TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2860

February 16, 2022, 1:00 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

INTRODUCTION AND NOTICE TO THE PUBLIC
At this meeting the TMAPC, in accordance with and pursuant to applicable TMAPC Policies and Procedures, will review, consider, discuss, and may take action on, approve, recommend for approval, amend or modify, recommend for approval with modifications, deny, reject, recommend for denial, or defer action on any item listed on the agenda.

Call to Order:

REPORTS:

Chairman's Report:
Work session Report:
Director's Report:

Review and possible approval, approval with modifications, denial, or deferral of the following:

1. Minutes of February 2, 2022 Meeting No. 2859

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.

Review and possible approval, approval with modifications, denial, or deferral of the following:

2. **PUD-457-5 Keith Nachbar** (CD 8) Location: East of the Northeast corner of East 81st Street South and South Yale Avenue requesting a **PUD Minor Amendment** to increase allowable driveway width in the street setback and right of way

3. **PUD-312-A-14 Mary Huckabee** (CD 7) Location: West of the northwest corner of East 51st Street South and South Garnett Road requesting a **PUD Minor Amendment** to create two new development areas, allocate floor area and revise frontage requirements
4. **PUD-586-A-13 Lou Reynolds** (CD 7) Location: West of the Northwest corner of East 91st Street South and South Garnett Road requesting a **PUD Minor Amendment** to combine development areas to permit the expansion of a hospital campus

**PUBLIC HEARING-REZONING**

Review and possible recommendation of approval, approval with modifications, denial, or deferral of the following:

5. **Z-7640 Lou Reynolds** (CD 6) Location: West of the northwest corner of South 129th East Avenue and East 11th Street South requesting rezoning from **OL to CS**

**OTHER BUSINESS**

**Work Session items**

Consider, discuss, and/or take action on:

6. **ZCA-22, Zoning Code amendments - Neighborhood Infill Overlay**
7. **planiTulsa Update and Enhancements**
8. **Neighborhood Health Assessments**

9. **Commissioners' Comments**

**ADJOURN**

CD = Council District

**NOTE:** If you require special accommodation pursuant to the Americans with Disabilities Act, please notify the Tulsa Planning Office at 918-584-7526. Exhibits, petitions, pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained Tulsa Planning Office at INCOG. All electronic devices must be silenced during the Planning Commission meeting.

Visit our website at [tulsaplanning.org](http://tulsaplanning.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.
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**Owner and Applicant Information:**
- **Applicant:** Keith Nachbor
- **Property Owner:** Thomas A Smith

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

**Applicant Proposal:**
Concept summary: PUD minor amendment to increase allowable driveway width in the street setback and right-of-way.

- **Gross Land Area:** 0.4 Acres
- **Location:** East of the northeast corner of E 81st St S and S Yale Ave
- **Lot:** Lot 9, Block 1 Holland Pointe

**Zoning:**
- **Existing Zoning:** RS-3/PUD-457
- **Proposed Zoning:** No Change

**Comprehensive Plan:**
- **Land Use Map:** Existing Neighborhood
- **Growth and Stability Map:** Stability

**Staff Data:**
- **TRS:** 8310

**Staff Recommendation:**
Staff recommends approval.

**City Council District:** 8
- **Councilor Name:** Phil Lakin, Jr.

**County Commission District:** 3
- **Commissioner Name:** Vicki Adams
SECTION I:  PUD-457-5 Minor Amendment

Amendment Request: Revise the PUD Development Standards to increase the allowable driveway width within the street setback and the street right-of-way.

Currently driveways in RS zoned lots with a width of 75+ feet cannot exceed 50% of the lot frontage or 27 ft of driveway width in the right-of-way and 30 ft within the street setback, whichever is less. The subject lot currently has an existing drive that is 27 ft wide along the Hudson Ave frontage. A new circle drive is proposed along the Granite Ave frontage with a width of 14 ft at each end of the drive, or 28 ft in width total for the new drive. This would bring the total combined drive width for the subject lot to 55 ft. The subject lot is a corner lot and has approximately 240 ft of total frontage. This would bring the total requested drive width to 23% of the total frontage.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.

"Changes in structure heights, building setbacks, yards, driveway coverage measured by width, square footage or percentage of the yard, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved PUD standards and the character of the development are not substantially altered."

Staff has reviewed the request and determined:

1) PUD-457-5 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-457.

2) All remaining development standards defined in PUD-457 and subsequent amendments shall remain in effect.

Exhibits included with staff report:
INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Site Plan

With considerations listed above, staff recommends approval of the minor amendment to increase the total allowable driveway width to 55 ft in both the street setback and the right-of-way.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
LEGAL DESCRIPTION AS PROVIDED:
Lot Nine (9), Block One (1), HOLLAND POINTS, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, and known as 7836 South Granite Avenue.
Case Number: PUD-312-A-14
Minor Amendment
(Revised 2/16/22)
Hearing Date: February 16, 2022

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Mary Huckabee
Property Owner: Tulsa Medical Properties, LLC

Location Map:
(shown with City Council Districts)

Applicant Proposal:
Concept summary: PUD minor amendment to divide Development Area B-1-C-1 to create two new development areas, allocate floor area and revise frontage requirements.

Gross Land Area: 5.13 Acres
Location: West of the northwest corner of East 51st St South and South Garnett Rd
4812 S 109th E Ave
Lot 1, Block 1 Tulsa Medical Properties
Development Area B-1-C-1

Zoning:
Existing Zoning: IL/PUD-312-A
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Employment
Growth and Stability Map: Growth

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 9430

City Council District: 7
Councilor Name: Lori Decter Wright

County Commission District: 1
Commissioner Name: Stan Sallee
SECTION I: PUD-312-A-14 Minor Amendment

Amendment Request: Modify the PUD Development Standards to create two development areas, B-1-C-1-A and B-1-C-1-B from the existing development area B-1-C-1, reallocate floor area for the new development areas and revise the street frontage requirements.

The existing lot that comprises development area B-1-C-1 is proposed to be split into two lots, with each becoming its own development area. Currently the floor area for the development area is allocated at 46,120 sf for Use Units 12,13, 14, 16 and 17 and 72,000 sf for Use Units 11,19 and 22. The proposed floor area for development area B-1-C-1-A is 23,060 sf for Use Units 12,13, 14, 16 and 17 and 47,000 sf for Use Units 11,19 and 22. The proposed floor area for development area B-1-C-1-B is 0 sf for Use Units 12,13, 14, 16 and 17 and 65,778 sf for Use Units 11,19 and 22. This proposal increases the total allowable floor area by 15% compared to that of current development area B-1-C-1.

The applicant also proposes to revise the street frontage requirements for each of the new development areas. The current street frontage requirement is 50 ft. The applicant proposes to revise the street frontage requirement for development area B-1-C-1-A to 40 ft and the frontage for development area B-1-C-1-B to 20 ft. A mutual access agreement will be established providing access across development area B-1-C-1-A from South 109th E Ave to development area B-1-C-1-B.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.I.2.c(9) of the City of Tulsa Zoning Code.

"Changes in structure heights, building setbacks, yards, driveway coverage measured by width, square footage or percentage of the yard, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved PUD standards and the character of the development are not substantially altered."

Staff has reviewed the request and determined:

1) PUD-312-A-14 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-312-A.

2) All remaining development standards defined in PUD-312-A and subsequent amendments shall remain in effect.
Exhibits included with staff report:
INCOG zoning case map
INCOG aerial photo
INCOG Development Area Illustration
Applicant PUD Statement
Applicant Lot Split Illustration showing proposed development areas

With considerations listed above, staff recommends approval of the minor amendment to create two new development areas, allocate floor area and revise frontage requirements.
January 26, 2022

Re: PUD 312-A Application for Minor Amendment

The applicant requests the creation of two new development areas, B.1.C.1.A and B.1.C.1.B, as indicated on Exhibit A attached to this Application, and a reallocation and adjustment of the maximum floor area allowance between the two new development areas. The two new development areas will be within the boundaries of existing development area B.1.C.1, which was created by PUD-312-A-10.

The applicant further requests the reduction of the required street frontage with respect to development area B.1.C.1.A to 40 feet, and development area B.1.C.1.B to 20 feet, contingent upon an executed and recorded mutual access easement providing access across development area B.1.C.1.A from South 109th East Avenue to development area B.1.C.1.B.

An application for a lot split to create new lots coinciding with development areas B.1.C.1.A and B.1.C.1.B has been filed concurrently with this minor amendment application.

**Development Area B.1-C.1-A**

**Permitted Uses:** Use Unit 11- Offices Studios and Support Services; 12- Eating Establishments, other than Drive-ins; 13- Convenience Goods and Services; 14- Shopping Goods and Services; 17 (Vehicle Repair and Service Only); 19- Hotel, Motel and Recreation; Use Unit 21- Business Signs and Outdoor Advertising (including outdoor advertising); and 22- Scientific Research and Development.

**Maximum Permitted Floor Area:**

- Use Units 12, 13, 14, 16, and 17: 23,060 sf
- Use Units 11, 19, and 22: 47,000 sf
Off-Street Parking:

As required by the applicable Use Unit within the Tulsa Zoning Code.

Maximum Building Height:

None.

Minimum Building Setbacks:

From the centerline of 109th East Ave.: 55’

From the west property line: 10’

From all other PUD area boundaries: 10’

Minimum Landscaped Open Space:

As required by section 1104-E and Chapter 10 of the Tulsa Zoning Code as in effect on March 18, 2009 and as previously modified by this PUD and the prior amendments thereto.

Signs:

Per section 1103-B-2 of the Tulsa Zoning Code as in effect on March 18, 2009 and as previously modified by this PUD and the prior amendments thereto.

Frontage:

40’

Development Area B-1-C-1-B

Permitted Uses: Use Unit 11- Offices Studios and Support Services; 12- Eating Establishments, other than Drive-ins; 13- Convenience Goods and Services; 14- Shopping Goods and Services; 17 (Vehicle Repair and Service Only); 19- Hotel, Motel and Recreation; Use Unit 21- Business Signs and Outdoor Advertising (including outdoor advertising); and 22- Scientific Research and Development.

Maximum Permitted Floor Area:

Use Units 12, 13, 14, 16, and 17: 0 sf

Use Units 11, 19, and 22: 65,778 sf

1 Amendment PUD-312-A-10, which established the minimum landscaped open space and sign standards for Development Area B.1.C.1 was approved by the Tulsa Metropolitan Area Planning Commission on March 18, 2009.
Off-Street Parking:

Maximum Building Height:

Minimum Building Setbacks:

From the centerline of 109th East Ave.:
55’

From the west property line:
10’

From all other PUD area boundaries:
10’

Minimum Landscaped Open Space:

As required by the applicable Use Unit within the Tulsa Zoning Code.

None.

Signs:

Per section 1103-B-2 of the Tulsa Zoning Code as in effect on March 18, 2009 and as previously modified by this PUD and the prior amendments thereto.

Frontage:

20’
**Case Report Prepared by:**
Jay Hoyt

**Owner and Applicant Information:**
Applicant: Lou Reynolds
Property Owner: Thomas E Cooper
St Francis Health System

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

**Applicant Proposal:**
Concept summary: PUD minor amendment to combine Development Area A-1 & A-2 as Development Area A and to add a portion of Development Area C to Development Area A to permit the expansion of the St. Francis Hospital campus.

Gross Land Area: 107.7 Acres
Location: West of the northwest corner of East 91st St South and South Garnett Rd
Development Areas A-1, A-2 & C

**Zoning:**
Existing Zoning: CO/PUD-586-A
Proposed Zoning: No Change

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

**Staff Recommendation:**
Staff recommends approval.

**Staff Data:**
TRS: 8418

**City Council District:** 7
*Councilor Name:* Lori Decter Wright

**County Commission District:** 1
*Commissioner Name:* Stan Sallee
SECTION I: PUD-586-A-13 Minor Amendment

Amendment Request: Modify the PUD to combine Development Areas A-1 and A-2 as well as add a portion of Development Area C to Development Area A to permit the expansion of the St. Francis Hospital campus by approximately 280,000 sf.

The applicant is proposing to update the development standards to combine the requirements of Development Areas A-1 and A-2 and incorporated portion of Area C. The Development Standards have also been updated to reflect the current City of Tulsa Zoning Code. The current development standards for the PUD refer to uses and standards from the previous Zoning Code that is no longer in use.

The intersection of Sage Boulevard and E 91st St S will be relocated east of its current location as part of the expansion. The entire Hospital Campus will be platted to reflect the expansion and changes in boundaries.

If approved, the Development Standards for the PUD will be per the PUD information packet provided by the applicant with the exception that no changes will be made to the standards of Development Area B. The Development Area boundaries will be as shown on Exhibit A provided by the applicant.

No parking minimums are being established by this amendment. On site parking adequate to meet the needs of the facility shall be provided. Landscaping will meet or exceed the provisions of the current zoning code and shall include 15% of the lot area as open space.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(1) of the City of Tulsa Zoning Code.

"Adjustment of internal development area boundaries, provided the allocation of land to particular uses and the relationship of uses within the project are not substantially altered;".

Staff has reviewed the request and determined:

1) PUD-586-A-13 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-586-A.

2) All remaining development standards defined in PUD-586-A and subsequent amendments shall remain in effect.
Exhibits included with staff report:
  INCOG zoning case map
  INCOG aerial photo
  Applicant PUD Information
  Applicant Exhibit A

With considerations listed above, staff recommends approval of the minor amendment to combine Development Area A-1 & A-2 as Development Area A and to add a portion of Development Area C to Development Area A to permit the expansion of the St. Francis Hospital campus.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
SAINT FRANCIS HEALTH SYSTEM

SAINT FRANCIS SOUTH EXPANSION

Amended Planned Unit Development No. 586-A-13
City of Tulsa, Tulsa County, Oklahoma

January, 2022
# SAINT FRANCIS SOUTH EXPANSION

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SAINT FRANCIS SOUTH EXPANSION

DEVELOPMENT CONCEPT

Planned Unit Development ("PUD 586") was approved in 1998. PUD 586 consisted of 137 acres within three (3) development areas (i.e., Development Area A, Development Area B and Development Area C). PUD 586 provided for a medical complex in a campus setting which included related office, commercial and residential facilities within the adjoining development areas.

There has been one Major Amendment to PUD 586 ("PUD 586-A") which permitted two (2) outdoor advertising signs in Development Area A and twelve (12) Minor Amendments.


A three (3) story hospital, Saint Francis South, and a two (2) story medical office building have been constructed in Development Area A-1.

In April of 2003, Minor Amendment No. PUD-586-A-2 modified the screening requirements around the cooling tower and the dumpster in Development Area A-1.

In March of 2004, Minor Amendment No. PUD-586-A-3 approved an etched stone panel (sign) within the existing retaining wall along East 109th Street.

In March of 2004, Minor Amendment No. PUD-586-A-4 increased the number of business signs along East 91st Street South in Development Area A-1 to four (4) from two (2).

In January of 2008, Minor Amendment No. PUD-586-A-5 increased the height of a sign in the freeway sign corridor from 40 feet to 57 feet 2 inches to allow for the construction of clock tower with a sign affixed to the clock tower structure.

In July of 2008, Minor Amendment No. PUD-586-A-6 reconfigured the boundary between Development Area A-1, Development Area A-2, and Development Area C to permit the construction of a 110,000 square foot medical office building, five (5) story parking structure and the expansion of the surface parking for the existing hospital and medical office building in Development Area A-1.

In August of 2008, Minor Amendment No. PUD-586-A-7 permitted public and private streets in the PUD and established permissible parking parameters for internal streets.

In December of 2009, Minor Amendment No. PUD-586-A-8 amended the screening requirements for the cooling tower and trash compactor.
In February of 2010, Minor Amendment No. PUD-586-A-9 provided the sign standards within Development Area C.

In June of 2010, Minor Amendment No. PUD-586-A-10 permitted the phasing of the construction of sidewalks within the PUD.

In March of 2011, Minor Amendment No. PUD-586-A-11 permitted the digitation of the south face of an existing outdoor advertising sign.

In May of 2013, Minor Amendment No. PUD-586-A-12 permitted the digitation of the north face of an existing outdoor advertising sign.

The purpose of this Minor Amendment is to amend the Development Standards to recombine Development Area A 1 and Development Area A 2 as Development Area A, and to add part of Development Area C to Development Area A in order to permit the expansion of the Saint Francis South Hospital campus by approximately 280,000 square feet. As a part of such expansion, the intersection of Sage Boulevard and East 91st Street South will be relocated to the east. Additionally, the Plat of Arrowhead Ridge will be vacated, necessary utilities relocated and such property included in a new plat as a part of the expanded hospital campus. A preliminary plat for the entire hospital campus will be submitted as soon as possible.

**AMENDED DEVELOPMENT STANDARDS**

**DEVELOPMENT AREA A**

**NET LAND AREA:** +/- 81 Acres*

* The boundaries of the development areas are conceptual and minor modifications may be made pursuant to final plating; however, the acreage of such development area shall not be altered by more than ten percent (10%).

**PERMITTED USES:**

- Residential
  - Group Living
  - Assisted Living Facility
  - Community Group Home
  - Convent/Monastery/Novitate
  - Elderly/Retirement Center
  - Life Care Retirement Center
  - Residential Treatment Center

- Public, Civic and Institutional
  - Helipad
  - Hospital
  - Wireless Communication Facility
Commercial
Commercial Service
Lodging, Limited to Hotel/Motel
Office
Parking – Non-accessory
Restaurant
Retail Sales

Other
Off-Premise Outdoor Advertising Signs

And uses customarily accessory to permitted principal uses.

MAXIMUM FLOOR AREA RATIO OF ANY LOT:

Nonresidential 0.60
Residential except elderly/retirement housing 0.50

MAXIMUM LIVABILITY SPACE PER LOT:

Elderly/Retirement Center:
200 SF per dwelling unit.

MAXIMUM NUMBER OF DWELLING UNITS/LOT:

30 dwelling units per acre.

MAXIMUM BUILDING HEIGHT:

160 FT*

* Architectural elements may exceed maximum building height with detailed site plan approval.

MINIMUM BUILDING SETBACKS:

As established by Detail Site Plan review and approval.

OFF-STREET PARKING:

As provided in Section 55.020 of the Zoning Code.*

* The required number of off-street parking spaces may be reduced with Detail Site Plan approval.

MINIMUM LANDSCAPED OPEN SPACE PER LOT (NON-RESIDENTIAL USES):

15% of the net area.
SCREENING:

As permitted by the Zoning Code, excepting that trash compactors must be fully sealed and self-contained and that no “over-top units” (typical dumpsters), trash bins, or dumpsters be allowed per approval of PUD-586-A-2*.

* Approval of PUD-586-A-2 was applicable to the cooling tower and compactor for the original hospital construction only. Future waiver of this requirement would require approval of a Detail Site Plan.

BUSINESS SIGNS:

A. Business signs shall be subject to the general use conditions set forth in Section 60.080, except as otherwise provided herein:

B. The number of ground signs in the Development Area A shall not exceed*:

   (1) Four (4) on East 91st Street South;
   (2) Three (3) on South Garnett Road;
   (3) Six (6) on internal collectors; and
   (4) Three (3) on the Mingo Valley Expressway.

* This does not include the etched stone sign installed as part of the retaining wall.

C. Ground signs shall not exceed twelve (12) feet in height with an aggregate display surface area of 2/10 of one square foot for each lineal foot of street frontage when adjacent to a collector street or public or private minor and interior streets.

D. Ground signs adjacent to 91st Street, Garnett Road, and outside of the freeway sign corridor shall not exceed an aggregate display surface area of one (1) square foot for each lineal foot of arterial street frontage and shall not exceed twenty-five (25) feet in height.

E. Ground signs within the freeway sign corridor oriented toward the freeway shall:

   (1) not exceed an aggregate display surface area of one (1) square foot for each lineal foot of freeway frontage within the lot;
   (2) not exceed fifty-seven (57) feet in height; and
   (3) be spaced at least 300 feet from any other ground sign.

F. For non-residential uses, wall and canopy signs shall not exceed an aggregate display surface area of two (2) square feet for each lineal foot of building wall to which the sign is affixed.
OUTDOOR ADVERTISING SIGNS:

A. Outdoor advertising signs shall be subject to the general use conditions set forth in Section 60.080.F, except as otherwise provided herein:

B. There shall be a maximum of two (2) outdoor advertising signs permitted in Development Area A.

B. One (1) outdoor advertising sign must be located not less than 575 feet nor more than 600 feet from the centerline of East 91st Street along the Mingo Valley Expressway/U.S. 169.

C. One (1) outdoor advertising sign must be located not less than 200 feet nor more than 250 feet from the north boundary of Development Area A.

D. The outdoor advertising sign closest to the north boundary of Development Area A may have dynamic display/digital sign faces.

DEVELOPMENT AREA B

Not Included in PUD-586-A-13

LAND AREA (NET): 25 acres*

* The boundaries of the development areas are conceptual and minor modifications may be made pursuant to final plating; however, the acreage of such development area shall not be altered by more than ten percent (10%). All minor modifications in development area boundaries would be subject to the approval of a minor amendment.

PERMITTED USES:

Residential
- Three or More Households on a Single-Lot
- Assisted-Living Facility
- Community Group Home
- Elderly/Retirement-Center
- Life Care-Retirement-Center

Commercial
- Office
- Parking—Non-Accessory

And uses considered customarily accessory to the Permitted Principal Uses.

MAXIMUM FLOOR AREA RATIO OF ANY LOT (Non-residential) .45*

* The permitted intensity of residential/care facilities shall be determined by applying the floor area ratio of .45.
MAXIMUM NUMBER OF DWELLING UNITS/LOT: 30-dwelling units per acre*

MAXIMUM BUILDING HEIGHT:

Office Uses 60-feet
Other Uses 3-stories

MINIMUM BUILDING SETBACKS:

From the north-development area boundary

For Office Uses: As required in the OM-District
Other uses: As required in the RM-1-District

From the centerline of Garnett Road: 100-feet

From Expressway right-of-way line: 25-feet

From other development area boundaries: 25-feet

MINIMUM LANDSCAPED OPEN SPACE PER LOT (NONRESIDENTIAL): 15% of net area

MINIMUM LIVABILITY SPACE PER DWELLING UNIT: 300 SF

OFF-STREET PARKING:

As provided in Section 55.020 of the Zoning Code.*

* The required number of off-street parking spaces may be reduced with Detail Site Plan approval.

SIGNS:

A. Signage within Development Area B shall comply with the provisions of the RM-1 District in regard to residential or group living uses.

B. Signs shall comply with the provisions of the OL district in regard to nonresidential uses subject to the following modifications and limitations:

(1) Permitted display surface area may be computed on private street frontage of the lot within which the principal uses is located.

(2) A ground sign shall not exceed 12-feet in height.

(3) No ground sign shall be located within 150 feet of the north boundary of the development area.
DEVELOPMENT AREA C

LAND AREA (NET): +/- 26 acres*

* The boundaries of the development areas are conceptual and minor modifications may be made pursuant to final platting; however, the acreage of such development area shall not be altered by more than ten percent (10%).

PERMITTED USES: As permitted by right within the CS District

MAXIMUM BUILDING HEIGHT: 45 feet*

* Architectural elements may exceed maximum building height with detailed site plan approval.

MINIMUM BUILDING SETBACKS: As established by Detail Site Plan review and approval.

OFF-STREET PARKING: As provided in Section 55.020 of the Zoning Code.*

* The required number of off-street parking spaces may be reduced with Detail Site Plan approval.

MINIMUM LANDSCAPED OPEN SPACE PER LOT: 10% of net area

SIGNS:

A. Ground signs shall be limited to three (3) for each arterial street frontage with a maximum of 160 square feet of display surface area and 25 feet in height.

B. Ground signs on lots abutting a public or private interior street shall not exceed an aggregate display surface area of 2/10 of one (1) square foot per lineal foot of street frontage.

C. Wall signs shall be permitted not to exceed 2.0 square feet of display surface area per lineal feet of building wall to which it is attached. The length of a tenant wall sign shall not exceed 75% of the frontage on the tenant space.

D. In addition to the ground signs permitted by A above, a monument style ground sign, identifying the development, shall be permitted, not to exceed 16 feet in height and 200 square feet of display surface area.

STORAGE:

There shall be no outside storage of recyclable material, trash (outside a screened receptacle) or similar material and trucks or trucks trailers may only be parked in the PUD while they are actively being loaded or unloaded. Truck trailers shall not be used for storage.
COMMERCIAL VEHICLE PARKING:

The parking of commercial vehicles shall not exceed 12 hours at any one time.

3. The principal access to all Development Areas shall be from a corridor collector street which corridor collector street may be public or private. A private collector must be a minimum of 24 feet wide. Unless the private collector street has at least four (4) lanes, there shall be no parking on the private collector.

Collector streets, which are private, must be open to the public.

When found necessary, as a part of the development of PUD-586, South 109th East Avenue will be extended from East 94th Street to South Garnett Road.

4. No Zoning Clearance Permit shall be issued for a lot within the PUD until a Detail Site Plan for the lot, which includes all building and requiring parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.

5. A Detail Landscape Plan for each development area shall be submitted to the TMAPC for review and approval. 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 in accordance with the approved Landscape Plan for that development area 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.

6. No sign permits shall be issued for erection of a sign within a development area of the PUD until a Detail Sign Plan for that development area has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.

7. *All trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level.  *Unless otherwise provided in PUD-586-A-13 above.

8. Lighting used to illuminate the subject tract shall be so arranged as to shield and direct the light away from adjacent residential areas. Shielding of such light shall be designed so as to prevent the light-producing element or reflector of the light fixture from being visible to a person standing in the adjacent residential areas or street right-of-way. No light standard nor building-mounted light shall exceed 25 feet in height and all such lights shall be set back at least 75 feet from a single-family dwelling.

9. The Department of Public Works or a Professional Engineer registered in the State of Oklahoma shall certify to the zoning officer that all required stormwater drainage structures and detention areas serving a development area have been installed in accordance with the approved plans prior to issuance of an occupancy permit.
10. No Building Permit shall be issued until the requirements of Section 30.010-J 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 PUD conditions of approval and making the City beneficiary to said covenants.
**Case Report Prepared by:**
Dwayne Wilkerson

**Owner and Applicant Information:**
Applicant: Lou Reynolds  
Property Owner: Stephen P and Sonia L Turney

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

**Applicant Proposal:**
Present Use: Auction Company  
Proposed Use: Auction Company

Concept summary: The subject property has been operating as an auction house for decades. The site is zoned OL and the applicant is requesting CS so the existing use can be consistent with the zoning.

Tract Size: 1.95 ± acres  
Location: West of the northwest corner of South 129th East Avenue and East 11th Street South  
12701 East 11th Street South

**Zoning:**
Existing Zoning: OL  
Proposed Zoning: CS

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

**Staff Recommendation:**
Staff recommends approval.

**Staff Data:**
TRS: 9405  
CZM: 39

**City Council District:** 6  
Councilor Name: Connie Dodson

**County Commission District:** 1  
Commissioner Name: Stan Sallee
SECTION I: Z-7640

DEVELOPMENT CONCEPT: The subject property has been operating as an auction house for decades. The site is zoned OL and the applicant is requesting CS so the existing use can be consistent with the zoning. CS zoning is consistent with Neighborhood Center Land Use designation.

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-7640 is a request to change zoning from OL to CS. Uses allowed with a CS zoning district along with the and lot and building regulations are consistent with the Neighborhood Center land use vision and,

CS zoning is consistent with the existing use on the property and is consistent with expected development and signage allowed in the Route 66 overlay and,

The development style will be similar to surrounding property owners and this rezoning request is considered non-injurious to the proximate properties therefore,

Staff recommends Approval of Z-7640 to rezone property from OL to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CS zoning is consistent with the Neighborhood Center land use designation in the Tulsa Comprehensive Plan.

Land Use Vision:
Land Use Plan map designation: Neighborhood Center

Neighborhood Centers: This land use designation should include small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

Areas of Stability and Growth designation: Area of Growth
An area of growth is a designation 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: Multi Modal Corridor:

East 11th Street is considered a multi-modal corridor. Future development should 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

Small Area Plan: None

Special District Considerations: The subject property is included in the Route 66 overlay.

The Route 66 Overlay establishes zoning regulations and incentives intended to ensure the enhancement, development, and revitalization of the authentic Route 66 through the promotion of historic and historically inspired signage, especially neon, along and adjacent to the two alignments of Route 66 in Tulsa. The regulations are generally intended to guide the character of both public and private development as it occurs along Route 66

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary:

The subject property is undeveloped on the west portion of the site but occupied on the east portion of the site with an existing single story building that has been used as structure for indoor auctions.
Environmental Considerations: None that would affect site redevelopment.

Streets:

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
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<tr>
<td>East 11th Street South</td>
<td>Secondary Arterial</td>
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<td>5 lanes, 2 lanes each direction with a center turn lane.</td>
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<tr>
<td>South 127th East Avenue</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
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Utilities: The subject tract has municipal water and sewer available.

Surrounding Properties:

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<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<td>North</td>
<td>RS-2</td>
<td>Neighborhood Center Growth</td>
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<td>Single Family Dwelling</td>
</tr>
<tr>
<td>East</td>
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<td>West</td>
<td>CS</td>
<td>Existing Neighborhood Stability</td>
<td></td>
<td>Single Family Dwelling</td>
</tr>
</tbody>
</table>
SECTION III: Relevant Zoning History

History: Z-7460

ZONING ORDINANCE: Ordinance number 11817 dated June 26, 1970, established zoning for the subject property.

Subject Property:

Surrounding Property:

BOA-21859 February 2015: The Board of Adjustment approved a Special Exception to permit used and new automobile sales in the CS District (Section 701, Table 1), on property located at 12828 East 11th Street.

BOA-20809 November 2008: The Board of Adjustment approved a Special Exception to permit automobile sales (accessory to the auction house) in a CS District (Section 701); & a Variance to permit open air storage or display of merchandise offered for sale within 300 ft. of an R district (Section 1217.C.2), on property located at 12835 East 11th Street.

BOA-19987 February 2005: The Board of Adjustment approved a Special Exception to permit a mobile home in a CS zoned district, on property located at 1040 South 127th East Avenue.

BOA-19854 May 2004: The Board of Adjustment Withdrawal a Special Exception to permit automobile sales in a CS district & a Variance to permit auto sales within 300 feet of an R district, on property located at 12835 East 11th Street South.

BOA-16953 February 1995: The Board of Adjustment approved a Special Exception to permit automobile sales in a CS District & a Variance of the all-weather surface requirement for parking – Use Unit 17, on property located at 950 South 129th East Avenue.

BOA-16568 January 1994: The Board of Adjustment denied a Special Exception to permit a manufactured home in a CS zoned district, on property located at 950 South 129th East Avenue.

BOA-15164 June 1989: The Board of Adjustment approved a Special Exception to permit automotive and allied activities in a CS zoned district, on property located at 1284 ½ East 11th Street.

BOA-14169 August 1986: The Board of Adjustment denied a Special Exception to permit a mobile home sale in a CS zoned district & a Variance to allow open air storage or display of merchandise offered for sale within 300' of an adjoining R District, on property located at NW/c of 127th East Avenue and East 11th Street.

BOA-12897 December 1983: The Board of Adjustment approved a Special Exception to permit used car sales in a CS zoned district under the provisions of Section 1680, on property located at NW corner of South 129th East Avenue and East 11th Street South.

Z-5705 July 1982: All concurred in approval of a request for rezoning a tract of land from RS-2 to CS on property located 1040 South 127 Ave East.

Z-5668 May 1982: All concurred in approval of a request for rezoning a tract of land from RS-2 to CS on property located 940 South 129th Ave East.

Z-5705 July 1982: All concurred in approval of a request for rezoning a tract of land from RS-2 to CS on property located 12835 East 11th Street South.

Z-5248 May 1979: All concurred in approval of a request for rezoning a tract of land from RS-2 to CS on property located 950 South 129th Ave East.

Z-5112 June 1978: All concurred in approval of a request for rezoning a tract of land from RS-2 to CS on property located 950 South 129th Ave East.
BOA-8604 June 1975: The Board of Adjustment approved a Modification of the screening requirements where the purpose of the screening requirements cannot be achieved in a CS District, on property located at 12835 East 11th Street.

BOA-8185 February 1974: The Board of Adjustment approved a Special Exception to permit a building for American Legion Mohawk Post No. 308 and utilize residence on property in an RS-2 District, on property located at 920 South 129th East Avenue.

Z-4636 June 1974: All concurred in approval of a request for rezoning a tract of land from RS-2 to OL on property located 12828 East 11th Street South.

BOA-8028 September 1973: The Board of Adjustment approved a Variance to permit a boat and camper storage facility (enclosed mini-Storage) in a CS District, on property located at 12835 East 11th Street.
Land Use Plan Categories
- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

Z-7640
19-14 05
Item

Discuss various proposed amendments to the City of Tulsa Zoning Code in the following sections:

- **Chapter 20 Overlay Districts:** Section 20.080-C Residential Building Types for Household Living, Table 20-4.5 Notes, [1]; Section 20.080-E Parking Regulations, 2. Location
- **Chapter 5 Residential Districts:** Section 5.030-B Table Notes, [4]
- **Chapter 40 Supplemental Use and Building Regulations:** Section 40.030 Apartments/Condos
- **Chapter 55 Parking:** Section 55.080-C Parking Setbacks

Background

On June 16, 2021, TMAPC recommended approval of an amendment to the Tulsa Zoning Code to create the Neighborhood Infill Overlay (NIO). The overlay is intended to expand the types of housing that can be developed in the near-downtown neighborhoods to address the lack of “missing middle” housing identified by the 2019 Downtown & Surrounding Neighborhoods Housing Study & Strategy (DSNHSS). Following City Council approval, the ordinance was published on August 1, 2021, and became effective on August 31, 2021.

On June 16, 2021, The City Council initiated zoning map amendments to apply NIO zoning to properties in alignment with the DSNHSS boundaries, excluding properties located within the Inner Dispersal Loop (IDL). Due to a high level of opposition, several areas were removed from the proposed map amendment during public engagement and public hearings. The final map (attached SA-5 maps) was approved and became effective on December 7, 2021.

During the map amendment process, Councilor McKee committed to revisiting the allowable number of apartments within single-family residential districts and consider a text amendment to reduce the maximum number from 8 units to 6 units. During a review of the adopted text, other items were identified that needed clarification or adjustments based on feedback received from interested parties. The amendments are a result of the zoning code implementation team’s work to address the follow-up items and clarify the adopted text. The proposed amendments are in Chapters 5, 20, 40, and 55 of the zoning code.

The amendments proposed to the City of Tulsa Zoning Code, Title 42 Tulsa Revised Ordinances, are shown in **strike through/underline** in Attachment 1.

Attachments

- Summary of changes and justifications for zoning code amendments
- SA-5 maps of adopted NIO boundary
ATTACHMENT 1:

OVERLAY:

Revise Section 20.080-C to reduce the allowable number of units for apartments/condos located in RS districts within the Neighborhood Infill Overlay from 8 to 6.

20.080-C Residential Building Types for Household Living

Table 20-4.5: Neighborhood Infill Overlay District Building Type Regulations for Household Living

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>Base Zoning Districts:</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>RS-</td>
</tr>
<tr>
<td>Subcategory Specific use Building Types</td>
<td>3</td>
</tr>
<tr>
<td>RESIDENTIAL Household Living</td>
<td></td>
</tr>
<tr>
<td>Single household</td>
<td></td>
</tr>
<tr>
<td>Detached house</td>
<td>p</td>
</tr>
<tr>
<td>Patio House</td>
<td>p</td>
</tr>
<tr>
<td>Townhouse</td>
<td></td>
</tr>
<tr>
<td>2-unit townhouse</td>
<td>p</td>
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<td>3+-unit townhouse</td>
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<tr>
<td>Manufactured housing unit</td>
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<td>Manufactured housing subdivision</td>
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<td>Mobile home</td>
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<td>Mixed-use building</td>
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<tr>
<td>Vertical mixed-use building</td>
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<tr>
<td>Two households on single lot</td>
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<td>Mixed-use building</td>
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<tr>
<td>Vertical mixed-use building</td>
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<td>Three or more households on single lot Cottage house development</td>
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<tr>
<td>Mixed-use building</td>
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</tr>
<tr>
<td>Vertical mixed-use building</td>
<td>-</td>
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</tbody>
</table>

1. Table 20-4.5 Notes
The following notes refer to the bracketed numbers (e.g., "[1]") in (Table 20-4.5):

[1] Apartment/condo is limited to no more than 8 dwelling units on a single lot.
ATTACHMENT 1:

Revised language for parking locations to clarify that driveways can be permitted in the space between buildings and street right-of-way while maintaining the prohibition on parking spaces in the defined area.

20.080-E Parking Regulations

1. Minimum Parking Ratios
   The minimum parking ratios established in Section 55.020, Table 55-1 for a Household Living use are reduced by 50% in the Neighborhood Infill Overlay district.

2. Location
   The parking area spaces, not including drive aisles, is prohibited between building and street right-of-way (see Figure 20-5) on lots occupied by a 3+ Unit Townhouse, Cottage House Development, Multi-unit House and Apartment/Condo.

*Figure 20-5: Parking Prohibited between Building and Street Right-of-Way*
ATTACHMENT 1:

CITY-WIDE:

Update "Table Note [4]" to clarify additional setback for non-residential uses applies to vacant lots, as well as lots occupied by residential uses.

5.030 Lot and Building Regulations

... Table Error! No text of specified style in document. 1: R District Lot and Building Regulations

<table>
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<th>Regulations</th>
<th>RE</th>
<th>RS-1</th>
<th>RS-2</th>
<th>RS-3</th>
<th>RS-4</th>
<th>RS-5</th>
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<th>RM-2</th>
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<td>Minimum Lot Area (sq. ft.)</td>
<td>22,500</td>
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<td>6,900</td>
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<tr>
<td>Other allowed buildings/uses</td>
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<td>Max. Building Height (feet)</td>
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ATTACHMENT 1:

5.030-B Table Notes
The following notes refer to the bracketed numbers (e.g., "[1]") in Table 5-3:

... 

[4] Non-residential uses requiring special exception approval in R zoning districts require minimum 25-foot building setback from R-zoned lots that are vacant or occupied by residential uses.

Remove language that limits screening requirements to apartments over 5 units and apply screening requirements to all apartment/condos adjacent to RE, RS, or AG-R districts.

40.030 Apartments/Condos
Whenever an apartment/condo building containing more than 5 dwelling units is located on a lot abutting an RE, RS, or AG-R district, a screening wall or fence must be provided along the common lot line in accordance with the F1 screening fence or wall standards of §65.070-C.

Remove additional setback applied to parking lots accessory to apartment/condo buildings due to the application of new landscaping and screening requirements.

55.080-C Parking Setbacks

... 

2. Unenclosed off-street parking areas (including drive aisles) that are accessory to apartment/condo buildings or group living uses must be set back at least 25 feet from any abutting RE- or RS-zoning district.

3. All unenclosed, non-accessory off street parking areas must be screened from abutting R- or AG-R- zoned lots by an F1 screening fence or wall, in accordance with §65.070-C.

4. All unenclosed, accessory off street parking areas containing 6 or more spaces must be screened from abutting RE-, RS-, or AG-R- zoned lots by an F1 screening fence or wall, in accordance with §65.070-C, provided that accessory parking areas located more than 50 feet from abutting RE-, RS-, or AG-R- zoned lots are not required to provide such screening.
Item
Progress presentation on the ongoing update to the City of Tulsa Comprehensive Plan, planitulsa.

Background
In 2019 the Tulsa Planning Office began updating the City of Tulsa Comprehensive Plan as it approached 10 years since it was adopted in 2010. This update process has included a great deal of internal research, analysis, and mapping to understand what has changed since plan adoption and what best practices for comprehensive planning processes have emerged in other cities.

After establishing the base understanding for what each portion of the comprehensive plan needed to be updated, internal teams were established for each of the nine proposed plan chapters. These teams conducted significant subject matter expert engagement with more than 200 interviews, meetings, and discussions to inform policy development for each chapter. Engagement with the general public followed this subject matter expert engagement, including public meetings about infill development, a series of development roundtable discussions, multiple surveys, a substantial series of virtual public meetings, a planitulsa contact email account, and a planitulsa telephone hotline. Across these formats more than 3,000 Tulsans outside of the subject matter expert group have contributed their ideas, concerns, and priorities to the process.

Draft versions are in review for all 9 topic chapters and the Development Review Guide. Since the presentation at the last work session in August 2021, staff has completed drafts of each chapter, and 8 of 9 content chapters, and the Development Review Guide, have been reviewed internally by staff for proofreading, policy modifications, and other content alterations as needed.

Next Steps
Three content chapters and the Development Review Guide are now being reviewed by City Legal and INCOG leadership. Staff has begun to meet with City department heads to review content as we finish the reviews with City Legal and INCOG leadership. So far Tulsa Planning Office staff has met with Development Services, Engineering Services, and Streets & Stormwater, and will be working with those departments to review specific plan chapters and all plan recommendations that cite their departments. The next set of departments that staff will engage with includes: Tulsa Police Department, Tulsa Fire Department, Asset Management, Working in Neighborhoods, Water & Sewer, and Municipal Courts.

After all chapters have been reviewed by City Legal, INCOG leadership, and City department heads, a finalized internal draft will be developed prior to beginning public review. Public review will include numerous ways to provide feedback on the draft plan, and modifications will be made to the final plan based on that engagement before moving to final approvals.
Item
Present and discuss the Neighborhood Health Assessment program, a tool of Strategic Planning.

Background

Strategic Planning is a data-oriented process that directs the allocation of programs and services towards specific areas where funds and resources are most needed, can be readily utilized, and are most likely to achieve sustainable success in alignment with City priorities. To assist and inform all residents in the City of existing conditions, and to allocate resources under the principals of Strategic Planning, the Tulsa Planning Office has created the Neighborhood Health Assessment (NHA) program, a tool designed to inform residents of the overall “health” of their neighborhoods by utilizing data analysis and identifying how specific indicators are performing in comparison with the remaining parts of the city.

The goal of the health assessment is to identify neighborhood health risks and encourage stakeholders to proactively pursue opportunities for improving their own neighborhood health conditions. The Tulsa Planning Office will periodically gather and analyze up-to-date data to monitor progress and provide the most current assessment of conditions.

Staff will create Neighborhood Health Assessment Reports for all neighborhoods in the city. To achieve this, staff divided the city into 80 Neighborhood Statistical Areas (NSA), which are groupings of Census Tracts that align with neighborhoods of similar character. These areas can be compared to each other, and the city based on a list of preselected indicators across the nine chapters of planitulsa, Tulsa’s Comprehensive Plan. NSAs house stakeholder representation through various organizations including nonprofits and homeowner and neighborhood associations that can facilitate coordination and resource implementation to proactively address their issues, serving as partners.

PROGRAM OVERVIEW

Strategic Planning will offer a two-level approach to serve neighborhood residents, which will assist them in project implementation. The program intends to be proactive, and each level presents a different implementation approach. Progress will depend on each NSA’s capacity to build partnerships and pursue opportunities.

- **Level 1 – Analyze.** All 80 NSAs will have their own Neighborhood Health Assessment report. Residents will also have access to a Neighborhood Toolkit and a Commercial Toolkit that includes a list of programs and resources available to assist them in addressing issues.
- **Level 2 – Connect.** Staff will identify the lowest performing neighborhoods and engage with stakeholder leadership to work on specific resources and challenge prioritization. Any NSA representatives interested in further assistance for their neighborhood may approach the Tulsa Planning Office to request this service as well. Staff will evaluate requests and address them based on need, rank among the overall citywide NSA list, stakeholder interest, and available resources.

For implementation, neighborhood stakeholders will address their low scores utilizing available programs and resources, such as those included in the Neighborhood Toolkit and/or the Commercial Toolkit, both produced at the Tulsa Planning Office.
Each Neighborhood Health Assessment report will include the following six sections:

- **Overview.** Section includes a map of the analyzed Neighborhood Statistical Area, its location within city limits, and an introductory description of the NSA, covering information such as neighborhood character, history, landmarks, land uses, and key destinations.
- **Diagnosis.** Section will describe main takeaways and identify the area’s overall health score, rank out of the 80 NSAs, and underperforming indicators that may require attention.
- **Strategic Planning Screening.** Section consists of the NSAs health evaluation, including a list of data points grouped under nine indicator categories, representative of planitulsa’s chapters. Data points were selected and weighted as metrics that could be used to evaluate the success of achieving the goals established in planitulsa and will be scored and classified as ‘Good’, ‘Average’, or ‘Poor’.
- **Next Steps.** Describes the two levels of service and provides guidance to serve residents.
- **Area Snapshot.** Presents specific data on the NSA’s composition and compares it with the city, including demographics, economy, and available public services. It also lists potential partner organizations that could assist in project implementation.
- **Data Points Glossary.** Describes each category and datapoint included in the assessment, as well as the level of analysis that was conducted. Additionally, the report includes a map with all 80 NSA, ranked and grouped per the assessment’s overall scoring.

**PROGRESS & NEXT STEPS**

The following tasks have been achieved/will initiate:

- Completed the framework for the program, creating a one-page, two-sided information document that describes the tool, and three sample reports.
- Initiated presenting the tool to various city divisions and department heads to gather feedback before official program launch.
- Staff will initiate production of the 80 Neighborhood Health Assessment Reports, as well as a website with an interactive map showing all NSAs within city of Tulsa limits, potentially completing the tasks by August 2022.
- Staff will create a library that compiles available resources to address low scores throughout all indicator categories and datapoints in the Strategic Planning Screening health evaluation. Library will potentially lead to the creation of an Implementation Toolkit that compiles information from existing documents such as the Neighborhood and/or Commercial Toolkits.
- Staff will initiate offering Level 2 service as soon as all reports have been completed and are available online.

**ATTACHED DOCUMENTS**

- Neighborhood Health Assessment Program Information Brochure
- Crutchfield Neighborhood Health Assessment Sample
- Renaissance Neighborhood Health Assessment Sample
- Neighborhood Toolkit
- Commercial Toolkit