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 June 7, 2023 Meeting No. 2891

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-467-9/Z-6310-SP-1b Lou Reynolds (CD 9) Location: East of the northeast corner of South Harvard Avenue and East 51st Street South requesting a PUD Minor Amendment to define development area 4 and amend building height, building setbacks and signage standards for this development area

PUBLIC HEARING-PLATS

Review and possible approval, approval with modifications, denial, or deferral of the following:
3. **Admiral Place Warehouse** (CD 6) Preliminary Plat, Location: East of the southeast corner of East Admiral Place and South 161st East Avenue

4. **Old Dominion Freight Line** (CD 3) Preliminary Plat, Location: Northwest corner of East 36th Street North and North David Patrick Avenue

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

5. **Z-7719 Tulsa City Council** (CD 4) Location: South of East 11th Street and north of East 15th Street between South Lewis Avenue and South Harvard Avenue requesting rezoning from RS-2 to RS-4 (Related to SA-6)

6. **SA-6. Neighborhood Character Overlay, Tulsa City Council** (CD 4) Location: South of East 11th Street and north of East 15th Street between South Lewis Avenue and South Harvard Avenue (Related to Z-7719)

7. **Z-7723 Tulsa City Council c/o Nordic LLC** (CD 9) Location: South of the southeast corner of East 41st Street South and South Peoria Avenue requesting rezoning from RS-3 to MX-3-U-U

8. **Z-7724 Mark Capron** (CD 3) Location: North of East 36th Street North and east of Mohawk Park Road requesting rezoning from RS-3 to CG (Related to CPA-103)

**PUBLIC HEARING-COMPREHENSIVE PLAN AMENDMENTS**
Review and possible adoption, adoption with modifications, denial, or deferral of the following:

9. **CPA-103 Mark Capron** (CD 3) Location: North of East 36th Street North and east of Mohawk Park Road requesting to amend the Land Use Map designation from Parks and Open Space to Mixed Use Corridor (Multiple Use)(Related to Z-7724)

**OTHER BUSINESS**

10. Consider possible TMAPC initiation of zoning code amendments relating to principal use day cares

**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:**
Dylan Siers

**Owner and Applicant Information:**
Applicant: Lou Reynolds
Property Owner: Bank7

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

**Zoning:**
Existing Zoning: PUD-467/6310-SP-1
Proposed Zoning: No Change

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

**Applicant Proposal:**
Concept summary: PUD minor amendment to define development area 4 and amend building height, building setbacks and signage standards for this development area.

**Gross Land Area:** 2.30 acres

**Location:** East of the Northeast corner of South Harvard Avenue and East 51st Street South

All of Lot Three (3) and the East 97.46 feet of Lot Two (2), Block One (1), DICKENS COMMONS, an addition to the City of Tulsa, Tulsa County, State of Oklahoma

**Staff Recommendation:**
Staff recommends approval.

**Staff Data:**
TRS: 9328

**City Council District:** 9
**Councilor Name:** Jayme Fowler

**County Commission District:** 3
**Commissioner Name:** Kelly Dunkerley

June 21, 2023
SECTION I: CONCEPT STATEMENT
PUD-467-9 and Z-6310-SP-1b Minor Amendment

Amendment Request: PUD minor amendment to define development area 4 and amend building height, building setbacks and signage standards for this development area.

PUD-467-9 & Z-6310-SP-1b is a minor amendment to revise development areas and establish development standards for this development area. Some of the development standards affected are setbacks, sign standards, and building height. The building height will be increased from 28' to 35' and unoccupied architectural features cannot exceed 50’ and would be permitted with approval of a Detail Sign Plan and Corridor Site Plan.

DEVELOPMENT AREA 4

Maximum Building Height: 35 FT*
*Unoccupied architectural features, not to exceed 50 FT in height, are permitted with Detail Sign Plan and Corridor Site Plan approval.

Minimum Building Setbacks:
From the East boundary: 15 FT
From the South boundary: 75 FT
From the North boundary: 20 FT
From the West boundary: 5 FT
From the Internal boundary: 0 FT

Signs:
For each Lot in Development Area 4, the following signage shall be permitted:

Freestanding Signs: 1 free standing sign per lot in Development Area 4

I-44 Frontage – 175 SF display surface area
E. 51st Street – 80 SF display surface area

Wall Signs

On-premise wall signs shall not exceed an aggregate area of more than two (2) square feet per linear foot of building wall to which they are attached. For purposes hereof, a building shall be deemed to have four (4) walls, facing north, south, east, and west. Measurement of the "building wall" shall mean the cumulative length of each such wall, inclusive of all wall-like architectural features and/or undulations in the respective building wall.

Driveway and Drive-Through Signs shall be permitted in accordance with the provisions of the Tulsa Zoning Code.

Drive-Through Facilities:
A drive-through facility shall be permitted to be located facing S. Pittsburg Ave.
Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(1)(9) and by Section 25.040.E.5 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."

"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."

"The planning commission is authorized to approve minor amendments to an approved development plan as long as substantial compliance is maintained with the approved development plan."

Staff has reviewed the request and determined:

1) PUD-467-9 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.

2) PUD-467-9 and Z-6310-SP-1b does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-467 and Z-6310-SP-1.

3) All remaining development standards defined in PUD-467-9 and subsequent amendments shall remain in effect.

Exhibits included with staff report:
INCOG zoning case map
INCOG aerial photo
Applicant Exhibit – Survey
Applicant Exhibit – Renderings
Applicant Exhibit – Renderings
Applicant Exhibit – Deal Center Site Plan

With considerations listed above, staff recommends approval of the minor amendment to define development area 4 and amend building height, building setbacks and signage standards for this development area.
Note: Graphic overlays may not precisely align with physical features on the ground.
EXHIBIT "B.1"
Development Area 4
Boundary Survey
DEAL CENTER
Tulsa, Oklahoma
## Case Report

**Case:** Admiral Place Warehouse  
**Hearing Date:** June 21, 2023

### Owner and Applicant Information:

**Applicant:** Karl Fritschen, Wallace Design  
**Owner:** Blue Bull Capital, LLC

### Location Map:

(shown with City Council Districts)

![Location Map](image)

### Applicant Proposal:

**Preliminary Plat**

1 lot, 1 block, on 4.99 ± acres  
**Location:** East of the southeast corner of East Admiral Place and South 161st East Avenue

### Zoning:

CG with optional development plan (Z-7664)

### Staff Recommendation:

Staff recommends **approval** of the preliminary plat

### City Council District:

6  
**Councilor Name:** Christian Bengel

### County Commission District:

1  
**Commissioner Name:** Stan Sallee
PRELIMINARY SUBDIVISION PLAT

Admiral Place Warehouse - (CD 6)
East of the southeast corner of East Admiral Place and South 161st East Avenue

This plat consists of 1 lot, 1 block on 4.99 ± acres.

The Technical Advisory Committee (TAC) met on June 1, 2023 and provided the following conditions:

1. **Zoning**: The property is currently zoned CG with an optional development plan, Z-7664. The proposed lot conforms to the requirements of the development plan. Optional development plan number must be included on the face of the plat and the approved development standards are required to be incorporated into the deed of dedication.

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

3. **Transportation & Traffic**: Sidewalks and appropriate ADA compliant ramps are required along all street frontages adjacent to the property and proposed street. Right-of-way permits will be required for driveways connecting to public streets. IDP approval is required prior to final plat approval. Label and dimension all street right-of-way adjacent to the site with either recording information or "dedicated by plat". Right-of-way dedications are required to comply with major street and highway plan. Provide limits of access/no access along public street frontages.

4. **Sewer/Water**: Label and dimension all required or existing easements. Any required offsite easements are required to be recorded and recording information must be provided on the final plat.

5. **Engineering Graphics**: Submit subdivision control data sheet with final plat. Provide the date of the surveyor's last visit or range if consecutive days. Under the basis of bearing information include the coordinate system used. Provide a bearing angle preferably shown on the face of the plat. Provide a written legal description that incorporates a point of commencement tied to a section corner, half section, or quarter section with a bearing angle and distance to the point of beginning.

6. **Stormwater, Drainage, & Floodplain**: IDP approval for storm sewer improvements is required prior to final plat approval. No floodplain on site.

7. **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 letter is required prior to final plat approval.
CONCEPTUAL IMPROVEMENTS PLAN
ADMIRAL PLACE WAREHOUSE

PART OF SECTION TWO (2), TOWNSHIP NINETEEN (19), NORTH, RANGE FOURTEEN (14), EAST OF THE INDIAN BASE AND MERIDIAN
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER: Blue Bull Capital, LLC
4400 East Patriot Drive
Oklahoma City, Oklahoma, 73120
Phone: (405) 252-8400

ENGINEER: Wallace Design Collective, PC
139 North Martin Luther King Jr. Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 585-6532

SURVEYOR: Wallace Design Collective, PC
139 North Martin Luther King Jr. Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 585-6532

LOCATION MAP

![Location Map Image]
<table>
<thead>
<tr>
<th><strong>Tulsa Metropolitan Area Planning Commission</strong></th>
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</thead>
</table>
| **Case:** Old Dominion Freight Line  
**Hearing Date:** June 21, 2023 |
| **Case Report Prepared by:**  
Nathan Foster  
**Owner and Applicant Information:**  
**Applicant:** Will Hay, Hoyt & Berenyi  
**Owner:** Old Dominion Freight Line, Inc. |
| **Location Map:**  
(shown with City Council Districts)  
[Location Map Image]  
**Applicant Proposal:**  
Preliminary Plat  
1 lot, 1 block, on 21.16 ± acres  
**Location:** Northwest corner of East 36th Street North and North David Patrick Avenue |
| **Zoning:** IH  
**Staff Recommendation:**  
Staff recommends **approval** of the preliminary plat |
| **City Council District:** 3  
**Councilor Name:** Crista Patrick  
**County Commission District:** 1  
**Commissioner Name:** Stan Sallee |
PRELIMINARY SUBDIVISION PLAT

Old Dominion Freight Line - (CD 3)
Northwest corner of East 36th Street North and North David Patrick Avenue

This plat consists of 1 lot, 1 block on 21.16 ± acres.

The Technical Advisory Committee (TAC) met on June 1, 2023 and provided the following conditions:

1. **Zoning:** The property is currently zoned IH. Proposed lot conforms to the requirements of the IH district.

2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat along with the address disclaimer. N. 129th East Avenue needs to be changed to David Patrick Avenue.

3. **Transportation & Traffic:** Sidewalks and appropriate ADA compliant ramps are required along all street frontages adjacent to the property and proposed street. Right-of-way permits will be required for driveways connecting to public streets. IDP approval is required prior to final plat approval. Label and dimension all street right-of-way adjacent to the site with either recording information or "dedicated by plat". Right-of-way dedications are required to comply with major street and highway plan. Provide limits of access/no access along public street frontages.

4. **Sewer/Water:** IDP approval for sewer and water main extension is required prior to final plat approval. Label and dimension all required or existing easements. Any required offsite easements are required to be recorded and recording information must be provided on the final plat. Provide perimeter utility easement as required by Development Services.

5. **Engineering Graphics:** Submit subdivision control data sheet with final plat. Remove contours from final plat submittal. Add engineer email and CA number with expiration date. Add missing platted properties to the location map and label all other land as unplatted. Under the basis of bearing heading include the vertical datum used.

6. **Stormwater, Drainage, & Floodplain:** IDP approval for storm sewer improvements is required prior to final plat approval. City of Tulsa Regulatory Floodplain must be plotted by elevation and contained within an overland drainage easement. Development in the floodplain must conform to Title 11-A Stormwater Management and Hazard Mitigation.

7. **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 letter is required prior to final plat approval.
Note: Graphic overlays may not precisely align with physical features on the ground.

Old Dominion Freight Line

20-14 17

Aerial Photo Date: 2023
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

Old Dominion Freight Line

20-14 17
ADA NOTE:
ALL SIDEWALK RAMPS AND ACCESS ALONG STREET SHOULD BE AT OR LESS THAN AN EIGHT DEGREE SLOPE AND CANNOT EXCEED A 1:12 SLOPE. SIDEWALKS AND ACCESS ARE TO BE SUITABLE FOR USE BY PEOPLE WITH DISABILITIES. ALL SIDEWALKS AND ACCESS ARE TO BE SUITABLE FOR USE BY PEOPLE WITH DISABILITIES.

TRAFFIC CONTROL NOTE:
TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). CURRENT TRAFFIC CONTROL DEVICES SHOWN SHALL NOT BE CHANGED WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROJECT ENGINEER. TRAFFIC CONTROL DEVICES SHALL BE USED IN CONFORMITY WITH THE STATE OF THE ART. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF TRAFFIC CONTROL DEVICES AND DEPARTMENT OF TRANSPORTATION AS REQUIRED.

TRAFFIC SIGNS NOTE:
The contractor shall be responsible for the placement of all temporary traffic signs and markings removed of finished. As part of this project, all signs and Pole Poles shall be removed of finished. All sign and Pole Poles shall be removed of finished. All sign and Pole Poles shall be removed of finished. All sign and Pole Poles shall be removed of finished. All sign and Pole Poles shall be removed of finished. All sign and Pole Poles shall be removed of finished. All sign and Pole Poles shall be removed of finished. All sign and Pole Poles shall be removed of finished. All sign and Pole Poles shall be removed of finished. All sign and Pole Poles shall be removed of finished. All sign and Pole Poles shall be removed of finished. All sign and Pole Poles shall be removed of finished. All sign and Pole Poles shall be removed of finished. All sign and Pole Poles shall be removed of finished. All sign and Pole Poles shall be removed of finished. 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Case Number: Z-7719 (Related to SA-6)

Hearing Date: June 21, 2023

Case Report Prepared by:
Nathan Foster

Owner and Applicant Information:
Applicant: Tulsa City Council
Property Owner: Multiple property owners

Location Map:
(shown with City Council districts)

Applicant Proposal:
Present Use: Single-Family Residential
Proposed Use: Single-Family Residential

Concept summary: Rezone existing neighborhood areas from RS-3 to RS-4 to align zoning regulations with existing lot pattern
Location: Multiple properties located within the Renaissance Neighborhood as shown on the attached maps

Zoning:
Existing Zoning: RS-3
Proposed Zoning: RS-4 with Neighborhood Character Overlay (SA-6)

Comprehensive Plan:
Land Use Map: Multiple designations
Stability and Growth Map: Multiple designations

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 9308
CZM: 37

City Council District: 4
Councilor Name: Laura Bellis

Commissioner District: 2
Commissioner Name: Karen Keith
SECTION I: Z-7719

DEVELOPMENT CONCEPT:

EXHIBITS:
- INCOG Case map
- INCOG Aerial
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map

DETAILED STAFF RECOMMENDATION:
Z-7719 proposes a rezoning of properties located within the Renaissance Neighborhood from their existing RS-3 zoning designation to an RS-4 designation. As staff began assessing the neighborhood conditions for consideration of the Neighborhood Character Overlay (SA-6), it was determined that most of the lots in the neighborhood were non-conforming to the current RS-3 zoning district as it relates to the requirements of minimum lot width and in some cases lot area.

The RS-3 zoning district was applied to the neighborhood as a zoning of best fit in 1970. At the time, RS-3 was the highest density single-family residential district; however, many neighborhoods that were platted prior to 1970 did not comply with lot and building regulations that were stipulated in RS-3. In 2016 the City of Tulsa updated their zoning ordinance to include higher density single-family residential districts including RS-4 and RS-5.

A change from RS-3 to RS-4 would reduce the minimum lot width required for single-family residential lots from 60 feet down to 50 feet which is the predominant lot width within the Renaissance Neighborhood. There are no changes to use allowances between RS-3 and RS-4 with the intent of each district being single-family residential development.

Z-7719 is related to SA-6 which seeks to adopt a Neighborhood Character Overlay for the Renaissance Neighborhood and apply additional regulations to the development of new single-family homes, duplexes, and accessory buildings located within the proposed boundary.

Staff recommends approval of Z-7719.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The proposed boundary for Z-7719 primarily includes lots included within the Existing Neighborhood designation. There are a few lots on the edge of the neighborhood that are zoned for single-family residential but are included within the Mixed-Use Corridor designation as anticipated areas of growth. A single property owned by the City of Tulsa and operated as Gary Park is included within the Park and Open Space land use designation. The change from RS-3 to RS-4 for included properties would be consistent with the land use designations and the existing zoning on the properties.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood, Mixed-Use Corridor, Park and Open Space

The Existing Neighborhood category is intended to preserve and enhance Tulsa’s existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation,
improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

**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.

The *Parks and Open Space* building block designates Tulsa's park and open space assets. These are areas to be protected and promoted through the targeted investments, public-private partnerships, and policy changes identified in the *Parks, Trails, and Open Space* chapter. Zoning and other enforcement mechanisms will assure that recommendations are implemented. No park and/or open space exists alone; they should be understood as forming a network, connected by green infrastructure, a transportation system, and a trail system. Parks and open space should be connected with nearby institutions, such as schools and hospitals, if possible.

**Areas of Stability and Growth designation:** Area of Stability, Area of Growth

**Areas of Stability** include approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

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 neighborhood under application is served with standard residential streets with 50 feet of right-of-way dedicated under the original subdivision plats for the neighborhood. The area is bound by East 11th Street to the north, South Lewis Avenue to the west, South Harvard Avenue to the east, and East 15th Street to the South which serve as the arterial streets providing service to the neighborhood.

**Trail System Master Plan Considerations:** South Delaware Avenue and East 13th Street South are both proposed to include bike lanes per the adopted GO Plan.

5.3
Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The properties under application are part of the existing Renaissance Neighborhood. The neighborhood is served with a well-connected public street system consisting of 50 foot wide right-of-way which is typical for residential streets in the City of Tulsa.

Environmental Considerations: Neighbors have stated concerns with historic flooding in the neighborhood. Any lots seeking new development permits will be required to comply with the stormwater criteria of the City of Tulsa to ensure stormwater runoff is managed appropriately and does not negatively impact existing homes in the neighborhood.

Streets:
The neighborhood under application is served with standard residential streets with 50 feet of right-of-way dedicated under the original subdivision plats for the neighborhood. The area is bound by East 11th Street to the north, South Lewis Avenue to the west, South Harvard Avenue to the east, and East 15th Street to the South which serve as the arterial streets providing service to the neighborhood.

Utilities:
The subject tract is an existing residential neighborhood that is fully developed and served with public water and sewer.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11815 dated June 26, 1970, established RS-3 zoning for the subject properties under this application.
My understand of the zoning overlay when I spoke with Mr. Foster last fall did not have any indication of a zoning change. My most recent understanding is that it will rezone my neighborhood and I am opposed to that.

The short notice of an upcoming meeting, which I will be unable to attend as I am away for a holiday, feels quite suspicious to me. And until I have a complete understanding of this change I am opposed to ANY change in the zoning or overlay.

Sincerely,

Mark Ogan
Treasurer, Renaissance Neighborhood Association

Sent from my Galaxy
Hello Nathan,

I would like to state my disinterest in the character zoning for Renaissance neighborhood. I feel that this zoning would hold us back from normal improvement that should happen in an old neighborhood. If we are not seeking a historical status (which shouldn’t be sought) then we should not be making zoning and planning stricter. If someone would like to tear down the junkier houses in the neighborhood and make them into nice modern homes, I am all for it and do not care how tall their house is or how wide their driveways are. In fact, it would raise my property value which I would love.

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I would ask that the Planning Commission recommend approval of the amendments to the zoning map as outlined in the referenced case numbers.

On another note, I have an extremely helpful conversation with Nathan Foster this am. He was very informative and very pleasant.

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Owner of: 1136 South Gary Avenue, Tulsa, Oklahoma 74104
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My name is Donna Bingham, and my address is 2639 E. 13th Pl. I attended the first neighborhood meeting where this overlay was introduced, but I couldn't make it to the meeting this evening.

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I have lived in the Renaissance for seven years, and my husband and I plan to make this our forever home. Our address is 2644 E 14th Pl. I also own a rental property at 1421 S College Ave.

Thank you again,
Angela Sheckarski
This is to inform you that we at 1309 S Atlanta Ave are in full support of the neighborhood overlay project as outlined in the meeting on Tuesday, May 30th.
Please count on our continued support in the worthy endeavor.

Thank you.

Stella Austin and Mark LeMieux
Renaissance homeowners since 1985
Good evening,
This email is to note that the Scimeca residence at 2724 E 13th Place is in support of both the rezoning and the character overlay proposed for the Renaissance neighborhood.

We attended Nathan Foster's recent neighborhood presentation and were greatly appreciative of his willingness to field concerns and questions. We will continue to follow and support this process as it moves forward.

Many thanks,
Sally Scimeca
2724 E 13th Pl
Tulsa, OK 74104
We are writing in support of Z-7719 and SA-6, the Neighborhood Character Overlay and the zoning change from RS-3 to RS-4 for the Renaissance Neighborhood in Tulsa - 11th to 15th Street, Lewis to Harvard.

We are homeowners in the neighborhood and support these zoning changes

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I am a resident of the Renaissance Neighborhood who also owned 3 more commercial lots on 15th st. I am in support of the proposed measures.
Hello. I am a resident in the Renaissance neighborhood and support the proposed Neighborhood Character Overlay zoning, or the zoning change from RS -3 to RS - 4

Thank you,

Tamra Moore

Order Clean Crafted Wine & Coffee - Delivered to your door!
Hi Scott,

Thank you for your letter. We will ensure your comments are included with the materials we provide to TMAPC prior to June 21st.

I'm sorry to hear that some of the Board members feel this overlay did not accomplish the intended objectives. I had not heard that before, but I certainly don't doubt that some things didn't go as far as the original request.

At this time, the text of the overlay has already been adopted into the zoning code. The proposal in front of us today is to change the zoning map to apply those adopted standards. Without an additional amendment to the text of the zoning code, these are the standards that would apply. If this effort is not successful it is possible that we go back to the adopted standards and see if there are amendments that would make it more palatable to the neighborhood.

For Z-7719/SA-6 I assume you will be in opposition due to the concerns you have with the standards as written.

Thanks again for your input and the additional information you provided.

Nathan Foster
Senior Planner

Tulsa Planning Office
918.579.9481
nfoster@incog.org

FILE COPY

-----Original Message-----
From: Scott <fscottf@juno.com>
Sent: Monday, June 05, 2023 4:41 PM
To: esubmit <esubmit@incog.org>
Subject: SA-6, Z-7719

Nathan Foster

Nathan,
Thank you for attending our Renaissance Neighborhood meeting last week to inform us of the upcoming zoning and overlay issues with our neighborhood. I was the one who was quite vocal about the garage apartments and street flooding. This is my second letter to you, as I never received a response from the last one I sent.

I have lived in this neighborhood since 1981. I am a registered architect, dealing mostly with home renovations, additions and restorations. Sadly, I have no examples of my work in this neighborhood (besides my own home) because the moderate homeowners here cannot afford a legitimate architect. I was able to convert my small 1000 sf house into a 4 br, 3 bath 2200sf, 2 story residence, with a detached garage, all within the old building code for RS3. (Yes, it was all permitted. Up until the latest code revamp, second floor garages were not allowed without a variance. Your notice about the Overlay states that garage apartments were common when Renaissance was first established. Was that 1920s or 1980s? I decided to do a block by block survey to debunk that notion. My findings were as follows:

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My objections to the overlay, as now worded, are as follows:

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Thank You

F. Scott Ferguson, Architect
1319 S Atlanta Place
Tulsa, Oklahoma 74104
We want to thank Nathan Foster for his presentation to the Renaissance Neighborhood on May 30, 2023, and appreciate the work that has gone into the Overlay Proposal. However, as it stands, we are against the proposal. As one longtime resident asked during the meeting regarding the proposal and inherit garage apartments, “Where are they?” We have lived in eastern half of Renaissance for 38 years and are aware of only 6 in this half of the neighborhood. A special exemption is currently required for the addition of oversized accessory dwelling units which gives a homeowner an opportunity to voice concerns to what is built and present vital facts such as run-off and drainage issues and for parking issues. This half of Renaissance is located directly south of the University of Tulsa and has “No Parking” signs on one side of the streets.

On-site parking should be required for any additional dwellings (garage apartment). If someone wants to build a garage apartment for potential extra income it should not be at the neighbor’s detriment. They should provide on-site parking for their own renter(s). Added cars parked in the street inhibit emergency vehicles, weekly trash pick-up, and quarterly street sweepers.

The overlay proposal focuses on one factor, the non-conforming 50-foot width of current lots, and thereby proposes the RS-4 designation. However, according to the Tulsa County interactive map, Tulsa County Assessor - Home, the majority of the lots in Renaissance are 140 feet deep, making a 7000 square foot lot. This is greater than the minimum 6,900 sq. ft. lot area requirement for the current RS-3 designation.

We would hope that TMAPC supports the best interests of homeowners who actually live in the neighborhood over those of investors.

Thank you,

Joseph & Virginia Rohr
1228 S. Florence Avenue
**Case Number:** SA-6 (Related to Z-7719)

**Hearing Date:** June 21, 2023

### Case Report Prepared by:
Nathan Foster

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

### Location Map:
(shown with City Council districts)

![Location Map](image)

### Zoning:
Current & Proposed Zoning:  
Within the proposed boundaries:
- RS-3 properties would be rezoned to RS-4 under Z-7719  
- RD and RM-2 properties would remain as RD and RM-2  
- All properties would receive the Neighborhood Character Overlay designation

### Proposal:
Apply Neighborhood Character Overlay (NCO) Zoning  
**Location:** Multiple properties located within the Renaissance Neighborhood, as shown on the attached maps.

### Staff Recommendation:
Approval of proposed Neighborhood Character Overlay (NCO) map amendments as shown in Attachment I;

### City Council Districts: 4
**Councilor Names:** Laura Bellis

### County Commission District: 2
**Commissioner Names:** Karen Keith
Item
Public hearing to provide a recommendation to the City Council regarding amending the zoning map to supplementally rezone various properties to Neighborhood Character Overlay (NCO), a Special Overlay Area.

SECTION I:
NCO Purpose and Intent
The Neighborhood Character Overlay (NCO) district establishes zoning regulations that are intended to promote compatibility of infill housing in established neighborhoods.

Applicability
The regulations of the Neighborhood Character Overlay (NCO) district apply to newly permitted detached houses, duplexes, and accessory buildings and any building alterations and site modifications for detached houses, duplexes, or accessory buildings that require a building permit within the adopted boundaries of the district.

Background
In 2019, the Board of the Renaissance Neighborhood Association worked with then-City Councilor Kara Joy McKee to request the initiation of a zoning overlay for the neighborhood to preserve the existing built character of the neighborhood. In conversations that have followed, Renaissance neighbors expressed concern about existing homes being razed and replaced with overly large, wide, suburban-style homes with prominent driveways and garages, as has already happened in several other neighborhoods.

The text of the overlay was adopted, and now it is time to apply those regulations to the properties in the neighborhood. The Neighborhood Character Overlay helps preserve the way the neighborhood looks by:

- Limiting the height of new detached houses and duplexes to 30 feet, down from the citywide limit of 35 feet. Early discussions had lower limits, but many of the existing homes in the area would not have even met those height limits.

- Limiting the width of new buildings to 40 feet. This discourages the practice of combining multiple lots to build new homes that do not fit the existing development and are out of scale with the rest of the neighborhood.

- Limiting driveway widths to 18 feet within the street right-of-way and within the street setback. The maximum width is applied to cumulatively to all driveway entrances and exits. For example, each portion of a circle drive that meets the street may only be 9 feet wide, for a total of 18 feet.

- Requiring garage doors to be set back further from the street. Street-facing garage doors must be set back at least 36 feet from the right-of-way and may not be
located closer to the street than the front façade of the main residential building. On corner lots, the side street setback along a non-arterial street may be reduced to 20 feet.

- Regulating the size of Accessory Buildings and permitted Accessory Dwelling Units (ADUs) by right
  - Accessory buildings are limited to 25 feet in height and a maximum of two stories.
  - Accessory Dwelling Units (aka granny flats, backyard cottages, garage apartments) are allowed by right, as was common when Renaissance was first established.
  - The total floor area of all accessory buildings may not exceed 750 square feet or 40% of the floor area of the main residential structure, whichever is greater.
  - The maximum allowable coverage of the rear setback by accessory buildings is 50%

Timeline and Public Engagement

Summer 2019 – Renaissance Neighborhood Association approached the Tulsa Planning Office and the City Council to discuss possibilities for a future overlay.

October 2019 – City Council initiates a process for the Tulsa Planning Office to develop concepts that could be considered within a neighborhood overlay.

Spring 2020 – COVID 19 Pandemic delays efforts

Spring 2022 – Concepts presented to City Council with discussion about next steps

June 2022 – City Council initiates the process to develop and adopt a Neighborhood Character Overlay for the Renaissance Neighborhood Association with related rezoning items

July 2022 – Notices sent to 900+ property owners within the proposed overlay boundary to describe proposal and advertise public meetings to be held in August 2022.

August 2022 – Overlay draft (ZCA-18) was presented to the Renaissance Neighborhood for discussions on two separate occasions: August 15 – In-Person meeting at Campbell Hotel; and August 19 – Virtual meeting on Zoom

October 5, 2022 – TMAPC recommends approval of the overlay text amendment (ZCA-18)

November 2, 2022 – City Council approves overlay text amendment (ZCA-18) to incorporate the Neighborhood Character Overlay into the Tulsa Zoning Code.
January 3, 2023 – Neighborhood Character Overlay becomes effective in the Tulsa Zoning Code

May 18, 2023 – 1200+ notices were sent to property owners within the proposed boundary and within 300 feet of the proposed boundary to describe proposal and advertise public meeting held on May 30, 2023 and public hearing date of June 21, 2023.

May 30, 2023 – Public meeting held at the Campbell Hotel to present the overlay proposal and respond to neighborhood questions and feedback.

SECTION II:

Staff Analysis
The proposed overlay boundary is consistent with the purpose and intent of the adopted Neighborhood Character Overlay. The associated rezoning request (Z-7719) will align the underlying zoning with the existing lot pattern and remove existing non-conformities.

Staff Recommends Approval of:

Proposed Neighborhood Character Overlay (NCO) map amendment as shown in Attachment I;

Attachment(s)
Attachment I: Neighborhood Character Overlay map
Attachment II: Property owner input map
Attachment II: Zoning Map
Attachment IV: Aerial Map
Attachment V: Land Use Map
Attachment VI: Stability and Growth Map
SUBJECT TRACT

Neighborhood Responses

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<th>Object</th>
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SA-6
19-13 08
SUBJECT TRACT
LAND USE PLAN
EXISTING NEIGHBORHOOD/PARK AND OPEN SPACE/MAIN 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

SA-6
19-13 08
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We want to thank Nathan Foster for his presentation to the Renaissance Neighborhood on May 30, 2023, and appreciate the work that has gone into the Overlay Proposal.

However, as it stands, we are against the proposal. As one longtime resident asked during the meeting regarding the proposal and inherited garage apartments, “Where are they?” We have lived in eastern half of Renaissance for 38 years and are aware of only 6 in this half of the neighborhood. A special exemption is currently required for the addition of oversized accessory dwelling units which gives a homeowner an opportunity to voice concerns to what is built and present vital facts such as run-off and drainage issues and for parking issues. This half of Renaissance is located directly south of the University of Tulsa and has “No Parking” signs on one side of the streets.

On-site parking should be required for any additional dwellings (garage apartment). If someone wants to build a garage apartment for potential extra income it should not be at the neighbor’s detriment. They should provide on-site parking for their own renter(s). Added cars parked in the street inhibit emergency vehicles, weekly trash pick-up, and quarterly street sweepers.

The overlay proposal focuses on one factor, the non-conforming 50-foot width of current lots, and thereby proposes the RS-4 designation. However, according to the Tulsa County interactive map, Tulsa County Assessor - Home, the majority of the lots in Renaissance are 140 feet deep, making a 7000 square foot lot. This is greater than the minimum 6,900 sq. ft. lot area requirement for the current RS-3 designation.

We would hope that TMAPC supports the best interests of homeowners who actually live in the neighborhood over those of investors.

Thank you,

Joseph & Virginia Rohr
1228 S. Florence Avenue
Case Number: Z-7723

Hearing Date: June 21, 2023

Owner and Applicant Information:
Applicant: Tulsa City Council c/o Nordic LLC
Property Owner: NORDIC LLC

Case Report Prepared by:
Nathan Foster

Location Map:
(shown with City Council districts)

Applicant Proposal:

Present Use: Parking
Proposed Use: Mixed Use
Concept summary: Rezone property from RS-3 to MX-U-U to permit mixed-use development
Tract Size: 0.77 ± acres
Location: South of the southeast corner of East 41st Street South and South Peoria Avenue

Zoning:
Existing Zoning: RS-3
Proposed Zoning: MX3-U-U

Comprehensive Plan:
Land Use Map: Mixed-Use Corridor
Stability and Growth Map: Area of Growth

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 9330
CZM: 47

City Council District: 9
Councilor Name: Jayme Fowler

County Commission District: 2
Commissioner Name: Karen Keith
SECTION I: Z-7723

DEVELOPMENT CONCEPT: This request for rezoning is responsive to a City Council initiative to encourage mixed-use development along the proposed bus rapid transit system route. The current zoning on the site is RS-3; however, the site is surrounded by mixed-use and commercial zoning and has historically been used as a parking area to serve commercial development.

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
- Bus rapid transit mixed use zoning initiative map
- Applicant Exhibits: None Included

DETAILED STAFF RECOMMENDATION:

Case Z-7723 request to change the zoning from RS-3 to MX3-U-U is consistent with the expected development pattern in the area and

MX3-U-U is not injurious to the surrounding property owners and

The MX3 requested is considered more of a Regional Mixed-Use district intended to accommodate larger scale development and supports the anticipated uses in this area location along South Peoria. The rezoning request is consistent with the Bus Rapid Transit System study and its land use recommendations and

MX3-U-U is consistent with the Brookside Infill Plan and

MX3-U-U is consistent with the Mixed-Use Corridor land use vision in the Tulsa Comprehensive Plan therefore

Staff recommends Approval of Z-7723 to rezone property from RS-3 to MX3-U-U.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: MX3-U-U is consistent with the land use vision in the Tulsa Comprehensive Plan and is also consistent with the goals, objectives, and strategies of the Brookside Infill Plan.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa's modern thoroughfares that pair high-capacity transportation facilities with housing, commercial, and employment uses. The streets 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. 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.

**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. 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 streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are 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 to address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

**Trail System Master Plan Considerations:** None that affect site development however the River Parks trail system is less than ½ mile from this site. Pedestrian and bicycle connectivity should be an important concept with any new redevelopment opportunity.

**Small Area Plan:** Brookside Infill Design Recommendations (Completed 2002)
Concept statement: "As Tulsa continues to mature as a city, infill development will become more important as land on the perimeter is no longer available for development. Infill will no longer be the exception; it will be the rule in terms of predominant types of development. Support and encouragement of infill development are strongly recommended and should be implemented through City regulations, policies, and philosophies in order to ensure quality and consistency in future development".

Peoria from 38th Street South to 51st Street South (Skelly Drive) Goals:

A. It is intended that the physical environment and services in the business areas are maintained and enhanced to benefit existing business, as well as to promote and
encourage revitalization, redevelopment and reuse of undervalued, vacant lots and obsolete buildings.

B. Improvements in the area will be made to help provide a continuity of image and to foster an improved emphasis on pedestrians. This is to be accomplished in part by providing sidewalk design and replacement crosswalks at selected locations, streetscape elements and other features will link this area and connect with the other portions of Brookside

C. The historical context of business development patterns in this area is encouraged to continue, but with the additional emphasis of accommodating pedestrians and linking with the overall Brookside marketplace.

D. Business in this area along Peoria Avenue and those streets intersecting with Peoria Avenue may develop with buildings constructed nearer to the abutting street property line. Developments with storefront parking should provide no more than one or two rows of double-loaded parking in the front of buildings. Zero-setback from the front property lines is encouraged.

E. Sufficient parking for all business land uses is intended to be provided for all new development and redevelopment.

Special District Consideration: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently zoned RS-3; however, it has not been utilized as a residential property. A surface parking lot currently exists on the lot and does not conform to the RS-3 district. The site is adjacent to commercial and mixed-use zoning on 3 sides with RS-3 zoning to the south across East 42nd Street.

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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<tr>
<td>East 42nd Street South</td>
<td>None</td>
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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>
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<tr>
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<td>MX3-U-U</td>
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<td>Mixed-Use Corridor/Existing Neighborhood</td>
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<td>West</td>
<td>CH</td>
<td>Mixed-Use Corridor</td>
<td>Growth</td>
<td>Commercial</td>
</tr>
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</table>
SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11823 dated June 26, 1970, established zoning for the subject property.

**Surrounding Property:**

**Z-7422:** All concurred in approval of a request for rezoning a 2.72 ± acre tract of land from RM-1, RM-2, CH, PUD-744, PUD-744-A, and RS-3 to MX3-U-U on property located east and north of the subject tract.

**PUD-744-B:** All concurred in approval to abandon PUD-744 and PUD-744-A on a 1.98 ± acre tract of land for on property located east of the subject tract.

6/21/2023 1:00 PM
Feet

Subject Tract

Z-7723

19-13 30

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

Aerial Photo Date: 2020/2021
Subject Tract

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

Aerial Photo Date: 2020/2021
SUBJECT TRACT
LAND USE PLAN
MIXED-USE CORRIDOR

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-7723
19-13 30
Growth and Stability

- **Area of Growth**
- **Area of Stability**

**Z-7723**
19-13 30
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 2018
Map Date: 2/10/2020
Case Report Prepared by:
Nathan Foster

Owner and Applicant Information:
Applicant: Mark Capron
Property Owner: CITY OF TULSA

Location Map:
(shown with City Council districts)

Applicant Proposal:
Present Use: Vacant
Proposed Use: Animal Shelter

Concept summary: Rezone property from RS-3 to CG to permit the construction of a public animal shelter. An associated comprehensive plan amendment requests an update to the land use designation from Park and Open Space to Mixed-Use Corridor (Multiple Use).

Tract Size: 3.86 ± acres
Location: North of East 36th Street North and East of Mohawk Park Road

Zoning:
Existing Zoning: RS-3
Proposed Zoning: CG

Comprehensive Plan:
Land Use Map:
Existing: Park and Open Space
Proposed: Mixed-Use Corridor (Multiple Use)

Stability and Growth Map: Area of Stability

Staff Recommendation:
Staff recommends approval.

City Council District: 3
Councillor Name: Crista Patrick

County Commission District: 1
Commissioner Name: Stan Sallee
DEVELOPMENT CONCEPT: The applicant is proposing a rezoning of the subject tract from RS-3 to CG to permit the construction of a public animal shelter. An associated comprehensive plan amendment has been submitted to update the land use designation for the site from the existing Park and Open Space designation to Mixed-Use Corridor (Multiple Use).

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:
The subject tract is zoned RS-3; however, it has not been used for residential purposes. It is adjacent to the Tulsa Zoo and the Mohawk Golf Course, both of which were allowed through special exception approvals in the RS-3 district. The proposed use of the site is a public animal shelter which is not permitted within residential zoning districts.

Properties on the east and west of the subject tract are zoned CS (Commercial – Shopping) with existing commercial uses. Across 36th Street North to the south are multiple properties zoned for industrial uses and located within Employment land use designations.

Staff is supportive of the rezoning of the subject tract, as well as the associated comprehensive plan amendment to update the land use designation for this property from Park and Open Space to Mixed-Use Corridor (Multiple Use). The proposed zoning and land use designations more closely align with the anticipated use, future development, and existing uses located within the 36th Street North corridor.

Staff recommends approval of Z-7724.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The property is currently designated as Park and Open Space by the Tulsa Comprehensive Plan. The applicant has submitted an associated request to change the land use designation to Mixed-Use Corridor (Multiple Use). The Park and Open Space designation is an extension of the designation utilized for the Tulsa Zoo and the Mohawk Golf Course, but is inconsistent with the anticipated use of the subject property.

Land Use Vision:

Land Use Plan map designation: Park and Open Space
The Parks and Open Space building block designates Tulsa's park and open space assets. These are areas to be protected and promoted through the targeted investments, public-private partnerships, and policy changes identified in the Parks, Trails, and Open Space chapter. Zoning and other enforcement mechanisms will assure that recommendations are implemented. No park and/or open space exists alone; they should be understood as forming a network, connected by green infrastructure, a transportation system, and a trail system. Parks and open space should be connected with nearby institutions, such as schools and hospitals, if possible.
Areas of Stability and Growth designation: Area of Stability

Areas of Stability include approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision:

Major Street and Highway Plan: The Major Street and Highway Plan designates East 36th Street North as a primary arterial adjacent to the subject site. An ultimate right-of-way dedication of 120 feet is anticipated for the corridor and will require right-of-way dedication as part of any development of the site.

Trail System Master Plan Considerations: The GO Plan recommends the implementation of a shared use path along the South Kansas and Oklahoma Railroad corridor adjacent to the subject site on the north. Considerations should be made during a review of any subdivision plat or subdivision conformance application to ensure appropriate easements are in place for the planned shared use path.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The subject tract is adjacent to commercial development on the east and west side with industrial uses located to the south. To the north of the subject tract is the Tulsa Zoo, primarily the zoo's maintenance facility.

Environmental Considerations: None that would effect site development.

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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<tbody>
<tr>
<td>East 36th Street North</td>
<td>Primary Arterial</td>
<td>120'</td>
<td>2</td>
</tr>
</tbody>
</table>

Utilities: The subject tract has municipal water available. Public sanitary sewer systems are in the area and serve the Tulsa Zoo; however, extensions of those services will be required to serve the subject tract.
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>
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<tr>
<td>North</td>
<td>RS-3</td>
<td>Park and Open Space</td>
<td>Stability</td>
<td>Tulsa Zoo</td>
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<tr>
<td>East</td>
<td>CS</td>
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<td>Commercial Retail</td>
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<td>West</td>
<td>CS</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Cell Tower</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11603 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

Z-7396: All concurred in approval of a request for rezoning a 14.19 ± acre tract of land from RMH to IL with an optional development plan on property located south of the subject tract.

CPA-64: All concurred in approval of a comprehensive plan amendment to the land use plan map from Existing Neighborhood to Employment on a 14.19 ± acre tract located south of the subject tract.

7/5/2023 1:00 PM
Subject Tract

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.

Aerial Photo Date: 2020/2021
SUBJECT TRACT

Growth and Stability

- Area of Growth
- Area of Stability

Z-7724
20-13 15
Case Number: CPA-103
Comprehensive Plan Amendment
(Related to Z-7724)

Hearing Date: June 21, 2023

Case Report Prepared by:
Nathan Foster

Owner and Applicant Information:
Applicant: Mark Capron
Property Owner: City of Tulsa

Applicant Proposal:
Land Use Map change from Park and Open Space to Mixed-Use Corridor (Multiple Use)
Tract Size: 3.86 + acres
Location: North of East 36th Street North and East of Mohawk Park Road

Staff Recommendation:
Staff recommends approval of Mixed-Use Corridor (Multiple Use)

Comprehensive Plan:

Land Use Map
Existing: Park and Open Space
Proposed: Mixed-Use Corridor (Multiple Use)

Zoning
Existing Zoning: RS-3
Proposed Zoning: CG

City Council District: 3
Councilor Name: Crista Patrick

County Commission District: 2
Commissioner Name: Karen Keith
Property Information and Land Use Request

The applicant has submitted this proposed Comprehensive Plan amendment (CPA-103) with a concurrent rezoning request (Z-7724) to request a change in the Land Use designation of the subject property from Park and Open Space to Mixed-Use Corridor (Multiple Use). The concurrent zoning request proposes a change from RS-3 to CG for redevelopment of the subject tract as a public animal shelter.

Background

The Land Use and Area of Stability or Growth designations for the subject property have been in place since the adoption of the 2010 Tulsa Comprehensive Plan. At this time, the subject property was assigned a Land Use designation of Park and Open Space and an Area of Stability/Growth designation of Area of Growth.

The proposed land use designation for this site is Mixed-Use Corridor or Multiple Use as it will be known under the 2023 update to the Tulsa Comprehensive Plan.

The subject property is located on East 36th Street North adjacent to the Tulsa Zoo. It currently shares the same land use designation as the Tulsa Zoo and the Mohawk Golf Course. Both the zoo and the golf course were approved through special exception approvals in the RS-3 district. Animal shelters are not permitted within residential districts. To accommodate the animal shelter use, a commercial zoning district is required which does not align with the park and open space designation of the comprehensive plan.

Across the street from the subject tract are two industrial developments located within the Employment land use designation. There is also one detached single-family home and a mobile home park. On the east and west of the subject tract, there are two commercially zoned lots located within the Existing Neighborhood land use designation with an established commercial use on the lot to the east. Future amendments to align the existing commercial properties with the land use plan should be considered and would be consistent with the mixed-use corridor (multiple use) land use designation requested for this site.

Existing Land Use and Growth Designations

A Park and Open Space land use designation was assigned at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

"The Parks and Open Space building block designates Tulsa’s park and open space assets. These are areas to be protected and promoted through the targeted investments, public-private partnerships, and policy changes identified in the Parks, Trails, and Open..."
Space chapter. Zoning and other enforcement mechanisms will assure that recommendations are implemented. No park and/or open space exists alone; they should be understood as forming a network, connected by green infrastructure, a transportation system, and a trail system. Parks and open space should be connected with nearby institutions, such as schools and hospitals, if possible.”

Proposed Land Use and Growth Designations (Tulsa Comprehensive Plan)

The applicant is proposing the Mixed-Use Corridor (Multiple Use) land use designation for the subject property:

“A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa’s modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. The streets 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. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate single family neighborhoods”

Zoning and Surrounding Uses

<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>RS-3</td>
<td>Park and Open Space</td>
<td>Area of Growth</td>
<td>Tulsa Zoo</td>
</tr>
<tr>
<td>South</td>
<td>IL/RS-3</td>
<td>Employment/Existing Neighborhood</td>
<td>Area of Growth</td>
<td>Industrial/Single-Family Residential</td>
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<tr>
<td>East</td>
<td>CS</td>
<td>Existing Neighborhood</td>
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<td>CS</td>
<td>Existing Neighborhood</td>
<td>Area of Growth</td>
<td>Cell Tower</td>
</tr>
</tbody>
</table>

Applicant’s Justification

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

1. How conditions on the subject site have changed, as well as those on adjacent properties and immediate area;
2. How changes have impacted the subject site to warrant the proposed amendment; and;
3. How the proposed change will enhance the surrounding area and the City of Tulsa.

“In addition to the existing circumstances the conditions of the site and surrounding area have also changed. The subject tract is now designated as Park and Open Space, presumably in connection to the Mohawk Park/Tulsa Zoo. However, there is
a railroad track between the subject tract and the zoo. Although the zoo is to the north, it is the zoo’s maintenance facilities that are located in that location. This is not really the park and open space portion of the zoo and more like an office/commercial use part of the park.

Both the properties to the east and west are zoned as Commercial Shopping (CS) and the property to the east is currently a commercial site. The property to the south was recently rezoned from residential to Industrial Light (IL) with an ODP and now has an industrial use in place.

With the existing conditions and more recent changes to the comprehensive plan and zoning map in the surrounding area, the proposed comprehensive plan and zoning amendment will provide a more consistent and logical use pattern for the area. The amendment will allow the City of Tulsa the opportunity to provide services for the citizens of Tulsa in an appropriate location.”

**Staff Summary & Recommendation**

The property under application is located within a unique area with various land use designations. The Park and Open Space designation is inconsistent with the anticipated use of the subject tract and was applied as an extension of the Tulsa Zoo and Mohawk Golf Course sites. The Existing Neighborhood designation for properties east and west of the subject tract is inconsistent with the current zoning and use of those tracts.

Mixed-Use Corridor (Multiple Use) more closely aligns with the anticipated development along the 36th Street North corridor.

Staff recommends approval of the Mixed-Use Corridor (Multiple Use) designation.
Subject Tract

CPA-103

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

Aerial Photo Date: 2020/2021
SUBJECT TRACT PARK AND OPEN SPACE

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

CPA-103
20-13 15
Growth and Stability

Area of Growth
Area of Stability

CPA-103
20-13 15
To: TMAPC  
From: Austin Chapman, AICP, Planner, Tulsa Planning Office  
Date: June 21, 2023  
Re: Possible TMAPC initiation of zoning code amendments relating to principal use day cares

Recently, the need to look more closely at regulations regarding Day Care uses has come to the attention of the Tulsa Planning Office and several City Councilors. The City of Tulsa Zoning Code currently has two classifications for day care uses:

1. Family Child Care Homes  
   a. Accessory to an allowed household living use  
   b. Limited to no more than 7 children  
   c. Requires operator to reside in the home  
   d. Must be properly licensed by the State of Oklahoma  
   e. Must be spaced-300 feet from other Family Child Care Homes.  
2. (Principal use) Day Cares  
   a. Principal use care of children or adults that requires a special exception in residentially zoned districts  
   b. Not required to be used for household living (operator is not required to reside in the home)  
   c. No limit on number of children or adult clients

Principal use day cares require special exception approval by the Board of Adjustment if located in a residential zoned district and must also meet a minimum lot size that is greater than that required for residences in the district. For example, to construct a single-family home in the RS-3 district, the minimum lot area required is 6,900 square feet and the minimum lot width required is 60 feet. If a special exception is approved for a principal use day care, the minimum lot area is increased to 12,000 square feet and the minimum lot width is increased to 100 feet. (The greater lot size is also required for all other uses permitted by special exception in a residential zoned district.)

To address this issue the City Council initiated amendments to the City of Tulsa zoning Code on November 30, 2022. Tulsa Planning Office presented these proposed changes to TMAPC at a work session on March 22, 2023, and at a public hearing on May 17, 2023. TMAPC recommended approval of the changes, which included: reducing lot and area requirements for day cares in residential zoning districts; allowing the addition of day cares as an allowed use to be processed as a minor amendment to development plans; increasing the allowed number of children in
Family Child Care homes; and allowing non-resident employees in Family Child Care Homes.

Based on public comments at the May 17, 2023, public hearing, Commissioner Hood requested Tulsa Planning Office staff place the initiation of further amendments to the Zoning Code on a future TMAPC agenda. The amendments are to consider removing residency requirement for Family Child Care Homes and removing the 300-foot spacing requirements for Family Child Care Homes from other Family Child Care Homes.

If the TMAPC chooses to initiate the change, Tulsa Planning Office will draft amendments to the City of Tulsa Zoning Code to remove the residency requirement for Family Child Care Homes and remove the 300-foot spacing requirements for Family Child Care Homes from other Family Child Care Homes.