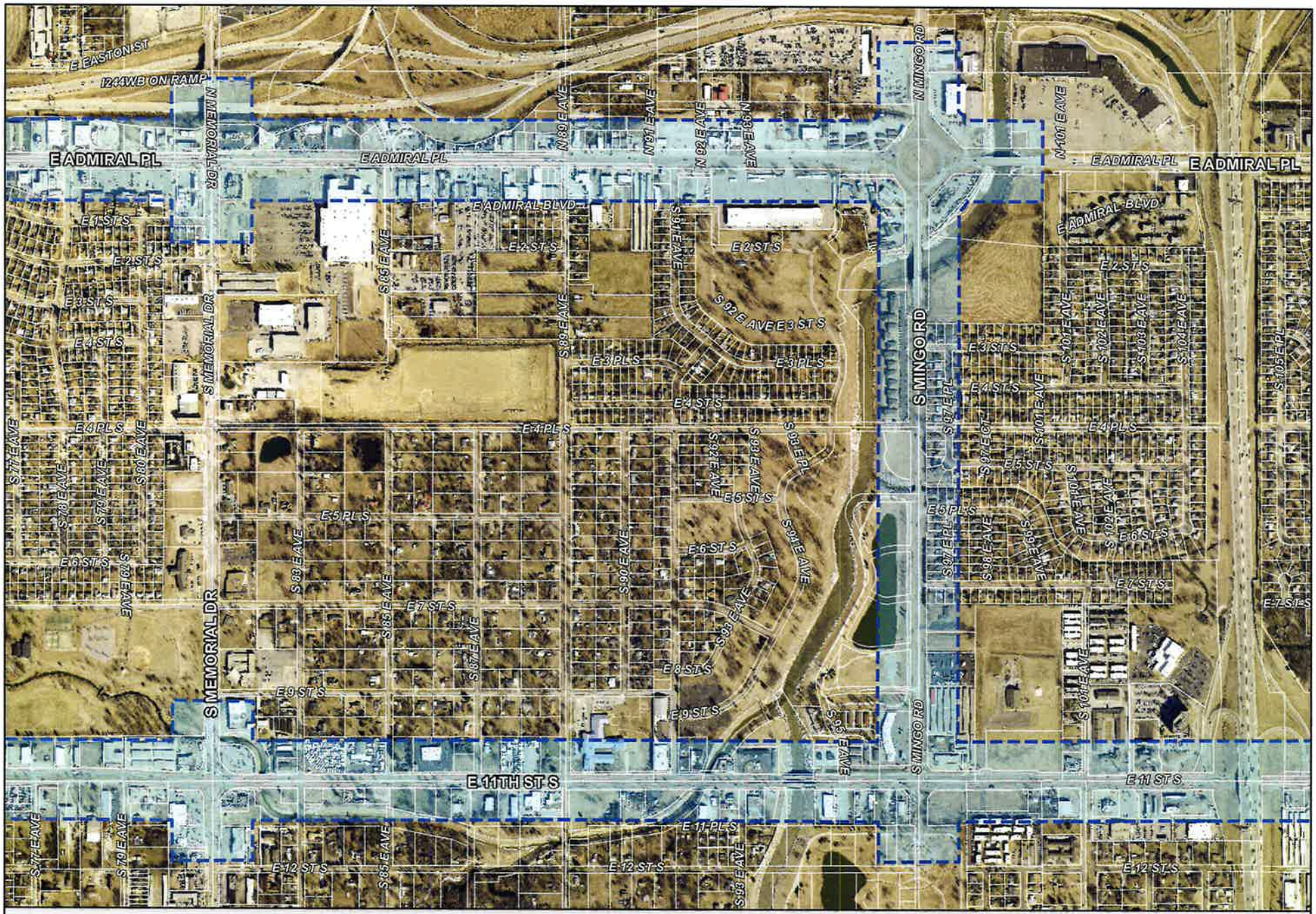

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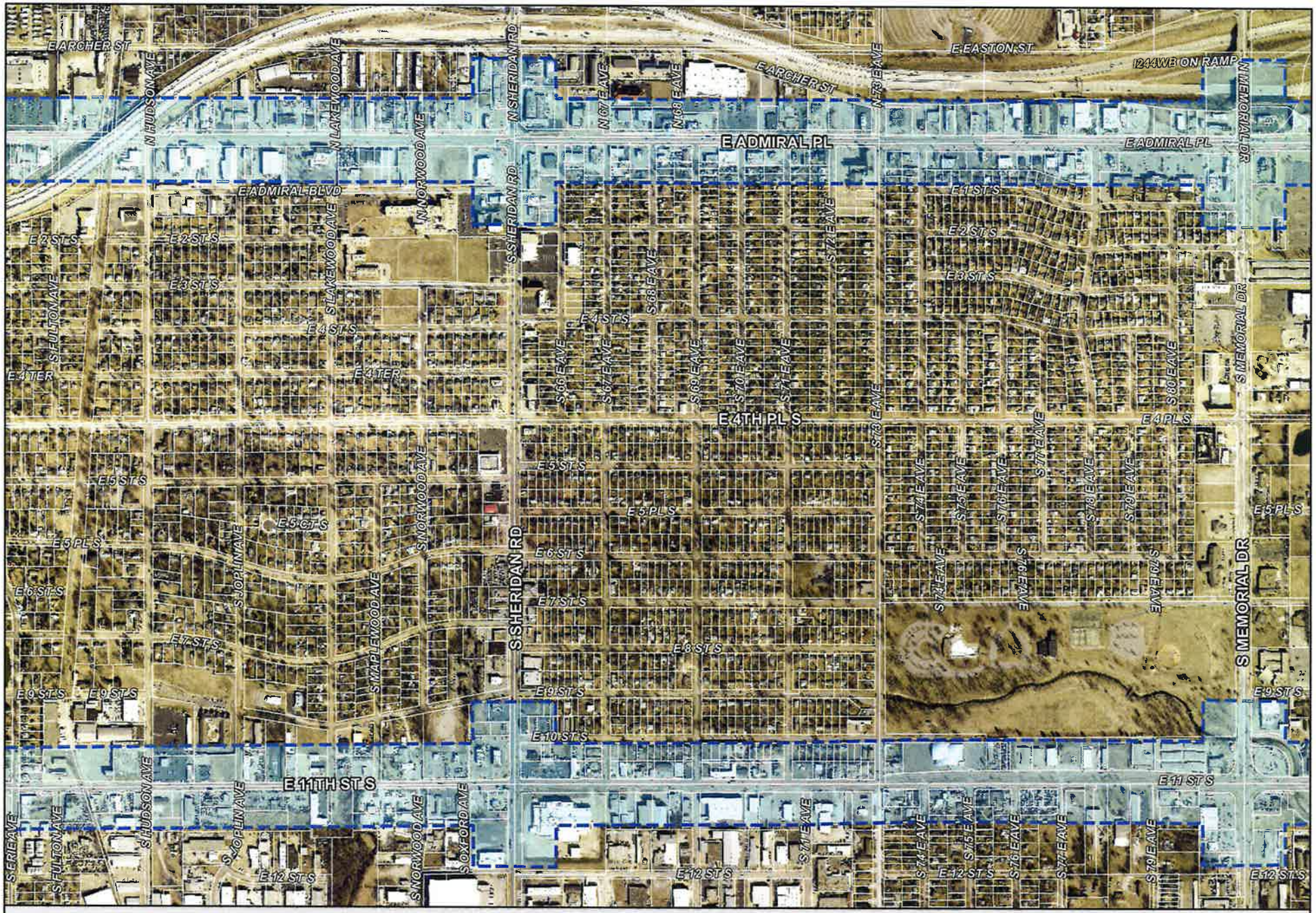

Route 66 Overlay

Proposed Boundary

0 300 600 Feet

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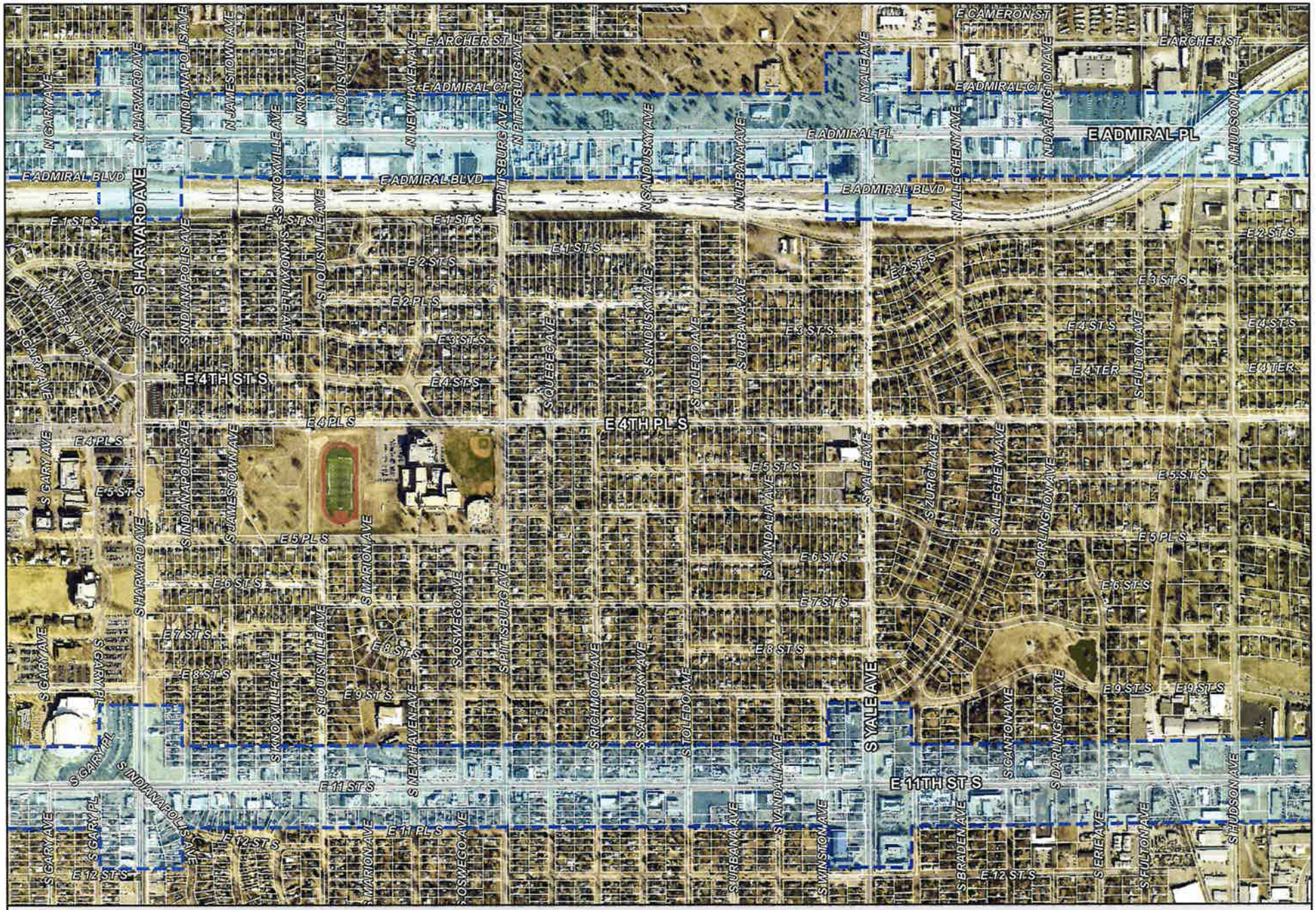

Route 66 Overlay

Proposed Boundary

0 300 600 Feet

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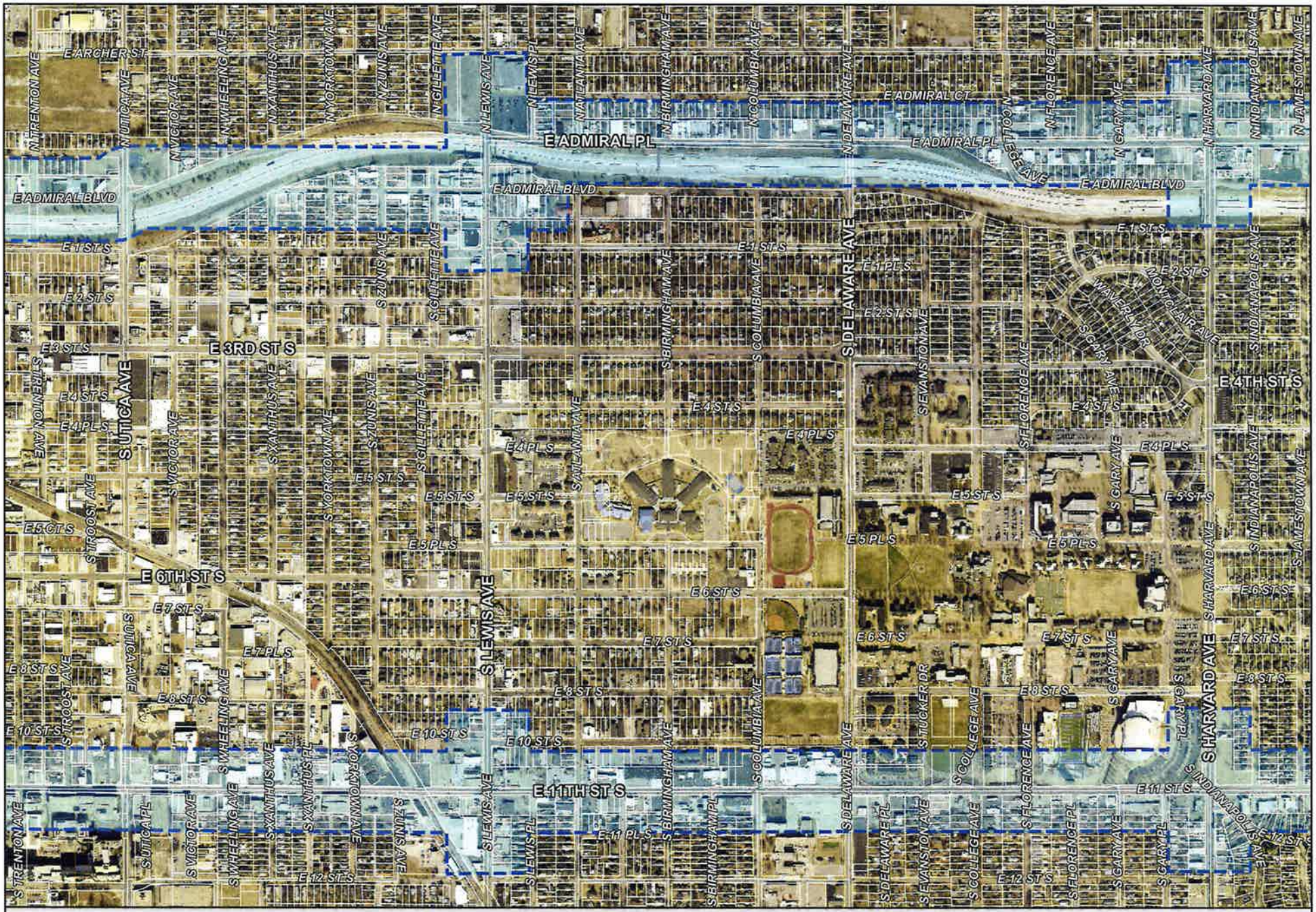

Route 66 Overlay

Proposed Boundary

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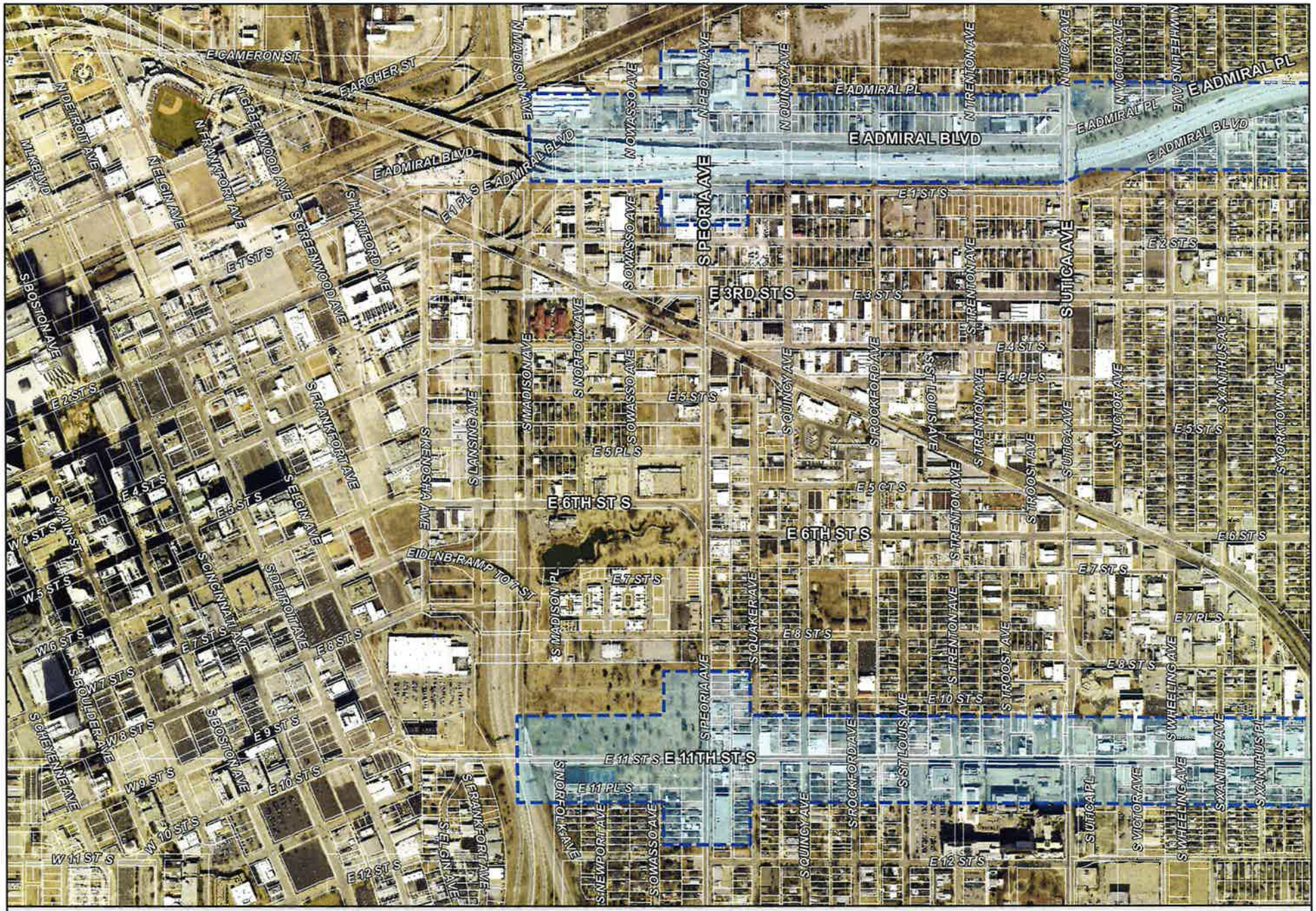

Route 66 Overlay

Proposed Boundary

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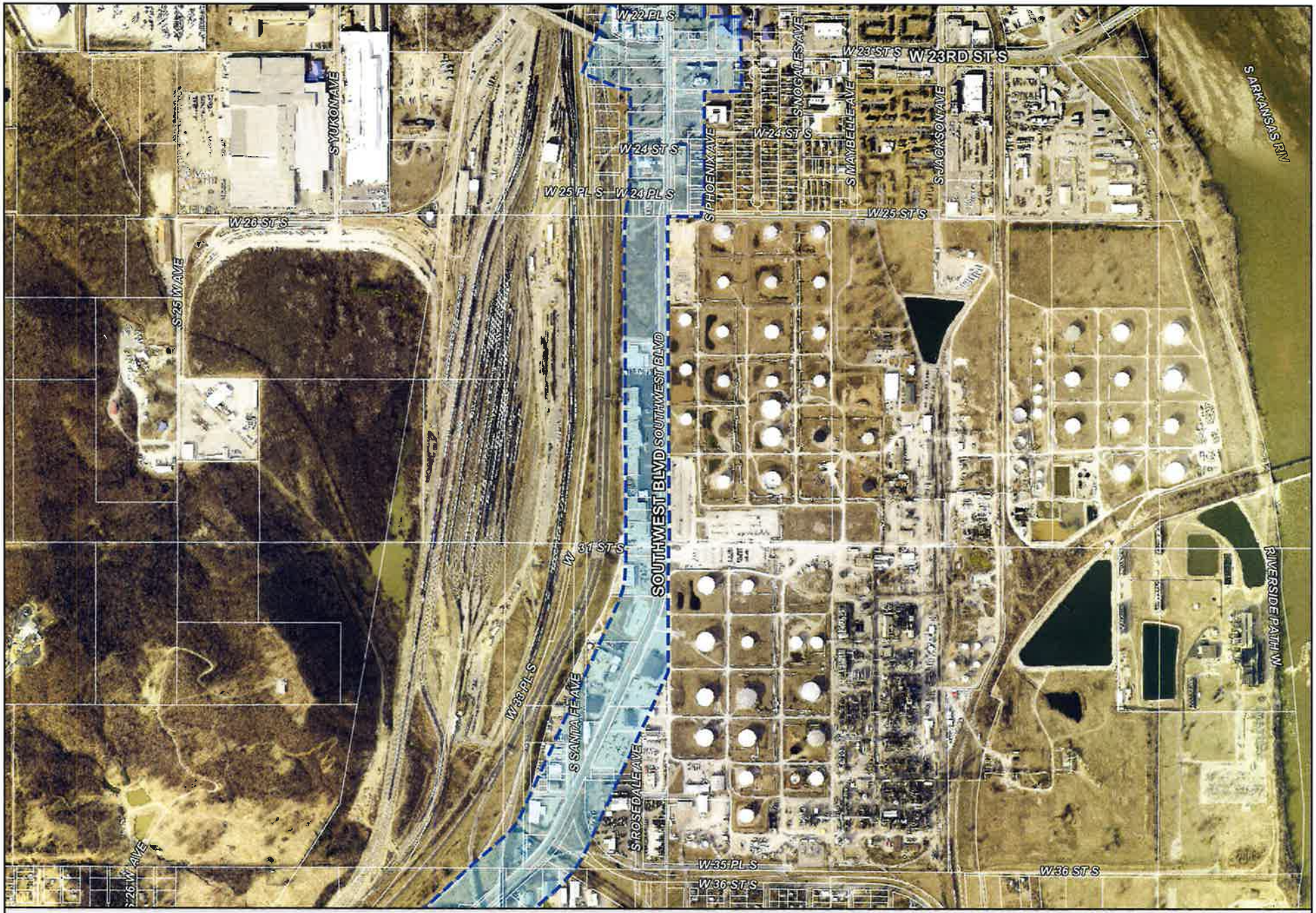

Route 66 Overlay

Proposed Boundary

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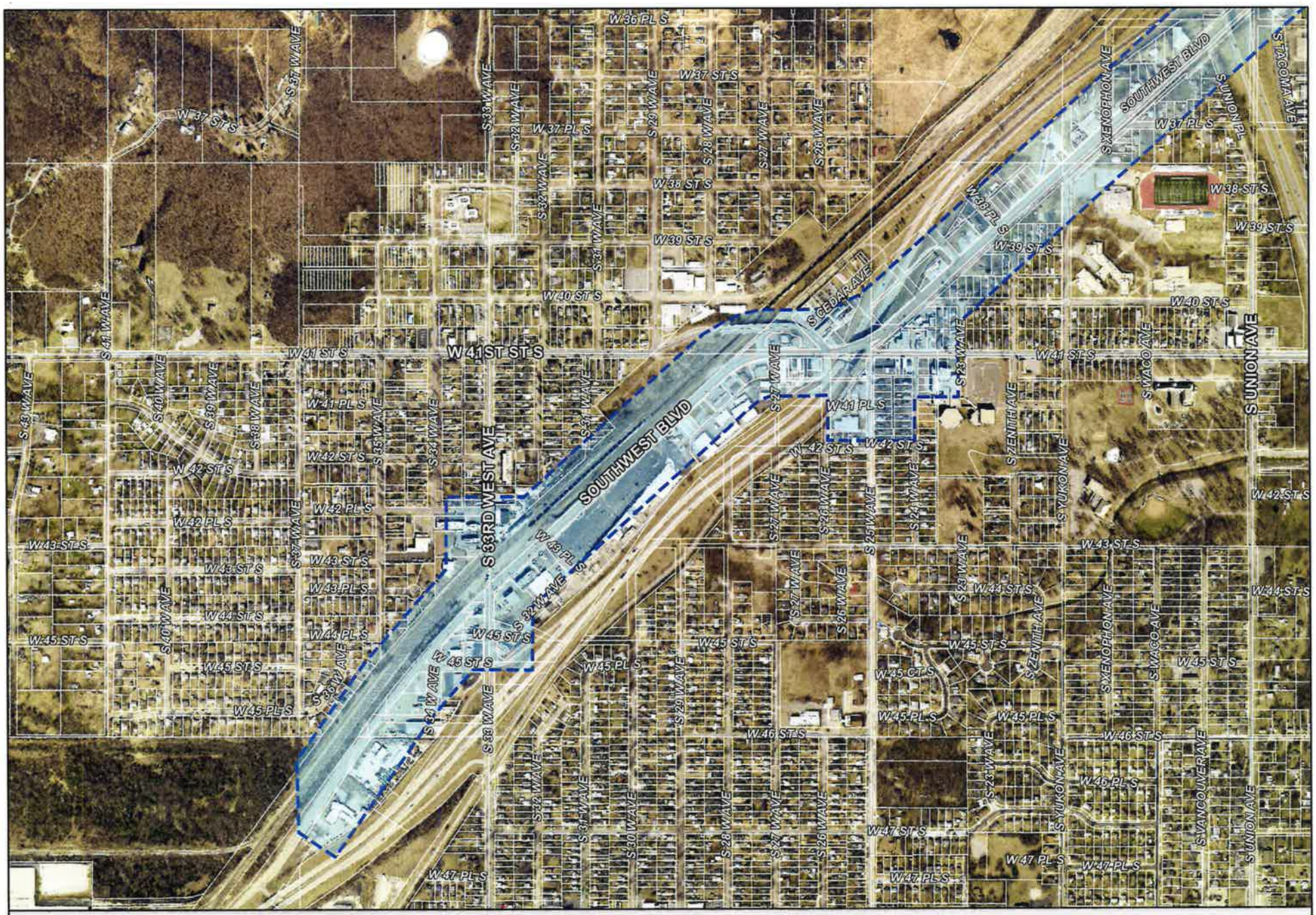

Route 66 Overlay

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N

City Hall, 175 E. 2nd Street
Tulsa, Oklahoma 74103

April 24, 2018

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Director, Land Development Services
INCOG
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Sincerely,

Ed Sharrer
Chairman

25.19

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918-633-1934

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Sincerely,

Amy Freiberger
Board President

25.20