

**\*AMENDED\***  
**TULSA METROPOLITAN AREA PLANNING  
COMMISSION**

**Meeting No. 2741**

**March 1, 2017, 1:30 PM**

**175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> 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 January 2017

1. Minutes of February 15, 2017, Meeting No. 2740

**CONSENT AGENDA:**

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

2. **LC-867** (Lot-Combination) (CD 1) – Location: Southeast corner of North Rockford Avenue and East Independence Street
3. **LS-20964** (Lot-Split) (CD 2) – Location: West of the Northwest corner of South Florence Avenue and East 70<sup>th</sup> Street South
4. **LS-20965** (Lot-Split) (CD 9) – Location: East of the northeast corner of South Cincinnati Avenue and East 34<sup>th</sup> Street South
5. **LS-20966** (Lot-Split) (CD 7) – Location: East of the Southeast corner of East 51<sup>st</sup> Street South and South 122<sup>nd</sup> East Avenue
6. **PUD-168-12 Perfection Homes** (CD 8) Location: Southeast corner of South Harvard Avenue and East 81<sup>st</sup> Street South requesting a **PUD Minor Amendment** to allow all uses permitted by right in CS

## CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

### PUBLIC HEARINGS:

7. **CPA-56 JR Donelson** (CD 9) Location: North and east of the northeast corner of South Lewis Avenue and East Skelly Drive requesting to amend the Comprehensive Plan Land Use Map from Existing Neighborhood to Mixed-Use Corridor and the Stability and Growth Map from Area of Stability to an Area of Growth (Related to Z-7373)
8. **Z-7373 JR Donelson** (CD 9) Location: North and east of the northeast corner of South Lewis Avenue and East Skelly Drive requesting rezoning from **RS-1** to **OL**. (Related to CPA-56)
9. **CPA-58 Lou Reynolds** (CD 4) Location: West of the northwest corner of East 13<sup>th</sup> Place and South Lewis Avenue requesting Land Use Map change from Existing Neighborhood to Main Street and Stability and Growth Map change from Area of Stability to an Area of Growth (Related to PUD-762-A and Z-7378)
10. **PUD-762-A Lou Reynolds** (CD 4) West of the northwest corner of East 13<sup>th</sup> Place and South Lewis Avenue requesting to **Abandon PUD-762-A** (related to CPA-58 and Z-7378)
11. **Z-7378 Lou Reynolds** (CD 4) Location: West of the northwest corner of East 13<sup>th</sup> Place and South Lewis Avenue requesting rezoning from **RS-3/CS** to **OMH/CS with optional development plan** (related to CPA-58 and PUD-762-A)
12. **PUD-845 Wallace Engineering/Jim Beach** (County) Location: North of the northwest corner of South Peoria Avenue and East 141<sup>st</sup> Street requesting rezoning from **AG** to **CS/ PUD-845** to permit the construction of a mini-storage facility (Related to CZ-448) (Continued from February 15, 2017)
13. **CZ-448 Jim Beach** (County) Location: North of the northwest corner of South Peoria Avenue and East 141<sup>st</sup> Street requesting rezoning from **AG** to **CS** (Continued from December 21<sup>st</sup>, 2016, February 1, 2017 and February 15, 2017)
14. **Z-7376 Steven Schuller** (CD 4) Location: South of southwest corner of S. Gary Ave. and E. 15<sup>th</sup> St. (aka 1508 S. Gary Ave. E.) requesting rezoning from **CH** to **RS-3** (Continued from February 15, 2017)

15. **Z-7371 Miguel Gomora** (CD 3) Location: North and west of the northwest corner of East 11<sup>th</sup> Street South and South Garnett Road requesting rezoning from **RS-3** to **CG**. (Continued from December 21, 2016 and February 15, 2017) **Applicant has withdrawn this application**
16. **CZ-450 JR Donelson** (County) Location: Northwest corner of West 161<sup>st</sup> Street South and Highway 75 requesting rezoning from **AG** to **IL** (Continued from February 1, 2017)
17. **CZ-451 Premier Steel Service INC.** (County) Location: South of the southwest corner of South Highway 75 and West 161<sup>st</sup> Street South requesting rezoning from **AG** to **IH**
18. **Z-7377 Mark Capron** (CD 2) Location: South of the southeast corner of South Maybelle Avenue and West 81<sup>st</sup> Street requesting rezoning from **AG** to **RS-2** (Related to Maybelle Estates Preliminary Plat)
19. **Maybelle Estates** (CD 2) Preliminary Plat, Location: South of the southeast corner of South Maybelle Avenue and West 81<sup>st</sup> Street (Related to Z-7377)
20. **QTD/K Addition** (CD 3) Preliminary Plat, Location: East of North Garnett Road at East 43<sup>rd</sup> Street North
21. **Titan Sports** (CD 2) Request authorization for an accelerated release of a building permit, Location: East of the northeast corner of East 81<sup>st</sup> Street South and South Elwood Avenue
22. **5200 Mingo Commercial** (CD 7) Request authorization for an accelerated release of a building permit, Location: South of the southwest corner of East 51<sup>st</sup> Street South and South Mingo Road

## **OTHER BUSINESS**

### **23. 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](http://www.tmapc.org)

email address: [esubmit@incog.org](mailto: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 January 2017**

| ----- Current Period ----- |      |                   |                   | ----- Year To Date ----- |      |                    |                    |                    |
|----------------------------|------|-------------------|-------------------|--------------------------|------|--------------------|--------------------|--------------------|
|                            | ITEM | CITY              | COUNTY            | TOTAL<br>RECEIVED        | ITEM | CITY               | COUNTY             | TOTAL<br>RECEIVED  |
| ZONING                     |      |                   |                   |                          |      |                    |                    |                    |
| Zoning Letters             | 8    | \$450.00          | \$450.00          | \$900.00                 | 60   | 2,787.50           | 2,787.50           | \$5,575.00         |
| Zoning                     | 11   | 4,460.00          | 4,460.00          | 8,920.00                 | 48   | 18,790.00          | 18,790.00          | 37,580.00          |
| Plan Reviews               | 22   | 2,450.00          | 2,450.00          | 4,900.00                 | 159  | 15,300.00          | 15,300.00          | 30,600.00          |
| Refunds                    |      | 0.00              | 0.00              | 0.00                     |      | (575.00)           | (575.00)           | (1,150.00)         |
| NSF                        |      | 0.00              | 0.00              | 0.00                     |      | 0.00               | 0.00               | 0.00               |
|                            |      | <u>\$7,360.00</u> | <u>\$7,360.00</u> | <u>\$14,720.00</u>       |      | <u>\$36,302.50</u> | <u>\$36,302.50</u> | <u>\$72,605.00</u> |
| LAND DIVISION              |      |                   |                   |                          |      |                    |                    |                    |
| Minor Subdivision          | 1    | \$325.00          | \$325.00          | \$650.00                 | 3    | \$975.00           | \$975.00           | 1,950.00           |
| Preliminary Plats          | 3    | 1,556.25          | 1,556.25          | 3,112.50                 | 14   | \$5,783.75         | \$5,783.75         | 11,567.50          |
| Final Plats                | 0    | 0.00              | 0.00              | 0.00                     | 12   | \$4,949.97         | \$4,949.97         | 9,899.94           |
| Plat Waviers               | 0    | 0.00              | 0.00              | 0.00                     | 6    | \$750.00           | \$750.00           | 1,500.00           |
| Lot Splits                 | 8    | 382.50            | 382.50            | 765.00                   | 65   | \$3,425.00         | \$3,425.00         | 6,850.00           |
| Lot Combinations           | 17   | 850.00            | 850.00            | 1,700.00                 | 70   | \$3,500.00         | \$3,500.00         | 7,000.00           |
| Other                      | 2    | 275.00            | 275.00            | 550.00                   | 9    | \$925.00           | \$925.00           | 1,850.00           |
| 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>\$3,388.75</u> | <u>\$3,388.75</u> | <u>\$6,777.50</u>        |      | <u>\$20,308.72</u> | <u>\$20,308.72</u> | <u>\$40,617.44</u> |
| TMAPC COMP                 |      |                   |                   |                          |      |                    |                    |                    |
| Comp Plan Adimendment      | 1    | \$250.00          | \$0.00            | \$250.00                 | 4    | \$1,000.00         | \$0.00             | \$1,000.00         |
| Refund                     |      | <u>\$0.00</u>     |                   | <u>\$0.00</u>            |      | <u>\$0.00</u>      | <u>\$0.00</u>      | <u>\$0.00</u>      |
|                            |      | <u>\$250.00</u>   | <u>\$0.00</u>     | <u>\$250.00</u>          |      | <u>\$1,000.00</u>  | <u>\$0.00</u>      | <u>\$1,000.00</u>  |
| BOARDS OF ADJUSTMENT       |      |                   |                   |                          |      |                    |                    |                    |
| Fees                       | 13   | \$3,800.00        | \$300.00          | \$4,100.00               | 139  | \$37,750.00        | \$13,100.00        | \$50,850.00        |
| Refunds                    |      | 0.00              | 0.00              | \$0.00                   |      | (\$1,050.00)       | \$0.00             | (1,050.00)         |
| NSF Check                  |      | 0.00              | 0.00              | \$0.00                   |      | \$0.00             | \$0.00             | 0.00               |
|                            |      | <u>\$3,800.00</u> | <u>\$300.00</u>   | <u>\$4,100.00</u>        |      | <u>\$36,700.00</u> | <u>\$13,100.00</u> | <u>\$49,800.00</u> |
| TOTAL                      |      | \$14,798.75       | \$11,048.75       | \$25,847.50              |      | \$94,311.22        | \$69,711.22        | \$164,022.44       |
| LESS WAIVED FEES *         |      | \$0.00            |                   | \$0.00                   |      | (\$2,856.33)       |                    | (\$2,856.33)       |
| GRAND TOTALS               |      | \$14,798.75       | \$11,048.75       | \$25,847.50              |      | \$91,454.89        | \$69,711.22        | \$161,166.11       |

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

**Mar 1, 2017**

**1) TMAPC Receipt Comparison**

|                             | <b>January 2017</b> | <b>December 2016</b> | <b>January 2016</b> |
|-----------------------------|---------------------|----------------------|---------------------|
| <b>Zoning Letters</b>       | 8                   | 5                    | 12                  |
| <b>Zoning</b>               | 11                  | 6                    | 7                   |
| <b>Plan Reviews</b>         | 22                  | 23                   | 23                  |
| <b>Minor Subdivisions</b>   | 1                   | 1                    | 0                   |
| <b>Preliminary Plats</b>    | 3                   | 2                    | 4                   |
| <b>Final Plats</b>          | 0                   | 2                    | 0                   |
| <b>Plat Waivers</b>         | 0                   | 0                    | 0                   |
| <b>Lots Splits</b>          | 8                   | 4                    | 10                  |
| <b>Lot Combinations</b>     | 17                  | 8                    | 13                  |
| <b>Other</b>                | 2                   | 0                    | 1                   |
| <b>Comp Plan Amendments</b> | 1                   | 2                    | 1                   |

2/23/2017

**Case Number:** PUD-168-12  
**Minor Amendment**

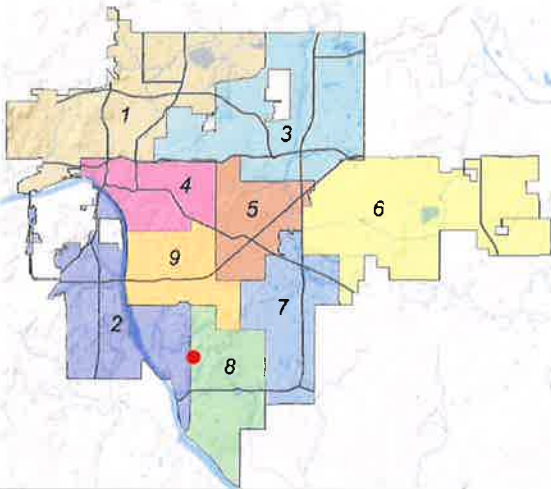
**Hearing Date:** March 1, 2017

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Lou Reynolds

Property Owner: Walnut Creek Associates, LLC.

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to allow all uses permitted by right in CS

Gross Land Area: 9.75 acres

Location: SE/c South Harvard Ave. and East 81<sup>st</sup> St S.

Lot 1, Block 1, Forest Creek Center

Development Area B

**Zoning:**  
Existing Zoning: CS/OL/RS-2/PUD-168  
Proposed Zoning: No Change

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

**Staff Recommendation:**  
Staff recommends **approval**.

**Staff Data:**  
TRS: 8316  
CZM: 52  
Atlas: 1576

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

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

**SECTION I:** PUD-168-12 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the PUD Development Standards to allow all uses permitted by right in a CS district in Development Area B.

Currently OL office uses are permitted in Development Area B while CS uses are allowed in Development Area A. The applicant proposes to allow CS uses in Development Area B. The applicant has not requested to amend any other existing development standards at this time.

It should be noted that, per the current standards, parking in Development Area B is based on office uses listed. If approved, this amendment would allow uses not currently addressed in the PUD parking standards for Development Area B. Parking for uses not currently listed in the parking development standards for Development Area B shall comply with the appropriate parking ratios found in the City of Tulsa Zoning Code Chapter 55.

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

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

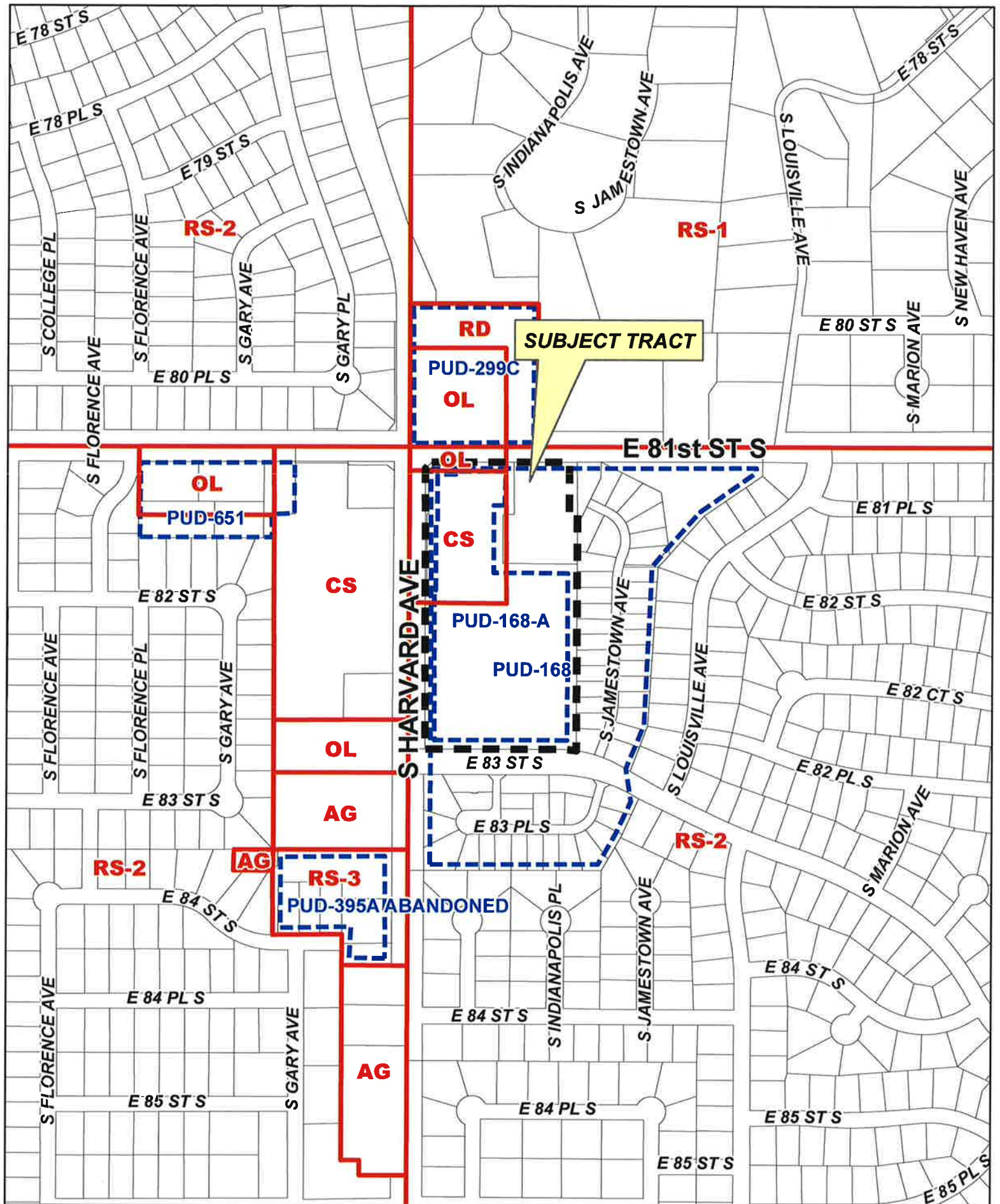
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) Parking for uses not currently addressed in the Development Standards for Area B shall be per minimum parking ratios listed in Chapter 55 of the City of Tulsa Zoning Code.
- 3) All remaining development standards defined in PUD-168 and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

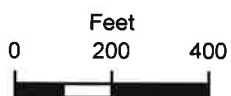
INCOG zoning case map  
INCOG aerial photo  
Applicant Exhibit A

With considerations listed above, staff recommends **approval** of the minor amendment request to allow all uses permitted by right in CS.

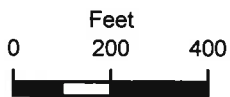


**PUD-168-12**

18-13 16







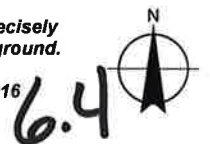
Subject  
Tract

**PUD-168-12**

18-13 16

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

Aerial Photo Date: February 2016





**Exhibit "A"**

**DEVELOPMENT AREA "B"**

The Applicant requests a Minor Amendment to PUD 168 to allow all uses permitted by right in a CS Commercial Shopping District in Development Area "B".

Originally, PUD 168 permitted OL Office Light uses in Development Area "B"; however the underling zoning is CS. Section 30.010-I.2.c.15 of the Code permits changes in an approved use to another by minor amendment, providing the underling zoning would otherwise permit such use as of right. Moreover, the abutting Development Area "A" includes those uses permitted in a CS District. Allowing these uses to be permitted within Development Area "B" will not result in any increase in incompatibility with the present or future use of nearby properties.







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** CPA-56  
Comprehensive Plan Amendment  
(related to Z-7373)

**Hearing Date:** March 1, 2017  
(continued from February 15, 2017)

**Case Report Prepared by:**

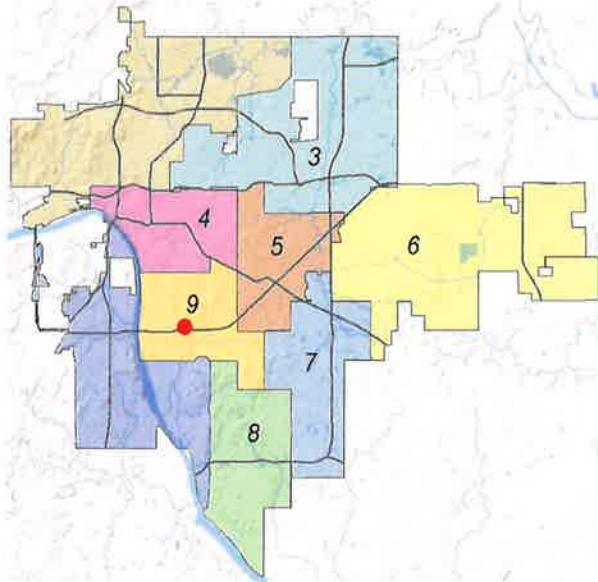
Amy Ulmer

**Owner and Applicant Information:**

Applicant: JR Donelson

Property Owner: Twenty Six Oaks Property

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



**Applicant Proposal:**

Land Use Map change from ***Existing Neighborhood*** to ***Mixed-Use Corridor***

Stability and Growth Map change from ***Area of Stability*** to an ***Area of Growth***

Existing Use: Vacant Lot

Proposed Use: Accessory Parking

Tract Size: .17 acre

Location: N and E of the NE/c corner of S. Lewis Ave. and E. Skelly Dr.

**Comprehensive Plan:**

Land Use Map:

Existing: *Existing Neighborhood*

Proposed: *Mixed-Use Corridor*

Stability and Growth Map:

Existing: *Area of Stability*

Proposed: *Area of Growth*

**Zoning:**

Existing Zoning: RS-1

Proposed Zoning: OL

**Staff Recommendation:**

Staff recommends **approval** of the *Mixed-Use Corridor* land use and *Area of Growth* designation.

**City Council District: 9**

*Councilor Name:* Ben Kimbro

**County Commission District: 3**

*Commissioner Name:* Ron Peters

## COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REQUEST

N and E of the NE/c corner of S. Lewis Ave. and E. Skelly Dr. (CPA-56)

### 1. PROPERTY INFORMATION AND LAND USE REQUEST

|  |
|--|
| <b>Existing Land Use:</b> <i>Existing Neighborhood</i><br><b>Existing Stability and Growth designation:</b> <i>Area of Stability</i> |
| <b>Proposed Land Use:</b> <i>Mixed-Use Corridor</i><br><b>Proposed Stability and Growth designation:</b> <i>Area of Growth</i>       |
| <b>Location:</b> <i>N and E of NE/c corner of S. Lewis Ave. and E. Skelly Dr.</i>  |
| <b>Size:</b> <i>.17 acre</i>   |

#### A. Background

The site that is subject to this Comprehensive Plan amendment application is located north of I-44, on the east side of Lewis Ave. Currently the subject site is vacant and surrounded by established residential homes to the north and east and low-intensity office development to the south and west. According to the applicant, the ODOT owned property immediately to the east serves as the new entrance to the subject lot and was designed and constructed during the I-44 improvement efforts.

The lots immediately to the north, east, and west of the subject lot are designated as *Existing Neighborhood* and *Areas of Stability*. The area immediately south of the site designated as a *Mixed-Use Corridor* and an *Area of Growth*. The applicant has submitted this proposed Comprehensive Plan amendment and a concurrent rezoning application (Z-7373) to permit an accessory parking area for the office use immediately north of the site.

#### B. Existing Land Use and Growth Designations (Tulsa Comprehensive Plan)

An *Existing Neighborhood* land use designation was assigned to the area subject to the amendment request at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

"The *Existing Neighborhood* residential area is comprised of a plan category by the same name. The Existing Residential Neighborhood category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to 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 amenities."

When the new Tulsa Comprehensive Plan was developed and adopted in 2010, the subject tract was designated as an *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."

### **C. Proposed Land Use and Growth Designations (Tulsa Comprehensive Plan)**

The applicant is proposing an *Area of Growth* and *Mixed- Use Corridor* designation on the subject site.

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

*Areas of Growth* are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the *Areas of Growth* are in or near

downtown. *Areas of Growth* provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

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

**D. Zoning and Surrounding Uses:**

| Location | Existing Zoning | Existing Land Use Designation | Area of Stability or Area of Growth | Existing Use                     |
|----------|-----------------|-------------------------------|-------------------------------------|----------------------------------|
| North    | RS-1            | <i>Existing Neighborhood</i>  | <i>Area of Stability</i>            | Vacant Lot- ODOT owned property  |
| South    | OL              | <i>Mixed-Use Corridor</i>     | <i>Area of Growth</i>               | Office                           |
| East     | RS-1            | <i>Existing Neighborhood</i>  | <i>Area of Stability</i>            | Single-Family Residential        |
| West     | RS-1            | <i>Existing Neighborhood</i>  | <i>Area of Stability</i>            | ODOT owned property- Access Road |

**E. Applicant’s Justification:**

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

1. How conditions on the subject site have changed, as well as those on adjacent properties and immediate area;
2. How changes have impacted the subject site to warrant the proposed amendment; and;

3. How the proposed change will enhance the surrounding area and the City of Tulsa.

The applicant provided the following justification as part of their application:

1. *"The request is to change the land use from existing residential neighborhood to a mixed use corridor and from an area of stability to an area of growth. The desire is to rezone the property from "RS-1" to "OL". This zoning is compatible with the office complex to the south and the office complex to the west. The rezoning from "RS-1" to "OL" will allow a parking lot to be constructed on the property. A single family residential home was removed from this property prior to the new construction and modification of South Lewis Ave. and I-44."*
2. *"The Oklahoma Department of Transportation closed the entrance to the Twenty-Six Oaks office complex from South Lewis Ave., when I-44 and South Lewis Ave. was widened and improved. A new entrance to the Twenty-Six Oaks office complex was designed and constructed by ODOT during the widening and improvement to I-44. The new entrance is shown on the attachment. The new entrance constructed for the Twenty-Six Oaks office complex will not permit another residential house to be constructed on the property."*
3. *"The proposed parking lot and proposed amendment to the Comprehensive Plan will not have an adverse impact on surrounding properties. The property to the south is the Twenty-Six Oaks office complex. The property to the north is vacant. The property to the east is a single family residence. The property to the west of South Lewis is a parking lot and office complex. The proposed parking lot will provide a use for this property. The property will provide additional parking for the Twenty-Six Oaks office complex. This additional parking space will enhance the Twenty-Six Oaks office complex for employees, guest and clients."*

**F. Staff Summary:**

The residential vacant subject lot was designated as *Existing Neighborhood* and an *Area of Stability* when the Comprehensive Plan was adopted in 2010. The subject site is abutted by *Existing Neighborhood* land use and an *Area of Stability* designation to the north, east, and west. The planning area immediately to the south is designated a *Mixed-use Corridor* and an *Area of Growth*. Since 2010 there have been no noted changes in zoning and land use designations in the area surrounding the subject site.

In order to accommodate the proposed rezoning to OL, the applicant is requesting to expand the *Mixed-Use Corridor* land use and *Areas of Growth* designation to provide additional parking relief for the Twenty-Six Oaks office complex immediately south of the subject lot. The proposed amendment would be an extension of *Mixed-Use Corridor* and *Areas of Growth* land use designation immediately to the south of the subject lot. According to the original site plan submitted for PUD-227, the Twenty-Six Oaks office complex has 143 off-street parking spaces, which was consistent with the OL zoning parking requirements at the time of the PUD approval. The new Tulsa Zoning Code does not require additional parking on the Twenty-Six Oaks office complex site.

The subject lot abuts two ODOT owned properties (see attached) to the west and north that are currently designated *Existing Neighborhood* and *Areas of Stability*. According to the applicant, during the widening and improvements to I-44, ODOT closed the South Lewis Avenue entrance to the Twenty- Six Oaks office complex. These events were taking place during the same time period as when the Comprehensive Plan was being developed and adopted. The parcel to the west of the subject site serves as the new entrance to the office complex that was designed and constructed by ODOT. If the proposed amendments on are approved on the subject site, the ODOT owned parcel west of the site will be included as part of the annual housekeeping amendments to the same designations.

The applicant has stated, "*The new entrance constructed for the Twenty-Six Oaks office complex will not permit another residential house to be constructed on the property.*" The RS-1 zoned subject site is a non-conforming lot that is 7,405 SF while the minimum lot area and lot area per dwelling unit requirement within the RS-1 district is 13,500 SF. Therefore, the subject site does pose some constraints in building a home that it is consistent with the size of the typical homes found in the surrounding RS-1 zoning district.

The location and existing size of the subject site could limit the type of uses and development allowed on this lot. If developed residentially, a new residence at this location would be not be oriented toward the adjacent neighborhoods, leaving it isolated. An expansion of the *Mixed-Use Corridor* land use and *Areas of Growth* designation into this lot could provide an adequate transition to the existing residences and utilize a lot that has limited development options.

#### STAFF RECOMMENDATION

- Staff recommends **Approval** of the *Mixed-Use Corridor* and *Area of Growth* land use designation as submitted by the applicant.

## CPA-56 Application/Request

Located generally east of northeast corner of S. Lewis Avenue and 51<sup>st</sup> Street South

### - Planning Comments and Considerations -

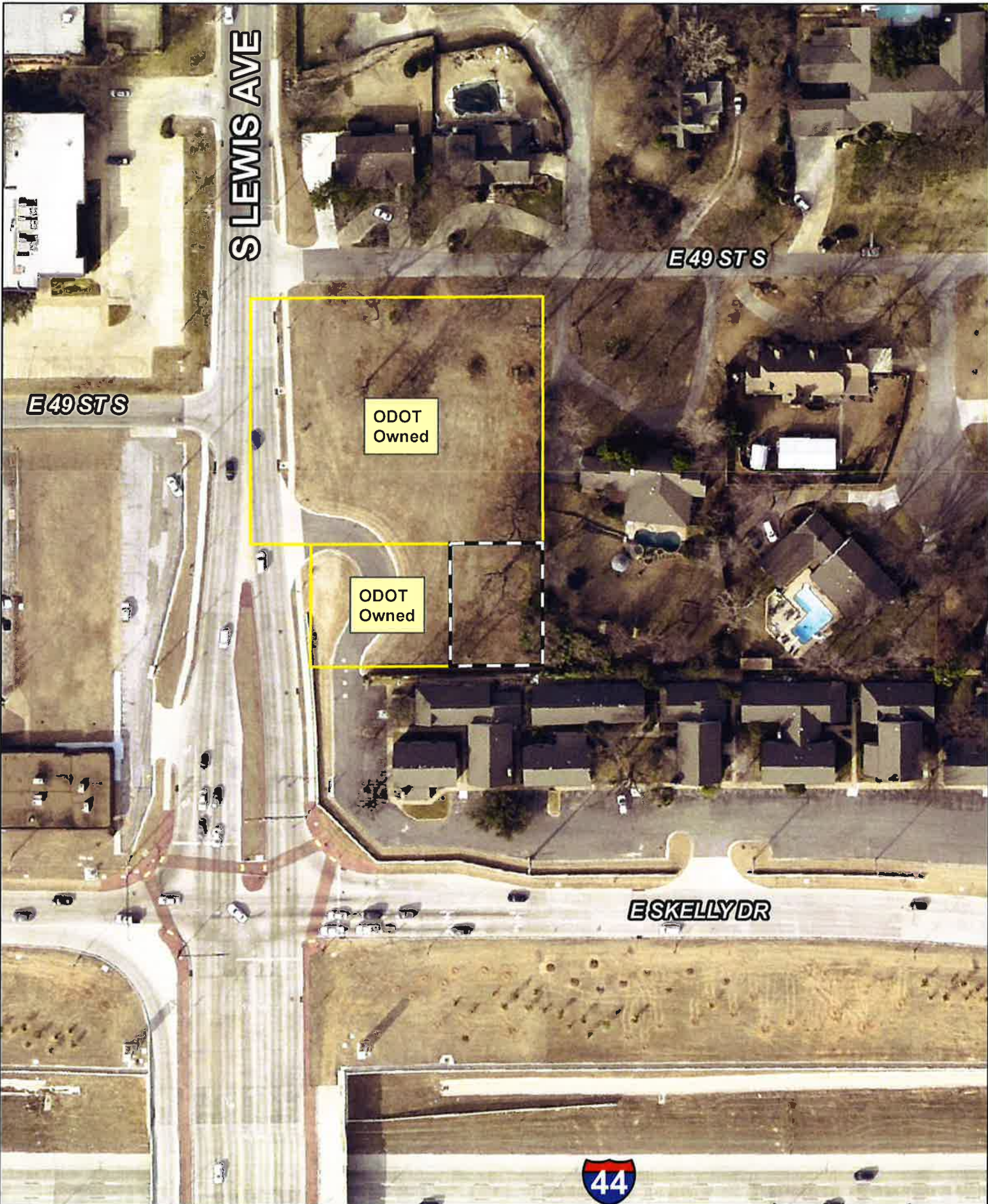
January 3, 2017

#### COMMENTS AND CONSIDERATIONS:

1. A change in zoning (Case no. Z-7373) and in the Tulsa Comprehensive Plan is proposed for a vacant somewhat isolated parcel that is immediately adjacent the established Twenty Sixe Oaks office development on the north portion of the Skelly Expressway/I-44 corridor. This office development appears to be comprised of an association of various "condominium" property owners (Twenty Sixe Oaks Property Owners Association Inc.) which share in use and maintenance of parking and associated common facilities. Tulsa County Assessor records indicate that the subject parcel and the parking lot and common areas to the south are under the same ownership.
2. The subject parcel is located in an existing residential single-family neighborhood designated by the Tulsa Comprehensive Plan as a Existing Neighborhood and located immediately adjacent the designated Mixed-Use Corridor along the north side of Skelly Drive/I-44.
3. Additional information regarding planned development for the subject site, including a site plan, is needed for understanding of the actual proposal. The application should include sufficient data to allow proper analysis and evaluation by the Planning Review Committee (PRC) of the requested CPA and rezoning request. PRC review should be scheduled for review once full application information is provided in a timely manner.
4. A planning recommendation based on incomplete data is appropriate and not provided at this time.







Subject  
Tract

**CPA-56**

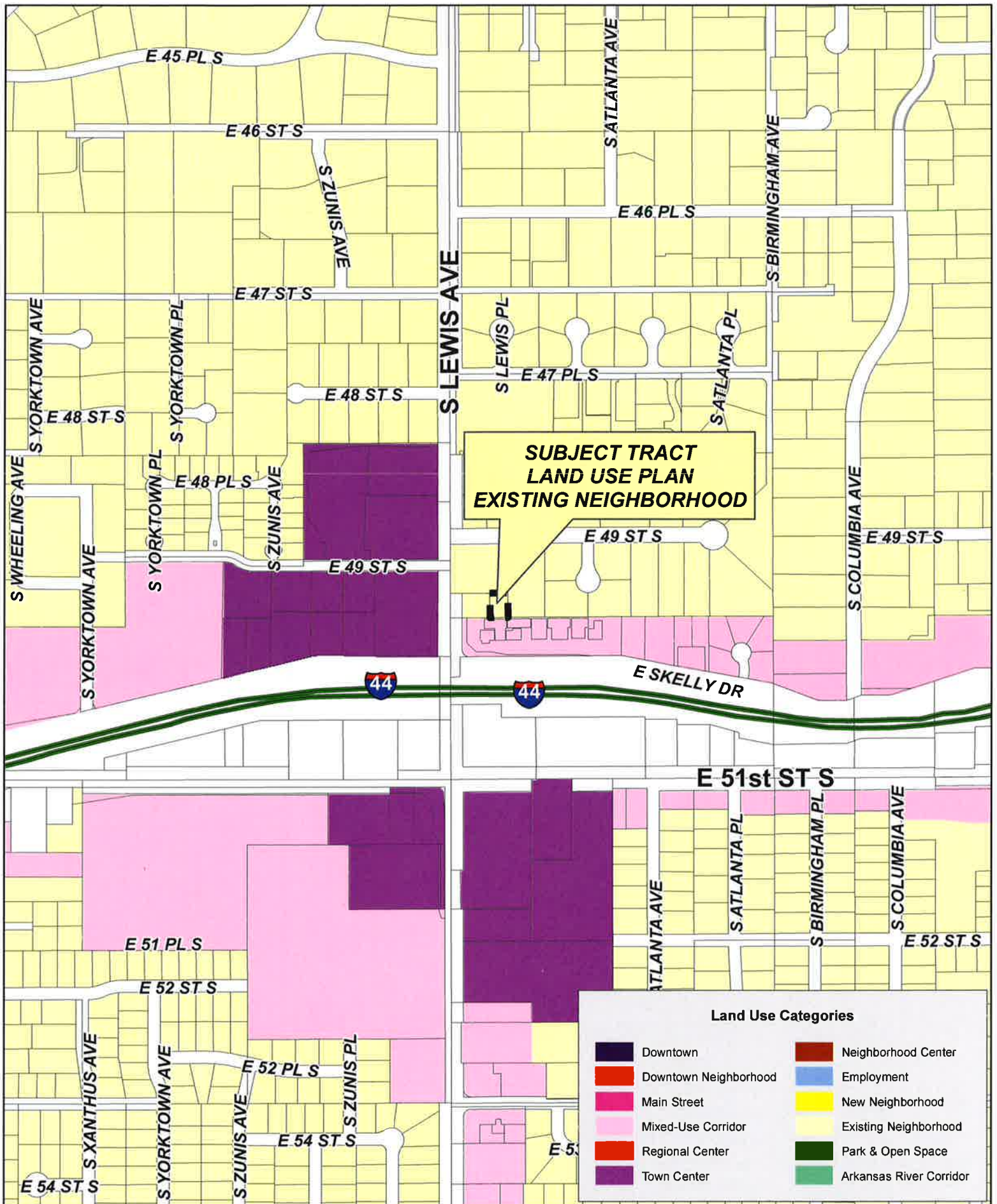
19-13 29

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

Aerial Photo Date: February 2016



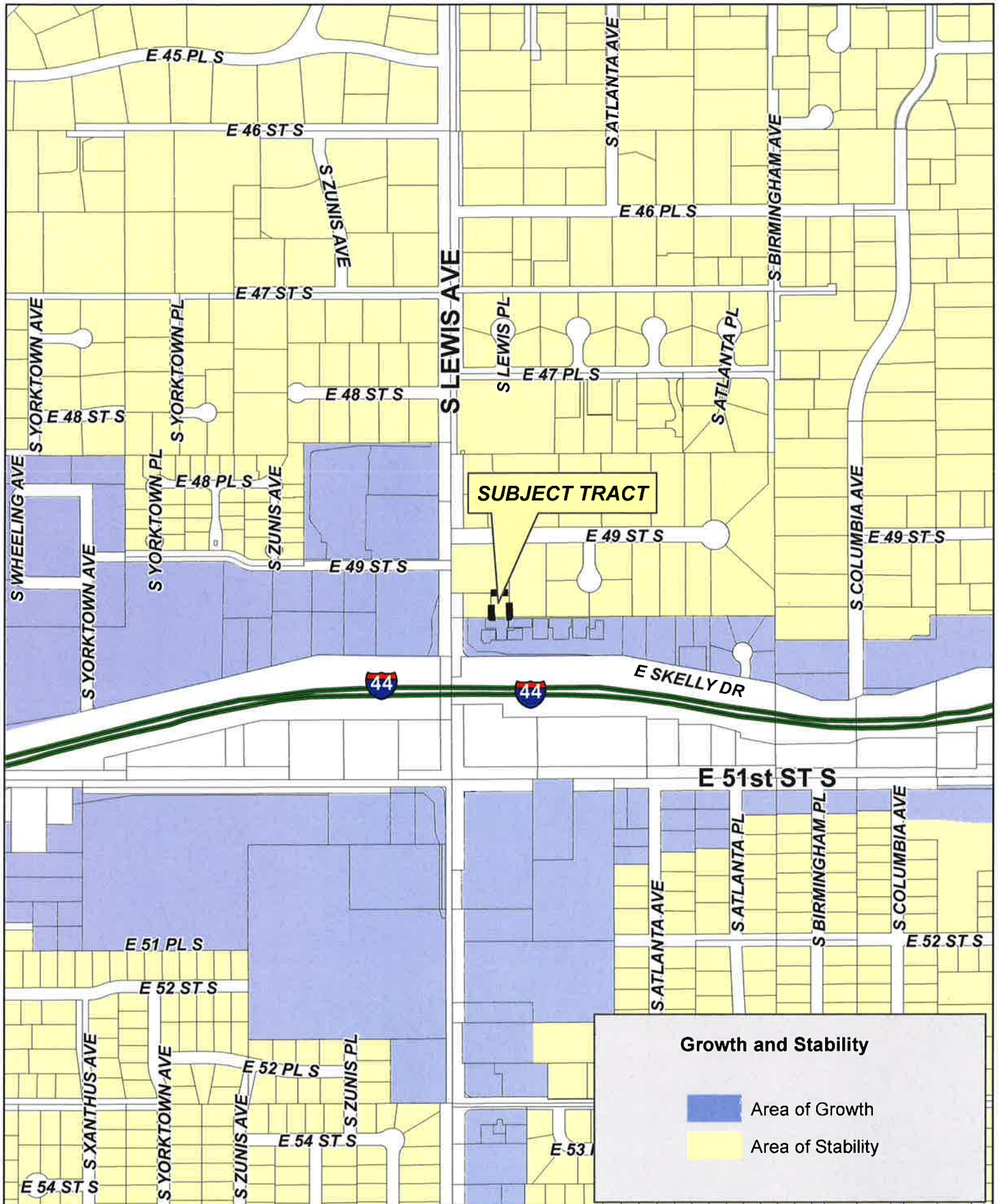




CPA-56

19-13 29

7.10



**CPA-56**

19-13 29

7.11







0 Feet 250 500



Subject Tract

**CPA-56**

19-13 29

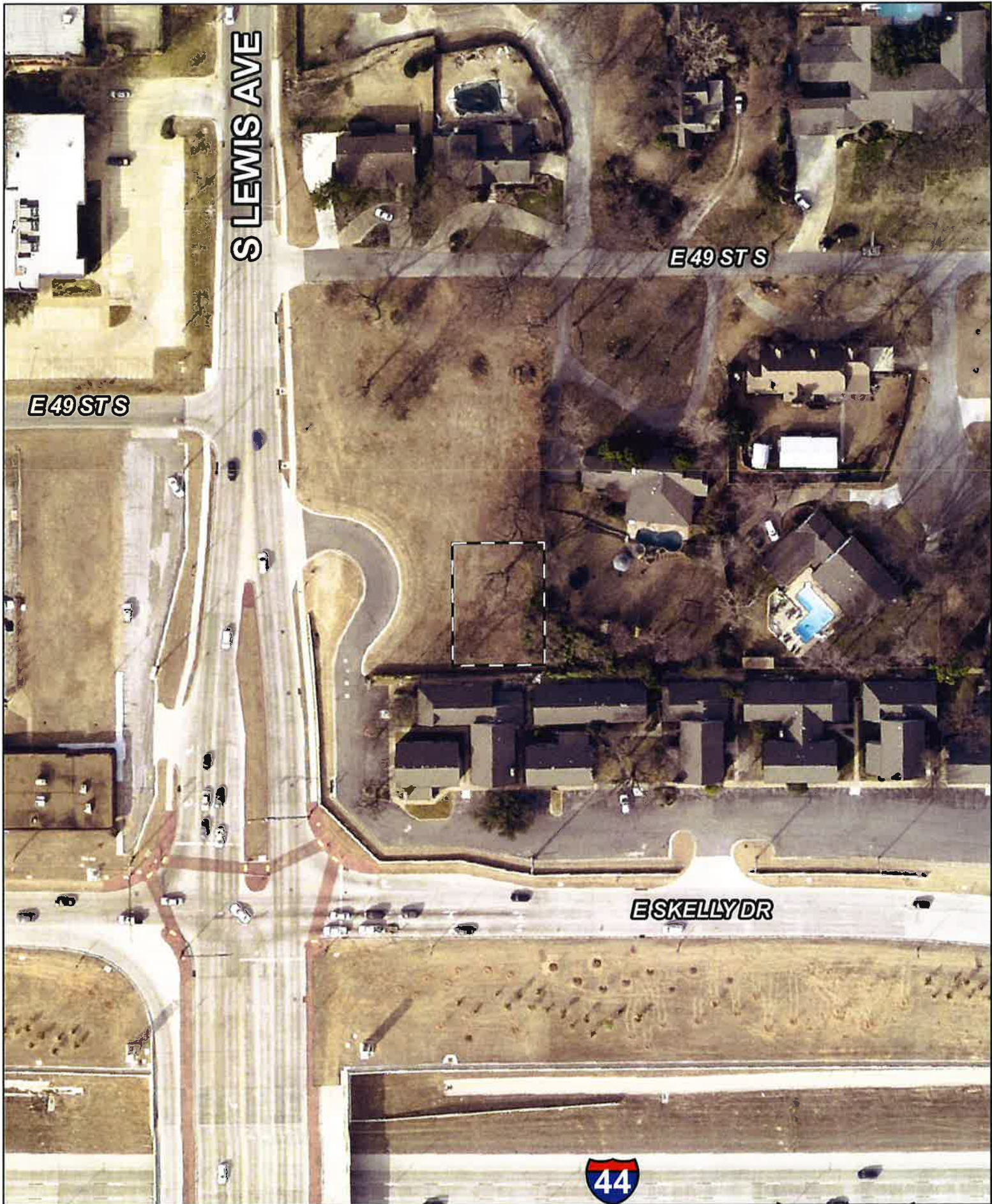
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016



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0 50 100  
Feet



Subject  
Tract

**CPA-56**

19-13 29

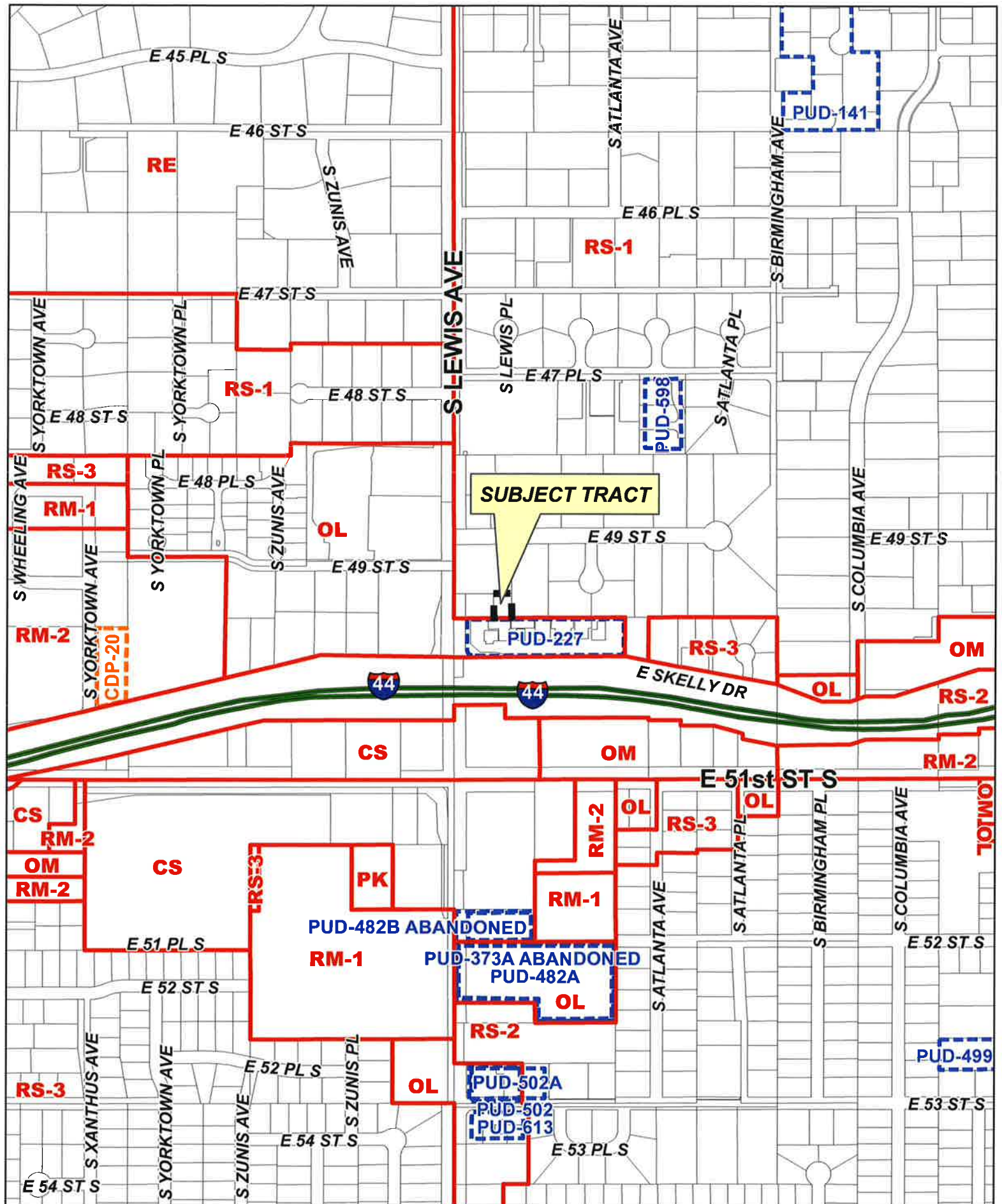
Note: Graphic overlays may not precisely  
align with physical features on the ground.

Aerial Photo Date: February 2016



7.13





CPA-56

19-13 29

7.14

Janell Whitby  
2403 E. 49 St  
Tulsa, OK 74105

February 3, 2017

Susan Miller  
incog  
2 West 2<sup>nd</sup> Street Suite 800  
Tulsa, OK 74102

Dear Susan and Committee Members:

This letter is to contest the rezoning Case No. CPA-56 and Z-7373.

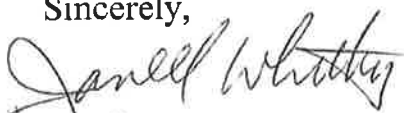
I have lived on the north east corner of 49<sup>th</sup> and Lewis for 37 years. When I bought this new house it was zoned "residential single-family." It was a peaceful dead end street. There were 2 houses on the hill across the street from me to the south.

When I-44 was expanded, ODOT bought the corner and removed the 2 houses to build a curved driveway east off Lewis for access to the office condominiums on the hill. ODOT assured me that the land would remain empty.

In 1992, I was served notice that I had to relocate my piano studio because the neighborhood is zoned residential. I complied and rented commercial space at 5741 S. Harvard where I am still located today. This current issue has far greater implications than a piano studio.

I am definitely opposed to a rezoning of the area to an "area of growth" and "office-Low." This opens the door to further unknown commercial development, increased traffic in my front yard, and the possibility of high-rise buildings built across 49<sup>th</sup> Street.

Sincerely,

  
Janell Whitby





**JAMES, POTTS & WULFERS, INC.**

DAVID W. WULFERS  
SHANNON K. DAVIS  
DAVID T. POTTS

ATTORNEYS AT LAW  
401 SOUTH BOSTON AVENUE, SUITE 2600  
MID-CONTINENT TOWER  
TULSA, OKLAHOMA 74103-4015  
TELEPHONE (918) 584-0881  
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OF COUNSEL  
THOMAS G. POTTS  
PAMELA K. WHEELER  
RICHARD L. CARPENTER  
MATTHEW T. CROOK  
[Email: rcarpenter@jpwlaw.com]

February 15, 2017

Susan Miller (Via Email [smiller@incog.org](mailto:smiller@incog.org))  
TMAPC Staff

Land Regulation Specialist (Via Email [esubmit@incog.org](mailto:esubmit@incog.org))  
2 West 2<sup>nd</sup> Street, Suite 800  
Tulsa, OK 74103

Dwayne Wilkerson (Via Email [dwilkerson@incog.org](mailto:dwilkerson@incog.org))

Re: Case No. CPA-56  
Case No. Z-7373  
North of Northeast Corner of South Lewis Ave. and East Skelly Drive  
Present Zoning: RS-1  
Protest of Richard Carpenter  
Hearing: February 15, 2017 at 1:30 p.m.

Dear Ms. Miller, Land Regulation Specialist, and Mr. Wilkerson:

Please accept this letter as my protest of a change in zoning and a change and use of the property described in the referenced case numbers. My name is Richard Carpenter. I live at 2477 East 49<sup>th</sup> Street, Tulsa, Oklahoma. The affected property was part of a residential lot at 49<sup>th</sup> Street east of Lewis and Lewis Avenue. It is misleadingly described as being north of Skelly Drive. That gives an inference of commercial use. The whole of the land in question constitutes the entrance to our no-outlet neighborhood (Mannburn Place). It had a stately house and contained magnificent oak trees. It provided a beautiful entrance to the neighborhood.

ODOT exceeded its statutory authority in purchasing this land when it only needed a small strip along the western border to widen Lewis Avenue. It had no statutory authority to buy all of the land and consequently, if it has done so, had no statutory authority to sell it. Nevertheless, it used the land as a staging area for the dirt work that was done in constructing the new overpass at I-44 and in the process killed five of the large oak trees.

Now, someone wants to convert the northern part of the land taken by ODOT into a "parking lot" that will undoubtedly take two of the remaining large oak trees with the idea that it is converting the land to an "Area of Growth." This is part of a residential neighborhood. This

7.17

February 15, 2017

Page 2

parking lot supposedly will serve a commercial development that has existed for probably 30 years and has more parking and access now than it had before Lewis Avenue was widened. The change would introduce "commercial growth" that intrudes toward our neighborhood access.

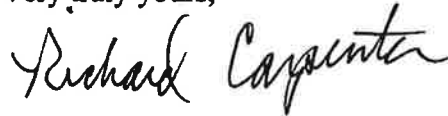
If this change in zoning is made and designated "Area of Growth," the next move will be to degrade further to the north with the argument that "We already have changed the zoning of the south end of this lot, why shouldn't we be allowed to change the zoning on the north part of the lot and put in a three story office building?"

The use should be kept as it is. I have lived in this neighborhood for over 40 years. The inhabitants of the neighborhood should not be required to have the entrance to their residential neighborhood turned into a parking lot where instead of seeing a beautiful residence, they are looking at vehicles.

I hope you will have a Google map and photographs of the stumps of the huge oak trees that have already been killed in this area now requested to be re-zoned and the oak trees that will be undoubtedly removed after re-zoning and re-designating the land use, if it is accomplished.

I would be present in person to protest this re-zoning and re-designation and express the reasons I have set forth herein, if it were possible.

Very truly yours,



Richard Carpenter and  
Margaret Carpenter  
2477 East 49<sup>th</sup> Street (for over 40 years)  
Tulsa, OK 74105

RC/jer

c

[Teresa39@cox.net](mailto:Teresa39@cox.net)

[janellwhitby@yahoo.com](mailto:janellwhitby@yahoo.com)

7.18



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7373  
(Related to CPA-56)

**Hearing Date:** March 01, 2017  
Neighborhood continuance from 2.15.2017 to 3.1.2017

**Case Report Prepared by:**

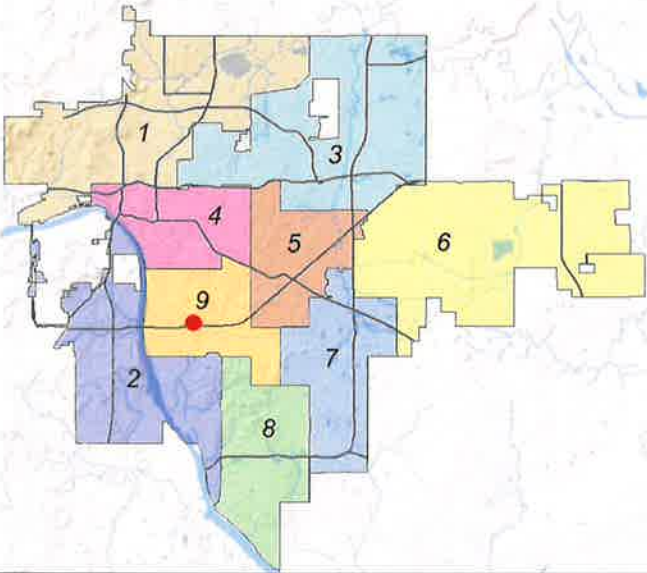
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* JR Donelson

*Property Owner:* TWENTY SIX OAKS  
PROPERTY

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Accessory parking area for the  
office use immediately south of the site.

*Concept summary:*

*Tract Size:* 0.17 ± acres

*Location:* North and East of the northeast corner  
of S. Lewis Ave. and E. Skelly Dr.

**Zoning:**

*Existing Zoning:* RS-1

*Proposed Zoning:* OL

**Comprehensive Plan:**

*Existing Land Use Map:* Existing Neighborhood

*Proposed Land Use Map:* Mixed-use Corridor

*Existing Stability and Growth Map:* Stability

*Proposed Stability and Growth Map:* Growth

**Staff Recommendation:**

**Staff recommends approval for rezoning from  
RS-1 to OL.**

**Staff Data:**

TRS: 9329

CZM: 47

Atlas: 471

**City Council District:** 9

*Councilor Name:* Ben Kimbro

**County Commission District:** 2

*Commissioner Name:* Karen Keith

8.1

## SECTION I: Z-7373

**DEVELOPMENT CONCEPT:** Construct a parking lot for the existing office building south of the site in PUD 227.

### 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:
  - Survey
- Neighborhood Correspondence:
  - Miscellaneous emails and letters:

### **DETAILED STAFF RECOMMENDATION:**

The rezoning request included in Z-7373 is consistent with the anticipated land use vision proposed in the Tulsa Comprehensive Plan amendment as identified in CPA-56 (Mixed Use Corridor) and,

OL zoning typical supports small office development and is a compatible use with adjacent residential zoning districts. The proposed use is for a small surface parking lot abutting the rear yard of adjacent to a single family residential lot. The requested change in use is a result of ODOT land acquisition, driveway construction and street improvements on South Lewis. In this instance the proposed use could be considered injurious to the existing residential properties and,

OL rezoning requested is consistent with the anticipated future development of the surrounding property and also consistent with the anticipated redevelopment of the land acquired by ODOT during highway reconstruction therefore,

**Staff recommends Approval of Z-7373 to rezone property from RS-1 to OL.**

## **SECTION II: Supporting Documentation**

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The site was purchased by ODOT with the reconfiguration of the interchange of I-44 at South Lewis homes on the site were demolished as part of the highway reconstruction. After construction the properties were left vacant and could now be considered for uses other than an existing neighborhood. CPA-56 supports the request to change the land use from Existing Neighborhood land use designation to Mixed Use Corridor. With approval of the amendment to the Comprehensive Plan, OL zoning would be consistent with the plan.*

### Existing Land Use Vision:

*Land Use Plan map designation:* Existing Neighborhood

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

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

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

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

Proposed Land Use as associated with CPA-56:

**Land Use Plan Map Designation: Mixed Use Corridor**

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

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

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

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

Transportation Vision:

*Major Street and Highway Plan: Secondary Arterial with Multi Modal Overlay*

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 that affect the site

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

#### DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: As part of the reconstruction of I-44 existing homes were demolished and a new access drive was constructed to serve the offices immediately south of the request. This small vacant tract of land is remaining east of the new driveway.

*Street view snippet looking east from ODOT driveway:*



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> |
|----------------------|---|-----------------|-----------------------|
| South Lewis Avenue   | Secondary Arterial with Multi Modal overlay | 100 feet        | 4                     |

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

| <b>Location</b> | <b>Existing Zoning</b> | <b>Existing Land Use Designation</b> | <b>Area of Stability or Growth</b> | <b>Existing Use</b>       |
|-----------------|------------------------|--------------------------------------|------------------------------------|---------------------------|
| North           | RS-1                   | Existing Neighborhood                | Stability                          | Vacant                    |
| East            | RS-1                   | Existing Neighborhood                | Stability                          | Single Family Residential |
| South           | OL/PUD 227             | Mixed Use Corridor                   | Growth                             | Office                    |
| West            | OL west of Lewis       | Town Center                          | Growth                             | Vacant                    |

### SECTION III: Relevant Zoning History

8.5

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

***Subject Property:***

*No relevant history.*

***Surrounding Property:***

**Z-5364 March 1980:** All concurred in **approval** of a request for *rezoning* a 2.9<sup>±</sup> acre tract of land from RS-1 to OL for an office development, on property located on the northeast corner of S. Lewis Avenue and Interstate 44 and abutting south of subject property.

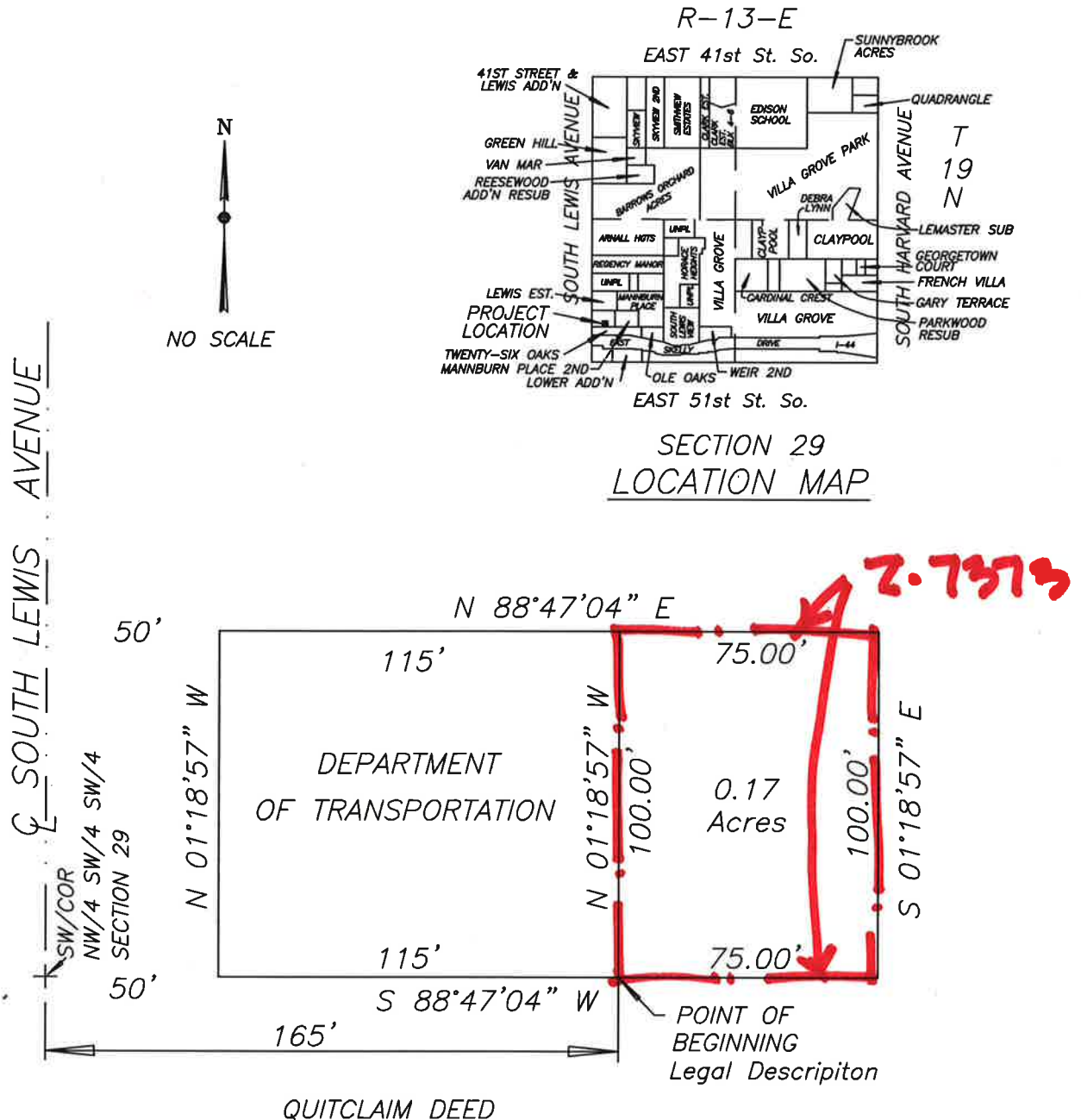
**PUD-227 March 1980:** All concurred in **approval** of a proposed *Planned Unit Development* on a 2.9<sup>±</sup> acre tract of land for an office development, on property located on the northeast corner of S. Lewis Avenue and Interstate 44 and abutting south of subject property.

2/15/2017 1:30 PM



APPLICANT EXHIBITS:

# EXHIBIT 'A'



DOC. #2014106806

LEGAL DESCRIPTION:

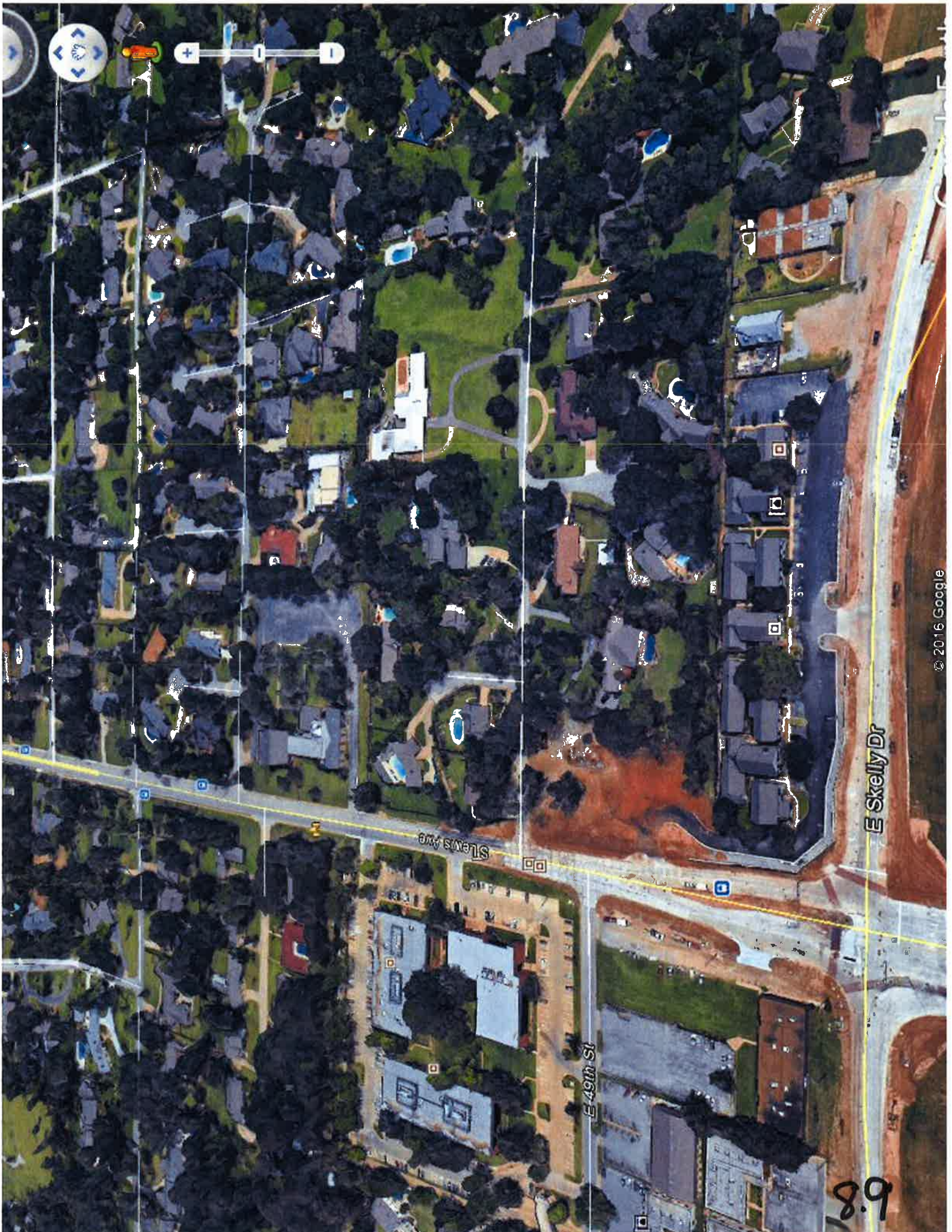
A strip, piece or parcel of land lying in part of the NW/4, SW/4, SW/4 of Section 29, T19N, R13E of the Indian Base and Meridian, in Tulsa County, Oklahoma, Said parcel of land being described by metes and bounds, as follows:

Commencing at the SW corner of said NW/4 SW/4 SW/4, thence N 88°47'04" E along the South line of said NW/4 SW/4 SW/4 a distance of 165.00 feet, said point being the point of beginning, thence N 01°18'57" W a distance of 100.00 feet, thence N 88°47'04" E a distance of 75.00 feet, thence S 01°18'57" E a distance of 100.00 feet, thence S 88°47'04" W a distance of 75.00 feet to the point of beginning.

Containing 0.17 acres, being 7,500 square feet more or less.

8.8





6.8



## NEIGHBORHOOD CORRESPONDENCE:

8.10

Janell Whitby  
2403 E. 49 St  
Tulsa, OK 74105

February 3, 2017

Susan Miller  
incog  
2 West 2<sup>nd</sup> Street Suite 800  
Tulsa, OK 74102

Dear Susan and Committee Members:

This letter is to contest the rezoning Case No. CPA-56 and Z-7373.

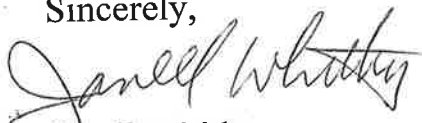
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When I-44 was expanded, ODOT bought the corner and removed the 2 houses to build a curved driveway east off Lewis for access to the office condominiums on the hill. ODOT assured me that the land would remain empty.

In 1992, I was served notice that I had to relocate my piano studio because the neighborhood is zoned residential. I complied and rented commercial space at 5741 S. Harvard where I am still located today. This current issue has far greater implications than a piano studio.

I am definitely opposed to a rezoning of the area to an "area of growth" and "office-Low." This opens the door to further unknown commercial development, increased traffic in my front yard, and the possibility of high-rise buildings built across 49<sup>th</sup> Street.

Sincerely,

  
Janell Whitby

**JAMES, POTTS & WULFERS, INC.**

DAVID W. WULFERS  
SHANNON K. DAVIS  
DAVID T. POTTS

ATTORNEYS AT LAW  
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OF COUNSEL  
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PAMELA K. WHEELER  
RICHARD L. CARPENTER  
MATTHEW T. CROOK  
[Email: rcarpenter@jpwlaw.com]

February 15, 2017

Susan Miller (Via Email [smiller@incog.org](mailto:smiller@incog.org))  
TMAPC Staff

Land Regulation Specialist (Via Email [esubmit@incog.org](mailto:esubmit@incog.org))  
2 West 2<sup>nd</sup> Street, Suite 800  
Tulsa, OK 74103

Dwayne Wilkerson (Via Email [dwilkerson@incog.org](mailto:dwilkerson@incog.org))

Re: Case No. CPA-56  
Case No. Z-7373  
North of Northeast Corner of South Lewis Ave. and East Skelly Drive  
Present Zoning: RS-1  
Protest of Richard Carpenter  
Hearing: February 15, 2017 at 1:30 p.m.

Dear Ms. Miller, Land Regulation Specialist, and Mr. Wilkerson:

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ODOT exceeded its statutory authority in purchasing this land when it only needed a small strip along the western border to widen Lewis Avenue. It had no statutory authority to buy all of the land and consequently, if it has done so, had no statutory authority to sell it. Nevertheless, it used the land as a staging area for the dirt work that was done in constructing the new overpass at I-44 and in the process killed five of the large oak trees.

Now, someone wants to convert the northern part of the land taken by ODOT into a "parking lot" that will undoubtedly take two of the remaining large oak trees with the idea that it is converting the land to an "Area of Growth." This is part of a residential neighborhood. This

8.12



February 15, 2017  
Page 2

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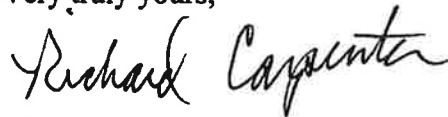
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The use should be kept as it is. I have lived in this neighborhood for over 40 years. The inhabitants of the neighborhood should not be required to have the entrance to their residential neighborhood turned into a parking lot where instead of seeing a beautiful residence, they are looking at vehicles.

I hope you will have a Google map and photographs of the stumps of the huge oak trees that have already been killed in this area now requested to be re-zoned and the oak trees that will be undoubtedly removed after re-zoning and re-designating the land use, if it is accomplished.

I would be present in person to protest this re-zoning and re-designation and express the reasons I have set forth herein, if it were possible.

Very truly yours,



Richard Carpenter and  
Margaret Carpenter  
2477 East 49<sup>th</sup> Street (for over 40 years)  
Tulsa, OK 74105

RC/jer

c

[Teresa39@cox.net](mailto:Teresa39@cox.net)

[janellwhitby@yahoo.com](mailto:janellwhitby@yahoo.com)

## Wilkerson, Dwayne

---

**From:** Mary Huckabee [MHuckabee@cwlaw.com]  
**Sent:** Monday, February 13, 2017 11:13 AM  
**To:** Wilkerson, Dwayne  
**Cc:** Ulmer, Amy  
**Subject:** CPA-56 & Z-7373

Dwayne,

I have just been retained as counsel for Robin Brinson and Travis Phipps who live at 2424 E. 49th St., Tulsa, Oklahoma 74105, just next door to the property that is the subject of the applications in CPA-56 and Z-7373. We would like to request a continuance of the hearing of CPA-56 and Z-7373 to the next meeting of the TMAPC on March 1<sup>st</sup> in order to give the Robin and Travis time to gather information, consult with the property owner and neighbors, and possibly develop a proposed optional development plan. If you need further information in support of this requested continuance, please let me know. Thank you.

**Mary Huckabee**

Attorney at Law

 **CONNER &  
WINTERS**  
**CONNER & WINTERS, LLP**

Attorneys & Counselors at Law

4000 One Williams Center

Tulsa, OK 74172-0148

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[MHuckabee@cwlaw.com](mailto:MHuckabee@cwlaw.com)

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Tulsa Metropolitan Area  
Planning Commission

**Case Number:** CPA-58  
**Comprehensive Plan Amendment**  
(related to Z-7378 and PUD 762-  
Abandonment)

**Hearing Date:** March 1, 2017

**Case Report Prepared by:**

Nikita Moyer, AICP

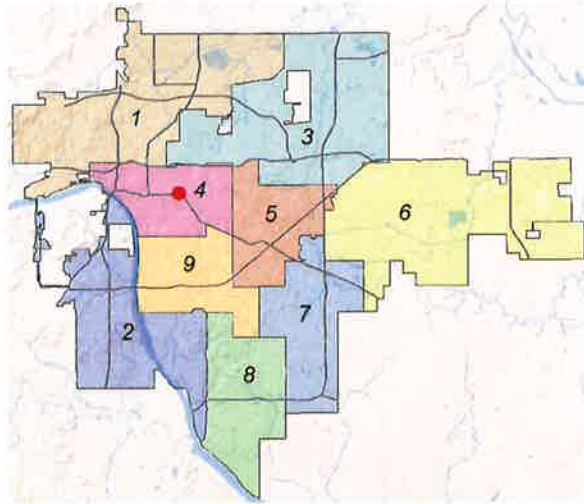
**Owner and Applicant Information:**

Applicant: Lou Reynolds

Property Owners: Encentus Federal Credit  
Union and Joy Remington

**Location Map:**

(shown with City Council Districts)



**Applicant Proposal:**

Land Use Map change from *Existing  
Neighborhood* to *Main Street*

Stability and Growth Map change from *Area  
of Stability* to and *Area of Growth*

Existing Use: Parking area and Single-family  
Residential

Proposed Use: Credit Union/Parking Area

Tract Size: .328 acre

Location: West of the Northwest corner of  
East 13th Place and South Lewis Avenue

**Comprehensive Plan:**

Land Use Map:

Existing: *Existing Neighborhood*

Proposed: *Main Street*

Stability and Growth Map:

Existing: *Area of Stability*

Proposed: *Area of Growth*

**Zoning:**

Existing Zoning: RS-3

Proposed Zoning: CS/OMH

**Staff Recommendation:**

Staff recommends **approval** of the *Main  
Street* and *Area of Growth* designations.

**City Council District: 4**

*Councilor Name:* Blake Ewing

**County Commission District: 2**

*Commissioner Name:* Karen Keith

## COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REQUEST

W of the NW/c of E 13<sup>th</sup> Pl and S Lewis Ave (CPA-58)

### I. PROPERTY INFORMATION AND LAND USE REQUEST

|  |
|--|
| <b>Existing Land Use:</b> <i>Existing Neighborhood</i><br><b>Existing Stability and Growth designation:</b> <i>Area of Stability</i> |
| <b>Proposed Land Use:</b> <i>Main Street</i><br><b>Proposed Stability and Growth designation:</b> <i>Area of Growth</i>              |
| <b>Location:</b> W of the NW/c of E 13 <sup>th</sup> Pl and S Lewis Ave  |
| <b>Size:</b> .328 acre   |

#### A. Background

The site that is subject to this Comprehensive Plan amendment application is located in midtown Tulsa, within an existing residential neighborhood. The surrounding area contains a mixture of uses including single family residential on the north; a CS zoned bank on the east; a vacant residential lot on the west and the Broken Arrow Expressway on the south. On January 19, 2017 the applicant submitted PUD abandonment (PUD-762-A) and a rezoning application (Z-7378) from RS-3/CS to OMH/CS on the .328 acre subject site and the commercial site immediately east of the subject tract.

The applicant has submitted a Comprehensive Plan amendment and a rezoning application with an optional development plan to accommodate expansion of the banking facility immediately east of the subject lot. The applicant has stated that Encentus Federal Credit Union intends to purchase the remaining portion of the subject property zoned RS-3, demolish the existing house on the site and expand the two-story office building and its parking area west along E 13<sup>th</sup> Place S.

**B. Existing Land Use and Growth Designations (Tulsa Comprehensive Plan and Utica Midtown Corridor-North Small Area Plan)**

When the Tulsa Comprehensive Plan was developed and adopted in 2010 the subject tract was designated as an *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. 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.”

An *Existing Neighborhood* land use designation was assigned for the area subject at the time of the adoption of the Tulsa Comprehensive Plan in 2010 and at the adoption of the Utica Midtown Corridor-North Small Area Plan in 2012:

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

**C. Proposed Land Use and Growth Designations (Tulsa Comprehensive Plan)**

The applicant is proposing a *Main Street* and an *Area of Growth* and designation on the subject site.

**Main Streets** are Tulsa’s classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide, and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous

sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

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

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

**D. Zoning and Surrounding Uses:**

| Location | Existing Zoning | Existing Land Use Designation | Area of Stability or Area of Growth | Existing Use              |
|----------|-----------------|-------------------------------|-------------------------------------|---------------------------|
| North    | RS-3            | <i>Existing Neighborhood</i>  | Area of Stability                   | Single family residential |
| South    | RS-3            | <i>N/A</i>                    | <i>N/A</i>                          | Broken Arrow Expressway   |
| East     | CS              | <i>Main Street</i>            | Area of Growth                      | Commercial                |
| West     | RS-3            | <i>Existing Neighborhood</i>  | Area of Stability                   | Single family residential |



#### **E. Applicant's Justification:**

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

1. How conditions on the subject site have changed, as well as those on adjacent properties and immediate area;
2. How changes have impacted the subject site to warrant the proposed amendment; and;
3. How the proposed change will enhance the surrounding area and the City of Tulsa.

The applicant provided the following justification as part of their application:

#### **HOW CONDITONS ON THE SUBJECT TRACT AND SURROUNDING AREA HAVE CHANGED**

*The property is subject to a pending PUD abandonment in PUD 762-A and a rezoning to OMH-Office Medium Heavy District in TMAPC Case No. Z-7378. The purpose of the OMH zoning is to provide for the expansion of the recently constructed Encentus Federal Credit Union.*

*In 2008 Encentus assembled four lots under PUD 762 constructed and relocated its credit union facility to the then new two-story office building. Despite being included within PUD 762, one of the lots supporting Encentus' were designated as "Existing Neighborhood" and "Area of Stability". The Encentus business at the site has continued to grow and Encentus plans to purchase the property zoned RS-3 to the west of PUD 762 and expand the two-story office building and its parking area to the west.*

*The Encentus project in 2008 has been a catalyst for new development in this area as evidenced by the new developments to the north of the property on both sides of S Lewis Ave.*

#### **HOW THESE CHANGES HAVE IMPACTED THE SUBJECT TRACT AND SURROUNDING AREA**

*The property is designated as "Existing Neighborhood" and "Area of Stability" when most of the growth and redevelopment in the neighborhood has been consistent with the land use designation of "Main Street" as evidenced by the redevelopment of the commercially zoned property in the vicinity of the property.*

**HOW THE PROPOSED CHANGE WILL ENHANCE THE SURROUNDING AREA AND THE CITY OF TULSA**

*The Comprehensive Plan did little, if anything, to plan the area for either growth or stability. Instead, except PUD 762, the Comprehensive Plan followed the then existing development pattern in the area and “planned” the residential area as Existing Neighborhood and Area of Stability and the commercially zoned area as Main Street and Area of Growth. At the time of the Comprehensive Plan and its subsequent Small Area Plan, the portion of the property adjacent to PUD 762 was, and is today, the site of a dated and decaying single family structure that has been used for rental purposes for over ten years. Additionally, at the time the commercial area was mostly made up of dated and decaying single family structures. The economically vibrancy of Cherry Street and the area and 15<sup>th</sup> and Lewis is beginning to push north of the Broken Arrow Expressway, and such activity has not been accounted for in the Comprehensive Plan.*

*The existing house to the west of the subject lot does not front onto E 13th Place; instead, such house fronts onto Terrace Drive and the rear of such house backs up to the property. Additionally, the rear of the house is approximately 50 feet west of the property line and there is a detached garage between such house and the property line. Finally, such house is built approximately 40 feet north E 13 Place, so there is not a front sight line that needs to be protected.*

*The vitality of the existing neighborhood is directly related to the vitality of the Main Street. Likewise, the vitality of the Main Street is directly related to the vitality of the Existing Neighborhood. The Comprehensive Plan for this area does not fully recognize the relationship and the Plan should be more supportive of additional commercial activity that complements both the commercial and residential neighborhood.*

*The change of land use designated to Main Street from Existing Neighborhood and Area of Growth from Area of Stability will permit the expansion of Encentus facility; which will replace a dilapidated structure with modern facilities that will enhance the relationship between the existing neighborhood and the adjacent office use, as well as enhance the employment and development opportunities with the surrounding area and provide growth and economic development for the City of Tulsa.*

## F. Staff Summary:

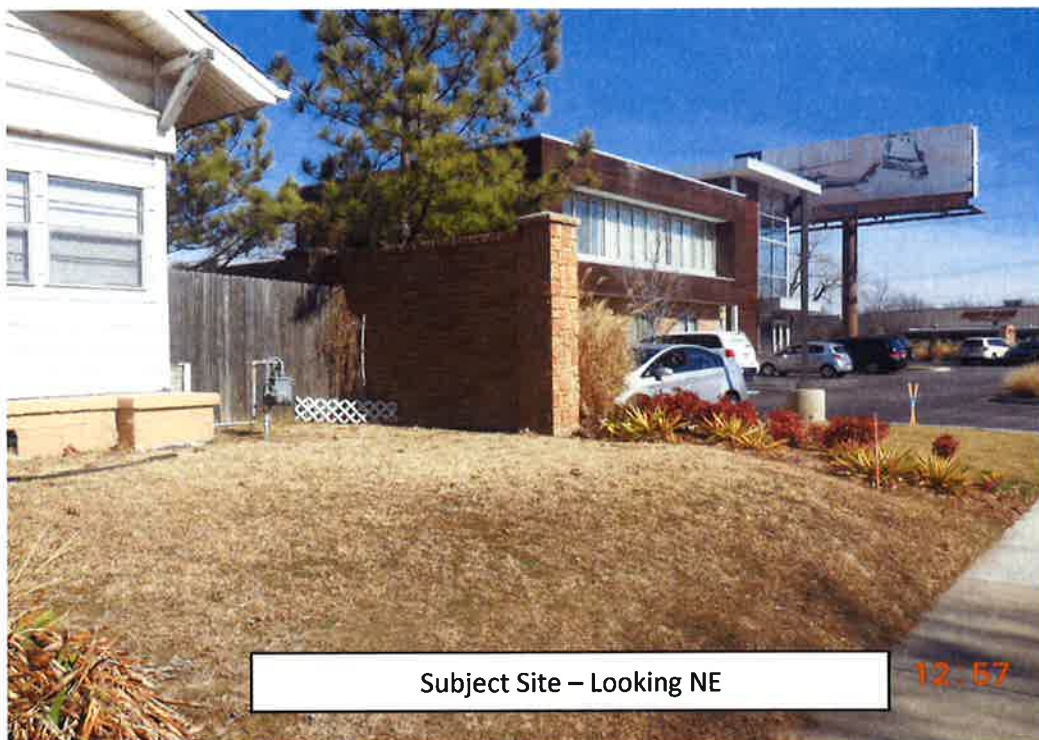
The applicant is proposing to expand the *Main Street* designation onto a site that contains a parking area and a single family home to accommodate the expansion of the bank and off-street parking area immediately east of the subject site. The most recent development on the site included the approval of PUD-762 in 2008 that permitted the existing parking area and banking facility on the eastern portion of the RS-3 zoned subject site and the CS zoned lot immediately east of the subject site. The western portion of the subject site and the area to the west were designated as Existing Neighborhood and an Area of Stability when the Comprehensive Plan was adopted in 2010 and the subsequent adoption of the Utica Midtown Corridor-North Small Area Plan in 2012. It appears that the land use and growth and stability designations were laid over the existing zoning but did not take into account the emerging development pattern of this portion of E 13<sup>th</sup> Place S. The proposed *Main Street* and *Area of Growth* designations are appropriate for the existing commercial use on the eastern portion of the site provides a well-suited use for the remainder of site that benefits the surrounding residents and businesses.

The City of Tulsa Planning/Development Department has provided planning comments and considerations that are attached to the end of this staff report. There is always concern that changes in land use designations will destabilize existing residential uses on adjacent properties. As shown on the pictures the subject site fronts onto south E 13 Place S and the Broken Arrow Expressway. The RS-3 zoned lot immediately west of the site is vacant and the RS-3 lots to the north are occupied by single-family residences. To ensure appropriate edge treatment between the proposed commercial/office area and the established residential neighborhood the requested rezone will be accompanied by a development plan that will require a landscaped buffer area and a masonry wall along the north and western boundary of the subject site.

A priority of the Tulsa Comprehensive Plan and the Utica Midtown Corridor-North Small Area Plan is to encourage neighborhood retail services in close proximity to or with residential areas to help reduce car trips and the need for off-street parking. The proposed land use designation appears to be consistent with the recommendation of the Comprehensive Plan and Small Area Plan as it would permit expansion of a compatible land-use within in the area and provides convenient access to a community-oriented service which can help promote shorter auto trips, more walking and bicycling since residential areas are nearby.

### STAFF RECOMMENDATION

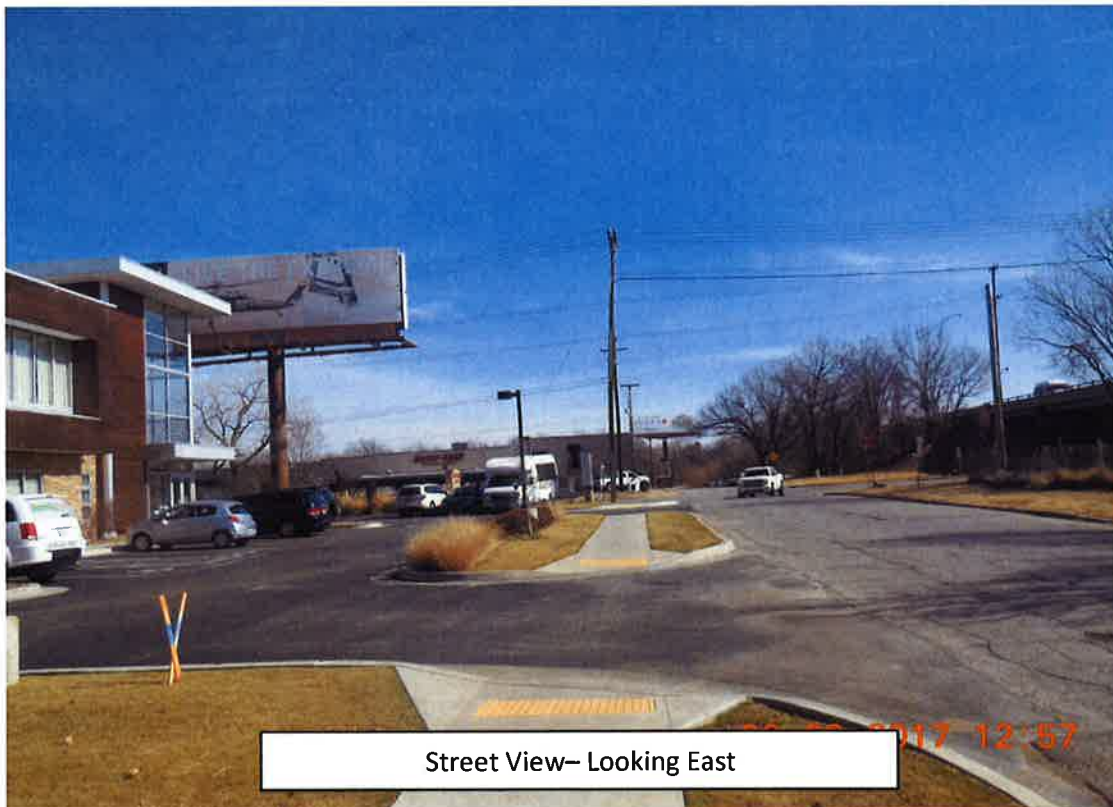
- Staff recommends approval of the *Main Street and Area of Growth* land use designations as submitted by the applicant.







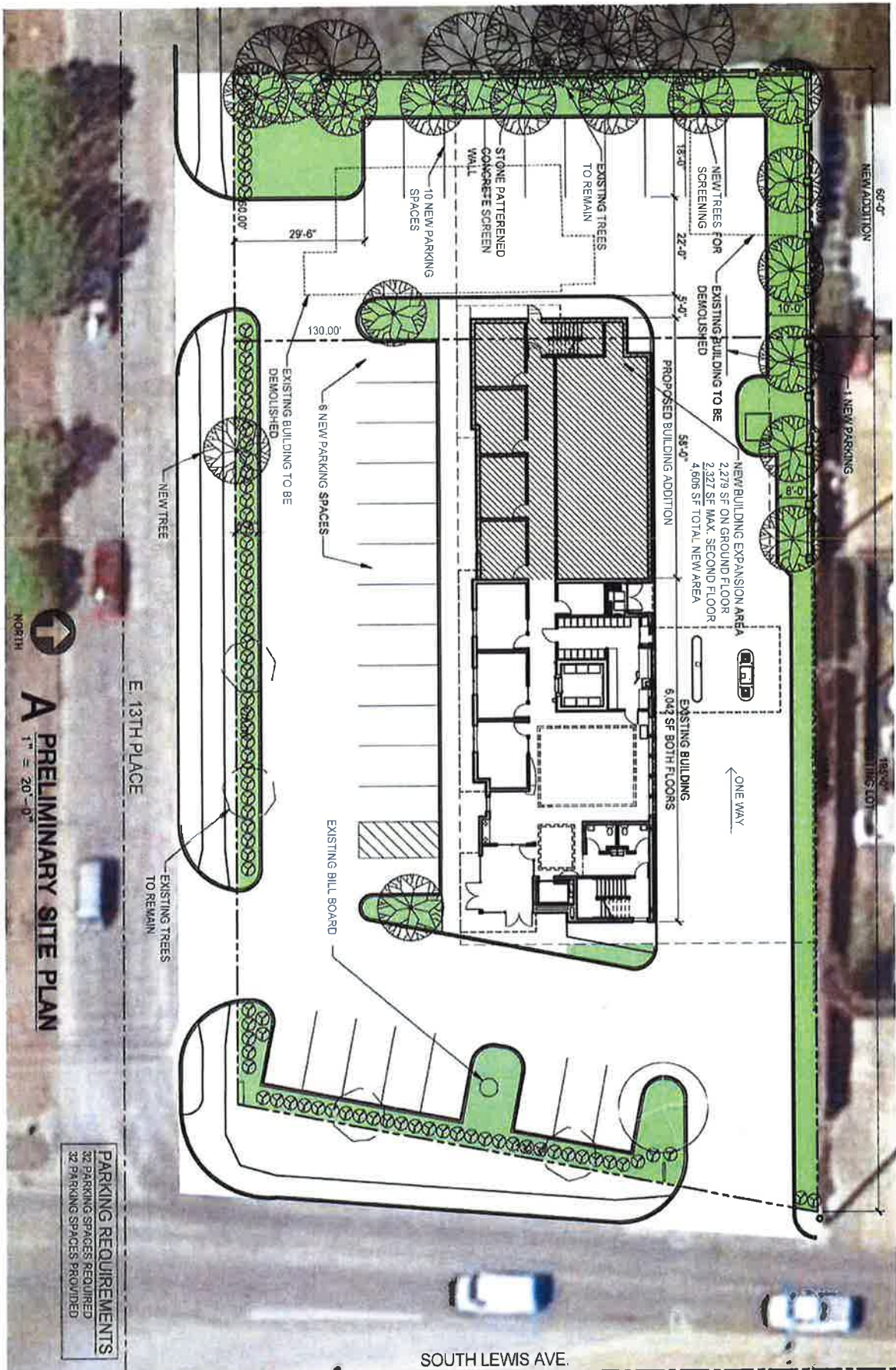
Subject Site – Looking NE



Street View– Looking East







ENCENTUS  
FEDERAL CREDIT UNION  
TULSA, OKLAHOMA

PRELIMINARY  
DESIGN



2400 E. GAXLEY DRIVE  
Suite 100  
Tulsa, Oklahoma 74106  
(918) 746-0802  
Fax: (918) 749-0803

EXHIBIT "A"

9.11

## CPA-58 Application/Request and Associated Rezoning Case #7378

Located generally at northwest corner of S. Lewis Ave. and 13<sup>th</sup> Pl. S.

- Planning Comments and Considerations -

January 31, 2017

Proposal is to construct an expansion west of an existing business development. This change requires an amendment to the Tulsa Comprehensive Plan from Existing Neighborhood to Main Street land use and from Area of Stability to Area of Growth to allow for a Zoning change of from PUD-762 and RS-3 to OMH Office Medium Heavy District.

### Comments and Considerations:

- Currently/most recently this property is residential in use with access only on 13<sup>th</sup> Place South which functions as a residential street and a service road for the Broken Arrow Expressway. The proposed use would be for building expansion and additional parking for Encuentro Federal Credit Union.
- Lots abutting the subject parcel are residential to the immediate west and north and office/business to the immediate east. Land use to the south includes the Broken Arrow Expressway.
- In addition to the Tulsa Comprehensive Plan, the Utica Midtown Corridor Small Area Plan (SAP) was prepared and adopted to provide additional guidance for area development; and it was prepared with substantial analysis and input from area stakeholders. SAP recommendations include:
  - SAP provides additional detailed analysis and recommendations for the specific area. Refer to Exhibit 1. A key consideration is that the SAP reinforces the areas appropriate for change and identifies areas that are to be protected.

**Exhibit 1**

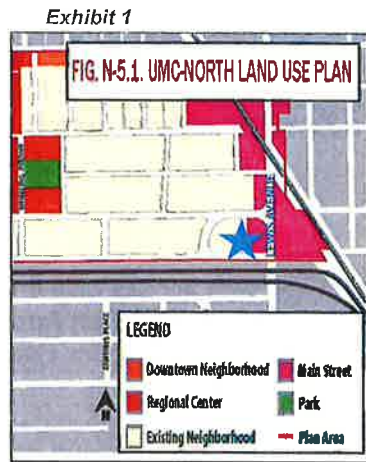
### UTICA MIDTOWN CORRIDOR . SMALL AREA PLAN

#### STABILITY AND GROWTH MAP

The Comprehensive Plan (LU52-LU55) describes the interrelated concepts of stability and growth via text and a Stability and Growth Map. As stated earlier, the Small Area Plan process is intended to refine these recommendations at a smaller scale. The Areas of Stability and Growth Map for UMC- North "Fig. N-5.2. UMC-North Areas of Stability and Growth Map" reinforces the areas appropriate for change and identifies areas that are to be protected.

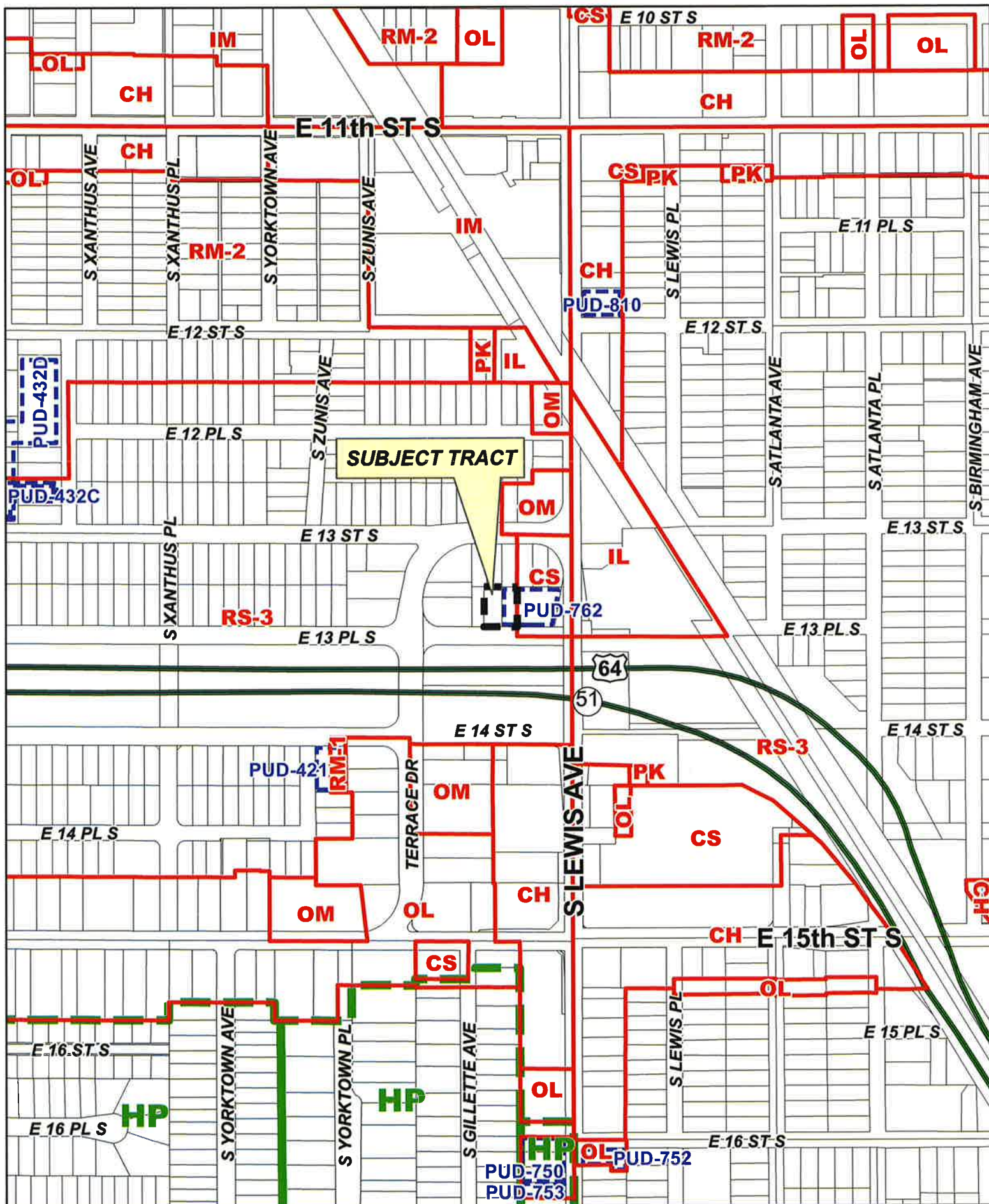
9.12

- The subject property is designated as a component of an Existing Neighborhood and an Area of Stability. Refer to Exhibits 2 and 3. A primary consideration is whether additional changes in designations for this area destabilize other portions of the designated and adjoining Existing Neighborhood and Areas of Stability.



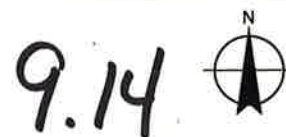
- Should additional study be made of properties in this area to determine if selected properties should be re-designated for land use and stability? Heavy traffic volumes and high visibility from the expressway is likely to continue to pressure for changes from low density development to higher density/intensity development along the service roads adjacent the B.A. Expressway.
- Should changes in the Utica Midtown Corridor Plan Small Area Plan designations for Land Use and Areas of Stability and Growth be considered for amendment as this SAP was developed as a refinement of Plan recommendations for this small scale area?
- Design considerations for site plan include:
  - Provided appropriate screening and placement of solid waste preventing direct viewing from street.
  - 31 parking spaces depicted on site plan and 32 noted as being provided
  - Provided appropriate screening fence and landscape between business uses and residential neighborhood



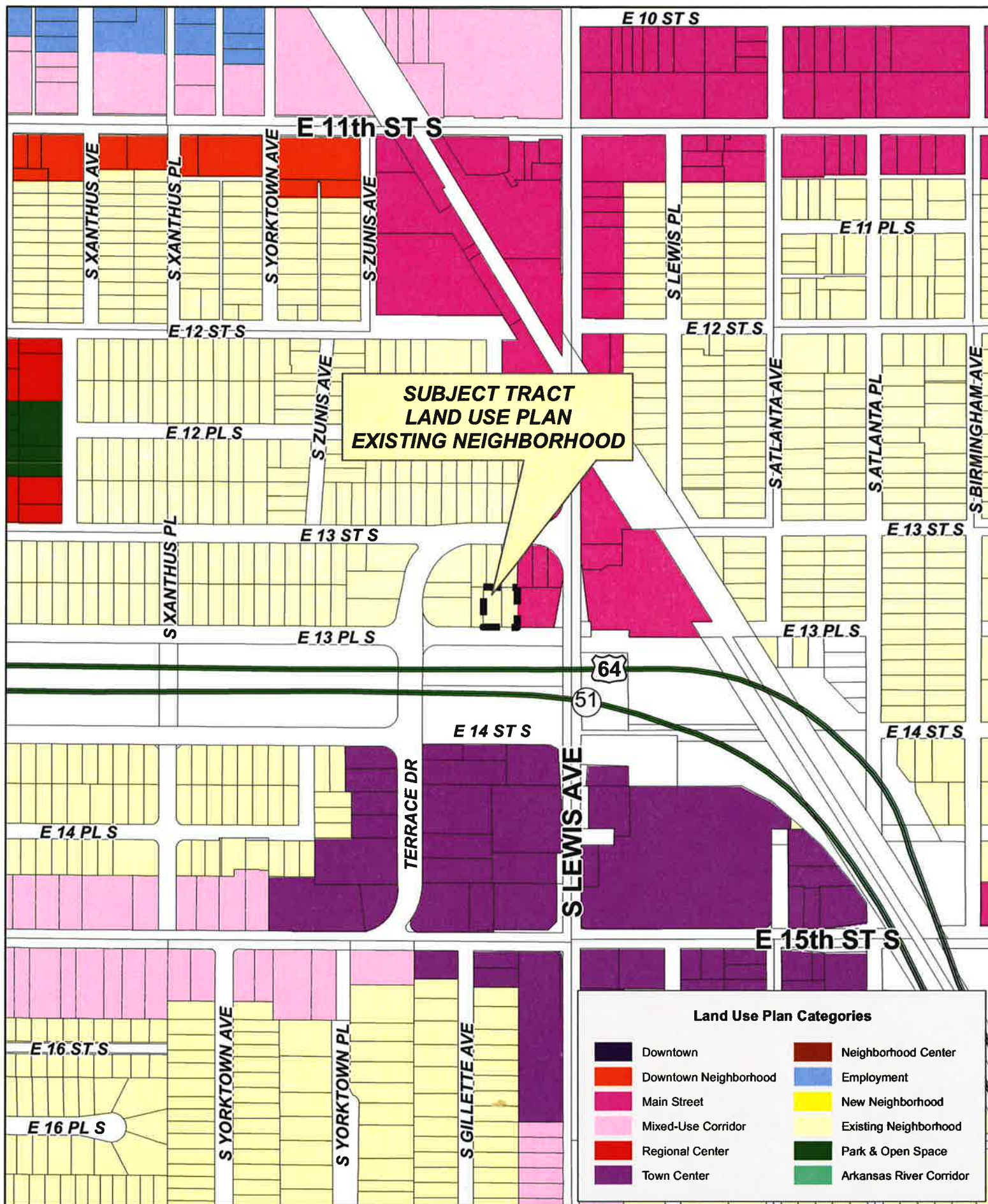


CPA-58

19-13 07







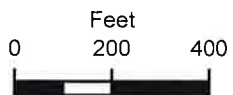
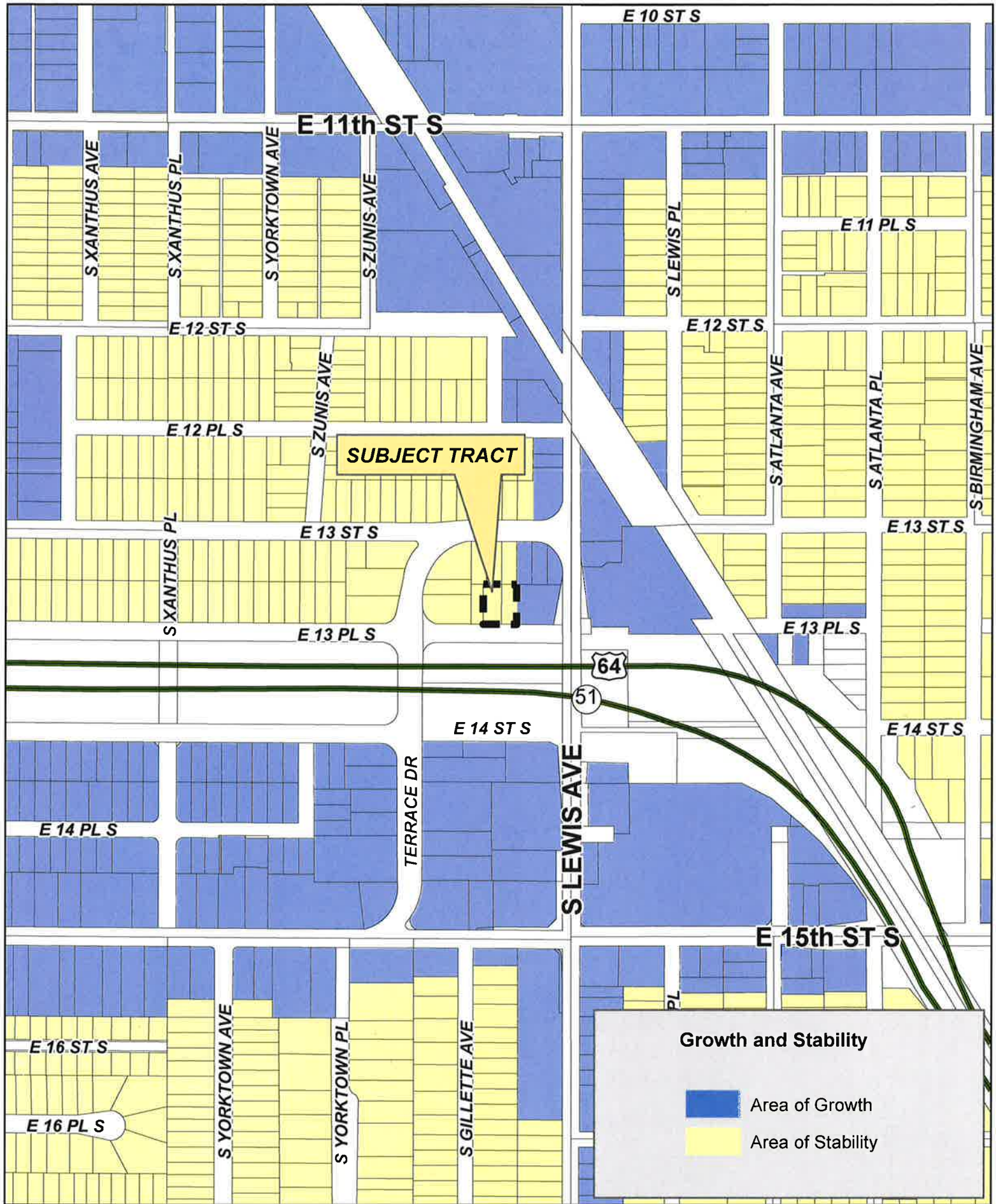
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**CPA-58**

19-13 07

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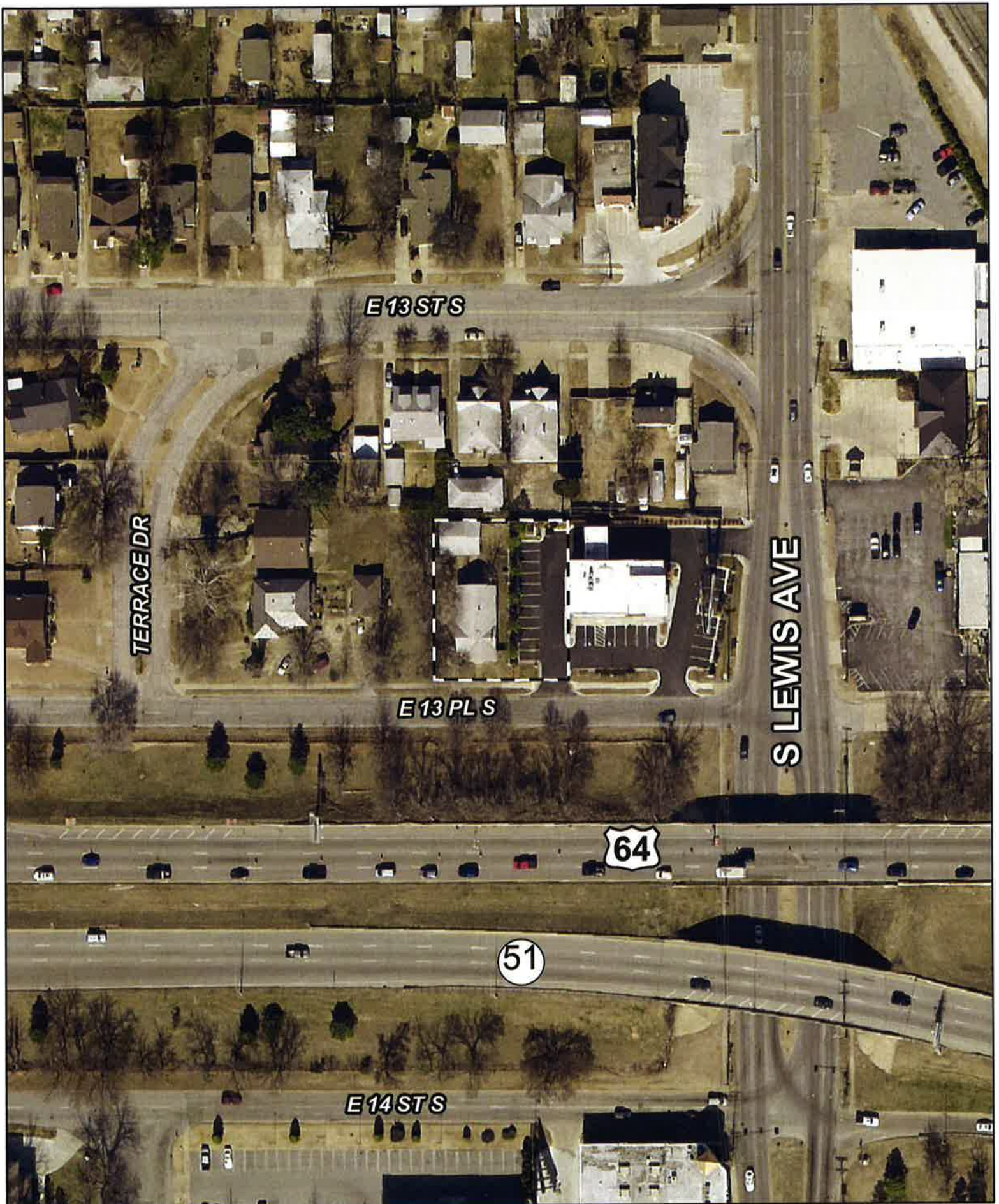


**CPA-58**

19-13 07







E 13 STS

TERRACE DR

E 13 PLS

S LEWIS AVE

64

51

E 14 STS

0 Feet 50 100



Subject Tract

CPA-58

19-13 07

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

Aerial Photo Date: February 2016

9.17







0 200 400  
Feet



Subject  
Tract

**CPA-58**

19-13 07

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

Aerial Photo Date: February 2016







Tulsa Metropolitan Area  
Planning Commission

**Case Number: PUD-762-A Abandonment**  
(Related to Z-7378 with optional  
development plan & CPA-58)

**Hearing Date: March 1, 2017**

**Case Report Prepared by:**

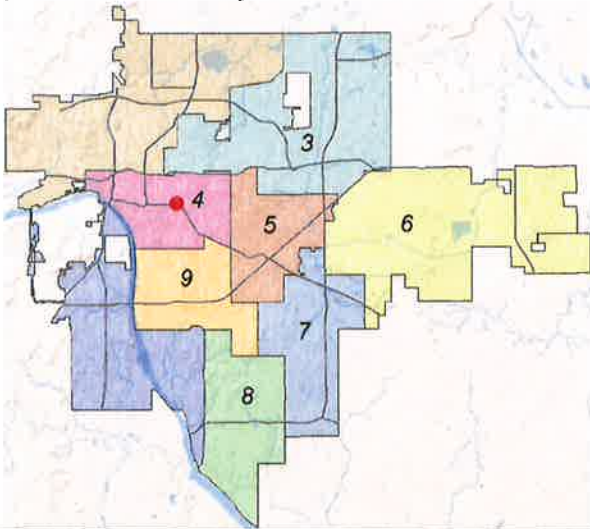
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Lou Reynolds

*Property Owner:* ENCENTUS FEDERAL CREDIT  
UNION

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



**Applicant Proposal:**

*Present Use:* Residential/ bank

*Proposed Use:* Credit union

*Concept summary:* Expand building floor area,  
abandon PUD, rezone to OMH with an optional  
development plan and leave the existing CS zoning  
but add an optional development plan.

*Tract Size:* 0.72 ± acres

*Location:* Northwest corner of E. 13<sup>th</sup> Pl. and S.  
Lewis Ave.

**Zoning:**

*Existing Zoning:* RS-3/CS/PUD-762

*Proposed Zoning:* PUD-762-A Abandonment

**Comprehensive Plan:**

*Land Use Map:* Existing Neighborhood, Main  
Street

*Stability and Growth Map:* Area of Growth,  
Area of Stability

**Staff Recommendation:**

**Staff recommends approval of PUD-762-A but  
only in context with modification of the Land  
Use Designation in the Comprehensive Plan and  
in context with the approval Z-7378 with an  
optional development plan.**

**Staff Data:**

TRS: 9307

CZM: 37

Atlas: 12

**City Council District: 4**

*Councilor Name:* Blake Ewing

**County Commission District: 2**

*Commissioner Name:* Karen Keith

10.1

## **SECTION I: PUD-762-A Abandonment**

**DEVELOPMENT CONCEPT:** The existing business has outgrown its building and is planning to expand to the west. To accommodate the expansion a rezoning request must be approved. The Tulsa Zoning Code does not allow expansion of the PUD boundary therefore the appropriate zoning solution includes abandoning the existing PUD; approve rezoning the site and expansion property to the west. The development plan is very similar to the PUD standards that were previously approved. The concept includes an optional development plan for the entire existing site and its expansion area.

### **EXHIBITS:**

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

### **DETAILED STAFF RECOMMENDATION:**

PUD-762-A is an abandonment of PUD-762 and is required to support expansion of the existing business. Abandonment of the PUD would not be supported without the concurrent rezoning request with the optional development plan that covers the entire PUD and its expansion area and,

The request to abandon the PUD is consistent with the current land use designation of the Comprehensive Plan and staff supports a concurrent request to amend the Comprehensive Plan by CPA-58 and,

The request to abandon the PUD would be injurious to the surrounding property owners and would create non conforming uses on the property without the concurrent request for rezoning and an optional development plan identified in Z-7378 therefore,

**Staff recommends Approval of PUD-762-A Abandonment to rezone property from RS-3/CS/PUD-762 to PUD-762-A Abandonment but only in conjunction with the approval of Z-7378 with the optional development plan which also covers a CS zoned district on the east edge of the site.**

## **SECTION II: Supporting Documentation**

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary: The zoning request is consistent with the existing Main Street land use designation and the concurrent Comprehensive Plan amendment (CPA-58) to Main Street on the western portion of the site.*

### **Land Use Vision:**

*Land Use Plan map designation:* Existing Neighborhood, Main Street

Main Streets are Tulsa's classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide, and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street

trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

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

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

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

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

The concurrent comprehensive plan revision would remove the Area of Stability as currently illustrated on the Land Use Map however the Area of Stability is defined as an area that 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:*

South Lewis is considered an Urban Arterial with a 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 that affect the site.

Small Area Plan: Utica Midtown Corridor Small Area Plan

The Utica Midtown Corridor Small Area Plan and the Tulsa Comprehensive Plan are in alignment.

Amending the Land use designation for the western portion of the site through the Planning Commission and City Council public hearing and notification respects the efforts of the Small Area Plan process.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:



*Staff Summary: The existing building screening lighting, signage and landscape standards were defined in the PUD previously approved at this site. The proposed building and site design standards will be carried through with the optional development plan.*

Environmental Considerations: None that affect site development.



Streets:

| <u>Exist. Access</u>              | <u>MSHP Design</u> | <u>MSHP R/W</u> | <u>Exist. # Lanes</u>   |
|-----------------------------------|--------------------|-----------------|-------------------------|
| East 13 <sup>th</sup> Place South | None               | 50 feet         | 2 lanes west bound only |
| South Lewis Avenue                | Urban Arterial     | 70 feet         | 4                       |

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

| <b>Location</b> | <b>Existing Zoning</b>  | <b>Existing Land Use Designation</b>                | <b>Area of Stability or Growth</b> | <b>Existing Use</b>                               |
|-----------------|---|---|------------------------------------|---|
| North           | RS-3 (west)<br>CS (east)                                      | Main Street (east) and Existing Neighborhood (west) | Growth (east) and Stability (west) | Single Family Residential (west)<br>Office (east) |
| East            | IL  | Main Street   | Growth                             | Industrial and Office                             |
| South           | Broken Arrow Expressway but CH and OM south of the expressway | None but Town Center south of the expressway        | Growth                             | Commercial and office                             |
| West            | RS-3  | Existing Neighborhood                               | Stability                          | Single Family Residential                         |

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 20253 dated December 7, 2001 (RS-3), and 11815 dated June 26, 1970 (CS), established zoning for the subject property.

***Subject Property:***

**PUD-762 November 2008:** All concurred in **approval** of a proposed *Planned Unit Development* on a .78± acre tract of land for a bank with drive thru service, on property located on the northwest corner of South Lewis Avenue & East 13<sup>th</sup> Place and also known as a part of the subject property.

**Z-6842 December 2001:** All concurred in **approval** of a request for *rezoning* a .781± acre tract of land from OM to RS-3 for single-family residential use on property located on the northeast corner of East 13<sup>th</sup> Street and South Terrace Drive and a part of the subject property.

**BOA-13873 January 1986:** The Board of Adjustment **approved** a *special exception* to allow a single-family dwelling and an accessory garage in an OM-zoned district, on the easternmost lot of the subject tract. The Board approved the use, finding that the area was predominantly single-family dwellings.

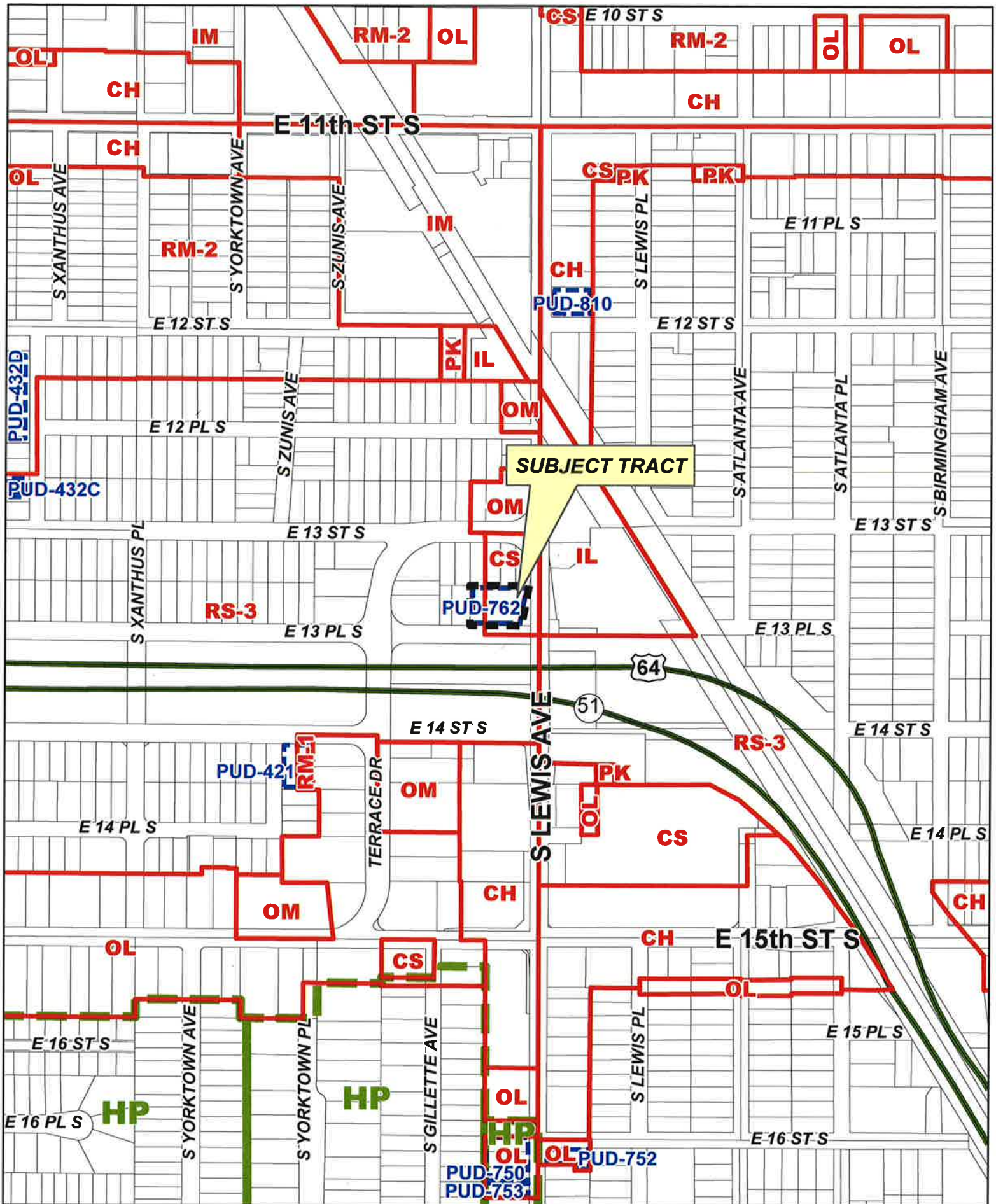
***Surrounding Property:***

**BOA-18844 September 12, 2000:** The Board of Adjustment **approved** a *special exception* to permit a single-family dwelling in an OM district, on property located at 1309 S. Terrace Dr.

**BOA-13625 June 27, 1985:** The Board of Adjustment **approved** a *Use Variance* to allow for an office in an RS-3 district; per plot plan; finding an unnecessary hardship imposed on the applicant by the multiple zoning in the area; subject to a 6' screening fence being constructed on the west boundary of the lot in question, on property located at 2322 E. 13<sup>th</sup> St. and abutting north of subject property.

**BOA-581 January 8, 1929:** The Board of Adjustment **approved** a *variance* to permit 2-family dwelling, with conditions that the building on the rear of the lot is used as a garage or servants quarters and not as a rental property on property located on Lot 4, Block 10, Terrace Drive Addn. and abutting north of subject property.

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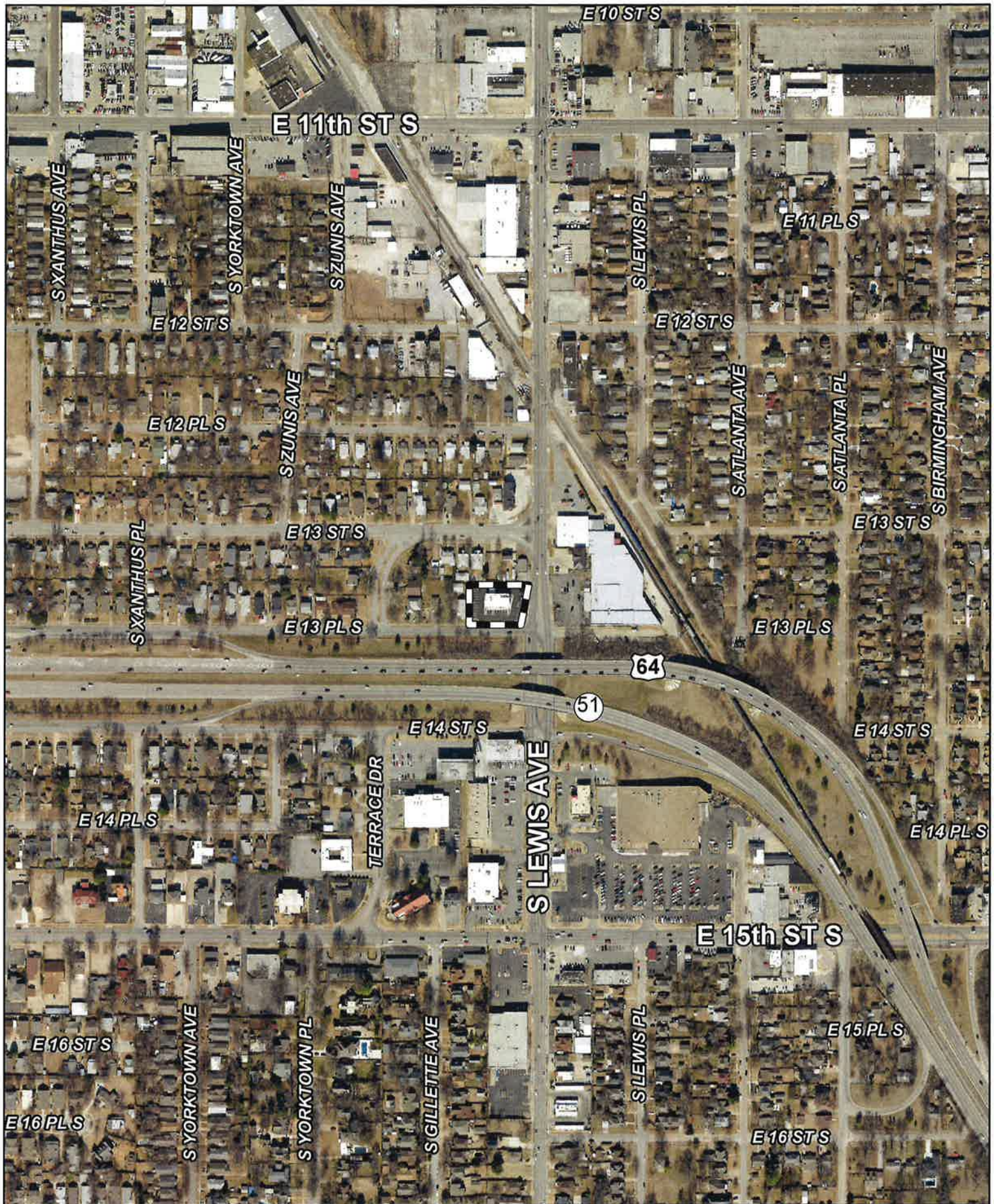
**PUD-762-A  
ABANDONMENT**

19-13 07

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0 Feet 200 400



Subject Tract

# **PUD-762-A ABANDONMENT**

19-13 07

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

Aerial Photo Date: February 2016



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E13 STS

S LEWIS AVE

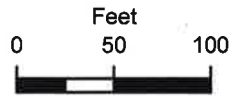
TERRACE DR

E13 PLS

64

51

E14 STS



Subject  
Tract

# **PUD-762-A ABANDONMENT**

19-13 07

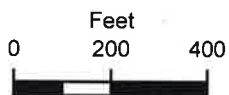
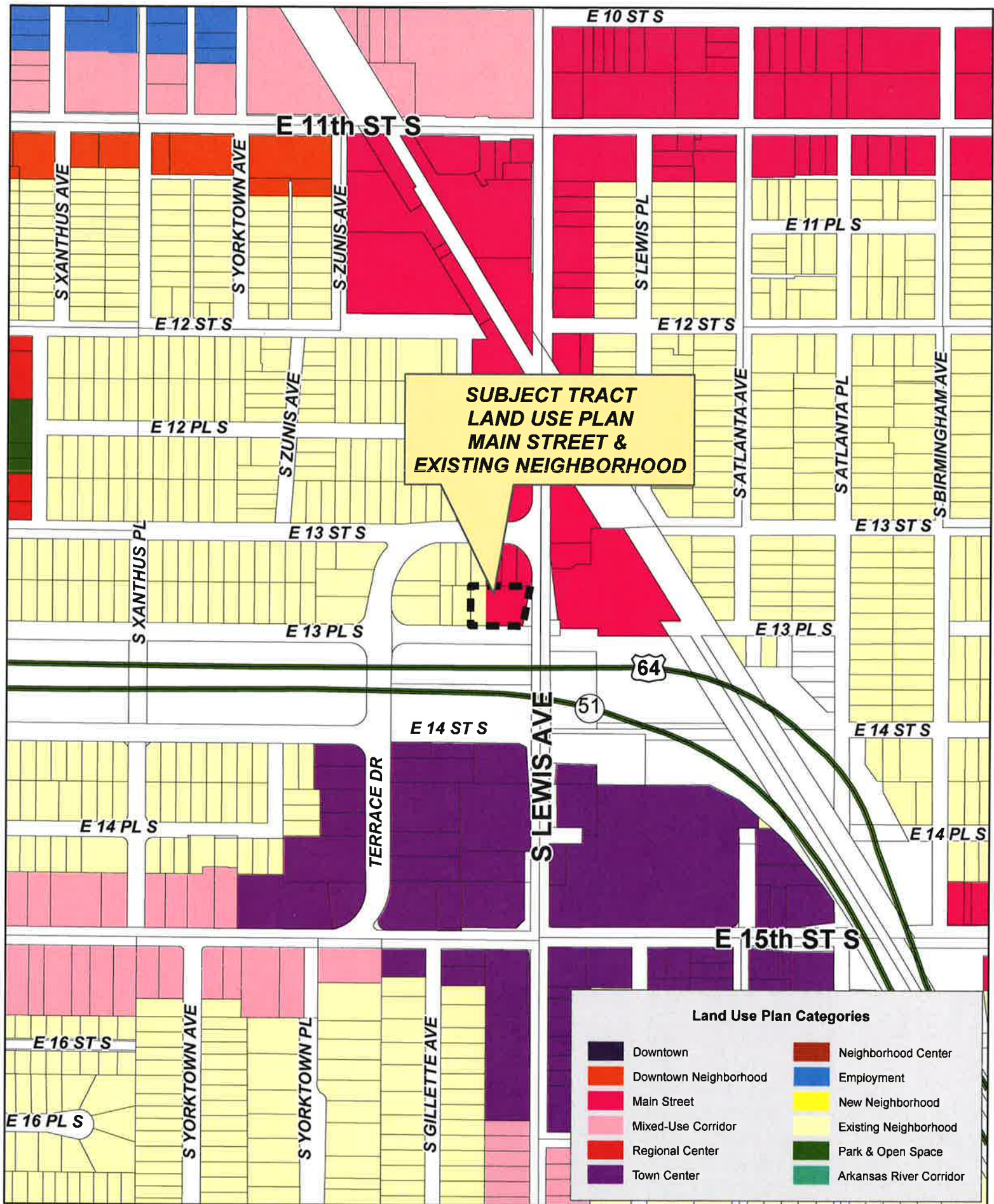
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016



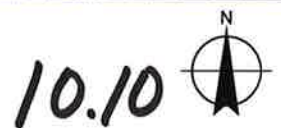
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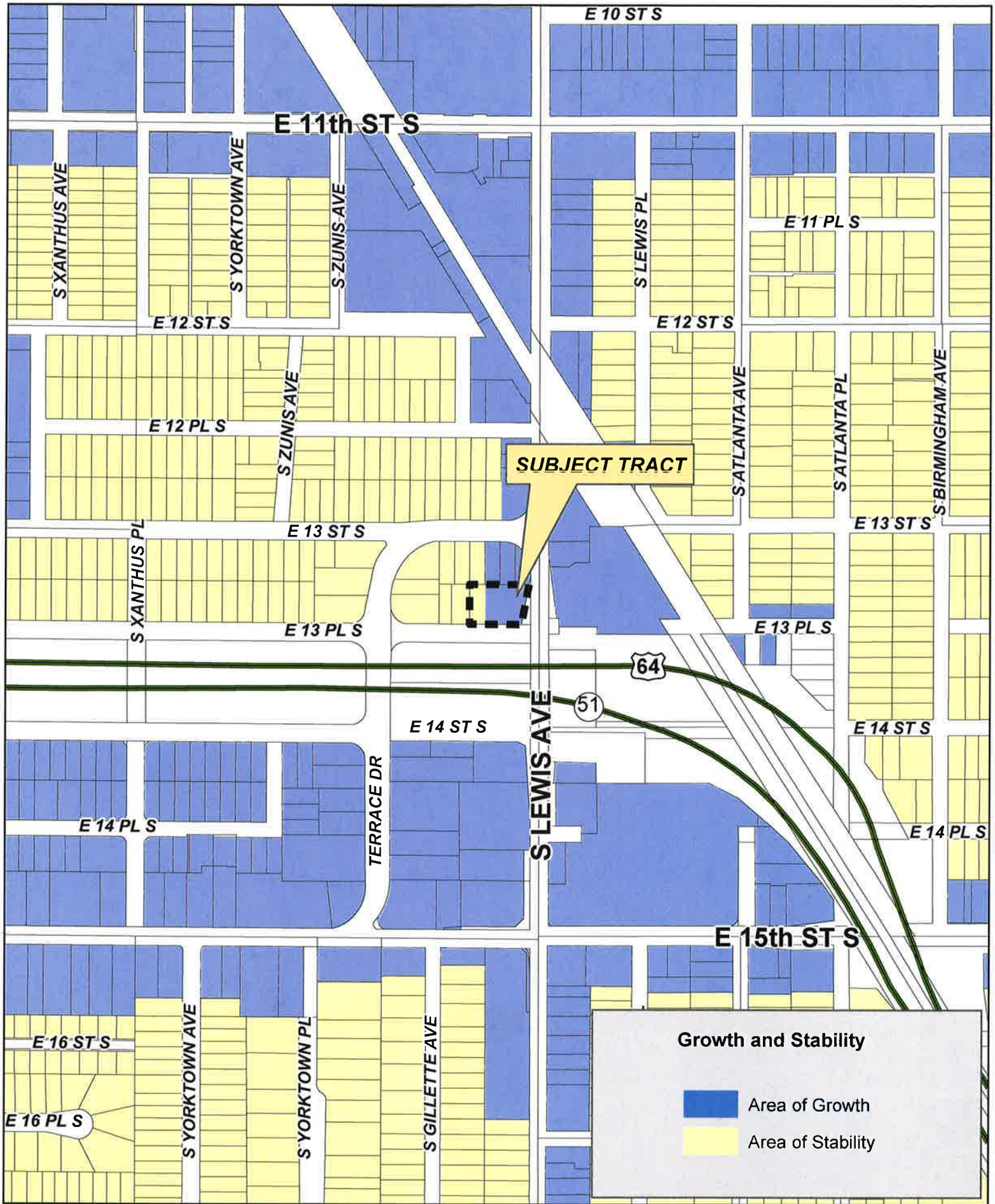


# **PUD-762-A ABANDONMENT**

19-13 07







# **PUD-762-A ABANDONMENT**

19-13 07









Tulsa Metropolitan Area  
Planning Commission

**Case Number: Z-7378 with an optional  
development plan**

(Related to PUD 762-A Abandonment of PUD &  
CPA-58)

**Hearing Date: March 1, 2017**

**Case Report Prepared by:**

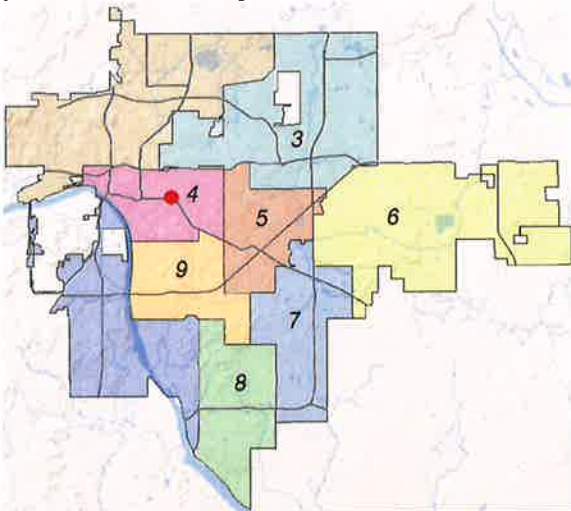
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Lou Reynolds

*Property Owner:* ENCENTUS FEDERAL CREDIT  
UNION

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



**Applicant Proposal:**

*Present Use:* Residential/ bank

*Proposed Use:* Credit union

*Concept summary:* Expand building floor area,  
abandon PUD, rezone to OMH with an optional  
development plan and leave the existing CS zoning  
but add an optional development plan.

*Tract Size:* 0.72 ± acres

*Location:* Northwest corner of E. 13<sup>th</sup> Pl. and S.  
Lewis Ave.

**Zoning:**

*Existing Zoning:* RS-3/ CS

*Proposed Zoning:* OMH/ CS

**Comprehensive Plan:**

*Land Use Map:* Existing Neighborhood/ Main  
Street

*Stability and Growth Map:* Area of Growth/  
Area of Stability

**Staff Recommendation:**

**Staff recommends approval of Z-7378 with the  
optional development plan that covers all of the  
original PUD-762 and in context with  
modification of the Land Use Designation in the  
Comprehensive Plan and in context with the  
abandonment of PUD-762.**

**Staff Data:**

TRS: 9307

CZM: 37

Atlas: 12

**City Council District: 4**

*Councilor Name:* Blake Ewing

**County Commission District: 2**

*Commissioner Name:* Karen Keith

11.1

**SECTION I: Z-7378**

**DEVELOPMENT CONCEPT:** The existing business has outgrown its building and is planning to expand to the west. To accommodate the expansion a rezoning request must be approved. The Tulsa Zoning Code does not allow expansion of the PUD boundary therefore the appropriate zoning solution includes abandoning the existing PUD, approve rezoning the site for an expansion of the site to the west. The development plan is very similar to the PUD standards that were previously approved. The concept includes an optional development plan for the entire existing site and its expansion area.

**EXHIBITS:**

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
  - Exhibit A: Conceptual site plan illustrating entire development plan area
  - Exhibit A.2: Illustrating rezoning area from RS-2 to OMH

**SECTION II: Optional Development Plan standards:**

Z-7378 with the optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in a CS and OMH zoning district and its supplemental regulations except as further refined below:

- A. Permitted Uses:
  - a. Commercial Use Category limited to the subcategories and specific uses defined below and uses that are customarily accessory to the permitted uses.
    - i. Financial Services
    - ii. Other
      - 1. Drive-through facility (as a component of an allowed principal use)
      - 2. Outdoor off premise advertising but limited to the portion of the property zoned CS.
    - iii. Office
      - 1. Business or professional office
      - 2. Medical, dental or health practitioner office
- B. Maximum Permitted Floor Area: 12,000 square feet
- C. Minimum Building Setbacks:
  - a. From the east boundary of the development plan 10 feet
  - b. From the south boundary of the development plan 10 feet
  - c. From the north boundary of the development plan 30 feet
  - d. From the west boundary of the development plan 50 feet
- D. Landscape Standards:
  - a. A minimum of fifteen percent (15%) of the total net land area, and twenty percent (20%) of the street setback area shall be improved as internal landscaped open space in accordance with the provisions of the Landscape Chapter of the City of Tulsa Zoning Code.
- E. Signs:
  - a. One(1) double-faced sign, four feet (4FT) by eight feet (8FT), excluding the base with a maximum display surface area of thirty-two square feet (32SF) per side (64SF of display

11.2

surface area total) and a maximum height of ten feet (10 FT) will be permitted near the southeast corner of the Property.

- b. Wall signs shall not exceed two square feet (2 SF) of display surface area per linear foot of building wall to which the sign is affixed. The length of the sign shall not exceed seventy-five (75%) of the length of the building wall to which the sign is affixed. No west or north facing wall signs are permitted, except directional signs which shall be permitted at the entrances and exits.
- c. One (1) outdoor advertising sign (existing at the time of this approval shall be permitted) the outdoor advertising sign may only be located in the portion of the property zoned CS.

F. Lighting:

- a. Within the west one hundred twenty-five feet (125FT) of the Property, light standards shall not exceed fourteen feet (14FT) in total height. Within the remainder of the Property, light standards shall not exceed a total height of twenty-five feet (25FT). All light standards, including building mounted, shall comply with Chapter 65 of the Tulsa Zoning Code.

G. Boundary Landscaping and Screening Plan:

- a. An eight foot (8FT) high pre-cast stone-patterned concrete screening wall will be erected and maintained within and along the west boundary beginning at a point 10.5 FT north of the southwest corner of the Property and extending approximately one hundred seventeen feet (117 FT) to the northwest corner of the Property and then east along the north boundary approximately one hundred eight feet (108FT) adjacent to the RS-3 zoned property to the boundary of the CS zoned property, as shown on the Conceptual Site Plan attached hereto as Exhibit "A".
- b. Also, a ten foot (10FT) wide landscaped area will be established and maintained along the west boundary and along the north boundary to the boundary of the CS zoned property. Twelve (12) Loblolly Pine trees, a minimum of fourteen feet (14FT) in height will be planted as shown on the Conceptual Site Plan attached hereto as EXHIBIT "A" to provide an additional visual and sound barrier. Bright 'N Tight Cherry Laurels will be planted at intervals between canopies of the larger trees, as shown on the Conceptual site Plan attached hereto as Exhibit "A".
- c. All required landscaping will be provided per the Landscaping Chapter of the Tulsa Zoning Code, with any necessary modifications by alternative compliance plan provisions of the Tulsa Zoning Code.

**DETAILED STAFF RECOMMENDATION:**

Z-7378 request to zone property to OMH and CS with an optional development plan is consistent with the existing Main Street designation and proposed expansion area of the Main Street land use designation in the Comprehensive Plan and;

OMH and CS zoned property without additional provisions does not provide appropriate land use limitations to integrate with the surrounding residential properties on the west and north however the design standards and use limitations integrated into the development plan provide those standards and;

The provisions of the optional development plan outlined in Section II above are consistent with the development plan provisions of section 70.040 of the Tulsa Zoning Code therefore;

**Staff recommends Approval of Z-7378 to rezone property from RS-3/CS to OMH/ CS with the optional development plan standards as outlined in Section II above.**

### **SECTION III: Supporting Documentation**

#### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary:* The zoning request is consistent with the existing Main Street land use designation and the concurrent Comprehensive Plan amendment (CPA-58) to Main Street on the western portion of the site.

#### **Land Use Vision:**

*Land Use Plan map designation:* Existing Neighborhood, Main Street

Main Streets are Tulsa's classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide, and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

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

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

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

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

The concurrent comprehensive plan revision would remove the Area of Stability as currently illustrated on the Land Use Map however; the Area of Stability is defined as an area that 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:*

South Lewis is considered an Urban Arterial with a 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 that affect the site.

#### Small Area Plan: Utica Midtown Corridor Small Area Plan

The Utica Midtown Corridor Small Area Plan and the Tulsa Comprehensive Plan are in alignment.

Amending the Land use designation through the Planning Commission and City Council public hearing and notification respects the efforts of the Small Area Plan process.

Special District Considerations: None

Historic Preservation Overlay: None

#### DESCRIPTION OF EXISTING CONDITIONS:

See following street view image from the southeast corner of the site looking northwest:



Staff Summary: The existing building screening lighting, signage and landscape standards were defined in the PUD previously approved at this site. The proposed building and site design standards will be carried through with the optional development plan.

Environmental Considerations: None that affect site development.

Streets:

| <u>Exist. Access</u>              | <u>MSHP Design</u> | <u>MSHP R/W</u> | <u>Exist. # Lanes</u>   |
|-----------------------------------|--------------------|-----------------|-------------------------|
| East 13 <sup>th</sup> Place South | None               | 50 feet         | 2 lanes west bound only |
| South Lewis Avenue                | Urban Arterial     | 70 feet         | 4                       |

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

| <b>Location</b> | <b>Existing Zoning</b>                             | <b>Existing Land Use Designation</b>                         | <b>Area of Stability or Growth</b>    | <b>Existing Use</b>                                  |
|-----------------|--|--|---------------------------------------|--|
| North           | RS-3 (west)<br>CS (east)                           | Main Street (east)<br>and Existing<br>Neighborhood<br>(west) | Growth (east) and<br>Stability (west) | Single Family<br>Residential (west)<br>Office (east) |
| East            | IL   | Main Street  | Growth                                | Industrial and Office                                |
| South           | Broken Arrow<br>Expressway with<br>RS-3 zoning but | None but Town<br>Center south of the<br>expressway           | Growth                                | Commercial and office<br>south of expressway         |

|      |                                      |                          |           |                              |
|------|--------------------------------------|--------------------------|-----------|------------------------------|
|      | CH and OM south<br>of the expressway |                          |           |                              |
| West | RS-3                                 | Existing<br>Neighborhood | Stability | Single Family<br>Residential |

#### SECTION IV: Relevant Zoning History

**ZONING ORDINANCE:** Ordinance number 20253 dated December 7, 2001 (RS-3), and 11815 dated June 26, 1970 (CS), established zoning for the subject property.

##### ***Subject Property:***

**PUD-762 November 2008:** All concurred in **approval** of a proposed *Planned Unit Development* on a .78± acre tract of land for a bank with drive thru service, on property located on the northwest corner of South Lewis Avenue & East 13<sup>th</sup> Place and also known as a part of the subject property.

**Z-6842 December 2001:** All concurred in **approval** of a request for *rezoning* a .781± acre tract of land from OM to RS-3 for single-family residential use on property located on the northeast corner of East 13<sup>th</sup> Street and South Terrace Drive and a part of the subject property.

**BOA-13873 January 1986:** The Board of Adjustment **approved** a *special exception* to allow a single-family dwelling and an accessory garage in an OM-zoned district, on the easternmost lot of the subject tract. The Board approved the use, finding that the area was predominantly single-family dwellings.

##### ***Surrounding Property:***

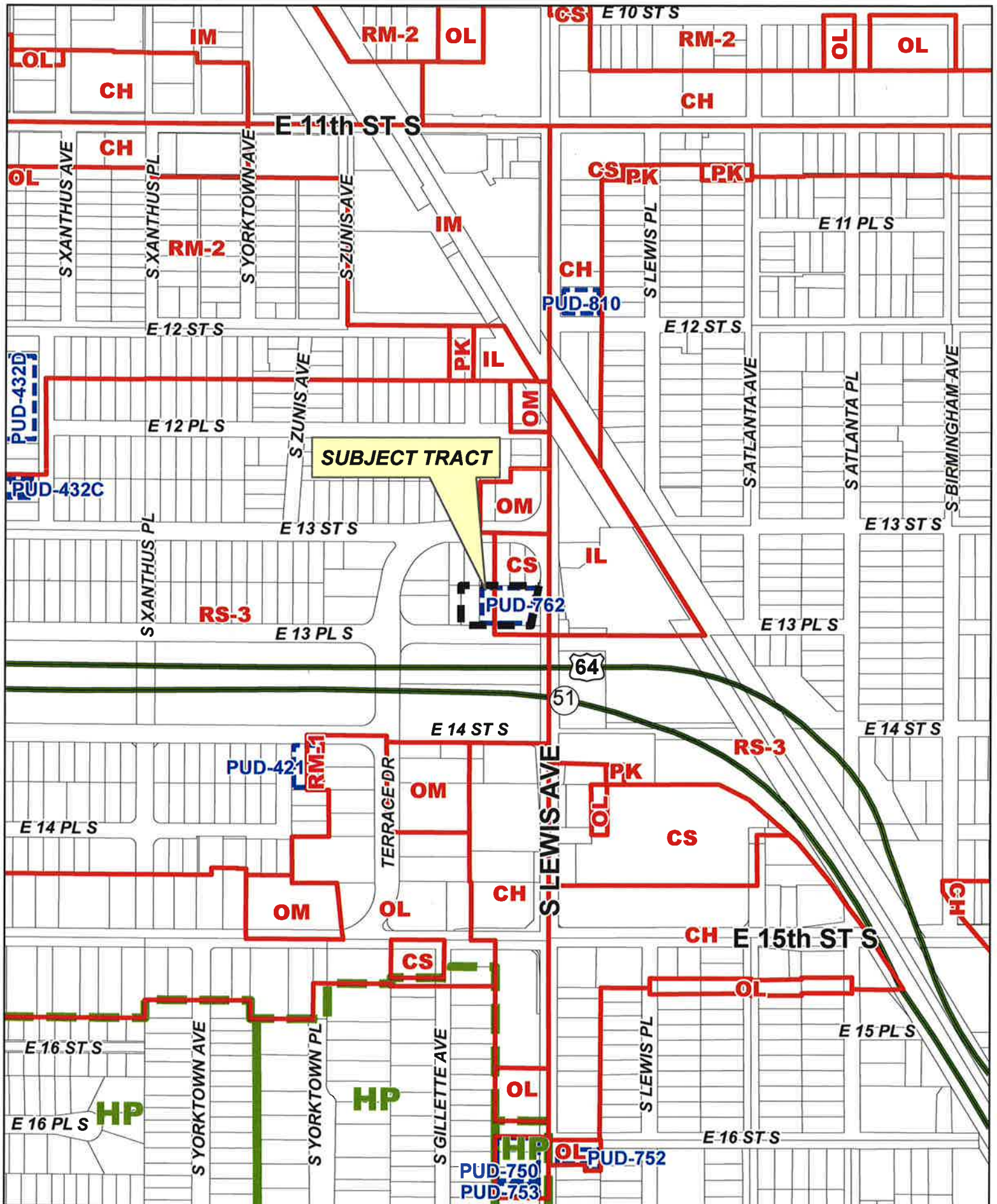
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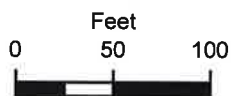
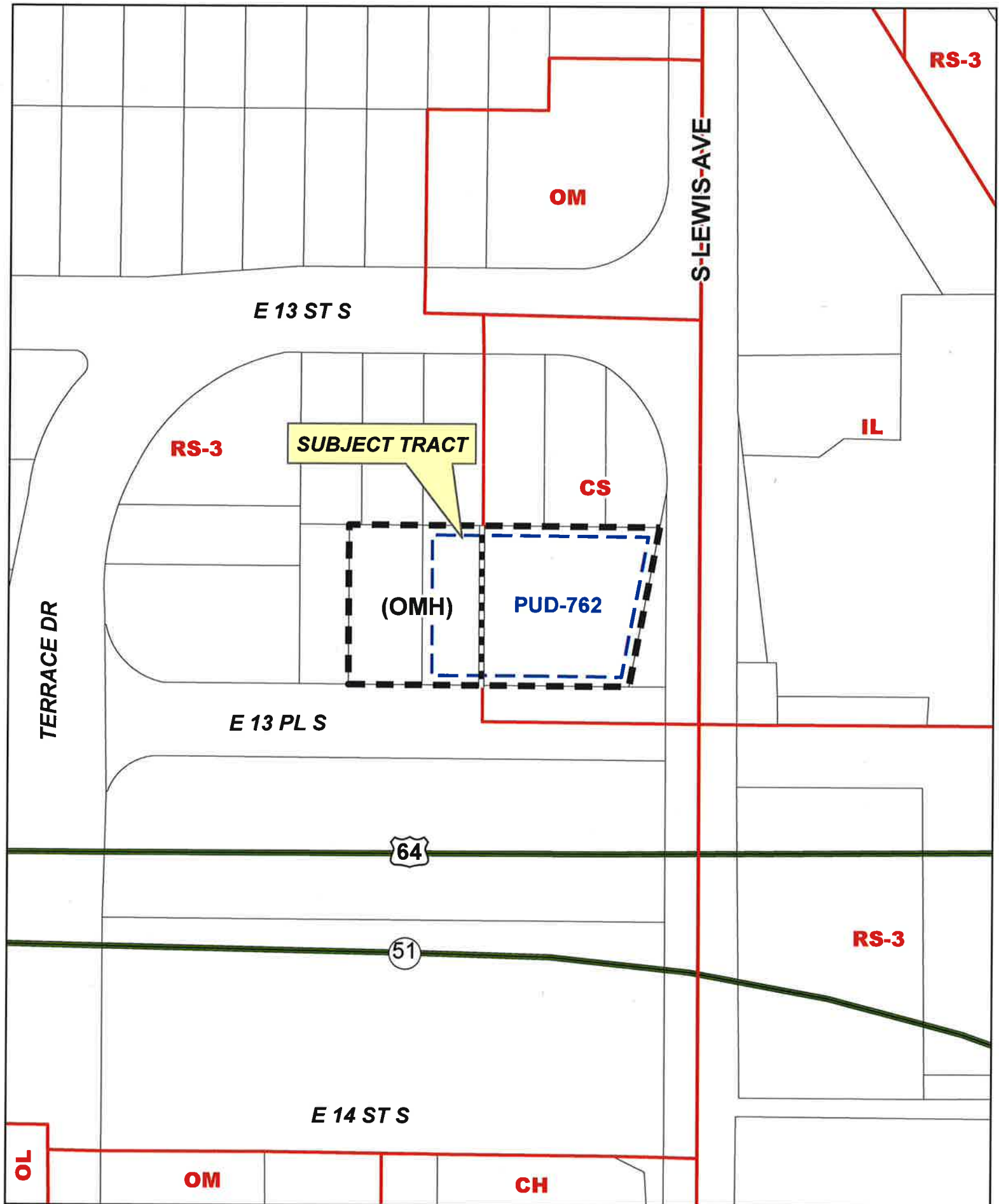


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**Z-7378**  
**with Optional**  
**Development Plan**

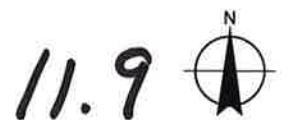
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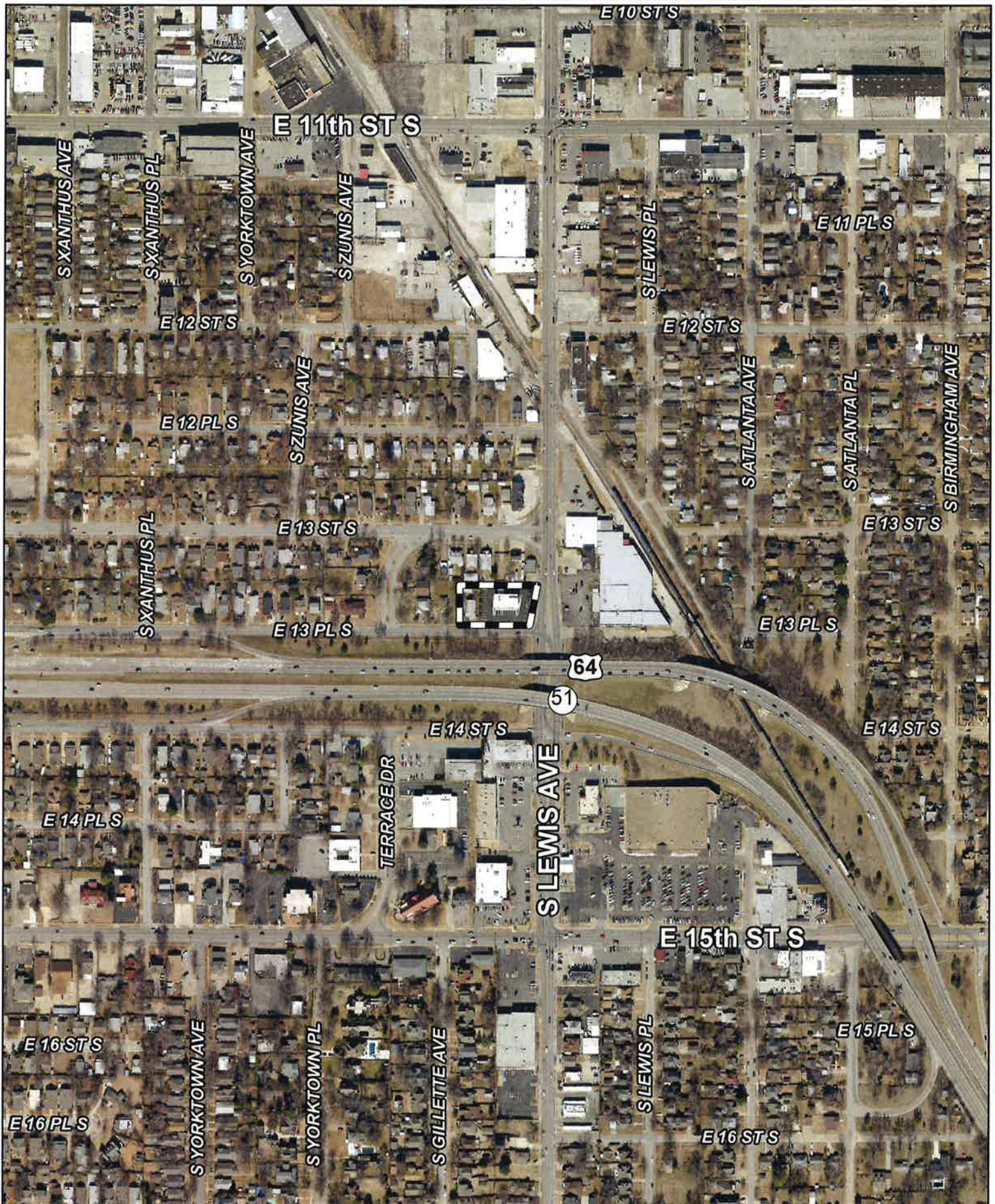


19-13 07

**Z-7378**  
**with Optional**  
**Development Plan**







0 200 400  
Feet



Subject  
Tract

19-13 07

**Z-7378**  
**with Optional**  
**Development Plan**

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

Aerial Photo Date: February 2016







TERRACE DR

E13 STS

S LEWIS AVE

E13 PLS

64

51

E14 STS



Subject  
Tract

19-13 07

**Z-7378**  
**with Optional**  
**Development Plan**

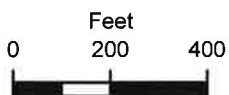
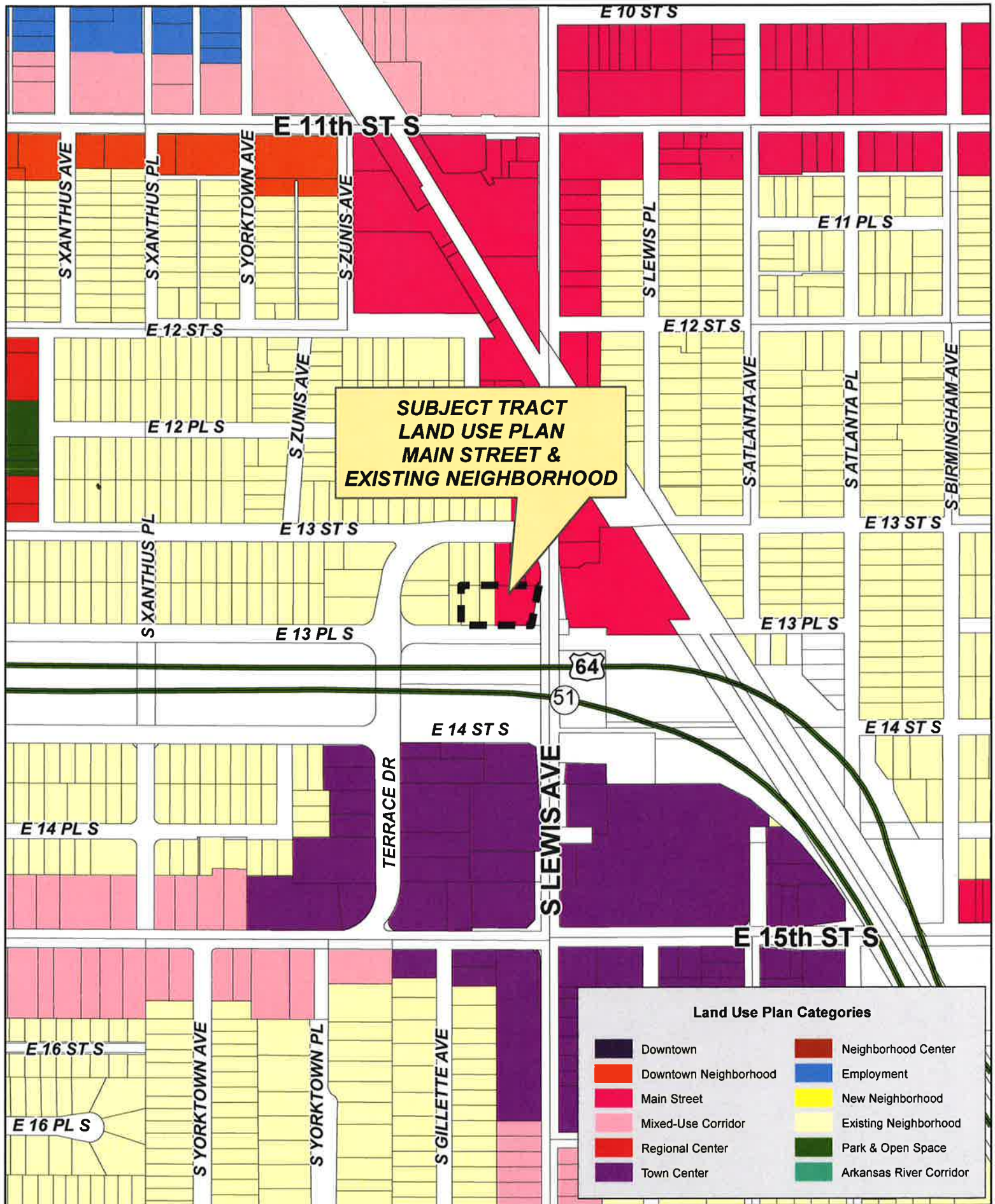
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Aerial Photo Date: February 2016



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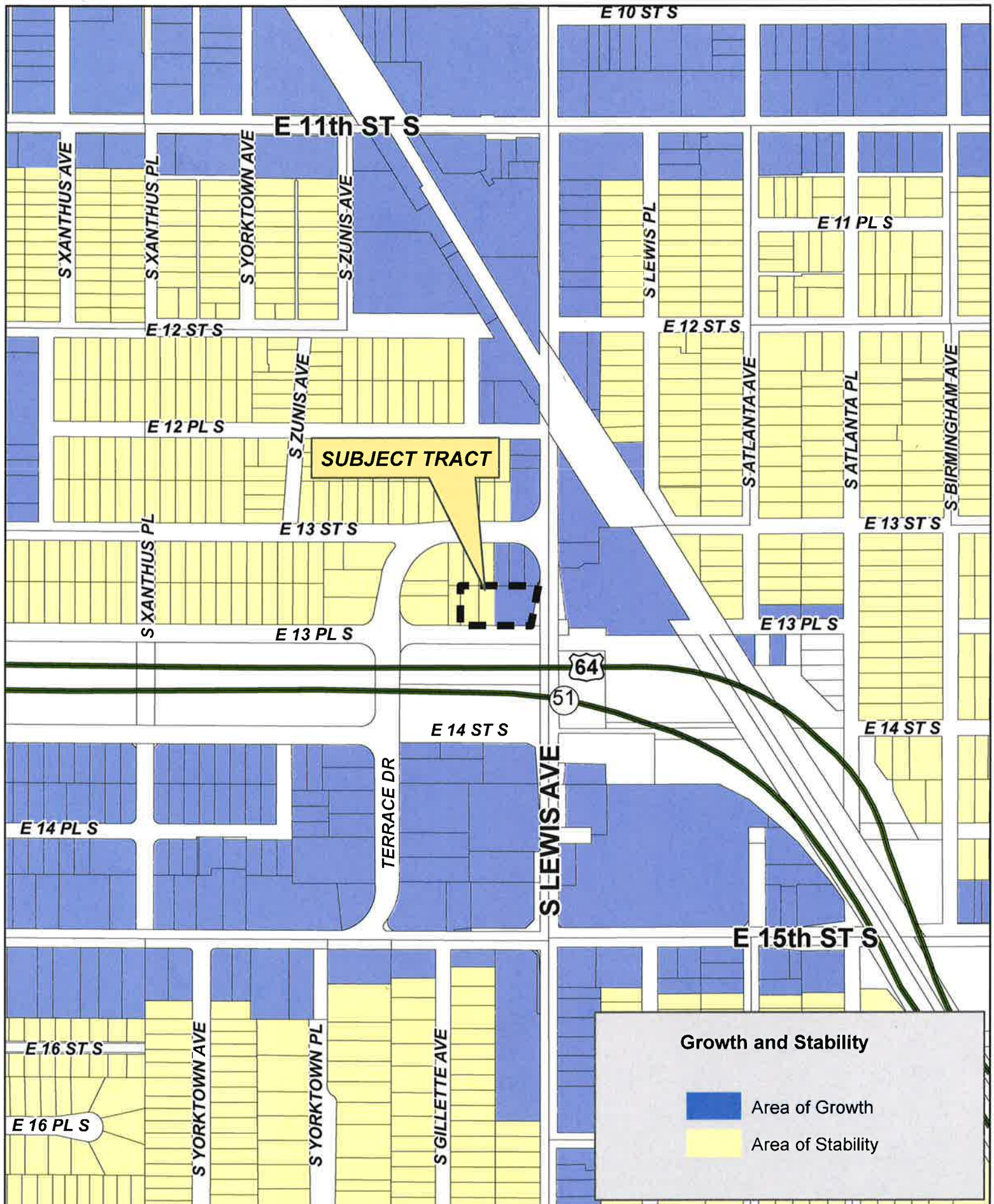


19-13 07

**Z-7378**  
**with Optional**  
**Development Plan**





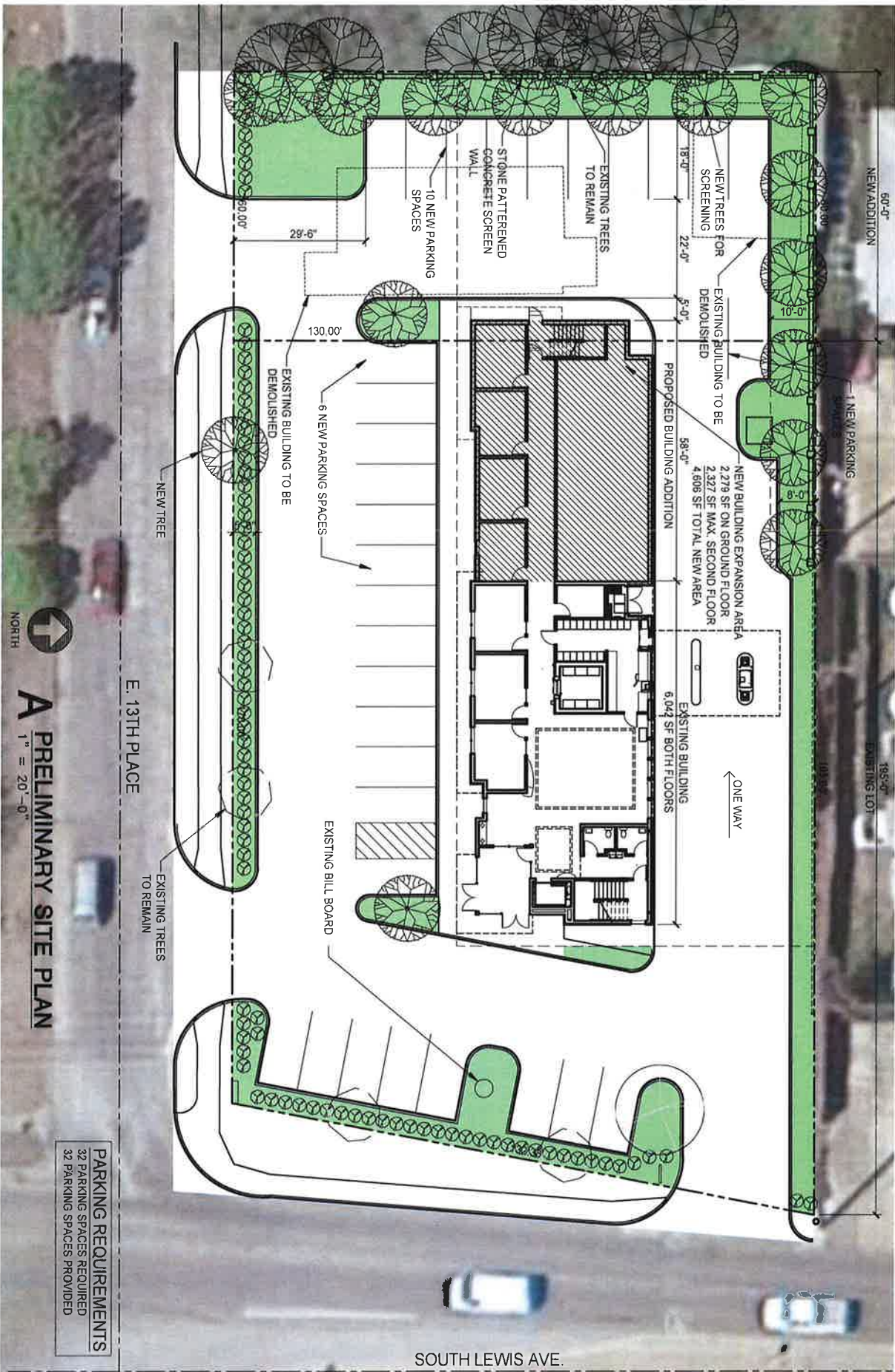


19-13 07

**Z-7378**  
**with Optional**  
**Development Plan**







JANUARY 18, 2017  
PRELIMINARY  
SITE PLAN  
JOB 80700  
DS102

ENCENTUS  
FEDERAL CREDIT UNION  
TULSA, OKLAHOMA

PRELIMINARY  
DESIGN

**OAK LEAF**  
2400 E. SKELLY DRIVE  
Suite 103  
Tulsa, Oklahoma 74105  
(918) 740-0802  
Fax: (918) 740-0803

EXHIBIT "A"

11.14

# Exhibit "A.2"

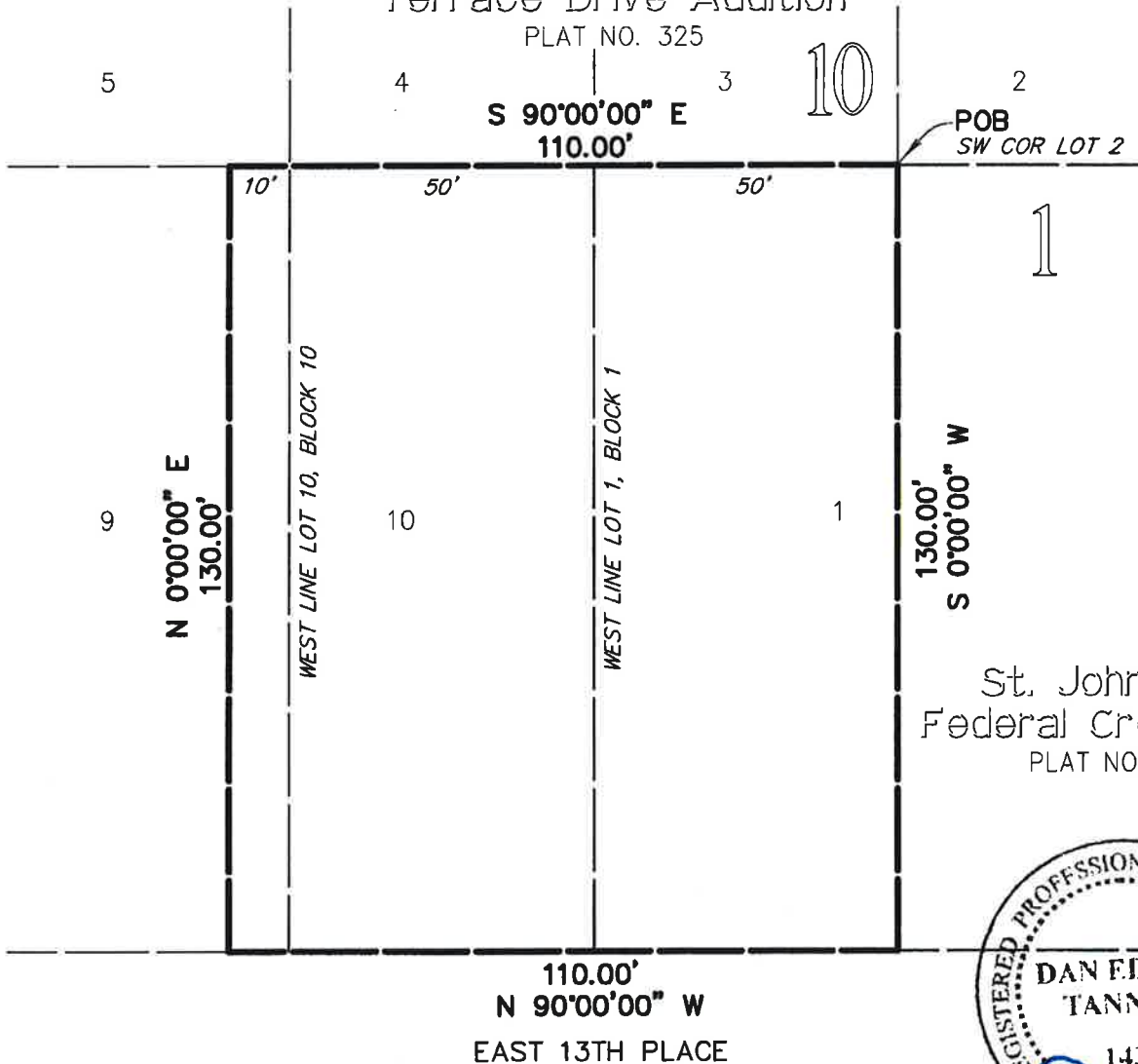
## Encentus Federal Credit Union Zoning Exhibit



**Location Map**

Resubdivision of Blk 6,  
and Lots 1, 2, & 3, Block 4  
Terrace Drive Addition

PLAT NO. 325



St. John Tulsa  
Federal Credit Union  
PLAT NO. 6299



**LEGEND**

POB POINT OF BEGINNING

01/18/2017 RMC GILL 16078\_EX ZONING

**Tanner Consulting LLC**  
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929

11-15







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** PUD-845  
(related to case CZ-448)

**Hearing Date:** March 1, 2017  
(Continued from February 15, 2017)

**Case Report Prepared by:**

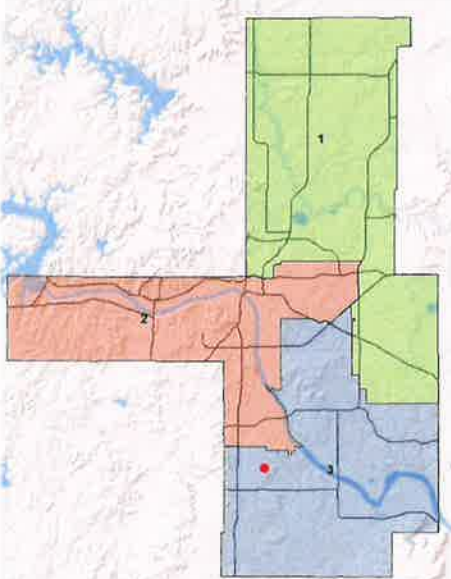
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Jim Beach

*Property Owner:* BROWER OIL AND GAS CO INC

**Location Map:**  
**(shown with County Commission Districts)**



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Mini-storage

*Concept summary:* Rezone the subject property to permit the construction of a mini-storage facility

*Tract Size:* 5.99 ± acres

*Location:* North of northwest corner of S. Peoria Ave. and E. 141<sup>st</sup> St. S.

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* CS/ PUD-845

**Comprehensive Plan:**

*Land Use Map:* N/A

*Stability and Growth Map:* N/A

**Staff Recommendation:**

**Staff recommends denial.**

**Staff Data:**

TRS: 7212

CZM: 60

Atlas: 0

**County Commission District:** 3

*Commissioner Name:* Ron Peters

12.1

## SECTION I: PUD-845

**DEVELOPMENT CONCEPT:** The applicant is requesting to rezone the subject property to permit the construction of a mini-storage facility. The project consists of a mini-storage development with 12 storage buildings approximately 20' x 225'. The east faces of the storage buildings nearest Peoria Avenue will have masonry veneer. There will be an accessory office building approximately 1,500 SF with full masonry exterior. It may include an on-site manager's apartment.

### EXHIBITS:

- INCOG Case map
- INCOG Aerial
- Applicant Exhibits:
  - Development Concept
  - Renderings
  - Site Plans

## SECTION II: PUD-845 DEVELOPMENT STANDARDS

PUD 845 shall conform to the provision of Section 1130 of the Tulsa County Zoning Code.

|                                    |  |            |
|------------------------------------|--|------------|
| Land Area (Gross):                 | 6.20 Acres   | 270,000 SF |
| Land Area (Net):                   | 5.99 Acres   | 261,000 SF |
| Permitted Uses:                    | All principal and accessory uses as allowed by right in the CS zoned district, except Use Units 10, 12, 13, 14, and 19 are prohibited.<br><br>Special exception uses are prohibited except that Use Unit 16 (Mini Storage) is allowed.   |            |
| Maximum Building Floor Area Ratio: |  | .50        |
| Proposed Floor Area:               | 55,500 SF (12 x 4,500 plus 1,500) (.21 FAR)  |            |
| Maximum Building Height:           | NA   |            |
| Off-Street Parking:                | 13 (1 per 5,000 SF mini-storage plus 2 for office)   |            |
| Minimum Building Setbacks:         | 15' along north, south, and west property lines<br>110' from centerline of South Peoria Avenue (Primary Arterial according to the MSHP).<br><br>The street yard shall be considered the area between the planned right of way line and the building setback line parallel to Peoria. |            |
| Landscape Area:                    | 22% (1,647 SF) of the street yard will remain open for landscape area; approximately 3,559 SF of additional open space will be located behind the building line and the beginning of the paved area serving the storage units  |            |
| Signs:                             | A complete sign plan has not been prepared but it is anticipated there will be one ground sign located toward the northeast corner of  |            |

the property and wall signs placed on the office/apartment building. In any case, the aggregate display surface area of all signs will be far less than what is allowed by the Tulsa County Zoning Code.

Hours of Operation: Business hours will be limited to between the hours of 6:00 a.m. and 9:00 p.m.

Lighting: All site lighting will be mounted to the face of the buildings and will face downward and away from property lines. There will be no light spill beyond the property lines.

**VEHICULAR ACCESS AND CIRCULATION:** Access to the site would be via South Peoria Avenue.

**PEDESTRIAN ACCESS:** Pedestrian access is not shown. Sidewalks do not exist along South Peoria Avenue in the area of the subject lot.

**PLATTING REQUIREMENT:** No building permit shall be issued until a plat containing restrictive covenants memorializing the above development standards is prepared and filed in accordance with Tulsa County Subdivision Regulations.

**EXPECTED SCHEDULE OF DEVELOPMENT:** Development will begin in the summer of 2017 after final approval of the Planned Unit Development and the platting of the property.

#### **DETAILED STAFF RECOMMENDATION:**

The subject lot is located within the City of Glenpool fence line. The Glenpool Comprehensive Plan identifies this area as a Low Intensity Residential use. The proposed mini-storage use is not consistent with this land use and intensity.

PUD-845 as submitted does not provide adequate design standards for building location, storage unit door orientation, landscape and screening details, or sign standards to insure a compatible land use with the abutting single family residential area and,

PUD-845 does not provide adequate detail or design standards to insure design standards with the City of Glenpool on the west side of Peoria or the City of Jenks on the east side of Peoria.

PUD-845 is not consistent with the anticipated future development pattern of the surrounding property therefore;

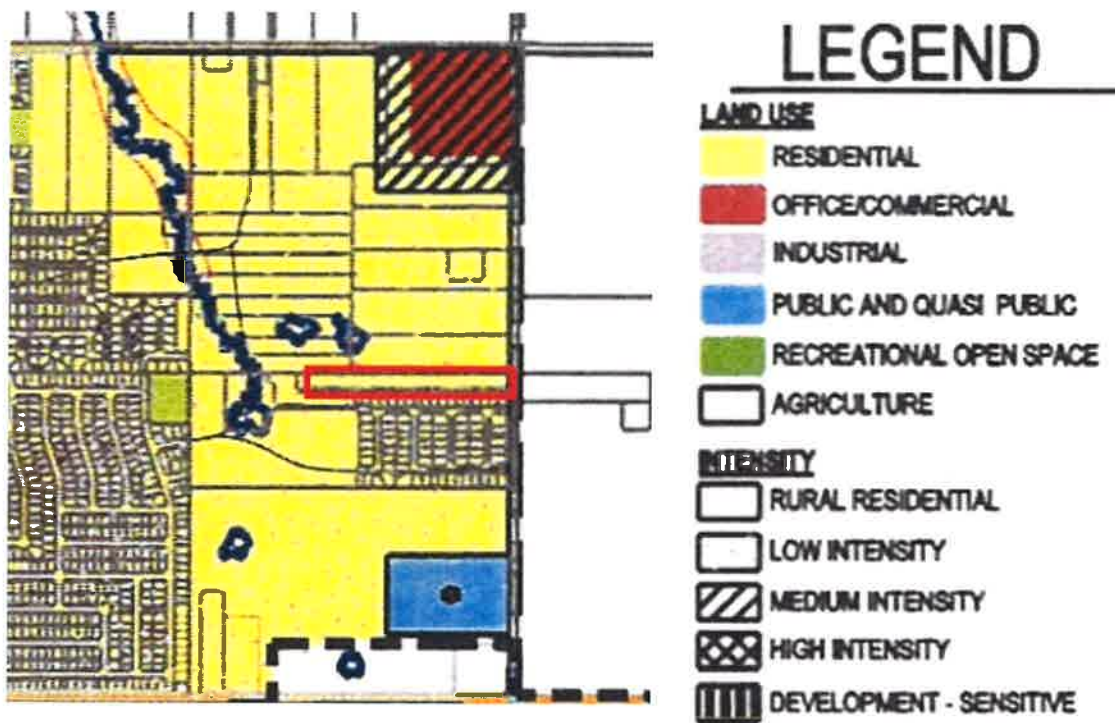
**Staff recommends Denial of PUD-845 as outlined in Section II above.**

#### **SECTION III: Supporting Documentation**

##### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary: The site is located within the Residential District of The City of Glenpool Comprehensive Plan. (See Illustration Below)*





Land Use Vision:

*Land Use Plan map designation:* Residential (Low Intensity)

*Areas of Stability and Growth designation:* N/A

Transportation Vision:

*Major Street and Highway Plan:* S. Peoria Ave. is a Primary Arterial

*Trail System Master Plan Considerations:* None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The site contains what appears to be older oil/gas equipment. Single-family housing exists along the entire southern boundary of the proposed development.*

Environmental Considerations: Existing oil storage tanks which will need to be removed. The applicant has scheduled a Phase I Environmental Assessment.

Streets:

| <u>Exist. Access</u> | <u>MSHP Design</u> | <u>MSHP R/W</u> | <u>Exist. # Lanes</u> |
|----------------------|--------------------|-----------------|-----------------------|
| South Peoria Avenue  | Primary Arterial   | 120 feet        | 2                     |

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

| <b>Location</b> | <b>Existing Zoning</b> | <b>Existing Land Use Designation</b> | <b>Area of Stability or Growth</b> | <b>Existing Use</b>           |
|-----------------|------------------------|--------------------------------------|------------------------------------|-------------------------------|
| North           | AG                     | N/A                                  | N/A                                | Vacant                        |
| East            | IM/AG                  | N/A                                  | N/A                                | Single-Family/Energy Facility |
| South           | RS3/RS-4               | N/A                                  | N/A                                | Single-Family                 |
| West            | RS-4                   | N/A                                  | N/A                                | Single-Family                 |

**SECTION III: Relevant Zoning History**

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

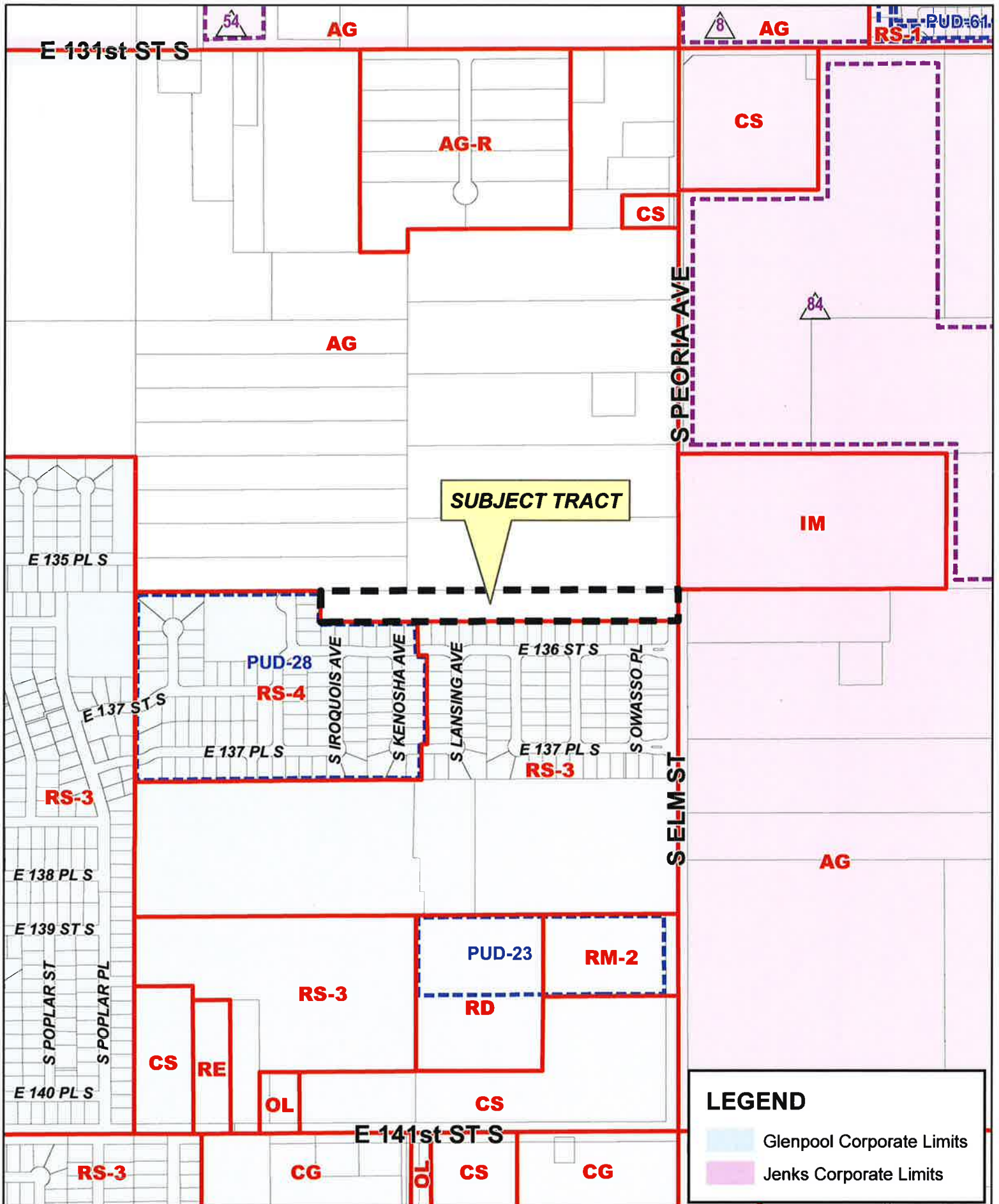
***Subject Property:***

*No relevant history.*

***Surrounding Property:***

*No relevant history.*

02/15/2017 1:30 PM



**PUD-845**

17-12 12

12.6





0 Feet 300 600



Subject  
Tract

**PUD-845**

17-12 12

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

Aerial Photo Date: February 2016



12.7



**Southside Secure Storage, LLC**  
**PUD # 845**

**Development Concept**

The project consists of a mini-storage development with eight storage buildings approximately 20' x 225' and eight at approximately 10' x 225'. The east faces of the storage buildings nearest Peoria Avenue will have masonry veneer. The 10' buildings will be along the north and south sides of the property with the rear of the buildings facing the property lines and providing opaque screening to the adjacent properties.

There will be an accessory office building approximately 1,500 SF with full masonry exterior. It may include an on-site manager's apartment.

Business hours will be limited to 6 a.m. to 9:00 p.m.

All site lighting will be mounted to the face of the buildings and will face downward and away from property lines. There will be no light spill beyond the property lines.

The north, south and west property lines will have 6-feet high wood privacy fences. The east end of the property will have a masonry screening wall.

Existing zoning is AG (Agriculture). A Tulsa County zoning application has been filed requesting approval of CS (Commercial Shopping). This would allow the mini-storage use to be approved under this PUD.

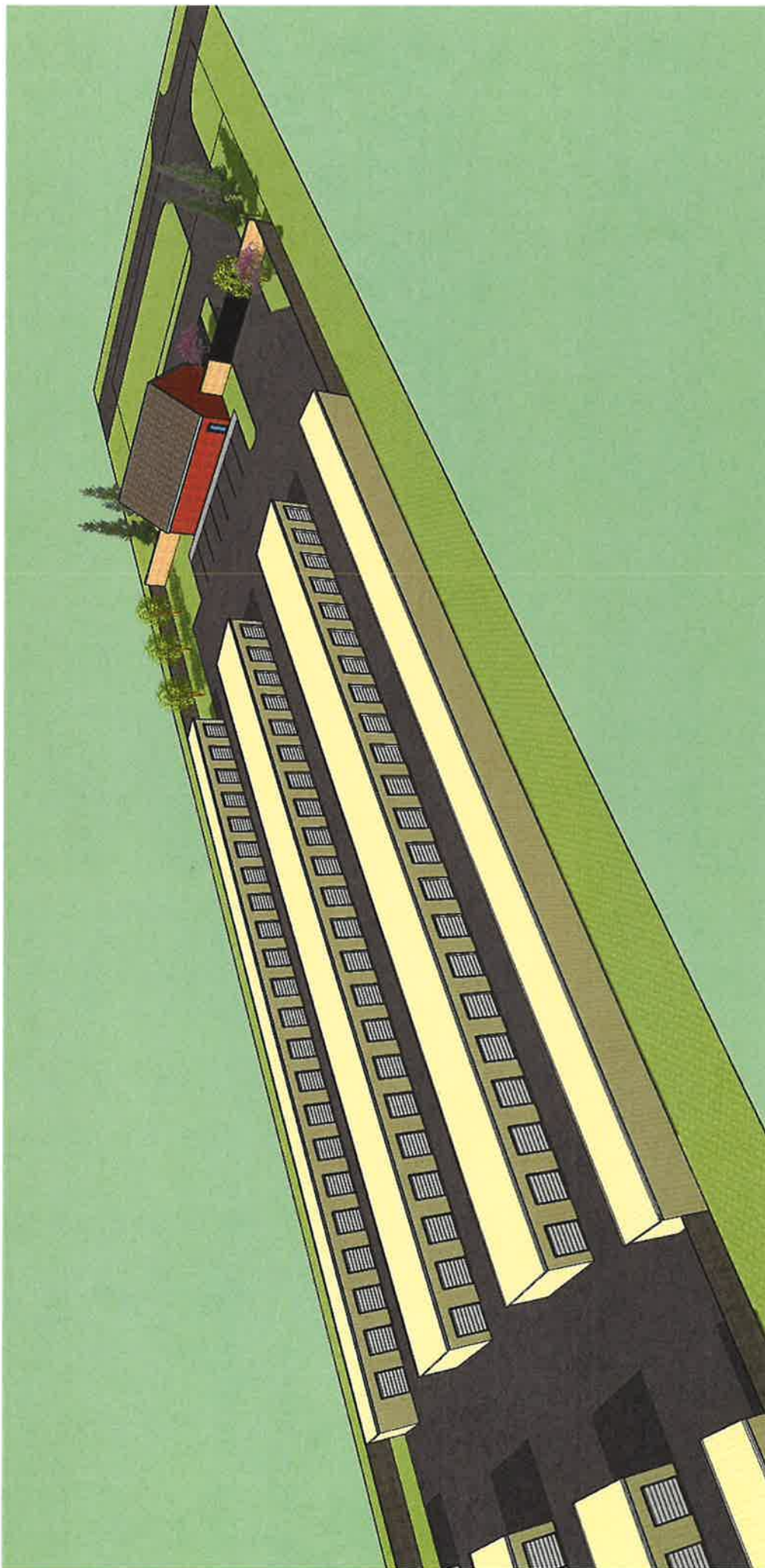


12.9



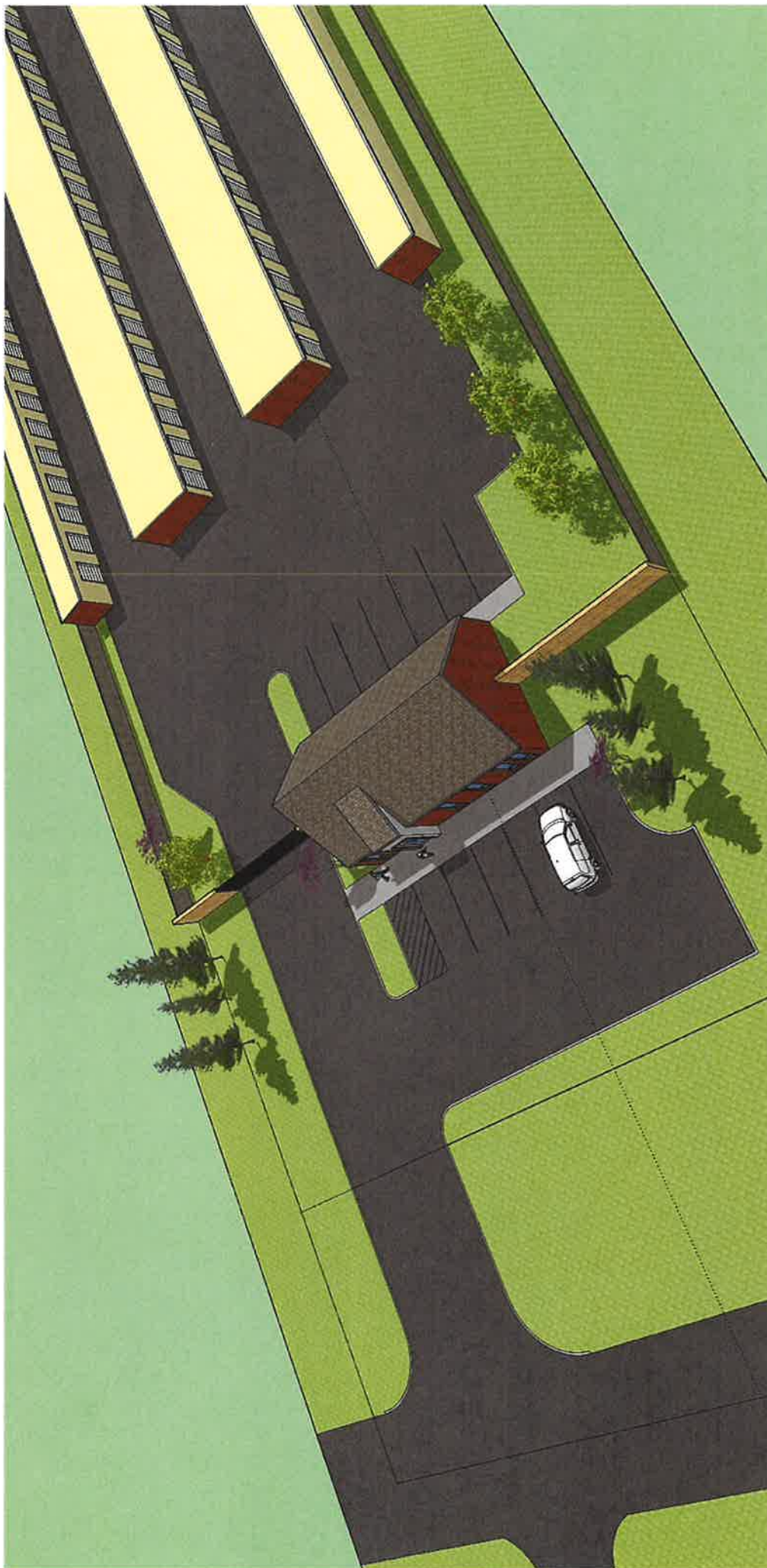


12.10



12.11

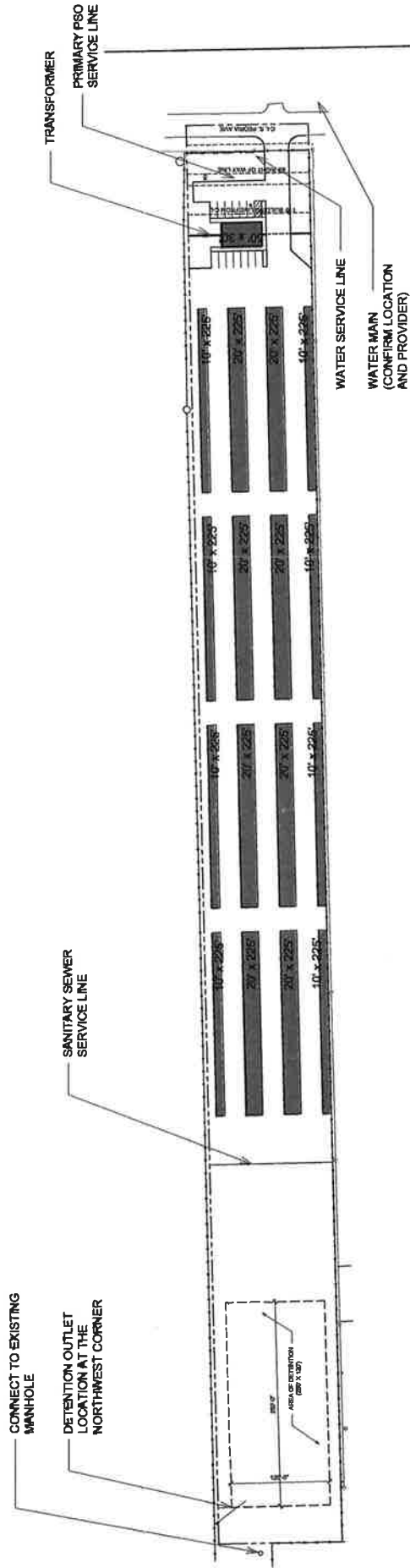








12.13



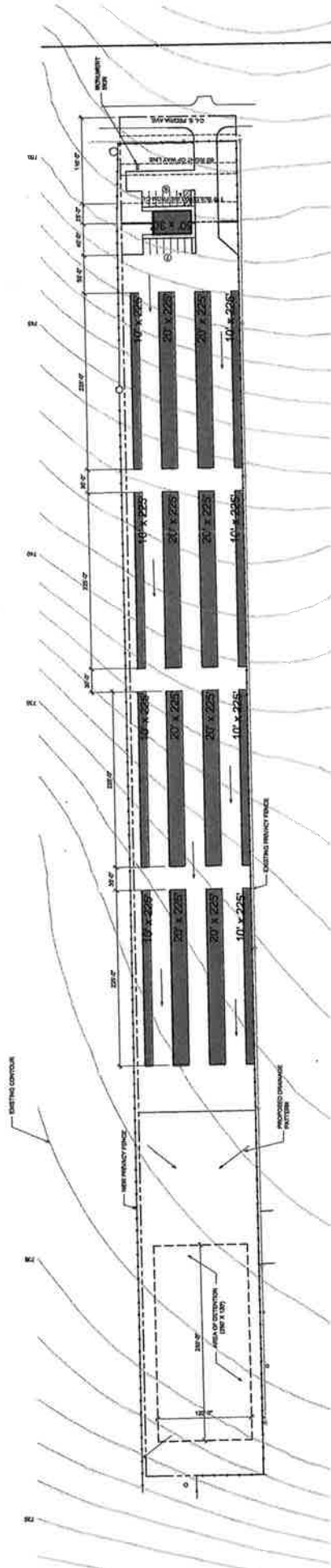
# CONCEPTUAL UTILITIES

## 1 SITE PLAN - B

NOT TO SCALE



GLENPOOL MINI-STORAGE  
GLENPOOL, OKLAHOMA  
JANUARY 11, 2017



# PRELIMINARY SITE PLAN - B

NOT TO SCALE



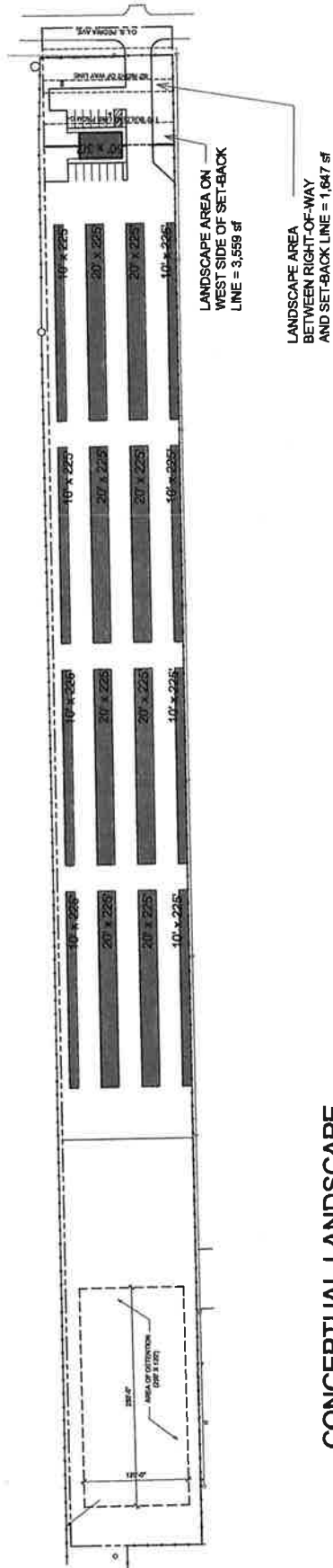
EACH STORAGE BUILDING = 4,500 sf  
TOTAL LEASABLE AREA = 54,000 sf  
OFFICE / APARTMENT = 1,500 sf  
PARKING SPACES REQUIRED = 13  
PARKING SPACES PROVIDED = 13  
RIGHT OF WAY @ PEORIA = 60 ft  
SET BACK @ PEORIA = 60 ft + 50 ft = 110 ft

GLENPOOL MINI-STORAGE  
JANUARY 17, 2017

ARCHITECT  
**GS HELMS**  
+ ASSOCIATES

12.15





## CONCEPTUAL LANDSCAPE

# SITE PLAN - B

**NOT TO SCALE**



## GLENPOOL MINI-STORAGE

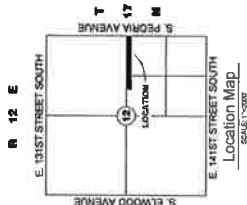
**DATE OF ADOPTION**



12.16

### Legend

- |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |   |
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LEGAL DESCRIPTION AS PROVIDED IN WARRANTY DEED TO BROWER OIL & GAS CO.,  
FILED AS BOOK 4379, PAGE 800

A TRACT OF LAND SITUATED IN THE SEEN SECTION 12-T7N-R12E, INDIAN MERIDIAN, COUNTY OF TULSA, STATE OF OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING THE N.E.C. CORNER OF SECTION 18; THENCE BEING NORTH A DISTANCE OF 269.62 FEET TO THE S.W. CORNER OF SAID SECTION 18; THENCE BEING WEST A DISTANCE OF 190.5 FEET TO THE N.W. CORNER OF SAID SECTION 18; THENCE BEING SOUTH A DISTANCE OF 197 TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 5.992 ACRES, MORE OR LESS.

PHYSICAL ADDRESS: LAND OLENEPOOL, OKLAHOMA

## SURVEYORS TABLE "A" NOTES

ITEM # MONUMENTS WERE FOUND OR SET AT ALL PROPERTY CORNERS AS NOTED OR SHOWN HEREON.

ITEM 2: PHYSICAL ADDRESS AS PROVIDED: LAND, GLENPOOL, OKLAHOMA

ITEM 3: WE HAVE EXAMINED A FLOOD INSURANCE RATE MAP FOR TULSA COUNTY, OKLAHOMA, AND INCORPORATED AREAS, MAP NUMBER 40100-02-01, WITH AN EFFECTIVE DATE OF OCTOBER 16, 2012, WHICH SHOWS THE SUBJECT PROPERTY IN UNSHADDED ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ITEM 4: GROSS LAND AREA: 261,000.00 SQUARE FEET ORS.99 ACRES.

ITEM 8: SUBSTANTIAL FEATURES OBSERVED AND SURVEYED AS CHANGING.

ITEM 11: LOCATION OF SURFACE UTILITIES AS OBSERVED ARE SHOWN HEREON

ITEM 16: NO EARTH MOVING WORK OR BUILDING CONSTRUCTION WAS OBSERVED AT THE TIME OF THE SURVEY

NO TITLE COMMITMENT WAS AVAILABLE AT THE TIME OF THE SURVEY

### SURVEYOR'S STATEMENT

TO: JOE BROWER / BROWER OIL & GAS CO.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/PSDS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11 AND 16 OF TABLE 1 THEREOF. BASIS FOR BEARING IS ASSUMED USING THE NORTH LINE OF THE SE4 OF SECTION 12 AS N 89°50'27" W. DATE OF LAST REVISIT WAS AUGUST 15, 2016.

PREPARED BY:

**FRITZ LAND SURVEYING, LLC**  
 10017 W. 91ST STREET, TULSA, OK 74132  
 PH: 918.231 0575  
**FRITZLANDSURVEYING@GMAIL.COM**  
 FL# 16334



ANDY FRITZ, PLS  
DK LDC, MEM  
CA 95848

WITNESS MY HAND AND SEAL THIS  
17TH DAY OF AUGUST, 2016.



Tulsa Metropolitan Area  
Planning Commission

**Case Number: CZ-448**  
(related to case PUD-845)

**Hearing Date: March 1, 2017**  
(continued from December 21, 2016,  
February 1, 2017 and February 15, 2017)

**Case Report Prepared by:**

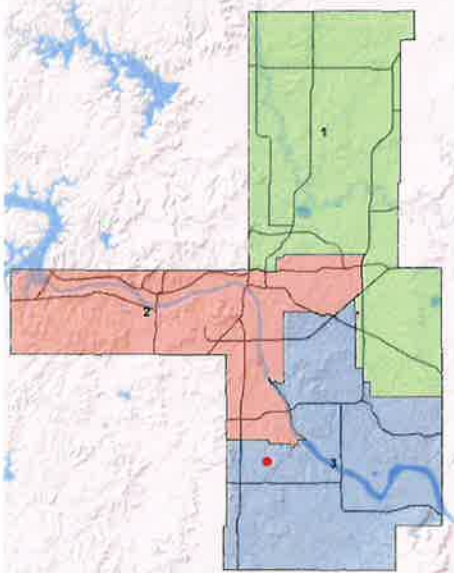
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Jim Beach

*Property Owner:* BROWER OIL AND GAS CO INC

**Location Map:**  
**(shown with County Commission Districts)**



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Mini-storage

*Concept summary:* Rezone the subject property to  
permit the construction of a mini-storage facility

*Tract Size:* 5.99 ± acres

*Location:* North of northwest corner of S. Peoria  
Ave. and E. 141<sup>st</sup> St. S.

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* CS

**Comprehensive Plan:**

*Land Use Map:* N/A

*Stability and Growth Map:* N/A

**Staff Recommendation:**

**Staff recommends denial.**

**Staff Data:**

TRS: 7212

CZM: 60

Atlas: N/A

**County Commission District: 3**

*Commissioner Name:* Ron Peters



## SECTION I: CZ-448

**DEVELOPMENT CONCEPT:** The applicant is requesting to rezone the subject property to permit the construction of a mini-storage facility. The project consists of a mini-storage development with 12 storage buildings approximately 20' x 225'. The east faces of the storage buildings nearest Peoria Avenue will have masonry veneer. There will be an accessory office building approximately 1,500 SF with full masonry exterior. It may include an on-site manager's apartment.

### **EXHIBITS:**

- INCOG Case map
- INCOG Aerial
- Applicant Exhibits:
  - Aerial Photo
  - ALTA/NSPS Land Title Survey

### **DETAILED STAFF RECOMMENDATION:**

CZ-448 is not consistent with the land use vision in the City of Glenpool Comprehensive Plan and,

CS zoning is not compatible with the existing adjacent single family residential use adjacent to the south property line and,

CS zoning is not consistent with the anticipated future development pattern of the surrounding property therefore;

**Staff recommends Denial of CZ-448 to rezone property from AG to CS.**

## **SECTION II: Supporting Documentation**

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary: The site is located within the Residential District of The City of Glenpool Comprehensive Plan.*

#### **Land Use Vision:**

*Land Use Plan map designation: Residential (Low Intensity)*

*Areas of Stability and Growth designation: N/A*

#### **Transportation Vision:**

*Major Street and Highway Plan: S. Peoria Ave. is a Primary Arterial*

*Trail System Master Plan Considerations: None*

13.2

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

**DESCRIPTION OF EXISTING CONDITIONS:**

*Staff Summary: The site contains what appears to be older oil/gas equipment. Single-family housing exists along the entire southern boundary of the proposed development.*

Environmental Considerations: Existing oil storage tanks which will need to be removed. The applicant has scheduled a Phase I Environmental Assessment.

**Streets:**

| <u>Exist. Access</u> | <u>MSHP Design</u> | <u>MSHP RW</u> | <u>Exist. # Lanes</u> |
|----------------------|--------------------|----------------|-----------------------|
| South Peoria Avenue  | Primary Arterial   | 120 feet       | 2                     |

**Utilities:**

The subject tract has municipal water and sewer available.

**Surrounding Properties:**

| <b>Location</b> | <b>Existing Zoning</b> | <b>Existing Land Use Designation</b> | <b>Area of Stability or Growth</b> | <b>Existing Use</b>           |
|-----------------|------------------------|--------------------------------------|------------------------------------|-------------------------------|
| North           | AG                     | N/A                                  | N/A                                | Vacant                        |
| East            | IM/AG                  | N/A                                  | N/A                                | Single-Family/Energy Facility |
| South           | RS3/RS-4               | N/A                                  | N/A                                | Single-Family                 |
| West            | RS-4                   | N/A                                  | N/A                                | Single-Family                 |

**SECTION III: Relevant Zoning History**

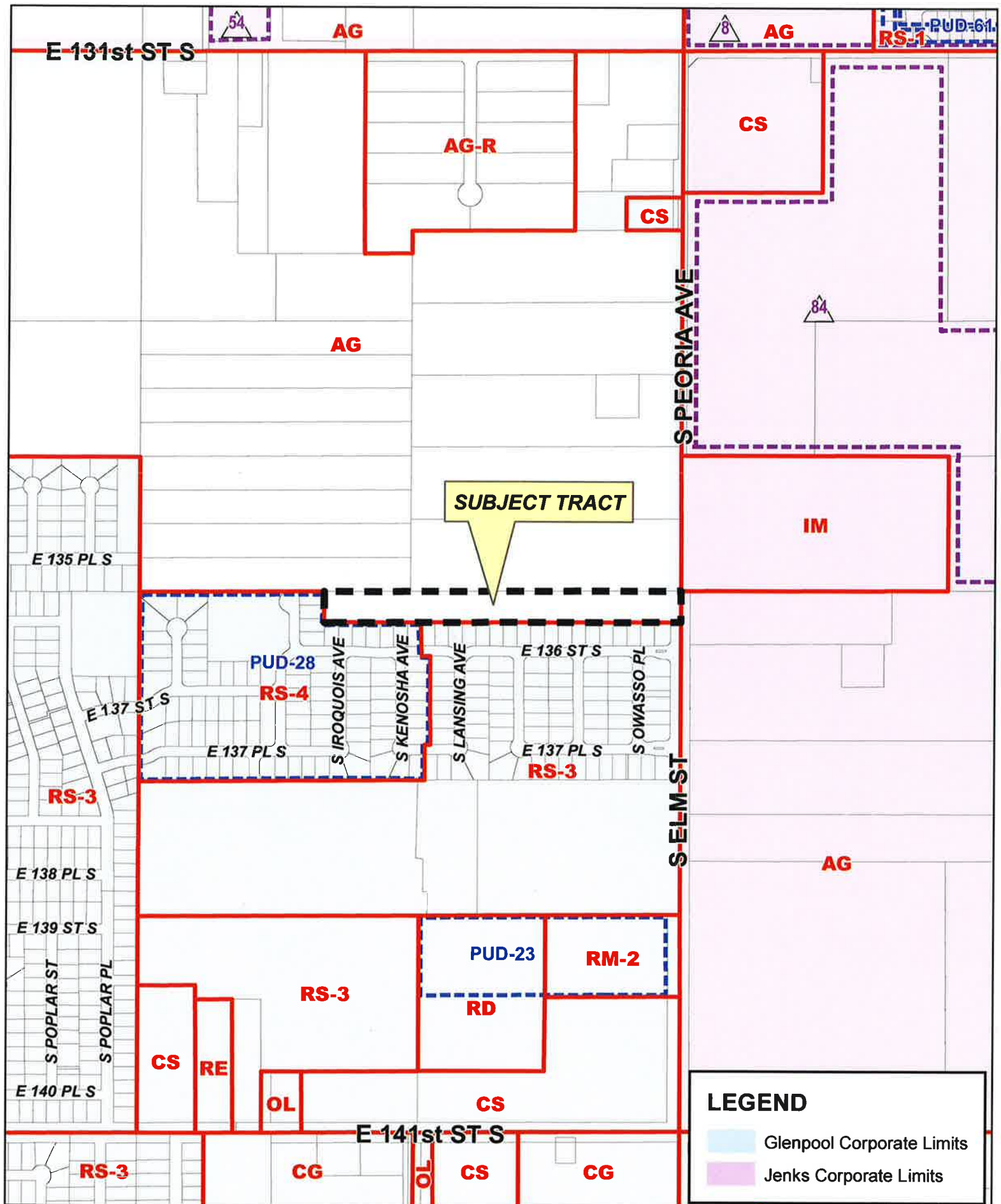
**ZONING RESOLUTION:** Resolution number 98254 dated September 15, 1980, established zoning for the subject property.

***Subject Property:***

*No relevant history.*

***Surrounding Property:***

*No relevant history.*



**SUBJECT TRACT**

**LEGEND**

- Glenpool Corporate Limits
- Jenks Corporate Limits

**CZ-448**

17-12 12

13.4





0 Feet 300 600



Subject Tract

**CZ-448**

17-12 12

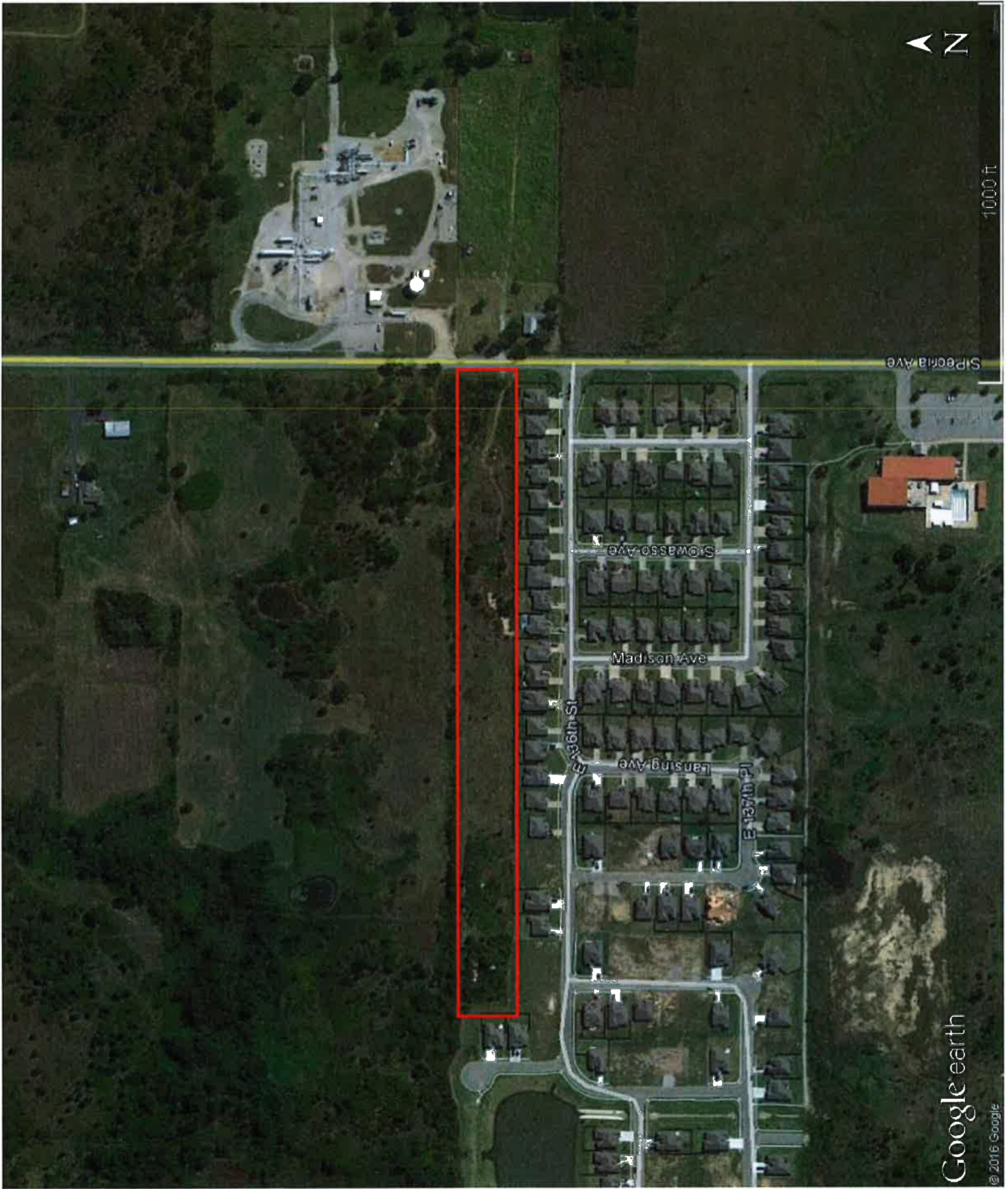
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016



13.5

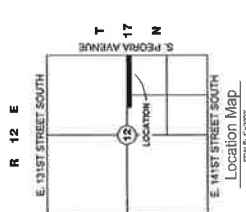
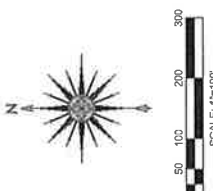
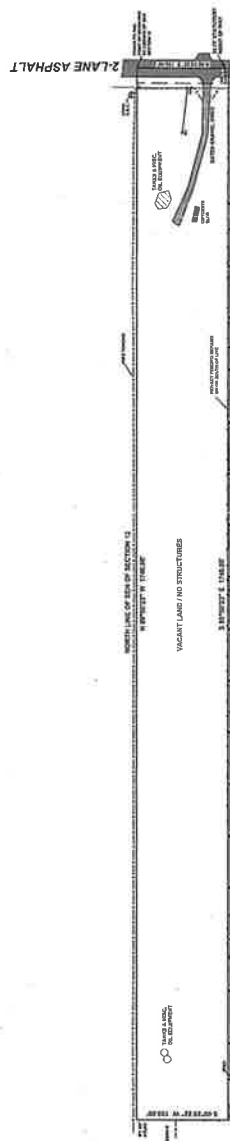




13.6

### Legend

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|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-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185 | 186 | 187 | 188 | 189 | 190 | 191 | 192 | 193 | 194 | 195 | 196 | 197 | 198 | 199 | 200 | 201 | 202 | 203 | 204 | 205 | 206 | 207 | 208 | 209 | 210 | 211 | 212 | 213 | 214 | 215 | 216 | 217 | 218 | 219 | 220 | 221 | 222 | 223 | 224 | 225 | 226 | 227 | 228 | 229 | 230 | 231 | 232 | 233 | 234 | 235 | 236 | 237 | 238 | 239 | 240 | 241 | 242 | 243 | 244 | 245 | 246 | 247 | 248 | 249 | 250 | 251 | 252 | 253 | 254 | 255 | 256 | 257 | 258 | 259 | 260 | 261 | 262 | 263 | 264 | 265 | 266 | 267 | 268 | 269 | 270 | 271 | 272 | 273 | 274 | 275 | 276 | 277 | 278 | 279 | 280 | 281 | 282 | 283 | 284 | 285 | 286 | 287 | 288 | 289 | 290 | 291 | 292 | 293 | 294 | 295 | 296 | 297 | 298 | 299 | 300 | 301 | 302 | 303 | 304 | 305 | 306 | 307 | 308 | 309 | 310 | 311 | 312 | 313 | 314 | 315 | 316 | 317 | 318 | 319 | 320 | 321 | 322 | 323 | 324 | 325 | 326 | 327 | 328 | 329 | 330 | 331 | 332 | 333 | 334 | 335 | 336 | 337 | 338 | 339 | 340 | 341 | 342 | 343 | 344 | 345 | 346 | 347 | 348 | 349 | 350 | 351 | 352 | 353 | 354 | 355 | 356 | 357 | 358 | 359 | 360 | 361 | 362 | 363 | 364 | 365 | 366 | 367 | 368 | 369 | 370 | 371 | 372 | 373 | 374 | 375 | 376 | 377 | 378 | 379 | 380 | 381 | 382 | 383 | 384 | 385 | 386 | 387 | 388 | 389 | 390 | 391 | 392 | 393 | 394 | 395 | 396 | 397 | 398 | 399 | 400 | 401 | 402 | 403 | 404 | 405 | 406 | 407 | 408 | 409 | 410 | 411 | 412 | 413 | 414 | 415 | 416 | 417 | 418 | 419 | 420 | 421 | 422 | 423 | 424 | 425 | 426 | 427 | 428 | 429 | 430 | 431 | 432 | 433 | 434 | 435 | 436 | 437 | 438 | 439 | 440 | 441 | 442 | 443 | 444 | 445 | 446 | 447 | 448 | 449 | 450 | 451 | 452 | 453 | 454 | 455 | 456 | 457 | 458 | 459 | 460 | 461 | 462 | 463 | 464 | 465 | 466 | 467 | 468 | 469 | 470 | 471 | 472 | 473 | 474 | 475 | 476 | 477 | 478 | 479 | 480 | 481 | 482 | 483 | 484 | 485 | 486 | 487 | 488 | 489 | 490 | 491 | 492 | 493 | 494 | 495 | 496 | 497 | 498 | 499 | 500 | 501 | 502 | 503 | 504 | 505 | 506 | 507 | 508 | 509 | 510 | 511 | 512 | 513 | 514 | 515 | 516 | 517 | 518 | 519 | 520 | 521 | 522 | 523 | 524 | 525 | 526 | 527 | 528 | 529 | 530 | 531 | 532 | 533 | 534 | 535 | 536 | 537 | 538 | 539 | 540 | 541 | 542 | 543 | 544 | 545 | 546 | 547 | 548 | 549 | 550 | 551 | 552 | 553 | 554 | 555 | 556 | 557 | 558 | 559 | 560 | 561 | 562 | 563 | 564 | 565 | 566 | 567 | 568 | 569 | 570 | 571 | 572 | 573 | 574 | 575 | 576 | 577 | 578 | 579 | 580 | 581 | 582 | 583 | 584 | 585 | 586 | 587 | 588 | 589 | 590 | 591 | 592 | 593 | 594 | 595 | 596 | 597 | 598 | 599 | 600 | 601 | 602 | 603 | 604 | 605 | 606 | 607 | 608 | 609 | 610 | 611 | 612 | 613 | 614 | 615 | 616 | 617 | 618 | 619 | 620 | 621 | 622 | 623 | 624 | 625 | 626 | 627 | 628 | 629 | 630 | 631 | 632 | 633 | 634 | 635 | 636 | 637 | 638 | 639 | 640 | 641 | 642 | 643 | 644 | 645 | 646 | 647 | 648 | 649 | 650 | 651 | 652 | 653 | 654 | 655 | 656 | 657 | 658 | 659 | 660 | 661 | 662 | 663 | 664 | 665 | 666 | 667 | 668 | 669 | 670 | 671 | 672 | 673 | 674 | 675 | 676 | 677 | 678 | 679 | 680 | 681 | 682 | 683 | 684 | 685 | 686 | 687 | 688 | 689 | 690 | 691 | 692 | 693 | 694 | 695 | 696 | 697 | 698 | 699 | 700 | 701 | 702 | 703 | 704 | 705 | 706 | 707 | 708 | 709 | 710 | 711 | 712 | 713 | 714 | 715 | 716 | 717 | 718 | 719 | 720 | 721 | 722 | 723 | 724 | 725 | 726 | 727 | 728 | 729 | 730 | 731 | 732 | 733 | 734 | 735 | 736 | 737 | 738 | 739 | 740 | 741 | 742 | 743 | 744 | 745 | 746 | 747 | 748 | 749 | 750 | 751 | 752 | 753 | 754 | 755 | 756 | 757 | 758 | 759 | 760 | 761 | 762 | 763 | 764 | 765 | 766 | 767 | 768 | 769 | 770 | 771 | 772 | 773 | 774 | 775 | 776 | 777 | 778 | 779 | 780 | 781 | 782 | 783 | 784 | 785 | 786 | 787 | 788 | 789 | 790 | 791 | 792 | 793 | 794 | 795 | 796 | 797 | 798 | 799 | 800 | 801 | 802 | 803 | 804 | 805 | 806 | 807 | 808 | 809 | 810 | 811 | 812 | 813 | 814 | 815 | 816 | 817 | 818 | 819 | 820 | 821 | 822 | 823 | 824 | 825 | 826 | 827 | 828 | 829 | 830 | 831 | 832 | 833 | 834 | 835 | 836 | 837 | 838 | 839 | 840 | 841 | 842 | 843 | 844 | 845 | 846 | 847 | 848 | 849 | 850 | 851 | 852 | 853 | 854 | 855 | 856 | 857 | 858 | 859 | 860 | 861 | 862 | 863 | 864 | 865 | 866 | 867 | 868 | 869 | 870 | 871 | 872 | 873 | 874 | 875 | 876 | 877 | 878 | 879 | 880 | 881 | 882 | 883 | 884 | 885 | 886 | 887 | 888 | 889 | 890 | 891 | 892 | 893 | 894 | 895 | 896 | 897 | 898 | 899 | 900 | 901 | 902 | 903 | 904 | 905 | 906 | 907 | 908 | 909 | 910 | 911 | 912 | 913 | 914 | 915 | 916 | 917 | 918 | 919 | 920 | 921 | 922 | 923 | 924 | 925 | 926 | 927 | 928 | 929 | 930 | 931 | 932 | 933 | 934 | 935 | 936 | 937 | 938 | 939 | 940 | 941 | 942 | 943 | 944 | 945 | 946 | 947 | 948 | 949 | 950 | 951 | 952 | 953 | 954 | 955 | 956 | 957 | 958 | 959 | 960 | 961 | 962 | 963 | 964 | 965 | 966 | 967 | 968 | 969 | 970 | 971 | 972 | 973 | 974 | 975 | 976 | 977 | 978 | 979 | 980 | 981 | 982 | 983 | 984 | 985 | 986 | 987 | 988 | 989 | 990 | 991 | 992 | 993 | 994 | 995 | 996 | 997 | 998 | 999 | 1000 | 1001 | 1002 | 1003 | 1004 | 1005 | 1006 | 1007 | 1008 | 1009 | 1010 | 1011 | 1012 | 1013 | 1014 | 1015 | 1016 | 1017 | 1018 | 1019 | 1020 | 1021 | 1022 | 1023 | 1024 | 1025 | 1026 | 1027 | 1028 | 1029 | 1030 | 1031 | 1032 | 1033 | 1034 | 1035 | 1036 | 1037 | 1038 | 1039 | 1040 | 1041 | 1042 | 1043 | 1044 | 1045 | 1046 | 1047 | 1048 | 1049 | 1050 | 1051 | 1052 | 1053 | 1054 | 1055 | 1056 | 1057 | 1058 | 1059 | 1060 | 1061 | 1062 | 1063 | 1064 | 1065 | 1066 | 1067 | 1068 | 1069 | 1070 | 1071 | 1072 | 1073 | 1074 | 1075 | 1076 | 1077 | 1078 | 1079 | 1080 | 1081 | 1082 | 1083 | 1084 | 1085 | 1086 | 1087 | 1088 | 1089 | 1090 | 1091 | 1092 | 1093 | 1094 | 1095 | 1096 | 1097 | 1098 | 1099 | 1100 | 1101 | 1102 | 1103 | 1104 | 1105 | 1106 | 1107 | 1108 | 1109 | 1110 | 1111 | 1112 | 1113 | 1114 | 1115 | 1116 | 1117 | 1118 | 1119 | 1120 | 1121 | 1122 | 1123 | 1124 | 1125 | 1126 | 1127 | 1128 | 1129 | 1130 | 1131 | 1132 | 1133 | 1134 | 1135 | 1136 | 1137 | 1138 | 1139 | 1140 | 1141 | 1142 | 1143 | 1144 | 1145 | 1146 | 1147 | 1148 | 1149 | 1150 | 1151 | 1152 | 1153 | 1154 | 1155 | 1156 | 1157 | 1158 | 1159 | 1160 | 1161 | 1162 | 1163 | 1164 | 1165 | 1166 | 1167 | 1168 | 1169 | 1170 | 1171 | 1172 | 1173 | 1174 | 1175 | 1176 | 1177 | 1178 | 1179 | 1180 | 1181 | 1182 | 1183 | 1184 | 1185 | 1186 | 1187 | 1188 | 1189 | 1190 | 1191 | 1192 | 1193 | 1194 | 1195 | 1196 | 1197 | 1198 | 1199 | 1200 | 1201 | 1202 | 1203 | 1204 | 1205 | 1206 | 1207 | 1208 | 1209 | 1210 | 1211 | 1212 | 1213 | 1214 | 1215 | 1216 | 1217 | 1218 | 1219 | 1220 | 1221 | 1222 | 1223 | 1224 | 1225 | 1226 | 1227 | 1228 | 1229 | 1230 | 1231 | 1232 | 1233 | 1234 | 1235 | 1236 | 1237 | 1238 | 1239 | 1240 | 1241 | 1242 | 1243 | 1244 | 1245 | 1246 | 1247 | 1248 | 1249 | 1250 | 1251 | 1252 | 1253 | 1254 | 1255 | 1256 | 1257 | 1258 | 1259 | 1260 | 1261 | 1262 | 1263 | 1264 | 1265 | 1266 | 1267 | 1268 | 1269 | 1270 | 1271 | 1272 | 1273 | 1274 | 1275 | 1276 | 1277 | 1278 | 1279 | 1280 | 1281 | 1282 | 1283 | 1284 | 1285 | 1286 | 1287 | 1288 | 1289 | 1290 | 1291 | 1292 | 1293 | 1294 | 1295 | 1296 | 1297 | 1298 | 1299 | 1300 | 1301 | 1302 | 1303 | 1304 | 1305 | 1306 | 1307 | 1308 | 1309 | 1310 | 1311 | 1312 | 1313 | 1314 | 1315 | 1316 | 1317 | 1318 | 1319 | 1320 | 1321 | 1322 | 1323 | 1324 | 1325 | 1326 | 1327 | 1328 | 1329 | 1330 | 1331 | 1332 | 1333 | 1334 | 1335 | 1336 | 1337 | 1338 | 1339 | 1340 | 1341 | 1342 | 1343 | 1344 | 1345 | 1346 | 1347 | 1348 | 1349 | 1350 | 1351 | 1352 | 1353 | 1354 | 1355 | 1356 | 1357 | 1358 | 1359 | 1360 | 1361 | 1362 | 1363 | 1364 | 1365 | 1366 | 1367 | 1368 | 1369 | 1370 | 1371 | 1372 | 1373 | 1374 | 1375 | 1376 | 1377 | 1378 | 1379 | 1380 | 1381 | 1382 | 1383 | 1384 | 1385 | 1386 | 1387 | 1388 | 1389 | 1390 | 1391 | 1392 | 1393 | 1394 | 1395 | 1396 | 1397 | 1398 | 1399 | 1400 | 1401 | 1402 | 1403 | 1404 | 1405 | 1406 | 1407 | 1408 | 1409 | 1410 | 1411 | 1412 | 1413 | 1414 | 1415 | 1416 | 1417 | 1418 | 1419 | 1420 | 1421 | 1422 | 1423 | 1424 | 1425 | 1426 | 1427 | 1428 | 1429 | 1430 | 1431 | 1432 | 1433 | 1434 | 1435 | 1436 | 1437 | 1438 | 1439 | 1440 | 1441 | 1442 | 1443 | 1444 | 1445 | 1446 | 1447 | 1448 | 1449 | 1450 | 1451 | 1452 | 1453 | 1454 | 1455 | 1456 | 1457 | 1458 | 1459 | 1460 | 1461 | 1462 | 1463 | 1464 | 1465 | 1466 | 1467 | 1468 | 1469 | 1470 | 1471 | 1472 | 1473 | 1474 | 1475 | 1476 | 1477 | 1478 | 1479 | 1480 | 1481 | 1482 | 1483 | 1484 | 1485 | 1486 | 1487 | 1488 | 1489 | 1490 | 1491 | 1492 | 1493 | 1494 | 1495 | 1496 | 1497 | 1498 | 149 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-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LOCAL DESCRIPTION AS PROVIDED IN WARRANTY DEED TO BROWNE OIL & GAS CO. OF LAND BEING OFFERED HERE.

TRACT OF LAND SITUATED IN THE S24 SECTION 12/T17N/R12E, NOBAN MERIDIAN, SHERMAN COUNTY, NORTH DAKOTA, BEING THE SOUTHWEST 1/4 OF THE S24 SECTION 12, SAID TRACT BEING THE NE 1/4 OF THE S24 SECTION 12, SAID PLOT BEING AT A DISTANCE OF 2952.92' FROM THE WESTERLY CORNER OF THE NE 1/4 OF THE S24 SECTION 12, SAID TRACT BEING A DISTANCE OF 1746' THENCE N 1/4 OF THE S24 SECTION 12, SAID TRACT BEING A DISTANCE OF 1587' TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 5.982 ACRES, MORE OR LESS.

LEGAL ADDRESS: LAND CLINCO, OKLAHOMA

|        | PROPERTY TAX MAP     | DATE OF SURVEY   | REMARKS |
|--------|----------------------|--|---------|
| BEN 1: | SECTION 16, T4N, R9E | NO RECORDING INFORMATION FOR THIS PROPERTY COULD BE FOUND IN ANY PUBLIC RECORD.  |         |
| BEN 2: | SECTION 16, T4N, R9E | THE ADDRESS AS PROVIDED WAS GLENPOOL, OKLAHOMA.  |         |
| BEN 3: | SECTION 16, T4N, R9E | WE HAVE EXAMINED A FLOOD INSURANCE RATE MAP FOR THE AREA AND DETERMINED THAT THERE IS NO FLOOD HAZARD ASSOCIATED WITH AN EFFECTIVE DATE OF OCTOBER 18, 2012. WHICH SHOWS THE SUBJECT PROPERTY IN UNSHADED ZONE C AREAS DETERMINED TO BE OUTSIDE OF THE 1% ANNUAL FLOODPLAIN. |         |
| BEN 4: | SECTION 16, T4N, R9E | GROSS LAND AREA: 10.00 ACRES<br>NET ADJACENT TRACT ORS: 59 ACRES.  |         |
| BEN 5: | SECTION 16, T4N, R9E | SUBSTANTIAL FEATURES OBSERVED AND SURVEYED AS SHOWN.   |         |
| BEN 6: | SECTION 16, T4N, R9E | LOCATION OF SURFACE UTILITIES AS OBSERVED ARE SHOWN HEREIN.<br>ALL UTILITIES MAY NOT BE SHOWN CALL BEFORE DIGGING.   |         |
| BEN 7: | SECTION 16, T4N, R9E | NO EARTH MOVING WORK OR BUILDING CONSTRUCTION WAS OBSERVED AT THE TIME OF THE SURVEY.  |         |
| BEN 8: | SECTION 16, T4N, R9E | TITLE COMMITMENT WAS AVAILABLE AT THE TIME OF THE SURVEY.  |         |

#### SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11 AND 16 OF TABLE THEREOF. BASIS FOR BEARING IS ASSUMED USING THE NORTH LINE OF THE S64

11

BY FRITZ, PLS  
LIC. 1694  
9524R

PREPARED BY:  
FRITZ LAND SURVEYING, LLC  
10017 W. 91ST STREET, TULSA, OK 74132  
PH: 918 231.0575  
WWW.FRITZLANDSURVEYING.COM

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13.7



**From:** [Jim Roberts](#)  
**To:** [Rick Malone](#); [Lynn Burrow](#); [Wilkerson, Dwayne](#)  
**Cc:** [Robert Bell](#); [Steve Murphy](#)  
**Subject:** TMPC Case # CZ-448  
**Date:** Thursday, December 08, 2016 4:57:40 PM

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Gentlemen,

I hope you all are doing well and are enjoying the holiday season so far.

I am contacting you as a participant in the Glenn Abbey development to voice my opposition to the proposed zoning change for the parcel referenced in CZ-448 located immediately north of Glenn Abbey. This application, if approved, would allow CS in a light intensity area which would conflict with the comprehensive plan. Having some knowledge of the infrastructure in the area, providing adequate water service for fire suppression requirements as well as sanitary connections can not be accomplished without connecting to City of Glenpool improvements. Further, I am aware of at least 200,000 square feet of approved or applied storage within a 2 mile radius of this location. Existing storage within the same radius already exceeds 130,000 square feet, all of which eliminates the need for additional space.

I would appreciate any thoughts you have with regard to this application as well as your recommendations at this point.

Thanks,

Jim

13.8

**Hoyt, Jay**

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**From:** Miller, Susan  
**Sent:** Thursday, February 02, 2017 1:32 PM  
**To:** Hoyt, Jay  
**Subject:** FW:

**From:** Ron Walker [mailto:rrw417@gmail.com]  
**Sent:** Wednesday, February 01, 2017 10:19 AM  
**To:** Miller, Susan <SMiller@incog.org>  
**Subject:**

Susan Miller

Ms. Miller,

My company is the current operator of the OCC unitized oil and gas leases known as the Hilltop Unit 2. please refer to the attached Unitization order. Although the Unit has only been operating again since the beginning of this year, the lease hold interests have been held by force majeure as a result of ongoing litigation and related Court Orders. I just became aware of a zoning change request case number CZ-448/PUD-845. Our company has a high pressure (700 p.s.i.) natural gas pipeline and gathering system compressor at 13426 S. Peoria Ave. This pipeline and related equipment are presently active and under pressure. The obvious risk of explosion in my opinion, would make surface construction and related zoning plans less than wise.

The foregoing notwithstanding, we are open to discussion with the surface owners if they would care to contact me. I would recommend they use my personal email above herein, or my cell phone since I am frequently traveling.

Ron Walker, Managing Member  
CO&G Production Group, LLC  
Cell 417 438 2023  
Phone 918 218 2208  
Fax 918 218 2207

**Notice:**

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Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7376

**Hearing Date:** March 1, 2017

Planning commission continuance from 2.15.2017 to  
3.01.2017

**Case Report Prepared by:**

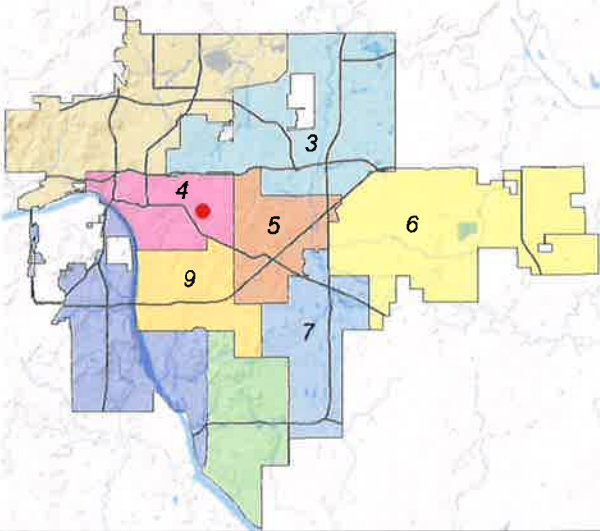
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Stephen Schuller

*Property Owner:* Ryan and Sara Barry

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



**Applicant Proposal:**

*Present Use:* Residential

*Proposed Use:* Single-family residential

*Concept summary:* Existing home constructed in 1930 is on a lot zoned CH. Rezoning requested is to satisfy lenders after major remodel of an existing detached dwelling. CH zoning does not allow detached dwelling by right.

*Tract Size:* 0.16 ± acres

*Location:* South of southwest corner of S. Gary Ave. and E. 15<sup>th</sup> St. (aka 1508 S. Gary Ave. E.)

**Zoning:**

*Existing Zoning:* CH

*Proposed Zoning:* RS-3

**Comprehensive Plan:**

*Land Use Map:* Main Street

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

Staff recognizes that the rezoning of this lot may have an effect on future re-development opportunities on the adjacent CH properties north and west of the site.

Staff has not received additional information requested by Planning Commission at 2.15.2017 meeting

**Staff Data:**

TRS: 9308

CZM: 37

Atlas: 55

**City Council District:** 4

*Councilor Name:* Blake Ewing

**County Commission District:** 2

*Commissioner Name:* Karen Keith

14.1

## SECTION I: Z-7376

### DEVELOPMENT CONCEPT:

The applicant has requested a rezoning request from CH to RS-3 to assist in obtaining financing for a detached dwelling unit that has recently been remodeled. County records indicate the home was originally constructed in 1930. The applicant has stated that the CH zoned property is restricting his ability to finance and sell the home.

### 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

### DETAILED STAFF RECOMMENDATION:

Z-7376 requesting rezoning from CH to RS-3 is not consistent with the Main Street Designation of the Comprehensive Plan and;

This rezoning request could potentially affect the adjacent CH properties if those lots are redeveloped. CH to RS-3 establishes new design standards for surface parking and screening requirements for certain uses on the adjacent north and west properties and;

RS-3 zoning is consistent with the detached dwelling use of the property that was established when the home was constructed in 1930 and;

RS-3 zoning is consistent with the anticipated development pattern in the area **however it should be noted that the RS-3 lot width requires 60 feet of frontage, this lot is only 50 feet wide but that is consistent with the surrounding RS-3 lot configuration** therefore;

**Staff recommends Approval of Z-7376 to rezone property from CH to RS-3.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The existing home and detached garage is currently considered a non conforming use as defined in Chapter 80 of the Tulsa Zoning Code. RS-3 zoning is not consistent with the land use vision of the Comprehensive Plan. Staff does not support reducing the Main Street Corridor land use designation at this location but does support the rezoning request as a consideration of the established residential use. Several single family homes are located in CH zoned property within this particular Main Street corridor. There is no evidence of any other single family home that has requested rezoning from CH to RS-3 along 15<sup>th</sup> between Harvard and the Broken Arrow Expressway. A special exception process through the Board of Adjustment has been used in a similar circumstances north of Z-7376.*

*Staff has encouraged the applicant to consider the special exception provisions at the Board of Adjustment. That process would not change the zoning and therefore would not have an effect on adjacent CH properties. The applicant believes that the special exception process does not*

*satisfy the needs of his lending institution. The established use of this property has been single family residential and there is no indication that the property will be used commercially. Rezoning this property to RS-3 should not be considered an attempt by anyone to establish a pattern that might encourage reduction in the CH zoning or to encourage further reduction of the Main Street corridor along East 15<sup>th</sup> street.*

*Staff supports this rezoning request for the sole purpose of benefiting the single family residential redevelopment on this lot and with the consideration that the home has been established on the lot for over 80 years.*

Land Use Vision:

*Land Use Plan map designation: Main Street*

Main Streets are Tulsa's classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide, and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

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

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

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

Transportation Vision:

*Major Street and Highway Plan: None that affect this zoning consideration.*

*Trail System Master Plan Considerations: None*

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None



## DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: County records indicate that the existing single family home was constructed in 1930 and is on a lot that has been zoned CH for decades. The home has recently been renovated for a single family residence with a detached garage. The garage is facing north with an access easement across private property to East 15<sup>th</sup> Street.

See street view snippet from southeast corner of lot looking northwest toward East 15<sup>th</sup> Street:



Environmental Considerations: None that would affect the rezoning request.

### Streets:

| <u>Exist. Access</u> | <u>MSHP Design</u> | <u>MSHP R/W</u> | <u>Exist. # Lanes</u> |
|----------------------|--------------------|-----------------|-----------------------|
| South Gary Avenue    | None               | 50 feet         | 2                     |

### Utilities:

The subject tract has municipal water and sewer available.

### Surrounding Properties:

| <b>Location</b> | <b>Existing Zoning</b> | <b>Existing Land Use Designation</b> | <b>Area of Stability or Growth</b> | <b>Existing Use</b>       |
|-----------------|------------------------|--------------------------------------|------------------------------------|---------------------------|
| North           | CH                     | Main Street                          | Growth                             | Mixed Commercial          |
| South           | RS-3                   | Existing Neighborhood                | Stability                          | Single Family Residential |
| East            | CH                     | Main Street                          | Growth                             | Retail Bakery             |
| West            | CH                     | Main Street                          | Growth                             | Off street parking        |

14.4

### SECTION III: Relevant Zoning History

**ZONING ORDINANCE:** Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

***Subject Property:***

*No relevant history.*

***Surrounding Property:***

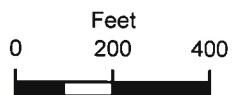
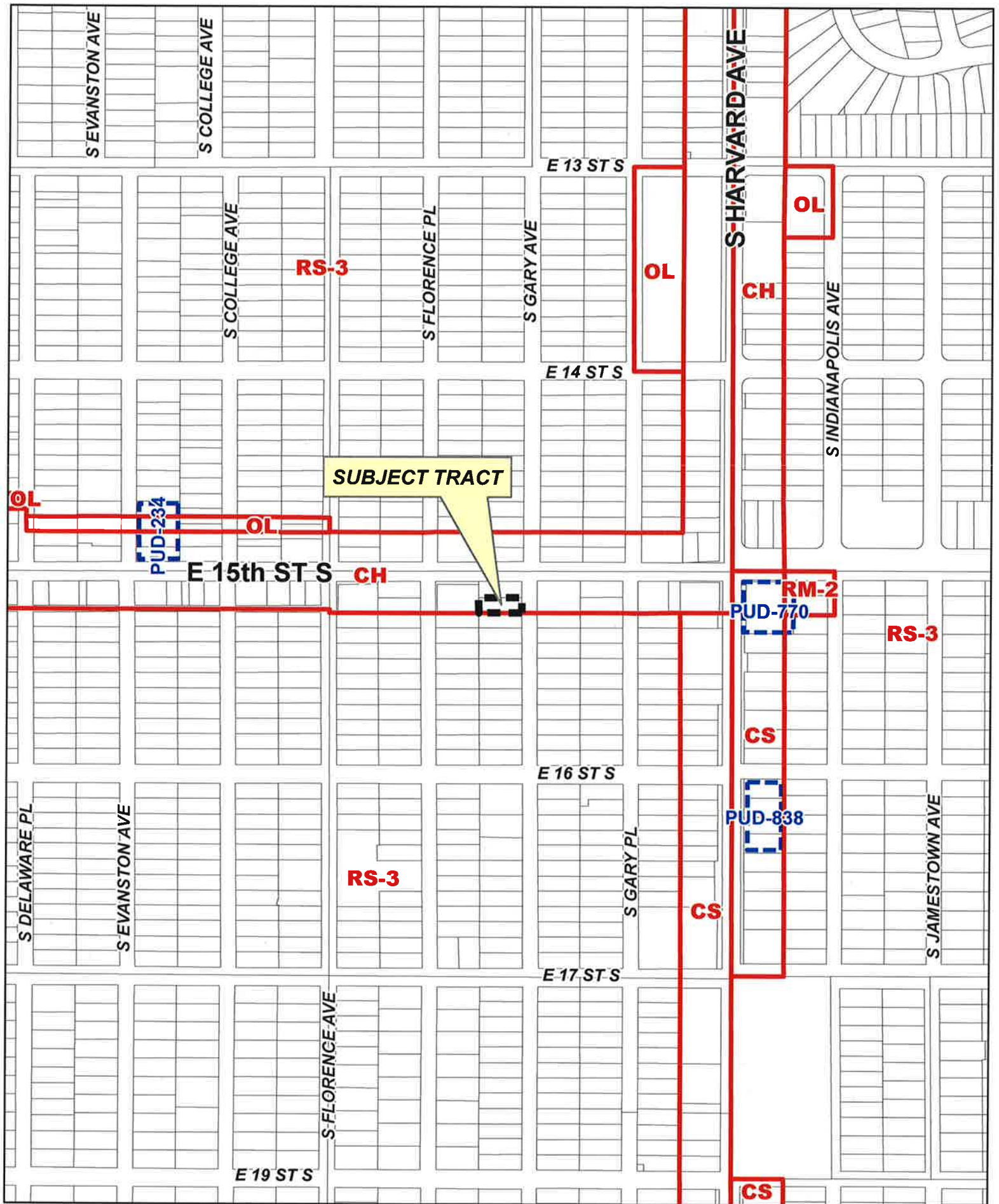
**BOA-19656 August 26, 2003:** The Board of Adjustment **approved** a *Special Exception* to allow a single-family dwelling in a CH district, on the condition: if this house was ever expanded or removed, a new house would have to meet the setback requirements in an RS-3 district; and, if and when the detached garage is built that it be set no closer to the north line than 3 ft. and at least 5 ft. from the west line, on property located at 1444 S. Gary Ave. and north of subject property.

**BOA-5924 July 2, 1968:** The Board of Adjustment **approved** a *Special Exception* to permit the manufacture of cookie dough in a U-3E (CH) district, on property located at 3132-A E. 15<sup>th</sup> St. and abutting west of subject property.

**BOA-3985 January 9, 1963:** The Board of Adjustment **approved** to permit an extension of a non-conforming use, paint and body shop, in a U-3E (CH) district, on property located on Lot 14, Block 10, East Lawn Addn., also known as, north of at the northeast corner of E. 15<sup>th</sup> St. and S. Florence Pl.

**BOA-387 February 21, 1928:** The Board of Adjustment **approved** a *Special Exception* to permit a duplex on Lot 13, Block 10, East Lawn Addn., on property located at the northeast corner of E. 15<sup>th</sup> St. and S. Florence Pl.

2/15/2017 1:30 PM



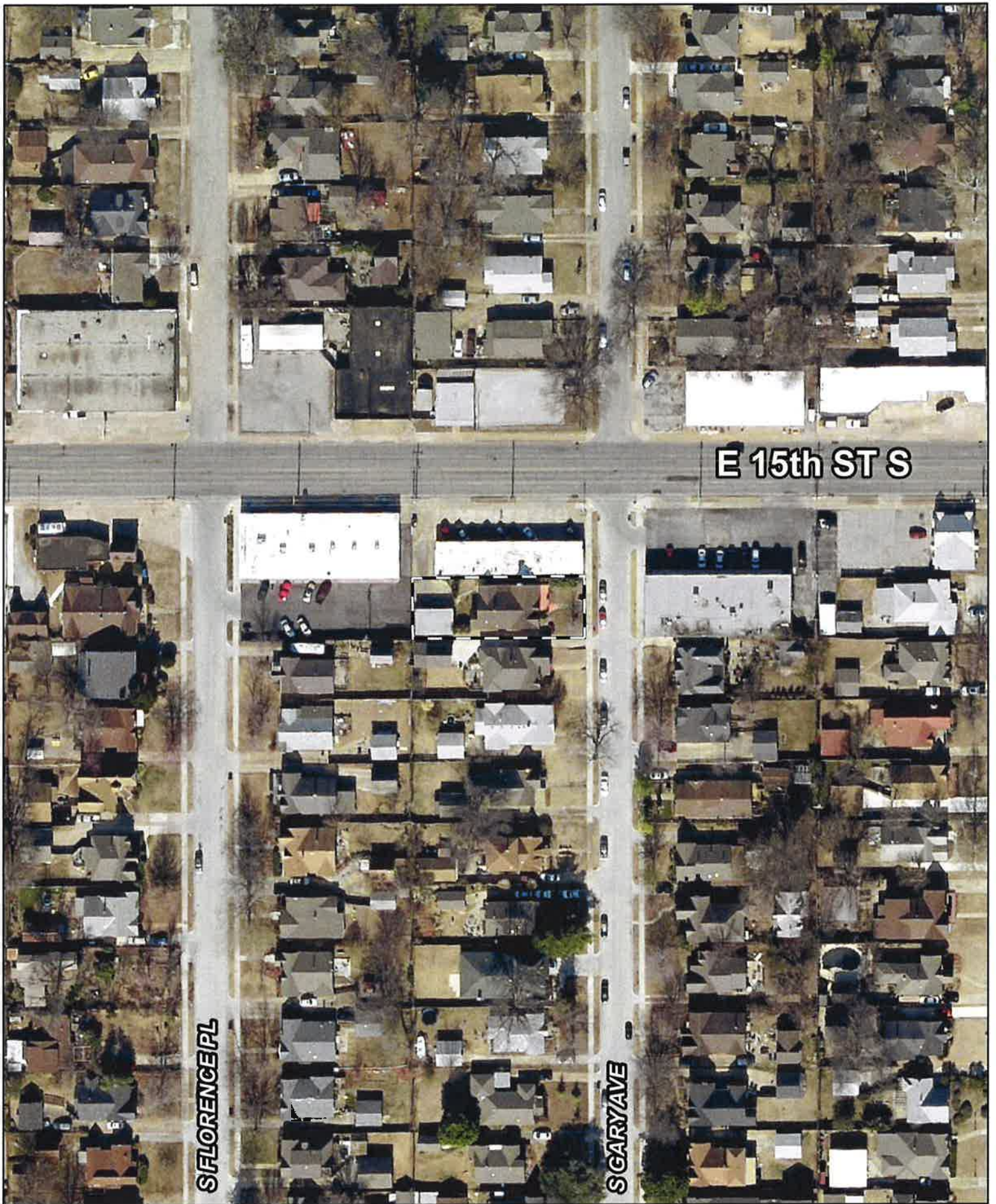
**Z-7376**

19-13 08

14.6







0 Feet 50 100



Subject Tract

**Z-7376**

19-13 08

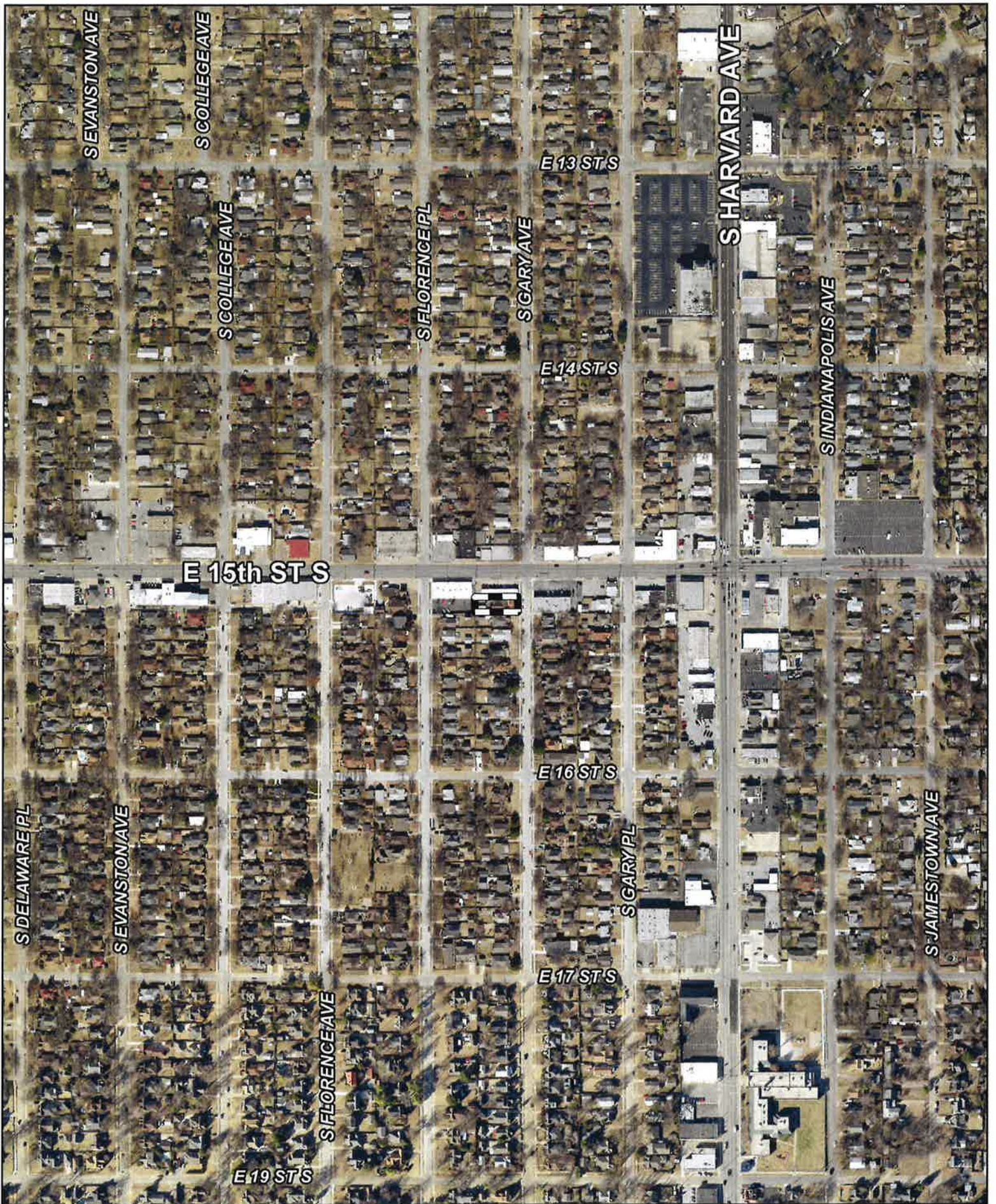
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Aerial Photo Date: February

14.7







0 Feet 200 400



Subject Tract

**Z-7376**

19-13 08

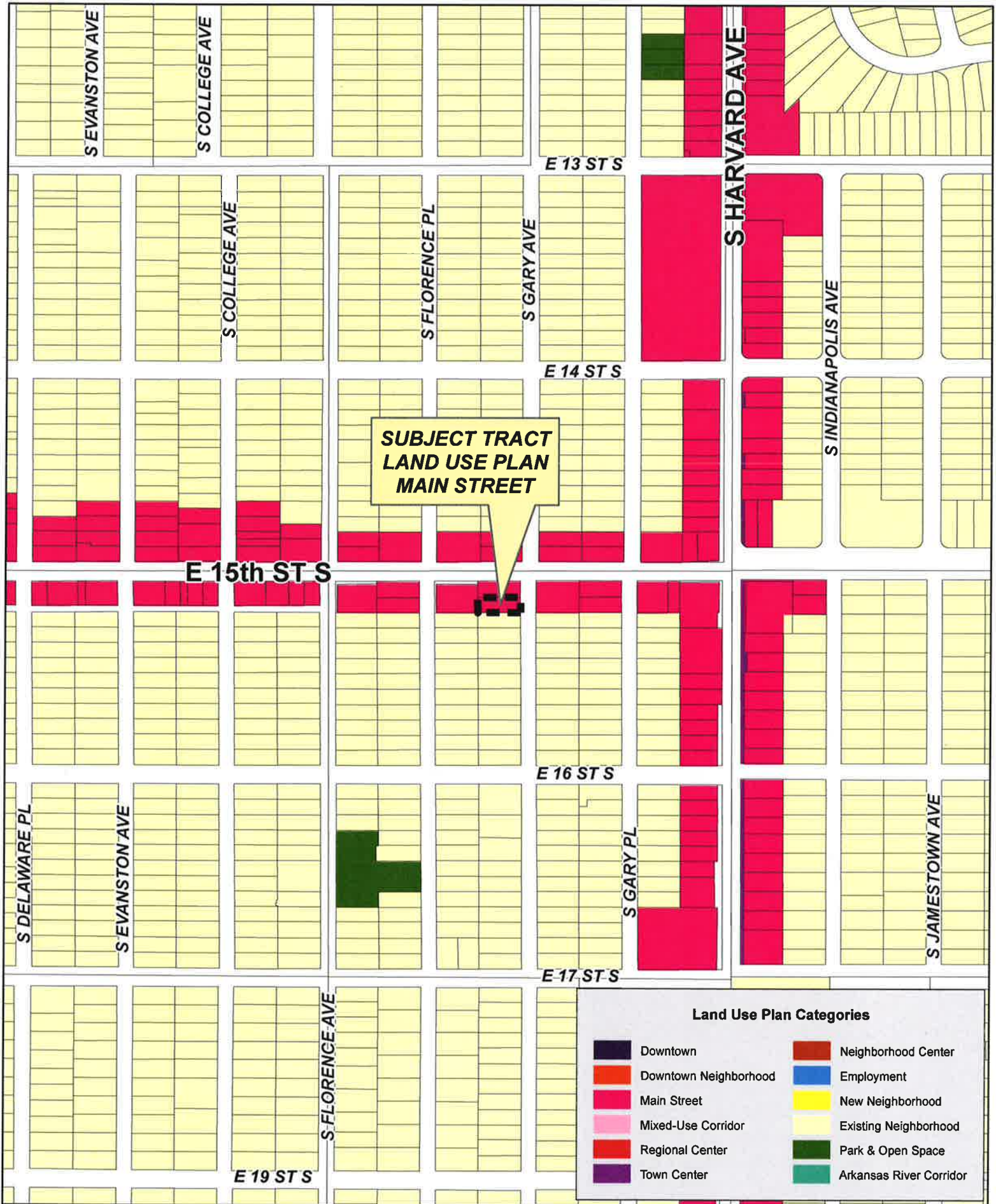
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Aerial Photo Date: Febua

14.8







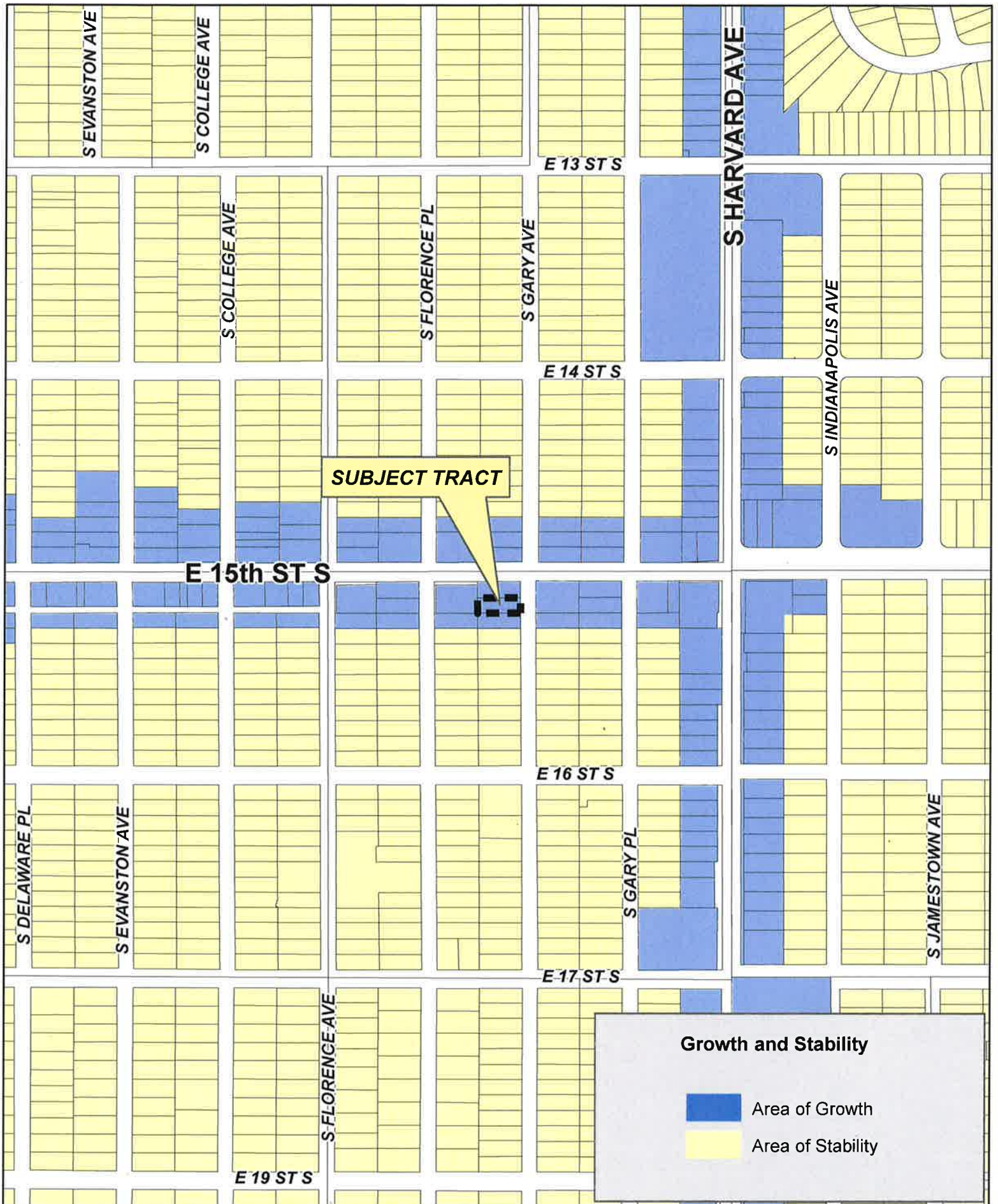
**Z-7376**

19-13 08

14.9

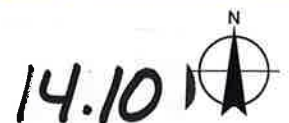






**Z-7376**

19-13 08



withdrawn

**Sawyer, Kim**

---

**From:** Hoyt, Jay  
**Sent:** Wednesday, February 22, 2017 4:06 PM  
**To:** Sawyer, Kim  
**Subject:** FW: Rezoning Case Z-7371

Kim,

The applicant for case Z-7371 would like to withdraw his case.

Thank you,

Jay Hoyt

**From:** miguel G alvarado [<mailto:wolfpacktruckingandgrading@gmail.com>]  
**Sent:** Wednesday, February 22, 2017 4:05 PM  
**To:** Hoyt, Jay <[JHoyt@incog.org](mailto:JHoyt@incog.org)>  
**Subject:** Re: Rezoning Case Z-7371

Lets cancell it

On Wednesday, February 22, 2017, Hoyt, Jay <[JHoyt@incog.org](mailto:JHoyt@incog.org)> wrote:

Miguel,

I am preparing case reports this week for the Planning Commission meeting on 3/1. When you have a chance, please let me know If you want your rezoning case to go forward, get continued to another future meeting or be withdrawn.

Thank you,

Jay Hoyt

Land Development Planner

INCOG

2 West 2nd Street

Suite 800

Tulsa, OK 74103







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** CZ-450

**Hearing Date:** March 1, 2017  
(Continued from February 1, 2017)

**Case Report Prepared by:**

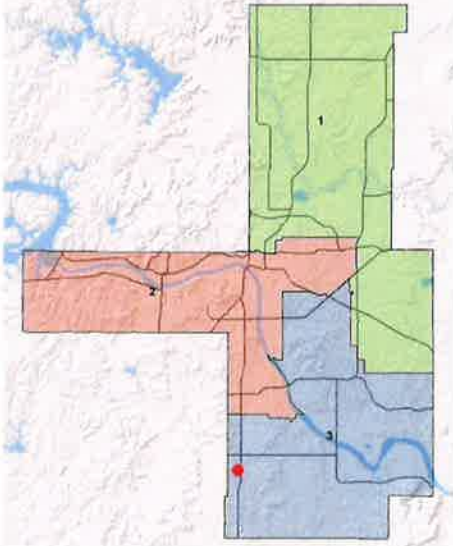
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* JR Donelson

*Property Owner:* ROLLER, MICHAEL

**Location Map:**  
**(shown with County Commission Districts)**



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Market for manufacturing, storage or sales.

*Concept summary:* Rezone to IL to permit marketing for manufacturing, storage or sales uses on the site.

*Tract Size:* 10  $\pm$  acres

*Location:* Northwest corner of W. 161<sup>st</sup> St. S. and S. Highway 75

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* IL

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 7222

CZM: 65

Atlas: 0

**County Commission District:** 3

*Commissioner Name:* Ron Peters

16.1

## SECTION I: CZ-450

**DEVELOPMENT CONCEPT:** The applicant is requesting to rezone the subject property from AG to IL in order to permit the marketing of the site for potential manufacturing, storage or sales uses. Screening would be required between industrial uses and adjacent residential zoned properties.

### EXHIBITS:

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

### **DETAILED STAFF RECOMMENDATION:**

CZ-450 is non injurious to the existing proximate properties and;

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

**Staff recommends Approval of CZ-450 to rezone property from AG to IL.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The site is located within the US 75 Corridor District of The City of Glenpool Comprehensive Plan. The City Planner for Glenpool has stated that light industrial has been indicated for the site as part of the comprehensive plan.*

### 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: W. 161<sup>st</sup> St. S. is a Secondary Arterial*

*Trail System Master Plan Considerations: None*

Special District Considerations: None

Historic Preservation Overlay: None

### DESCRIPTION OF EXISTING CONDITIONS:

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

Environmental Considerations: None

Streets:

16.2

| <u>Exist. Access</u>          | <u>MSHP Design</u> | <u>MSHP R/W</u> | <u>Exist. # Lanes</u> |
|-------------------------------|--------------------|-----------------|-----------------------|
| West 161 <sup>st</sup> Street | Secondary Arterial | 100 feet        | 2                     |

Utilities:

The subject tract has water available. Sewer is anticipate to be handled by an aerobic or septic system.

Surrounding Properties:

| <b>Location</b> | <b>Existing Zoning</b> | <b>Existing Land Use Designation</b> | <b>Area of Stability or Growth</b> | <b>Existing Use</b> |
|-----------------|------------------------|--------------------------------------|------------------------------------|---------------------|
| North           | IL                     | N/A                                  | N/A                                | Industrial          |
| South           | RS-3/CG                | N/A                                  | N/A                                | Vacant              |
| East            | CG                     | N/A                                  | N/A                                | RV Sales/Hwy 75     |
| West            | RE/PUD-755             | N/A                                  | N/A                                | Vacant              |

### SECTION III: Relevant Zoning History

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

***Subject Property:***

*No relevant history.*

***Surrounding Property:***

**PUD-755 June 2008:** All concurred in **approval** of a proposed *Planned Unit Development* on a 7.86± acre tract of land for single-family development, on property located west of northwest corner of West 161<sup>st</sup> Street South and Highway 75 South and abutting west of subject property.

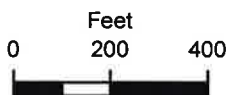
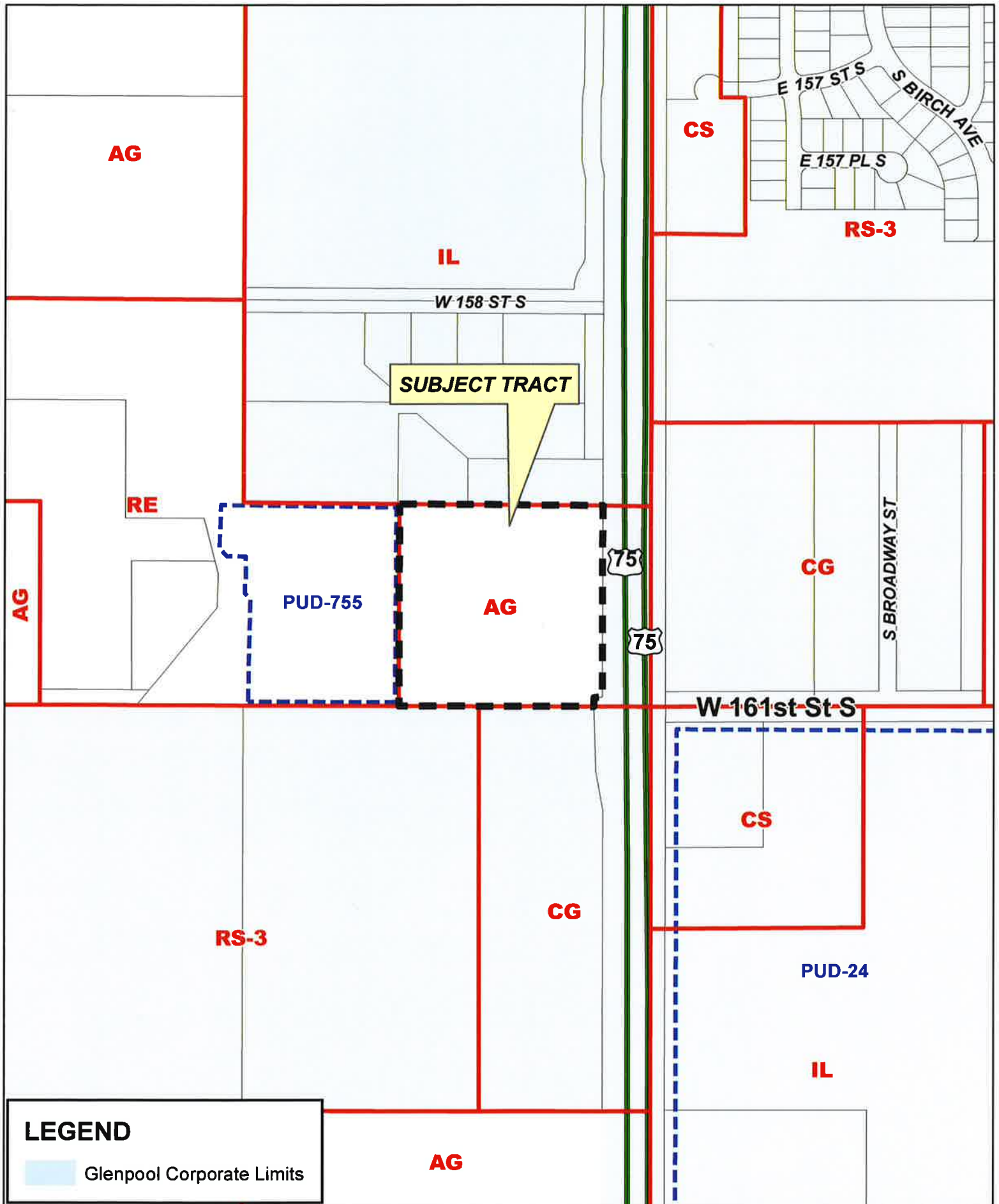
**CZ-389 November 2007:** All concurred in **approval** of a request for *rezoning* a 33± acre tract of land from AG to RE for future single family subdivision on property located west of northwest corner of West 161<sup>st</sup> Street South and Highway 75 South and abutting west of subject property.

**CZ-388 December 2007:** Application was filed for land at the northeast corner of West 158<sup>th</sup> Street South and South 33<sup>rd</sup> West Avenue to request to *rezone* from AG to IL for a trucking company. It was continued multiple times until the application was **withdrawn** on December 5, 2007.

**CZ-259/PUD-620 February 2000:** All concurred in **approval** of a request for *rezoning* a 240± acre tract of land from AG to RE/RS/CS/IL for mixed use development on property located on the southeast corner of West 151<sup>st</sup> Street South and South 33<sup>rd</sup> West Avenue and north and west of the subject property.

**CZ-42 March 1982:** All concurred in **approval** of a request for *rezoning* an 18± acre tract of land from AG to IM for industrial use, on property located and abutting north of subject property. This property has since been annexed into the City of Glenpool.





**CZ-450**

17-12 22

16.4







E 157 ST S

S BIRCH AVE

E 157 PL S

W 153 ST S

75

75

S BROADWAY ST

W 161st St S

0 Feet 200 400



Subject Tract

**CZ-450**

17-12 22

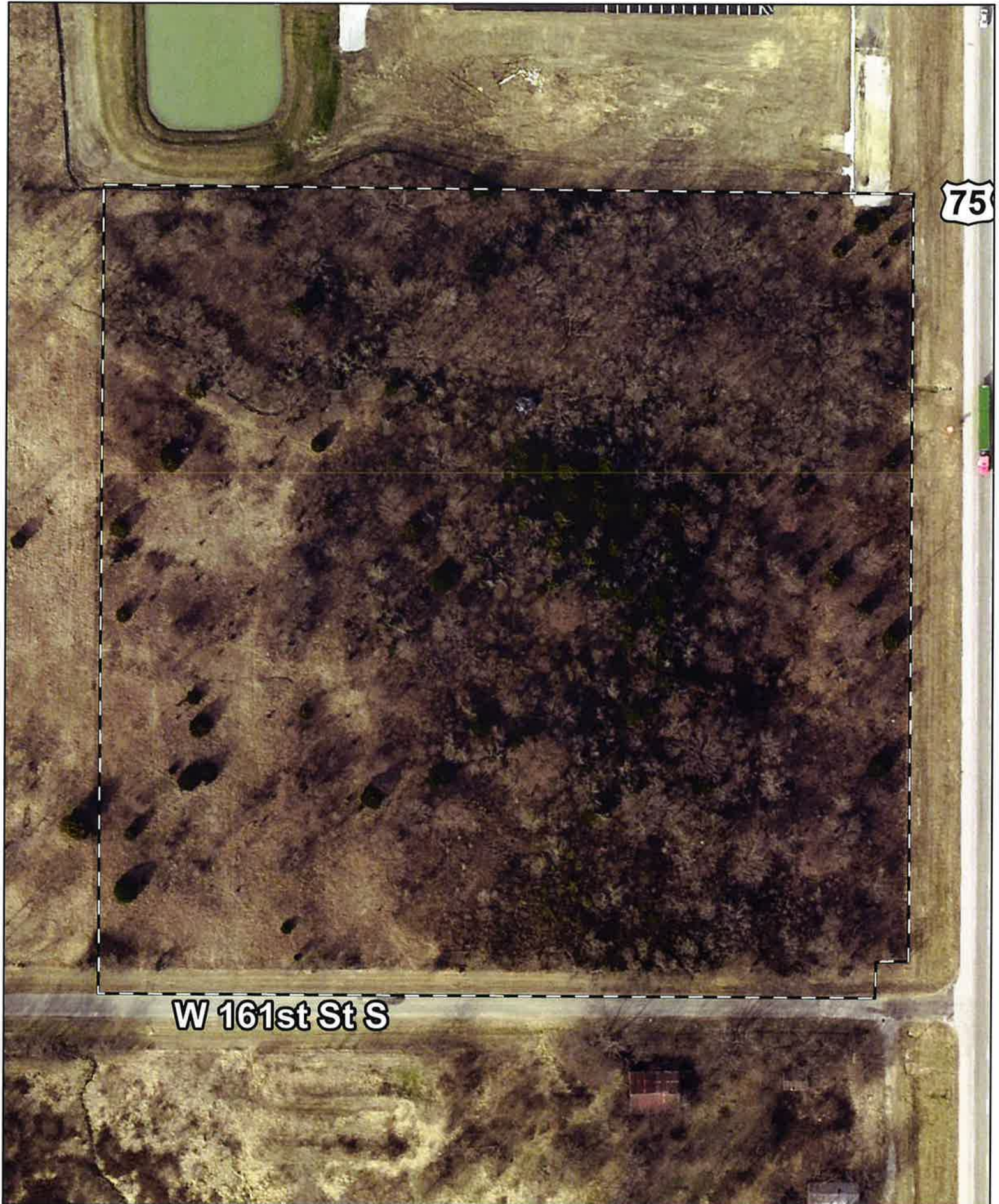
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Aerial Photo Date: February 2016



16.5





**W 161st St S**

0 Feet 50 100



*Subject  
Tract*

**CZ-450**

17-12 22

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

*Aerial Photo Date: February 2016*



16.6





Tulsa Metropolitan Area  
Planning Commission

**Case Number:** CZ-451

**Hearing Date:** March 1, 2017

**Case Report Prepared by:**

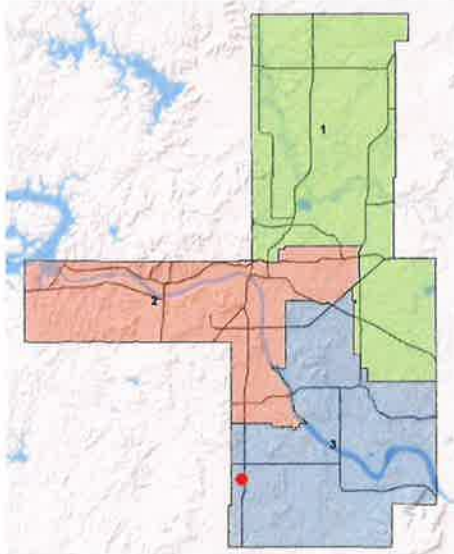
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Premier Steel Service, Inc.

*Property Owner:* Same

**Location Map:**  
**(shown with County Commission Districts)**



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Steel manufacturing and fabrication

*Concept summary:* Rezone to IH to permit a facility for manufacture and fabrication of heavy steel structural components.

*Tract Size:* 30 ± acres

*Location:* South of southwest corner of S. Hwy 75 and W. 161<sup>st</sup> St. S.

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* IH

**Comprehensive Plan:**

**Staff Recommendation:**

**Staff recommends denial of IH**

**Staff recommends approval of IM**

**Staff Data:**

TRS: 7227

CZM: 65

Atlas: 0

**County Commission District:** 3

*Commissioner Name:* Ron Peters

17.1

## SECTION I: CZ-451

**DEVELOPMENT CONCEPT:** The applicant is requesting to rezone the subject property from AG to IH to permit a facility for manufacturing and fabricating of heavy steel structural components.

### EXHIBITS:

INCOG Case map  
INCOG Aerial

### **DETAILED STAFF RECOMMENDATION:**

CZ-451 is injurious to the existing proximate properties and;

The Glenpool comprehensive plan identifies this site as a potential area for clean industrial growth. The proposed IH zoning allows objectionable use that are not consistent with that vision and may be injurious to adjacent residential development that has been previously approved immediately west of the site and;

IH zoning is not consistent with the anticipated future development pattern of the surrounding property therefore;

**Staff recommends Denial of CZ-451 to rezone property from AG to IH.**

The proposed use would be allowed in the IM district within Tulsa County, thereby reducing the potential impacts of industrial zoning on the site. Richard Malone, City Planner at the City of Glenpool has stated that the City of Glenpool could support IM zoning on this site. Terry West, County Inspector with Tulsa County has confirmed that IM zoning would be the minimum zoning required for the proposed use.

**Staff recommends Approval of CZ-451 to rezone property from AG to IM.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The site is located within the US 75 Corridor District of The City of Glenpool Comprehensive Plan. The Glenpool Comprehensive plan provides some objectives and policies that help guide anticipated industrial development along that corridor. The only way to insure the objectives and policies can be enforced is through a Planned Unit Development that implements the objectives of the comprehensive plan.*

### Industrial objectives as defined in the Glenpool Comprehensive Plan

REFER TO GLENPOOL COMPREHENSIVE PLAN OBJECTIVES AND POLICIES BELOW:

#### Industrial Area Objectives:

1. Preserve and protect those sites exhibiting desirable characteristics for industrial development from encroachment by incompatible uses.
2. Make certain that any industry having an adverse impact on the environment locating in the Glenpool area take those actions necessary to bring that industry into conformance with local, state, and federal environmental standards, prior to locating in Glenpool.
3. Encourage public and privately planned and developed industrial parks that cluster industrial sites in the Glenpool area.
4. Encourage the City of Glenpool to make effective use of the Industrial Trust Authority- to encourage the identification of potential industrial sites and to develop planned industrial parks, taking advantage of such financing methods as revenue bonds and state and federal economic development grants in order to attract industry to the Glenpool area.

#### Industrial Area Policies:

1. Industrial sites and facilities shall be designed, developed and constructed so as to maximize open space between less intensive adjacent uses and to provide visual screening, particularly through the use of natural features and foliage whenever feasible and appropriate.
2. Industrial traffic shall utilize land areas adjacent to the US-75 from frontage roads and other streets specifically designed for heavy vehicle traffic.
3. Industrial districts adjacent to neighborhoods should be separated from low intensity uses by appropriate Medium or Low Intensity uses and buffers.
4. State and federal grant moneys shall be pursued to provide the necessary public infrastructure to encourage industry to locate in the Glenpool Planning Area.
5. Detailed planning and engineering studies shall be conducted for the development of Special District 2. Industrial PUDs are recommended for the

26

northern portion of this District which is located east of US-75 between 131<sup>st</sup> and 141<sup>st</sup> Streets and west of Coal Creek, including the City's Wastewater Treatment Facility.

#### Transportation Vision:

*Major Street and Highway Plan:* Highway 75 is a Freeway

17.3



*Trail System Master Plan Considerations: None*

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

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

Environmental Considerations: None

Streets:

| <u>Exist. Access</u> | <u>MSHP Design</u> | <u>MSHP RW</u> | <u>Exist. # Lanes</u> |
|----------------------|--------------------|----------------|-----------------------|
| Highway 75           | Freeway            | Variable       | 4                     |

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

| <b>Location</b> | <b>Existing Zoning</b> | <b>Existing Land Use Designation</b> | <b>Area of Stability or Growth</b> | <b>Existing Use</b>     |
|-----------------|------------------------|--------------------------------------|------------------------------------|-------------------------|
| North           | CG/RS-3                | N/A                                  | N/A                                | Vacant                  |
| South           | AG                     | N/A                                  | N/A                                | Vacant/Cell Tower       |
| East            | PUD-24/IL              | N/A                                  | N/A                                | Vacant                  |
| West            | RS-3                   | N/A                                  | N/A                                | Vacant/Shale Extraction |

**SECTION III: Relevant Zoning History**

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

***Subject Property:***

*No relevant history.*

***Surrounding Property:***

**CZ-450 February 2017:** A pending request was **continued to 3/1/17**, for *rezoning* a 10+ acre tract of land from AG to IL, to be able to market for manufacturing, storage sales, on property located on the northwest corner of W. 161<sup>st</sup> St. S. and S. Highway 75, and north of subject property.

3/1/2017 1:30 PM

17.4

## Hoyt, Jay

---

**From:** Richard Malone <rmalone@cityofglenpool.com>  
**Sent:** Wednesday, February 22, 2017 12:39 PM  
**To:** Mariboho, Mindi  
**Cc:** Hoyt, Jay; Wilkerson, Dwayne; Roger Kolman; Lynn Burrow  
**Subject:** RE: County rezoning: CZ-451

Mindi:

Thanks for the opportunity to make a recommendation on this rezoning request. Our 2030 Glenpool Comprehensive Plan calls for the subject tract which is in our "US 75 Corridor District" to be industrially zoned. The applicant is asking for IH zoning and I cannot support that heavy of an Industrial Zoning on that site, but I called the applicant Mr. Smith with Premier Steel and after a conversation with him determined that this use would be allowed in our IL zoning district. I have two concerns: (1) This tract has only one point of access to US 75 for a thirty acre tract and (2) it is abutted by RS-3 zoning to the north and west so I would be concerned about the impact of the two zoning districts abutting each other without some kind of buffer, landscaping, screening requirement sufficient enough to separate the two uses without a negative impact on either use. With that said, after talking with Terry West with Tulsa County Bldg Dept, this use would only be allowed in the county in the IM zoning district. I will agree with Mr. West and the City of Glenpool will support IM zoning on this site and hopefully some safeguards would be in place on this site to address the issues I mentioned above.

Thanks,

**Rick Malone**  
City Planner  
(918) 209-4617 Office  
rmalone@cityofglenpool.com



**From:** Mariboho, Mindi [mailto:MMariboho@incog.org]  
**Sent:** Monday, February 20, 2017 11:51 AM  
**To:** Richard Malone <rmalone@cityofglenpool.com>  
**Cc:** Wilkerson, Dwayne <DWilkerson@incog.org>  
**Subject:** County rezoning: CZ-451  
**Importance:** High

Good morning Rick—I'm forwarding a copy of a rezoning case within your fence line: CZ-451. Can you please review and send back any recommendations/comments to Dwayne Wilkerson, by end of day, Wednesday, February 22, 2017.

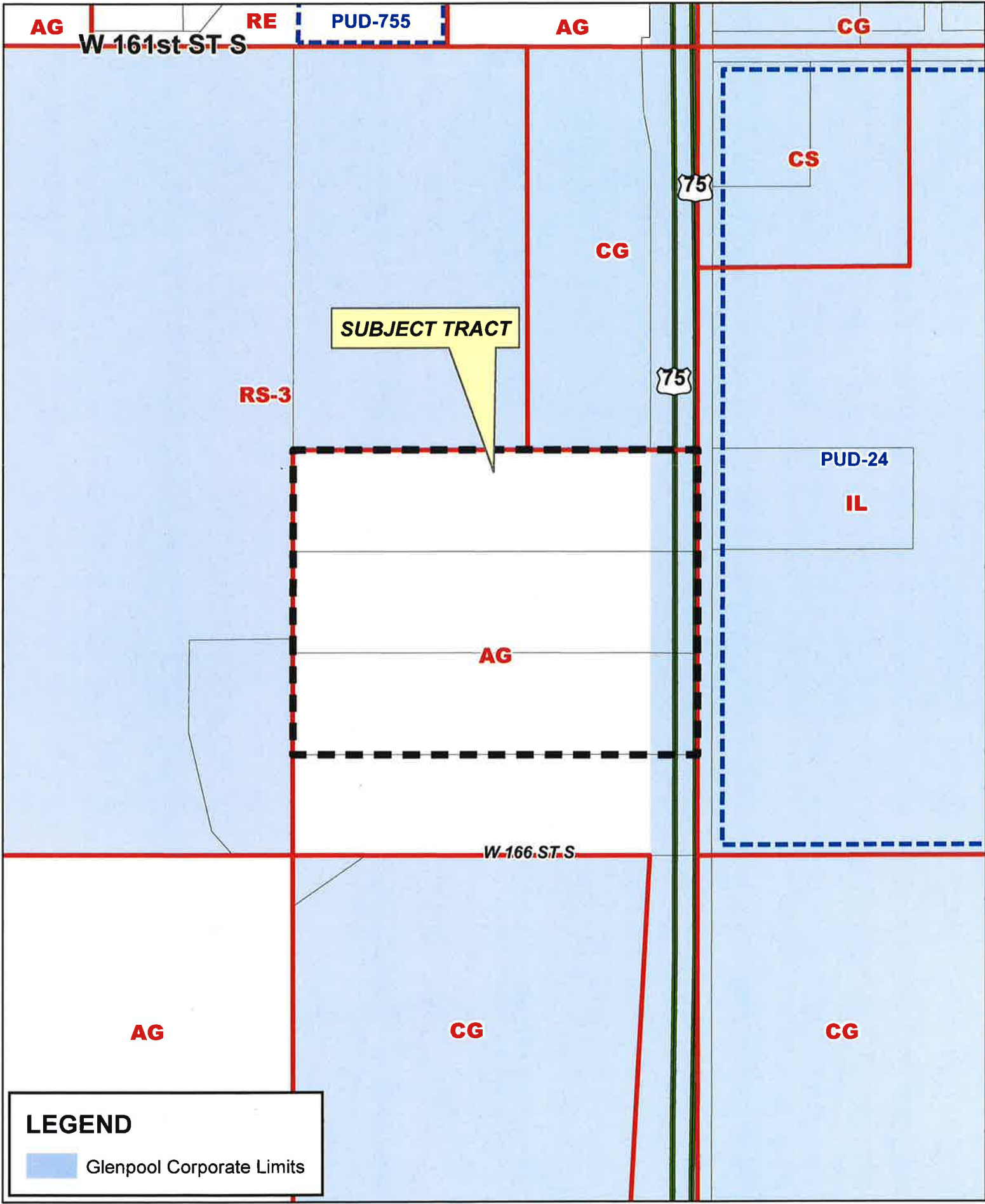
Thank you and have a great day!

*Mindi Mariboho* | Land Regulations Specialist

2 West 2nd Street Ste. 800 | Tulsa OK 74103

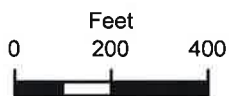
ph: 918.584.7526 | fax: 918.579.9572

web: [www.incog.org](http://www.incog.org) | email: [mmariboho@incog.org](mailto:mmariboho@incog.org)



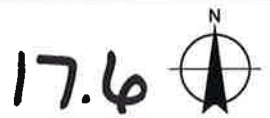
**LEGEND**

Glenpool Corporate Limits



**CZ-451**

17-12 27





W 161st ST S

75

75

W 166 ST S

0 200 400  
Feet



Subject  
Tract

**CZ-451**

17-12 27

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

Aerial Photo Date: February 2016



17.7







Tulsa Metropolitan Area  
Planning Commission

**Case Number: Z-7377**

Related to Maybelle Estates Preliminary Plat

**Hearing Date: March 1, 2017**

**Case Report Prepared by:**

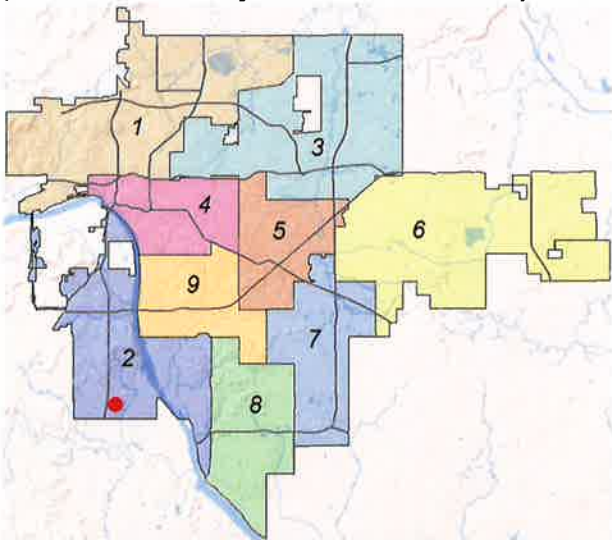
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Mark Capron

*Property Owner:* CHRISTOPOULOS, DEAN  
CONSTRUCTION, LLC

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



**Applicant Proposal:**

*Present Use:* Residential

*Proposed Use:* Single-family detached residential

*Concept summary:* Rezone property to allow single family residential subdivision.

*Tract Size:* 3.39 ± acres

*Location:* South of southeast corner of S. Maybelle Ave. and W. 81<sup>st</sup> St.

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* RS-2

**Comprehensive Plan:**

*Land Use Map:* New Neighborhood

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval to rezone from AG to RS-2.**

**Staff Data:**

TRS: 8214

CZM: 51

Atlas: 1583

**City Council District: 2**

*Councilor Name:* Jeannie Cue

**County Commission District: 2**

*Commissioner Name:* Karen Keith

18.1



## SECTION I: Z-7377

### DEVELOPMENT CONCEPT:

Rezoning is required for a single family residential subdivision with vehicular access from all lots to South Maybelle Avenue. The applicant has not proposed any stub streets or right of way dedication to the undeveloped land east of the site.

### 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:
  - Estates at Maybelle Hills Zoning Exhibit 1.18.2017

### DETAILED STAFF RECOMMENDATION:

The RS-2 zoning request is consistent with the land use designation of the Tulsa Comprehensive Plan and,

Z-7377 is consistent with the West Highlands Small Area Plan and,

The allowable uses for the RS-2 zoning are non-injurious to the proximate property owners and,

Z-7377 is a residential development anticipating 6 lots that will create an adverse impact on future development opportunities for property east of the site. The proposed subdivision will block the shortest access to Maybelle from the 13 acre site immediately east of the project and force future access through other private property. Neither the preliminary plat nor zoning exhibit provides access to that property. The existing development pattern east of this site has relied on private access agreements on large lots or on lots with very long panhandles to connect to public streets. Staff will continue vehicular access discussions with the applicant during the plat process therefore,

**Staff recommends Approval of Z-7377 to rezone property from AG to RS-2.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *The Comprehensive Plan recognizes this site as a new neighborhood. RS-2 zoning is a compatible use in the New Neighborhood designation.*

### Land Use Vision:

*Land Use Plan map designation:* New Neighborhood

"The New Neighborhood residential building block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high

18.2

standards of internal and external connectivity, and shall be paired with an existing or New Neighborhood or Town Center.”

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

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

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

Transportation Vision:

*Major Street and Highway Plan: Residential Collector*

Residential collector streets strengthen neighborhood cohesion, promote alternative transportation, calm traffic and connect recreational destinations. They typically can be applied in two instances: in new residential neighborhoods or as retrofits in existing residential or downtown streets that may be wide, but do not provide sufficient parking, bicycle and pedestrian accommodations or traffic calming measures. These streets place a higher priority on landscape medians, tree lawns, sidewalks, on-street parking, and bicycle lanes than the number of travel lanes.

Residential streets consist of two or four travel lanes but place a much higher priority on pedestrian bicycle friendliness than on auto mobility.

*Trail System Master Plan Considerations: None*

Small Area Plan: West Highlands Small Area Plan

The small area plan recognizes that this area is included in the Riverside airport traffic pattern zone where high density development is discouraged. Also the small area plan recognizes that homebuilders in the area should be aware of the noise impacts of the airport, and construct homes accordingly.

The west highlands small area plan recognizes this area as a New Neighborhood.

One of the many concepts identified in the small area plan includes large lot development with street and pedestrian connectivity.

One of the goals identified in the small area plan recommends the extension of South Maybelle Avenue from 81<sup>st</sup> to 91<sup>st</sup> as private development occurs. South Maybelle exist along the entire frontage of Z-7377 however it currently ends at the south edge of the zoning request.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The site is a gently sloping site with some structures that will be removed in anticipation of the residential development identified in Maybelle Estates preliminary plat.*

Environmental Considerations: None that affect site development.

Streets:

| <u>Exist. Access</u>  | <u>MSHP Design</u>    | <u>MSHP RW</u> | <u>Exist. # Lanes</u> |
|-----------------------|-----------------------|----------------|-----------------------|
| South Maybelle Avenue | Residential Collector | 60 feet        | 2                     |

Utilities:

The subject tract has municipal water and sewer available but only after current ongoing single family residential development southwest of the site is complete.

Surrounding Properties:

| <b>Location</b> | <b>Existing Zoning</b>                     | <b>Existing Land Use Designation</b> | <b>Area of Stability or Growth</b> | <b>Existing Use</b>  |
|-----------------|--|--------------------------------------|------------------------------------|--|
| North           | AG   | New Neighborhood                     | Growth                             | Single Family home   |
| East            | AG   | New Neighborhood                     | Growth                             | Undeveloped  |
| South           | AG   | New Neighborhood                     | Growth                             | Undeveloped  |
| West            | CO with single family residential and RS-3 | Existing and New Neighborhood        | Stability and Growth               | Single Family residential and single family residential subdivision in the construction phase. |

**SECTION III: Relevant Zoning History**

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

***Subject Property:***

*No relevant history.*

***Surrounding Property:***

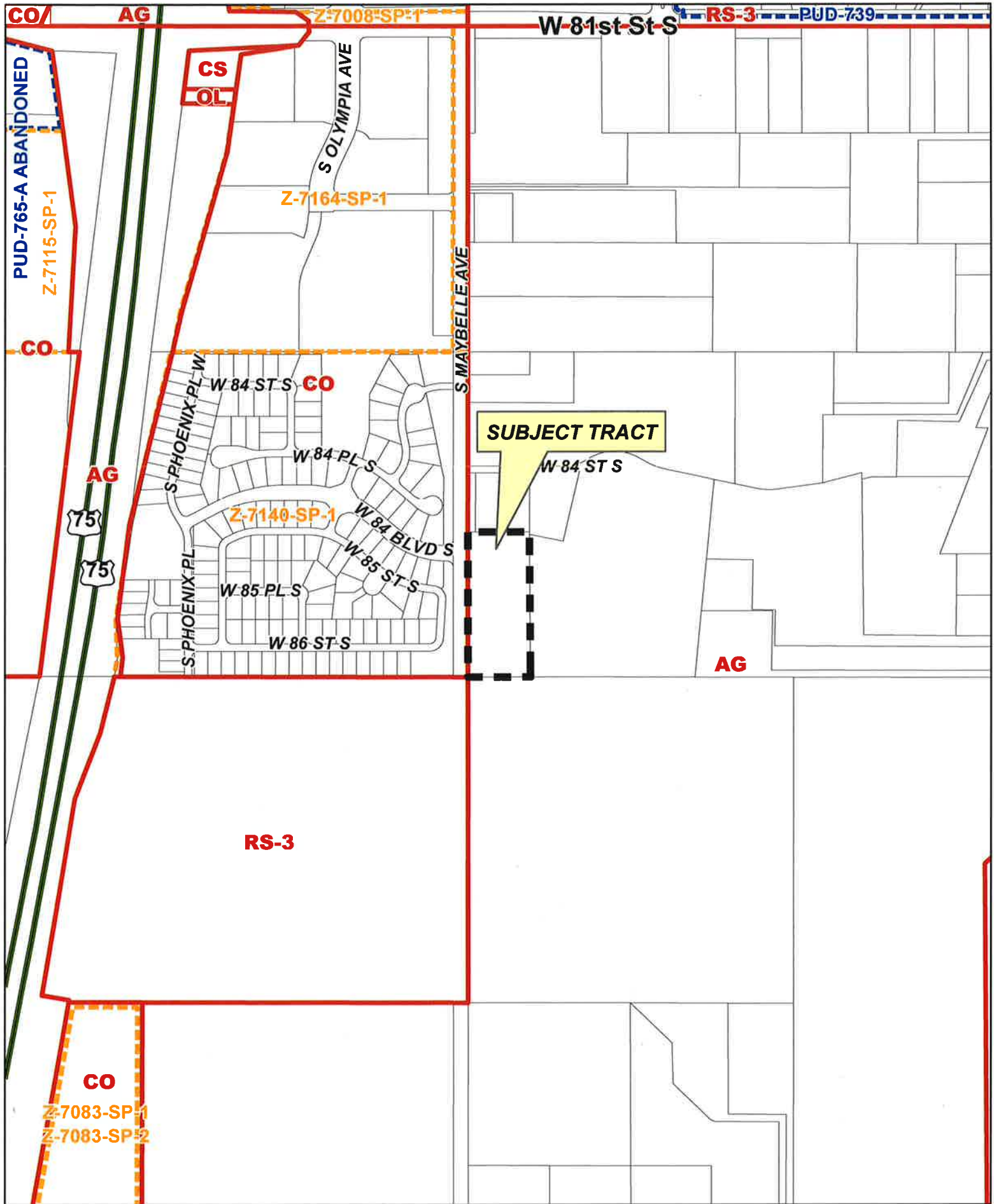
**Z-7164/ Z-7164-SP-1 March 2011:** All concurred in approval of a request for rezoning and a request for a Corridor Development Plan on a 30± acre tract of land for commercial mixed use development, The Walk at Tulsa Hills, on property located on the southeast corner of U.S. Highway 75 and W. 81<sup>st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

18.4



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

3/1/2017 1:30 PM



CO/

AG

Z-7008-SP-1

W-81st St S

RS-3

PUD-739

CS  
OL

Z-7164-SP-1

S OLYMPIA AVE

S MAY BELLE AVE

PUD-765-A ABANDONED  
Z-7115-SP-1

CO

AG

75  
75

W 84 ST S

W 84 PL S

Z-7140-SP-1

W 84 BLVD S

W 85 PL S

W 85 ST S

W 86 ST S

SUBJECT TRACT

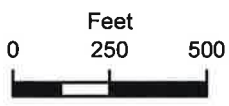
W 84 ST S

AG

RS-3

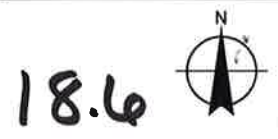
CO

Z-7083-SP-1  
Z-7083-SP-2



Z-7377

18-12 14







0 250 500  
Feet



Subject  
Tract

**Z-7377**

18-12 14

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

Aerial Photo Date: February 2016



18.7





0 50 100  
Feet



Subject  
Tract

**Z-7377**

18-12 14

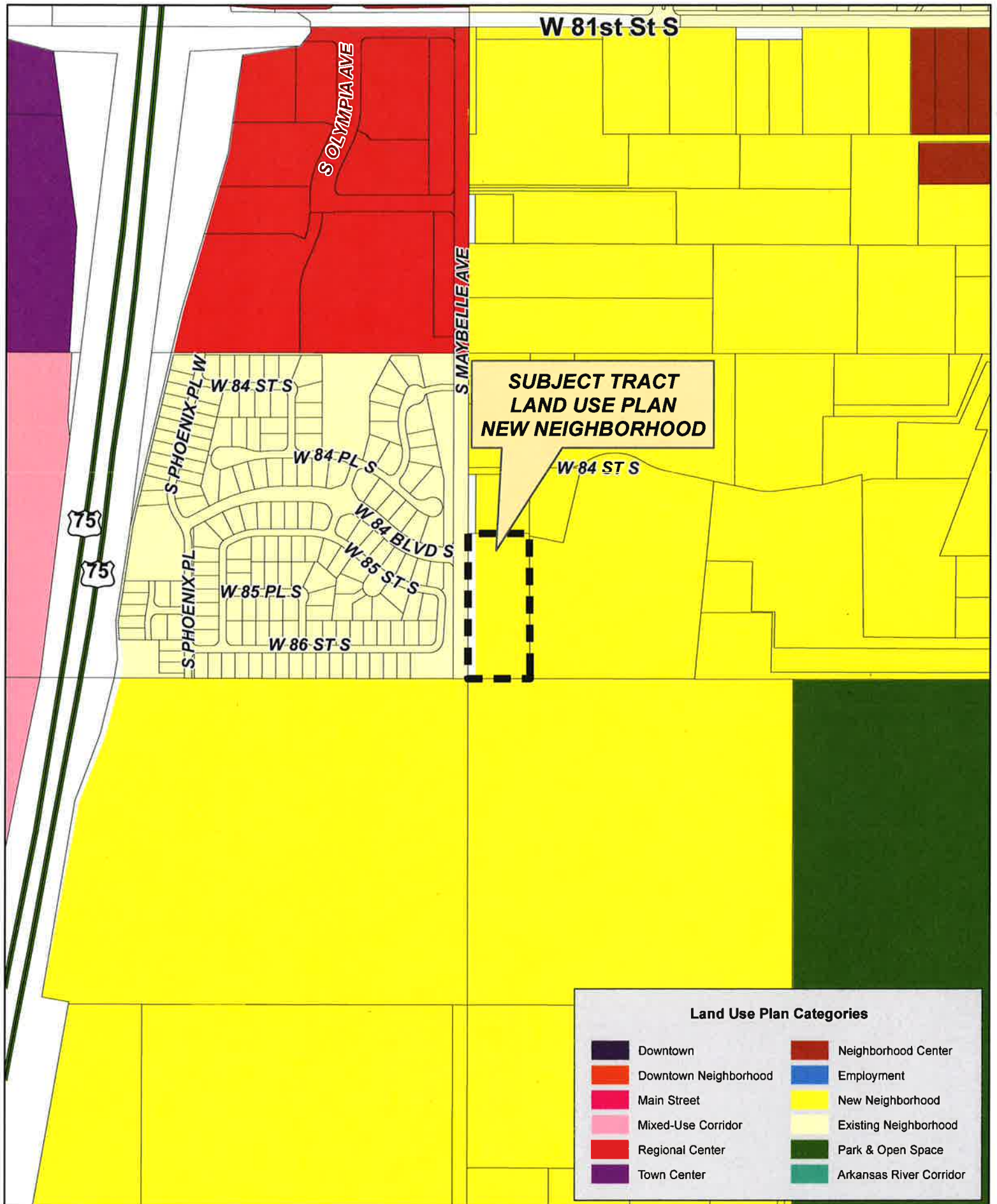
Note: Graphic overlays may not precisely  
align with physical features on the ground.

Aerial Photo Date: February 2016



18.8



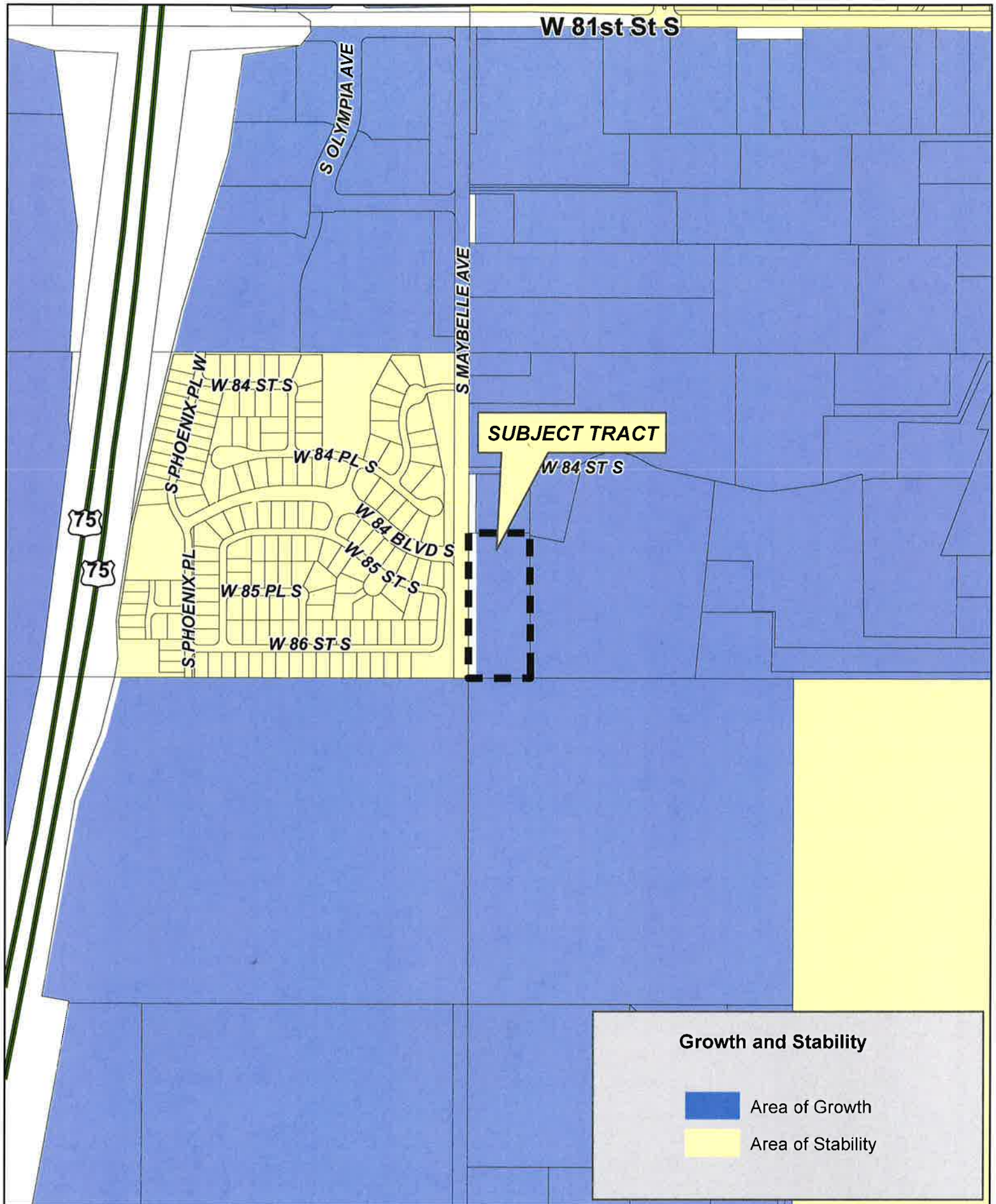


Feet  
0 250 500

**Z-7377**

18-12 14





0 250 500  
Feet

**Z-7377**

18-12 14





**Sisemore Weisz & Associates, Inc.**  
811 EAST 30th PLACE  
TULSA, OKLAHOMA 74105  
CA. NO. 2421  
PHONE (918) 665-3800  
FAX (918) 665-9888  
E&P DATE 6/30/17



Hyde Park at Tulsa Hills

60' RAW DEDICATED PER  
PLAT OF HYDE PARK  
AT TULSA HILLS

South Maybelle Avenue

N00° 04' 13"E  
591.06'

S00° 04' 13"W  
591.15'

Unplatted

Unplatted

S89° 53' 29"E  
250.00'

LOT 1

LOT 2

LOT 3

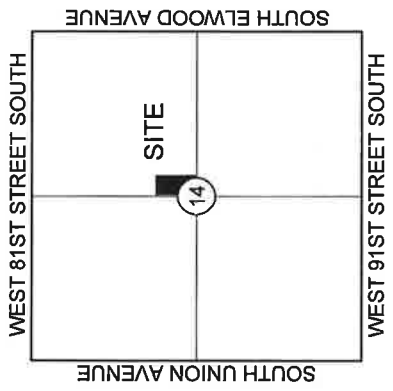
LOT 4

LOT 5

LOT 6

N89° 52' 20"W  
250.00'

Unplatted



T 18 N

R 12 E

Location Map

SCALE: 1"=2000'



SCALE: 1"=80'

# *Estates at Maybelle Hills*

## Zoning Exhibit

DATE PREPARED: JANUARY 18, 2017

FILE: 1812.14 WO#: 17932.01

Exhibit "A"





Tulsa Metropolitan Area  
Planning Commission

**Case :** Maybelle Estates  
(Related to Z-7377)

**Hearing Date:** March 1, 2017

**Case Report Prepared by:**

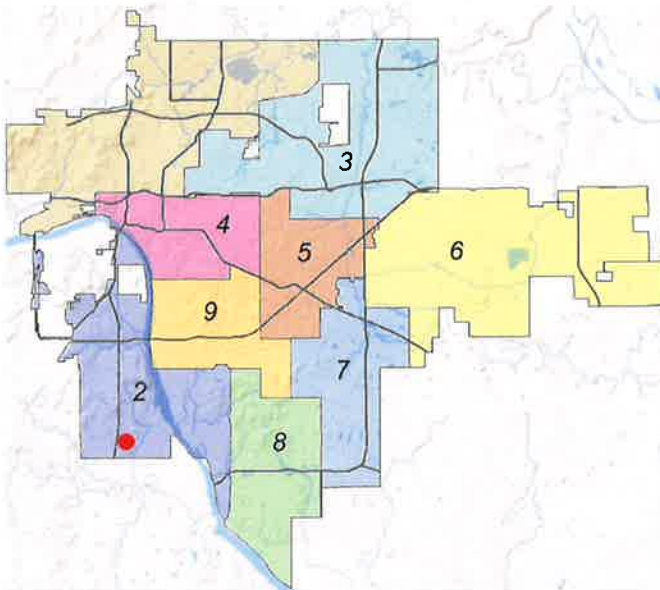
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Mark B. Capron, SWA

*Owner:* CHRISTOPOULOS, DEAN  
CONSTRUCTION LLC

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



**Applicant Proposal:**

Preliminary Subdivision Plat

*Tract Size:* 3.39± acres

*Location:* South of the southeast corner of  
West 81<sup>st</sup> Street South and South  
Maybelle Avenue

**Zoning:** AG (RS-2 Requested)

**Staff Recommendation:**

Staff recommends **approval** of the  
Preliminary Plat

**City Council District: 2**

*Councilor Name:* Jeannie Cue

**County Commission District: 2**

*Commissioner Name:* Karen Keith

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



## PRELIMINARY SUBDIVISION PLAT

### Maybelle Estates - (CD 2)

South of the southeast corner of West 81<sup>st</sup> Street South and South Maybelle Avenue

This plat consists of 6 lots, 1 block on 3.39 acres.

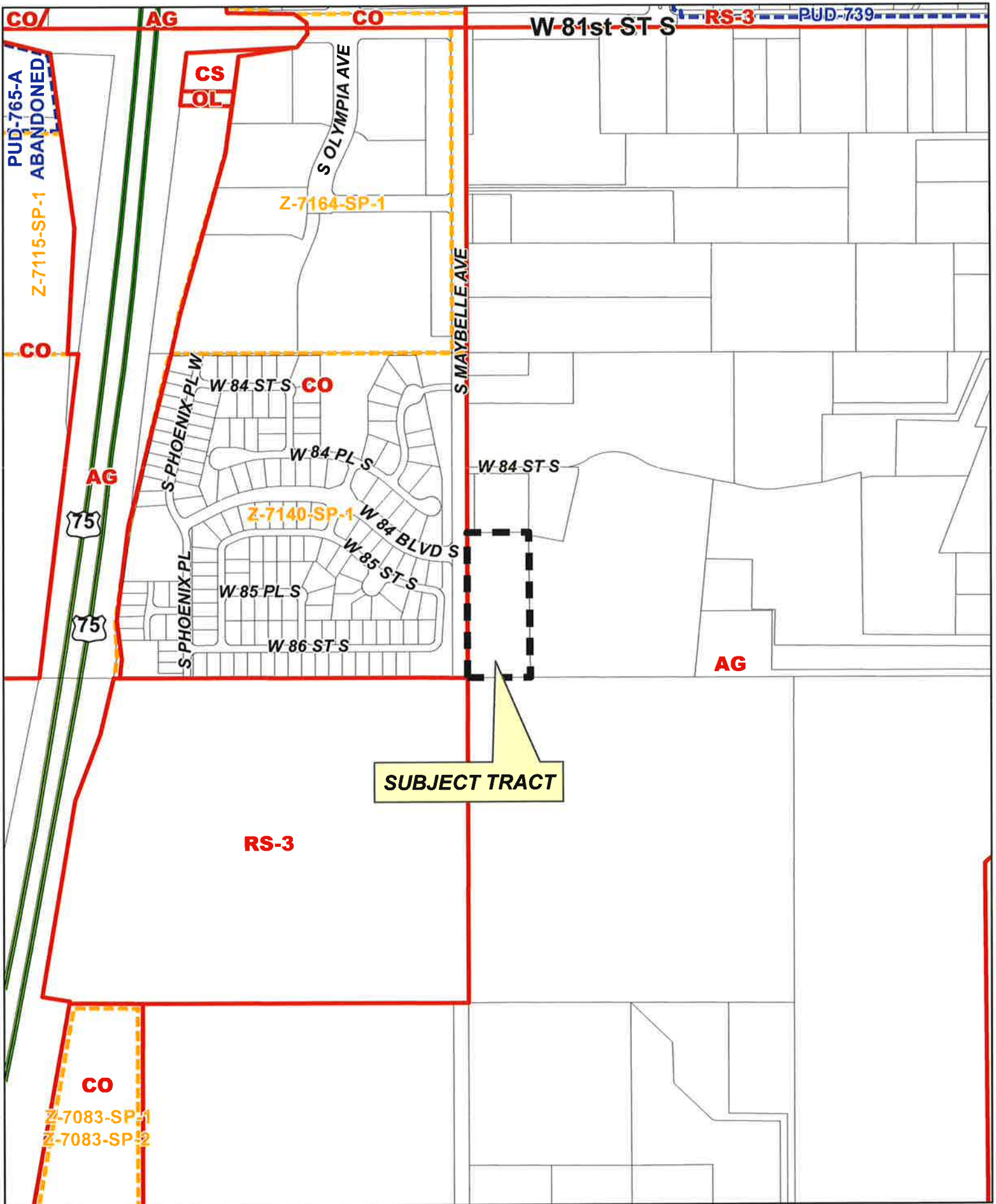
The Technical Advisory Committee (TAC) met on February 16, 2017 and provided the following conditions:

1. **Zoning:** The property is currently zoned AG. The preliminary plat requires approval of rezoning case Z-7377 to change the zoning to RS-2. All lots show meet the bulk and area requirements of the RS-2 zoning district.
2. **Transportation & Traffic:** Staff recommends consideration of a stub street to the east to provide access for future development of land-locked property currently only served by access easements.
3. **Sewer:** Currently, no sanitary sewer service is available for the proposed project. A public main line extension to serve the area from the south is currently in process. If the proposed extension does not occur, sanitary sewer will need to be extended to the project site. Temporary septic systems can be approved subject to the conditions set forth by the Oklahoma Department of Environmental Quality and submittal of a soil percolation test for each lot in the subdivision. Additionally, restrictive covenants must be provided relative to the installation and use of individual septic sewage disposal systems and connection to the public sanitary sewer when available.
4. **Water:** No comment.
5. **Stormwater & Drainage:** Stormwater detention will be required as shown on conceptual improvements plan. A swale is shown within the U/E along the east side of the site. It is not clear that all flows from the proposed lots can be graded. To achieve that end, individual lot easements may be required. Lot 1 Block 1 receives offsite drainage. Extend 15' ODE to cover this lot.
6. **Engineering Graphics:** Submit subdivision control data sheet with final plat. In the location map, remove "High Chaparral". Graphically only show the bearings and distances used in the written legal description. Do not show "field" observations. Provide individual lot addresses and graphically display them on the final plat.
7. **Fire:** No comment.
8. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comments.

**Waivers of Subdivision Regulations:**

1. None Requested

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



18-12 14

**MAYBELLE  
ESTATES**







0 Feet 250 500



Subject Tract

18-12 14

**MAYBELLE  
ESTATES**

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

Aerial Photo Date: February 2016







0 50 100  
Feet



Subject  
Tract

18-12 14

**MAYBELLE  
ESTATES**

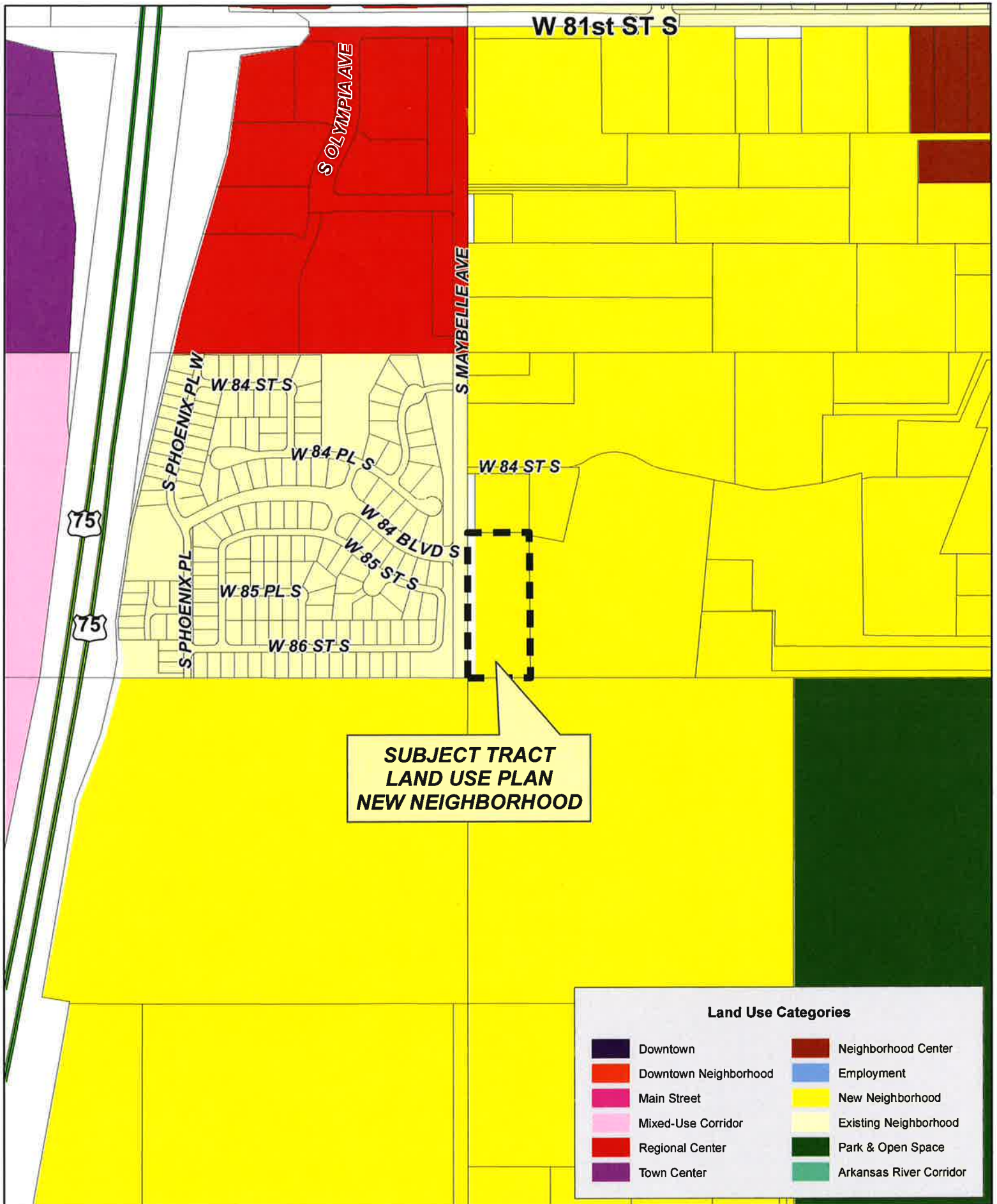
*Note: Graphic overlays may not precisely  
align with physical features on the ground.*

Aerial Photo Date: February 2016



19.6



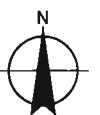


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Feet

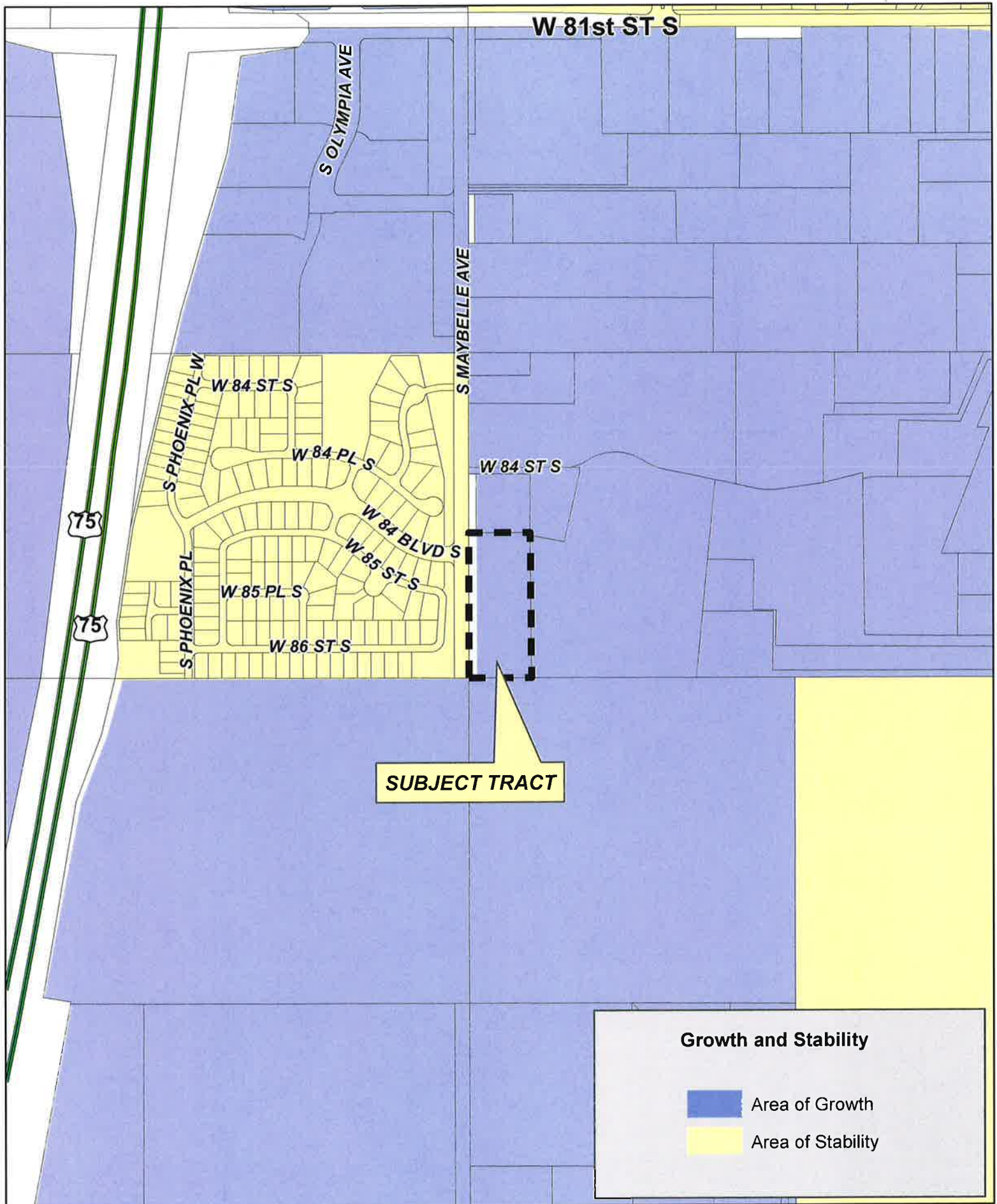
18-12 14

**MAYBELLE  
ESTATES**

19.7







0 250 500  
Feet

18-12 14

**MAYBELLE  
ESTATES**

19.8

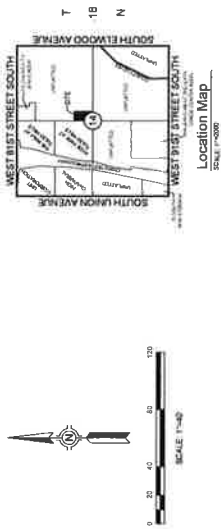


# Maybelle Estates

**Owner/Developer:**  
Waybelle Partners, LLC  
Oklahoma Limited Liability Company  
9501 E. 136th St. S.  
Bobby, Oklahoma 74008  
Phone: (918) 807-3690  
Contact Mr. Justin Yancor

**Engineer/Surveyor:**  
Sisemore Weisz & Associates, Inc.  
Certificate of Authorization No. 2421 Exp. June 30, 2017  
6111 E. 32nd Place  
Tulsa, Oklahoma 74135  
Phone: (918) 665-3600  
E-mail: gweis@sw-assoc.com

Engineer/Surveyor:  
Sisemore Weisz & Associates, Inc.  
Certificate of Authorization No. 2421 Exp. June 30, 2017  
6111 E. 32nd Place  
Tulsa, Oklahoma 74135  
Phone: (918) 665-3600  
E-mail: gweisz@sw-assoc.com



| Lot # | Area (SF) |
|-------|-----------|
| 1     | 24,504.08 |
| 2     | 24,811.45 |
| 3     | 24,812.84 |
| 4     | 24,891.80 |
| 5     | 24,800.08 |
| 6     | 24,810.28 |

|  |   |   |                      |                 |              |                            |                 |
|--|---|---|----------------------|-----------------|--------------|----------------------------|-----------------|
| <p>FORM 8-2<br/>         (NOVEMBER 1970)</p> | <p>THIRD MIAMI VALLEY AREA MOVING CONNECTION<br/>         APPROVAL DATE</p> | <p>THIRD MIAMI VALLEY AREA MOVING CONNECTION<br/>         APPROVAL DATE</p> | <p>CITY ENGINEER</p> | <p>CHARTMAN</p> | <p>MAJOR</p> | <p>ATLANTIC CITY CLERK</p> | <p>DIVISION</p> |
|--|---|---|----------------------|-----------------|--------------|----------------------------|-----------------|

The approval of this Form 8-2 will require one year of service in the Office of the County Clerk before the date

19.9

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

Programs by Maybell  
Maybell Estates  
Sheet 1 of 2  
Date Printed February 1, 2017

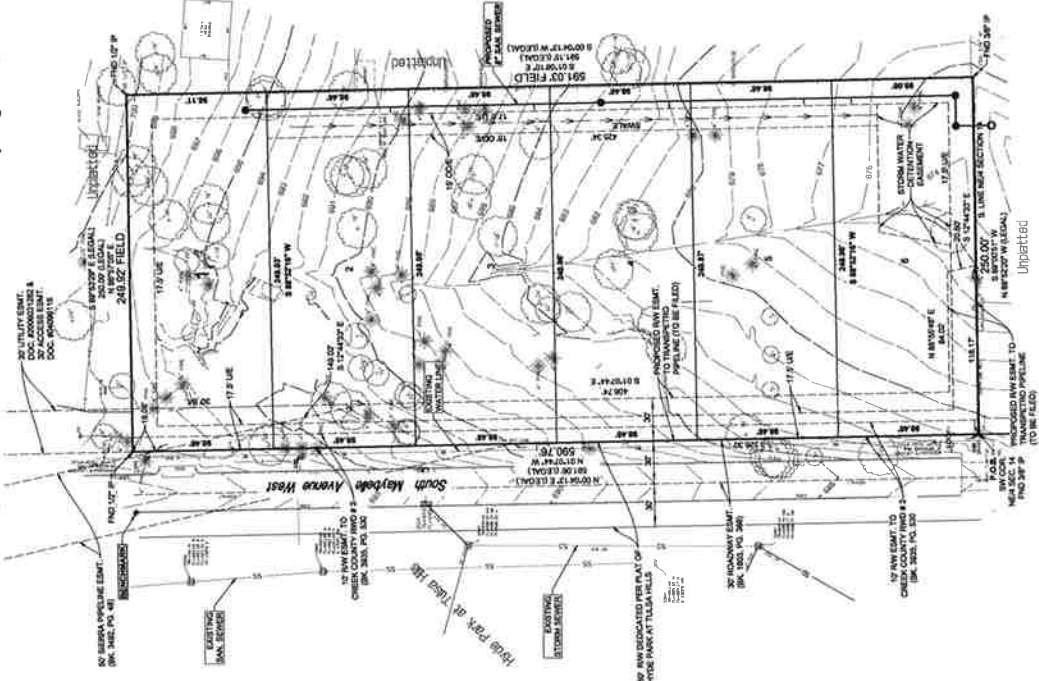
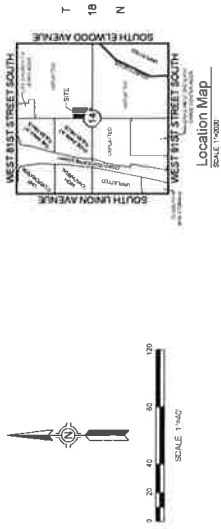
Conceptual Improvements

# Maybelle Estates

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4 OF SECTION FOURTEEN (14), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

**Owner/Developer:**  
Maybelle Partners, LLC  
An Oklahoma Limited Liability Company  
1500 West 10th Street  
Bixby, Oklahoma 74008  
Phone: (918) 807-3680  
Contact: Mr. Justin Yanczer

**Engineer/Surveyor:**  
Sisemore Weisz & Associates, Inc.  
Certificate of Authorization No. 242 Exp. June 30, 2017  
1000 North 17th Street  
Tulsa, Oklahoma 74103  
Phone: (918) 955-3600  
E-mail: gweisaz@sw-assoc.com



|   |                      |
|---|----------------------|
| FINAL PLAT  |                      |
| ENDORSEMENT OF APPROVAL   |                      |
| Tulsa Metropolitan Area Planning Commission   | Approval Date: _____ |
| TULSACOM  | _____                |
| CITY ENGINEER   | _____                |
| Council of the City of Tulsa  | Chairman: _____      |
| Approval Date: _____  | _____                |
| CHAIRMAN  | _____                |
| MAYOR   | _____                |
| ATTORNEY GENERAL  | _____                |
| CITY ATTORNEY   | _____                |
| The approval of this Plat by the Tulsa Metropolitan Area Planning Commission and the Council of the City of Tulsa is subject to the approval of the Tulsa County Clerk before this Plat is recorded in the Office of the County Clerk before this Plat is recorded. |                      |

19.10





Tulsa Metropolitan Area  
Planning Commission

**Case :** QTD/K Addition

**Hearing Date:** March 1, 2017

**Case Report Prepared by:**

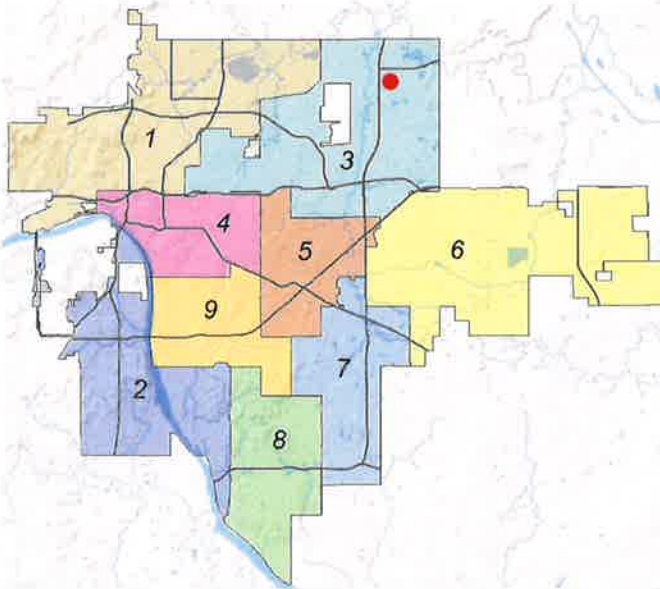
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Benham Design, LLC – John Bean

*Owner:* Quik 'N Tasty – C/O Carly Goodnight, QuikTrip

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



**Applicant Proposal:**

Preliminary Subdivision Plat

*Location:* East of North Garnett Road at East 43<sup>rd</sup> Street North

**Zoning:** IM, IH

**Staff Recommendation:**

Staff recommends **approval** of the Preliminary Plat

**City Council District:** 3

*Councilor Name:* David Patrick

**County Commission District:** 1

*Commissioner Name:* John Smaligo

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

20.1

## PRELIMINARY SUBDIVISION PLAT

### QTD/K Addition - (CD 3)

East of North Garnett Road at East 43<sup>rd</sup> Street North

This plat consists of 1 lot, 1 block on 49.62 acres.

The Technical Advisory Committee (TAC) met on February 16, 2017 and provided the following conditions:

1. **Zoning:** The property is zoned IM (Industrial – Moderate) and IH (Industrial – Heavy). Following construction of East 43<sup>rd</sup> Street North, the proposed lot will meet all bulk and area requirements of the City of Tulsa Zoning Code.
2. **Transportation & Traffic:** East 43<sup>rd</sup> Street North needs to be dedicated by this plat. Sidewalks should be shown 18" from the property line or 2' behind the curb. Access should be 24'-36' and a 25' radius must be provided. Provide dimensions for all right-of-way.
3. **Sewer:** A 17.5' utility easement is required along the north property line and a 15' utility easement is required along the west property line, adjacent to Mingo Valley Industrial Park (Plat #3534). Application indicates that sanitary sewer is to be private. The manhole closest to the right-of-way at the northwest corner of the property must be public and located 15' inside the property within a dedicated easement. Private lines cannot be located within the easement dedicated for public use.
4. **Water:** A 12" public water main line will be required to be extended across the property frontage of East 43<sup>rd</sup> Street North. Public fire flow meters and fire hydrants must be installed.
5. **Floodplain:** Portions of the subject property are located within the Mingo Creek Floodplain. All delineated floodplain boundaries including City of Tulsa Regulatory Floodplain must be clearly and accurately identified on plat with base flood/water surface elevations labeled. Any development within the floodplain must meet the floodplain development requirements of the City of Tulsa Revised Ordinances, Title 11 A and Title 51 and city drainage standards. Any proposed changes to the floodplain boundaries or flood elevations will be subject to Floodplain Map Revisions.
6. **Engineering Graphics:** Add missing subdivisions in location map and label "Project Location". Provide individual addresses. Submit a subdivision control data sheet with final plat. Engineering Services prefers to see the plat tied to a section corner, half-section corner, etc. Provide the engineer's email address and the surveyor's CA number with the renewal date and email address. Add "City of Tulsa, Tulsa County, State of Oklahoma" to the plat subtitle. Distribution is misspelled in two locations on the location map.
7. **Fire:** Public fire flow meters and fire hydrants must be installed inside the public right-of-way or inside a dedicated utility easement.

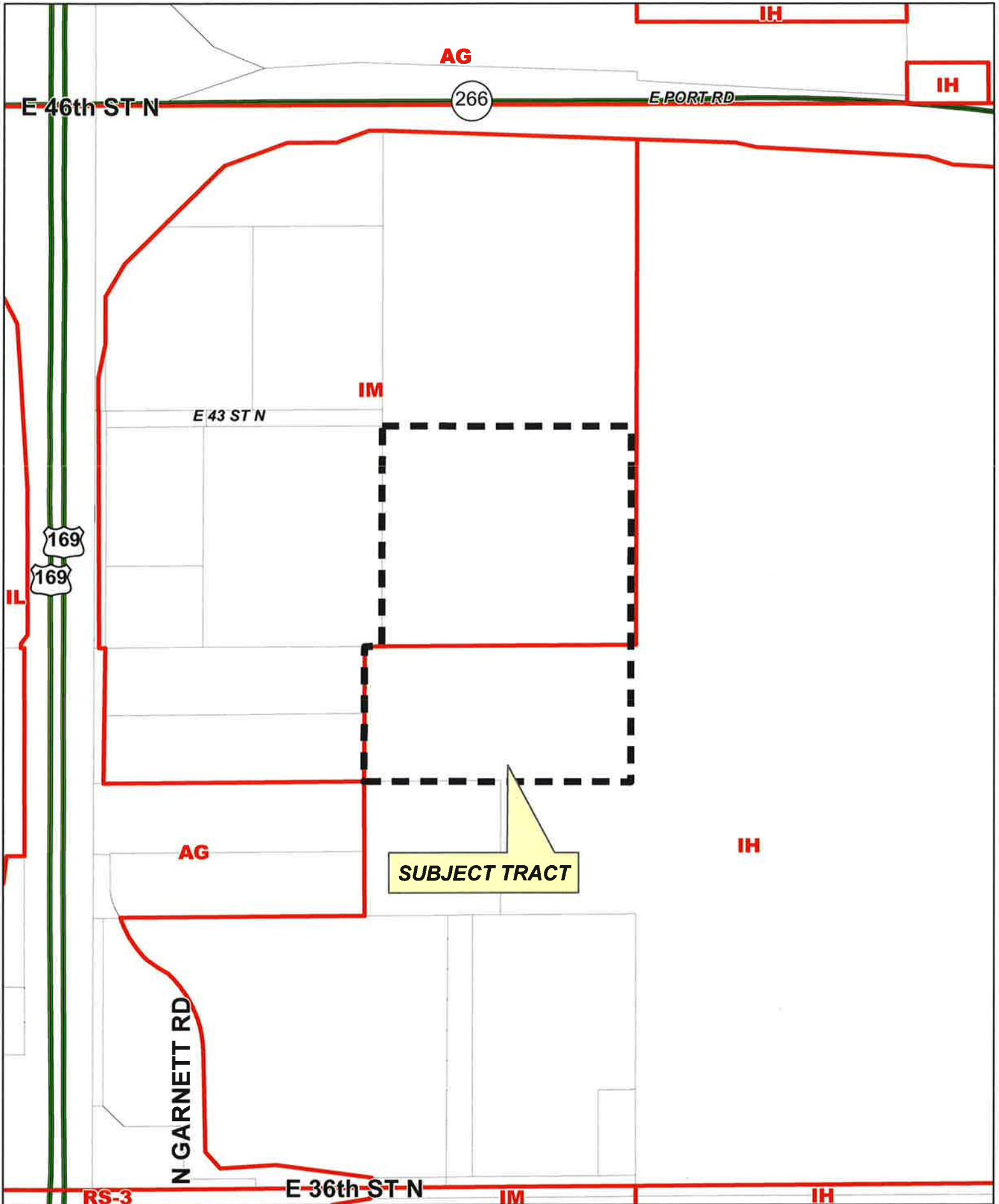
8. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comments.

**Waivers of Subdivision Regulations:**

1. None Requested

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





0 300 600  
Feet

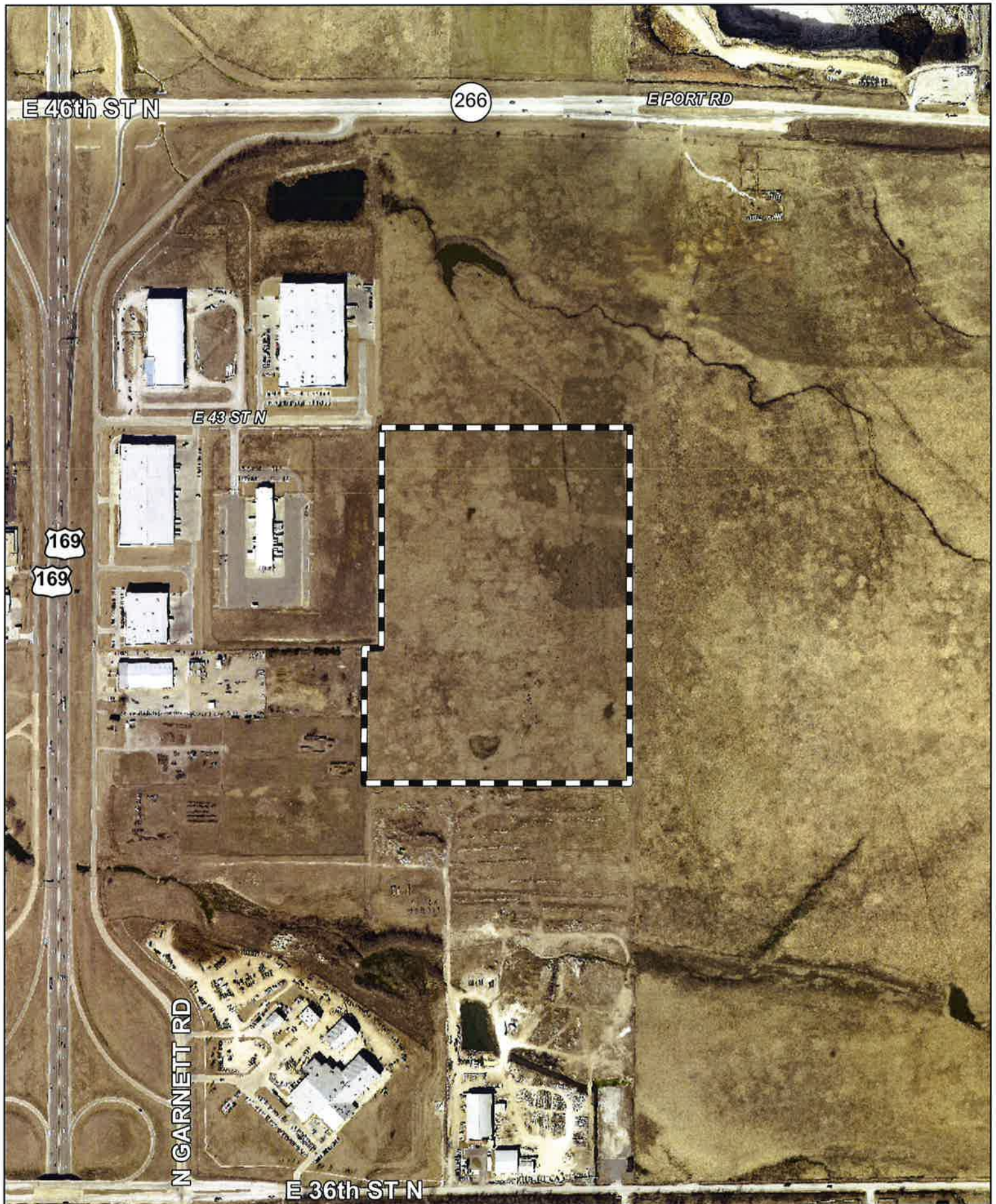
20-14 17

QTD/K  
ADDITION

20.4







E 46th ST N

266

E PORT RD

E 43 ST N

169

169

N GARNETT RD

E 36th ST N

0 300 600  
Feet



Subject  
Tract

20-14 17

**QTD/K  
ADDITION**

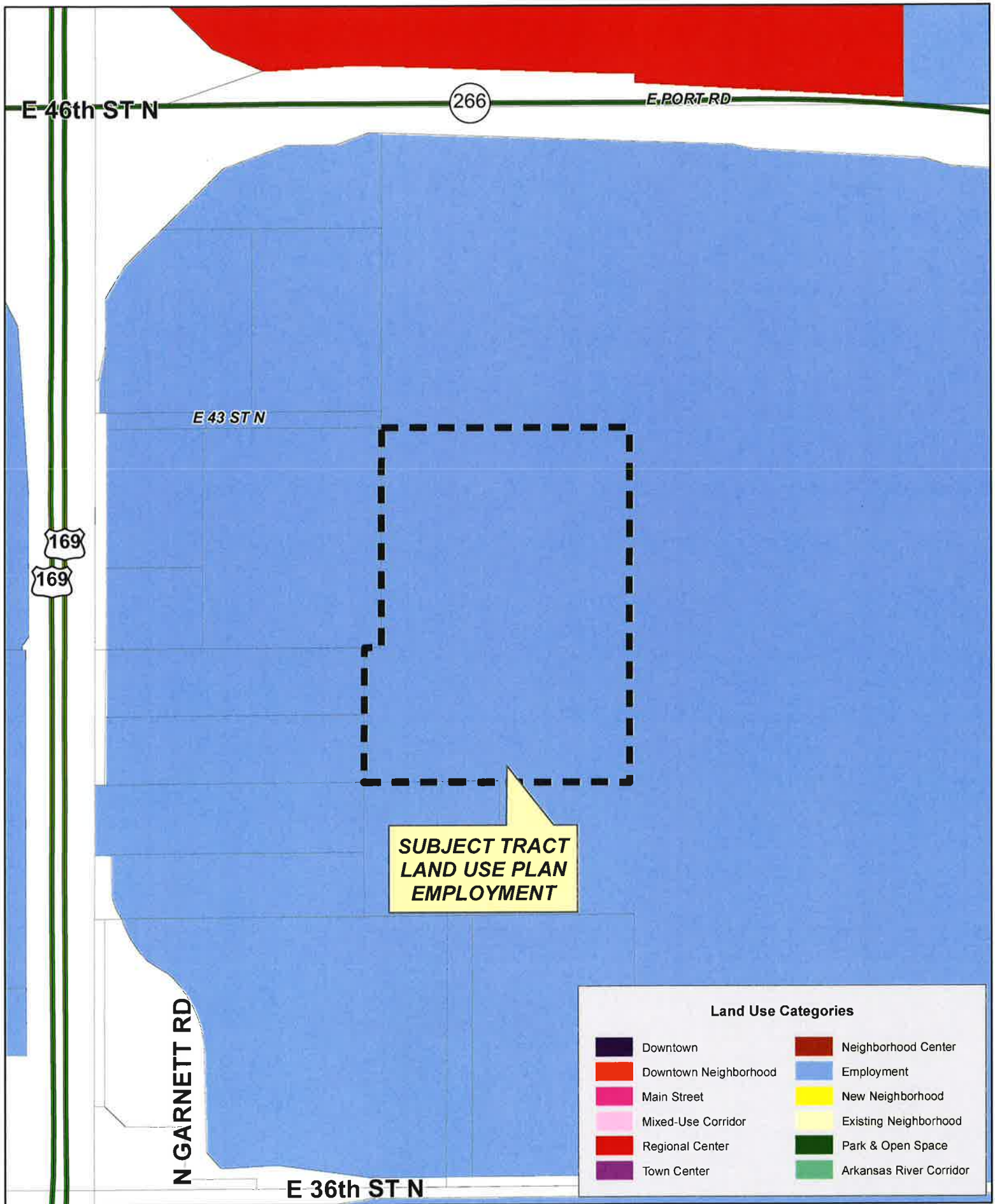
*Note: Graphic overlays may not precisely  
align with physical features on the ground.*

Aerial Photo Date: February 2016



**20.5**





Feet  
0 300 600

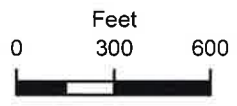
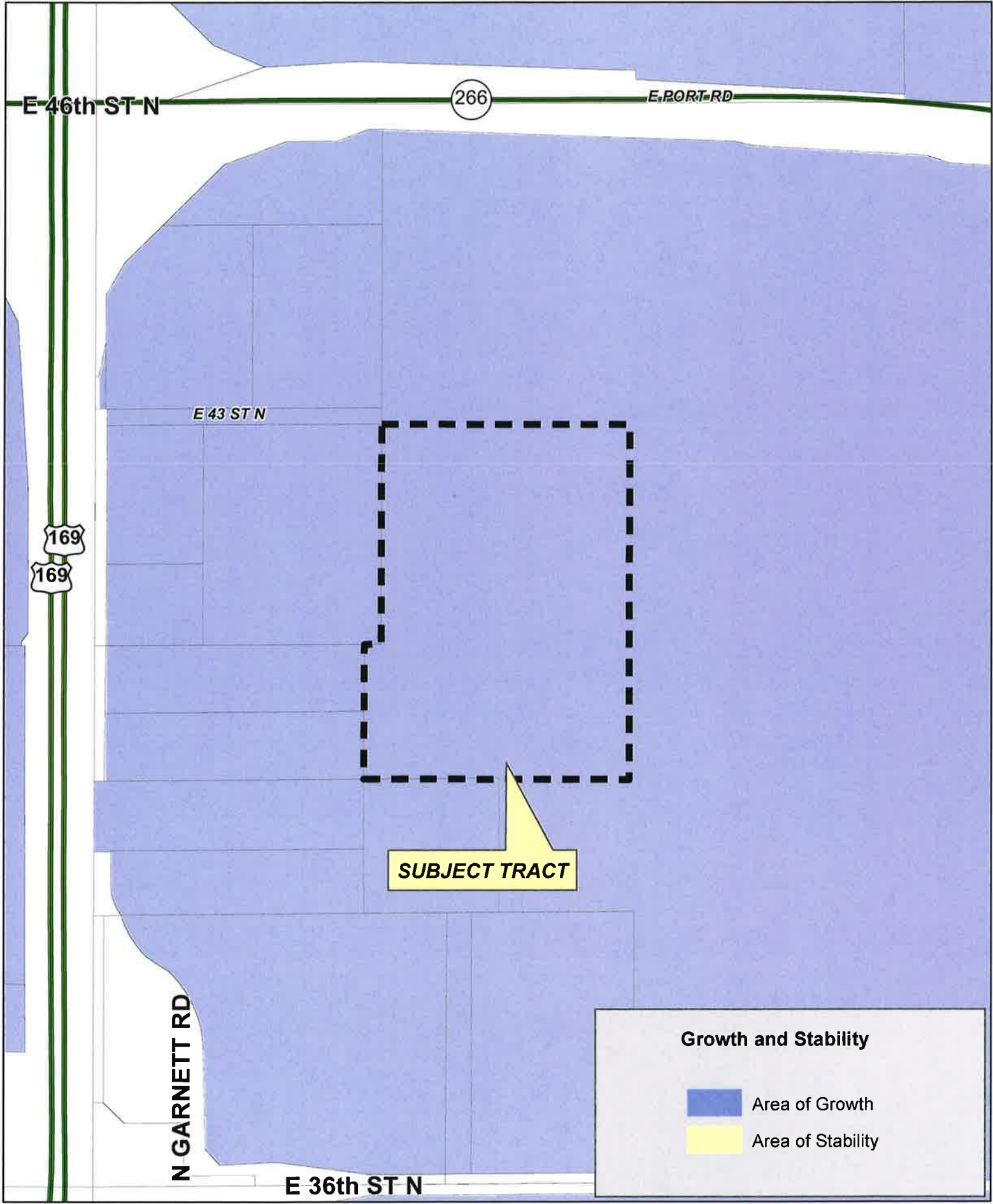
20-14 17

**QTD/K  
ADDITION**

20.6

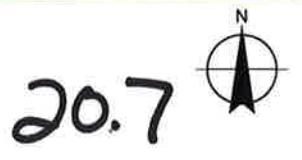






20-14 17

**QTD/K  
ADDITION**



# Preliminary Plat

## A MINOR SUBDIVISION PLAT

### QTD/K ADDITION

A SUBDIVISION OF THE NORTHWEST QUARTER (NW¼) AND ALL OF THE NORTH HALF OF THE NORTHWEST QUARTER (NW¼) OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY (20) NORTH, RANGE FOURTEEN (14) EAST



| SUBDIVISION STATISTICS                                |
|---|
| SUBDIVISION CONTAINS:<br>ONE (1) LOT IN ONE (1) BLOCK |
| GROSS SUBDIVISION AREA:<br>49.62 ACRES                |

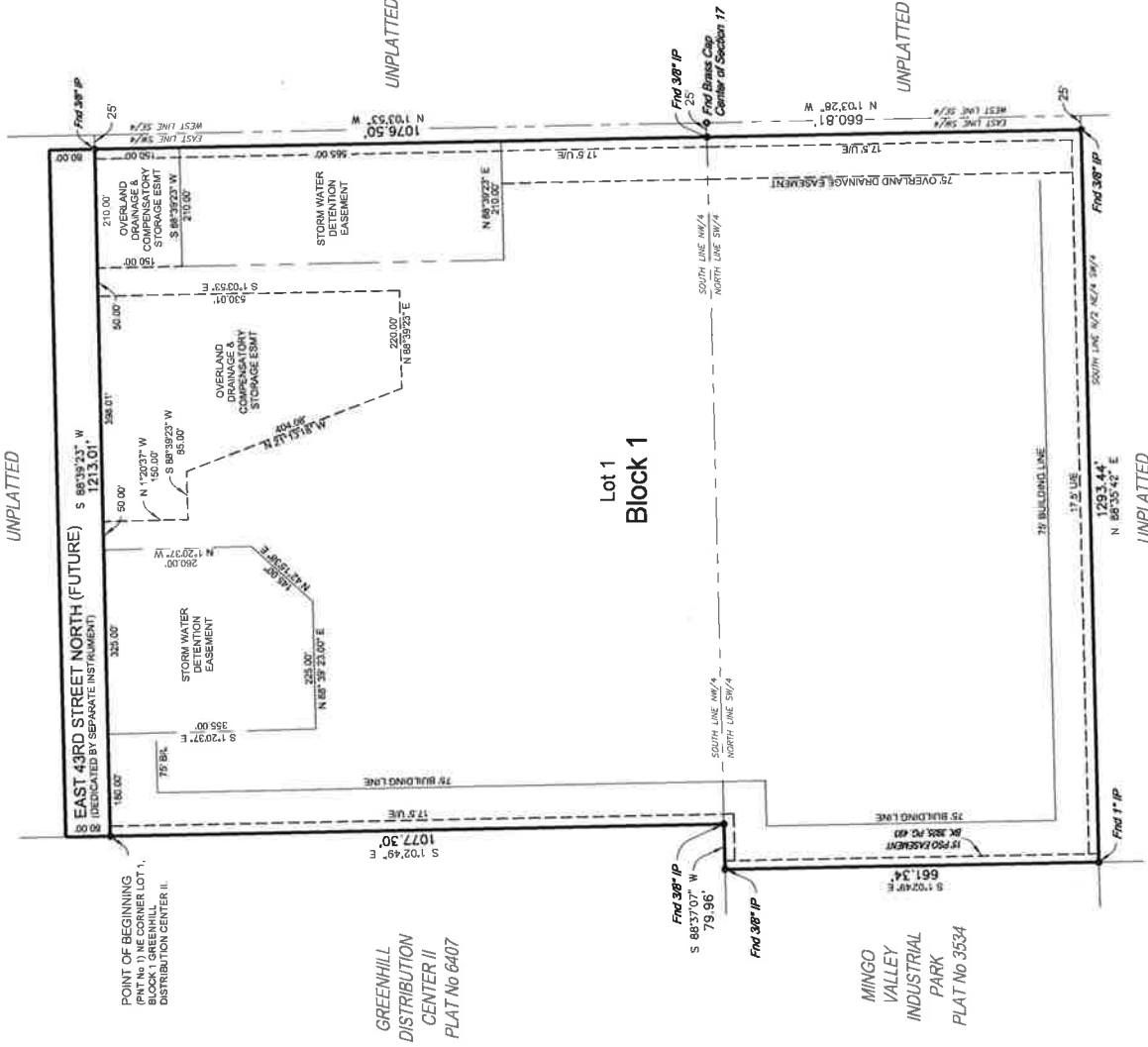
| SITE DATA   |
|---|
| BENCHMARK<br>CURVED SOUTHWEST CORNER CURB<br>NORTH SIDE EAST 43RD STREET NORTH<br>800 FEET EAST OF INTERSECTION WITH<br>GARNETT ROAD<br>ELEVATION 915.45<br>ELEVATIONS SHOWN HEREON ARE BASED<br>ON THE 1988 NAVD DATUM |
| THE BEARING BASE FOR THIS SURVEY IS<br>GRID BEARINGS BASED ON THE OKLAHOMA<br>STATE PLANE COORDINATE SYSTEM, WITH<br>THE HORIZONTAL ANGLE OF SECTION 17 AS NORTH<br>01°10'45" WEST                                      |
| ADDRESSES<br>ADDRESSES SHOWN ON THIS PLAT WERE<br>ACCURATE AT THE TIME THIS PLAT WAS<br>FILED AND SHOULD NEVER BE RELIED<br>ON IN PLACE OF LEGAL DESCRIPTION.   |

**OWNER:**  
Quirk, N Tasty Corporation  
AN OKLAHOMA CORPORATION  
4708 S. 129TH E AVE  
MUSKOGEE, OKLAHOMA 74451  
PHONE: (918) 615-7337 CONTACT:  
CARLY GOODNIGHT

**ENGINEER:**  
Benham Design, LLC  
AN OKLAHOMA LIMITED LIABILITY CORPORATION  
C/O A.D. 3022 S.W. DATE 6/30/17  
ONE WEST THIRD STREET, SUITE 200  
MUSKOGEE, OKLAHOMA 74451  
PHONE: (918) 492-1800  
CONTACT: JOHN BEAN, PE

**SURVEYOR:**  
Isaacs Surveying Service, LLC  
AN OKLAHOMA LIMITED LIABILITY CORPORATION  
5 WEST 42ND STREET  
BAND SPRING, OKLAHOMA 74003  
PHONE: (918) 240-0666  
CONTACT: JOSH ISAACS

| PROPERTY CORNER POINT TABLE |           |            |   |
|-----------------------------|-----------|------------|---|
| CORNER ID                   | NORTHING  | EASTING    | DESCRIPTION                             |
| 1                           | 448792.63 | 2603742.36 | NORTHWEST CORNER<br>3/8" IRON PIN FOUND |
| 2                           | 448821.07 | 2604655.06 | 3/8" IRON PIN FOUND                     |
| 3                           | 448834.08 | 2604687.26 | 3/8" IRON PIN FOUND                     |
| 4                           | 448851.91 | 2603693.72 | SOUTHWEST CORNER<br>1" IRON PIN FOUND   |
| 5                           | 448713.47 | 2603682.59 | SOUTHWEST CORNER<br>3/8" IRON PIN FOUND |
| 6                           | 448715.88 | 2603761.86 | NORTHEAST CORNER<br>3/8" IRON PIN FOUND |

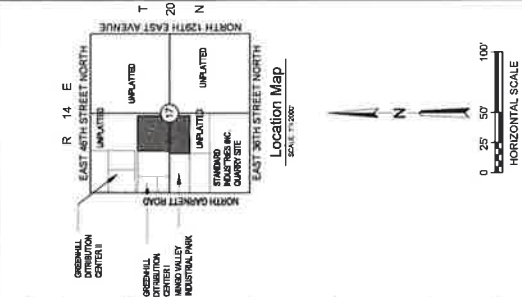


20.8









 **BENHAM**  
a National Franchise  
One West Third Street, Suite 20  
Tulsa, Oklahoma 74103  
(311) 452-1000  
[www.benham.com](http://www.benham.com)

20.11







Tulsa Metropolitan Area  
Planning Commission

**Case :** Titan Sports

**Hearing Date:** March 1, 2017

**Case Report Prepared by:**

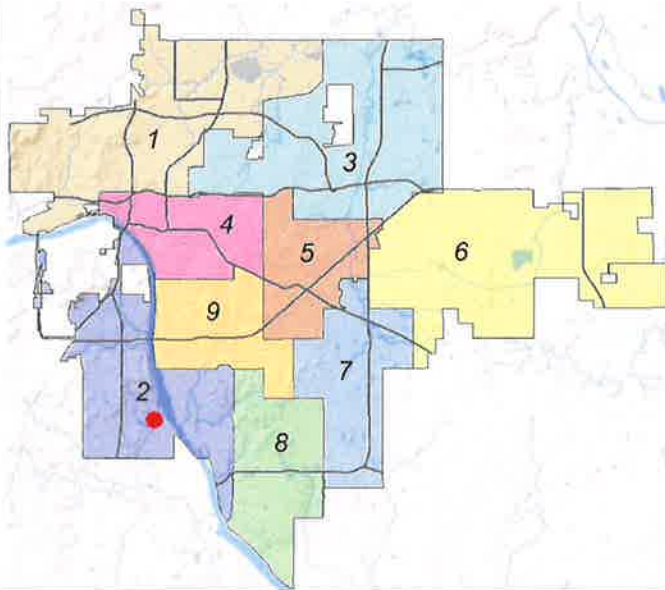
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Tanner Consulting, LLC

*Owner:* Titan Sports & Performance  
Center, LLC

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



**Applicant Proposal:**

Requests authorization from TMAPC for  
the accelerated release of a building  
permit

*Location:* East of the northeast corner of  
East 81<sup>st</sup> Street South and South Elwood  
Avenue

**Zoning:**

**Staff Recommendation:**

Staff recommends **approval** of the  
Accelerated Release of a Building Permit

**City Council District: 2**

*Councilor Name:* Jeannie Cue

**County Commission District: 2**

*Commissioner Name:* Karen Keith

**EXHIBITS:** Site Plan, Preliminary Plat, Site Map, Aerials, Land Use Map, Growth & Stability  
Map

21.1

## ACCELERATED RELEASE OF BUILDING PERMIT

### Titan Sports - (CD 2)

East of the northeast corner of East 81<sup>st</sup> Street South and South Elwood Avenue

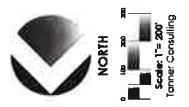
The applicant has requested that the Planning Commission authorize the City of Tulsa to issue building permits prior to the filing of a final plat. The platting requirement on this property was the result of Board of Adjustment action approving the proposed use on the property. A preliminary plat for the project was approved on October 19, 2016. Infrastructure Development Plans (IDP) have been submitted to the City of Tulsa and are currently under review.

The Technical Advisory Committee (TAC) met on February 16, 2017 and provided the following information:

- Earth change permits have been processed and approved by Development Services.
- Water line extension plans have been submitted and are being reviewed as a part of the IDP.
- The subject property is partially located within the Hager-Creek 100 year (1% annual chance) floodplain and entirely within the Arkansas River 500-year floodplain. The project area is shown as being protected from the 1% annual chance flood by two separate levees. The Hager Creek Levee and any associated easements should be clearly and accurately shown on building permit plans with base flood and water surface elevations labeled.
- Given that the proposed access to the facility must cross flood-prone areas, an alternative access outside the floodplain should be provided to ensure safety of access to the property in times of flooding for ordinary and emergency vehicles.

A meeting was held on Tuesday February 21, 2017 with representatives of the City of Tulsa, the Tulsa Airport Authority, and the project consultants. As a part of the project, a private drive will be constructed between the north property line and East 71<sup>st</sup> Street that will be partially funded by the City of Tulsa and provide service to City of Tulsa facilities located south of East 71<sup>st</sup> Street. The applicant has made modifications to the proposed site plan to accommodate concerns of the Tulsa Airport Authority and is continuing to work closely with the Tulsa Airport Authority as the project progresses. No objections were raised to the authorization of an accelerated release of a building permit.

Staff recommends **approval** of the accelerated release of a building permit.



Liedel - 81st & Elwood  
Tulsa, Oklahoma

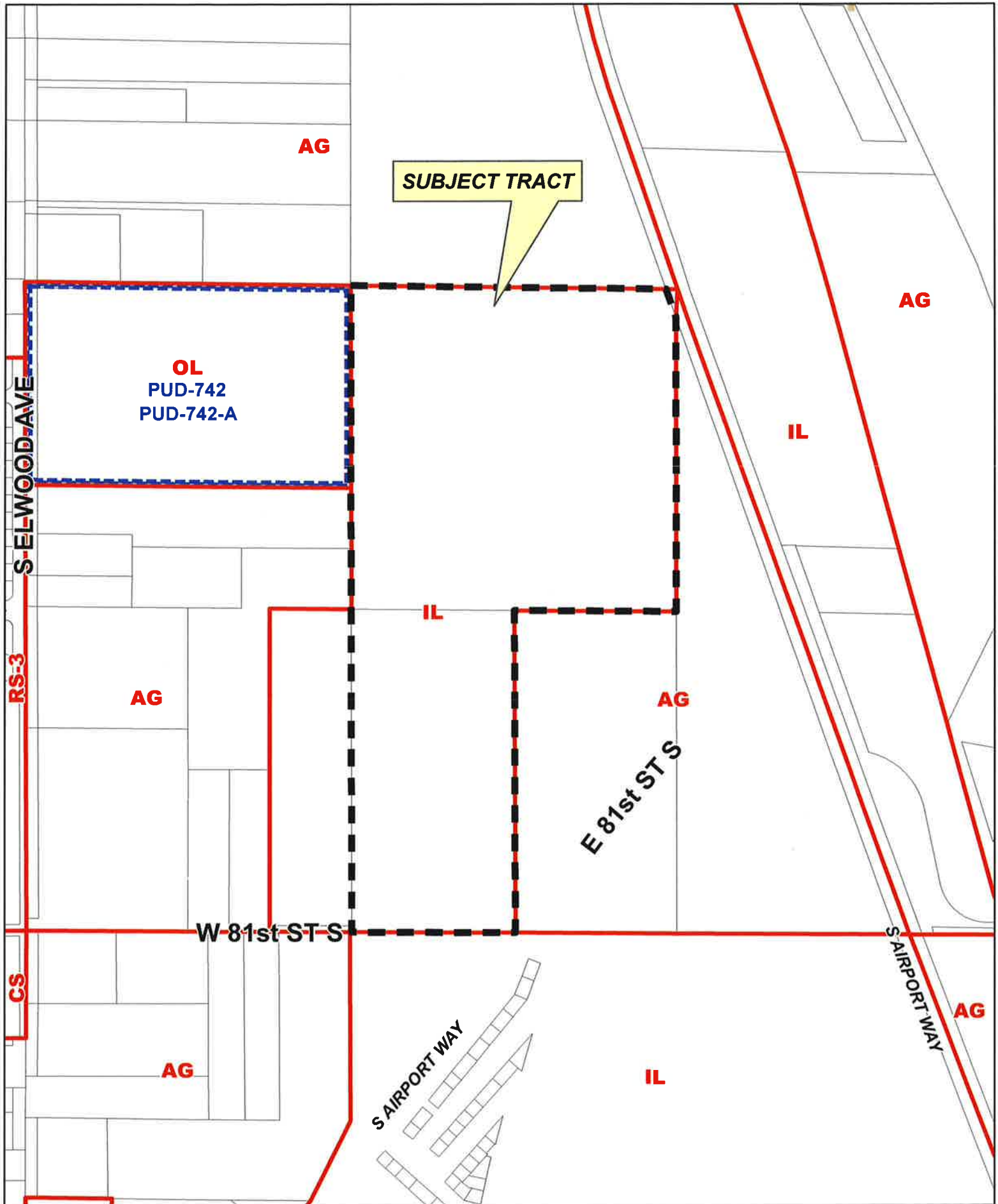
Site Plan  
16014

A









SUBJECT TRACT

**OL**  
PUD-742  
PUD-742-A

S-ELWOOD AVE

RS-3

CS

AG

IL

AG

E 81st ST S

W 81st ST S

AG

S AIRPORT WAY

IL

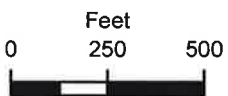
S AIRPORT WAY

AG

IL

AG

AG



**Titan Sports**

18-12 12







S ELWOOD AVE

W 81st ST S

E 81st ST S

S AIRPORT WAY

AIRPORT WAY

0 Feet 250 500



Subject Tract

**Titan Sports**

18-12 12

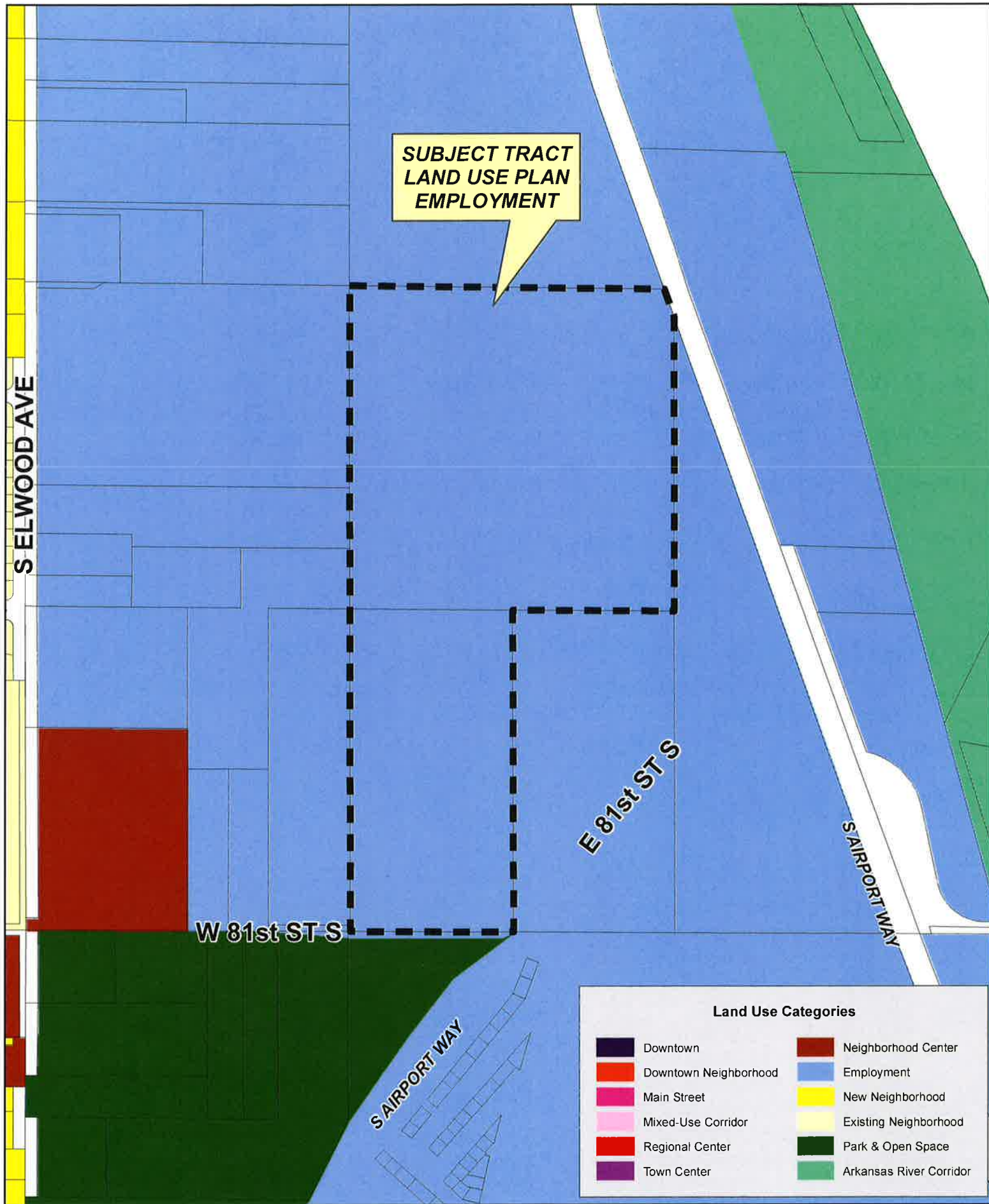
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016



21.7





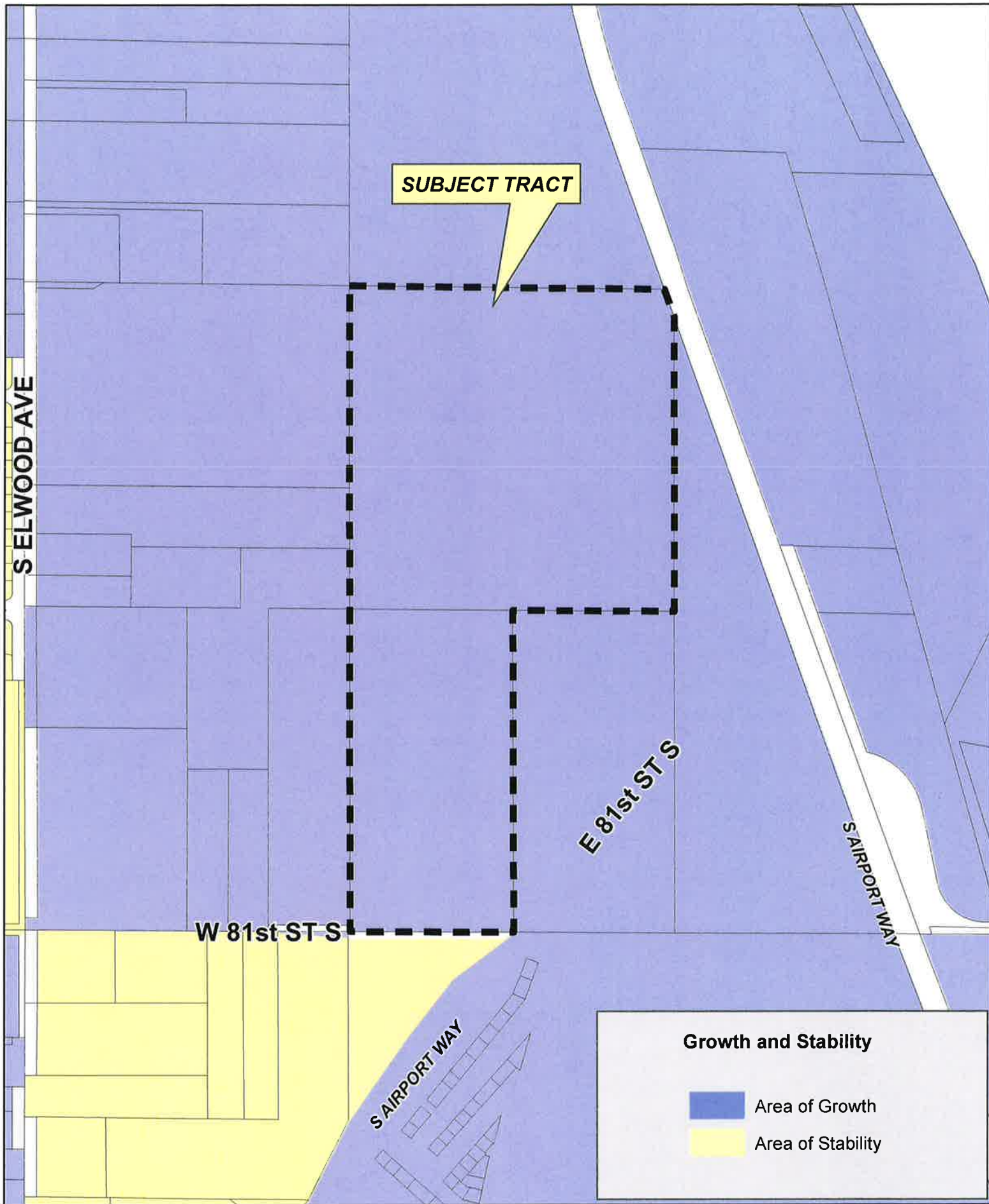
Feet  
0 250 500

**Titan Sports**

18-12 12

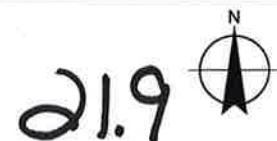
21.8





**Titan Sports**

18-12 12









Tulsa Metropolitan Area  
Planning Commission

**Case :** 5200 Mingo Commercial

**Hearing Date:** March 1, 2017

**Case Report Prepared by:**

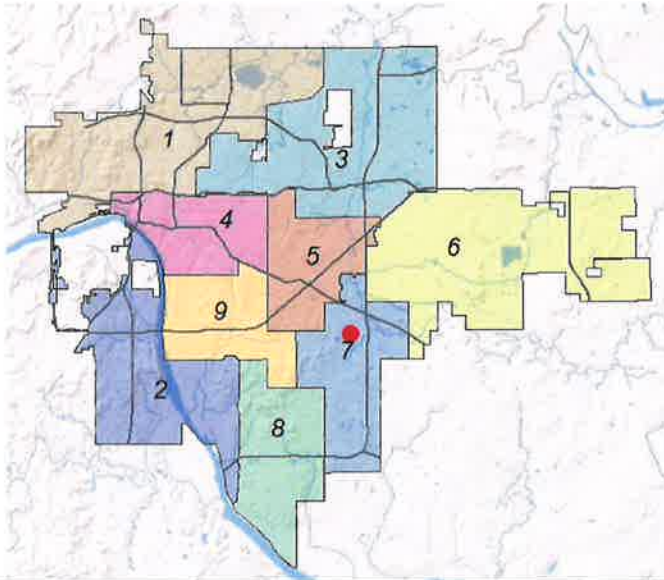
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Wallace Engineering – Jim Beach

*Owner:* Milton H. Berry Trust

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



**Applicant Proposal:**

Requests authorization from TMAPC for the accelerated release of a building permit

*Location:* South of the southwest corner of East 51<sup>st</sup> Street South and South Mingo Road

**Zoning:** IL

**Staff Recommendation:**

Staff recommends **approval** of the Accelerated Release of a Building Permit with **conditions**

**City Council District:** 7

*Councilor Name:* Anna America

**County Commission District:** 3

*Commissioner Name:* Ron Peters

**EXHIBITS:** Site Plan, Preliminary Plat, Site Map, Aerials, Land Use Map, Growth & Stability Map

## ACCELERATED RELEASE OF BUILDING PERMIT

### 5200 Mingo Commercial - (CD 7)

South of the southwest corner of East 51<sup>st</sup> Street South and South Mingo Road

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. The platting requirement on this property was the result of a rezoning (Z-7280) from CS to IL. A preliminary plat for the project was approved on December 17<sup>th</sup>, 2014. The property owner is continuing to address conditions of the preliminary plat approval in order to gain final plat approval. The latest draft final plat was submitted on February 27, 2017.

The Technical Advisory Committee (TAC) met on February 2, 2017 and provided the following information:

- Sanitary sewer and water service is available for the proposed project and will require no additional extensions or improvements.
- IDP has been submitted in order to accommodate drainage into the existing unimproved channel.

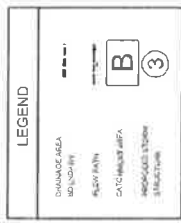
In 1994, the owner of the property and the City of Tulsa entered into an agreement requiring the owner of the property to complete necessary improvements to the drainage channel west and north of this project prior to any development. The initial development of the property was never completed. Beginning in 2014, the current developer of the property rezoned to IL and triggered a requirement to plat the property. In addition, the current developer is subject to the 1994 agreement to improve the drainage channel and is working to design the channel in accordance with regulations of the City of Tulsa, FEMA, and the Army Corp of Engineers.

On February 27, 2017 the City of Tulsa and Milton H. Berry Trust agreed to enter into an amendment to the 1994 agreement which permits development on the project site under application to proceed prior the completion of the channel improvements given that all other requirements of the agreement are met including, but not limited to, the submittal of a letter of credit by the property owner to cover preconstruction and construction costs associated with the channel improvements.

Staff recommends **approval** of the accelerated release of a building permit with the condition that the letter of credit be submitted and approved by the City of Tulsa prior to the issuance of any permits. Additionally, no certificates of occupancy will be issued until the filing of a final plat.





[illegible]

342.00  
N89°56'57"W



Chrysalis Road and Associates, LLC

C501

[illegible]

# 5200 MINGO COMMERCIAL

### A RE-SUBDIVISION OF PART OF RESERVE 'A'

51ST AND MINGO COMMERCIAL CENTER

AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA  
IN THE

NE/4 OF THE NE/4 OF SECTION 36, T-19-N, R-13-E

TREASURER'S STAMP  
DO NOT USE THIS SPACE

COUNTY CLERK STAMP  
DO NOT USE THIS SPACE

|  |
|--|
| <b>FINAL PAGE</b>  |
| <b>ENDORSEMENT OF APPROVAL</b>   |
| Texas Metropolitan Area Planning Commission  |
| Approval Date _____  |
| _____ DATE/TIME/ROOM   |
| CITY COUNCIL   |
| Council of the City of Tulsa, Oklahoma   |
| Approval Date _____  |
| COMMISSIONER   |
| MAYOR  |
| ATTENDING CITY CLERK   |
| CITY ATTORNEY  |
| The approval of this Final Plan shall apply as<br>shown from the date of City Council Approval<br>herein until such time as the Office of the City Clerk<br>receives written notice from the City Council. |

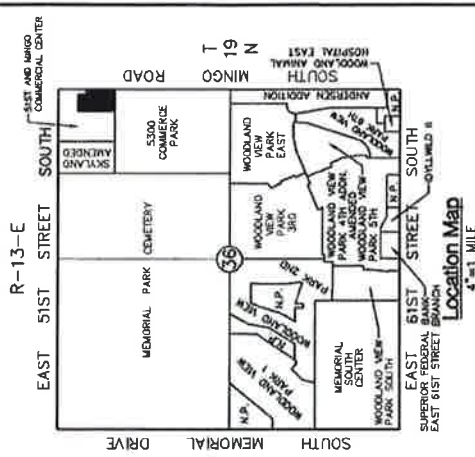
KNOW' ALL MEN BY THESE PRESENTS:

THAT WILTON H. BERRY, TRUSTEE OF THE WILTON H. BERRY TRUST, IS THE OWNER OF THE  
FOLLOWING DESCRIBED LAND IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA,  
TO-WIT:

3. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR THE OWNER'S AGENTS AND/OR CONTRACTORS.

4. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES

## Deed of Dedication and Restrictive Covenants



Owner

MILTON H. BERRY, TRUSTEE OF THE  
MILTON H. BERRY TRUST  
4825 SOUTH PEORIA, #3  
TULSA, OKLAHOMA 74105  
PHONE: (918) 280-9900

Engineer / Surveyor

SACK AND ASSOCIATES, INC.  
3530 EAST 31ST STREET SOUTH, SUITE A  
TULSA, OKLAHOMA 74135-1519  
PHONE: (918) 592-4111  
E-MAIL: [SA@SACKANDASSOCIATES.COM](mailto:SA@SACKANDASSOCIATES.COM)  
C.A. No. 1783 (EXP. JUNE 30, 2017)

## Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF '51ST AND MINGO COMMERCIAL CENTER', PLAT NUMBER 3803.

## Monumentation

ALL CORNERS TO BE SET USING A 3/8" x 18" IRON PIN WITH A YELLOW CAP STAMPED "SACK LS 1139" OR CA NUMBER 1783.

### Legend

B/L = BUILDING LINE  
F/E = FENCE EASEMENT  
U/E = UTILITY EASEMENT

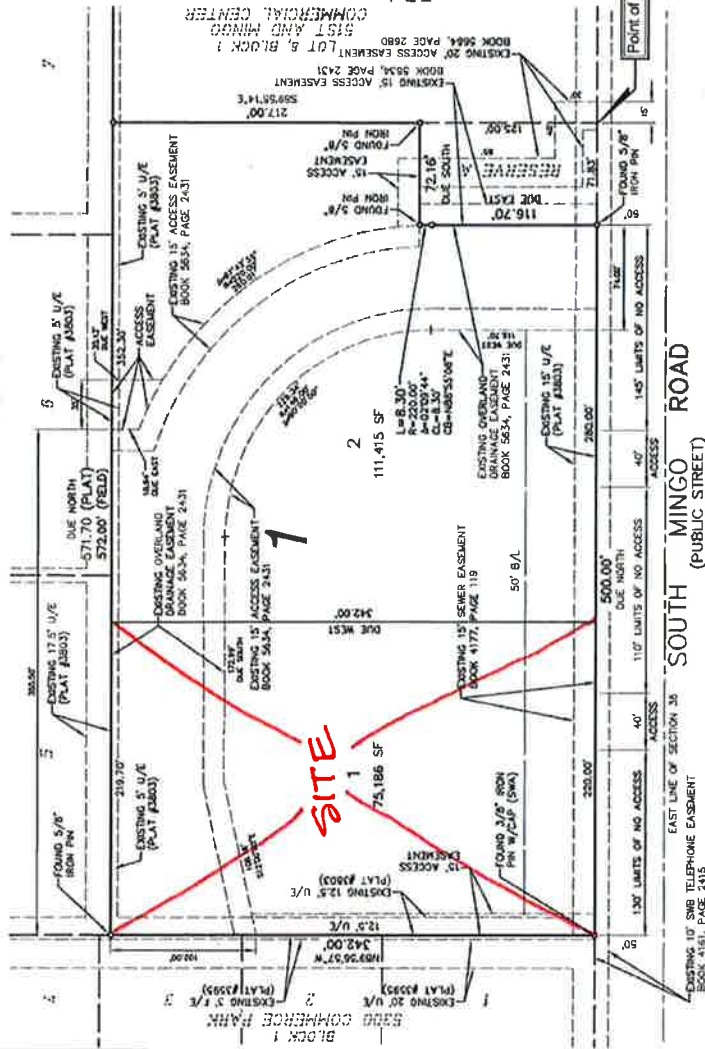
### Subdivision Statistics

SUBDIVISION CONTAINS 2 LOTS IN 1 BLOCK

BLOCK 1 CONTAINS 4.283B ACRES (186,601 S.F.)

### Survivor Note

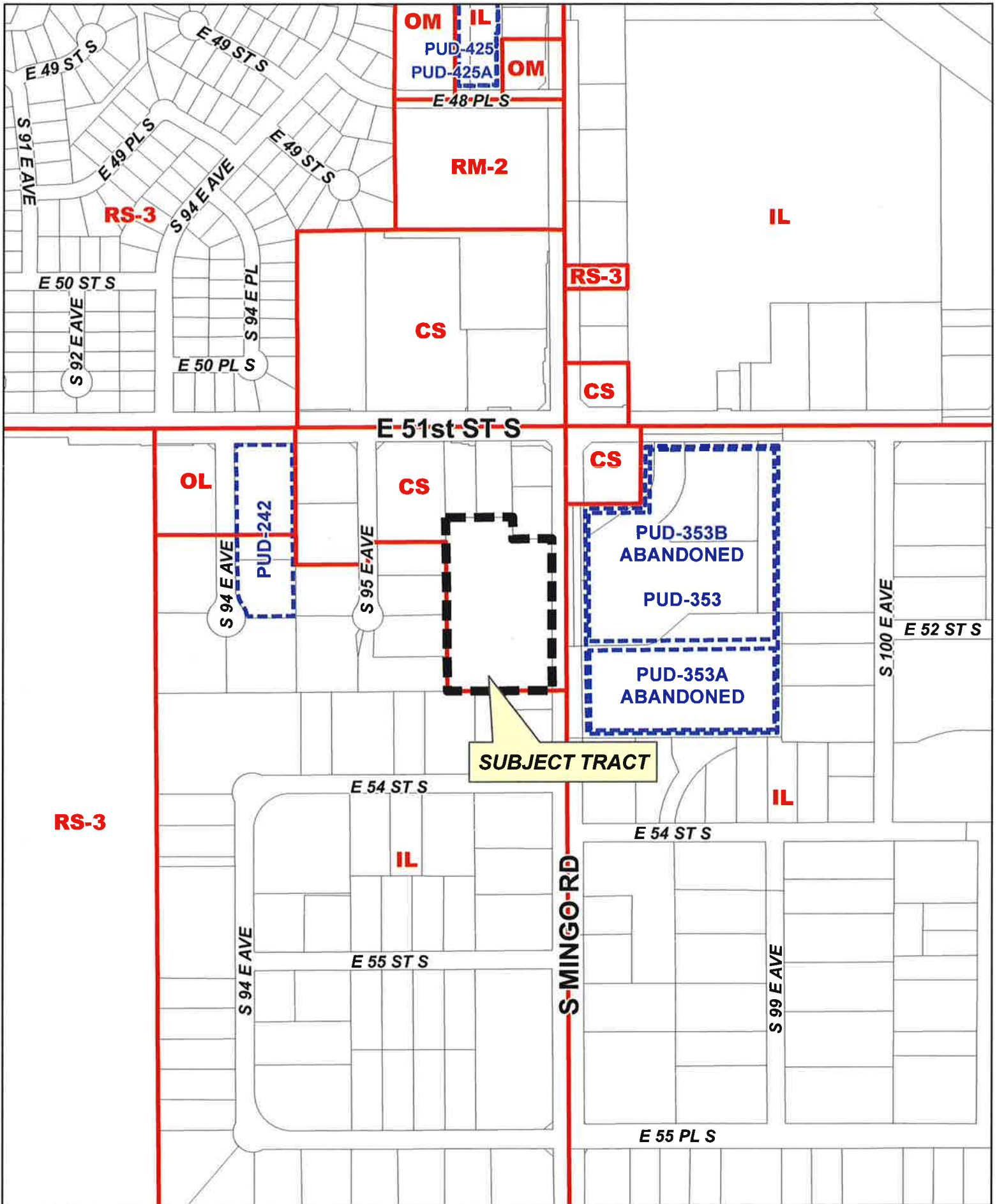
THE LAST SITE VISIT WAS MADE ON AUGUST 18, 2014.



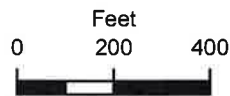
### 3. Migration

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HERENAFTER PROVIDED.



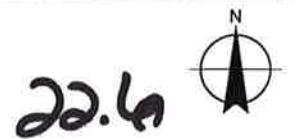


SUBJECT TRACT

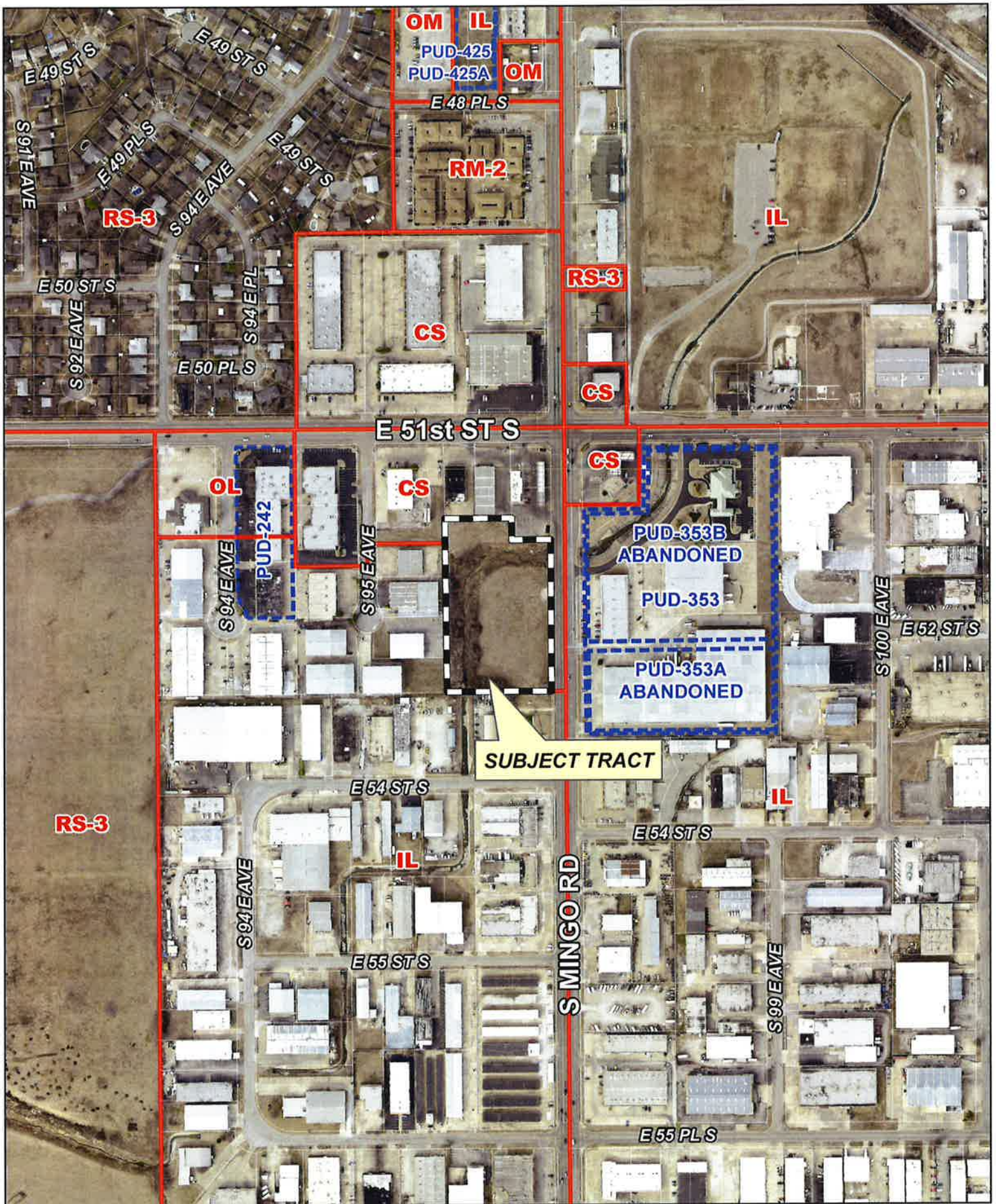


5200 MINGO COMMERCIAL

19-13 36

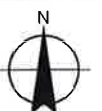






# 5200 MINGO COMMERCIAL

22.7

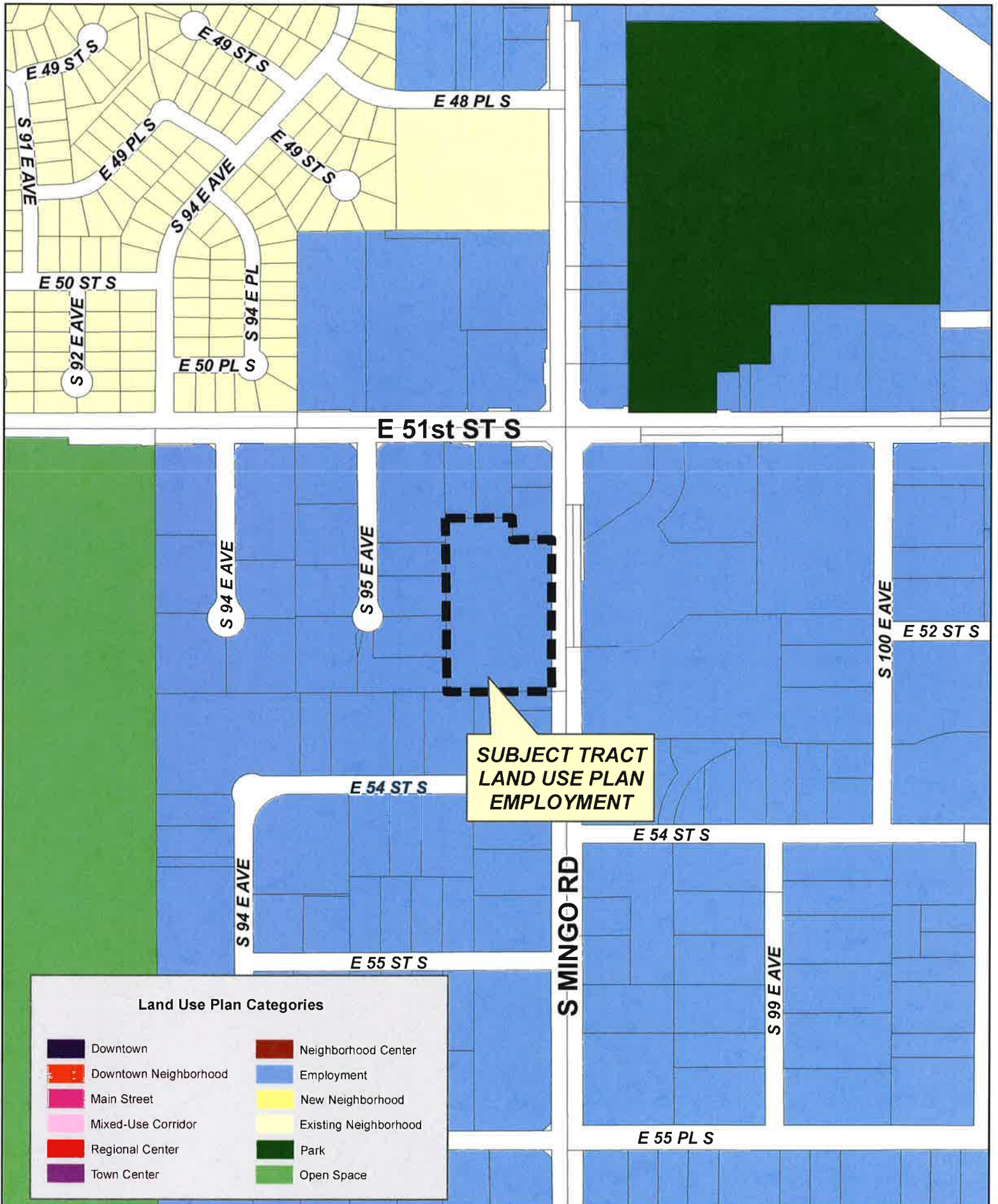


Aerial Photo Date: March 2014

19-13 36

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

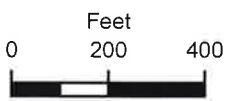




**SUBJECT TRACT  
LAND USE PLAN  
EMPLOYMENT**

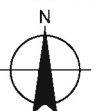
**Land Use Plan Categories**

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

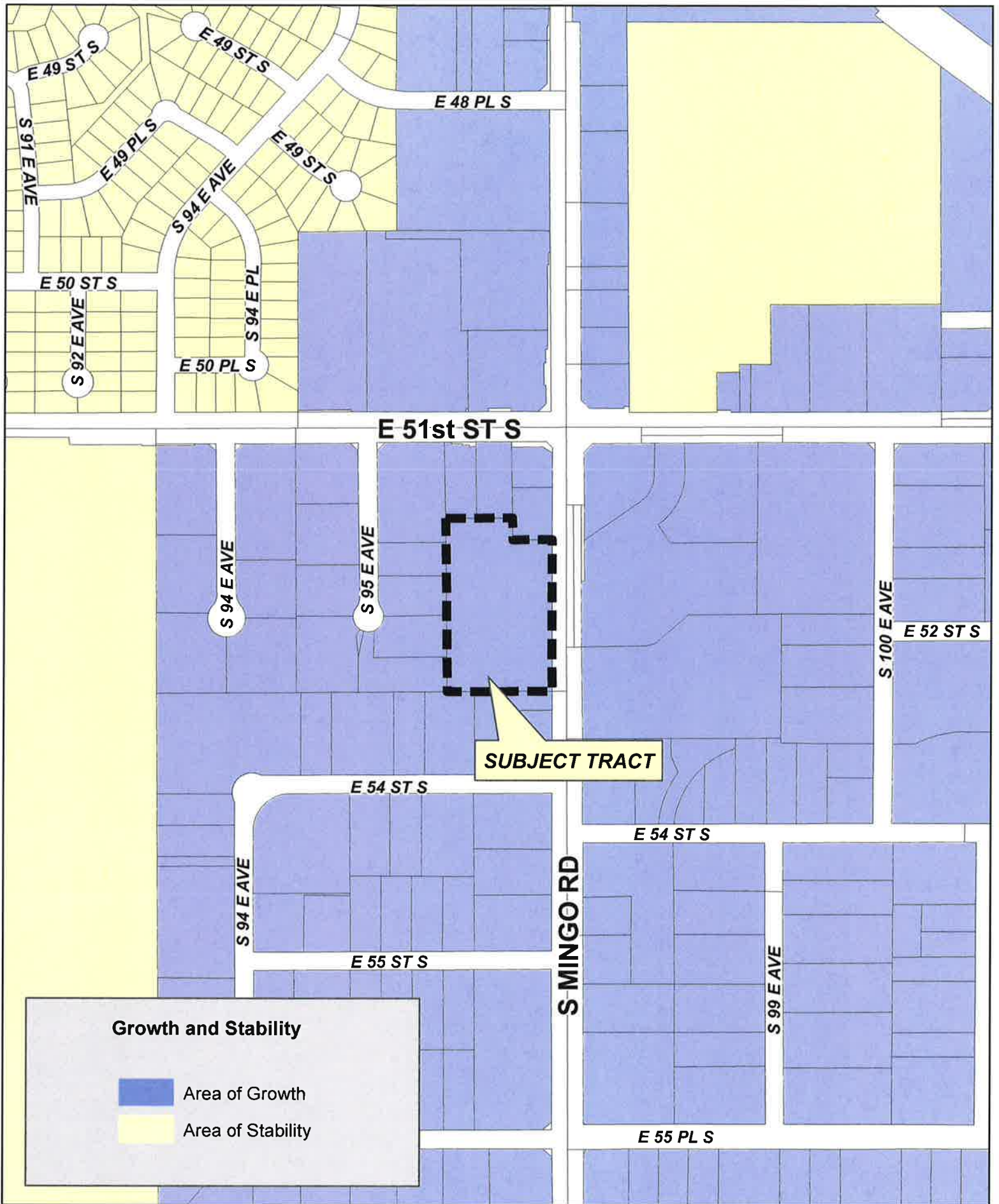


**5200 MINGO COMMERCIAL**

22.8







**5200 MINGO COMMERCIAL**

19-13 36

22.9

