

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2795

June 5, 2019, 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 April 2019

1. Minutes of May 15, 2019, Meeting No. 2794

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. **PUD-773-2 Stephen A. Schuller/GableGotwals** (CD 8) Location: North of the northwest corner of East 101st Street South and South Memorial Drive requesting a **PUD Minor Amendment** to permit an expansion of an existing Quik Trip facility.
3. **PUD-190-A-39 Jackie Bubenik/Tulsa Parks** (CD 8) Location: South and west of the southwest corner of East 71st Street South and South Sheridan Road requesting a **PUD Minor Amendment** to remove the requirement for site plan approval for park alterations
4. **PUD-703-2 Ryan Wagnon** (CD 4) Location: Northwest corner of East 22nd Street South and South Main Street requesting a **PUD Minor Amendment** to reduce the side setback to permit a covered patio

PUBLIC HEARINGS:

5. **Z-7480 Charles Higgins** (CD 1) Location: Northwest corner of West King Street and North Main Street requesting rezoning from **RS-4 to RS-5**
6. **Z-7481 Dana Fitzgerald** (CD 5) Location: East of the northeast corner of East 31st Street South and South Mingo Road requesting rezoning from **OM to CS**
7. **Z-7482 Lou Reynolds** (CD 4) Location: South of the southeast corner of West 15th Street South and South Denver Avenue requesting rezoning from **RM-2 to OL**
8. **Z-7483 Malek Elkhoury** (CD 2) Location: Northeast corner of East 75th Street South and South Lewis Avenue requesting rezoning from **RS-1 to OL**
9. **Z-7484 Malek Elkhoury** (CD 5) Location: East of the northeast corner of South 89th East Avenue and East 21st Street South requesting rezoning from **RS-1 to OL**

OTHER BUSINESS

10. 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 Tulsa Planning Office, INCOG. Ringing/sound on all cell phones 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.

TMAPC RECEIPTS
Month of April 2019

| | ----- Current Period ----- | | | ----- Year To Date ----- | | | | |
|-----------------------------|----------------------------|---------------------------|---------------------------|---------------------------|------|----------------------------|----------------------------|----------------------------|
| | ITEM | CITY | COUNTY | TOTAL RECEIVED | ITEM | CITY | COUNTY | TOTAL RECEIVED |
| ZONING | | | | | | | | |
| Zoning Letters | 5 | \$262.50 | \$262.50 | \$525.00 | 95 | 4,837.50 | 4,837.50 | \$9,675.00 |
| Zoning | 7 | 1,250.00 | 1,250.00 | 2,500.00 | 66 | 29,025.00 | 29,025.00 | 58,050.00 |
| Plan Reviews | 25 | 3,725.00 | 3,725.00 | 7,450.00 | 179 | 22,275.00 | 22,275.00 | 44,550.00 |
| Refunds | | 0.00 | 0.00 | 0.00 | | (450.00) | (450.00) | (900.00) |
| NSF | | 0.00 | 0.00 | 0.00 | | 0.00 | 0.00 | 0.00 |
| | | <u>\$5,237.50</u> | <u>\$5,237.50</u> | <u>\$10,475.00</u> | | <u>\$55,687.50</u> | <u>\$55,687.50</u> | <u>\$111,375.00</u> |
| LAND DIVISION | | | | | | | | |
| Minor Subdivision | 0 | \$0.00 | \$0.00 | \$0.00 | 1 | \$450.00 | \$450.00 | 900.00 |
| Preliminary Plats | 0 | 0.00 | 0.00 | 0.00 | 18 | \$10,800.00 | \$10,800.00 | 21,600.00 |
| Final Plats | 1 | 450.00 | 450.00 | 900.00 | 12 | \$5,400.00 | \$5,400.00 | 10,800.00 |
| Development Reg. Compliance | 0 | 0.00 | 0.00 | 0.00 | 2 | \$325.00 | \$325.00 | 650.00 |
| Lot Splits | 10 | 750.00 | 750.00 | 1,500.00 | 61 | \$5,050.00 | \$5,050.00 | 10,100.00 |
| Lot Line Adjustment | 13 | 975.00 | 975.00 | 1,950.00 | 85 | \$6,275.00 | \$6,275.00 | 12,550.00 |
| Other | 1 | 50.00 | 50.00 | 100.00 | 14 | \$1,475.00 | \$1,475.00 | 2,950.00 |
| NSF | | 0.00 | 0.00 | 0.00 | | \$0.00 | \$0.00 | 0.00 |
| Refunds | | 0.00 | 0.00 | 0.00 | | \$0.00 | \$0.00 | 0.00 |
| | | <u>\$2,225.00</u> | <u>\$2,225.00</u> | <u>\$4,450.00</u> | | <u>\$29,775.00</u> | <u>\$29,775.00</u> | <u>\$59,550.00</u> |
| TMAPC COMP | | | | | | | | |
| Comp Plan Admendment | 1 | \$250.00 | \$0.00 | \$250.00 | 3 | \$875.00 | \$0.00 | \$875.00 |
| Refund | | <u>\$0.00</u> | | <u>\$0.00</u> | | <u>(\$300.00)</u> | <u>\$0.00</u> | <u>(\$300.00)</u> |
| | | <u>\$250.00</u> | <u>\$0.00</u> | <u>\$250.00</u> | | <u>\$575.00</u> | <u>\$0.00</u> | <u>\$575.00</u> |
| BOARDS OF ADJUSTMENT | | | | | | | | |
| Fees | 27 | \$5,650.00 | \$3,350.00 | \$9,000.00 | 210 | \$58,250.00 | \$19,600.00 | \$77,850.00 |
| Refunds | | 0.00 | 0.00 | \$0.00 | | (\$2,550.00) | (\$1,350.00) | (3,900.00) |
| NSF Check | | 0.00 | 0.00 | \$0.00 | | \$0.00 | (\$500.00) | (500.00) |
| | | <u>\$5,650.00</u> | <u>\$3,350.00</u> | <u>\$9,000.00</u> | | <u>\$55,700.00</u> | <u>\$17,750.00</u> | <u>\$73,450.00</u> |
| TOTAL | | \$13,362.50 | \$10,812.50 | \$24,175.00 | | \$141,737.50 | \$103,212.50 | \$244,950.00 |
| LESS WAIVED FEES * | | (\$476.50) | | (\$476.50) | | (\$2,667.89) | | (\$2,667.89) |
| GRAND TOTALS | | <u>\$12,886.00</u> | <u>\$10,812.50</u> | <u>\$23,698.50</u> | | <u>\$139,069.61</u> | <u>\$103,212.50</u> | <u>\$242,282.11</u> |

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

APRIL 2019 receipt comparison

| | APR. 2019 | MAR. 2019 | APR. 2018 |
|---|------------------|------------------|------------------|
| Zoning Letters | 5 | 12 | 10 |
| Zoning | 7 | 5 | 7 |
| Plan Reviews | 25 | 23 | 26 |
| Minor Subdivisions | 0 | 1 | 0 |
| Preliminary Plats | 0 | 1 | 3 |
| Final Plats | 1 | 3 | 4 |
| Development Regulations Compliance (includes plat waivers prior to 5/10/2018) | 0 | 1 | 2 |
| Lots Splits | 10 | 10 | 7 |
| Lot Line Adjustments (includes lot combinations prior to 5/10/2018) | 13 | 8 | 18 |
| Other | 1 | 1 | 1 |
| Comp Plan Amendments | 1 | 0 | 0 |



Case Number: PUD-773-2
Minor Amendment

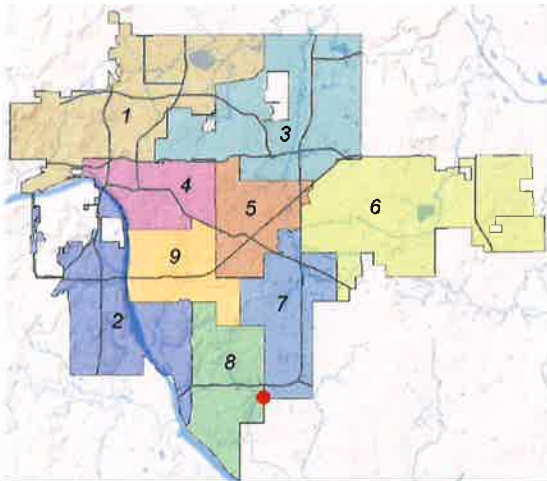
Hearing Date: June 5, 2019

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Stephen A. Schuller – Gable Gotwals

Property Owner: Quik Trip Corp.

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to revise the development standards to permit an expansion of the existing Quik Trip facility.

Gross Land Area: 0.6 acres

Location: North of NW/c E 101st St S & S Memorial Dr

Lot 6, Block 1 NGP Business Complex

Development Area B

Zoning:
 Existing Zoning: CS/PUD-773
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends **approval**.

Staff Data:
 TRS: 8323

City Council District: 8
Councilor Name: Phil Lakin, Jr.

County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-773-2 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Revise the development standards to permit an expansion of the existing Quik Trip facility.

Currently, the development standards were set up with the intent of allowing an expansion to the Quik Trip facility, but limited the placement of canopies to a small area on the subject lot. The proposal would be for that anticipated canopy, but, due to the store and site configuration, the current standards need to be revised to permit the desired design of the expansion and the canopy placement.

Revised landscaping as well as a screening fence along the retaining wall along the western portion of the site, have been included to help mitigate impacts of the proposed expansion.

The applicants proposed revised standards are included with this report.

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

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

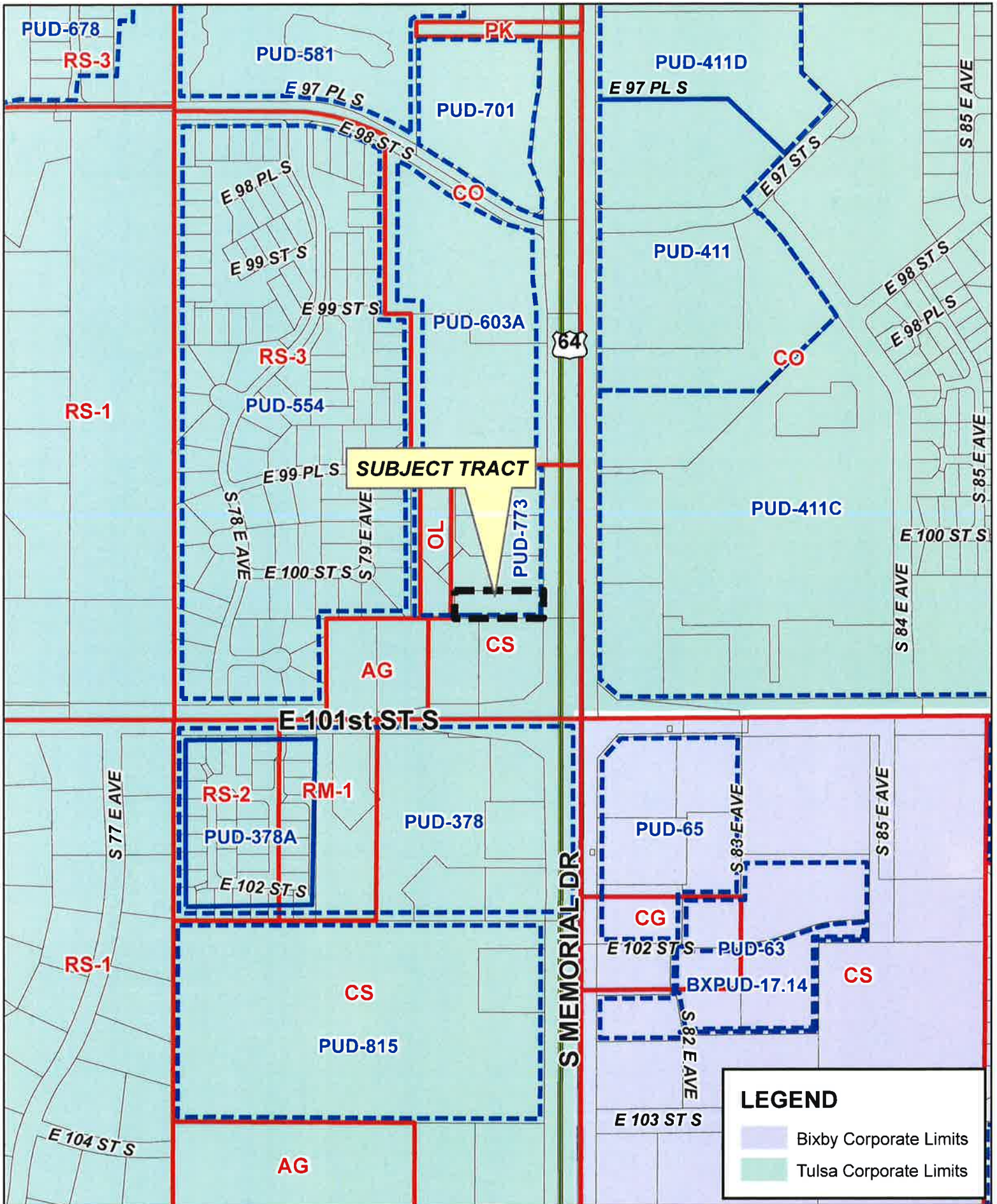
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-773 and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Minor Amendment Text

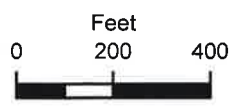
With considerations listed above, staff recommends **approval** of the minor amendment request to revise the development standards to permit an expansion of the existing Quik Trip facility.



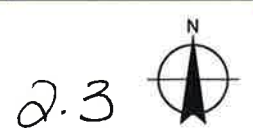
SUBJECT TRACT

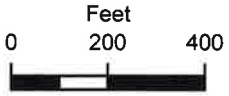
LEGEND

- Bixby Corporate Limits
- Tulsa Corporate Limits



PUD-773-2





 Subject Tract

PUD-773-2

18-13 23

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

Aerial Photo Date: February 2018

2.4

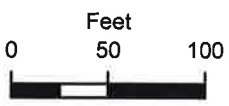




E 101st ST S

64

S MEMORIAL DR



Subject Tract

PUD-773-2

18-13 23

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

Aerial Photo Date: February 2018



Minor Amendment of Planned Unit Development No. 773 Development Area "B"

Planned Unit Development No. 773 was approved by the City Council of the City of Tulsa by Ordinance No. 22145 adopted on 15 October 2009 and by the Mayor *Pro Tem* of the City of Tulsa on 20 October 2009. PUD 773 consists of two Development Areas designated "Development Area A" and "Development Area B;" this Application for a Minor Amendment of PUD 773 pertains *only* to specified Development Standards for Development Area "B."

All Development Standards prescribed for Development Area "B" in the original PUD 773 remain unchanged and are not to be amended or modified, *except for the following*:

MAXIMUM PERMITTED HEIGHT OF FUEL PUMP CANOPY: 25 ft¹

MINIMUM CANOPY SETBACK:
From the West Boundary: 120 ft²

LANDSCAPE BUFFER:

The existing landscape plants may not survive the construction of the contemplated improvements of Development Area "B" but will be replaced upon completion. In that regard, all landscape plant specifications will be the same as in the original PUD 773, *except that the required 8 Austrian Pine trees shall be a minimum of 8 feet in height at the time of planting.*

RETAINING WALL:

The existing retaining wall extending through the western portion of Development Area "B" shall remain in place. *A 6-foot tall privacy fence (conforming to the current Tulsa Zoning Code's requirements) shall be erected atop such retaining wall to provide further screening from the residential properties to the West of PUD 773.*

In addition, given the intervening adoption of the current Tulsa Zoning Code, the "Permitted Uses" prescribed in the original PUD 773³ shall be amended to include the "consumer shopping goods/convenience goods" and "fueling station" use categories.

¹ This is an increase by 25% from the original prescribed maximum height of 20 ft. and is proposed due to the natural slope of the land that may result in a height greater than 20 ft. at one end and less at the other.

² This is a reduction by 35% from the original required setback of 185 ft.

³ The originally prescribed "Permitted Uses" were: "Uses permitted as a matter of right in Use Unit 14, Shopping Goods and Services; and uses customarily accessory to the permitted principal uses." The current Tulsa Zoning Code has adopted a different categorization of uses and does not recognize the former "Use Unit" categorization of uses.



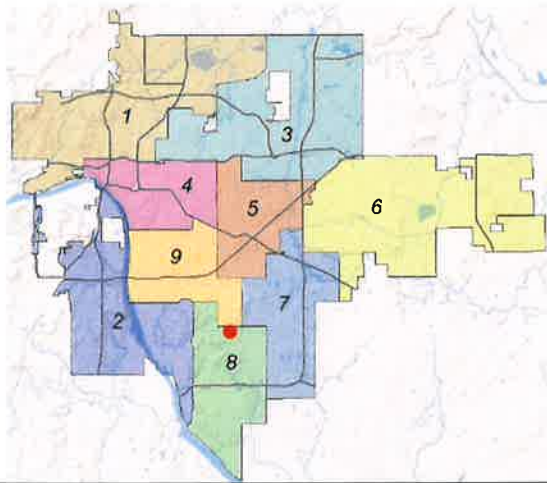
Case Number: PUD-190-A-39
Minor Amendment

Hearing Date: June 5, 2019

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Jackie Bubenik – Tulsa Parks
 Property Owner: City of Tulsa

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to remove the requirement for site plan approval for park alterations.

Gross Land Area: 21.6 acres

Location: South and West of the SW/c E 71st St S and S Sheridan Rd

Lot 2, Block 3 Minshall Park II

Zoning:
 Existing Zoning: RD/PUD-190-A
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends **approval**.

Staff Data:
 TRS: 8310

City Council District: 8
Councilor Name: Phil Lakin, Jr.

County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-190-A-39 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Revise the development standards to remove the requirement for site plan approval for park alterations.

Currently, the development standards require that for each change to the public park at Minshall Park, TMAPC must approve the changes via a site plan approval. This proposal would allow Tulsa Parks to make and approve changes to the park without the need to come to TMAPC for each change that is made. This revised process would be the same as the process for parks not located within a Planned Unit Development, in that Tulsa Parks, themselves, would be the approving body for changes to this park.

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

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

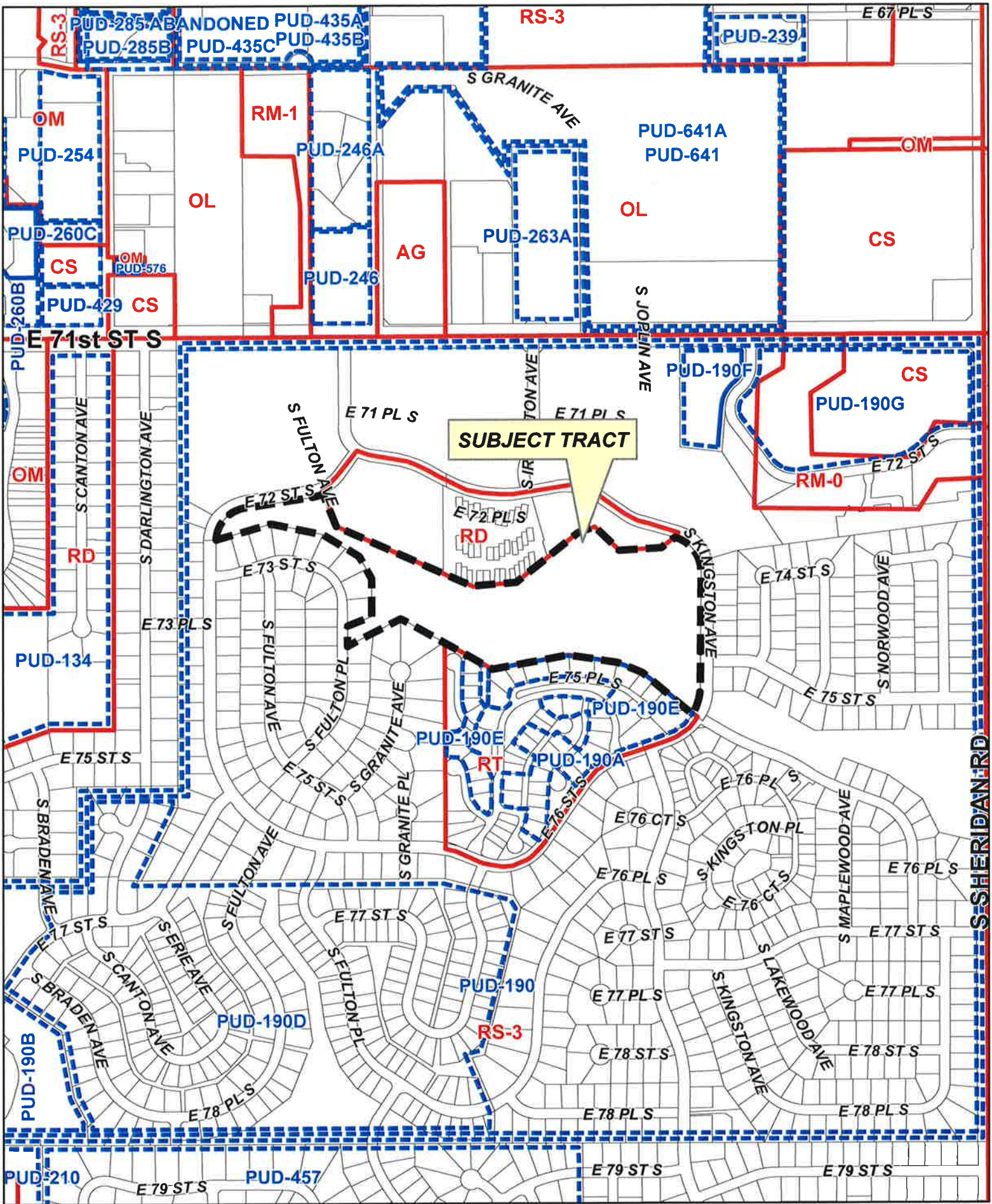
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-190-A and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

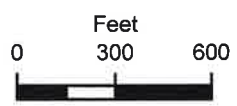
INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Site Analysis
Applicant Proposed Site Plan

With considerations listed above, staff recommends **approval** of the minor amendment request to remove the requirement for site plan approval for park alterations.

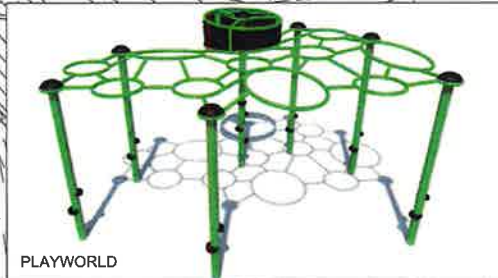


SUBJECT TRACT

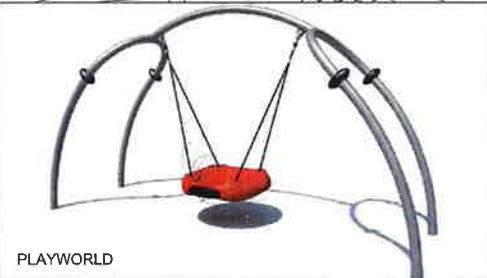
PUD-190-A-39



F:\626 TPD 6 Playgrounds\Minshall\Final\626-MINSHALL PARK BASE.dwg, 4/12/13/2018 4:35:06 PM



PLAYWORLD



PLAYWORLD



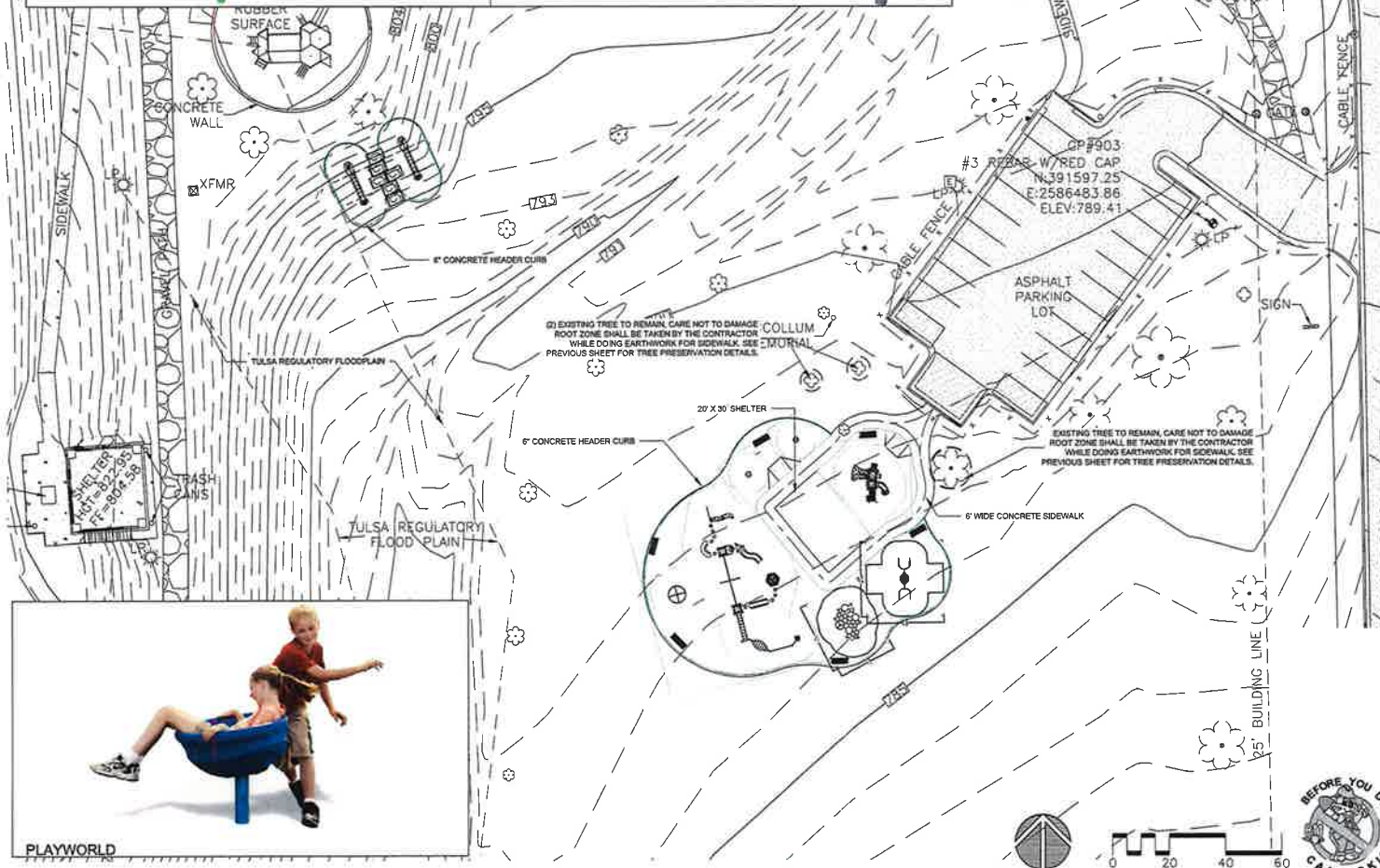
PLAYWORLD



PLAYWORLD



PLAYWORLD



PLAYWORLD

CAUTION: SANITARY SEWER

CP#903
#3 REBAR W/RED CAP
N:391597.25
E:2586483.86
ELEV:789.41



TOTAL = \$247,000

OVERALL SITE PLAN

PROJECT # 1475200

MINSHALL PARK PLAYGROUND

CITY OF TULSA, OKLAHOMA
ENGINEERING SERVICES DEPARTMENT

| REVISIONS | | | | APPROVALS | |
|-----------|------|----|-------|-----------|------|
| NO. | DATE | BY | CHKD. | DESIGNED | DATE |
| | | | | | |
| | | | | | |

| | | | |
|------------------|--------------------------|---------------|----------|
| PROJECT NO. | 1475200 | DATE | 04/12/13 |
| PROJECT NAME | MINSHALL PARK PLAYGROUND | CITY ENGINEER | |
| PROJECT LOCATION | | DATE | |
| PROJECT SCALE | | | |
| HORIZONTAL | 1" = 40' | | |
| VERTICAL | 1" = 4' | | |
| PLS | | | |

3.5



Case Number: PUD-703-2
Minor Amendment

Hearing Date: June 5, 2019

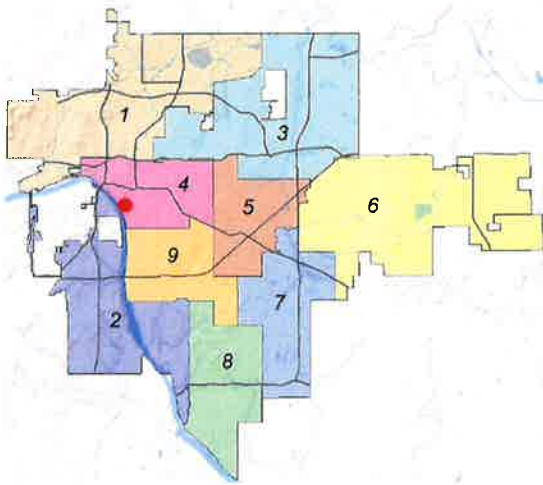
Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:

Applicant: Ryan Wagon

Property Owner: Robin Siegfried

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reduce required side setback from 40 ft to the Centerline of Main St to 0 ft from the property line adjacent to Main St. to permit a covered patio.

Gross Land Area: 0.11 acres

Location: NW/c E 22nd St S & S Main St

Lot 1, Block 1 Tudors II

1 W 22nd St S

Zoning:

Existing Zoning: OH/PUD-703
 Proposed Zoning: No Change

Comprehensive Plan:

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

Staff Recommendation:

Staff recommends **approval**.

Staff Data:

TRS: 9213

City Council District: 4

Councilor Name: Kara Joy McKee

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: PUD-703-2 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Revise the development standards to reduce the required setback from 40 ft to the Centerline of Main St to 0 ft from the property line adjacent to Main St. to permit a covered patio.

Currently, the development standards limit the setback along Main St. to 40 ft from the centerline of Main, or approximately 10 ft from the property line. The applicant is proposing to reduce this to 0 ft in order to construct a proposed covered patio, as illustrated on the renderings and plans submitted by the applicant.

The applicant will need to work with the City of Tulsa and/or franchise utilities if the proposed work falls within an easement.

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

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

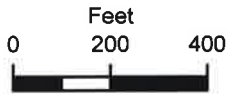
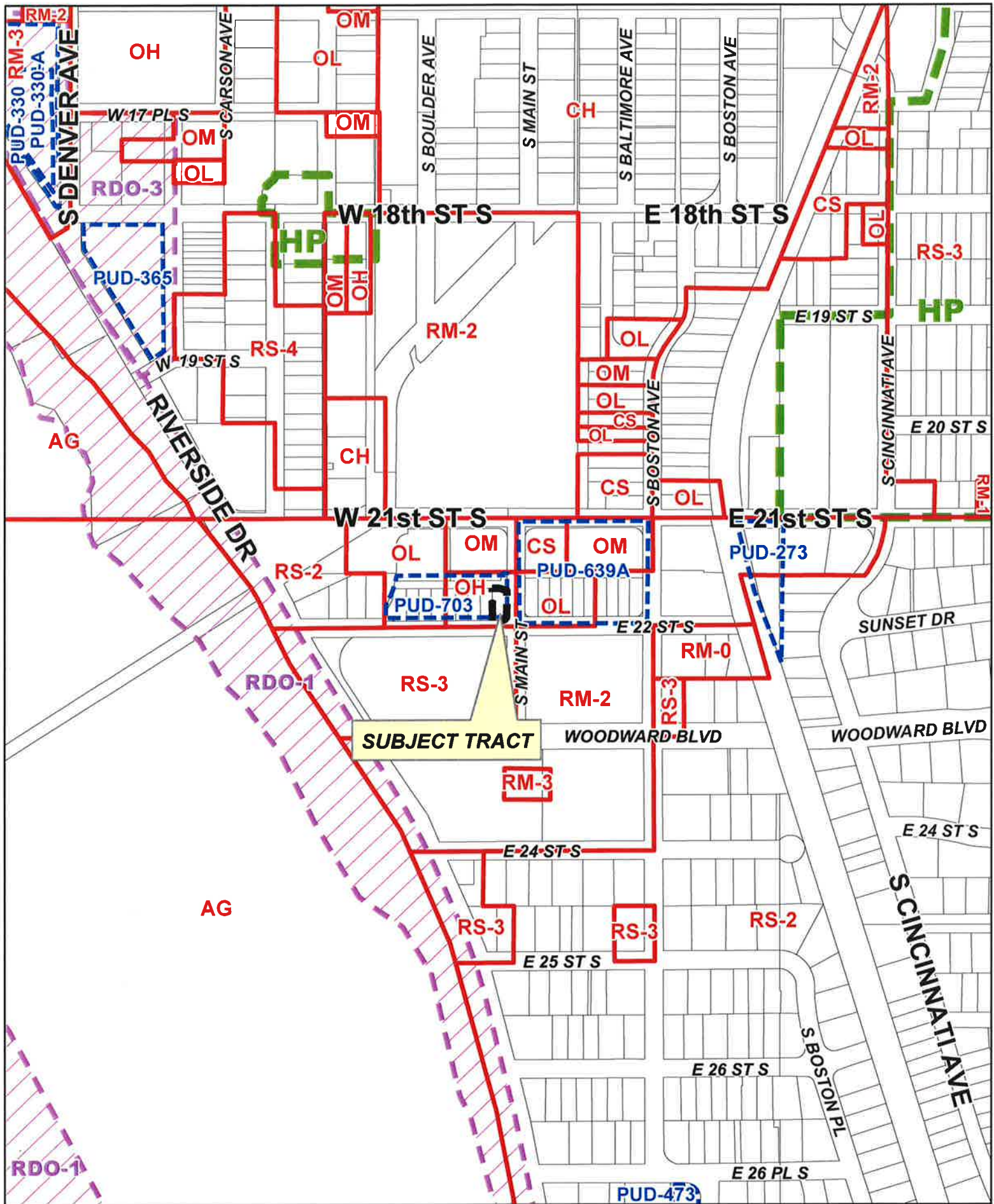
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-703 and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

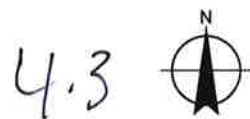
INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Proposed Plans

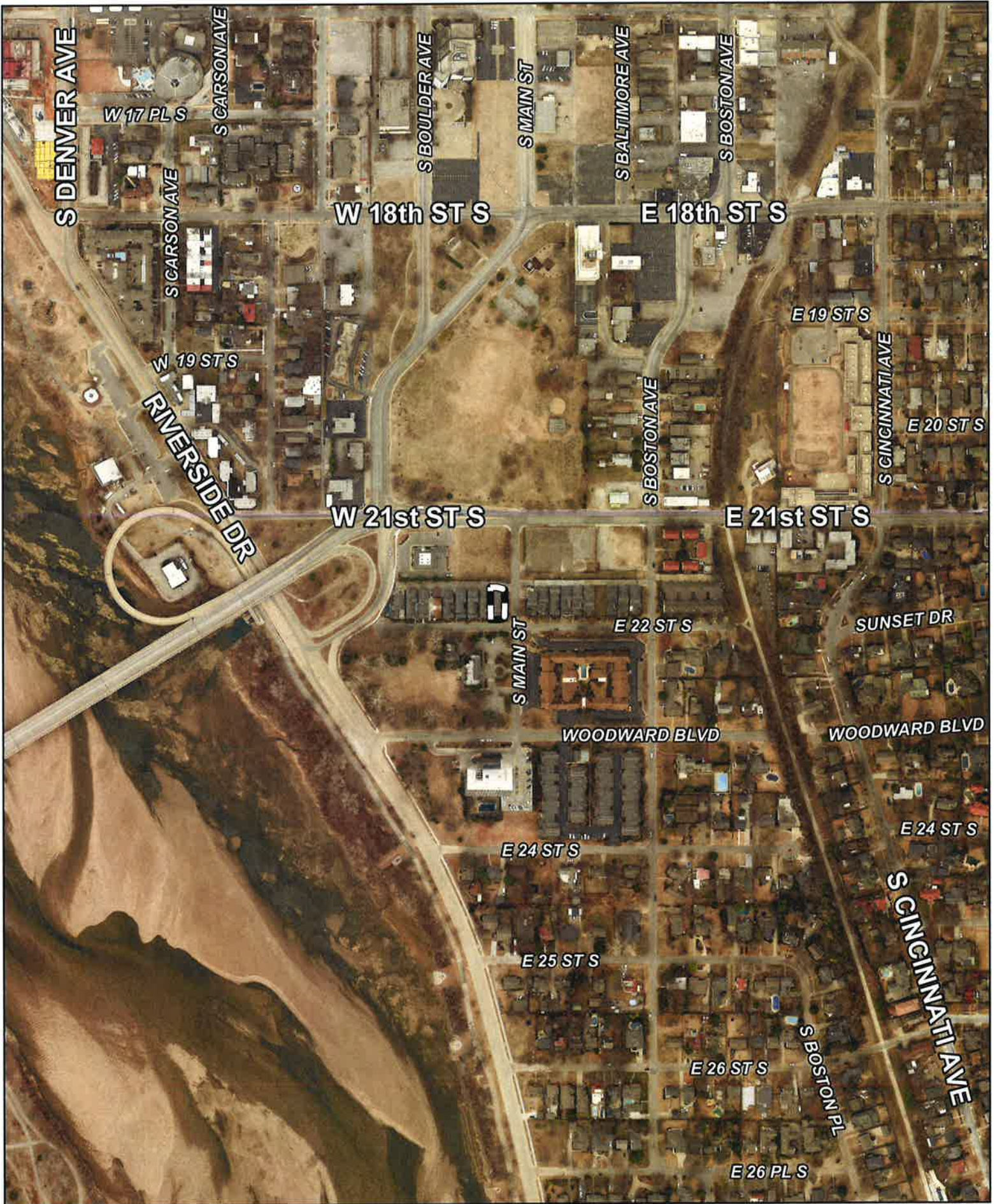
With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the required setback from 40 ft to the Centerline of Main St to 0 ft from the property line adjacent to Main St. to permit a covered patio.



PUD-703-2

19-12 13





Subject
Tract

PUD-703-2

19-12 13

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

Aerial Photo Date: February 2018





S BOULDER AVE

W 21st ST S

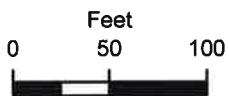
E 21st ST S

W 22 ST S

E 22 ST S

S MAIN ST

WOODWARD BLVD



Subject Tract

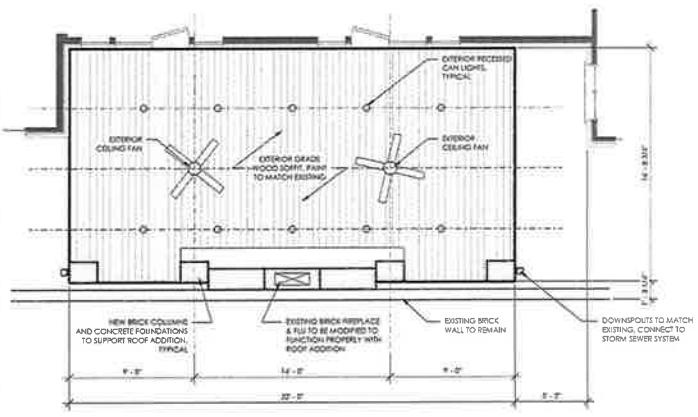
PUD-703-2

19-12 13

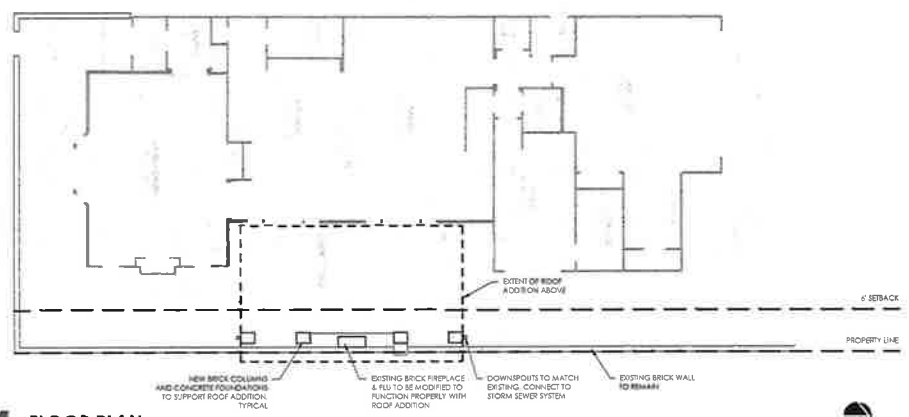
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

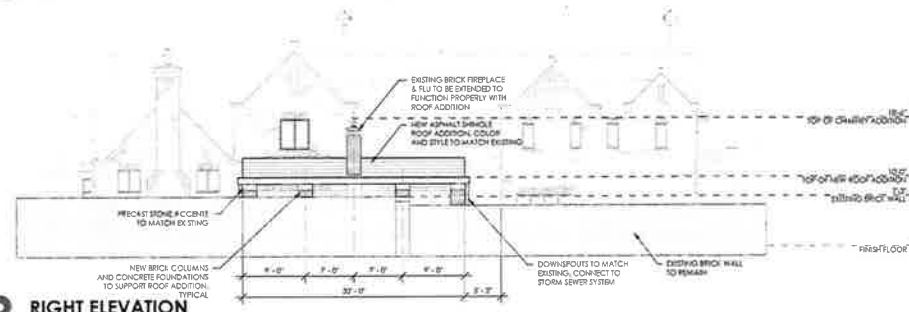




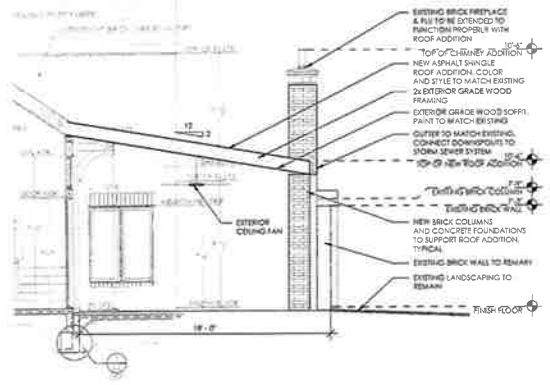
5 REFLECTED CEILING PLAN
 1/4" = 1'-0"



4 FLOOR PLAN
 1/8" = 1'-0"



3 RIGHT ELEVATION
 1/8" = 1'-0"



2 WALL SECTION
 1/4" = 1'-0"



1 RIGHT ELEVATION Copy 1
 1/8" = 1'-0"

COVERED PATIO
 ADDITION
 ROBIN & CHERIE
 SIEGFRIED RESIDENCE
 1 WEST 22 STREET SOUTH
 TULSA, OKLAHOMA 74114

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |
| | | |

PROJECT NUMBER:
 0000.0000
 ISSUE:
 ARCHITECTURAL REVIEW
 DATE:
 02.12.2019
 DRAWN BY:
 Author
 CHECKED BY:
 Checker
 SHEET TITLE:
 FLOOR PLANS

A101 4.7

NOT FOR CONSTRUCTION

T:\LS_General\Office\Projects\Siegfried\A101_CoveredPatio\A101_CoveredPatio.dwg (1/12/19) 1:11:11 PM 1/12/19



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7480

Hearing Date: 6/5/2019

Case Report Prepared by:

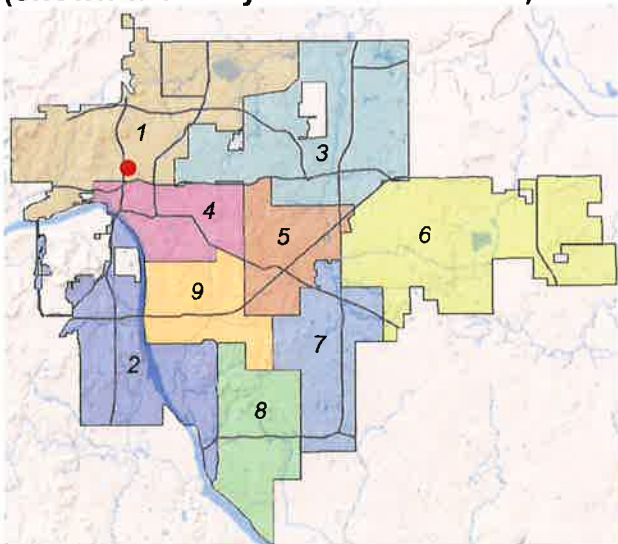
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Charles Higgins

Property Owner: Charles Higgins

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: vacant

Proposed Use: Duplex

Concept summary: This site is adjacent to the new Emerson Elementary. The planned duplex is providing an affordable residential option for families. The existing lot is below the minimum lot area for a parcel in an RS-4 district.

Tract Size: 0.15 ± acres

Location: Northwest corner of West King Street and North Main Street

Zoning:

Existing Zoning: RS-4

Proposed Zoning: RS-5

Comprehensive Plan:

Land Use Map: Existing Neighborhood

Stability and Growth Map: Area of Stability

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 0235
CZM: 28

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: Stan Sallee

SECTION I: Z-7480

DEVELOPMENT CONCEPT:

This site is adjacent to the new Emerson Elementary. The planned duplex is providing an affordable residential option for families. The existing lot is below the minimum lot area for a parcel in an RS-4 district. Rezoning to RS-5 will bring the lot into conformance with the Tulsa Zoning Code.

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
- Map from 1993 city council-initiated zoning from RM-2 to RS-4.
- Applicant Exhibits:
 - Building elevations

DETAILED STAFF RECOMMENDATION:

Z-7480 requesting RS-5 zoning is consistent with the Existing Neighborhood land use designation in the Tulsa Comprehensive Plan and,

RS-5 zoning is consistent with the lot pattern in the area and,

Building types allowed in RS-5 zoning include detached homes, cottage homes, townhomes, and duplex buildings. The buildings in this area are eclectic and do not have a distinctive architectural style. The Unity Heritage/Greenwood Neighborhoods Plan encourages density and a mix of quality residential options in this area therefore,

Staff recommends Approval of Z-7480 to rezone property from RS-4 to RS-5.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: RS-5 zoning allows building types that are consistent with the expected development in this area and lot sizes that are consistent with the existing lot pattern.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

The Existing Neighborhood category is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

5.2

Areas of Stability and Growth designation: Area of Stability

The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: **Unity Heritage/Greenwood Neighborhoods Plan** was effective in April 2014. The executive summary, which was the basis of this staff report, is labeled as the Greenwood Heritage Neighborhood Plan.

The relevant goals of the sector plan for residential use are:

- 1) **Enhance the desirability of all neighborhoods in the planning area:** While the conditions throughout the area vary greatly , all citizens should be provided with a common baseline standard for housing and infrastructure.
- 2) **Preserve and stabilize the areas healthy neighborhoods:** Many neighborhoods in the Greenwood Heritage area include well maintained housing, attractive streets, and on-going investment. It is critical that these areas maintain their momentum and continue to capitalize on the central location and unique character that define North Tulsa.
- 3) **Transform and revitalize neighborhoods most impacted by vacancy or poor maintenance**

Special District Considerations: Healthy Neighborhood Overlay

This site is included in the Healthy Neighborhood Overlay. The overlay requires spacing for small box discount stores and does not affect residential development decisions.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The lot is empty and does not meet the minimum lot width or lot area standards for RS-3 properties.*

*STREET VIEW SNIPPET: (See next page)
View from Main street looking west*



Environmental Considerations: None that would affect site redevelopment

Streets:

| <u>Exist. Access</u> | <u>MSHP Design</u> | <u>MSHP R/W</u> | <u>Exist. # Lanes</u> |
|----------------------|-----------------------|-----------------|--|
| North Main Street | Residential Collector | 60 feet | 2 plus on street parking on both sides |

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

| Location | Existing Zoning | Existing Land Use Designation | Area of Stability or Growth | Existing Use |
|-----------------|--|--------------------------------------|------------------------------------|---------------------|
| North | RS-4 | Existing Neighborhood | Stability | Detached Home |
| East | RS-4 | Existing Neighborhood | Stability | Emerson Elementary |
| South | RS-4 | Existing Neighborhood | Stability | Detached Home |
| West | RS-4 with Brady Heights HP designation | Existing Neighborhood | Stability | Detached Home |

5.4

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11918 dated September 1, 1970 established RM-2 zoning for the subject property.

Subject Property:

SA-3 April 2018: Healthy Neighborhoods Overlay **approved** by City Council, including subject property.

Z-6373 October 1992: All concurred in **approval** of a request for rezoning a 195± acre tract of land from RM-2 to RS-4, initiated by City Council due to the area remaining predominately single-family residential (96% of land use), on property located north of the northeast corner of East Latimer Street and North Main Street on the subject property as part of a larger blanket rezoning study.

Surrounding Property:

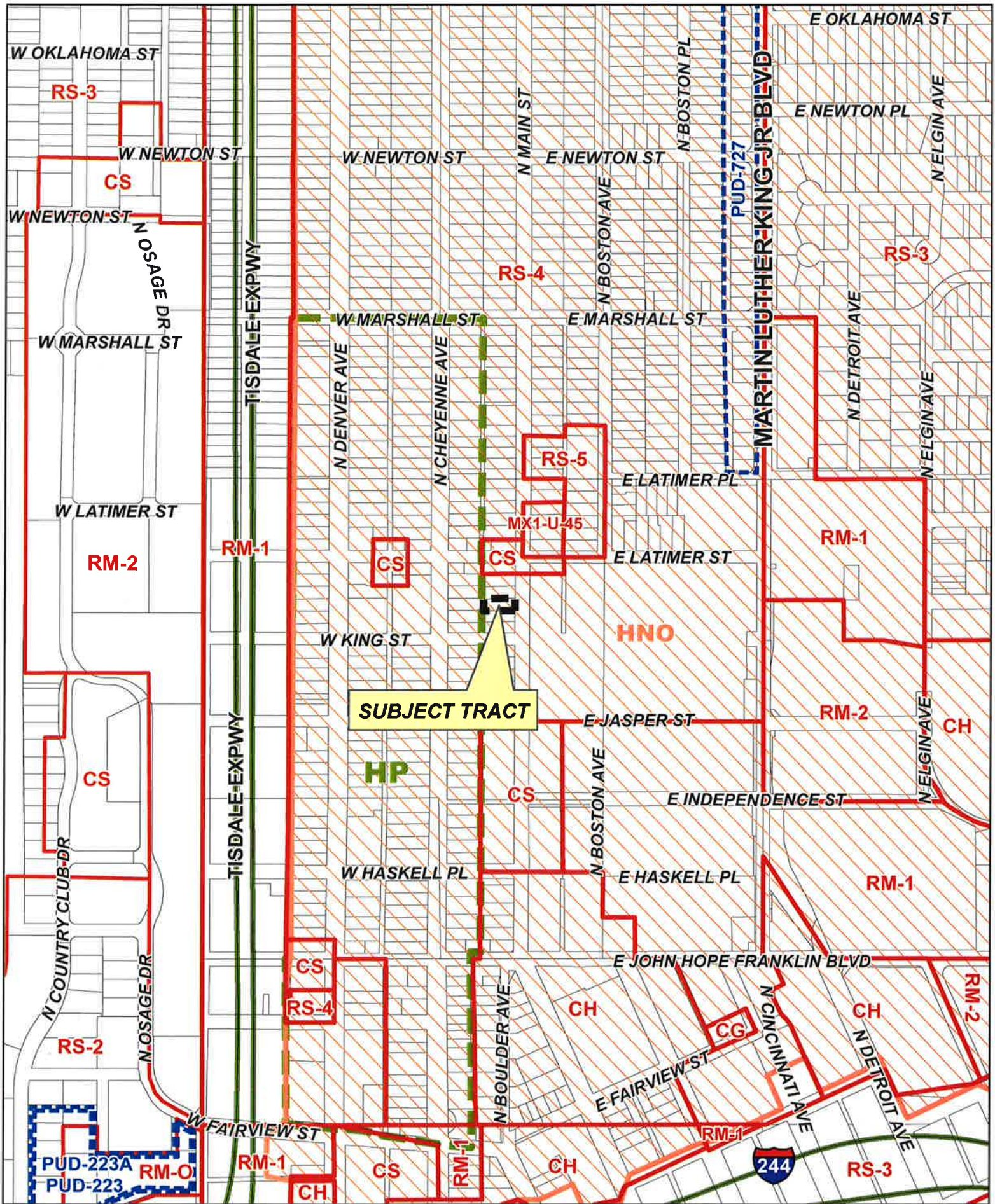
BOA-22489 August 2018: The Board of Adjustment **approved** a *variance* to permit a reduced building street setback from 20 feet to 5feet in an RS-5 District, on property located at the Northeast corner of East Latimer Street and North Boston Avenue.

Z-7427 December 2017: All concurred in **approval** of a request for *rezoning* a tract of land from RM-3/CS/PUD-786 to MX1-U-45 on property located at the Northeast corner of East Latimer Street and North Main Street.

Z-7426/PUD-786-A December 2017: All concurred in **approval** of a request for *rezoning* a tract of land from RM-3/CS/PUD-786 to RS-5 and a proposed *Major Amendment* to PUD-786 on a tract of land for a plat waiver on property located at the Northeast corner of East Latimer Street and North Main Street.

Z-7179 September 2011: All concurred in **approval** of a request for rezoning a 2.32± acre tract of land from RS-3/CS to RM-3/CS on property located north and east of the northeast corner of East Latimer Street and North Main Street on the subject property.

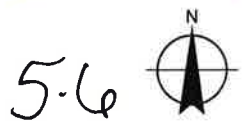
Z-7178 September 2011: All concurred in **approval** of a request for rezoning a .315± acre tract of land from RS-4 to RM-3/CS on property located north of the northeast corner of East Latimer Street and North Main Street on the subject property.



SUBJECT TRACT

Z-7480

20-12 35



5.6



W OKLAHOMA ST

E OKLAHOMA ST

W NEWTON ST

W NEWTON ST

E NEWTON ST

E NEWTON PL

W NEWTON ST

N OSAGE DR

TISDALE EXPWY

N MAIN ST

N BOSTON PL

N ELGIN AVE

W MARSHALL ST

W MARSHALL ST

E MARSHALL ST

N DENVER AVE

N CHEYENNE AVE

N BOSTON AVE

MARTIN LUTHER KING JR BLVD

N DETROIT AVE

N ELGIN AVE

W LATIMER ST

E LATIMER PL

E LATIMER ST

W KING ST

E JASPER ST

E INDEPENDENCE ST

N ELGIN AVE

N COUNTRY CLUB DR

TISDALE EXPWY

W HASKELL PL

N BOSTON AVE

E HASKELL PL

N OSAGE DR

E JOHN HOPE FRANKLIN BLVD

N BOULDER AVE

E FAIRVIEW ST

N GINGINATI AVE

N DETROIT AVE

W FAIRVIEW ST



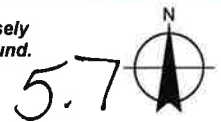
Subject Tract

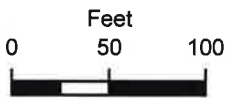
Z-7480

20-12 35

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

Aerial Photo Date: February 2018





Subject
Tract

Z-7480

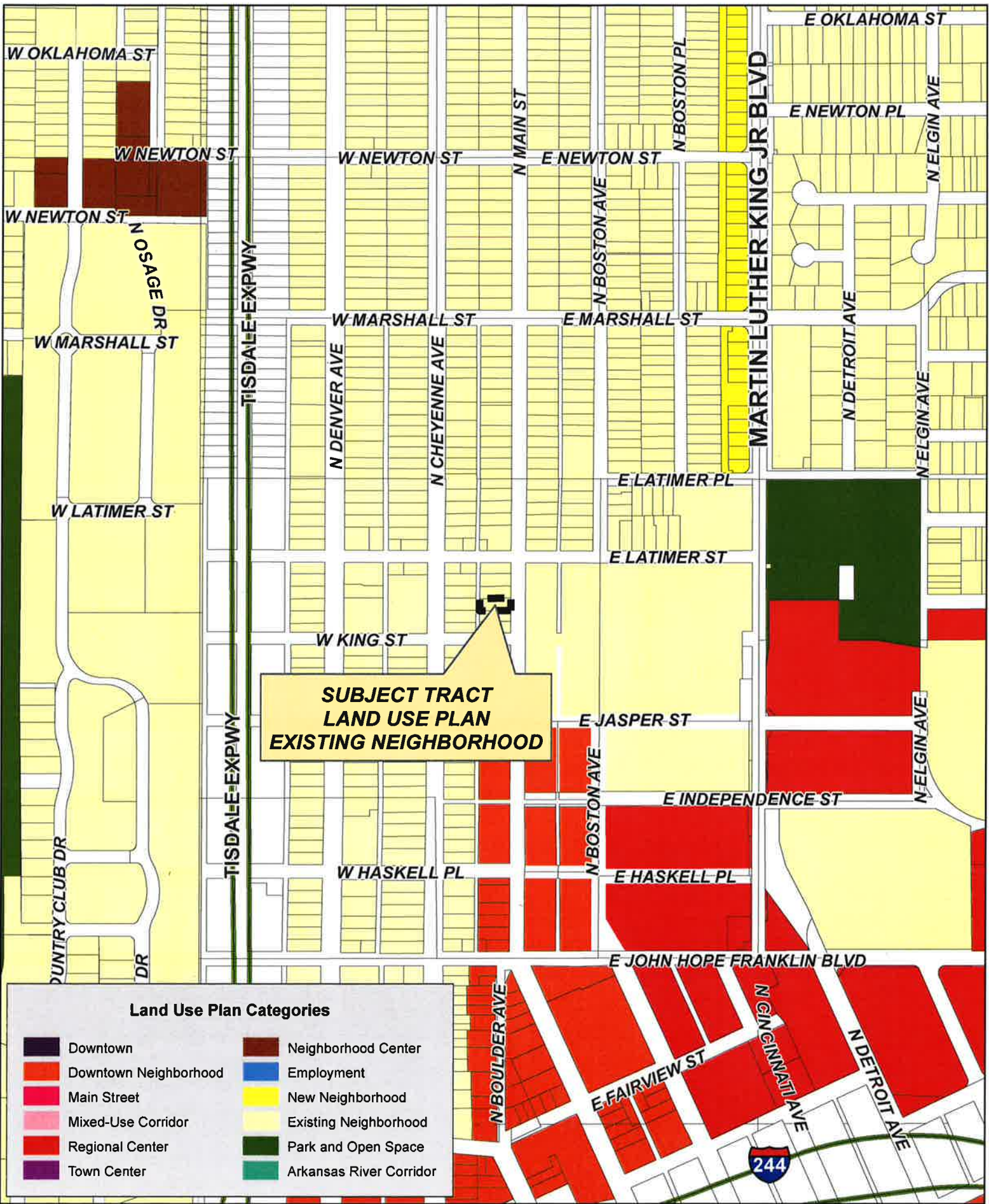
20-12 35

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

Aerial Photo Date: February 2018

5.8

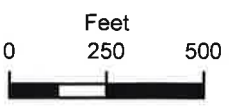




**SUBJECT TRACT
LAND USE PLAN
EXISTING NEIGHBORHOOD**

Land Use Plan Categories

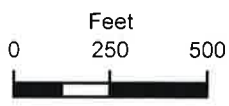
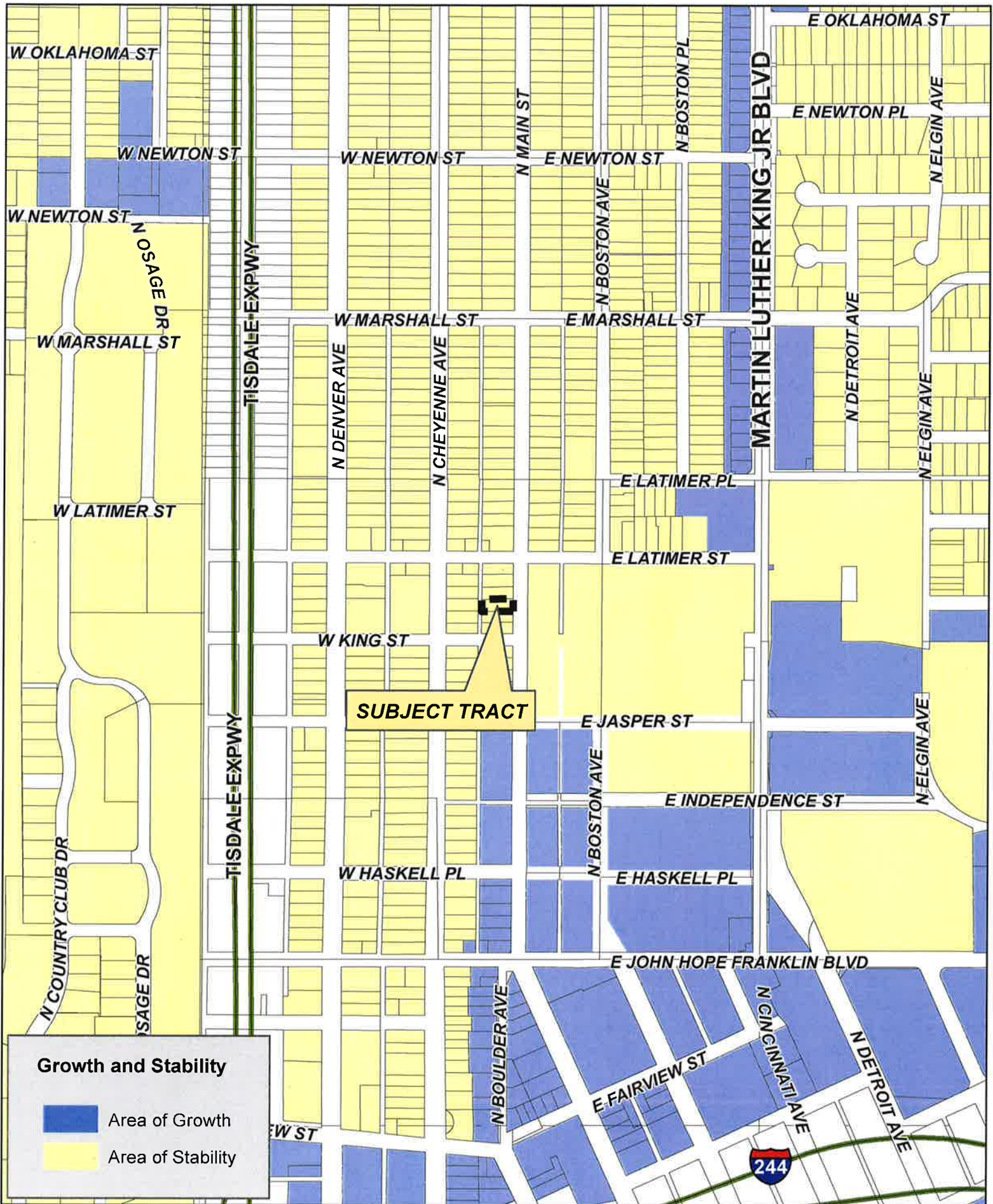
- | | |
|--|---|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment |
|  Main Street |  New Neighborhood |
|  Mixed-Use Corridor |  Existing Neighborhood |
|  Regional Center |  Park and Open Space |
|  Town Center |  Arkansas River Corridor |



Z-7480

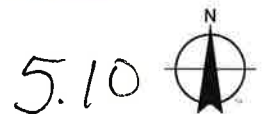
20-12 35





Z-7480

20-12 35



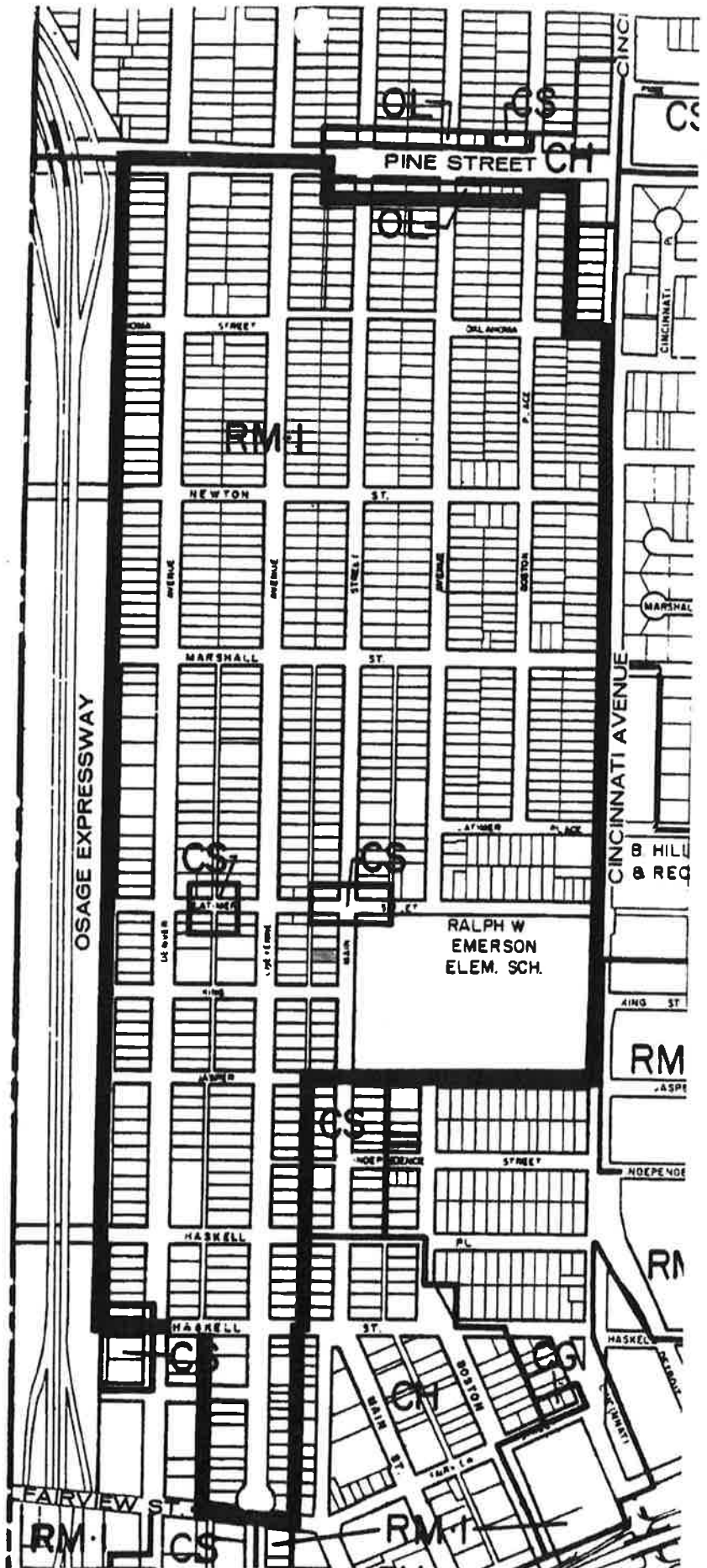
**PROPOSED REZONING
FROM
MULTI-FAMILY
TO
SINGLE FAMILY**

**BRADY HEIGHTS
AND
CHEYENNE PARK
NEIGHBORHOODS**

LEGEND:

- BOUNDARY OF PROPOSED REZONING TO RS-4
- CS** COMMERCIAL SHOPPING CENTER DISTRICT
- CH** COMMERCIAL HIGH INTENSITY DISTRICT
- OL** OFFICE LOW INTENSITY DISTRICT
- RM-1** RESIDENTIAL MULTIFAMILY LOW DENSITY DISTRICT

Sponsored by
TULSA METROPOLITAN
AREA
PLANNING COMMISSION





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7481

Hearing Date: 6/5/2019

Case Report Prepared by:

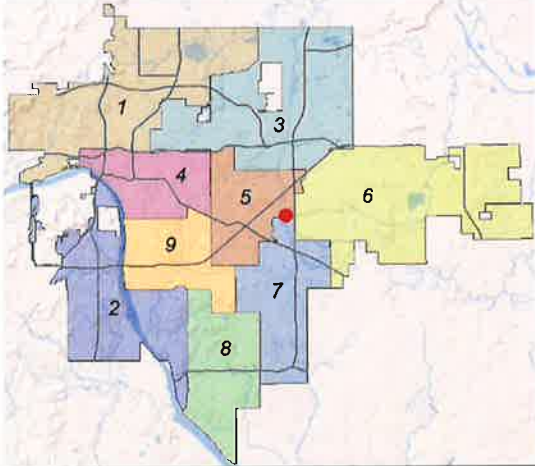
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Dana Fitzgerald

Property Owner: DUNHAM FOUR LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Medical Marijuana Dispensary

Proposed Use: Medical Marijuana Dispensary

Concept summary: Rezoning requested to be consistent with surrounding properties

Tract Size: 1.06 ± acres

Location: East of the Northeast corner of East 31st Street South and South Mingo Road

Zoning:

Existing Zoning: OM

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9418

CZM: 39

City Council District: 5

Councilor Name: Cass Fahler

County Commission District: 1

Commissioner Name: Stan Sallee

6.1

SECTION I: Z-7481

DEVELOPMENT CONCEPT:

Rezoning is requested to allow commercial uses similar to surrounding properties.

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:

Z-7481 requesting CS zoning is consistent with the Town Center land use designation in the Tulsa Comprehensive Plan and,

Uses allowed in a CS zoning districts are consistent with the expected development in the areas east, south and west of the properties and,

Uses allowed in a CS district are considered non injurious to the proximate properties therefore,

Staff recommends Approval of Z-7481 to rezone property from OM to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The requested CS zoning is consistent with the Town Center vision of the Tulsa Comprehensive Plan

Land Use Vision:

Land Use Plan map designation: Town Center

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

Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be

6.2

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 Corridor

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

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

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The existing site is occupied by office buildings.*

STREET VIEW SNIPPET FROM 31st looking north (See next page)

6.3



Environmental Considerations: None except the north boundary is defined by a large drainage channel. Any redevelopment should be aware of any flood concerns.

Streets:

| <u>Exist. Access</u> | <u>MSHP Design</u> | <u>MSHP RW</u> | <u>Exist. # Lanes</u> |
|------------------------------------|--|----------------|-----------------------|
| East 31 st Street South | Secondary Arterial with Multi Modal Corridor | 100 feet | 4 lanes |

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

| Location | Existing Zoning | Existing Land Use Designation | Area of Stability or Growth | Existing Use |
|--|------------------------|--------------------------------------|------------------------------------|---------------------------|
| North (across creek channel) | RS-3 (CPD-21) | Existing Neighborhood | Stability | Single Family Residential |
| East | CS | Town Center | Growth | Office |
| South (across 31 st Street) | CS | Town Center | Growth | Retail and restaurant |
| West | CS | Town Center | Growth | Office |

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11817 dated June 26, 1970 established zoning for the subject property.

6.4

Subject Property:

BOA-16703 July 1994: The Board of Adjustment **approved** a *variance* of the maximum display surface area for a sign and a *variance* of the number of signs permitted, subject to conditions, located on subject property.

BOA-7282 January 1972: The Board of Adjustment **approved** a *variance* to waive the sign requirements to permit two 90 sq. ft. wall signs as per drawing in an OM District, located on subject property.

Surrounding Property:

BOA-19811 April 2004: The Board of Adjustment **approved** a *special exception* to permit an auto car wash in a CS district, on property located East of the Southeast corner of East 31st Street South and South Mingo Road.

BOA-19753 January 2004: The Board of Adjustment **approved** a *special exception* to allow a transmission repair shop and a variance of a condition of BOA 13112 that does not allow a metal building to expand the existing building with an additional metal building, on property located East of the Southeast corner of East 31st Street South and South Mingo Road.

BOA-18819 July 2000: The Board of Adjustment **approved** a *variance* of the 150 foot street frontage requirements with conditions, on property located at the Northeast corner of East 31st Street South and South Mingo Road.

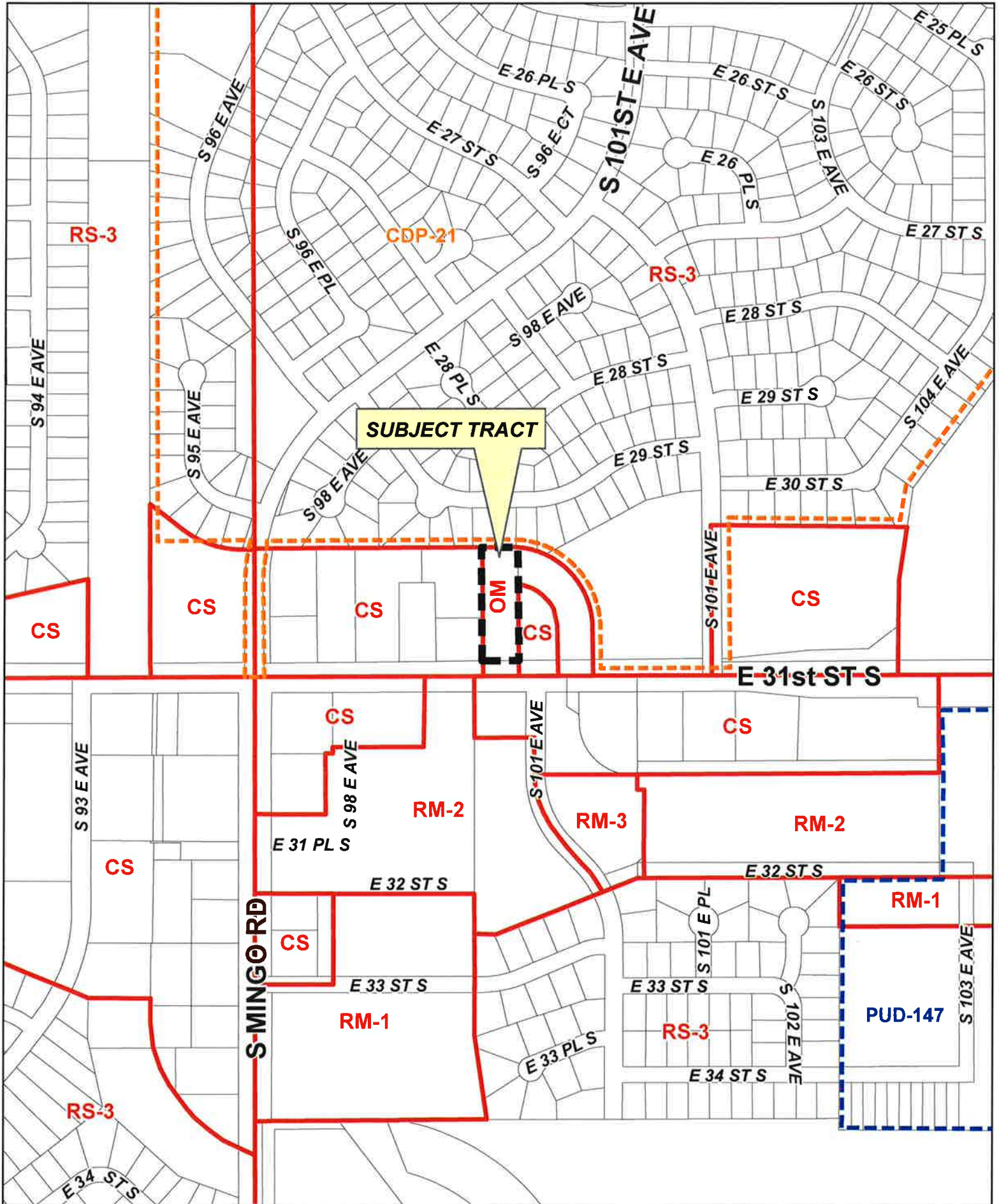
BOA-16060 June 1992: The Board of Adjustment **approved** a *special exception* to permit auto sales in a CS district, on property located East of the South east corner of East 31st Street South and South Mingo Road.

BOA-14352 January 1987: The Board of Adjustment **approved** a *variance* of signage measurements and illumination subject to conditions, on property located at the Southeast corner of East 31st Street South and South Mingo Road.

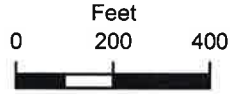
BOA-12517 April 1983: The Board of Adjustment **approved** a *special exception* to permit Use Unit 15 (Other Trades and Services) and to delete Use Unit 17 (Automotive and Allied Activities) request; a *special exception* to remove the screening requirement from the abutting R District, on property located East of the Northeast corner of East 31st Street South and South Mingo Road.

BOA-9907 April 1978: The Board of Adjustment **approved** a *special exception* to permit a car wash, on property located East of the Northeast corner of East 31st Street South and South Mingo Road.

6.5

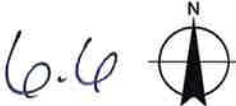


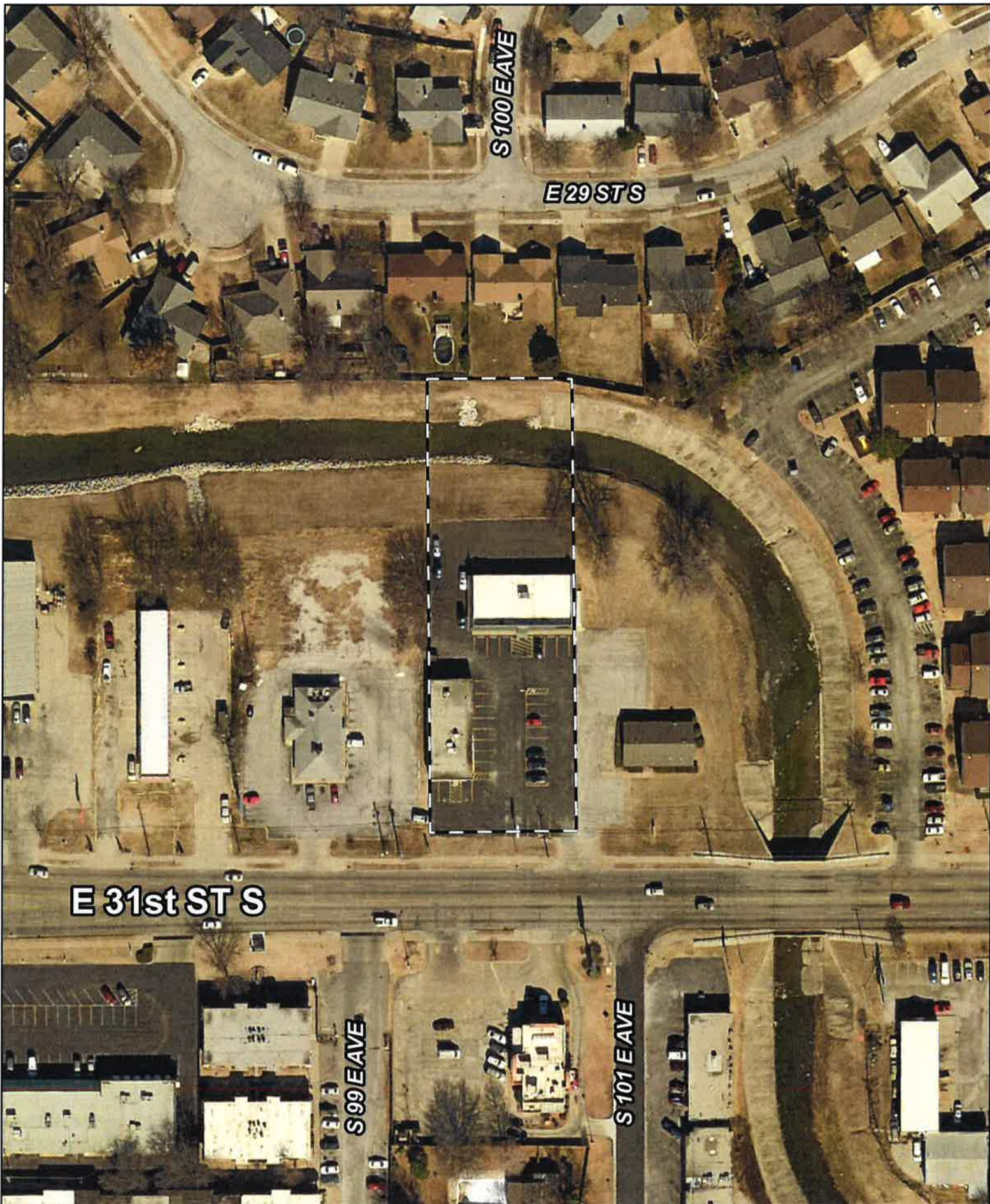
SUBJECT TRACT



Z-7481

19-14 18





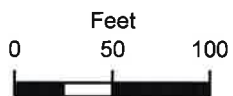
E 31st ST S

S100 EAVE

E29 STS

S99 EAVE

S101 EAVE



Subject Tract

Z-7481

19-14 18

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

Aerial Photo Date: February 2018

6.8





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7482

Hearing Date: 6/5/2019

Case Report Prepared by:

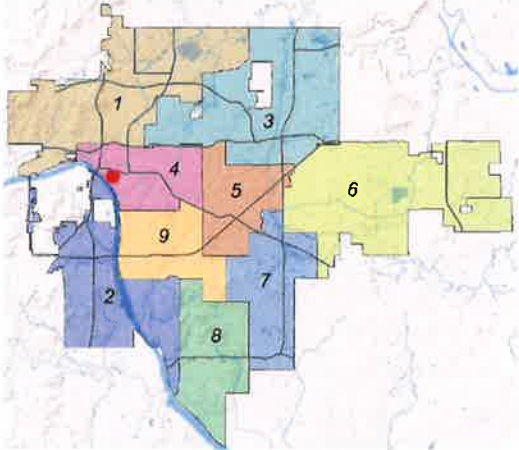
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: HAWKINS, GARY JAMES JR

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



Applicant Proposal:

Present Use: Residential

Proposed Use: Office

Concept summary: Rezoning requested to allow light office uses by right.

Tract Size: 0.17 ± acres

Location: South of the southeast corner of West 15th Street South and South Denver Avenue

Zoning:

Existing Zoning: RM-2

Proposed Zoning: OL

Comprehensive Plan:

Land Use Map: Downtown Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9212

CZM: 36

City Council District: 4

Councilor Name: Kara Joy McKee

County Commission District: 2

Commissioner Name: Karen Keith

7.1

SECTION I: Z-7482

DEVELOPMENT CONCEPT: The existing building originally constructed as a home is currently zoned RM-2. The request for OL zoning will permit light office uses similar to many other structures along Denver between 15th and Riverside Drive.

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-7482 request OL zoning and is consistent with the Downtown Neighborhood land use designation in the Tulsa Comprehensive Plan and,

Uses allowed in an OL zoning district are considered non-injurious to the surrounding property owners and,

OL zoning is consistent with the expected development pattern in the area therefore,

Staff recommends Approval of Z-7482 to rezone property from RM-2 to OL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The request for OL zoning is consistent with the Downtown Neighborhood land use designation.

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 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.

7.2

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

Transportation Vision:

Major Street and Highway Plan: South Denver Avenue is considered an Urban Arterial. No additional designation is shown on the plan.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Existing two-story residence.

Environmental Considerations: None that would affect site redevelopment

Streets:

| <u>Exist. Access</u> | <u>MSHP Design</u> | <u>MSHP RW</u> | <u>Exist. # Lanes</u> |
|----------------------|--------------------|----------------|-----------------------|
| South Denver Avenue | Urban Arterial | 70 feet | 4 lane |

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

| Location | Existing Zoning | Existing Land Use Designation | Area of Stability or Growth | Existing Use |
|-----------------|------------------------|--------------------------------------|------------------------------------|---------------------|
| North | OL | Downtown Neighborhood | Growth | Light Office |
| East | RM-2 | Downtown Neighborhood | Growth | Surface Parking lot |
| South | OL | Downtown Neighborhood | Growth | Light Office |
| West | OL | Downtown Neighborhood | Growth | Light Office |

7.3

SECTION III: Relevant Zoning History

History: Z-7482

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

Subject Property:

No relevant history.

Surrounding Property:

BOA-19972 January 2005: The Board of Adjustment voted to **uphold** the *appeal* of Administrative Officials determination of requirements for off-site parking, on property located at the Southeast corner of West 15th Street South and South Denver Avenue.

Z-6311 July 1991: All concurred in **approval** of a request for *rezoning* a tract of land from CH and OL to CS on property located at the Northeast corner of South Denver Avenue and West 15th Street. (Ordinance 17530)

Z-6074 October 1985: All concurred in **approval** of a request for *rezoning* a tract of land from RM-2 to OL on property located at the Northwest corner of South Denver Avenue and West 16th Street. (Ordinance 16464)

BOA-13793 October 1985: The Board of Adjustment **approved** a *special exception* to allow parking in an RM-2 district and a variance to allow off-site parking located on the subject tract, on property located at the Southeast corner of West 15th Street South and South Denver Avenue.

BOA-13617 June 1985: The Board of Adjustment **approved** a *special exception* to allow a barber and beauty shop in an OL zoned district; and **approved** a *variance* to allow off-street parking on a lot other than the principal lot subject to conditions on property located at the Southeast corner of West 15th Street South and South Denver Avenue.

BOA-13120 May 1984: The Board of Adjustment **approved** a *special exception* to modify the screening requirement to allow screening the parking lot only, on property located South of the Southwest corner of West 15th Street South and South Carson Avenue.

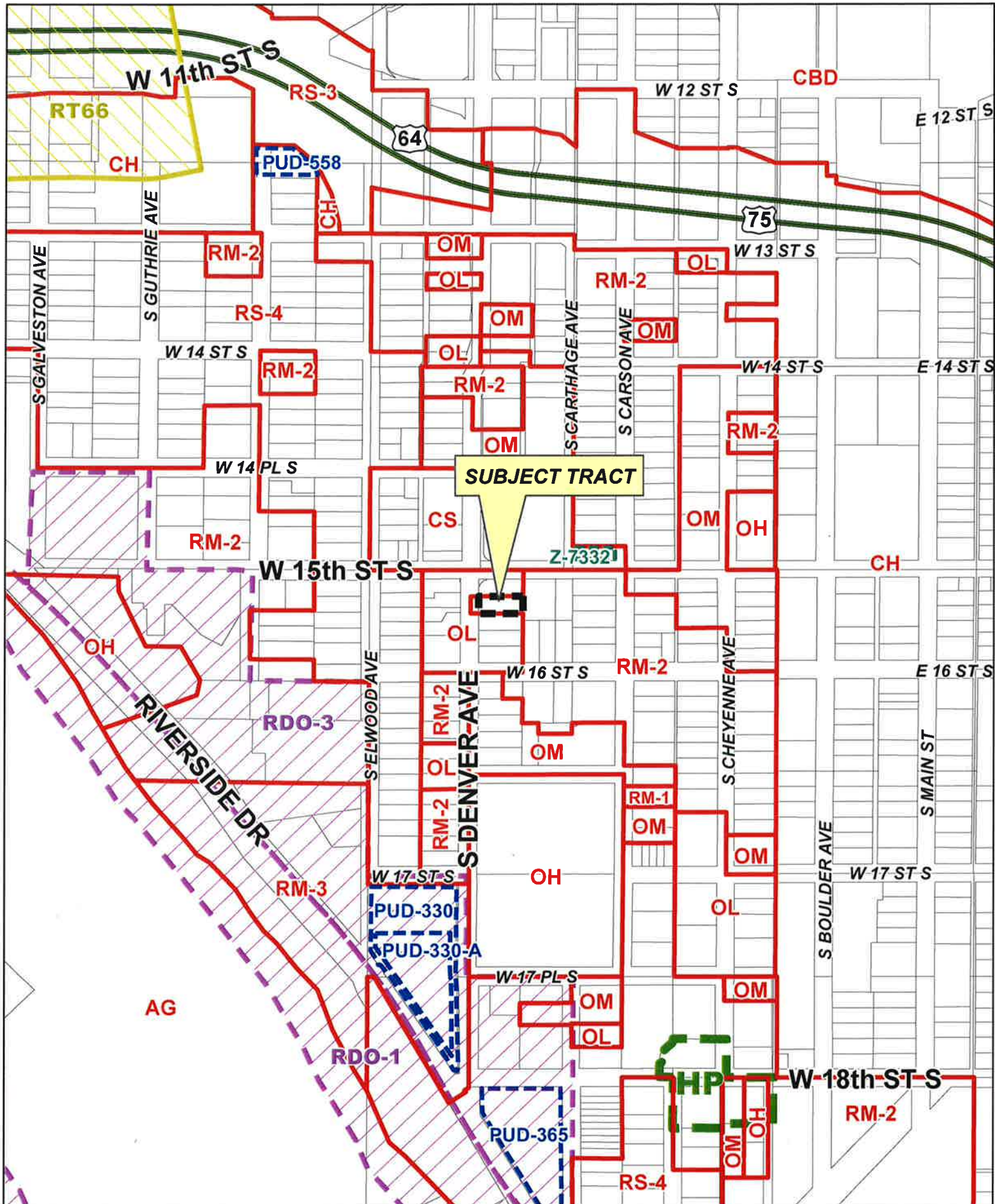
Z-5746 November 1982: All concurred in **approval** of a request for *rezoning* a tract of land from RM-2 to OL on property located South of the Southwest corner of South Denver Avenue and West 15th Street. (Ordinance 15514)

Z-5476 February 1981: All concurred in **approval** of a request for *rezoning* a tract of land from RM-2 to OL on property located at the Southeast corner of South Denver Avenue and West 15th Street. (Ordinance 14965)

Z-5439 October 1980: All concurred in **approval** of a request for *rezoning* a tract of land from RM-2 to OL on property located at the Northeast corner of South Denver Avenue and West 16th Street. (Ordinance 14873)

Z-5408 July 1980: All concurred in **approval** of a request for *rezoning* a tract of land from RM-2 to OL on property located at the Southeast corner of West 15th Street South and South Denver Avenue. (Ordinance 14800)

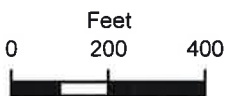
Z-5407 July 1980: All concurred in **approval** of a request for *rezoning* a tract of land from RM-2 to OL on property located at the Northeast corner of South Denver Avenue and West 16th Street. (Ordinance 14801)



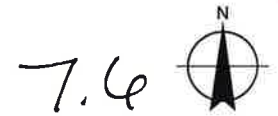
SUBJECT TRACT

Z-73321

Z-7482



19-12 12





W 11th ST S

W 12 ST S

E 12 ST S

64

75

W 13 ST S

S GALVESTON AVE

S GUTHRIE AVE

W 14 ST S

S CARTHAGE AVE

S CARSON AVE

W 14 ST S

E 14 ST S

W 14 PL S

W 15th ST S



W 16 ST S

RIVERSIDE DR

SELWOOD AVE

S DENVER AVE

S CHEYENNE AVE

E 16 ST S

W 17 ST S

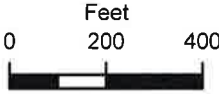
S BOULDER AVE

W 17 ST S

S MAIN ST

W 17 PL S

W 18th ST S



Subject Tract

Z-7482

19-12 12

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

Aerial Photo Date: February 2018





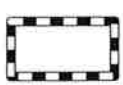
W14PLS

W 15th ST S

W 16 STS

S DENVER AVE

S CARSON AV



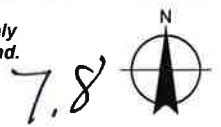
Subject Tract

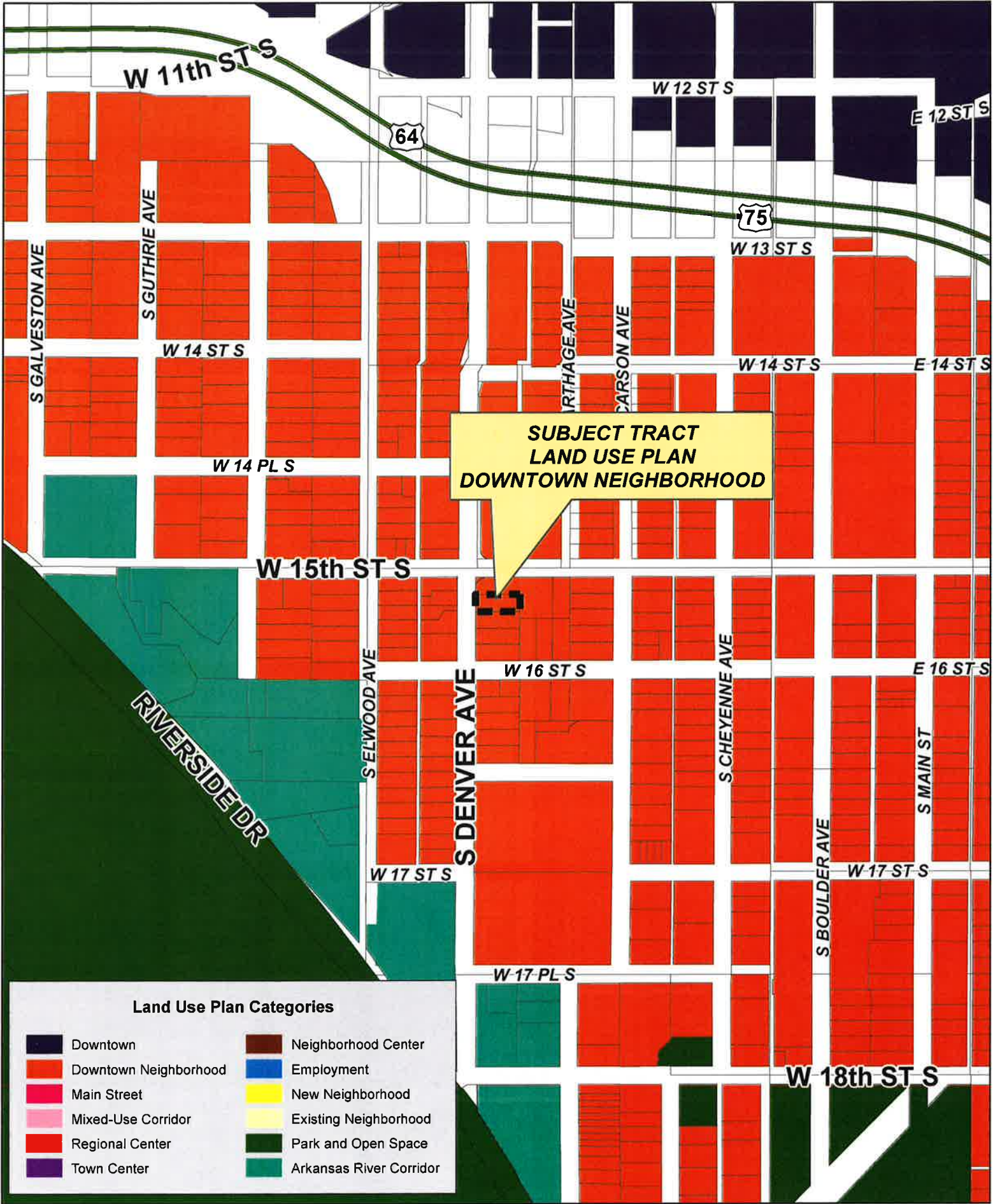
Z-7482

19-12 12

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

Aerial Photo Date: February 2018

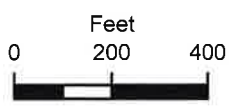




**SUBJECT TRACT
LAND USE PLAN
DOWNTOWN NEIGHBORHOOD**

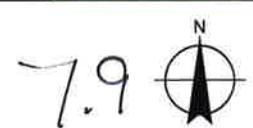
Land Use Plan Categories

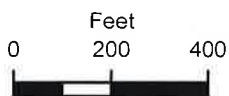
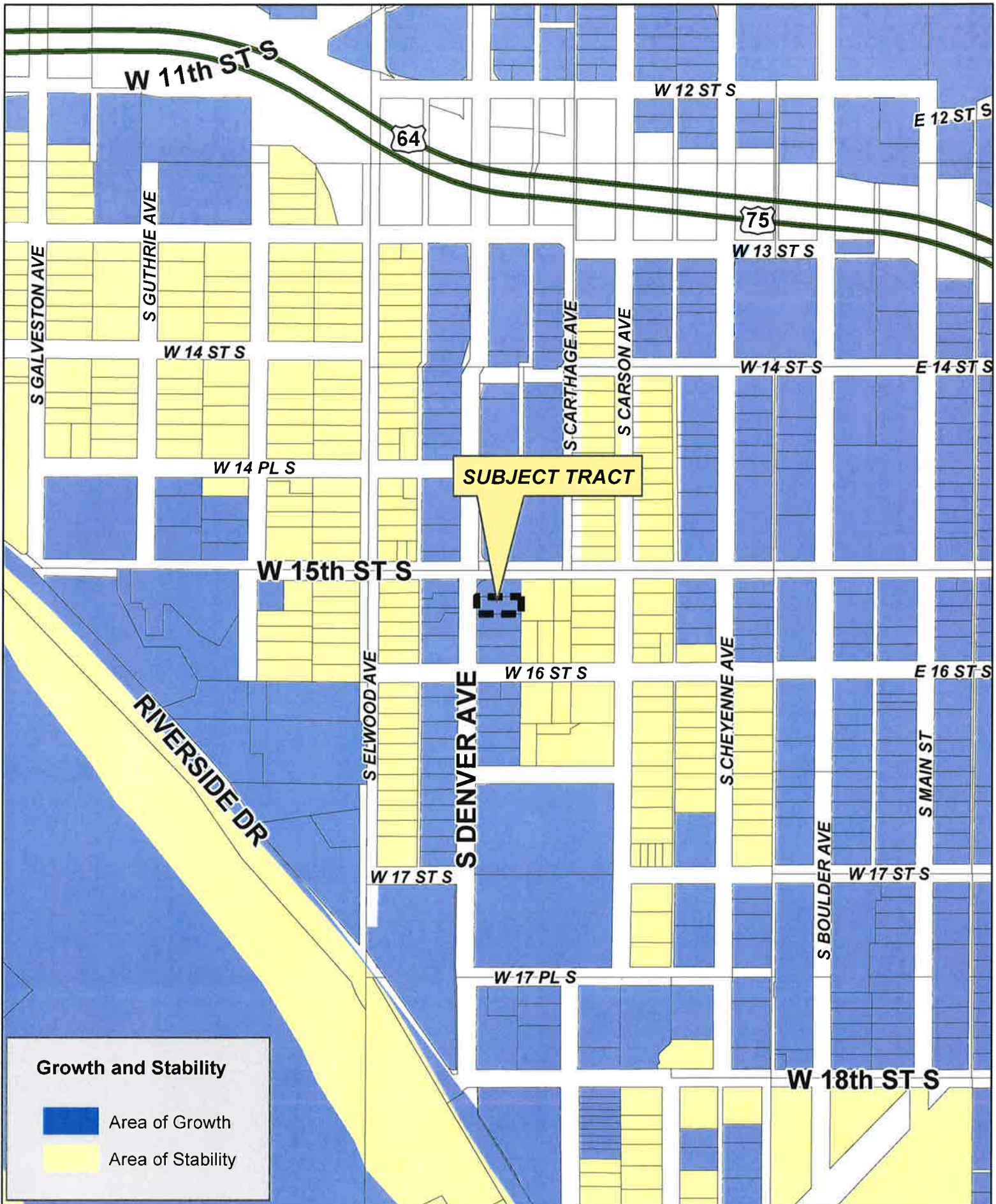
| | |
|--|---|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment |
|  Main Street |  New Neighborhood |
|  Mixed-Use Corridor |  Existing Neighborhood |
|  Regional Center |  Park and Open Space |
|  Town Center |  Arkansas River Corridor |



Z-7482

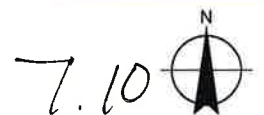
19-12 12





Z-7482

19-12 12





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7483

Hearing Date: 6/5/2019

Case Report Prepared by:

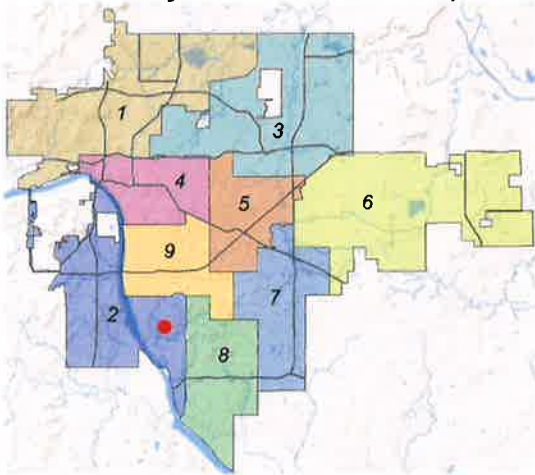
Nathan Foster

Owner and Applicant Information:

Applicant: Malek Elkhoury

Property Owner: Lynne C. Bennett

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Residential

Proposed Use: Office

Concept summary: Rezone from RS-1 to OL to permit the development of small-scale office uses.

Tract Size: 2.43 ± acres

Location: Northeast corner of East 75th Street South and South Lewis Ave

Zoning:

Existing Zoning: RS-1

Proposed Zoning: OL

Comprehensive Plan:

Land Use Map: Neighborhood Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8308

CZM: 52

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 3

Commissioner Name: Ron Peters

8.1

SECTION I: Z-7483

DEVELOPMENT CONCEPT:

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:

DETAILED STAFF RECOMMENDATION:

The subject tract is designated as a Neighborhood Center by the Tulsa Comprehensive Plan. OL zoning would permit small-scale offices, studios, and services. Building heights in OL zoning are limited to 35 feet which mirrors the allowable building height within the surrounding residential zoning areas. Adjacent residential properties are higher density non-traditional single-family uses such as condominiums and duplexes. The vacant property west of this site is zoned RD with two separate Planned Unit Developments that permit different uses. The southern half of the property would permit additional duplexes while the northern half of the property has been approved for additional office uses in conjunction with the existing office complex located on South Lewis Avenue.

The proposed OL zoning is consistent with the land use vision in the comprehensive plan.

Staff recommends approval of Z-7483 to rezone property from RS-1 to OL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: OL zoning is consistent with the Neighborhood Center land-use designation and compatible with the surrounding uses.

Land Use Vision:

Land Use Plan map designation: **Neighborhood Center**

Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

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

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the City where general agreement exists that development or redevelopment is beneficial.

8.2

Transportation Vision:

Major Street and Highway Plan: East 75th Street is designated as a residential collector street. Typical residential collector streets require a 60' right-of-way dedication; however, East 75th Street has been dedicated at 80' which is the standard for commercial collector streets.

Trail System Master Plan Considerations: None.

Small Area Plan: None

Special District Considerations: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: There is one existing single-family residence on the 2+ acre subject tract. The remainder of the 2 acres is vacant and undeveloped.

Environmental Considerations: None

Streets:

| <u>Exist. Access</u> | <u>MSHP Design</u> | <u>MSHP R/W</u> | <u>Exist. # Lanes</u> |
|------------------------------------|-----------------------|-----------------|---|
| East 75 th Street South | Residential Collector | 60' | 2 lanes with 80' of existing right-of-way |

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

| <u>Location</u> | <u>Existing Zoning</u> | <u>Existing Land Use Designation</u> | <u>Area of Stability or Growth</u> | <u>Existing Use</u> |
|-----------------|--------------------------------|--------------------------------------|------------------------------------|--|
| North | RS-3/PUD-124 | Existing Neighborhood | Stability | Gated condominiums |
| South | RS-1 | Regional Center | Growth | Single-family residential |
| East | RS-3/PUD-182 | Existing Neighborhood | Stability | Gated duplex community |
| West | RD/PUD-293/PUD-293-A/PUD-329-A | Neighborhood Center | Growth | Undeveloped, Office uses permitted at north end of property, duplexes allowed on south end |

SECTION III: Relevant Zoning History

8.3

ZONING ORDINANCE: Ordinance number 11828 dated June 26, 1970 established zoning for the subject property.

Subject Property:

No relevant history.

Surrounding Property:

PUD-293-A February 2013: All concurred in **approval** of a proposed *Major Amendment* to abandon Tract B of PUD-293 and combine it with PUD-329-A per staff recommendation on property located at the Northeast corner of South Lewis Avenue and East 75th Street South.

PUD-329-A February 2013: All concurred in **approval** of a proposed *Major Amendment* to combine properties and expand boundaries of PUD-329 for uses allowed by right in the OM District with conditions, on property located north of the northeast corner of East 75th Street and South Lewis Avenue.

Z-7069 September 2007: All concurred in **approval** of a request for *rezoning* a .81± acre tract of land from OM to OL for office use and to enable splitting of a portion of the site for development, on property located at the Southeast corner of East 73rd Street and South Lewis Avenue.

BOA-20278 June 2006: The Board of Adjustment **denied** a *variance* of the required 100 feet of frontage on an arterial street in the OM district to 75 feet, on property located South of the Southeast corner of East 71st Street South and South Lewis Avenue.

BOA-17705 May 1997: The Board of Adjustment **approved** a *variance* of average lot width in an RS-1 district from 100 feet to 81 feet to allow a lot split, on property located at East of the Southeast corner of South Lewis Avenue and East 75th Street South.

Z-5805/PUD-329 September 1983: All concurred in **approval** of a request to rezone a 1.5± acre tract from RS-1 to OM with a PUD for office development, located north of the northeast corner of East 75th Street and South Lewis Avenue.

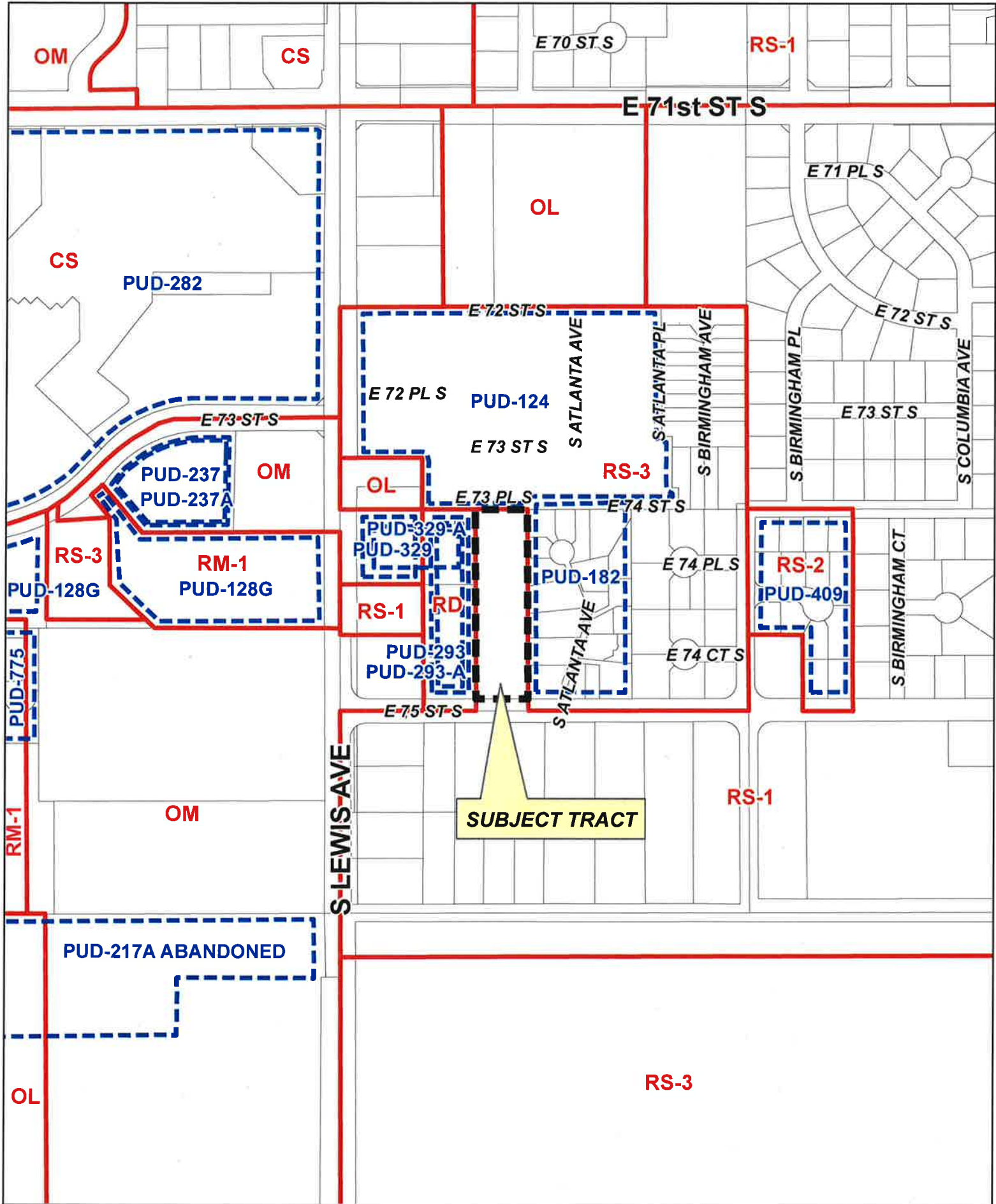
Z-5672/PUD-293 November 1982: All concurred in **approval** of a proposed *Planned Unit Development* on a tract of land for a townhouse apartment complex use with RD zoning, on property located at the Northeast corner of South Lewis Avenue and East 75th Street South.

BOA-9197 November 1976: The Board of Adjustment **approved** a *special exception* to permit the use of the property for university purposes, subject to conditions, on property located at East of the Southeast corner of South Lewis Avenue and East 75th Street South.

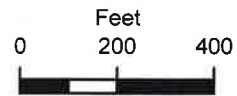
Z-4845/PUD-182 February 1976: All concurred in **approval** for *rezoning* a tract of land from RS-1 to RS-3 for a proposed *Planned Unit Development* on a tract of land for 12 duplexes, on property located East of the Northeast corner of East 75th street South and South Lewis Avenue.

Z-4248/PUD-124 August 1972: All concurred in **approval** for *rezoning* a tract of land from CS to RS-3 for a proposed *Planned Unit Development* on a 19± acre tract of land for 85 one-story development of attached patio home units, with conditions, on property located South of the Southeast corner of East 71st Street and South Lewis Avenue.

8.4

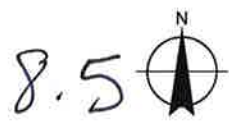


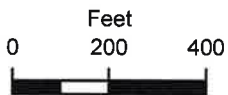
SUBJECT TRACT



Z-7483

18-13 08





Subject Tract

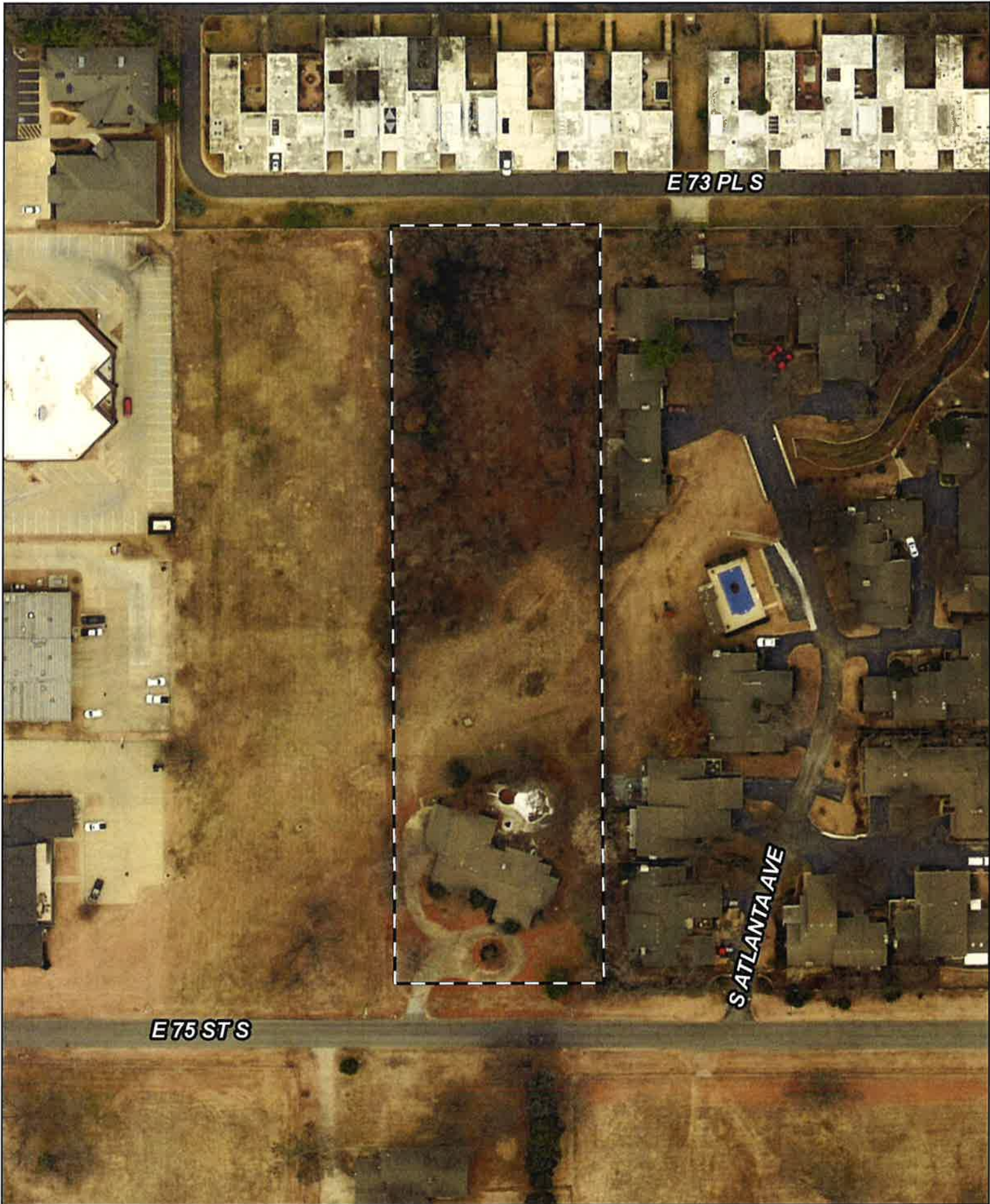
Z-7483

18-13 08

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

Aerial Photo Date: February 2018





E73 PLS

E75 STS

S ATLANTA AVE



Subject Tract

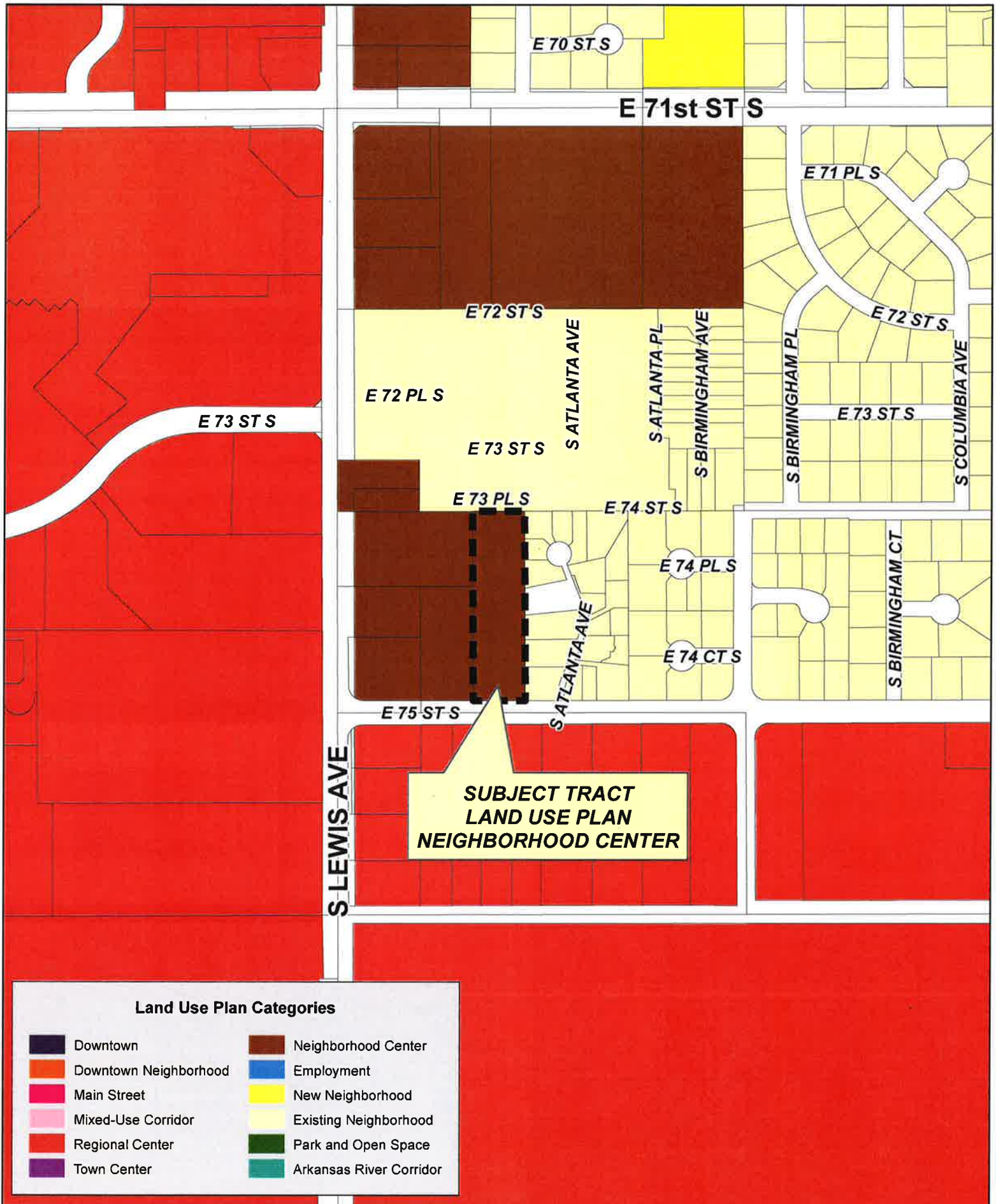
Z-7483

18-13 08

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

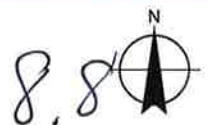
Aerial Photo Date: February 2018





Z-7483

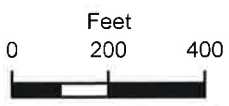
18-13 08





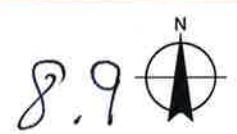
Growth and Stability

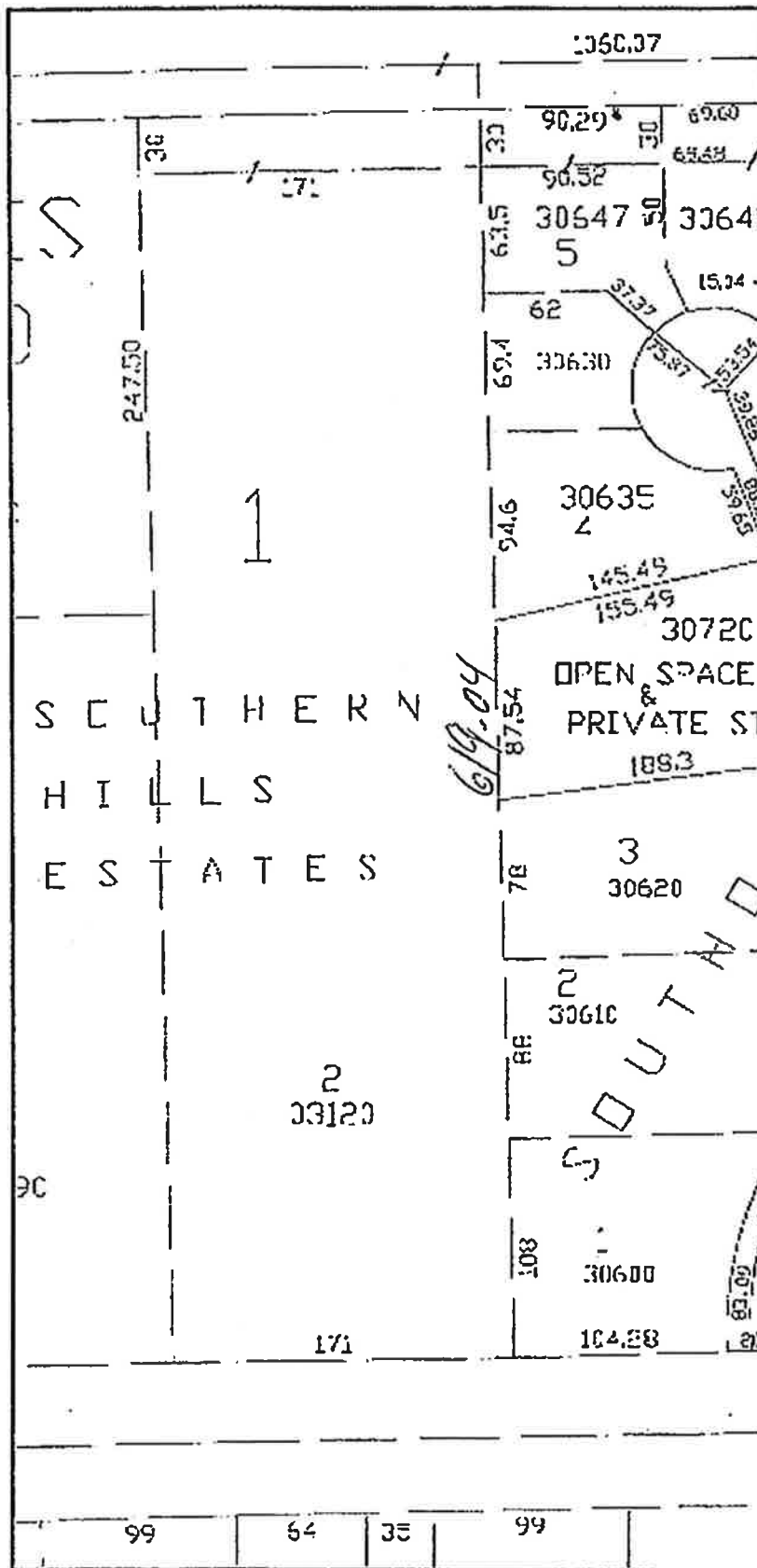
- Area of Growth
- Area of Stability



Z-7483

18-13 08





8.10



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7484

Hearing Date: 6/5/2019

Case Report Prepared by:

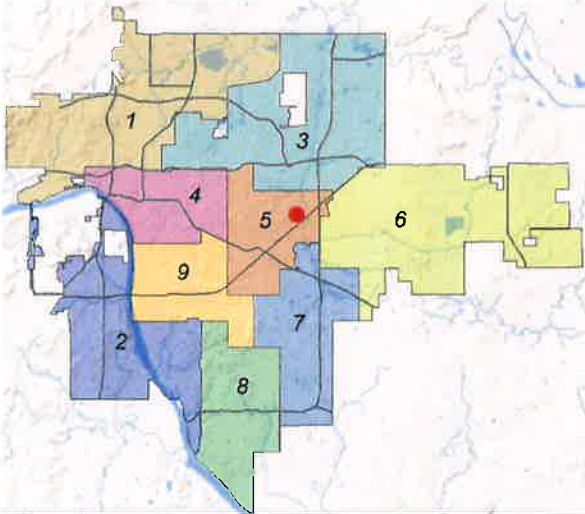
Nathan Foster

Owner and Applicant Information:

Applicant: Malek Elkhoury

Property Owner: James Robert Peevy, Trustee
James W. Peevy

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Office

Concept summary: Rezone from RS-1 to OL to permit the development of small-scale office uses.

Tract Size: 2 ± acres

Location: East of the Northeast corner of South 89th East Avenue and East 21st Street South

Zoning:

Existing Zoning: RS-1

Proposed Zoning: OL

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9312

CZM: 38

City Council District: 5

Councilor Name: Cass Fahler

County Commission District: 2

Commissioner Name: Karen Keith

9.1

SECTION I: Z-7484

DEVELOPMENT CONCEPT:

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:

DETAILED STAFF RECOMMENDATION:

The subject tract is located within a functioning mixed-use corridor with a range of commercial, office, industry, and residential uses. The subject tract is adjacent to East 21st Street South, a primary arterial, and immediately adjacent to additional OL zoned property to the east. The property to the immediate west houses a power substation maintained by PSO.

Rezoning from RS-1 to OL is consistent with the land use vision for Mixed-use Corridors in the Tulsa Comprehensive Plan.

Staff recommends approval of Z-7483 to rezone property from RS-1 to OL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: OL zoning is consistent with the Mixed-Use Corridor designation by the Tulsa Comprehensive Plan and would be compatible with surrounding properties.

Land Use Vision:

Land Use Plan map designation: **Mixed-Use Corridor**

Mixed-Use Corridors are Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods. Mixed-Use Corridors usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind.

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

Transportation Vision:

Major Street and Highway Plan:

Trail System Master Plan Considerations: South 89th East Avenue is designated as a signed bike route by the Tulsa GO Plan. New developments should consider the installation of bike racks and other amenities for those choosing to utilize the signed bike route.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The subject property is totally vacant and undeveloped. There are existing sidewalks on both East 21st Street and South 89th East Avenue.

Environmental Considerations: None

Streets:

| <u>Exist. Access</u> | <u>MSHP Design</u> | <u>MSHP R/W</u> | <u>Exist. # Lanes</u> |
|------------------------------------|-----------------------|-----------------|-----------------------|
| East 21 st Street South | Primary Arterial | 120' | 4 |
| South 89 th East Avenue | Residential Collector | 60' | 2 |

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

| <u>Location</u> | <u>Existing Zoning</u> | <u>Existing Land Use Designation</u> | <u>Area of Stability or Growth</u> | <u>Existing Use</u> |
|-----------------|------------------------|--------------------------------------|------------------------------------|------------------------|
| North | RS-3 | Existing Neighborhood | Stability | Residential |
| South | CS/PUD-550 | Employment | Growth | Office/Industry |
| East | OL | Mixed-use Corridor | Growth | Credit Union & Parking |
| West | RS-3 | Mixed-use Corridor | Growth | PSO Station |

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11816 dated June 26, 1970 established zoning for the subject property.

Subject Property:

9.3

No Relevant History.

Surrounding Property:

Z-6689/PUD-439-A May 1999: All concurred in **approval** of a proposed *Major Amendment* to PUD-439 to permit the addition of a 2.33 acre tract to the west of existing PUD-439, subject to conditions, and **approval** of a request for *rezoning* a tract of land from OL an RS-1 to CS zoning on property located at the Northwest corner of East 21st Street South and South 89th East Avenue.

Z-6559/PUD-550 December 1996: All concurred in **approval** of a request for *rezoning* a 59.4± acre tract of land from RS-3 and OL to CS/IL/PUD for a mixed use development that would also accommodate a post office distribution center, on property located at the Southwest corner of East 21st Street and South 91st East Avenue. (Ordinance 1884)

BOA-16799 September 1994: The Board of Adjustment **approved** a *variance* of the required frontage on an arterial street to permit a lot split, subject to conditions, on property located at the Northeast corner of East 21st Street South and South 93rd East Avenue.

Z-6446 June 1994: All concurred in **approval** of a request for *rezoning* a tract of land from RD and RM-1 to OL on property located at the Northeast corner of East 21st Street South and South 93rd East Avenue. (Ordinance 18241)

Z-6203/PUD-439 November 1988: All concurred in **approval** of a request for *rezoning* a 2.39± acre tract of land from OL to CS/PUD for office and small product fabrication, processing and repair, on property located at the Northeast corner of East 21st Street South and South 89th East Avenue.

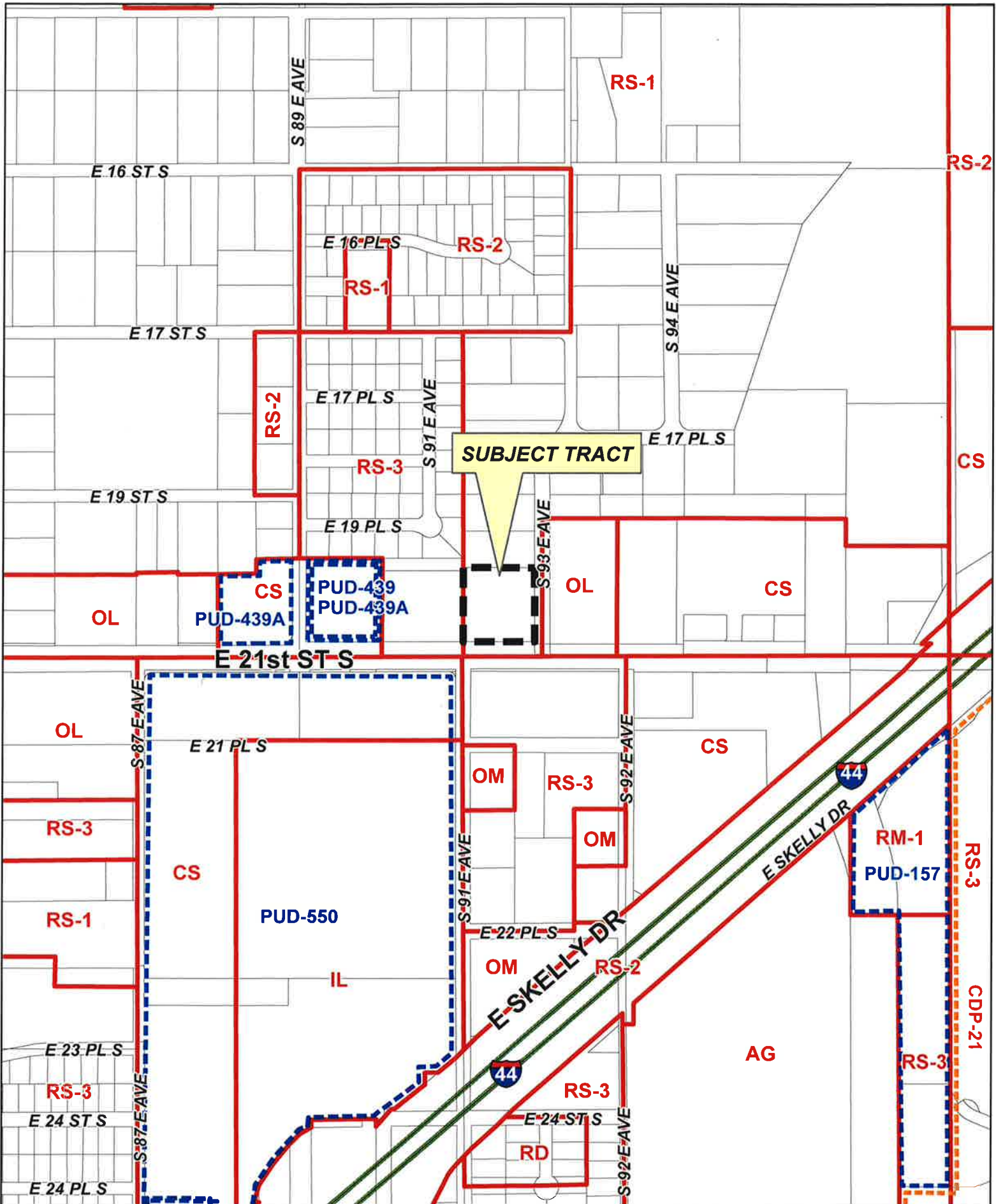
Z-4863 April 1976: All concurred in **approval** of a request for *rezoning* a tract of land from AG to OM on property located at the Northeast corner of East 21st Street South and South 93rd East Avenue. (Ordinance 13602)

Z-4689 August 1974: All concurred in **approval** of a request for *rezoning* a tract of land from RS-3 to OL on property located at the Southwest corner of East 21st Street and South 91st East Avenue. (Ordinance 13258)

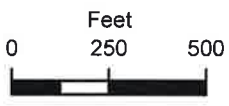
Z-4577 January 1974: All concurred in **approval** of a request for *rezoning* a tract of land from OL to RD on property located at the Northeast corner of East 21st Street South and South 93rd East Avenue. (Ordinance 13062)

BOA-6467 October 1969: The Board of Adjustment **approved** a *special exception* to permit operating a day nursery in a church building and maintaining a 4' x 4' sign in a U-1C district, on property located at the Southwest corner of East 21st Street South and South 92nd East Avenue.

9.4

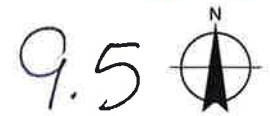


SUBJECT TRACT



Z-7484

19-13 12





E 16 ST S

S 89 E AVE

E 16 PL S

S 92 E AVE

S 93 E AVE

S 94 E AVE

E 17 ST S

E 17 PL S

S 91 E AVE

E 17 PL S

E 19 ST S

E 19 PL S

S 93 E AVE

E 21st ST S

S 87 E AVE

E 21 PL S

S 91 E AVE

S 92 E AVE

44

ESKELLY DR

E 22 PL S

ESKELLY DR

44

E 23 PL S

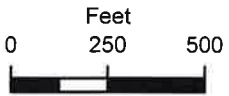
S 87 E AVE

E 24 ST S

E 24 PL S

E 24 ST S

S 92 E AVE



Subject Tract

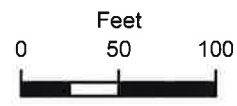
Z-7484

19-13 12

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

Aerial Photo Date: February 2018





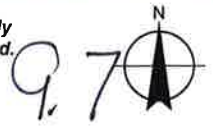
Subject Tract

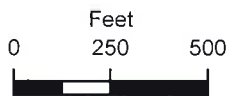
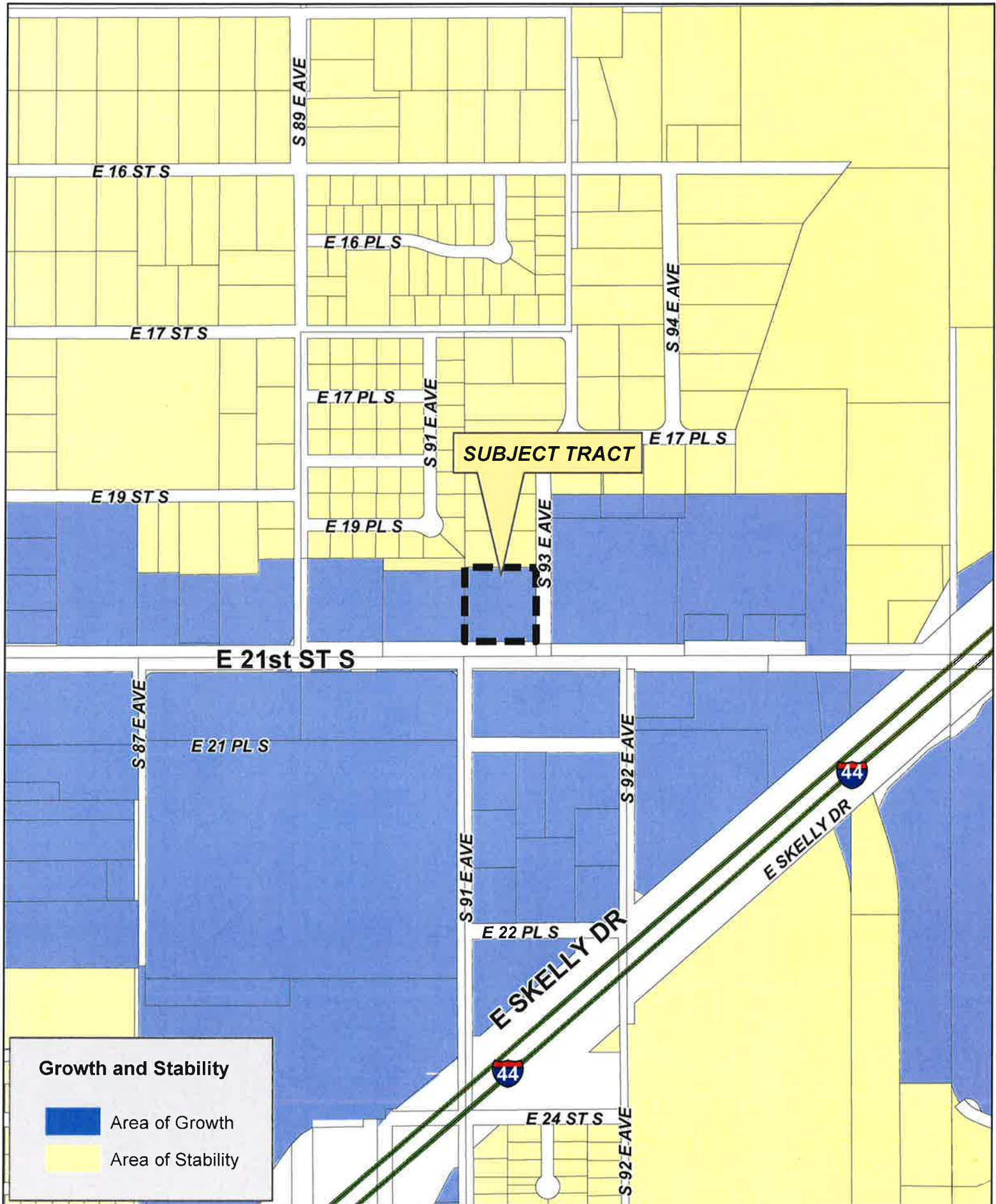
Z-7484

19-13 12

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

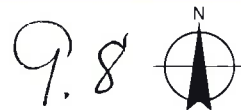
Aerial Photo Date: February 2018





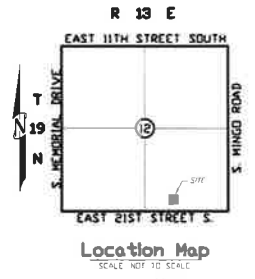
Z-7484

19-13 12



Legal Description

The North 310 feet of the South 360 feet of the West 290 feet of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section 12, Township 19 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey Thereof; LESS & EXCEPT the south 10 feet for street right-of-way.



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