

TULSA METROPOLITAN AREA PLANNING COMMISSION

INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024

<http://tulsaplanning.org/>**City Rezoning****[X] Optional Development Plan****APPLICATION INFORMATION**RECEIVED BY: fg DATE FILED: 08/26/2021 PRC DATE: - HEARING DATE: **10/06/2021** CASE NUMBER: **Z-7626 ODP**

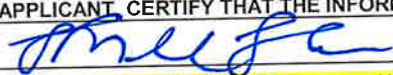
[X] CITY [] COUNTY REFERRAL CITIES (ZONING ONLY): _____ RELATED CASE # _____

NEIGHBORHOOD ASSOCIATIONS: **Maple Ridge Neighborhood Association****SUBJECT PROPERTY INFORMATION**ADDRESS OR DESCRIPTIVE LOCATION: **SE/c E. 18th St. S. & S. Cincinnati Ave.** TRACT SIZE: 0.41+acres/ 17702.86+sq. ft.

LEGAL DESCRIPTION: (email to esubmit@incog.org): THE NORTH 40 FEET OF LOTS ELEVEN (11), TWELVE (12) AND THIRTEEN (13), BLOCK THREE (3), AND THE SOUTH 10 FEET OF VACANT ALLEY NORTH AND SOUTH 4 FEET OF THE NORTH 10 FEET OF VACANT ALLEY ABUTTING LOTS 15 AND 16, SOUTH SIDE ADDITION TO TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 142. AND THE SOUTH FORTY (40) FEET OF LOTS FIFTEEN (15) AND SIXTEEN (16) AND THE NORTH SIX (6) FEET OF THE VACATED ALLEY ADJOINING SAID LOTS FIFTEEN (15) AND SIXTEEN (16) ON THE SOUTH, IN BLOCK THREE (3), SOUTH SIDE ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 142. AND THE NORTH 100 FEET OF LOT SIXTEEN (16), BLOCK THREE (3), SOUTH SIDE ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 142.

PRESENT ZONING: **RM-2, OL** PRESENT USE: **Salon & Print Shop** T-R-S: **9212** CZM: **36** ATLAS: CD: **4****INFORMATION ABOUT YOUR PROPOSAL**PROPOSED ZONING: **MX1-U-45** PROPOSED USE: **Restaurant, Office, Salon** DEV. AREAS AFFECTED IN PLAN: _____**NATURE OF AMENDMENT:**LAND USE DESIGNATION: **Neighborhood Center**GROWTH OR STABILITY DESIGNATION: **Area of Growth**

IS PROPOSAL A SIGNIFICANT DEVIATION FROM COMPREHENSIVE PLAN?: [] Y [X] N COMP PLAN AMEND CASE # _____

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME Mike Thedford	JIMICKEL LLC
ADDRESS 123 N. MLK Jr. BLVD.	1133 E. 21st St.
CITY, ST, ZIP Tulsa, OK 74103	Tulsa, OK 74114
DAYTIME PHONE 918-584-5858	-
EMAIL mthedford@wallacesc.com	elliott@mcnelliesgroup.com
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE:  August 26, 2021	
DOES OWNER CONSENT TO THIS APPLICATION [X] Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Consultant	

APPLICATION FEES (Make checks payable to INCOG)			
BASE APPLICATION FEE	MX - \$1250	\$1250	
ADDITIONAL FEE	ODP - \$250	\$ 0	APPLICATION SUBTOTAL \$ 1500
NEWSPAPER PUBLICATION		\$ 275	
SIGNS	\$130 X 2 =	\$ 260	
300' PROPERTY OWNERS MAILING & POSTAGE (Minimum Mailing will be to 15 Property Owners)		\$ 79	NOTICE SUBTOTAL \$ 614
RECEIPT NUMBER: 233846		TOTAL AMOUNT DUE	\$ 2114

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

TMAPC REC.:	COUNCIL/COMMISSION ACTION:
	DATE/VOTE
DATE/VOTE	ORDINANCE/RESOLUTION NO.:
PLAT NAME	PLAT WAIVER [] Y [] N DATE:

PLATTING REQUIREMENT

PLATTING/ SUBDIVISION CONFORMANCE REVIEW REQUIREMENT

For the purposes of providing a proper arrangement of streets and assuring the adequacy of open spaces for traffic, utilities, and access of emergency vehicles, commensurate with the intensification of land use customarily incident to a change of zoning, a platting requirement or subdivision conformance review is established as follows:

For any land which has been rezoned to a zoning classification other than AG upon application of a private party or for any land which has been granted a special exception by the Board of Adjustment to permit those uses expressly stated in Section 70.080-B.1.b of the City of Tulsa Zoning Code and Section 260 of the Tulsa County Zoning Code, no building permit or zoning clearance permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, or a subdivision conformance review as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated.

I hereby certify that I have read and understand the above requirements and that I will plat, replat or comply with standards set by the subdivision conformance review for the subject property.

Z-7626.



Applicant's Signature

August 26, 2021

Date

**AUTHORIZATION FOR INCOG TO OBTAIN NAMES AND MAILING ADDRESSES
OF OWNERS OF PROPERTY WITHIN 300 FEET (or more until a minimum of 15 property owners
are notified) LOCATED IN TULSA AND OSAGE COUNTY ONLY***

AUTHORIZATION AND RELEASE

I authorize the INCOG Staff to obtain property owner's names and addresses as required for application number **Z-7626**. I understand that INCOG Staff will use the Tulsa and Osage County Assessor's computer database to ascertain the names and addresses of the property owners. That database may not reflect recent ownership changes. I understand that I remain responsible for providing INCOG with the names and addresses of property owners within 300 feet **(or more until a minimum of 15 property owners are notified)** of the property that is the subject of this application. I agree to provide any updates or corrections to INCOG at least 25 days prior to the public hearing on this application.

For valuable consideration duly received and acknowledged, I hereby release and forever discharge INCOG, its agents and successors from any actual or potential cause of action, suit or proceeding brought by me, my agents or assigns, based on the names and addresses obtained by INCOG as required in this application.

* I understand and accept that the applicant is responsible for providing INCOG the names and mailing addresses of the owners of those properties that are within the required notice area but are not in Tulsa or Osage Counties.



Applicant's Signature

August 26, 2021

Date

NEIGHBOR COMMUNICATIONS

1. Neighbor communications are encouraged by the board of adjustment, planning commission and city council to help:
 - a. Educate applicants and neighbors about one another's interests;
 - b. Resolve issues in a manner that respects those interests; and
 - c. identify unresolved issues before initiation of formal public hearings.
2. Applicants are encouraged to submit a summary of their neighbor communication activities at or before the first required public hearing. The recommended content of such summaries is as follows:
 - a. Efforts to notify neighbors about the proposal (how and when notification occurred, and who was notified);
 - b. How information about the proposal was shared with neighbors (mailings, work-shops, meetings, open houses, flyers, door-to-door handouts, etc.);
 - c. Who was involved in the discussions;
 - d. Suggestions and concerns raised by neighbors; and
 - e. What specific changes (if any) were considered and/or made as a result of the neighbor communications.



Applicant's Signature

August 26, 2021

Date

MPD, CO, PUD APPLICATIONS:

For any project where a development plan is provided; whether required or optional, the applicant must provide a complete statement of intent.

The statement shall be included in the submittal packet and must provide specific answers to the following concepts.

- 1) *Identify why the proposed development cannot be implemented with any of the other applicable zoning regulations.*
- 2) *Provide specific information outlining how the development plan will result in a project that is consistent with the City's adopted comprehensive plans that affect the site. This may include the Tulsa Comprehensive Plan, small area plans, sector plans, special studies or other documents that help guide future development in the City of Tulsa.*
- 3) *Include details identifying how the development plan will provide a greater public benefit than could be achieved using conventional zoning regulations.*

Please attach your statement of intent separately and include any illustrations or text to support your request. Please sign below that you understand, have read, this.

Applicant Signature:



SA OVERLAY APPLICATIONS:

For applications requesting a Special Area (SA) Overlay, the applicant must provide a statement of intent as part of the submittal packet.

The statement must provide responses to the following items:

- 1) *Identify the desired outcomes of the proposed Overlay that cannot be achieved through other zoning tools.*
- 2) *Describe how the proposed overlay meets at least one of the purposes, as stated in Section 20.030-B.1.*
 - a. *Protects unique development, building or land use patterns in residential, commercial or mixed-use areas when such patterns are not adequately addressed by applicable zoning regulations;*
 - b. *Promote reinvestment and redevelopment in residential, commercial or mixed-use areas where change is desired and when existing zoning regulations hinder achievement of the desired change; or*
 - c. *Help implement neighborhood plans or planning studies.*

Staff may require additional information to support your request prior to final draft of the Overlay.

Please attach your statement of intent separately and include any illustrations or text to support your request.

Applicant Signature: _____



SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS

This development plan anticipates redevelopment of the subject property with improvements that are sensitive to the area along with appropriate use categories. The intent of the project will be to update and modernize the existing structures for a new restaurant, office and small-scale service use on the corner closest to 18th and Cincinnati.

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in a MX-U-45 district with its supplemental regulations except as further refined below. All use categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited:

PERMITTED USE CATEGORY

RESIDENTIAL

Household Living (allowed building types regulated by character zone)

COMMERCIAL

Commercial Service

Personal improvement service

Financial Services (except personal credit establishment)

Office

Business or professional office

Medical, dental or health practitioner office

Restaurants and Bars

Restaurant

Retail Sales

Consumer shopping goods

Convenience goods

Grocery Store

Studio, Artist or Instructional Service

Refer to applicable sections of the Tulsa Zoning Code under the specific use of MX1-U-45 (Table 10.2: MX District Use Regulations)

DESIGN STANDARDS

Lot and Building Regulations – U Character Zone

- All existing structures will remain and the general layout will be similar to its current configuration, therefore conformance to the U Character regulations will be limited – Reference Section 80.030 (Nonconforming Structures) of the Tulsa Zoning Code
- The applicant's intent for this development will be for improvements to the existing structures, accentuation of the historical features and enhancement of the overall appearance of the property. (re: included architectural renderings)
- Conceptual plans call for streetscape improvements with café style outdoor dining for the restaurant use.

[illegible]

LEGAL DESCRIPTION

JIMICKEL, LLC

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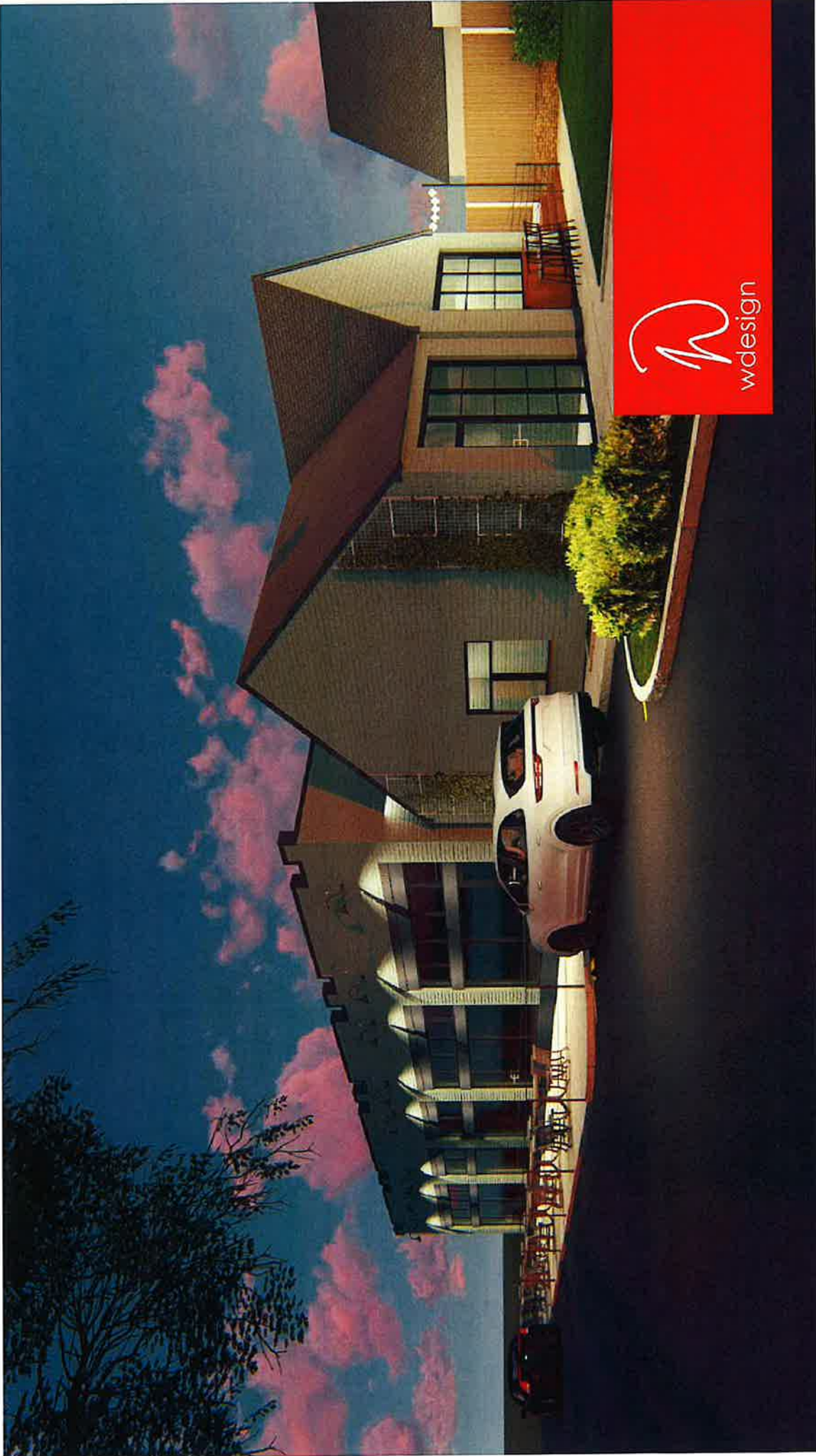
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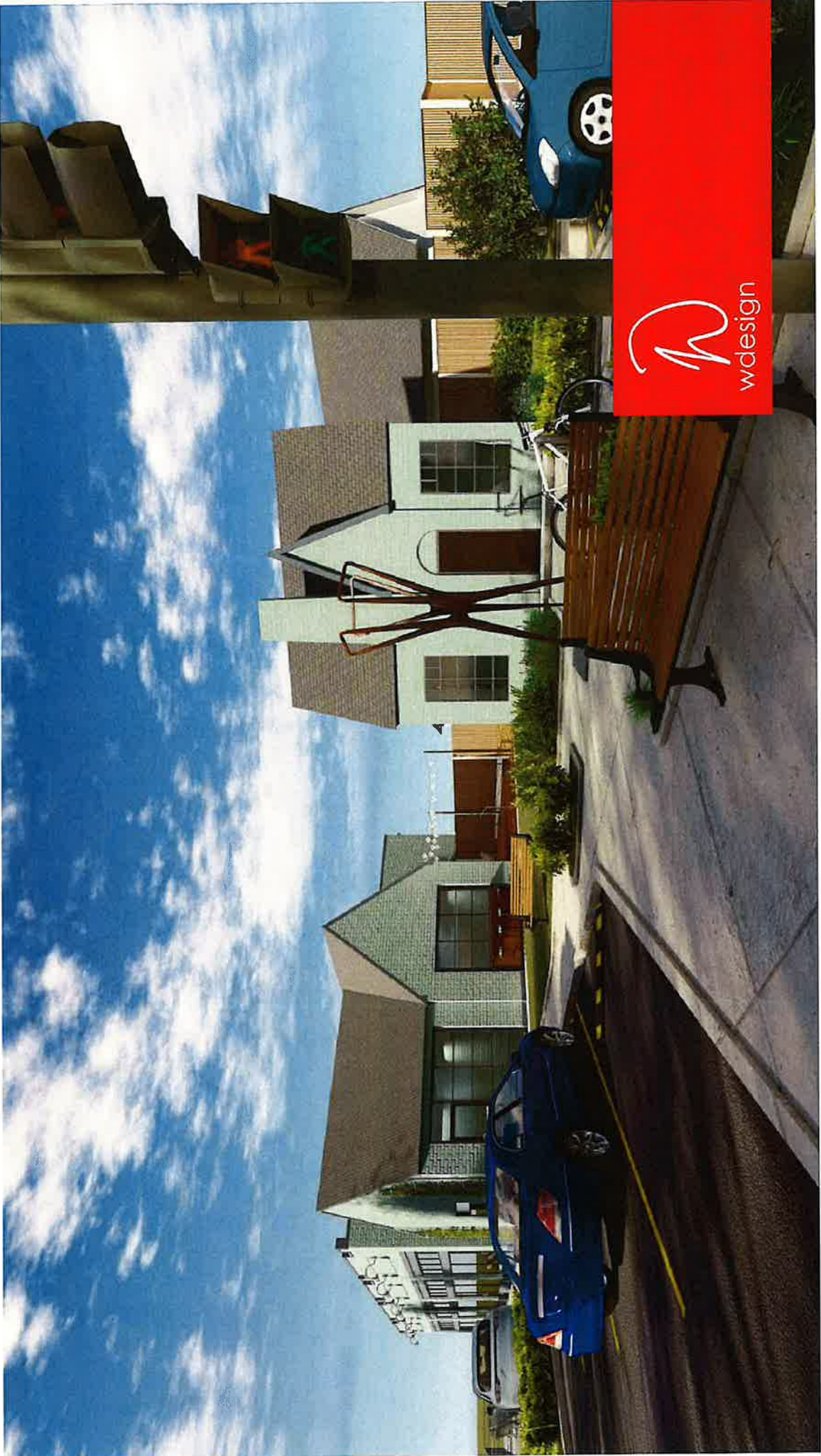




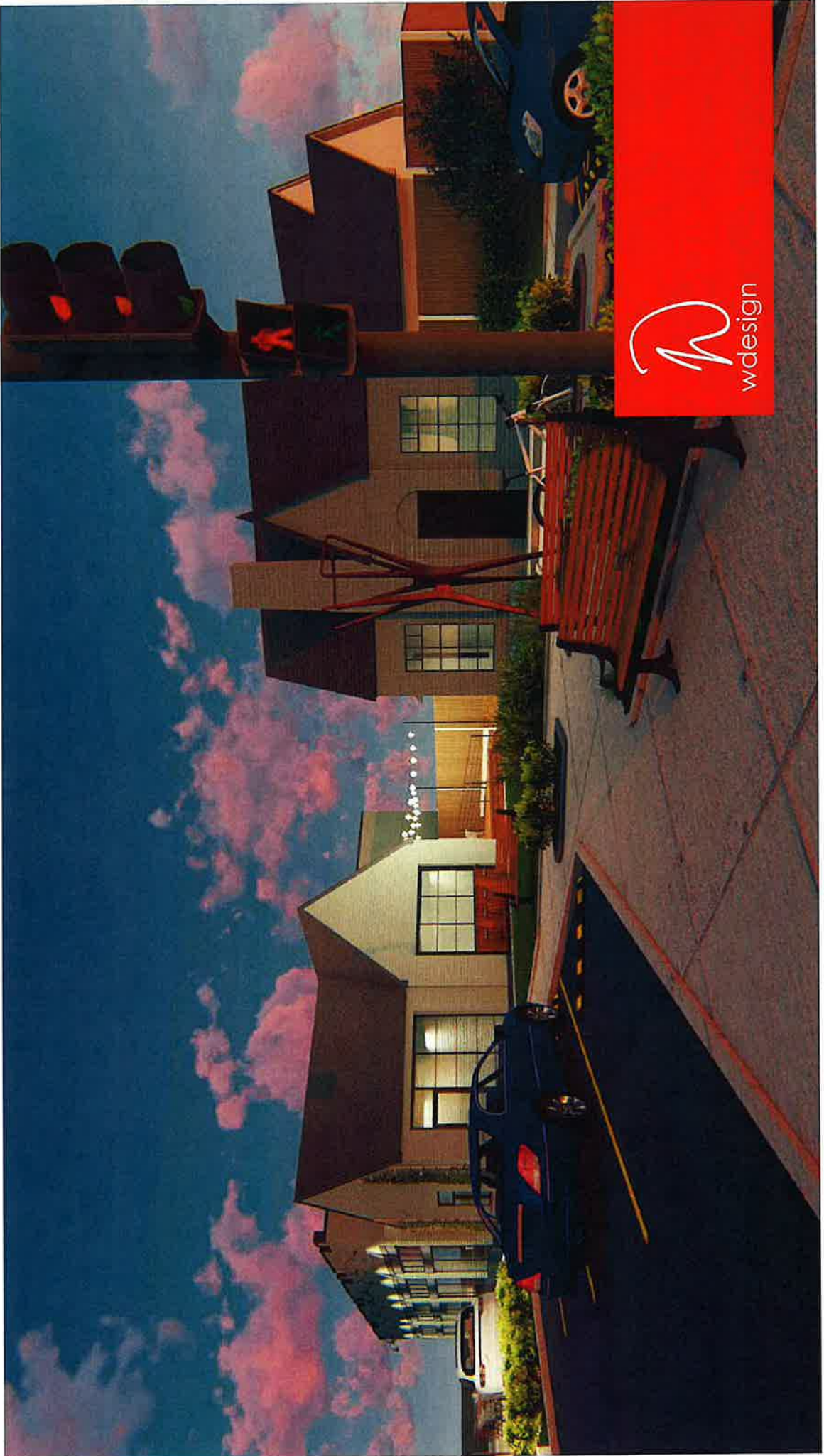
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