

AMENDED

**TULSA METROPOLITAN AREA PLANNING
COMMISSION**

Meeting No. 2778

September 19, 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:

1. Minutes of September 5, 2018, Meeting No. 2777

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.

None

PUBLIC HEARINGS:

2. **PUD-847 Tyler Parette** (County) Location: West of the northwest corner of North Peoria Avenue and East 66th Street North requesting a **PUD** to permit a master planned community (related to CZ-473) (Continued from September 5, 2018) **(Withdrawn by applicant)**
3. **CZ-473 Tyler Parette** (County) Location: West of the northwest corner of North Peoria Avenue and East 66th Street North requesting rezoning from AG to CG to permit a master planned community (related to PUD-847) (Continued from September 5, 2018) **(Withdrawn by applicant)**

4. **West Park Phase II** (CD 4) Authorization for Accelerated Release of Building Permit **and a Modification of the Subdivision & Development Regulations**, Location: Northeast corner of East 6th Street South and South Lewis Avenue (Continued from September 5, 2018)
5. **CZ-475 Robert Bird** (County) Location: North and west of the northwest corner of U.S. Highway 75 and East 86th Street North requesting rezoning from **RMH to CH**
6. **Z-7455 Mark Capron** (CD 4) Location: West of the southwest corner of South Peoria Avenue and East 3rd Street South requesting rezoning from **IM to MX1-P-U**

OTHER BUSINESS

7. **ZCA-12, Medical Marijuana**- Discuss proposed amendments the Tulsa Zoning Code, Title 42 Tulsa Revised Ordinances, to provide for medical marijuana uses licensed by the Oklahoma State Department of Health, to establish specific uses, to identify the zoning districts in which such uses are permitted, to establish supplemental use regulations for such uses and to provide related definitions.
8. **Commissioners' Comments**

ADJOURN

CD = Council District

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

Visit our website at www.tmapc.org

email address: esubmit@incog.org

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

of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.

PUD-847

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Tuesday, September 11, 2018 5:47 PM
To: Tyler Parette
Cc: Miller, Susan; Hoyt, Jay; Sawyer, Kim; Brierre, Rich
Subject: RE: Withdrawal of Application PUD-847 and CZ-473

FILE COPY

Thank you Tyler,

We will withdraw your applications. Please be aware that the item will still show up on our agenda next week with a note that the item has been withdrawn. It is not necessary for you to attend the meeting.

Please let me know if you have any other questions.

INCOG

Dwayne Wilkerson, ASLA, RLA
Assistant Director Land Development Services
2 West Second Street
Tulsa OK, 74103
dwickerson@incog.org
918-579-9475

From: Tyler Parette <tyler.parette@citylightsok.org>
Sent: Tuesday, September 11, 2018 11:30 AM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Subject: Withdrawal of Application PUD-847 and CZ-473

Dwayne,

I would like to request that the applications for PUD-847 and CZ-473 be withdrawn from consideration.

Best,
Tyler

CZ-473

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Tuesday, September 11, 2018 5:47 PM
To: Tyler Parette
Cc: Miller, Susan; Hoyt, Jay; Sawyer, Kim; Brierre, Rich
Subject: RE: Withdrawal of Application PUD-847 and CZ-473

FILE COPY

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Please let me know if you have any other questions.

INCOG
Dwayne Wilkerson, ASLA, RLA
Assistant Director Land Development Services
2 West Second Street
Tulsa OK, 74103
dwilkerson@incog.org
918-579-9475

From: Tyler Parette <tyler.parette@citylightsok.org>
Sent: Tuesday, September 11, 2018 11:30 AM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Subject: Withdrawal of Application PUD-847 and CZ-473

Dwayne,

I would like to request that the applications for PUD-847 and CZ-473 be withdrawn from consideration.

Best,
Tyler



Tulsa Metropolitan Area
Planning Commission

Case : West Park Phase II

Hearing Date: September 19, 2018
(Continued from September 5, 2018)

Case Report Prepared by:

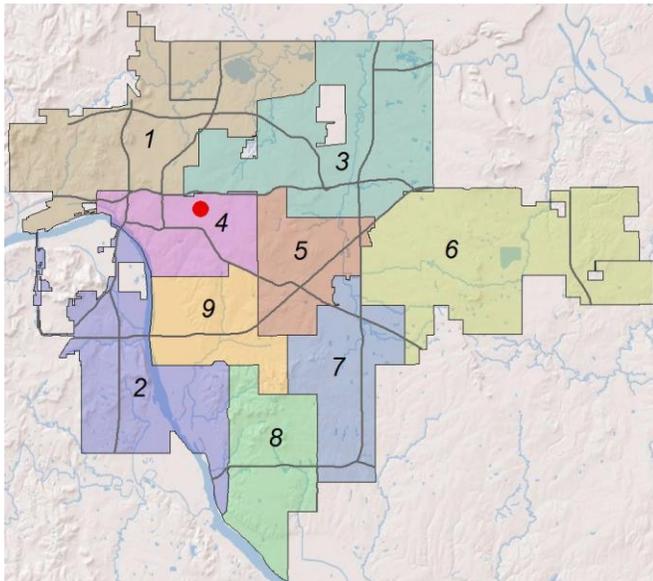
Nathan Foster

Owner and Applicant Information:

Applicant: Ted Sack, Sack & Associates

Owner: West Park Phase II, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Request for authorization to receive accelerated release of building permits and a modification to the *Subdivision & Development Regulations*

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 authorization to receive an accelerated release of a building permit and a modification to the *Subdivision & Development Regulations*

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

ACCELERATED RELEASE OF BUILDING PERMIT

West Park Phase II - (CD 4)

Northeast corner of East 6th Street South and South Lewis Avenue

The applicant has requested that the Planning Commission authorize the City of Tulsa to issue building permits prior to the filing of a final plat. A preliminary plat for the project was approved on May 2, 2018.

The applicant has provided the following statement in support of their request for accelerated building permits:

"The project is funded by low-income housing tax credits from the Oklahoma Housing Finance Agency (OHFA). As a result, OHFA has deadlines for construction start and completion dates. While utility and site work will be well underway before the deadline (March 31), OHFA defines the start of construction as foundations being poured. Therefore, if you start stacking up the time to get the IDP plans approved, plus the approximately 90-120 days to do the IDP work (assuming good weather), then going through the final plat process on top of the building permit review, you can see how we run the risk of not making the deadline. Thus, the request for the accelerated release of the building permits."

The Technical Advisory Committee met on Thursday, August 16th, 2018 and no objections were raised to the authorization of an accelerated release of a building permit.

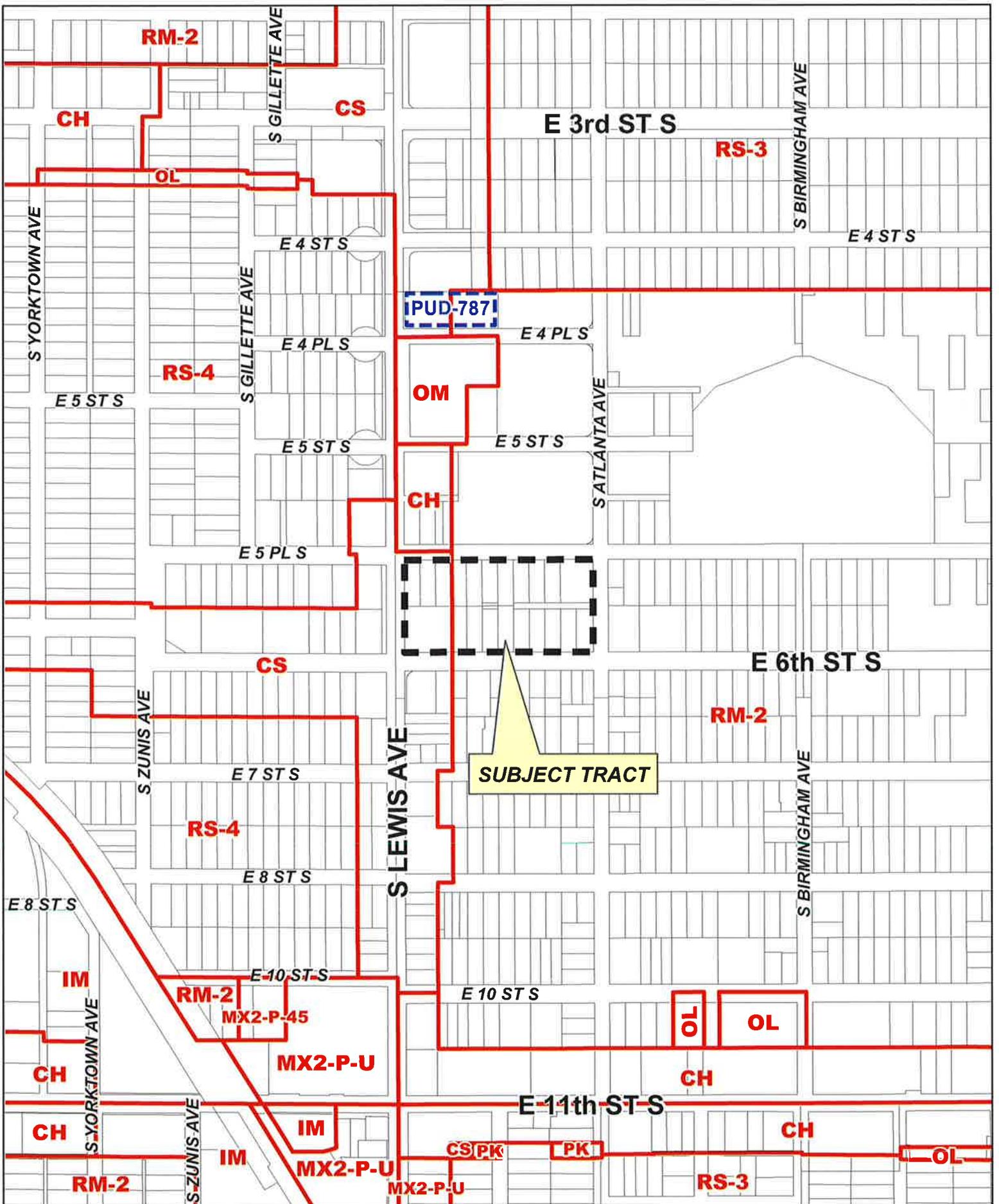
If approved, this authorization only removes the requirement that the final plat be filed prior to building permits being issued. All other codes and requirements of the City of Tulsa remain in place.

Modification to the Subdivision & Development Regulations:

The applicant has requested a modification to Section 10-110.6-C of the *Subdivision and Development Regulations* which would require the developer to submit a financial guarantee to the City of Tulsa for outstanding infrastructure improvements required for the project. Staff has found that all utilities are present on the site and required improvements only include realignment of existing lines.

Staff recommends **approval** of the accelerated release of a building permit and the requested modification with the following condition of the *Subdivision and Development Regulations*:

1. If an accelerated release is approved, no final inspection of buildings or structures may occur, no certificate of occupancy may be issued, no public potable water service may be provided, and no building may be occupied until a final plat for the subject property has been approved and recorded.



**WEST PARK
PHASE II**

19-13 05

4.3 



S LEWIS AVE

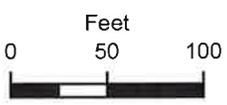
E 5th St S

E 6th St S

SATLANTA AVE

**WEST PARK
PHASE II**

19-13 05

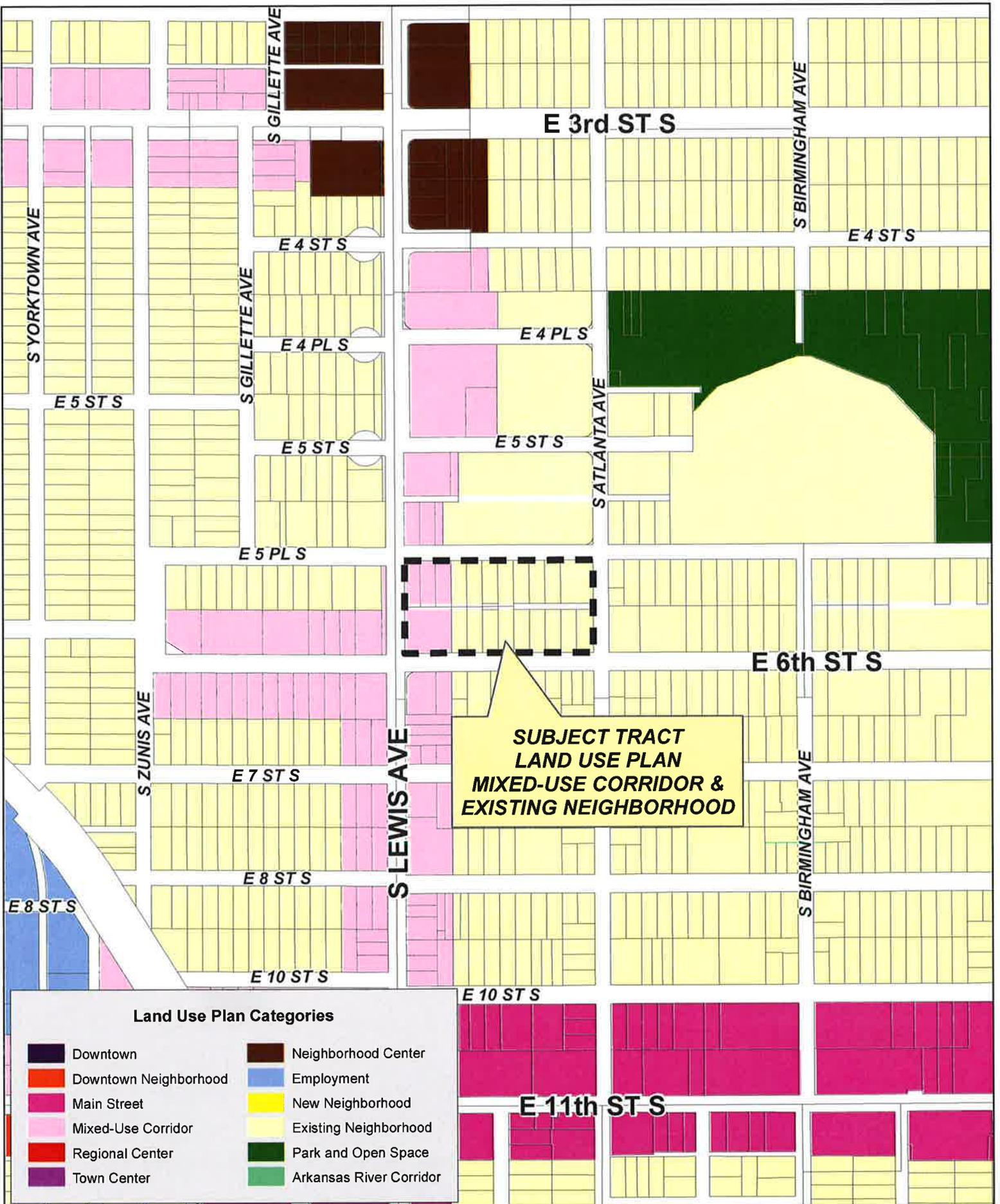


Subject
Tract

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

Aerial Photo Date: February 2016





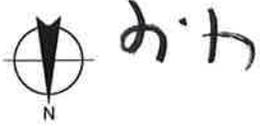
**SUBJECT TRACT
LAND USE PLAN
MIXED-USE CORRIDOR &
EXISTING NEIGHBORHOOD**



**WEST PARK
PHASE II**

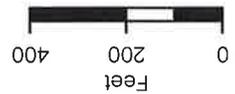
19-13 05





WEST PARK
PHASE II

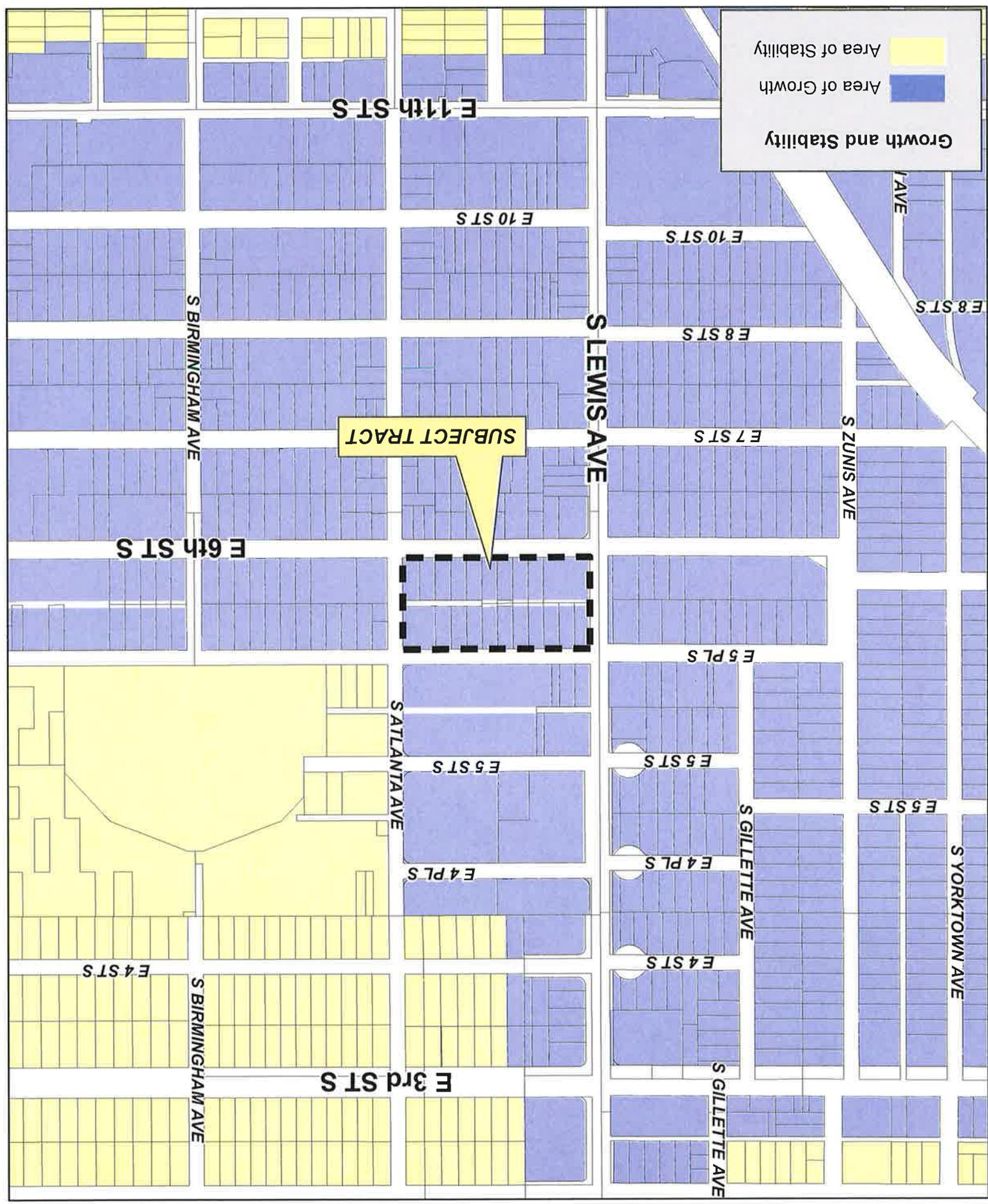
19-13 05



Growth and Stability

Area of Stability

Area of Growth

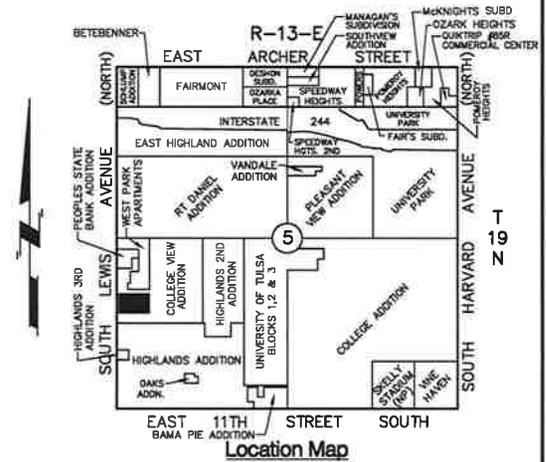


TREASURER'S STAMP
DO NOT USE THIS SPACE

COUNTY CLERK STAMP
DO NOT USE THIS SPACE

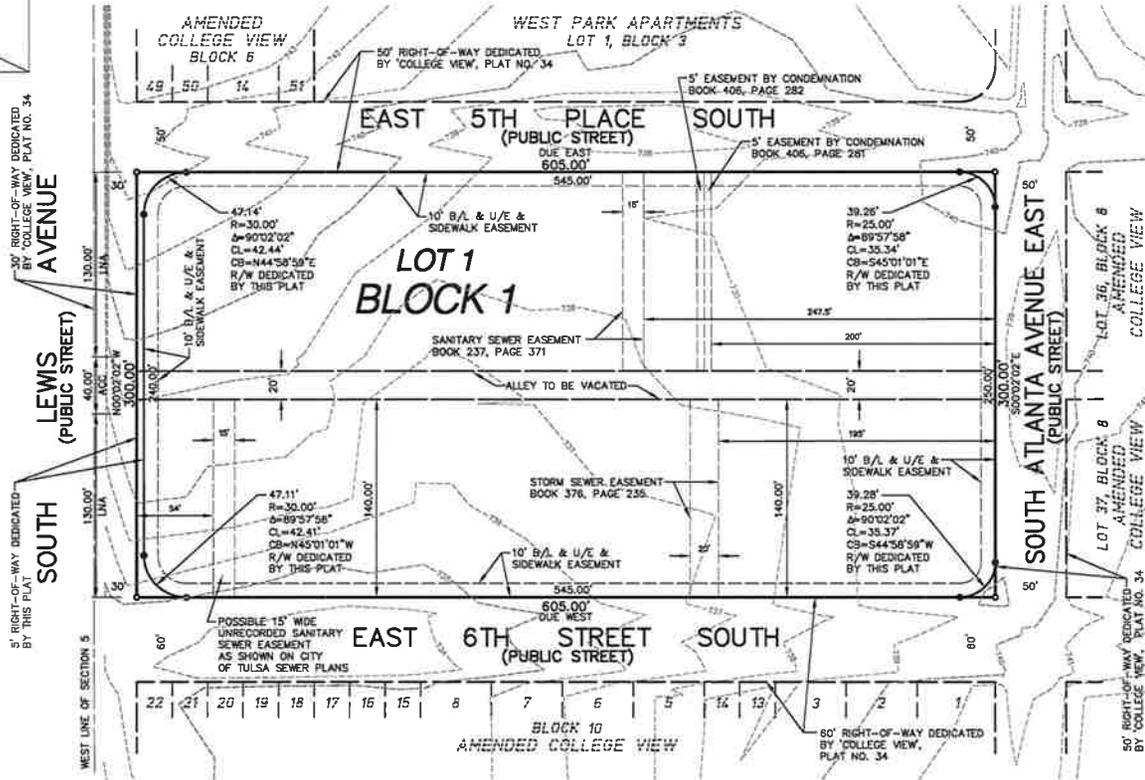
'PRELIMINARY' West Park Phase II

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



FINAL PLAT ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	
Approval Date	
TMAPC/WCOS	
Approval Date	
CITY ENGINEER	
Consent of the City of Tulsa, Oklahoma	
Approval Date	
CHARMAN	
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.



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: SAIS@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.

4.7



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-475

Hearing Date: September 19, 2018

Case Report Prepared by:

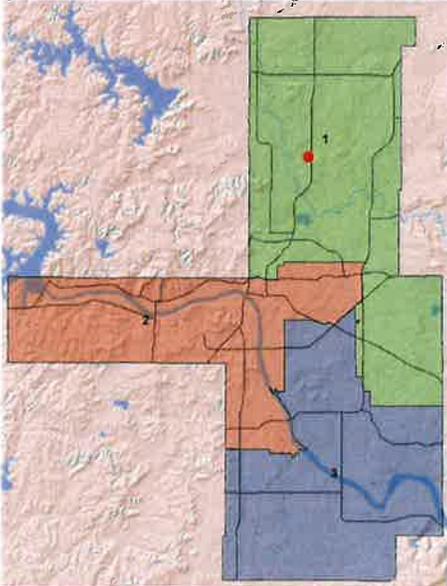
Jay Hoyt

Owner and Applicant Information:

Applicant: Robert Bird

Property Owner: LAWRENCE, RON LIVING TRUST

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: vacant

Proposed Use: commercial uses

Concept summary: Rezone from RMH to CH in order to market for commercial uses.

Tract Size: 8.4 ± acres

Location: N. & W. of NW/c of N. HWY 75 & E. 86th St. N.

Zoning:

Existing Zoning: RMH

Proposed Zoning: CH

Comprehensive Plan:

Land Use Map:

Stability and Growth Map:

Staff Recommendation:

Staff recommends denial for CH but recommends approval for CS.

Staff Data:

TRS: 1321

CZM: 16

Atlas: N/A

County Commission District: 1

Commissioner Name: Mike Craddock

SECTION I: CZ-475

DEVELOPMENT CONCEPT: The applicant has requested CH zoning in order to permit the marketing and possible future development of commercial uses on the subject lot. No specific uses are planned at this time.

EXHIBITS:

INCOG Case map
INCOG Aerial

DETAILED STAFF RECOMMENDATION:

Staff recommends denial of CZ-475 to rezone property from RMH to CH however **staff recommends approval for CS zoning.**

DETAILED STAFF RECOMMENDATION:

CH zoning is not consistent with expected development pattern in the area, and

CH zoning is not compatible with the existing development pattern in the area and the uses allowed in CH zoning may be injurious to the surrounding property, and

CH zoning does not provide the use limitations or design standards necessary to satisfy the guidelines defined in the comprehensive plan, and

CS zoning has already been established in the area and is more consistent with the expected development pattern and uses that are contemplated in the comprehensive plan therefore,

Staff recommends denial of CZ-475 to rezone property from RMH to CH. The uses and development standards allowed in CS zoning are more consistent with the highway 75 corridor development area and we recommend approval of CS zoning at this location.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

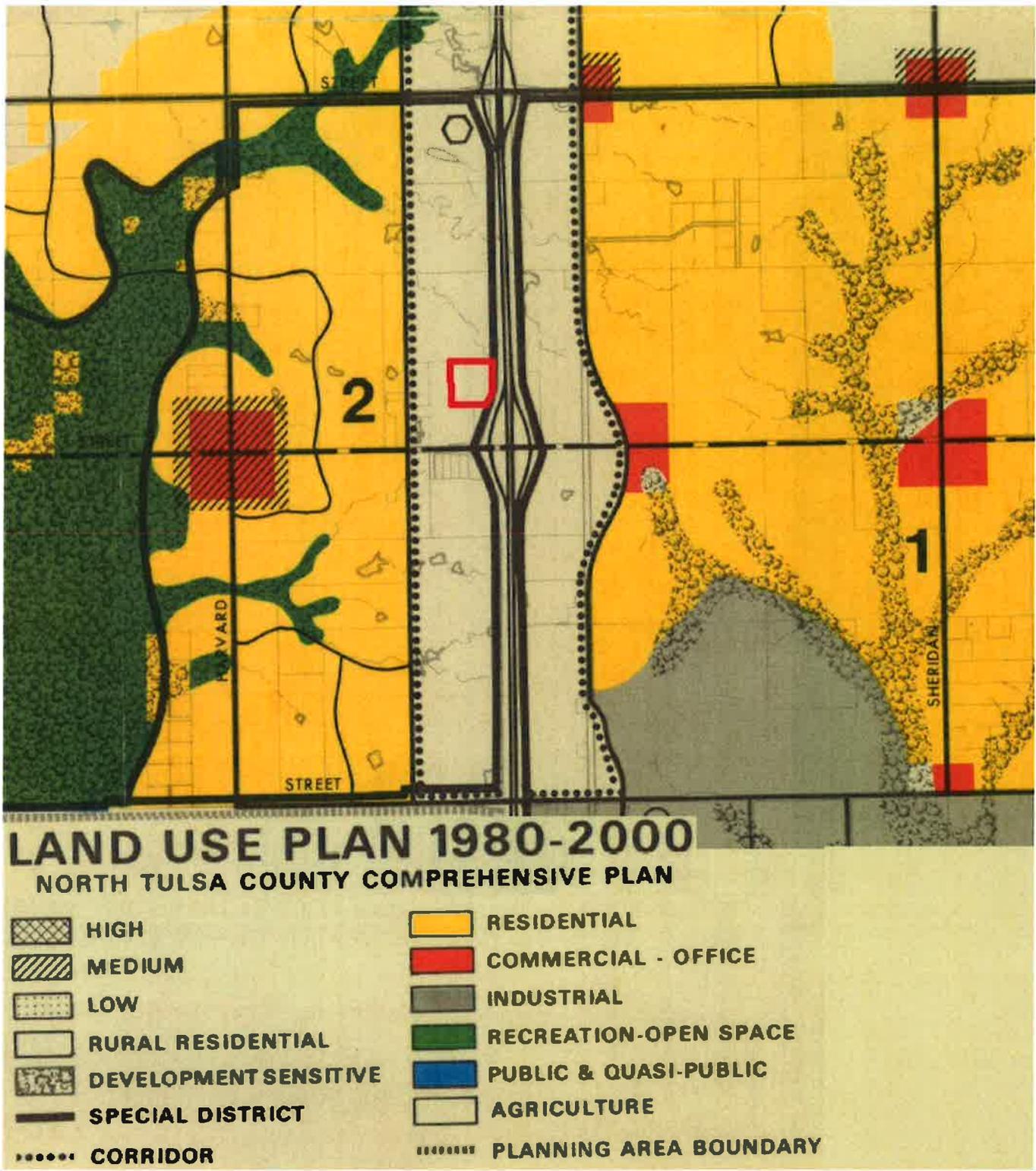
Staff Summary: This area is outside of the City of Tulsa Comprehensive Plan area. The area is called out as a Corridor in the North Tulsa County Comprehensive Plan 1980-2000.

Corridors are defined as specific areas located along expressways and are to contain major employment and region serving functions in concert with a medium to high intensity residential base.

The comprehensive plan illustrates this area with a maximum non-residential development density of approximately 50% which is consistent with the maximum floor area ratio in a CS zoned district. Corridor district zoning could allow a higher density development with a higher utilization of setbacks, buffering uses and other separations and other design considerations beyond CH zoning standards to be compatible with low intensity development.

CH zoning does not provide those guidelines.

5.2



Land Use Vision:

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: N/A

Trail System Master Plan Considerations: None

Small Area Plan: N/A

Special District Considerations: N/A

Historic Preservation Overlay: N/A

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is currently vacant land.*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
Frontage Road	None	N/A	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	AG	N/A	N/A	Vacant/Agricultural
South	CS	N/A	N/A	Commercial
East	AG	N/A	N/A	Hwy 75
West	AG	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:

Z-3909 June 1971: All concurred in **approval** of a request for *rezoning* a 47± acre tract of land from AG to RMH on property located north of the northwest corner of East 86th Street North and HWY 75, a portion of the subject property.

Z-3861 January 1971: All concurred in **denial** of a request for *rezoning* a 10± acre tract of land from AG to IM on property located west of the northwest corner of East 86th Street North and HWY 75; a portion of the subject property.

5.4

Z-3847 December 1970: All concurred in **denial** of a request for *rezoning* a tract of land from AG to IM on property located north of the northwest corner of East 86th Street North and HWY 75, a portion of the subject property. Applicant appealed then withdrew the application.

Surrounding Property:

CZ-385 March 2007: All concurred in **approval** of a request for *rezoning* an 80± acre tract of land from AG to RS/OL/CS on property located on the southeast corner of East 86th Street North and North Harvard Avenue.

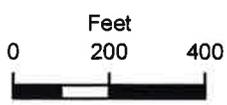
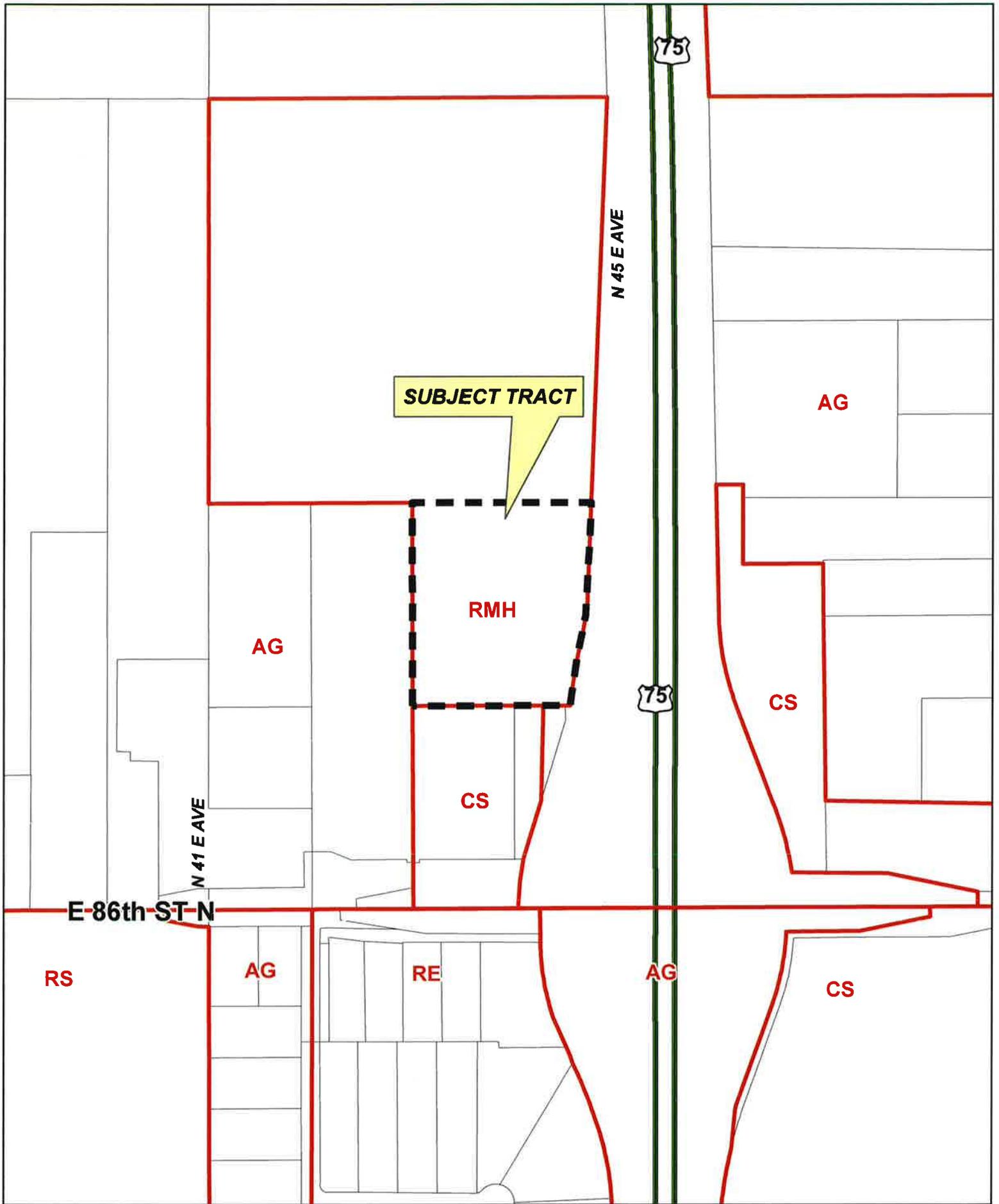
CZ-306 May 2002: All concurred in **approval** of a request for *rezoning* a 6.6± acre tract of land from AG to CS on property located on the northeast corner of East 86th Street North and HWY 75.

CZ-214 December 1994: All concurred in **approval** of a request for *rezoning* a 3.7± acre tract of land from AG to CS on property located on the northwest corner of East 86th Street North and North Yale Avenue. The request was to rezone from AG to CG.

CBOA-1014 April 1991: The Board of Adjustment **approved**, per conditions, a *variance* for the maximum 60' height limitation for a transmitting tower to 360' in a CS zoned district, on property located west of the northwest corner of East 86th Street North and U.S. Highway 75.

CZ-97 December 1983: A request to *rezone* a 5.91± tract located on the northwest corner of East 86th Street North and U.S. Highway 75 from AG to CS. Staff recommended denial with TMAPC approving the south 330 feet of the tract for CS Zoning; The County Commission **approved** CS on the entire 5.91 acres.

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CZ-475

21-13 21





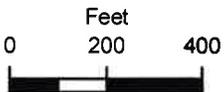
75

N 45 E AVE

75

N 41 E AVE

E 86th ST N



Subject Tract

CZ-475

21-13 21

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

Aerial Photo Date: February 2018





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7455

Hearing Date: September 19, 2018

Case Report Prepared by:

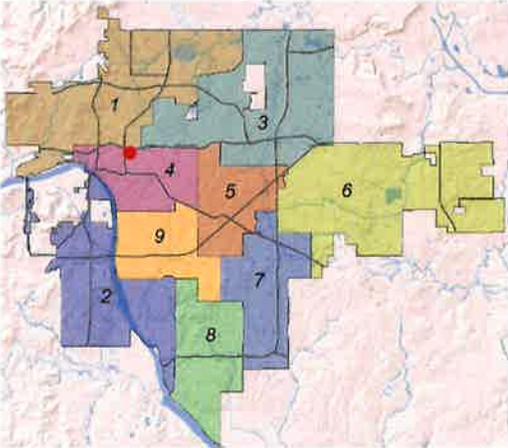
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Mark Capron

Property Owner: RUST LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: vacant

Proposed Use: Office/Residential

Concept summary: Multi story mixed use building

Tract Size: 0.13 ± acres

Location: West of the southwest corner of S. Peoria Avenue at East 3rd Street South

Zoning:

Existing Zoning: IM

Proposed Zoning: MX1-P-U

Comprehensive Plan:

Land Use Map: Downtown Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9201

CZM: 36

Atlas: 8

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

6.1

SECTION I: Z-7455

DEVELOPMENT CONCEPT:

The applicant is proposing a multi-story mixed use building on this site. The current IM zoning does not allow that use and is not consistent with the Comprehensive Plans Downtown Neighborhood land use designation.

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:
 - Concept packet

DETAILED STAFF RECOMMENDATION:

Z-7455 requesting MX1-P-U is consistent with the Downtown Neighborhood land use designation as outlined in the Tulsa Comprehensive plan and,

MX1-P-U is consistent with the expected development pattern in this neighborhood between Highway 75 and South Peoria and,

MX1-P-U is non-injurious to the surrounding property owners therefore,

Staff recommends **Approval** of Z-7455 to rezone property from IM/ to MX1-P-U.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Land uses and building forms allowed in this mixed-use zoning are consistent with the Tulsa Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Downtown Neighborhood

Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.

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

6.2

some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

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

Transportation Vision:

Major Street and Highway Plan: East 3rd Street and Owasso are both considered a CBD/Industrial Collector with an 80-foot-wide minimum right of way designation. The properties were platted around 1908 with a 60-foot-wide right of way. Many buildings along 3rd Street encroach into that planned right of way and it is unlikely that the 80-foot-wide right of way will ever be acquired at this location. INCOG staff has initiated a request to reconsider the planned right of way designation of this section 3rd Street and S. Owasso.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None. This site is not included in the Bus Rapid Transit mixed use incentive boundary.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is between 3rd street, a railroad and South Owasso. The property plan includes using some of the railroad right of way for parking that may be required.

Environmental Considerations: None that affect site development

Streets:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 3 rd Street South	CBD/Industrial Collector	80 feet	4
South Owasso	CBD/Industrial Collector	80 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	IM	Downtown Neighborhood	Growth	Assembly and Entertainment
East	IM	Downtown Neighborhood	Growth	Vacant
South	Railroad ROW (IM)	Downtown Neighborhood	Growth	Railroad
West	Railroad ROW (IM)	Downtown Neighborhood	Growth	Railroad

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11814 dated June 26, 1970, established zoning for the subject property.

Subject Property: No relevant history

Surrounding Property:

BOA-21967 October 13, 2016: The Board of Adjustment **approved** a *special exception* to permit a bakery (Use Unit 25) in the CH District; a *special exception* to permit parking on a lot other than the lot containing the principal use (subject to "as built" with the parking to be on the lot which is immediately adjacent to the west, on property located west of the southwest corner of East 2nd Street South and South Peoria Avenue.

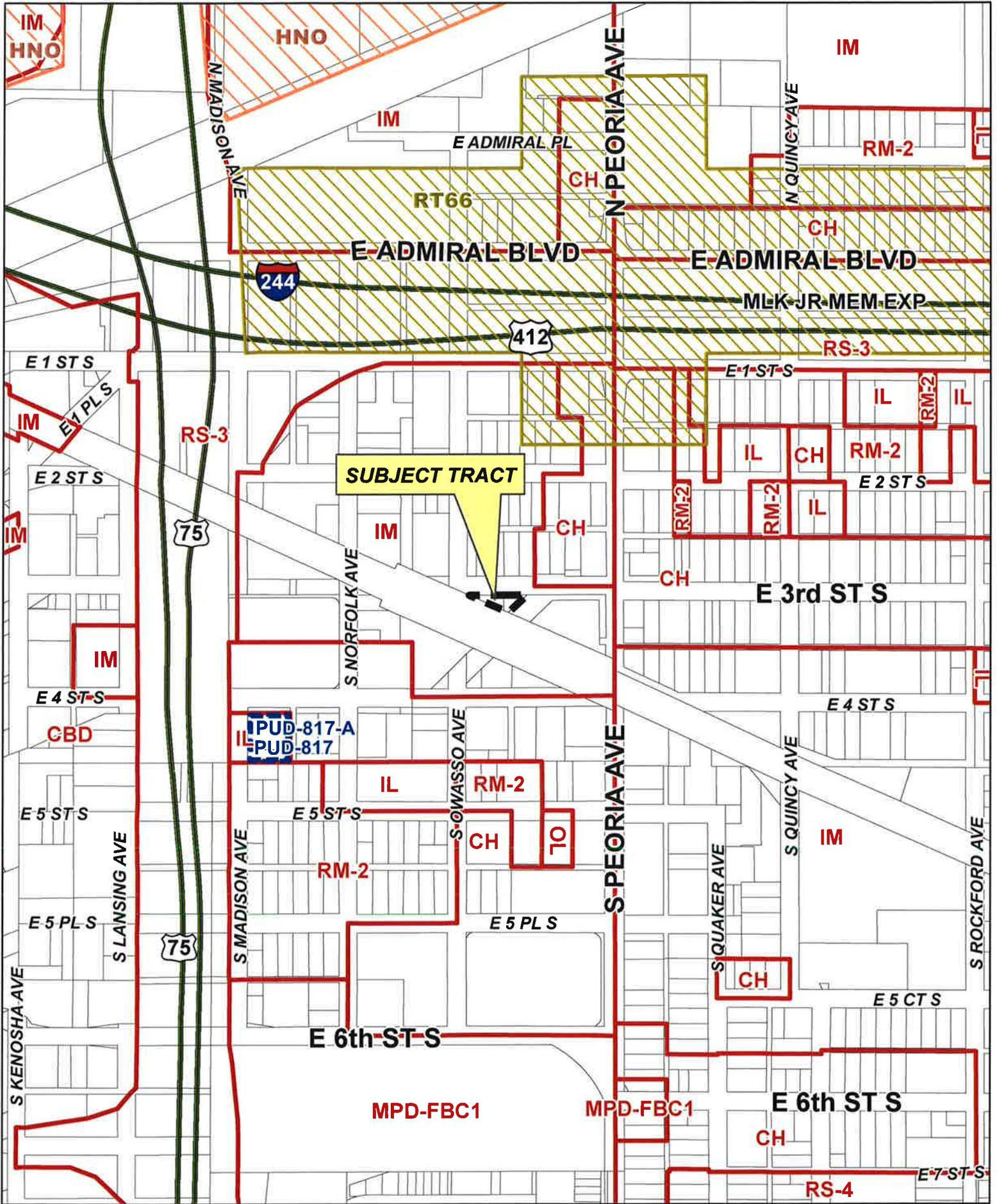
BOA-21942 September 8, 2015: The Board of Adjustment **denied** (failed due to a lack of a majority vote) a request for a *special exception* to permit a soup kitchen and grocery pantry (Use Unit 5) in the IM District, on property located on the southwest corner of East 3rd Street South and South Peoria Avenue.

PUD-817/Z-7277 August 2014: All concurred in **approval** of a proposed *Planned Unit Development* on a 0.5+ acre tract of land for a micro-brewery and approval of a request for *rezoning* from CH to IL/PUD-817 on property located on the southeast corner of East 4th Street and South Madison Avenue.

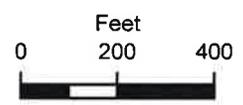
BOA-21260 May 10, 2011: The Board of Adjustment **approved** a *variance* of the parking requirement for a mixed-use property in the IM district to permit multiple uses in existing buildings, on property located on the northeast corner of South Madison Avenue and East 3rd Street.

9/19/2018 1:30 PM

6.4



SUBJECT TRACT

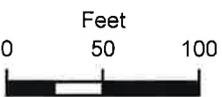
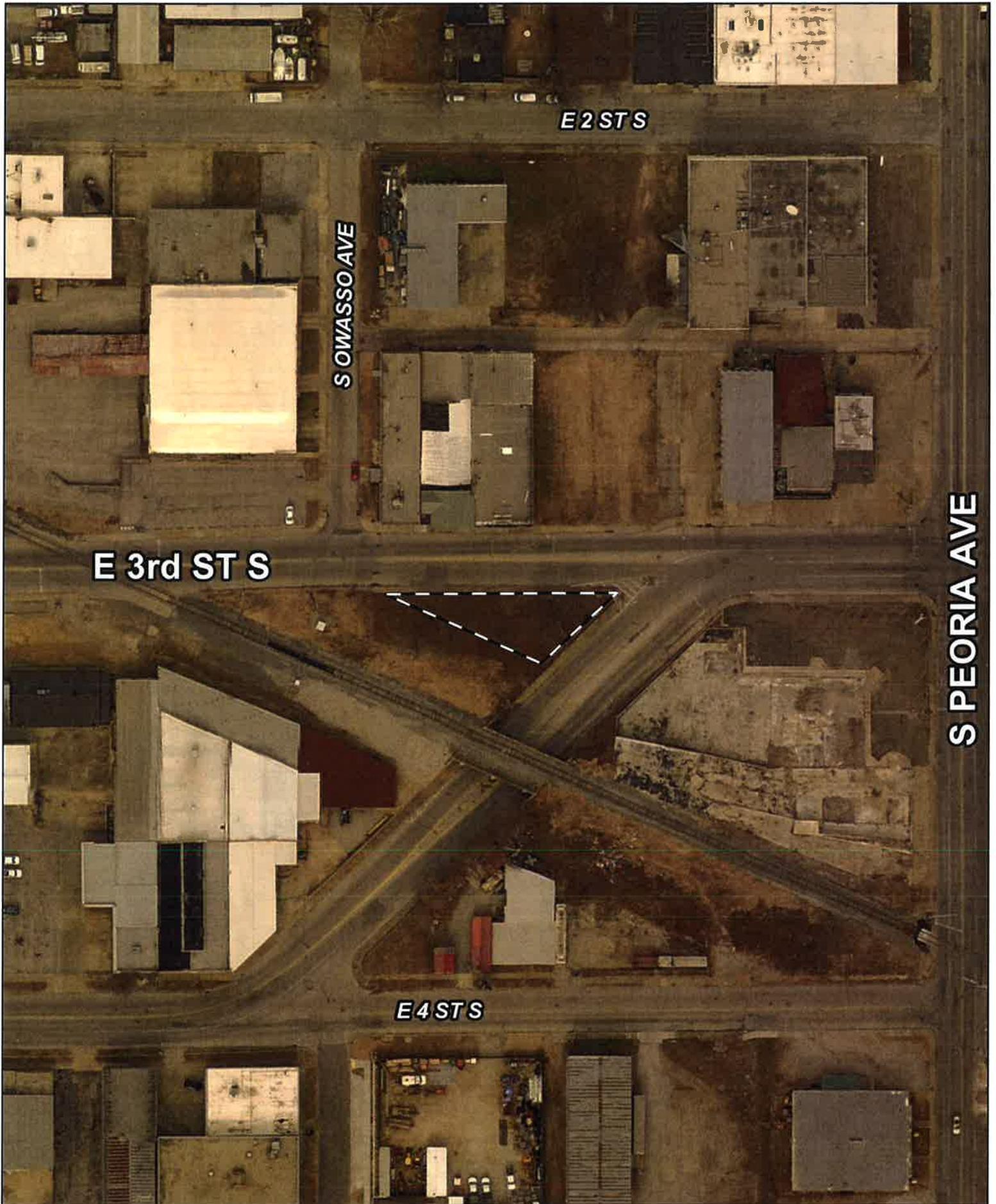


Z-7455

19-12 01

6.5





Subject Tract

Z-7455

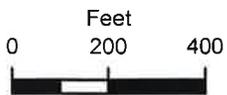
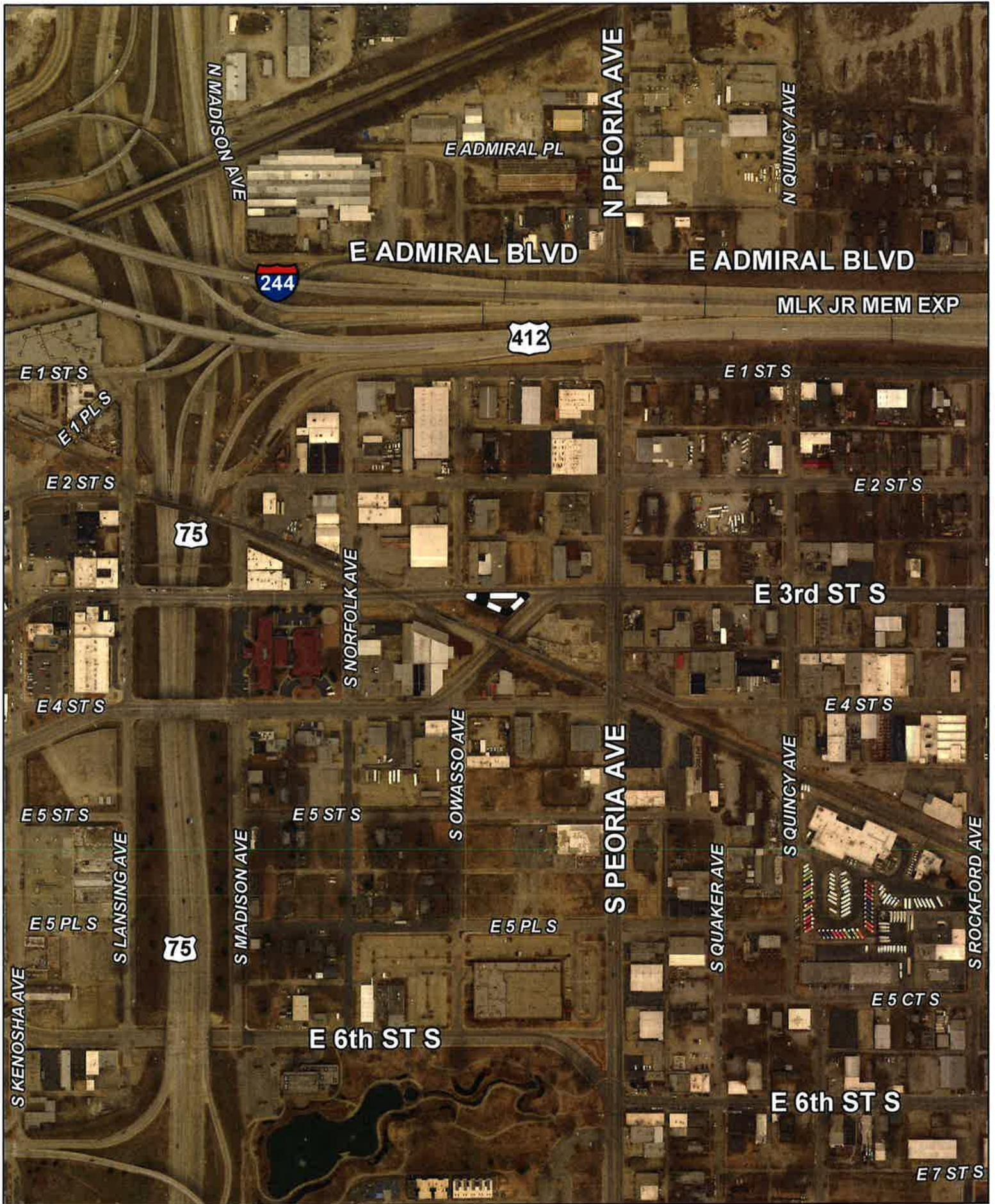
19-12 01

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

Aerial Photo Date: February 2018

6.6





Subject Tract

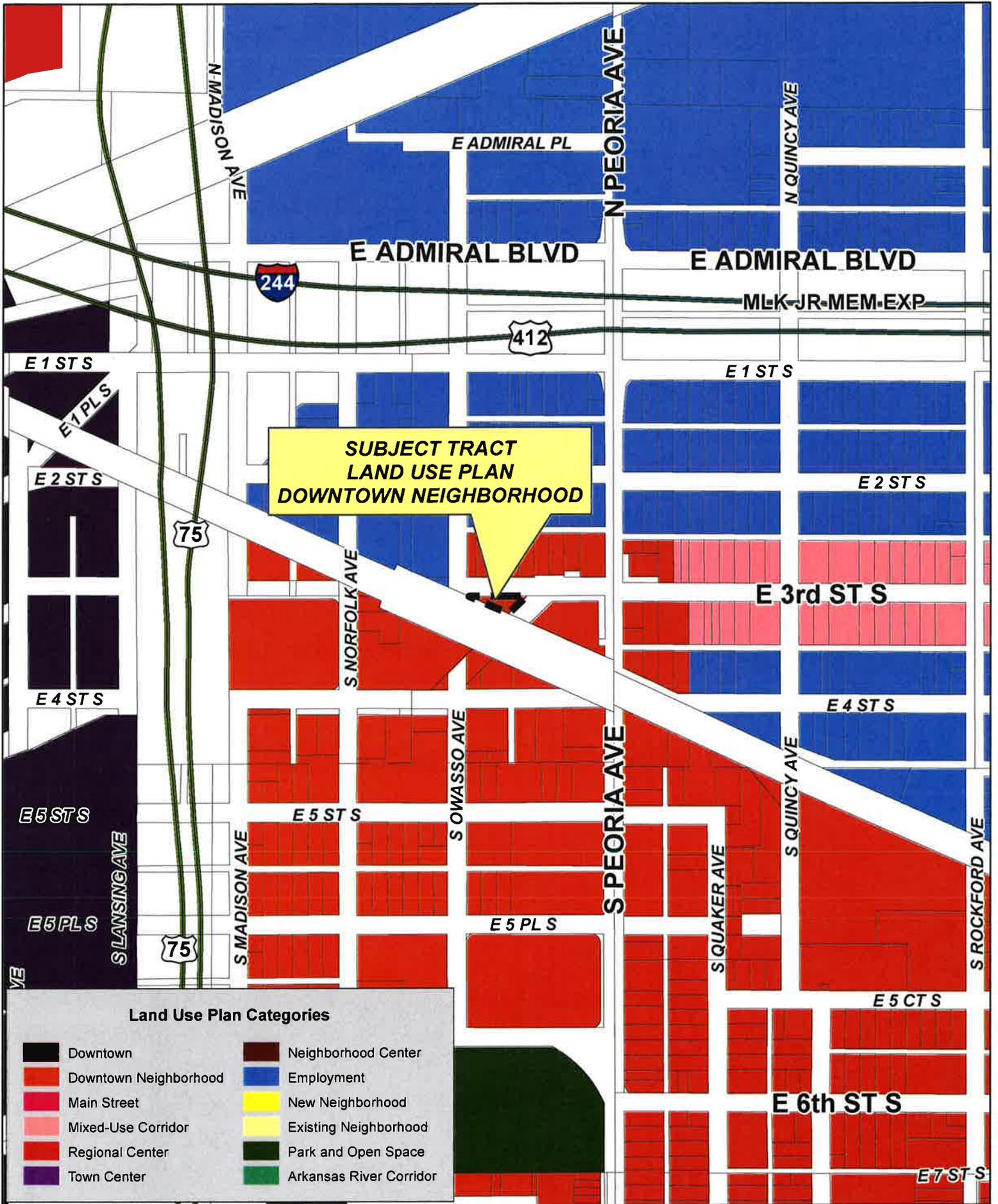
Z-7455

19-12 01

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

Aerial Photo Date: February 2018

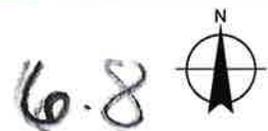
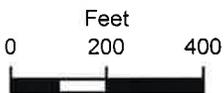


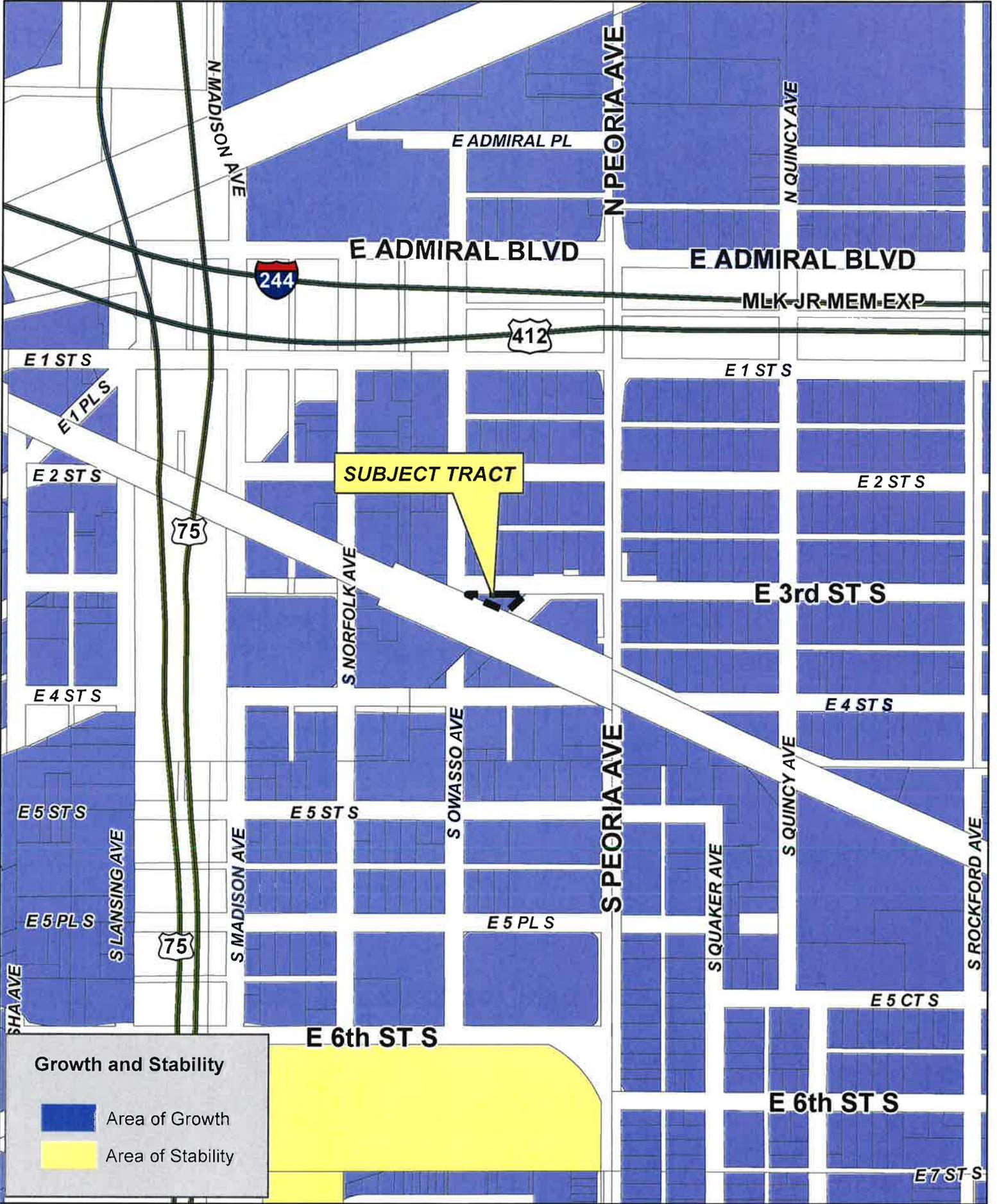


**SUBJECT TRACT
LAND USE PLAN
DOWNTOWN NEIGHBORHOOD**

Z-7455

19-12 01

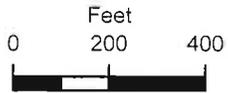




SUBJECT TRACT

Growth and Stability

- Area of Growth
- Area of Stability



Z-7455

19-12 01



6.19

narrative

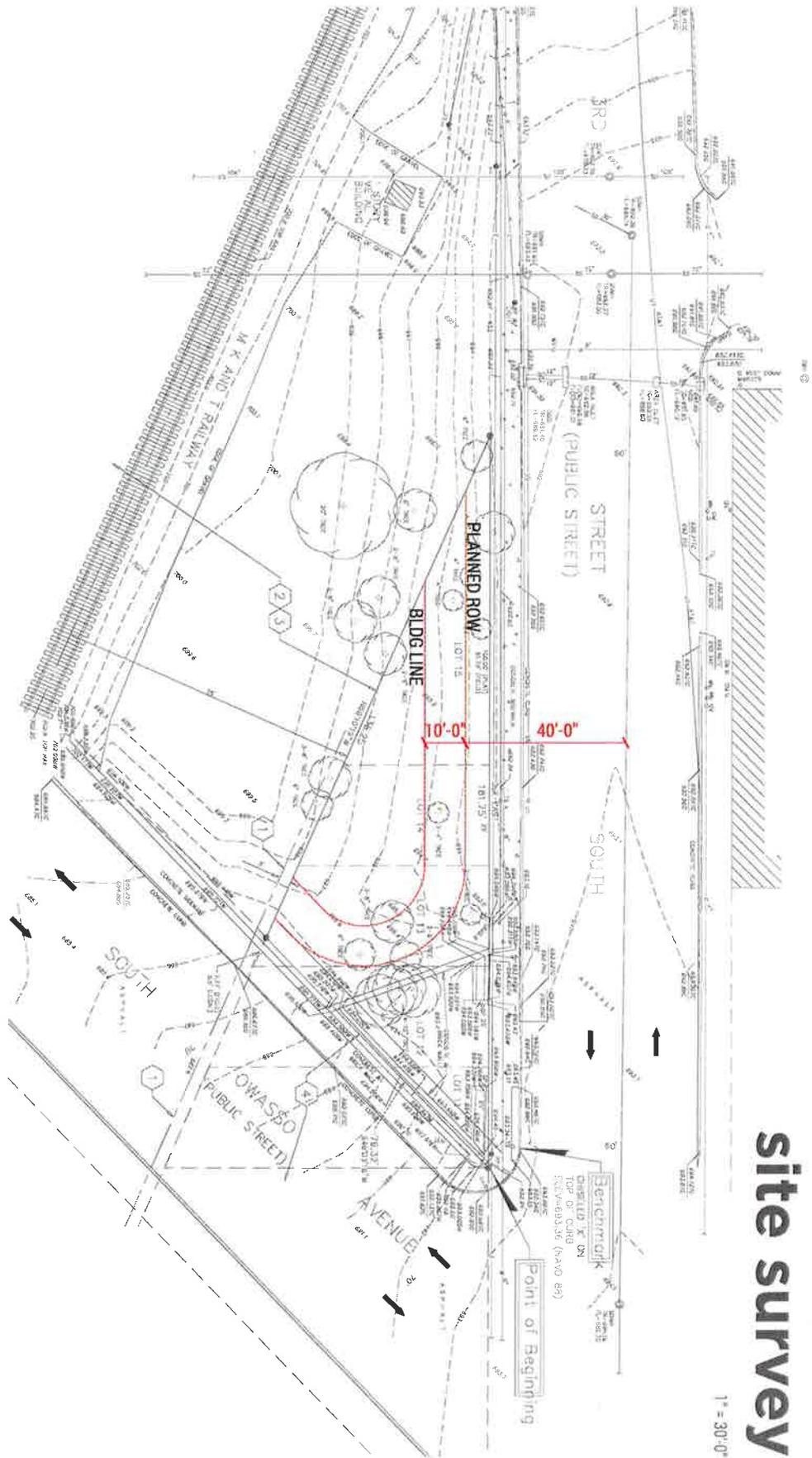
Tulsa's downtown has seen unprecedented growth over the past few years, spurred by an increasing demand for live/ work/ play in close proximity and walkable neighborhoods. One of the natural trajectory for expansion is into the Pearl District which is designated as a downtown neighborhood in the Comprehensive Plan.

Medium density developments in this area, characterized by walkability, smaller footprints, well-designed units, lesser off-street parking, will provide the "missing middle" while aligning with the neighborhood scale. This is the type of development we propose to build on our 5000 sf triangular piece of property located on Third Street, west of Owasso Avenue.

This mixed-use development will have a compact footprint with mostly commercial and one or two residential units on the first level. The second level will be all residential lofts, ideal for young professionals that the Pearl District is aiming to attract. The property sits at the nexus of bike routes and bus rapid transit networks which make it an ideal urban location, well connected to downtown. Developing this small tract of forgotten land will contribute to the tax base and invest in the neighborhood's revitalization.

August 8 2018

11.07

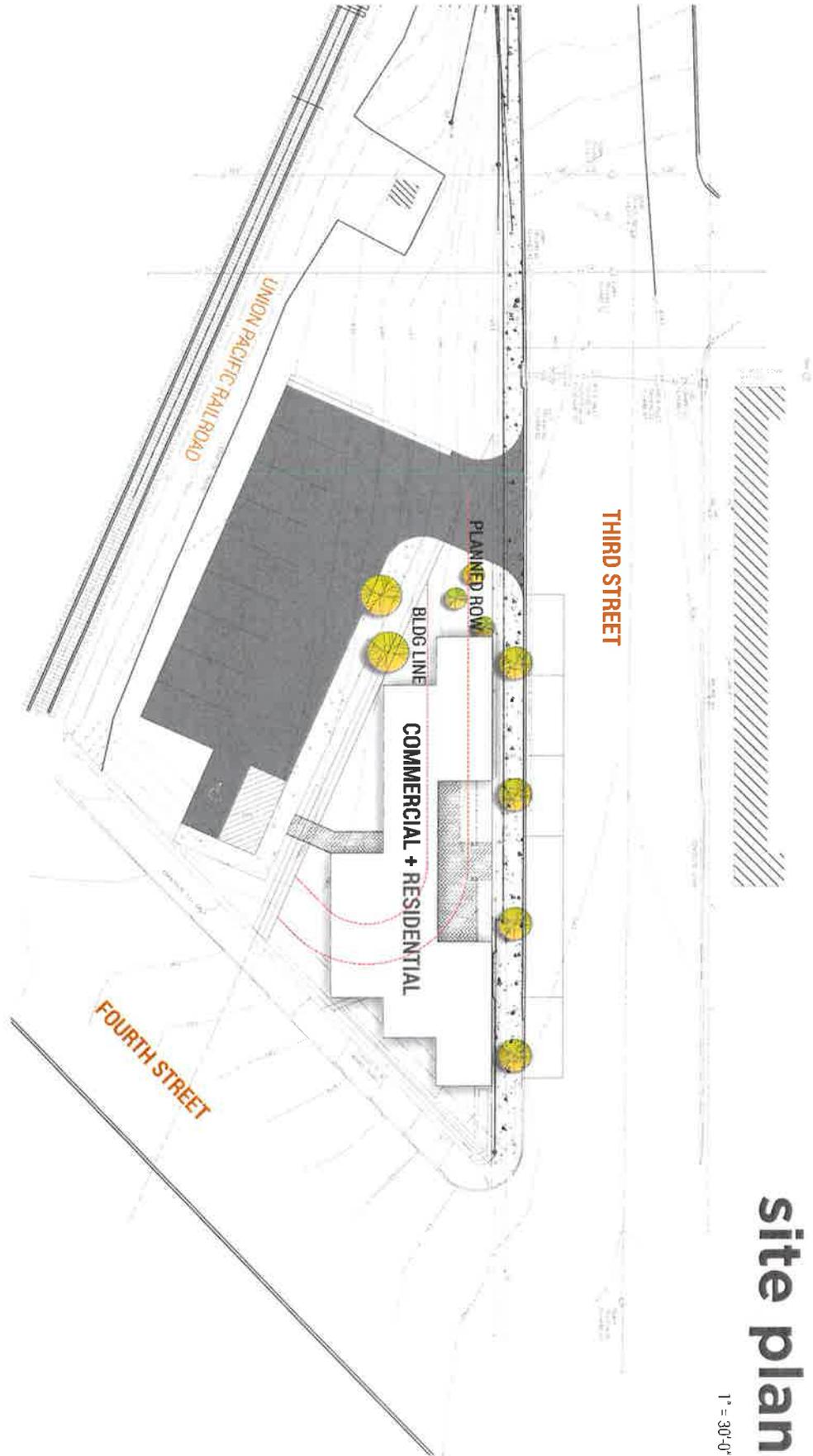


site survey

1" = 30'-0"

August 8 2018

6.12



site plan

1" = 30'-0"

August 8 2018

6.13



August 8, 2018

RUST, llc
Tulsa Oklahoma 74114

THIRD STREET DEVELOPMENT

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6.14



TMAPC Staff Report
September 19, 2018
ZCA-12, Medical Marijuana

Item for discussion: Proposed amendments the Tulsa Zoning Code, Title 42 Tulsa Revised Ordinances, to provide for **medical marijuana** uses licensed by the Oklahoma State Department of Health, to establish specific uses, to identify the zoning districts in which such uses are permitted, to establish supplemental use regulations for such uses and to provide related definitions.

A. Background: On June 26, 2018 Oklahoma voters passed State Question 788 which established law by which medical marijuana use is permitted in Oklahoma. As a follow up to approval of State Question 788, the Oklahoma State Department of Health developed rules to further govern the various aspects of medical marijuana. A working group, comprised of representatives from the Mayor's office, City Council, Tulsa Police Department (TPD), City Legal and INCOG, was established to discuss appropriate zoning regulations for Tulsa regarding medical marijuana. The working group researched regulations from other jurisdictions, including in Oklahoma and in other states. Several members of the working group recently visited a variety of medical marijuana facilities in Phoenix and nearby communities and met with city officials from Phoenix and Mesa.

At the request of the City of Tulsa Administration, the Land Use Administrator has initiated proposed zoning code amendments which focus on:

- Establishing specific uses for Medical Marijuana Grower Operations, Medical Marijuana Processing Facilities and Medical Marijuana Dispensaries;
- Identifying the zoning districts in which such uses are permitted;
- Establishing supplemental use regulations for such uses; and
- Providing related definitions.

The draft ordinance reflects the recommendations of the working group based upon their research and discussions. The amendments proposed to the City of Tulsa Zoning Code, Title 42 Tulsa Revised Ordinances, are in **Attachment I** shown in ~~strike through~~/underline. The proposed amendments are located Chapters 15, 20, 25, 35, 40 and 95 of the Zoning Code.

B. Staff Recommendation: Discuss in advance of October 3, 2018 public hearing.

NOTE: The proposed draft will be sent in an email to TMAPC members and posted on www.tmapc.org by 5:00pm Friday, September 14, 2018

