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 August 3, 2022 Meeting No. 2871
2. Amend the minutes of July 6, 2022 Meeting No. 2869 to correct legal (page 56)

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:

3. **Z-7625a Lou Reynolds** (CD 8) Location: Northeast corner of East 81st Street South and South Harvard Avenue requesting a Minor Amendment to allow retaining wall tie-backs to be located in a portion of the 25 foot landscape buffer (Continued from August 3, 2022) (Applicant requests a continuance to September 7, 2022)
4. **Z-7140-SP-1 Gant Hinkle** (CD 2) Location: South of the southwest corner of West 81st Street South and South Maybelle Avenue requesting a Corridor Minor Amendment to reduce the side yard setback

**PUBLIC HEARING-PLATS**
Review and possible approval, approval with modifications, denial, or deferral of the following:

5. **Tulsa Classical Academy** (CD 8) Preliminary Plat and Modification of the Subdivision & Development Regulations to remove the requirement to install permanent turnarounds at the end of existing stub streets, Location: North of the northeast corner of South Sheridan Road and East 101st Street South

**PUBLIC HEARING-REZONING**
Review and possible recommendation of approval, approval with modifications, denial, or deferral of the following:

6. **Z-7671 Ryan McCarty** (CD 1) Location: Multiple properties west of the southwest corner of East 33rd Street North and North Peoria Avenue requesting rezoning from RS-3 and OL to RS-4

7. **Z-7672 Tulsa City Council** (CD 6) Location: 9 properties between the northeast corner of East 21st Street and South 145th East Avenue and the southwest corner of East Admiral Place and South 193rd East Avenue requesting rezoning from RS-3 and RS-1 to AG-R

**OTHER BUSINESS**

8. 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@incoq.org
TMA PC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMA PC) 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: Hoyt, Jay
Sent: Wednesday, August 10, 2022 3:17 PM
To: Sawyer, Kim
Subject: FW:Z-7625a - Minor Amendment - 81st and Harvard

Kim,

The applicant for minor amendment Z-7625a is requesting a continuance to the 9/7 TMAPC meeting.

Thank you,

Jay Hoyt

From: Nathalie M Cornett <NCornett@ellerdetrich.com>
Sent: Wednesday, August 10, 2022 3:09 PM
To: Hoyt, Jay <JHoyt@incog.org>; R. Louis Reynolds <LReynolds@ellerdetrich.com>
Subject: RE: Z-7625a - Minor Amendment - 81st and Harvard

Hi Jay,

Alan Betchan is still working on the engineering documents. We’re told they are forthcoming but if we do not have them in time for your staff report, we would request an additional continuance to the 9/7 TMAPC meeting.

Sincerely,

Nathalie M. Cornett
Attorney at Law

2727 E. 21st Street, Ste 200
Tulsa, Oklahoma 74114-3533
(918) 747-8900 phone
(866) 547-8900 toll free
(918) 392-9427 e-fax
NCornett@EllerDetrich.com

www.EllerDetrich.com

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Lou,

Dwayne had mentioned that he was looking for more details/illustrations on the tie backs for this minor amendment. I hadn’t seen anything come through yet and Dwayne is out of the office this morning. We are finishing up the case reports for the 8/17 TMAPC meeting and I wanted to include any new information in the report if possible. If you have this information, can you forward it to me so that I can include it in the case report?

Thank you,

Jay Hoyt
Planner
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9476
jhoyt@incog.org

TULSA PLANNING OFFICE
**Case Report Prepared by:**
Jay Hoyt

**Owner and Applicant Information:**
Applicant: Gant Hinkle
Property Owner: TCGH, LLC.

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

![Location Map](image)

**Applicant Proposal:**
Concept summary: Corridor minor amendment to reduce the side yard setback.
Gross Land Area: 0.17 acres
Location: South of the SW/c of W 81st St S & S Maybelle Ave
Lot 24, Block 2 Hyde Park at Tulsa Hills

**Zoning:**
Existing Zoning: CO/Z-7140-SP-1
Proposed Zoning: No Change

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

**Staff Data:**
TRS: 8214

**Staff Recommendation:**
Staff recommends approval

**City Council District:** 2
*Councilor Name:* Jeannie Cue

**County Commission District:** 2
*Commissioner Name:* Karen Keith
SECTION I: Z-7140-SP-1i Minor Amendment

Amendment Request: Modify the Corridor Plan to reduce the side yard setback.

The current requirements for side yards within Hyde Park are either 0 ft on one side and 10 ft at the other or 5 ft at one side and 5 ft at the other. The applicant wishes to construct a home that utilizes the 0 ft and 10 ft option, but which encroaches into the 10 ft setback. They propose to reduce the side yard setback from 10 ft to 5 ft to permit a single-family residence.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 25.040D.3.b(5) of the Corridor District Provisions of the City of Tulsa Zoning Code.

"Minor amendments to an approved corridor development plan may be authorized by the Planning Commission, which may direct the processing of an amended development plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved development plan."

Staff has reviewed the request and determined:

1) The requested amendment does not represent a significant departure from the approved development standards in Z-7140-SP-1.

2) All remaining development standards defined in Z-7140-SP-1 and subsequent amendments shall remain in effect.

Exhibits included with staff report:
- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)

With considerations listed above, staff recommends approval of the minor amendment request to reduce the side yard setback from 10 ft to 5 ft.
Note: Graphic overlays may not precisely align with physical features on the ground.
Subject Tract

Z-7140-SP-1

18-12 14

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

Aerial Photo Date: 2021
**Case:** Tulsa Classical Academy  
**Hearing Date:** August 17, 2022  

**Case Report Prepared by:**  
Nathan Foster

**Owner and Applicant Information:**  
**Applicant:** Route 66 Engineering  
**Owner:** McCorkle Family Properties, LP

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

**Applicant Proposal:**  
Preliminary Plat and Modification of the Subdivision & Development Regulations to remove the requirement to install permanent turnarounds at the end of existing stub streets  
1 lots, 1 block, on 14.83 ± acres  
**Location:** North of the northeast corner of South Sheridan Road and East 101st Street South

**Zoning:** AG

**Staff Recommendation:**  
Staff recommends approval of the preliminary plat and the modification of the Subdivision & Development Regulations subject to conditions

**City Council District:** 8  
**Councilor Name:** Phil Lakin  
**County Commission District:** 3  
**Commissioner Name:** Vicki Adams
PRELIMINARY SUBDIVISION PLAT

Tulsa Classical Academy - (CD 8)
North of the northeast corner of South Sheridan Road and East 101st Street
South

This plat consists of 1 lot, 1 block, 14.83 ± acres.

The Technical Advisory Committee (TAC) met on July 21, 2022, and provided the following conditions:

1. **Zoning:** The property is currently zoned AG (Agriculture). The City Board of Adjustment approved a special exception to permit a school on the site (BOA-23305) which requires the property to be platted.

2. **Addressing:** City of Tulsa will assign a final address to the plat. Address assignments must be shown on the face of the final plat along with the standard address disclaimer.

3. **Transportation & Traffic:** Sidewalks are required along South Sheridan Road. Provide limits of no access along South Sheridan Road. The Subdivision & Development Regulations require adjacent stub streets to either be connected through the subdivision or the installation of a permanent turnaround. Current proposal requires approval of the requested modification to remove the requirement.

4. **Sewer/Water:** Water and sanitary sewer extensions are required to obtain IDP approval prior to release of the final plat. Adequate easement must be provided to cover all proposed extensions. Offsite easements must be recorded and reflected on the final plat. Provide easement for access to public water mains intersecting the site.

5. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Remove contours from final plat submittal. Add “City of Tulsa” before Tulsa County in the plat subtitle. In the location map, label all platted properties and label the plat location as “project location” or “site”. Provide graphically on the face of the plat all property pins found or set associated with the plat. Under the basis of bearing information include the coordinate system used and provide a bearing angle shown on the face of the plat. Add 3501 after North Zone toward the right-hand corner of the face. Graphically label the point of beginning on the face of the plat. Provide a date of preparation.

6. **Stormwater, Drainage, & Floodplain:** Drainage plans must be submitted and approved through the IDP process. Approval for IDP must be obtained prior to approval of the final plat. This site does not contain any FEMA or City of Tulsa Regulatory floodplain. If offsite easements are needed for drainage purposes, those easements must be recorded and shown on the face of the final plat prior to final approval.

7. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: All utilities indicated to serve the site must provide a release prior to final plat approval.

5.2
Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site. Infrastructure located in the gas company easement must receive written acceptance by the easement holder.

Modification of the Subdivision & Development Regulations:

Section 5-060.5 – A.2

"At the time that the temporary dead-end street is extended or connected to another street segment, any existing temporary turnaround must be removed by the developer responsible for extending the street. If for any reason the stub street is not extended, a permanent turnaround must be constructed by the subject developer on the abutting site being developed."

The applicant has requested a modification to remove the requirement to install a permanent turnaround at the end of the 3 existing stub streets adjacent to the site. Tulsa Planning Office met with staff from Engineering Services, Streets & Stormwater, Development Services, and the Tulsa Fire Department to discuss the modification request. Staff is in favor of removing the requirement for cul-de-sacs finding that the adjacent subdivisions were platted over 25 years ago and the stub streets have been sufficient. The support for the modification includes the following conditions:

1. Internal private drives should be extended to all 3 stub street locations to provide emergency access to the existing subdivisions. Stubs can remain gated with emergency gates for fire and emergency access. Pedestrian access, controlled or not, should be considered at these entry points prior to final plat approval.

Staff recommends APPROVAL of the preliminary subdivision plat and the modification of the Subdivision & Development Regulations subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter is required prior to approval of the final plat.
Land Use Plan Categories

- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Town Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

TULSA CLASSICAL ACADEMY
18-13 23
LEGAL DESCRIPTION

The South Six Feet of the Northwest Quarter of the Southwest Quarter, SW/4, Section Twenty-Three (23), Township Eighteen (18) North, Range Thirteen (13) East of the Indiana Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey System.

EXCEPT THE WEST Six Feet of the South Six Feet of the Northwest Quarter of the Southwest Quarter, SW/4, Section Twenty-Three (23), Township Eighteen (18) North, Range Thirteen (13) East of the Indiana Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey System.

BASIS OF BEARING

The bearings used for this survey is based on the Oklahoma State Plane Coordinate System North Zone (NAD 83).

OWNER/DEVELOPER
CLASSICALLY FORMED FOUNDATION, INC

SURVEYOR
BENNIT SURVEYING, INC

ENGINEER
ROUTE 66 ENGINEERING, LLC

ACRES = UNITS OF MEASURE
FT = FEET
SF = SQUARE FEET

This plat meets the Oklahoma Uniform Subdivision Act Requirements set forth by the Uniform Subdivision Act of the State of Oklahoma and the Tulsa County Zoning Regulations.

This plat was created by the Tulsa Classical Academy, Final Plat - 2022.
Case Report Prepared by: Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Ryan McCarty
Property Owner: Boomtown Development Company

Location Map: (shown with City Council Districts)

Applicant Proposal:
Present Use: Vacant/Single Family Residential
Proposed Use: Single-Family Residential
Concept summary: Rezoning to support construction of detached single-family homes and increase allowed density beyond the original platted property configuration.
Tract Size: 4.87 ± acres
Location: Multiple properties West of the Southwest corner of East 33rd Street North and North Peoria Avenue

Zoning:
Existing Zoning: RS-3, OL
Proposed Zoning: RS-4

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

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 0224
CZM: 28

City Council District: 1
Councilor Name: Vanessa Hall-Harper
County Commission District: 1
Commissioner Name: Stan Sallee
SECTION I: Z-7671

DEVELOPMENT CONCEPT: Rezone for the construction for small lot single family residential redevelopment.

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:
The 36th Street North Small Area Plan encourages new development and redevelopment contribute to the vibrancy of the plan area. The small area plan promotes a mix of uses in new development and redevelopment and supports zoning changes to areas identified with Regional Center, Town Center and Main Street designations conducive to mixed uses and multiple uses. Zoning changes should support neighborhood-level amenities and retail services which are close to both single family and multi-family residential units. This residential development area will support future neighborhood level amenities and,

RS-4 zoning supports residential use development opportunities that are consistent with the Town Center Land Use designation and,

The redevelopment of this site will require street improvements and sidewalks that are essential to the improved vibrancy of this area therefore,

Staff recommends Approval of Z-7671 to rezone several lots to RS-4.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: RS-4 zoning is consistent with the Town Center Land Use designation that can include townhouses and small lot single family homes.

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:** None

**Trail System Master Plan Considerations:** The lots on the western boundary of this site are adjacent to the Osage Trail system that provides a continuous trail from Skiatook to midtown Tulsa. The development should consider and include sidewalk connections to the trail from the streets that end at the trail.

**Small Area Plan:** The subject tract is in the center of the 36th Street North Small Area plan that was adopted in 2013 and amended in September 2016. The Town Center land use designation was part of the plan vision. Prior to 2016 the site was considered an existing neighborhood and it was changed to town center in an effort to encourage density along the Bus Rapid Transit Corridor.

**Special District Considerations:** None except that this site is in the Healthy Neighborhood Overlay. The overlay district limits density of small box discount stores and does not affect residential site development.

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The lots that are included in the subject properties are vacant without any residential homes.

**Environmental Considerations:** None that would affect site redevelopment

**Streets:**

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<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<td>50 feet</td>
<td>1-1/2 lane no curb</td>
</tr>
<tr>
<td>North Madison Avenue</td>
<td>None</td>
<td>50 feet</td>
<td>1-1/2 lane no curb</td>
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<tr>
<td>North Norfolk Avenue</td>
<td>None</td>
<td>50 feet</td>
<td>1-1/2 lane no curb</td>
</tr>
<tr>
<td>North Wilshire Drive</td>
<td>None</td>
<td>50 feet</td>
<td>1-1/2 lane no curb</td>
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<tr>
<td>Un-named partial street right of way</td>
<td>None</td>
<td>50 feet will be required during plat process</td>
<td>Not paved</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>RS-3</td>
<td>Town Center</td>
<td>Growth</td>
<td>Vacant lots and single-family</td>
</tr>
<tr>
<td>East</td>
<td>RS-3, CG and CH</td>
<td>Town Center</td>
<td>Growth</td>
<td>Single family and industrial outdoor pallet storage</td>
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<td>South</td>
<td>IM (PUD-487)</td>
<td>Town Center</td>
<td>Growth</td>
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<td>West</td>
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<td>Town Center and Existing Neighborhood</td>
<td>Stability</td>
<td>Single family and vacant</td>
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</tbody>
</table>

SECTION III: Relevant Zoning History

History: Z-7671

Subject Property:

ZONING ORDINANCE: Ordinance number 11918 dated September 1, 1970, established zoning for the subject property.

SA-3 April 2018: All concurred in approval at city council (TMPAC recommended denial) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7).

BOA-11885 September 1982: The Board of Adjustment approved a Variance to permit storage of material in an RS-3 District, on property located at Northeast corner of North Norfolk Avenue and Wilshire Drive.

Z-4330 February 1973: All concurred in approval of a request for rezoning a acre tract of land from RS-3 & CS to CG on property located Lots 1, 2, 3, 4, 5, 6, and 7, Block 6, Wilshire Addition.

BOA-4318 March 1964: The Board of Adjustment approved a Request to permit permission to divide the South 35 feet of Lot 4, All of Lot 5, Block 4, Wilshire addition into two lots, being two 55' x 140' and 80' x 140' in a U-1-C District, on property located at Lot 5, Part of Lot 4, Block 4, Wilshire Addition.

Surrounding Property:

BOA-23280 March 2022: The Board of Adjustment approved a Special Exception to permit a Dynamic Display sign in a Residential District containing a School Use, on property located at 1105 E. 33 St. N. (Hawthorne Elementary School).
BOA-20101 August 2005: The Board of Adjustment approved a Special Exception to permit a storage building in a CG district; & a Special Exception to permit a single-family residential use in a CG district, on property located at 3245 North Wilshire Drive East.

BOA-17674 April 1997: The Board of Adjustment approved a Special Exception to permit amended site plan to construct and addition to Hawthorne School, on property located at East 33rd Street North and North Peoria.

BOA-17237 November 1995: The Board of Adjustment approved a Minor Special Exception to permit one classroom trailer at a public school in a RS-3 zoned district. (Minor amendment to an approved site plane), on property located at 1105 East 33rd Street North.

BOA-16996 March 1995: The Board of Adjustment approved a Special Exception to permit a mobile home in a CG zoned district, on property located at 3245 North Wilshire Drive.

BOA-16555 January 1994: The Board of Adjustment approved a Special Exception to permit school use in an RS-3 zoned district, on property located at 1105 East 33rd Street North.

BOA-13022 January 1984: The Board of Adjustment approved a Special Exception to permit a residence in a CG district under the provisions of Section 1680, on property located at South of the Southeast corner of 33rd street North and Wilshire Drive.

BOA-8880 December 1975: The Board of Adjustment approved a Special Exception to permit a public park with improvements to consist of a junior pool complex; picnic shelter, playground development and water fountain; two picnic grills four picnic tables, outdoor gym; and 5,120’ of sidewalk and landscaping in an RS-3 district, on property located at 33rd Street North and Madison Avenue.

Z-4330 February 1973: All concurred in approval of a request for rezoning a acre tract of land from RS-3 & CS to CG on property located Lots 1, 2, 3, 4, 5, 6, and 7, Block 6, Wilshire Addition.

BOA-2929 April 1957: The Board of Adjustment approved an Appeal of decision of the Building Inspector refusing to permit the maintenance of an automobile salvage business on Lots 1, 2, 3, 4, Block 7, All of Block 10, Wilshire Addition.

8/17/2022
**Case Number:** Z-7672  
**Hearing Date:** August 17, 2022

### Case Report Prepared by:
Nathan Foster

### Owner and Applicant Information:
**Applicant:** Tulsa City Council  
**Property Owner:** Multiple Properties

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

![Location Map Image]

### Applicant Proposal:
**Present Use:** Residential  
**Proposed Use:** Residential/Agriculture  
**Concept summary:**
*Location:* 9 properties between the northeast corner of East 21st Street and South 145th East Avenue and the southwest corner of East Admiral Place and South 193rd East Avenue

### Zoning:
**Existing Zoning:** RS-3, RS-1  
**Proposed Zoning:** AG-R

### Comprehensive Plan:
**Land Use Map:** Neighborhood Center, New Neighborhood, Mixed-Use Corridor  
**Stability and Growth Map:** Area of Growth

### Staff Recommendation:
Staff recommends approval.

### Staff Data:
TRS: 9401  
CZM: 40

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

### County Commission District:
**County Commission District:** 1  
**Commissioner Name:** Stan Sallee
SECTION I: Z-7672

DEVELOPMENT CONCEPT: This group of zoning requests is part of a City Council initiated program to allow AG-R rezonings at no charge to interested property owners in East Tulsa neighborhood areas. This application includes remaining property from the Phase I and Phase II areas that missed the initial opportunity to apply.

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:

DETAILED STAFF RECOMMENDATION:
Z-7672 includes 9 properties located between East Admiral Place and East 21st Street and between South 145th East Avenue and South 193rd East Avenue

In March, City Council initiated a voluntary AG-R zoning program for this area to assist residents with R zoned property who wish to maintain their agricultural uses. The proposed program serves as a tool for property owners to apply to rezone their properties to AG-R with no application fee.

Staff has found the AG-R zoning to align with the existing development patterns of the area. Lots included meet the minimum requirements of AG-R zoning.

Staff recommends approval of Z-7672 to rezone properties from RS-1/RS-3 to AG-R.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Property owners have taken advantage of a voluntary rezoning opportunity initiated by the Tulsa City Council. The program allows for eligible properties to be rezoned from residential designations to AG-R, Agriculture-Residential. AG-R sets larger lot minimums and allows for select agricultural uses that would be prohibited under RS districts. The areas under application consist of large tract, single-family homes, many of which include some agricultural component. AG-R zoning would address compliance issues while aligning the zoning regulations with the development patterns in the area.

Land Use Vision:

Land Use Plan map designation: New Neighborhood, Mixed-Use Corridor, Neighborhood Center

The New Neighborhood is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity and shall be paired with an Existing or New Neighborhood or Town Center land use designation.

Mixed-Use Corridors are Tulsa’s modern thoroughfares that pair high-capacity transportation facilities with housing, commercial, and employment uses. Off the main travel route, land uses include
multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods. Mixed-Use Corridors usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind.

Neighborhood Centers are 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

The purpose of Areas of Growth is 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.

Transportation Vision:

Major Street and Highway Plan: The remaining area under application includes 3 square mile sections with a variety of major street and highway plan designations. Those designations include Primary Arterials, Secondary Arterials, Residential Collectors, and standard residential streets. In areas where Residential Collectors are planned but not constructed, further subdivision of property would come with a requirement to implement the planned collector streets.

Trail System Master Plan Considerations: None related to AG-R consideration.

Small Area Plan: None

Special District Considerations: East Tulsa Neighborhood Implementation Plan provides guidance for development review and capital project implementation. The plan would be utilized for review of new development proposals or subdivisions.

Historic Preservation Overlay: None.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The majority of the area under application includes large-lot single-family homes with a range of select agricultural uses. Many of the tracts are unplatted and are not served by municipal sanitary sewer. AG-R zoning aligns with the existing development patterns of the area more closely than the existing RS zoning districts.

Environmental Considerations:
There are existing FEMA and City of Tulsa Regulatory Floodplain areas included within the project area geography. Development of these areas will be restricted and required to comply with applicable floodplain regulations if proposed.
Streets:
Properties under application are served by a range of existing public streets including arterials, collectors, and residential streets. Close-up aerial images are attached and illustrate the accessible street networks for each property.

Utilities:
The subject tracts are served by municipal water. Many tracts under application utilize on-site sewage disposal and do not have direct access to municipal sanitary sewer service.

Surrounding Properties:
There is a mixture of zoning districts and land use designations in the surrounding areas. Maps of the land use, growth & stability areas, and aerial photos are included with the attached exhibits.

SECTION III: Relevant Zoning History

History: Z-7672

ZONING ORDINANCE: Ordinance number 11818 dated June 26, 1970, established zoning for the subject properties.

Surrounding Property:

SA-4 (Route 66 Overlay) June 2018: All concurred in approval to apply supplemental zoning, RT66 (Route 66 Overlay), to multiple properties along South 193rd East Avenue, East 11th Street, South Mingo Road, East Admiral Boulevard, East Admiral Place, West 11th Street South, and Southwest Boulevard, on a portion of the subject property along Southwest Boulevard.

8/17/2022
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
Subject Tract

Z-7672
19-14 2, 10, 12

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

Aerial Photo Date: 2020/2021
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