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 April 6, 2022 Meeting No. 2863

PUBLIC HEARING-PLATS

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

2. Crossover Community Development (CD 1) Preliminary Plat, Location: West of the southwest corner of East 36th Street North and North Peoria Avenue

PUBLIC HEARING-REZONING

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

3. Z-7645 Lou Reynolds (CD 5) Location: East of the northeast corner South Yale Avenue and East 51st Street South requesting rezoning from RM-2 to CS
OTHER BUSINESS

4. 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     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.
**Case Report Prepared by:** Nathan Foster

**Owner and Applicant Information:**
*Applicant:* Charles Jones, Cyntergy
*Owner:* Crossover Community Impact

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

![Location Map Image]

**Applicant Proposal:**
Preliminary Plat
*Location:* West of the southwest corner of East 36th Street North and North Peoria Avenue
*2 lots, 1 block, 7.89 + acres Mixed-Use*

**Zoning:** CH, MX2-F-65

**Staff Recommendation:**
Staff recommends approval of the preliminary plat

**City Council District:** 1
*Councilor Name:* Vanessa Hall-Harper

**County Commission District:** 1
*Commissioner Name:* Stan Sallee

**EXHIBITS:** Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual Improvements
PRELIMINARY SUBDIVISION PLAT

Crossover Community Development - (CD 1)
West of the southwest corner of East 36th Street North and North Peoria Avenue

This plat consists of 2 lots, 1 block on 7.89 ± acres.

The Technical Advisory Committee (TAC) met on April 7, 2022 and provided the following conditions:

1. **Zoning:** The property is zoned CH (Commercial – High) and MX2-F-65 (Mixed-Use). The proposed lots conform to the requirements of the zoning districts.

2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat.

3. **Transportation & Traffic:** Apply limits of no access to areas outside of the planned driveways. Coordinate location with City Traffic Engineering due to current work on East 36th Street North. Sidewalks will be required per Title 35 upon application for new building permits.

4. **Sewer:** Sanitary sewer extensions will require the approval of IDP. Final plat approval will not be given by the City of Tulsa until IDP has been approved. Dimension and label all easements on the face of the plat.

5. **Water:** Water line extensions will require the approval of IDP. Final plat approval will not be given by the City of Tulsa until IDP has been approved. Dimension and label all easements on the face of the plat. Offsite easements serving this project must be recorded and reflected on the face of the plat prior to approval of final plat.

6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat submittal. Add “State of” before Oklahoma in plat subtitle. Remove contours from final plat. Add contact information for project engineer and surveyor. Update location map to reflect only platted property boundaries. Label all other areas as unplatted. Update street names in the location map. Ensure accuracy and consistency of legal description between written version and face of the plat. Add signature block for government official signature.

7. **Stormwater, Drainage, & Floodplain:** IDP approval required for final plat.

8. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Staff recommends APPROVAL of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release required prior to final plat approval.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
CROSSOVER COMMUNITY DEVELOPMENT (2022)
### Case Report Prepared by:
Dwayne Wilkerson

### Owner and Applicant Information:
**Applicant:** Lou Reynolds  
**Property Owner:** Parks Edge Nursing and Rehabilitation Center, Inc.

### Location Map:  
(shown with City Council Districts)
![Location Map](image)

### Applicant Proposal:
**Present Use:** Vacant  
**Proposed Use:** Restaurant  
**Concept summary:** Rezone from multi-family residential uses to CS for commercial development along East 51st Street South  
**Tract Size:** 2.04 ± acres  
**Location:**  
5115 East 51st Street South  
East of the Northeast Corner of South Yale at East 51st Street South

### Zoning:
**Existing Zoning:** RM-2  
**Proposed Zoning:** CS  

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

### Staff Recommendation:
Staff recommends approval.

### Staff Data:
**TRS:** 9327  
**CZM:** 48

### City Council District:
**City Council District:** 5  
**Councilor Name:** Mykey Arthrell-Knezek

### County Commission District:
**County Commission District:** 3  
**Commissioner Name:** Vicki Adams
SECTION I: Z-7645

DEVELOPMENT CONCEPT: The applicant has submitted a rezoning request for a site that is zoned for multi-family residential uses as allowed in an RM-2 but included a special exception for the nursing home that has been demolished. The request is for CS zoning.

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 included

DETAILED STAFF RECOMMENDATION:

Z-7645 is a request to change zoning from RM-2 to CS. Uses allowed within a CS zoning district along with the lot and building regulations are consistent with the Town Center land use vision and,

The CS district is primarily intended to accommodate convenience, neighborhood, community, and regional shopping centers providing a range of retail and personal service uses. All of those uses are consistent with the expected development along a multi modal corridor and,

The supplemental development standards with the lot and building regulations in a CS zoning district support development style similar to surrounding properties therefore,

Staff recommends Approval of Z-7645 to rezone property from RM-2 to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Uses, lot and building standards and the supplemental regulations allowed in a CS district are consistent with the Town Center Land use designation and also support the development concept anticipated along a Multi Modal Corridor.

Land Use Vision:

Land Use Plan map designation: Town Center
Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors 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 51st Street South 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:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The site was developed in the 1960’s as a convalescent hospital after Board of Adjustment Approval. That facility has been demolished.
Environmental Considerations: None

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>
<tbody>
<tr>
<td>East 51st Street South</td>
<td>Secondary Arterial with Multi modal corridor</td>
<td>100 feet</td>
<td>4</td>
</tr>
<tr>
<td>South Braden Avenue</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
</tr>
</tbody>
</table>

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

Surrounding Properties:

<table>
<thead>
<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>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RM-2</td>
<td>Town Center</td>
<td>Growth</td>
<td>Multi Family</td>
</tr>
<tr>
<td>East</td>
<td>OM</td>
<td>Town Center</td>
<td>Growth</td>
<td>Meals on wheels headquarters (in construction phase)</td>
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<tr>
<td>South</td>
<td>RS-2 with special exception for park</td>
<td>Town Center</td>
<td>Stability</td>
<td>Lafortune Park (County Park System)</td>
</tr>
<tr>
<td>West</td>
<td>CS</td>
<td>Town Center</td>
<td>Growth</td>
<td>Commercial and Self-Storage</td>
</tr>
</tbody>
</table>
SECTION III: Relevant Zoning History

History: Z-7645
Subject Property:

ZONING ORDINANCE: Ordinance number 11824 dated June 26, 1970, established zoning for the subject property.

BOA-19049 April 2001: The Board of Adjustment approved a Special Exception to expand an existing building & a Variance of the setback requirement of 85’ from the centerline of East 51st Street South down to 75’, on property located at 5115 East 51st Street South.

BOA-17971 March 1998: The Board of Adjustment approved a Variance to reduce the required yard along Braden Ave. from 10’ to 0’ to permit an addition to an existing structure, on property located at 5115 East 51st Street South.

BOA-4796 September 1965: The Board of Adjustment approved a request for permission to erect a convalescent hospital in a U-2-B District, on property located at 5115 East 51st Street.

Surrounding Property:

BOA-22915 June 2020: The Board of Adjustment approved a Special Exception to permit a Public, Civic & Institutional/Gov. Service (meals on wheels headquarters) in an OM District, on property located at 5151 East 51st Street South.

BOA-21556 April 2013: The Board of Adjustment approved a Special Exception to permit a skilled nursing home in an OM district, on property located at 5151 East 51st Street South.

BOA-20149 November 2005: The Board of Adjustment approved a Special Exception to permit a dry cleaner, in a CS zoned district, on property located at 5097 & 5099 East 51st Street South.

Z-6515 January 1996: All concurred in approval of a request for rezoning a tract of land from RS-3 to CS on property located 4801 South Braden Ave.

BOA-9362 January 1977: The Board of Adjustment approved a Special Exception to permit the use property for the construction of park and recreation facilities, now occupied by the County Emergency Shelter; and for the renovation of clubhouse, on property located at 5501 South Yale Avenue.

BOA-9298 November 1976: The Board of Adjustment approved a Variance to permit the 50’ setback requirements from the centerline of Peoria to permit a 1’ overhang of a pole sign, located at 5204 South Peoria Avenue & a Variance of the 50’ setback requirements from the centerline of Harvard Avenue to permit a 3’ overhang of a pole sign located 2208 North Harvard Avenue, & a Variance of the 50’ setback requirements from the centerline of Sheridan Road to permit a 2’ 6” overhang of a pole sign located at 711 south Sheridan Road, & Variance of the 50’ setback requirements from the centerline of Lewis Avenue and from the centerline of 46th street North to permit a 1’ 6” overhang of a pole sign located at 4604 North Lewis Avenue, & a Variance of the 50’ setback requirements from the centerline of Charles Page Boulevard to permit a sign 23; 4” over the setback located at 4504 Charles Page Boulevard, & a Variance of the 50’ setback requirements from the centerline of Pine Street to permit a 1’ 6” overhang on a pole sign located at 3114 East Pine, & a Variance of the 50’ setback requirements from the
centerline of 11th Street to permit a pole sign 19’ 6” over the setback located at 3222 east 11th street, & a Variance of the 30’ setback requirements from the centerline of West 42nd Place to permit a 3’ overhang of a pole sign located at 3308 West 42nd Place, & a Variance of the setback requirements from the centerline of Admiral Place from 50’ to 40’ to permit the erection of a pole sign located at 3959 East Admiral Place, & Variance of the setback requirements from the centerline of Apache street from 50’ to 46’ to permit the erection of a pole sign located at 1532-A East Apache Street, & a Variance of the setback requirements from 40’ to 26.4’ from the centerline of main street to permit a pole sign located at 1517 South Main, & a Variance of the 50’ setback requirements from the centerline of 51st Street, & a Variance of the 50’ setback requirements from the centerline of 51st street to permit a pole sign with a 1’ 6” overhang located at 5099 East 51st street, & a Variance of the 50’ setback requirements from the centerline of Mingo Road to permit a 2’ 6” overhang of a pole sign located at 4666 South Mingo Road.

Z-4768 April 1975: All concurred in approval of a request for rezoning a tract of land from OL to CS on property located at 4920 South Braden Ave East.

BOA-8556 April 1975: The Board of Adjustment approved a Special Exception to erect mini storage buildings, and a Special Exception to permit manager’s quarters for the mini-storage buildings in a CS District, on property located at Northwest of 51st Street and Braden Avenue.

BOA-7867 April 1973: The Board of Adjustment approved a Special Exception to modify or remove the screening requirements where existing physical features provide visual separation of uses in an OM District, on property located at 4900 Block of South Darlington Avenue.

Z-3369 & Z-3370 April 1970: All concurred in approval of a request for rezoning a tract of land from OL to CS on property located at 4801 South Braden Ave & 4838 South Darlington Ave

Z-3576 November 1969: All concurred in approval of a request for rezoning a tract of land from U-2C to 3BH on property located 5151 East 51st Street South.

BOA-5770 March 1968: The Board of Adjustment approved a Variance to permit the setback requirements of U-3DH to permit building 25’ from the East property line & a Special Exception to permit extending a U-3DH use 40’ into a U-1C district, on property located at Braden between 47th and 49th Street.

BOA-5907 May 1968: The Board of Adjustment approved a Variance to permit a 3’ x 30’ plastic and metal canopy sign for a tavern, on property located at 5073 East 51st Street.

BOA-5393 April 1967: The Board of Adjustment approved a Special Exception to permit a YMCA at the northeast corner of 51st & Darlington, zoned U-2B, on property located at 5002 South Fulton Ave East.
Subject Tract

Z-7645

19-13 27

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
Note: Graphic overlays may not precisely align with physical features on the ground.