



OAC SEP 18 2017

2 West Second Street Suite 800 | Tulsa, OK 74103 | 918.584.7526 | www.TMAPC.org

September 14, 2017

To Whom It May Concern:

RE: 10210 E 91 ST

Upon Examination on this date of the Official Zoning Maps of the City of Tulsa, Oklahoma, maintained in this office as public records, be advised that the property described as:

LTS 2 - 4 BLK 1, Crossroads Village, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof;

is shown to be zoned: **CO (Z-6503-SP-2)**

This Property is not within a Planned Unit Development and is within a Corridor Overlay zoning district. There are two Board of Adjustment cases pertaining to this property.

This letter is not to be construed as a guarantee, warranty or certificate of the present zoning on the subject property. Although every reasonable effort has been made to provide you with reliable, accurate information, in rare instances it is possible that the maps examined in making this report may be in error or the property may have been recently rezoned and the change not yet posted.

Sincerely,

A handwritten signature in black ink, appearing to read "Austin Chapman", is written over a white background.

Austin Chapman
Land Regulation Specialist
TULSA METROPOLITAN AREA PLANNING COMMISSION

Attachments: *Zoning Map; Z-6503-SP-2 Approval with standards; Z-6503- SP-2 Site Plan; Z-6503- SP-2 Sign Plan; BOA-20849 Case Minutes, BOA- 20850 Case Minutes; Tulsa Zoning Code (Expired 12/31/2015) Sec 122. Use Unit 21. Business Signs and Outdoor Advertising; Current City of Tulsa Zoning Code Section 25.040 CO, Corridor District*

Determining compliance to zoning or building code requirements is not a function of this office. The Building Permits Division will address compliance upon application for a building permit or occupancy permit. {(918) 596-9456}

NOTE: Allowed uses, densities, bulk and area requirements, and parking requirements for zoning districts, as described by the Tulsa Zoning Code, are found in the City of Tulsa Zoning Code, available at: www.incog.org

INCOG

Two West 2nd Street #800
 Tulsa, OK 74103-3116
 (918)584-7526 Fax: (918)583-1024
 www.incog.org

Receipt No. 229697

RECEIPT

Customer Name Big Time Billboards

Date: 09/14/17

Fees below vary to each individual case

Qty	Description	Number	Unit Price	TOTAL
TMAPC RECEIPTS				
1	Zoning Letter		\$ 75.00	
	Zoning Letter - w/in PUD/CO/MPD		150.00	150.00
	Zoning - City		1,000.00	
	Zoning - Optional Development Plan		250.00	
	Zoning - County		1,000.00	
	Zoning to AG or AG-R		500.00	
	Mixed Use Zoning (MX District)		1,250.00	
	Master Planned Development Plan		1,500.00	
	Special Area Overlay		1,500.00	
	Parking Impact Overlay		1,500.00	
	Historic Preservation Overlay		1,000.00	
	Expansion of existing Overlay Dist		500.00	
	Corridor / Development Plan		1,500.00	
	PUD - County		1,500.00	
	TMAPC Agenda Fee		100.00	
	Detail Site Plan		250.00	
	Minor Revision to Detail Plan		50.00	
	Minor Amendment - PUD/CO/MPD		250.00	
	Major Amendment - PUD/CO/MPD		1,500.00	
	Landscape Plan		150.00	
	Minor Revision to Landscape Plan		50.00	
	Alternative Compliance Landscape Plan		150.00	
	Minor Revision to AC Landscape Plan		50.00	
	Sign Plan		200.00	
	Additional Signs (\$50.00 each)		50.00	
	Abandonment of a PUD		500.00	
	Minor Subdivisions		650.00	
	Plat - Sketch		250.00	
	Plat - Preliminary		850.00	
	Plat - Preliminary PUD/CO/MPD		1,200.00	
	Plat - Final		650.00	
	Plat - Minor		650.00	
	Plat - Waiver		250.00	
	Plat - Reinstatement		100.00	
	Accelerated Release/Building Permit		500.00	
	Access Change		100.00	
	Lot Splits		100.00	
	Lot Combinations		100.00	
	City BOA - Variances			
	County BOA - Variances			
	Comprehensive Plan Amendment		250.00	
	TOTAL TMAPC RECEIPTS			\$ 150.00
	TOTAL INCOG RECEIPTS			\$ -
	TOTAL DUE		\$	150.00

Payment Details			
<input checked="" type="radio"/>	Check No.	<u>32031</u>	<input type="radio"/> Cash
<input type="radio"/>	DISC	<input type="radio"/> MC	<input type="radio"/> VISA
			<input type="radio"/> Fee Waived

Credit Card Charge
 5% credit card fee \$0.00
 TOTAL AMOUNT PAID \$0.00
 Receipt taken by: B Agnew

UTILITIES:

Franchise Utilities: No comments.

The accelerated building permits were originally designed to accommodate large campus style type of developments and should concentrate upon "the benefits and protections to the City that may be forfeited by releasing the building permit prior to the filing of the plat". These requested permits adhere to this ideal. Staff recommends approval of the authorization to release the accelerated permits with the conditions as commented by the Technical Advisory Committee.

Mrs. Fernandez stated that staff recommends **APPROVAL** of the accelerated building permit.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET**, TMAPC voted **7-0-0** (Cantrell, Harmon, Marshall, McArtor, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Ard, Cantees, Carnes, Miller "absent") to recommend **APPROVAL** of the authorization for accelerated release of building permit for FedEx Ground-Westmoreland per staff recommendation.

Z-6503-SP-2 – Khoury Engineering, Inc.

(PD-18) (CD-8)

East of southeast corner of East 91st Street South and South Mingo Road (Corridor Site Plan for new commercial and office development.)

STAFF RECOMMENDATION:

Z-6910-AP-2 April 2006: All concurred in approval of a proposed Corridor Site Plan on a 4.45+ acre tract of land for commercial and medical office use on property located east of southeast corner of East 91st Street South and South Mingo Road and abutting the subject property on the west.

Z-6910-SP-1 December 2003: All concurred in approval of a proposed Corridor Site Plan for a four-story medical office building on property located east of southeast corner of East 91st Street South and South Mingo Road and abutting the subject property on the west.

Z-6910 November 2003: All concurred in approval of a request for rezoning from AG to CO on property located east of southeast corner of East 91st Street South and South Mingo Road and abutting the subject property on the west.

BOA-19101 June 12, 2001: The Board of Adjustment approved a Special Exception to construct an 80 foot monopole cellular transmission tower on property zoned AG, per plan submitted on property located and abutting the subject property to the west.

BOA-18760 June 13, 2000: The Board of Adjustment approved a Variance of allowable height for existing outdoor advertising sign from 60' to 125', subject to meeting the spacing requirement between outdoor advertising signs on the subject property.

PUD-628/Z-6467-SP-4 March 2000: All concurred in approval of a proposed Planned Unit Development and a Corridor Site Plan on a 15.86± acre tract of land for medium density office park with assisted living facilities and elderly/retirement housing on property located on the northeast corner of Mingo Valley Expressway and South Mingo Road.

Z-6503-SP-1a June 16, 1999: All concurred in approval of a proposed minor amendment to a Corridor Site Plan to remove an existing outdoor advertising sign and erect a new sign that is within 940' of another outdoor advertising sign to the south, subject to applicant applying and receiving approval for a variance from the Board of Adjustment or applicant finding another location that will meet the spacing requirement.

PUD-559-A/Z-5888-SP-3 May 1999: All concurred in approval of a proposed Major Amendment to Planned Unit Development and a Corridor Site Plan on a 58.4± acre tract of land for outdoor advertising sign on property located on the northwest corner of East 91st Street and South Mingo Valley Expressway and abutting the subject property to the north.

PUD-559 November 1997: All concurred in approval of a proposed Planned Unit Development on a 60.9± acre tract of land for multi-use development including apartments, offices, colleges and universities was approved on property located on the northwest corner of East 91st Street and South Mingo Valley Expressway and abutting the subject property to the north.

Z-6538/Z-6538-SP-1 July 1996: All concurred in approval of a request to rezone the property abutting the subject tract on the north from AG to CO and a Corridor Site Plan for an in-line hockey facility.

Z-6523 March 1996: All concurred in approval of a request for rezoning a .87± acre tract of land from AG to CO on property located east of southeast corner of East 91st Street South and South Mingo Road and abutting east of the subject property.

Z-6503-SP-1 March 1996: All concurred in approval of a proposed Corridor Site Plan on a 10.6± acre tract of land for an outdoor advertising sign subject to the requirements of Section 1221.F of the Tulsa Zoning Code, on property located south of southwest corner of East 91st Street South and South Highway 169 and a part of the subject property.

Z-6503 October 1995: All concurred in approval of a request for rezoning a 10.6± acre tract of land from AG to CO on property located east of southeast corner of East 91st Street South and South Mingo Road and the subject property.

Z-6467/Z-6467-SP-1 January 1995: All concurred in approval of a request to rezone the subject property from AG and CO to CO. Approval was also granted for a Detail Corridor Site Plan to allow a golf center with driving range, practice and instruction facilities.

Z-6194 July 1988: All concurred in approval of a request to rezone a four-acre tract located east of the southeast corner of East 91st Street and South Mingo Road from CS to CO.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 8.67 acres in size and is located on the south side of East 91st Street South immediately west and adjacent to Highway 169/ Creek Turnpike. The property is vacant, generally slopes from the north and west to the south and east and is zoned CO.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 91 st Street South	Secondary Arterial	100'	four

UTILITIES: The subject tract has municipal water and sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by U.S. Highway 169/ Creek Turnpike; on the north by East 91st Street South, adjacent to the north of which is a medical office building zoned CO/PUD; on the west by vacant property zoned CO for which a corridor site plan has been approved for an office park; and on the south by U.S. Highway 169/ Creek Turnpike and the Mingo Valley Trail, zoned CO and AG.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Corridor/ Low-Intensity/ Development Sensitive. According to the Zoning Matrix, the requested Corridor Site Plan Uses are in **accord** with the District 18 Plan.

STAFF RECOMMENDATION:

The applicant is proposing a new commercial and office development (Crossroad Village) on approximately 8.67 acres located on the south side of East 91st Street South, with U.S. Highway 169/ Creek Turnpike and the Mingo Valley Trail along the east and south boundaries. Adjacent to the west is an approved corridor site plan (Z-6910 SP-2) for a multi-lot office development, South Medical Properties. An approved final plat corresponding to Z-6910 SP-2 has yet to be filed at the courthouse. The existing plat for South Medical Properties, plat # 5942, corresponds with the previous (now superseded) corridor site plan, Z-6910 SP-1, which anticipated an office tower on one lot, one block.

The proposed development has 511.0 feet of frontage and one proposed secondary access on East 91st Street South. Primary access will be obtained from connection to the signalized intersection at East 91st Street South and South 101st East Avenue via access through the adjacent South Medical Properties. It is not known at this time when South Medical Properties will be developed or when the related access will be installed/ improved; however, connection from the proposed development (Crossroad Village) through South Medical Properties is ensured per either the existing South Medical Properties Plat, #5942, or through the new plat once it is filed. Access from East 91st Street South to the proposed collector within the corridor site plan (Crossroad Village) will be provided through a blanket mutual access easement. However, specific location and configuration of such access between East 91st Street South and the collector, whether through a parking lot or by a drive, shall be subject to approval of the Traffic Engineer and TMAPC at detail site plan review so as to discourage making such access a "straight shot" and thus causing it to function as a street.

Staff finds the uses and intensities of development proposed and as modified by staff to be in harmony with the spirit and intent of the Code. Based on the following conditions, staff finds Z-6503-SP-2 to be: (1) consistent with Corridor Zoning; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the Corridor Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** Z-6503-SP-2 subject to the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.

2. Development Standards:

PERMITTED USES:

Use Units 11, 12, 13, 14, 19 and 21 and those uses customary and accessory thereto

NET DEVELOPMENT AREA: 8.67 AC 377,782 SF

MINIMUM LOT AREA: 0.5 AC 21,780 SF

MAXIMUM LAND COVERAGE OF BUILDINGS: 30%

MAXIMUM FLOOR AREA RATIO PER LOT: 65%

MINIMUM LOT FRONTAGE:

East 91st Street South 150 FT
Collector Street 100 FT

MINIMUM BUILDING SETBACK:

From East 91st Street South R-O-W 50 FT
From South 102nd East Avenue R-O-W 25 FT
From East 91st Place South 25 FT
From South Boundary of Corridor Site Plan 10 FT
From West Boundary of Corridor Site Plan 10 FT
From East Boundary of Corridor Site Plan 50 FT

Internal Lot boundaries to be determined at detail site plan review.

MAXIMUM BUILDING HEIGHT: None

PARKING:

As required per the applicable use unit of the City of Tulsa Zoning Code.

MINIMUM NET LOT LANDSCAPED OPEN SPACE: 10 %

LANDSCAPING REQUIREMENTS:

Landscaped areas shall be provided in accord with the Landscape Chapter of the City of Tulsa Zoning Code.

LIGHTING:

Exterior light standards for Development Area A shall not exceed 25 feet in height and shall be hooded and directed downward and away from the boundaries of the planned unit development. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in

adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

TRASH, MECHANICAL AND EQUIPMENT AREAS:

All trash, mechanical and equipment areas excluding utility service transformers, pedestals, or equipment provided by franchise utility providers), including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.

VEHICULAR AND PEDESTRIAN ACCESS:

A public collector street shall be provided with a stub to the west in anticipation of connection through South Medical Properties to the signalized intersection of East 91st Street South and South 101st East Avenue. This collector is intended to provide primary access to the corridor development (Crossroad Village). One secondary access with a maximum width of 36 feet shall be provided on East 91st Street South in substantial conformance with the concept illustration, Exhibit 'A'. Access from East 91st Street South to the proposed collector within the corridor site plan (Crossroad Village) shall be provided through a blanket mutual access easement. However, specific location and configuration of such access between East 91st Street South and the collector, whether through a parking lot or by a drive, shall be subject to approval of the Traffic Engineer and TMAPC at detail site plan review so as to discourage making such access a "straight shot" and thus causing it to function as a street.

Sidewalks shall be maintained along East 91st Street South and shall be provided on both sides of the collector street.

Access from the southeast corner (future hotel site) of the corridor site plan to the Mingo Valley Trail shall be provided.

TRANSIT:

A bus pad shall be provided along East 91st Street South, west of the vehicular access point and east of the west property line.

SIGNAGE:

One ground sign not to exceed 160 square feet of display surface area and 25 feet in height shall be permitted per lot fronting East 91st Street South. Lots with frontage on East 91st Street South shall not be permitted ground signs along the collector street frontage.

In addition, one center identification/ tenant directory sign not to exceed 250 square feet of display surface area and 25 feet in height shall be permitted along the East 91st Street frontage.

One ground sign not to exceed 40 square feet of display surface area and eight feet in height shall be permitted per lot fronting the collector street (excluding those with frontage on East 91st Street South).

One outdoor advertising sign (existing) along the U.S. 169 Highway/ Creek Turnpike right-of-way shall be permitted.

Wall signs shall be permitted not to exceed an aggregate of two square feet of display surface area per lineal foot of building wall to which attached.

3. No zoning clearance permit shall be issued for a lot within the Corridor Site Plan until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved Corridor Site Plan development standards.
4. A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed or will be installed within 30 days in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
5. No sign permits shall be issued for erection of a sign on a lot within the Corridor Site Plan until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved Corridor Site Plan development standards.
6. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
7. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.

8. An owners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets and common areas, including any stormwater detention areas, security gates, guard houses or other commonly owned structures within the Corridor Site Plan.
9. The collector street shall have a minimum right-of-way of 60' with minimum pavement width of 36 feet; in addition 12 feet of right-of-way shall be provided behind the curb of the "eyebrow". All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a collector street.
10. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the Corridor Site Plan conditions of approval and making the City beneficiary to said covenants that relate to Corridor Site Plan conditions.
11. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
12. Entry gates or guardhouses, if proposed, must receive detail site plan approval from TMAPC, Traffic Engineering and Tulsa Fire Department, prior to issuance of a building permit for the gates or guard houses.
13. Approval of the Corridor Site Plan is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
14. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the Corridor Site Plan except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the Corridor Site Plan.

TAC COMMENTS from 4-19-07:

General: Coordination meeting was held on 4/9/07 with Development Services, owner and engineer of this project, and owner and engineer for the neighboring South Tulsa Medical Properties. Amendment of South Tulsa Medical Properties Amended Plat would be required, as well as a revision of that project's approved PFPI plans, to meet engineering needs arising from developers' interest in seeking compatibility of their projects' designs for mutual benefit. (Transportation)

Water: Existing 12" waterline on south side of East 91st Street. Provide waterline easement along east side of Lot 1.

Fire: No comments.

Stormwater: The Overland Drainage Easement for the Floodplain must be placed in a Reserve Area, and not on lots within the addition. See Exhibit B.

Wastewater: Sanitary sewer service must be provided to all lots. The mainline extension must tie in to the existing system with not less than a 12-inch line downstream.

Transportation: Drive area at easternmost access on 91st St. S. should include a Mutual Access Easement.

Traffic: Align 91st Place to the west with the existing or proposed, relocated stub in South Tulsa Medical Properties. Provide a min. 60 ft R/W for the Corridor Collector Street with 12ft R/W behind the curb of the "eyebrow". Any proposed bank drive-in shall be designed to provide adequate separation between its queue and the arterial driveway or any Mutual Access Easement (i.e. relocating the drive-in aisles to the east side of the building.).

GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

MSHP: 91st St. South designated secondary arterial. Sidewalks should be included in the development per subdivision regulations.

L RTP: 91st Street South, between South Mingo Road and South Garnett Rd., existing four lanes. US-169 and 91st Street South, existing six lanes. Creek Turnpike, between Mingo Road and US-169, planned six lanes. Sidewalks should be constructed if non-existing or maintained if existing.

TMP: Access to the Mingo Valley Trail should be provided to from the development on the East side of the property, adjacent to the hotel location.

Transit: Currently, Tulsa Transit operates an existing route at this location. According to MTTA future plans, this location will continue to be served by a transit route. Therefore, consideration for access to public transportation should be included in the development through provision of a Bus Pad west of the 91st Street South Street driveway and east of 101st.

TMAPC COMMENTS:

Mr. Harmon asked if the only access would be off of 91st Street. In response, Ms. Tomlinson stated that at this time the primary access will be from the signalized intersection once the property to the west is developed. That area is

already busy with SouthCrest to the north and another office project underway, as well as U.S. 169 being close by with several ramps. The applicant is interested in doing everything possible to make sure that the connection is opened as soon as possible. However, for the time being, the only access will be off of 91st Street.

Mr. Harmon asked if there is any timeframe on when 101st will be opened. In response, Ms. Tomlinson cited the various plats that have been filed and plats that haven't been filed that would open up the 101st access in the future.

The applicant was not present.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION of MIDGET**, TMAPC voted **7-0-0** (Cantrell, Harmon, Marshall, McArtor, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Ard, Cantees, Carnes, Miller "absent") to recommend **APPROVAL of the Corridor Site Plan for Z-6503-SP-2 per staff recommendation.**

Legal Description for Z-6503-SP-2:

All that Part of the West half of the Northeast Quarter of the Northwest Quarter (W/2 NE/4 NW/4) of Section Nineteen (19), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof being more particularly described as follows, to-wit: Starting at the Northwest Corner of the W/2 NE/4 NW/4 of said Section 19; thence South 00°11'54" East along the Westerly line of the NE/4 NW/4 of Section 19 for 60.00 feet to the Point of Beginning of said tract of land, said point also being the Southerly Right-of-Way line of East 91st Street South; thence South 89°52'18" East parallel with the Northerly line of Section 19 and along said Right-of-Way line for 318.68 feet; thence continuing along said Right-of-Way line as follows: South 68°04'08" East for 107.69 feet; thence South 89°52'18" East for 40.00 feet; Thence South 00°07'42" West for 30.00 feet; thence South 89°52'18" East for 35.73 feet to a point on the Westerly line of the E/2 NE/4 NW/4 NE/4 NW/4 of Section 19; thence South 00°12'02" East along the said Westerly line for 485.76 feet; thence South 32°29'10" West for 0.00 feet to a point of curve; thence Southwesterly on a curve to the right with a central angle of 5°13'06" and a radius of 3,569.72 feet for 325.11 feet to a point on the Westerly Right-of-Way line of the Mingo Valley Expressway; thence North 52°17'45" West for 20.00 feet; thence North 45°59'37" West for 81.08 feet; thence North 89°52'18" West for 75.21 feet; thence South 38°19'31" West for 0.00 feet to a point of curve; thence Southwesterly on a curve to the right with a central angle of 04°03'42" and a radius of 3,409.72 feet for 241.71 feet to a point on the Westerly line of the NE/4 NW/4 of Section 19; thence North 00°11'54" West along said Westerly

line for 938.21 feet to the Point of Beginning of said tract of land. AND all that part of the East Half of Government Lot 1 in Section 19, T-18-N, R-14-E of the IBM, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof being more particularly described as follows, to-wit Commencing at the Northeast Corner of Said Lot 1; thence South 00°11'54" East along the Easterly line of Lot 1 for 330.00' to the Point of Beginning of said tract of land; thence continuing South 00°11'54" East along said Easterly line for 660.00 feet; thence North 89°52'18" West parallel with the Northerly line of Section 19 for 8.02'; thence North 00°14'18" West for 660.00'; thence South 89°52'18" East and parallel with the Northerly line of Section 19 for 8.48 feet to the POB of Said tract of land.

Z-7056 – Albert J. Tocci, Jr.

RS-3 to IL

Southwest corner of East 36th Street North and North Sheridan Road (PD-16) (CD-3)

STAFF RECOMMENDATION:

Z-6283 May 1990: All concurred in approval of a request for rezoning a 7.3± acre tract of land from AG to IL on property located south of southwest corner of North Sheridan Road and East 36th Street North for light industrial use.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately four acres in size, partially wooded and located at the southwest corner of East 36th Street North and North Sheridan Road. The property appears to be in single-family residential use and is zoned RS-3.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
North Sheridan Road	Secondary arterial	100'	2 (widens to 4 near intersection with East 36 th Street North)

UTILITIES: The subject tract has municipal water and sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by airport and industrial uses zoned IL; on the north by vacant land, industrial and large-lot residential uses, zoned IL; on the south by vacant land and large-lot residential uses, zoned RS-3; and on the west by vacant land, zoned IL.