

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2785

January 2, 2019, 1:30 PM

175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Work session Report:

Director's Report:

1. Minutes of December 19, 2018, Meeting No. 2784

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.

None

PUBLIC HEARINGS:

2. Z-7466 Lou Reynolds (CD 1) Location: South and West of the Southwest corner of East 36th Street North and North Yale Avenue requesting rezoning from **IL, IM** and **AG** to **IH** (**Staff requests continuance to January 16, 2019**)

OTHER BUSINESS

3. **2019 Election of Officers- Current Officers:**

Michael Covey, Chairman
John Dix, 1st Vice Chairman
John Shivel, 2nd Vice Chairman
Margaret Millikin, Secretary

4. **Tulsa Planning Office** - introduction of new staff & overview of work plan
5. **ZCA-14, City of Tulsa Zoning Code Amendments** – discuss additional amendments prior to a February 6, 2019 public hearing.
6. **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

email address: esubmit@incog.org

TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Thursday, December 20, 2018 12:59 PM
To: Sawyer, Kim
Cc: R. Louis Reynolds
Subject: FW: IH zoning request Z-7466

Kim,

Please forward this request for a continuance from staff. The original schedule was for a January 2nd meeting.

Our request will be to move the hearing for this item to the January 16th planning commission meeting.

Thanks

INCOG

Dwayne Wilkerson, ASLA, RLA
Assistant Director Land Development Services
2 West Second Street | Suite 800
Tulsa OK, 74103
dwilkerson@incog.org
918-579-9475

From: Wilkerson, Dwayne
Sent: Thursday, December 20, 2018 12:54 PM
To: 'R. Louis Reynolds' <LReynolds@ellerdetrich.com>
Subject: RE: IH zoning request Z-7466

Lou,

Thanks for your text reply yesterday.

As we have discussed, I will request a staff continuance to move this hearing from the January 2nd meeting to the January 16th, 2019 planning commission meeting.

The additional time will give us opportunities to provide a more complete and thorough analysis of the request.

Please confirm that you agree with the request.

Respectfully ,

INCOG

Dwayne Wilkerson, ASLA, RLA
Assistant Director Land Development Services
2 West Second Street | Suite 800
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From: R. Louis Reynolds <RReynolds@ellerdetrich.com>
Sent: Monday, December 17, 2018 9:14 AM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Subject: Re: IH zoning request Z-7466

Dwayne: I am out of town today. I will call you tomorrow. Best, Lou

R. Louis Reynolds

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Sent from iPad

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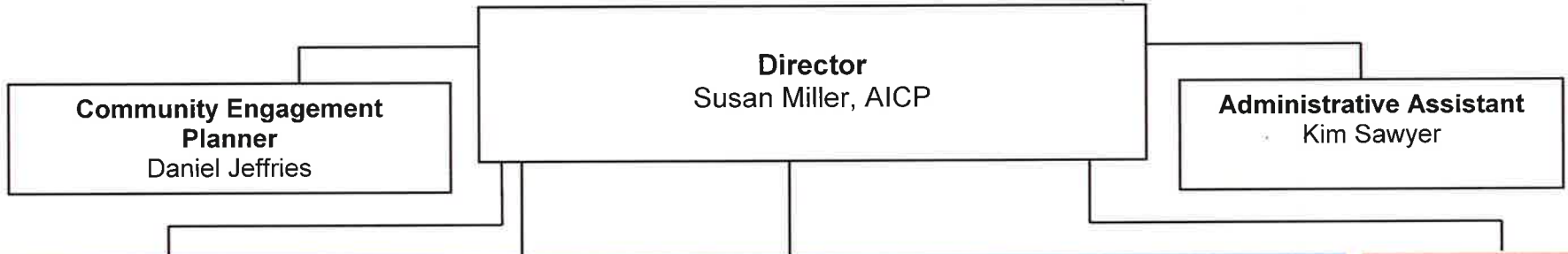
On Dec 17, 2018, at 8:51 AM, Wilkerson, Dwayne <DWilkerson@incog.org> wrote:

Good morning Lou,

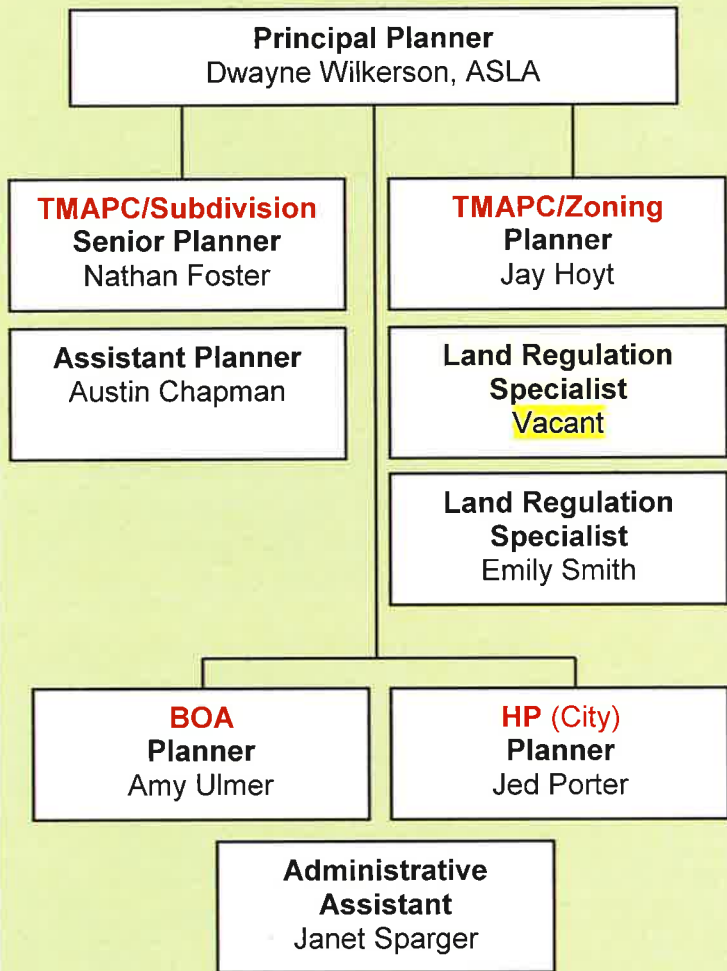
Please send me a concept summary on why IH zoning is being requested. I know we have discussed this site but after further review it seems like IM zoning would be more appropriate for the area. Has the industry on site received code compliance citations? Is there a planned expansion that would definitely kick it into the IH zoning category?

INCOG
Dwayne Wilkerson, ASLA, RLA
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918-579-9475

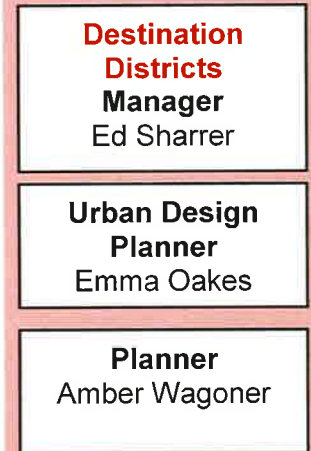
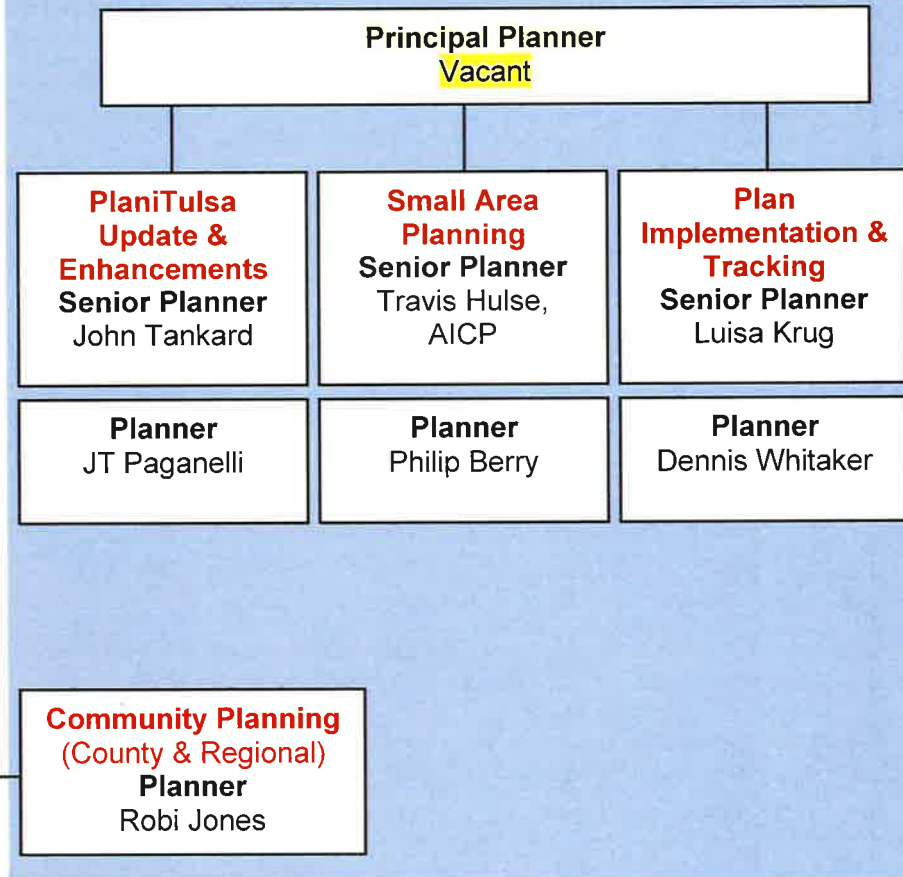
TULSA PLANNING OFFICE



Current Planning



Plan Development & Implementation



4.1

EXHIBIT A

Annual Planning Work Program and Performance Goals

January 1 to June 30, 2019 Tulsa Planning Office Work Program

The Tulsa Planning Office will work diligently to further planning initiatives that improve the quality of life for all citizens. Consolidation of planning programs will result in a stronger planning presence, with improved coordination, ability to interact and better respond to all stakeholders in the community - citizens, elected and appointed officials, developers, builders, etc. Consolidation of planning functions will clarify roles, avoid duplication of efforts and result in a more efficient use of staff. The benefits will be evidenced by proactive planning efforts and significantly enhanced planning responses to community issues.

Goal 1

A consolidated planning function will elevate the role of planning in the community through enhanced communication and broader public outreach.

- *Objective 1:* The Tulsa Planning Office will host a new consolidated website and develop strategies for meaningful dialogue with community members to drive change.

Benchmark: The Tulsa Planning Office will work with key stakeholders to develop a communications strategy and a new website. Planning staff will present an initial proposal and seek input from Planning Commission and City Council by March, 2019.

The Tulsa Planning Office is comprised of **nine programs**: Under Current Planning - **Planning Commission/Zoning, Planning Commission/Subdivision, Board of Adjustment and Preservation Commission/Historic Preservation**; Under Plan Development and Implementation – **PlaniTulsa Update and Enhancements, Small Area Planning and Plan Implementation and Tracking**; and the **Destination District Program**.

I. **Current Planning programs**

Planning Commission/Zoning – Implementing Zoning Code, includes working with applicants on rezoning requests; analyzing zoning requests and preparing staff recommendations; meeting all legal requirements for Planning Commission public hearing process through adoption by City Council; also includes development plan/site plan review (administrative) for Optional Development Plans, Planned Unit Developments, Corridor Plans and Master Planned Developments (MPD) and River Design Overlay.

Planning Commission/Subdivision- Implementing Subdivision and Development Regulations, includes working with applicants on subdivision requests (platting, lot splits and lot line

adjustments); coordinating agency review comments and ensuring all conditions are met; preparing staff recommendations; and meeting all legal requirements.

Board of Adjustment- Responsible for working with applicants on BOA requests (variances, special exceptions, spacing requirements); Coordinating with the City permitting offices; preparing case reports; and meeting all legal requirements.

Preservation Commission/Historic Preservation- Responsible for administering Historic Preservation Zoning; identifying and nominating properties to the National Register of Historic Places; and producing educational material describing Tulsa historic resources.

Goals, Objectives and Benchmarks

Planning Commission/Zoning

Goal 1

The City of Tulsa Zoning Code will be updated periodically to reflect best planning practices, respond to new development trends in the community and implement the comprehensive plan.

- *Objective 1:* Zoning code implementation team meets regularly to review and discuss implementation issues and new trends that will result in amendments to the zoning code.

Benchmark: Amendments to the zoning code will be processed on an annual or semi-annual basis, as necessary.

- *Objective 2:* Propose and implement City-initiated rezoning programs consistent with the comprehensive plan and to promote other City initiatives.

Benchmark: Evaluate the need for initiating rezoning programs that may be outlined in PlaniTulsa, small area plans or other special studies. Any such program will be brought forward as part of the Plan Development and Implementation Program work by June 30, 2019.

Benchmark: Work with neighborhoods surrounding the Lewis Avenue Corridor between E. 15th Street South and E. 21st Street South to draft a zoning overlay to implement their recommendations contained in the Lewis Study. A Lewis Avenue Overlay will be presented to Planning Commission and City Council by April 30, 2019.

Goal 2

The City of Tulsa Comprehensive Plan land use map will be updated periodically to reflect best planning practices, respond to new development trends in the community and implement the comprehensive plan.

- *Objective 1:* Requests for rezoning are reviewed for consistency with the comprehensive plan. During this process, necessary comprehensive plan housekeeping amendments are identified.

Benchmark: Comprehensive plan housekeeping amendments will be processed on an annual basis or in conjunction with other comprehensive plan updates.

Planning Commission/Subdivision

Goal 1

The Technical Advisory Committee (TAC) process for subdivision review will provide a stronger presence from City staff and offer more efficient services to the applicant and Planning Commission.

- *Objective 1:* The TAC process for subdivision review will be enhanced through expanded input from City departments, such as Engineering Services and Streets and Stormwater.

Benchmark: An enhanced TAC meeting process will be implemented as meetings begin in 2019.

Board of Adjustment

Goal 1

The Zoning Code will provide clear criteria and instruction for the Board of Adjustment to aid in their consideration of various applications, including new development trends.

- *Objective 1:* A clear solution is identified and adopted for short term rentals to alleviate the Board of Adjustment's review of cases without clear or applicable standards.

Benchmark: Zoning Code amendments and other necessary processes for short term rentals will be in place by April 30, 2019.

Preservation Commission/Historic Preservation

Goal 1

The Historic Preservation program for the City of Tulsa will strive to retain the distinctive character of its many historic neighborhoods and commercial centers and will share the history of Tulsa through these resources. The Preservation Commission process will be transparent and predictable for applicants.

- *Objective 1:* The Preservation Commission will evaluate their processes and prioritize a work program to address outstanding issues, such as the demolition permit review process.

Benchmark: Staff and the Preservation Commission develop a work plan, identify priorities and begin implementing these items by June 30, 2019.

II. Plan Development and Implementation programs

Small Area Planning – Oversee and manage all aspects of small area planning processes, including maintaining website (both historic & current information); public engagement; plan writing/development; public hearing process through adoption; and maintain documents over time as amended.

PlaniTulsa Update and Enhancements – Responsible for 10 year update of PlaniTulsa; assess changed conditions, shortcomings and needs in the update; public engagement; plan writing/development, public hearing process through adoption; oversee all text amendments; maintain document over time as amended.

Plan Implementation and Tracking – Responsible for leading and coordinating implementation efforts of adopted plans (PlaniTulsa, Small Area Plans & others); monitor, coordinate and communicate with relevant entities to implement plan recommendations.

Community Planning (County & Regional only) – Responsible for assisting in long range and current planning functions for unincorporated Tulsa County and smaller communities throughout the Tulsa Metropolitan Area.

Goals, Objectives and Benchmarks

Small Area Planning

Goal 1

Citizens within the city of Tulsa that participate in the small area planning process will work with professional planners to address community concerns and see implementation of their plans.

- *Objective 1:* Review and develop a timeline for completion of previous small area plans to reflect the “adopted plan review” resolution adopted by the Planning Commission.

Benchmark: All work on previous small area plans will be completed consistent with the “adopted plan review” by February 28, 2019.

- *Objective 2:* Work with stakeholder groups in the Crutchfield, Pearl District and Crosbie Heights neighborhoods to update small area plans and adopt sector plans in a meaningful and implementable manner.

Benchmark: Crutchfield Neighborhood, Pearl District and Crosbie Heights small area plans and sector plans will be adopted by the Planning Commission and approved by City Council by June 30, 2019.

- *Objective 3:* Coordinate with Tulsa Development Authority (TDA) to review coverage of adopted sector plans and determine need for future updates.

Benchmark: Review and propose a strategy to present to the Planning Commission and City Council by June 30, 2019.

- *Objective 4:* Finalize discussions with Berryhill Citizen Advisory Team (CAT) members and other community members on the Berryhill land use plan, ensuring that final recommendations will further the desires of the community, result in land uses complementary to the future construction of the Gilcrease Expressway and be implementable.

Benchmark: Berryhill land use plan will be adopted by the Planning Commission and jointly approved by the City Council and County Commission by January 31, 2019.

- *Objective 5:* Establish a process by which to identify and prioritize future areas that would most benefit from small area planning efforts.

Benchmark: Criteria and process for selection of future small area planning efforts will be established and presented to City Council for consideration by March 31, 2019.

PlaniTulsa Update and Enhancements

Goal 1

The City of Tulsa Comprehensive Plan (PlaniTulsa) will be updated to address changed conditions, currently unmet needs to guide best planning practices and respond to new development trends in the community.

- *Objective 1:* Establish a work plan and timeline to evaluate and update the comprehensive plan.

Benchmark: A work plan and timeline will be developed and presented to Planning Commission and City Council by June 30, 2019. The process of updating the comprehensive plan should be complete by its 10 year anniversary, July 2020.

Plan Implementation and Tracking

Goal 1

The City of Tulsa Comprehensive Plan and all other adopted plans will be implemented to meet the expectations of the citizens that participated in those efforts.

- *Objective 1:* Establish a strategy to compile, evaluate and prioritize plan recommendations and develop an ongoing approach to ensure that plans are continuously implemented.

Benchmark: A strategy for plan implementation and tracking will be presented to the Planning Commission and City Council by June 30, 2019.

- *Objective 2:* Ensure implementation of plans by participation in the City's capital improvements process, through project recommendation and prioritization, development, and design approval for key public projects.

Benchmark: Attend Improve our Tulsa Implementation Team meetings and take an active role in City's capital improvements process on an ongoing basis.

- *Objective 3:* Ensure comprehensive plan implementation through conformance reviews for various planning efforts, including capital improvement projects, tax incentive district projects and tax increment financing (TIF) projects.

Benchmark: Conduct comprehensive plan conformance reviews for various planning initiatives on an ongoing basis.

- *Objective 4:* Continue comprehensive plan implementation through completion of the Zoning Code update process.

Benchmark: Finalize discussions with Landscape Ordinance Working Group and other community members, ensuring that final recommendations further the desires of the community. Landscape Ordinance amendments will be presented to Planning Commission and City Council for adoption by June 30, 2019.

- *Objective 5:* Continue implementation of Downtown Area Master Plan, including the recently adopted Arena District Master Plan and Walkability Analysis. (AIM)

Benchmark: Continue discussion with the Downtown Coordination Council (DCC) on implementation of Walkability Study design recommendations, including potential downtown design zoning standards.

III. Destination District Program

The purpose of the Destination District program is to add vibrancy and stability to districts in Tulsa which will provide opportunities for residents and visitors to experience different areas of the city that have yet to achieve their full potential. The program strives to help places grow in the right direction by applying various strategies (organizational fitness, placemaking, city funding to name a few) with the end goal of creating self-sustaining districts that are successful for years to come and result in an improved quality of life.

Goal 1

The Destination District Program will assist in creating unique, vibrant places that attract residents and visitors.

- *Objective 1:* Planning staff will develop a process, criteria, goals and objectives for Destination District Program administration.

Benchmark: Planning staff will present a resolution outlining the process, criteria, goals and objectives of the Destination District Program to City Council and Mayor for consideration to adopt by March, 2019.

- *Objective 2:* Planning staff will create an outreach strategy for the Destination District Program.

Benchmark: Planning staff will begin outreach to potential districts by March, 2019.

- *Objective 3:* Planning staff will continually work to develop and improve the Destination District Program.

Benchmark: The Destination District Program will be fully functioning by June 30, 2019.

ZCA-14, City of Tulsa Zoning Code Amendments (additional amendments since the 12/19/18 work session)

Changes are represented with additional text underlined and deleted text ~~stricken~~.

Chapter 1

Sec. 1.010-A.4 & 1.010-A.10 Public Officials and Agencies- Changes are proposed to reflect reorganization of the Planning Director to the Tulsa Planning Office.

1.010-A Public Officials and Agencies

1. Unless otherwise expressly stated, all employees, public officials, bodies and agencies to which references are made are those of the City of Tulsa or individuals or agencies legally authorized to act on behalf of the City of Tulsa.
2. References in this zoning code to the "city" are references to the City of Tulsa.
3. References in this zoning code to the "city council" are references to the Tulsa City Council.
4. References in this zoning code to the "planning director" are references to the director of the City of Tulsa planning department Tulsa Planning Office at the Indian Nations Council of Governments (INCOG).
5. References in this zoning code to the "planning commission" are references to the Tulsa Metropolitan Area Planning Commission.
6. References in this zoning code to the "board of adjustment" are references to the City of Tulsa Board of Adjustment.
7. References in this zoning code to the "preservation officer" are references to the City of Tulsa Preservation Commission.
8. References in this zoning code to the "preservation officer" are references to the planning director or the staff member to whom the planning director assigns responsibility for performing the preservation officer's duties under this zoning code.
9. References in this zoning code to the "development administrator" are references to the director of the City of Tulsa development services department. In the performance of his or her duties, the development administrator may consult with the land use administrator.
10. References in this zoning code to the "land use administrator" are references to the director of the Tulsa Planning Office at head of the land development services division of the Indian Nations Council of Governments (INCOG). INCOG performs its responsibilities and duties under this zoning code pursuant to an agreement with the City of Tulsa. In the performance of his or her duties, the land use administrator may consult with the development administrator.

Proposed Zoning Code Changes related to Social Service Uses

Tables 5.2, 10.2, 15.2, 20-1, 25-1, 25-4, 25-5, 25-7, and Section 35.040-G Public, Civic, and Institutional Use Category- Governmental Service- To provide extra oversight into the placement of sensitive social service uses that may have negative impacts on surrounding property owners. Language that allows for the lawful existence of such uses prior to this zoning amendment is provided in Section 1.110-A4

Tables 5.2, 10.2, 15.2, 20-1, 25-1, 25-4, 25-5, 25-7

Governmental and Social Services	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
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Chapter 35

35.040-G Governmental and Social Services

Local, state or federal government services ~~or~~, social services, and similar functions, that are not otherwise classified. Typical uses include health department, courthouse, soup kitchens and food pantries.