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				ING DATE: 10/0	6/2024	CACE NIII	MDED: 7.76	26 DDP
RECEIVED BY: fg DATE FILED: 08/26/202	1 PRC DATE:		HEAR	ING DATE: 10/0	0/2021 DELA	TED CASE	#	
[X] CITY [] COUNTY REFERRAL CI					KELA	I ED CAGE		· ·
NEIGHBORHOOD ASSOCIATIONS: <mark>Maple R</mark> i S <i>UBJECT PROPERTY INFORMATIOI</i>	idge Neighborh V	nood As	ssociati	on				
ADDRESS OF DESCRIPTIVE LOCATION: SEL	c E. 18 th St. S.	& S. Cir	ncinnati	Ave.			acres/ <u>17702.</u>	
LEGAL DESCRIPTION: (email to esubmit@inco THREE (3), AND THE SOUTH 10 FEET OF ABUTTING LOTS 15 AND 16, SOUTH SIDE AI PLAT NO. 142. AND THE SOUTH FORTY (40) ALLEY ADJOINING SAID LOTS FIFTEEN (15) OF TULSA, TULSA COUNTY, STATE OF OKI SIXTEEN (16), BLOCK THREE (3), SOUTH SIE	Q.ORG): THE NOR VACANT ALLEY DDITION TO TULS FEET OF LOTS FIF AND SIXTEEN (16 LAHOMA, ACCORIDE ADDITION TO T	TH 40 FE NORTH A A, TULSA TEEN (1: 6) ON THI DING TO THE CITY	EET OF LO AND SOU A COUNT 5) AND SI E SOUTH THE REC OF TULS	OTS ELEVEN (11 JTH 4 FEET OF Y, STATE OF OK XTEEN (16) AND , IN BLOCK THR CORDED PLAT N A, TULSA COUN	LAHOMA, THE NOR' EE (3), SO O. 142. AN TY, STATE	ACCORDIN TH SIX (6) F UTH SIDE A ND THE NO OF OKLAN	IG TO THE R EET OF THE ADDITION TO RTH 100 FEE HOMA, ACCO	VACATED THE CITY T OF LOT RDING TO
PRESENT ZONING: RM-2, OL PRESEN	IT USE: Salon &	Print S	hop	T-R-S: 9212	CZM: 36	ATLA	AS:	CD: 4
INFORMATION ABOUT YOUR PROP							=	
PROPOSED ZONING: MX1-U-45 PRO	OPOSED USE: Re	staurar	nt, Offic	e, Salon DE	V. AREAS	AFFECTED	IN PLAN:	
NATURE OF AMENDMENT:								
I AND USE DESIGNATION: Neighborhood	d Center			I OR STABILITY				
IS PROPOSAL A SIGNIFICANT DEVIATION FF	ROM COMPREHEN	ISIVE PLA	N?: []	([X] N COMP	PLAN AME	ND CASE #		
APPLICANT INFORMATION			PROP	ERTY OWNER	RINFORI	MATION		
NAME Mike Thedford			JIMICKEL LLC					
ADDRESS 123 N. MLK Jr. BLVD).		1133	E. 21 st St.				
CITY, ST, ZIP Tulsa, OK 74103			Tulsa	i, OK 74114				
DAYTIME PHONE 918-584-5858			*					
EMAIL mthedford@wallacesc	.com		elliot	@mcnellies	group.	COM	т	
I, THE UNDERSIGNED APPLICANT, CERTIF	Y THAT THE INFO	RMATION	ON THIS	APPLICATION	-+ 06 0001	AD CORREC	,,,	
SIGNATURE & DATE:	7			Augu			ultant	
DOES OWNER CONSENT TO THIS APPLICAT			PLICANT	S RELATIONSHI	- 10 OWN	LIVI		
APPLICATION FEES (Make checks)	payable to INCC							
BASE APPLICATION FEE MX - \$1250		\$125	0					
ADDITIONAL FEE ODP - \$250		\$ 0		APPLI	CATION S	JBTOTAL	\$ 1500	
NEWSPAPER PUBLICATION		\$ 27	5					
	\$130 X 2 =	\$ 260	0					
SIGNS 300' PROPERTY OWNERS MAILING & POST	AGE	\$ 79		NOTIC	E SUBTO	ΓAL	\$ 614	
Minimum Mailing will be to 15 Property Owners)			1,130,50,100	L AMOU		\$ 2114		
RECEIPT NUMBER: 233846	ES IN WHOLE OR PART	WILL NOT B	E REFUNDE				, , , , , , , , , , , , , , , , , , , 	
DISPOSITION	LG W WHOLE ON THE							
TMAPC REC.:		COUNCIL/COMMISSION ACTION:						
		DATE/VOTE						
				ANCE/RESOLUT	ION NO.:			
DATE/VOTE			JADIN			/[]N DA	TE:	
PLAT NAME				FLAT VV	MARIN]			

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.**

the ife	August 26, 2021			
Applicant's Signature	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 <u>TULSA AND OSAGE COUNTY ONLY*</u>

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 INC	OG the nam	es and maili	ng
addresses of the owners	of those properties	that are within	the required	notice area	but are not	in
Tulsa or Osage Counties.						

Theefa	August 26, 2021	
Applicant's Signature	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. dentify 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.

There	August 26, 2021	
Applicant's Signature	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;
 - 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:

Mufc

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 <u>not</u> 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

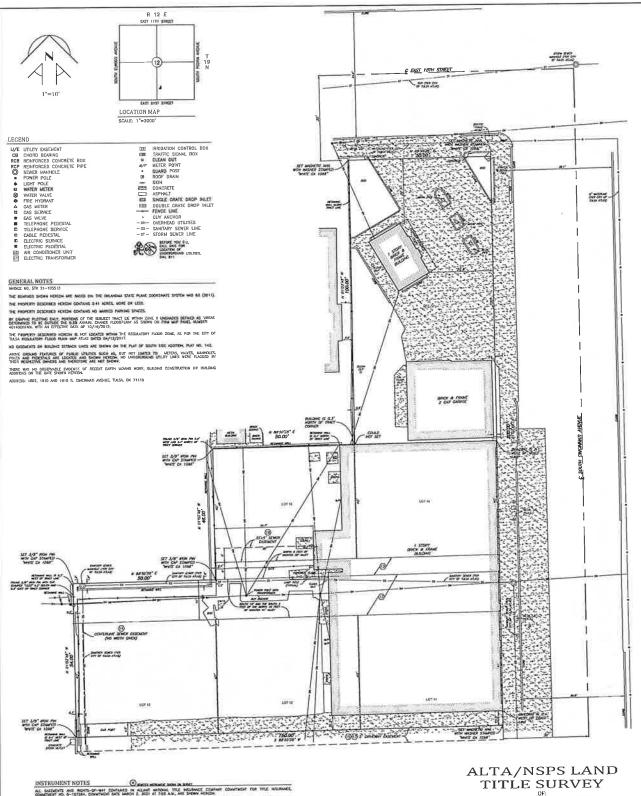
Studio, Artist or Instructional Service

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.



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- (1) TORUS, CONDITIONS AND PROMINENT OF FASTERINT IN FAMOUS OF CITY OF TASA, A MUNICIPAL CONFIDENCE SHITE ALGOST 29, 1915, FILED SETTLABLE 4, 1915 AS COCCUMENT NO. 72568 AND RECORDED IN BOOK 183, PAGE 350 IN THE BRITES OF THE TASA COUNTY CLERK.
- THE THREE CONCINENT AND PROVISERS OF ENGINEEN CONTRAIND WITHOUT CONTRAIN AND MICHAEL BY THE FILE DETENCE 9, 1924 AS DOCUMENT NO. 200154 AS RECORDED IN BOOK SAO, PACE 133 IN THE OFFICE OF THE TURNS COUNTY CLIER.
- 16. THE PROPERTY OCCUPANCY HE SURRENT TO TERMS, CONDITIONS AND PROVIDENCE OF COMPACT FOR PARTY—WALL IN FAVOR OF F. M. WARRE, MATER ARRISTS 17, 1920, PLES OCCUPANT 12, 1920 AS DOCUMENT NO. 415/179 AND RECORDED IN BOOM 872, PACE 371 IN THE OFFICE OF THE LASS ADMINISTRATION.
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- (B) TENDE TOACHOUS AND PROJECTS OF STATE SACROSITY OF FAVOR OF CITY OF TULSA DELACED AND ACLEST 17, 1999, THEO AUGUST 22, 1998 AS DECOMEN NO. 191804 AND RECORDED IN BOOK 5123, PAGE 544 IN THE OFFICE OF THE TALK COUNTY CLERK.

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CENTIFICATE

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PROFESSIONAL USER SUPPLYING, DO HEREBY CONTYP TO:

JIMICKEL, LLC and/or assigns GUARANTY TITLE COMPANY, LLC ALLIANT NATIONAL TITLE INSURANCE COMPANY

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WHITE SURVEYING COMPANY CERTIFICATE OF

SURVEYING COMPANY WHITE 9936 E. 55th Plate • Tules, OK 74146 • 918.661.6924 • 918.664.8365 fax

LEGAL DESCRIPTION

JIMICKEL, LLC

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.

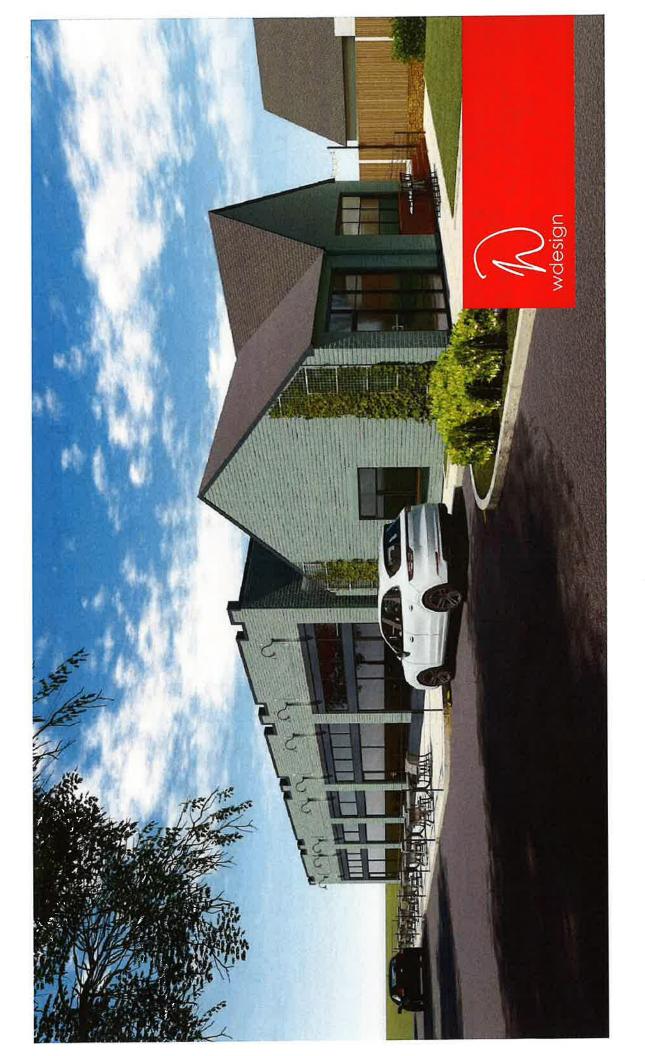
AND

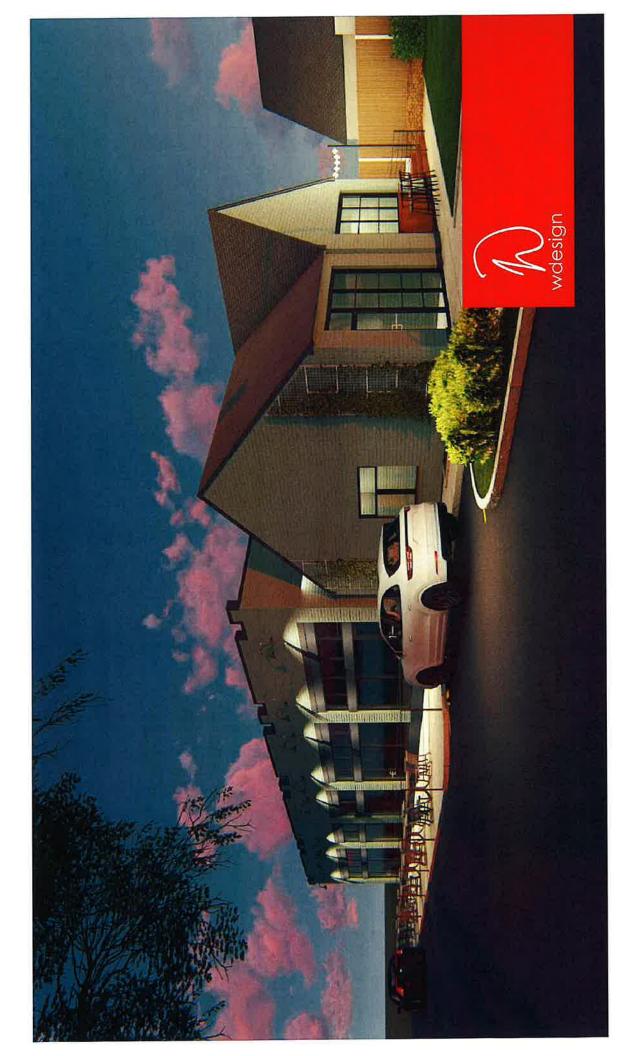
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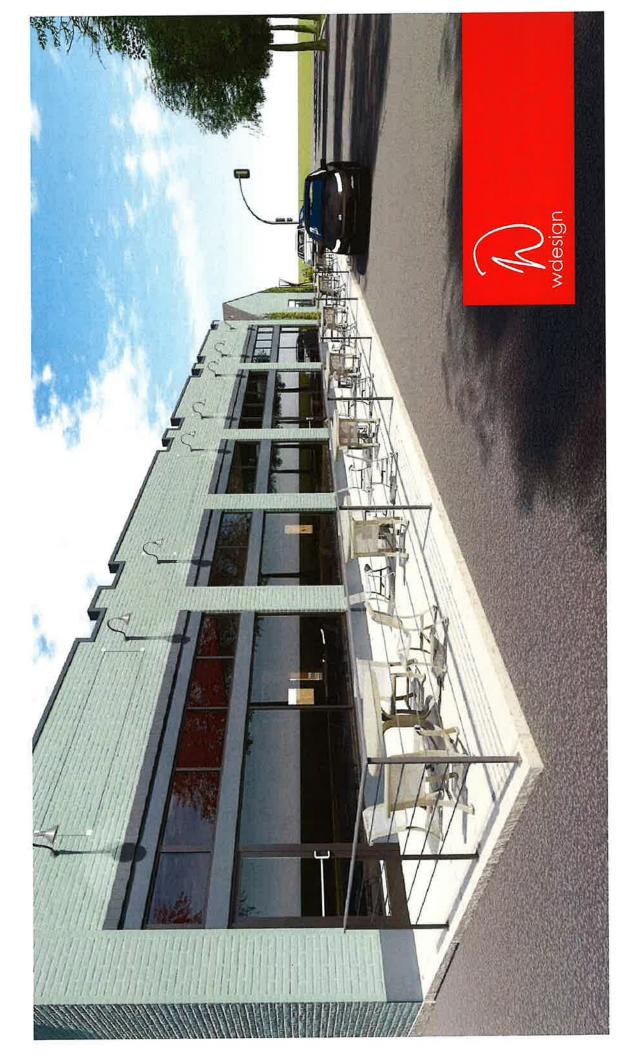
AND

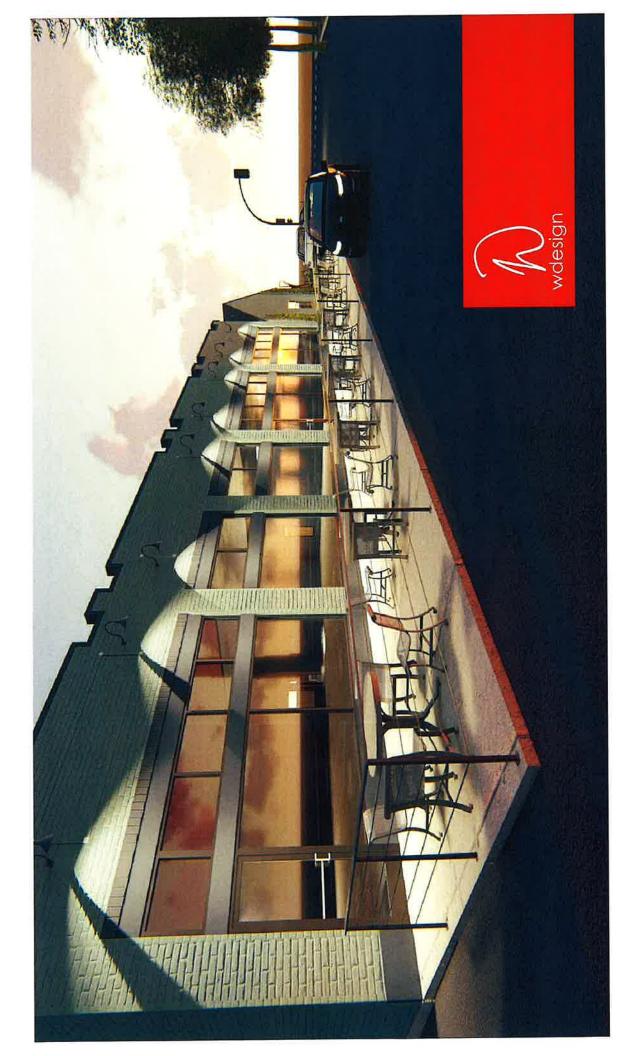
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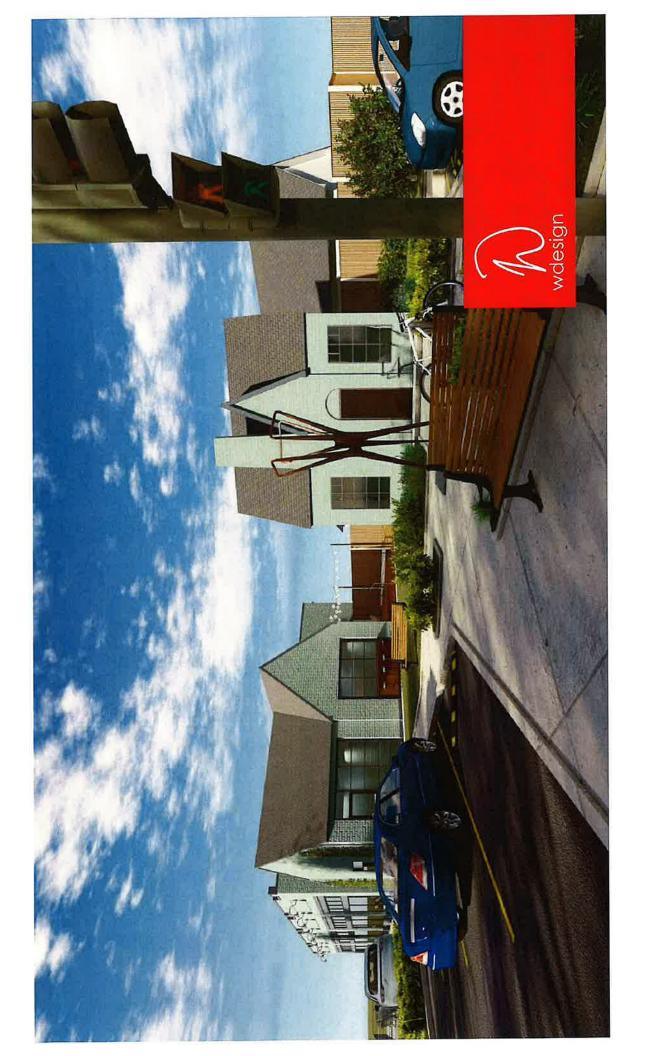


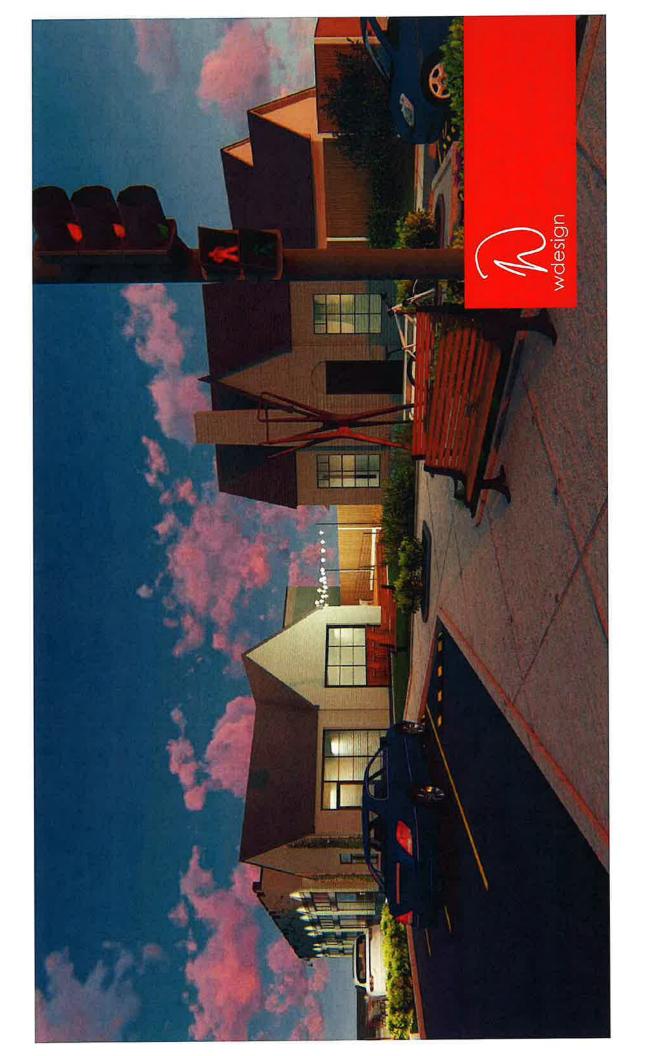


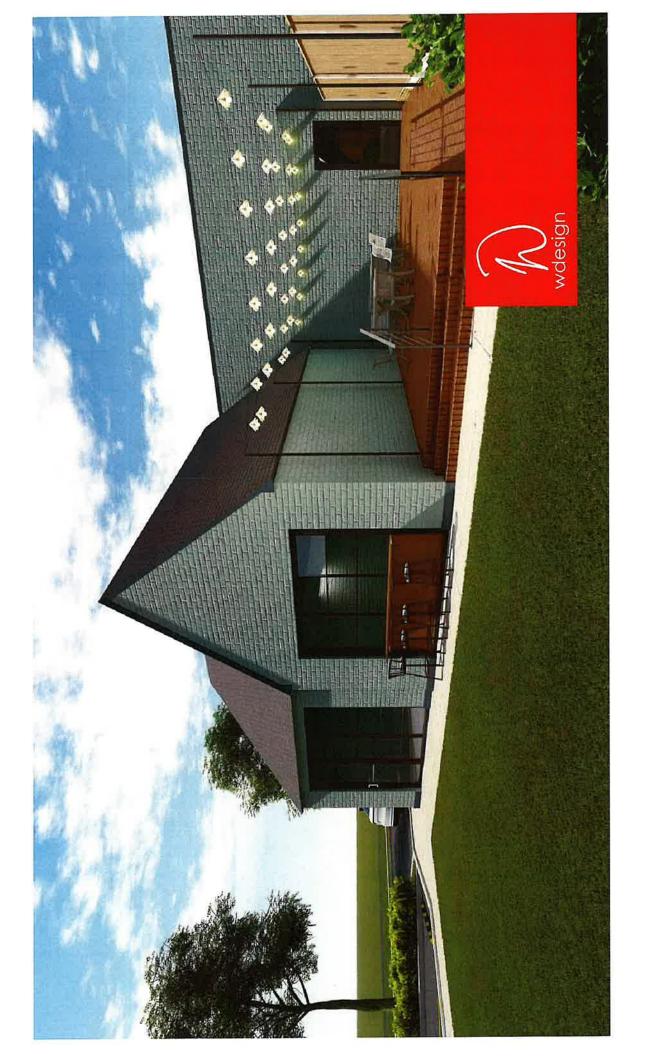


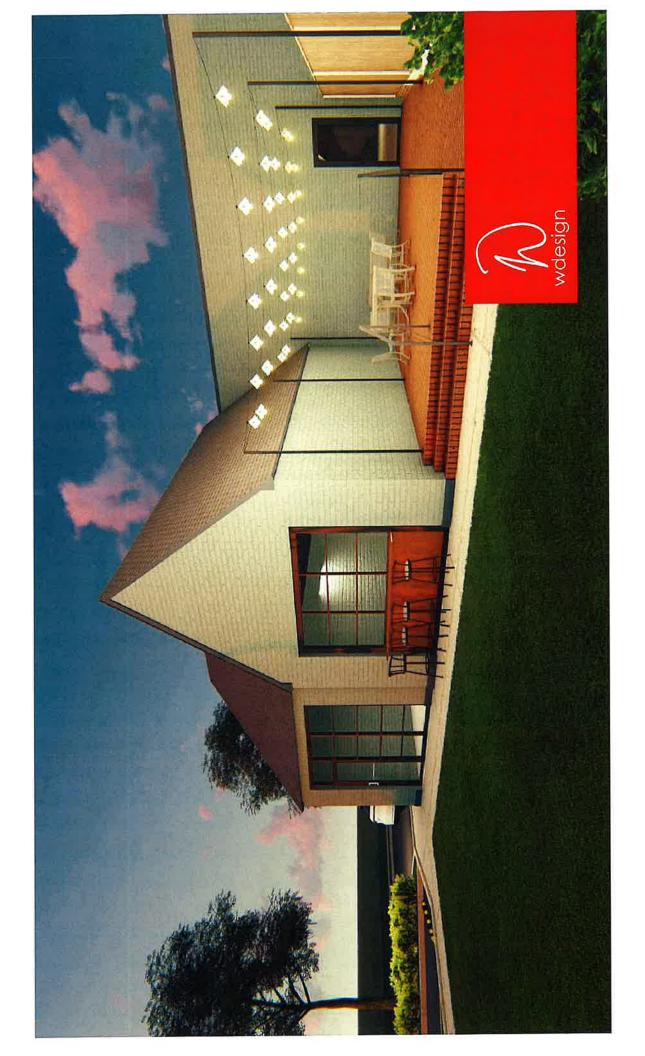














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