

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 2820

Wednesday, June 17, 2020, 1:00 p.m.

City Council Chamber

One Technology Center – 175 E. 2nd Street, 2nd Floor

Members Present	Members Absent	Staff Present	Others Present
Covey-P	Doctor	Foster-P	Jordan, COT-P
Craddock-P	McArtor	Hoyt-R	Silman, COT-P
Kimbrel-R	Ritchey	Miller-P	Skates, COT-P
Ray-P		Sawyer-P	VanValkenburgh, Legal-R
Reeds-P		Wilkerson-P	
Shivel-R			
Van Cleave-R			
Walker-R			

R=Remote (Audio and/or Video) P=In Person

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, June 11, 2020 at 3:36 p.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

TMAPC held this meeting in person and by videoconferencing and teleconferencing via **GoToMeeting**, an online meeting and web conferencing tool.

Commissioners and members of the public were allowed to attend and participate in the TMAPC meeting in person or via videoconferencing and teleconferencing by joining from a computer, tablet or smartphone.

After declaring a quorum present, Chair Covey called the meeting to order at 1:04 p.m.

Mr. Covey read the opening statement and rules of conduct for the TMAPC meeting.

REPORTS:

Chairman's Report:
None

Director's Report:

Ms. Miller reported on City Council actions and other special projects. Ms. Miller stated the amendment to the Open Meetings Act that allows Commissioners to participate in meetings remotely expires November 15, 2020 or when the Governor's executive order expires whichever comes first. The executive order from the Governor is scheduled to expire June 30, 2020. Unless the Governor extends the order the Commissioners will need to attend the next meeting in person.

Minutes:**1. Approval of the minutes of May 6, 2020 Meeting No. 2817**

On **MOTION** of **SHIVEL**, the TMAPC voted 7-0-0 (Covey, Craddock, Kimbrel, Ray, Reeds, Shivel, Van Cleave, "aye"; no "nays"; none "abstaining"; Doctor, McArtor, Ritchey, Walker, "absent") to **APPROVE** the minutes of the meeting of May 6, 2020, Meeting No. 2817.

Item 4 was moved from the Consent Agenda to the Public Hearing.

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.

2. **PUD-196-A Stephan Kerr** (CD 8) Location: South of the southwest corner of 71st Street and South Memorial Drive requesting a **PUD Minor Amendment** to allow signage on the south and west sides of the building

STAFF RECOMMENDATION:**SECTION I:** PUD-196-A-3 Minor Amendment**Amendment Request:**

Amend the development standards to allow signage on the South and West Sides of the building. Currently, signage is restricted to the North and East sides of the building. The applicant would like to allow signage on the South and West sides as well. To the west is a shopping center and to the south is an apartment complex. In commercially zoned areas, signage direction is not, typically, limited.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(12) of the City of Tulsa Zoning Code.

"Modifications to approved signage, provided the size, location, number and character (type) of signs is not substantially altered."

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in PUD-196-A.
- 2) All remaining development standards defined in PUD-196-A and subsequent amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment to allow signage on the South and West sides of the building.

Legal for PUD-196-A:

THE FOLLOWING TRACT OF LAND LOCATED IN LOT 1, BLOCK 1, RAPHAEL PLAZA, AN ADDITION TO THE CITY OF TULSA, LYING IN SECTION 11, TOWNSHIP 18 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1 OF RAPHAEL PLAZA;
THENCE NORTH 00°09'32" WEST A DISTANCE OF 97.50 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89°59'57" WEST A DISTANCE OF 210.48 FEET;
THENCE NORTH 14°45'00" EAST A DISTANCE OF 157.33 FEET;
THENCE NORTH 00°09'32" WEST A DISTANCE OF 78.98 FEET;
THENCE NORTH 89°50'28" EAST A DISTANCE OF 170.00 FEET;
THENCE SOUTH 00°09'32" EAST A DISTANCE OF 231.60 FEET TO THE POINT OF BEGINNING.
SAID DESCRIBED TRACT OF LAND CONTAINS AN AREA OF 42,410 SQUARE FEET OR 0.9736

3. **PUD-628-C-4/Z-6467-SP-7d Nathalie Cornett** (CD 7) Location: East of the southeast corner of South 97th East Avenue and East 93rd Street South requesting a **PUD Minor Amendment** to increase building coverage from 37% to 43%

STAFF RECOMMENDATION:

SECTION I: PUD-628-C-4 Minor Amendment

Amendment Request:

Amend the development standards to increase the allowable building coverage from 37% to 43% as shown on the conceptual plan. Typical building coverage in commercially zoned sites is between 50% to 75%, so this request would be within the normal allowances for commercially zoned lots.

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

“Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved standards and the character of the development are not substantially altered.”

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in PUD-628-C.
- 2) All remaining development standards defined in PUD-628-C and subsequent amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment to increase allowable building coverage from 37% to 43%.

Legal for PUD-628--4/-6467-SP-7d:

Lot 3, Block 1 Cedar Ridge Park

TMAPC Action; 7 members present:

On **MOTION** of **COVEY**, TMAPC voted 7-0-0 (Covey, Craddock, Kimbrel, Ray, Reeds, Shivel, Van Cleave, “aye”; no “nays”; none “abstaining”; Doctor, McArtor, Ritchey, Walker, “absent”) to **APPROVE** Items 2 and 3 per staff recommendation.

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PUBLIC HEARINGS

4. **Resubdivision of Block 4 Pasadena Addition** (CD 9) Amendment to Deed of Dedication, Location: Southwest corner of East 43rd Street South and South Peoria Avenue

TMAPC Action; 7 members present:

On **MOTION** of **COVEY**, TMAPC voted 7-0-0 (Covey, Craddock, Kimbrel, Ray, Reeds, Shivel, Van Cleave, “aye”; no “nays”; none “abstaining”; Doctor, McArtor, Ritchey, Walker, “absent”) to **CONTINUE** Item 4 to July 1, 2020.

Mr. Walker arrived remotely before vote on item 5.

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5. **Z-7548 John Fothergill** (CD 4) Location: Northwest corner of East 5th Street South and South Norfolk Avenue requesting rezoning from **IL and RM-2 to CH** (Continued from May 6, 2020)

STAFF RECOMMENDATION:
SECTION I: Z-7548

DEVELOPMENT CONCEPT: Applicant plans to construct an office warehouse on an empty lot. The property has two zoning categories and the applicant requests it to be changed to a single category.

DETAILED STAFF RECOMMENDATION:

Z-7548 requesting CH zoning allows uses and density is non-injurious to the surrounding properties and,

CH zoning allows uses that are consistent with the employment land use designation and,

CH zoning allows uses that are not consistent with the anticipated development pattern in the area and,

The Elm Creek Master Plan is consistent with the Park and Open Space land area designation and the City has funding for the planned storm water facility and open space therefore,

Staff recommends **Denial** of Z-7548 to rezone property from RM-2 and IL to CH

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The planning effort on this area of Tulsa has been extensive. CH zoning does not have a maximum floor area ratio, building heights or building setbacks. Many of these uses and the unlimited floor area are generally consistent with the planned development around the open space and park area however this request conflicts with the Park and Open Space land use designation.

Land Use Vision:

Land Use Plan map designation: The site is on the west edge of the Park and Open Space land use designation and one lot that is zoned RM-2 is in the Employment Land Use area.

Parks and open space should be protected and promoted. Parks are meant to be publicly used and widely accessible by a network of streets, trails and sidewalks. Parks and open space should be connected with nearby institutions, such as schools or hospitals. Amenities at these park facilities can include playgrounds, pools, nature trails, ball fields, and recreation centers. Open spaces are protected, environmentally rich areas where development is inappropriate, and where the natural character of the environment improves the quality of life for city residents. Open space tends to have limited access and is not typically used for recreation.

Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

Areas of Stability and Growth designation: The site is completely inside the Area of Growth designation.

The purpose of an Area 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 in 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:

East 5th Street South and South Norfolk Avenue are not illustrated on the major street and highway plan. 5th Street South connects to Peoria just east of this site where transit riders can connect to the Bus Transit system on Peoria approximately two blocks from the is site.

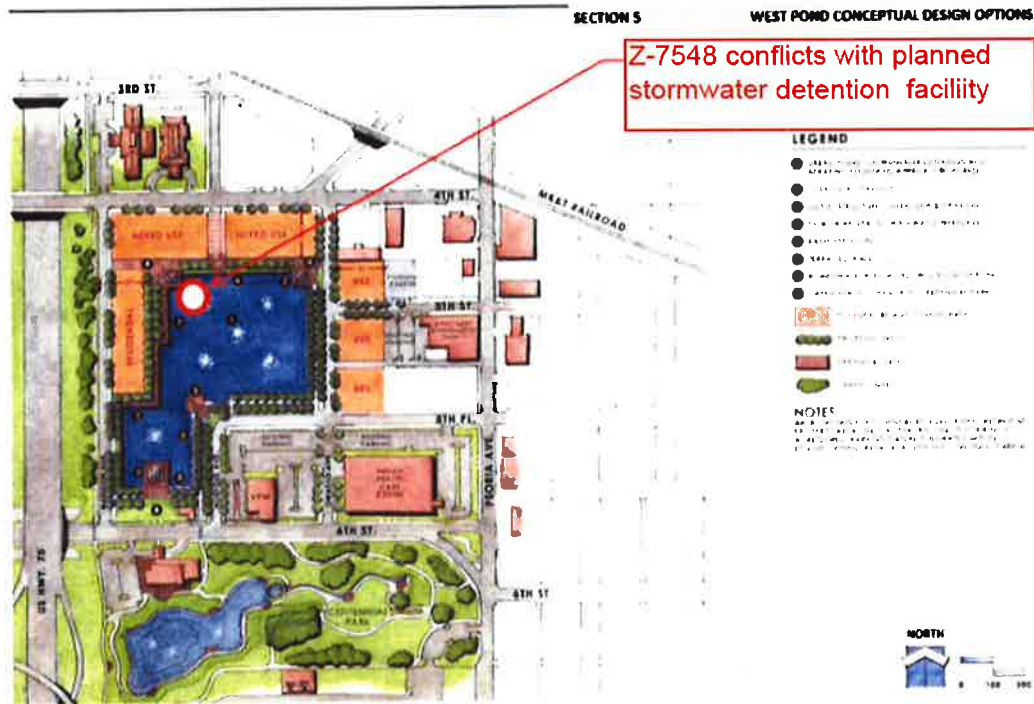
Trail System Master Plan Considerations: None

RELATIONSHIP TO THE SMALL AREA PLAN: (PEARL DISTRICT SMALL AREA PLAN)

Small Area Plan Land Use Vision:

The site is included a Park and Open Space land use designation. The Small Area Plan update was approved and adopted in July of 2019. The Park and Open Space land use designation anticipated public investment in a regional detention facility at this site. The rezoning request is in the planned storm water detention area. When that facility is constructed it is likely the proposed building will be demolished.

ELM CREEK STUDY



West Pond - Option 2

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is nearly flat and there are no existing structures.

Environmental Considerations: The subject property is in a planned regional stormwater detention facility and is in an area where the City of Tulsa is currently acquiring property for construction of this pond.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
S. Norfolk Avenue	None	50 feet	2
East 5 th Street	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CH	Employment	Growth	Industrial uses
East	IL	Park and Open Space	Growth	Parking lot for industry
South	RM-2	Park and Open Space	Growth	Empty lot
West	RM-2	Employment	Growth	Single family residential

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 13951 dated October 12, 1977 established the current zoning for the subject property.

Subject Property:

Z-7489 (withdrawn): This application requested the *rezoning* of a .37± acre tract of land from IL/RM-2 to CH for office/warehouse on property located northwest corner of East 5th Street South and South Norfolk Avenue. After being continued twice, the application was ultimately withdrawn September 16th, 2019 by the applicant.

Z-5027 September 1977: All concurred in **approval** of a request for *rezoning* a tract of land from RM-2 to IL, per Planning Commission Conditions, on property located northwest corner of 5th Street and Norfolk. (Ordinance No. 13951)

Ordinance number 11814 dated June 26, 1970 established zoning for the subject property.

Surrounding Property:

Z-7457 December 2018: All concurred in **approval** of a request for *rezoning* a .16± acre tract of land from RM-2 to MX-1-U-U for mixed use, on property located northeast corner of East 5th Place South and South Norfolk Avenue.

PUD-817-A July 2015: All concurred in **approval** of a proposed *Major Amendment* to PUD on a .5± acre tract of land to add Use Units 12A-Adult Entertainment Establishments and 20- Commercial Recreation-Intensive to allow a potential taproom and recreation and occasional

events in an outdoor space on site, with the proposed uses limited to those associated with a microbrewery, as well as modify the maximum number of beer barrels that can be produced from 5,000 to 15,000, on property located southeast corner of East 4th Street South and South Madison Avenue.

Z-7277/PUD-817 September 2014: All concurred in **approval** of a request to rezone a .5± acre tract of land from CH to IL and **approval** of a proposed *Planned Unit Development* for a microbrewery, on property located southeast corner of East 4th Street and South Madison Avenue.

BOA-15072 March 1989: The Board of Adjustment **approved** a *Special Exception* to allow for engineering office uses in an RM-2 zoned district, finding that the area is planned for redevelopment into uses compatible with the downtown area, on property located at 1003 East 5th Place.

Z-4442 July 1973: All concurred in **approval** of a request for *rezoning* a .61± acre tract of land from RM-2 to IL for Use Unit 17, on property located northside of 5th Street between Norfolk and Owasso.

Z-4389 April 1973: All concurred in **approval** of a request for *rezoning* a .32± acre tract of land from RM-2 to IL for Use Unit 17, on property located northwest corner of 5th Street and Owasso Avenue.

TMAPC Comments:

Mr. Covey stated the last time this was before the Planning Commission the property owners were asked if they were aware that if Planning Commission granted their request to rezone that the City may condemn the property. Mr. Covey stated the owners said they were willing to take that risk. Mr. Covey stated there was a conversation about whether the City had the money to buy the property and Planning Commission asked for someone from the City to come and speak about what that situation looked like. Mr. Covey stated that didn't happen because the application was continued several times and then withdrawn by the applicant.

Staff stated "yes" that is what happened.

Mr. Covey stated there was also a conversation that if this was approved last time would that increase the property values and then cost the City more money to buy this property to condemn. Mr. Covey stated now staff is saying that the plan for this property may change.

Staff stated "yes".

Mr. Reeds stated that the City has always said the plans may change for this area. He stated the Elm Creek plan is very conceptual.

Staff stated at the last meeting the Engineering Services Department had drawings and plans to move forward within the next year but that has evaporated.

Applicant Comments:

John Fothergill 3410 South 73rd West Avenue, Tulsa, OK 74107

Mr. Fothergill stated he represents the owners on the subject property. Mr. Fothergill stated he is speaking as a private citizen and not as a representative of Tulsa County. Mr. Fothergill stated the owners of the subject property are Mark and Darryl Wofford are his friends. Mr. Fothergill stated this is the 3rd time to try and rezone this property. Mr. Fothergill stated in 1988 the first Elm Street Drainage Plan was created after a severe flood in the 1980's. The plan was amended in 1998 and a new plan was proposed. He stated then in 2008 the Elm Creek Basin Plan was amended again and included a newer design. Mr. Fothergill stated the new plan is the fourth plan and it has been put on hold again. He stated the City of Tulsa had started acquiring properties in this area but that has been put on hold indefinitely by the administration according to Paul Zachary. Mr. Fothergill stated there is currently no funding for this pond to be constructed and the next available bond issue to address this issue would be 2023. He stated he would also like to point out that the condemnation that was put on hold is a house that is in the center of the proposed pond. Mr. Fothergill stated the Wofford's who own the property stated their business in 1987 and then moved to their 4th Street location in 1992. He stated since that time the owners have developed 4 other parcels in the area. Mr. Fothergill stated these guys are invested in the neighborhood. He stated the July 16, 2019 staff report for Z-7489, which was the 1st attempt at the rezoning, the staff had recommended approval and then redlined that to recommend denial stating that the lot and building was in direct conflict with the current concept plan for the Elm Creek Detention Plan and that the City of Tulsa is acquiring property as part of a 5 year plan. Mr. Fothergill stated the staff recommendation was approval until staff learned of the Elm Street Basin Plan and then it was changed to denial. He stated the case was continued to August 21, 2019. Mr. Fothergill stated at the August 21, 2019 meeting the staff report states that staff had recently learned that the City of Tulsa is acquiring property for a 5 year plan and staff recommends denial. He stated the earliest that the City of Tulsa could do anything with this area is 2023 and that assumes that everything goes as planned. Mr. Fothergill stated he recused himself on the original cases because he was a TMAPC Commissioner and the owners were his friends. He stated he felt like the owners got a raw deal and he decided to represent his friends and try to say the words to help Commissioners understand this case. Mr. Fothergill stated he sent out emails on March 13, 2020 to better understand the plans for the area. He stated he received an email back from Jay Hoyt asking if he would be okay to revise the

land use from Downtown Neighborhood or Employment because it had been changed to Park Land and that application would be \$350.00. Mr. Fothergill stated on June 16, 2020 he received an email from Dwayne Wilkerson asking him to withdraw his request for the Comprehensive Plan Amendment for a full refund of the \$325.00 application fee. Mr. Fothergill stated after receiving the staff report he noticed staff was recommending denial even after the Elm Creek Basin was put on hold. He stated it was the only time denial was recommended out of the 3 times this application was filed. Mr. Fothergill stated he thought maybe staff needed an email from Paul Zachary to confirm the project was on hold. Mr. Zachary emailed staff back to let them know that he did not want to alter the property owner's application and the administration has put the Elm Creek Basin project on hold. He also asked staff not to hesitate to support the zoning change. Mr. Fothergill stated staff emailed back explaining the basis of recommending denial was based on the Parks and Open Space design and stormwater facilities. He stated now the reason for the recommendation of denial has changed not because of the Elm Street Plan but because of the Open Space use. Mr. Fothergill stated the Land Use Map from the July 16, 2019 case file shows the area as a Downtown Neighborhood and the Land Use Map for this application today shows the area as Park and Open Space and it shows the approval date for the change was July 8, 2019. He stated this is the reason for the recommendation of denial from the staff. Mr. Fothergill stated he is asking Planning Commission to help clean up the error of the staff. He stated CH is appropriate and the property owners will do a great job.

Mr. Covey stated just to be clear the property owners withdrew their previous application; therefore, a vote did not take place.

Mr. Fothergill stated "yes", they withdrew voluntarily because their reading of the room was that it was not going to pass.

Mr. Covey stated when you say the property owners got a raw deal, Planning Commission didn't vote.

Mr. Fothergill stated he didn't mean from Planning Commission he meant from City and the assumption that the City was going forward with the Elm Street Plan and here it is a year later and the nothing has been done.

Mr. Craddock stated its good to see the history and he believes there is enough information to change staff recommendation.

Ms. Kimbrel asked if Mr. Fothergill could highlight in his opinion what should have been done to avoid the inconsistencies in this case.

Mr. Fothergill stated if the City of Tulsa doesn't have money in place to do whatever they say they are going to do that should not be a factor in the decision. He stated plans are just that a plan and in City Council chambers there is a

whole wall of plans, some have been implemented and some have not. They are guidelines and not set in stone. Mr. Fothergill stated he believes Planning Commission should base their decisions on facts and not speculation.

Mr. Reeds stated planning by its natural is speculative, its not always based on fact its guidelines, sometimes they are conceptual and sometimes they are in writing. He stated he doesn't think all of Planning Commissions decisions are based on fact. He believes sometimes they are based on the future and sometimes they are in concrete. Mr. Reeds stated this is not one of those cases.

Mr. Fothergill stated he respects that this is the Planning Commission and the decisions here are recommendations for policies that the City Council will adopt and he believes that should only be facts.

Mr. Covey asked if staff would like to respond.

Staff stated "no".

Mr. Reeds stated he understands there is confusion, when the planning for BOK began, they didn't know which properties to condemn or what kind of space was needed. He stated they could have easily approved a strip center and in 5 years had to tear it down. But they didn't. Mr. Reeds stated he understand the owner's dilemma but at some time there will be something built for retention in that location so he will support staff.

Mr. Craddock stated for a government entity to come in and put a cloud over a property in which the owners can not do what they legally can within the framework is chilling to him. He stated you can't say there will be a government funded infrastructure in this area because you now have the Head of Engineering for the City of Tulsa saying he doesn't recommend denial and the applicant needs to move forward. Mr. Craddock stated this a solid statement from the City saying let's go forward and he will be supporting the applicant.

Mr. Ray stated this a very difficult case and he has decided that it is not wrong to approve this case. He stated he understands the long term ramifications but agrees with Mr. Craddock that the City is just making it difficult. Mr. Ray stated the City needs to just pull the trigger and do something about the Elm Street Plan but to keep the landowner in purgatory while the City doesn't do what they say they will do. He stated he doesn't know if it's the right decision but he knows its not the wrong decision.

Mr. Covey stated he will vote for the applicant because Mr. Zachary stated that the change in zoning should not be held up. He stated also the plan is not solid and could change.

TMAPC Action; 8 members present:

On **MOTION** of **CRADDOCK**, TMAPC voted **7-1-0** (Covey, Craddock, Kimbrel, Ray, Shivel, Van Cleave, Walker “aye”; Reeds, “nays”; none “abstaining”; Doctor, McArtor, Ritchey, “absent”) to recommend **APPROVAL** of the CH zoning for Z-7548.

Legal for Z-7548:

LT 1 & 2 BLK 3 CENTRAL PARK PLACE & S24.5 LT 3 BLK 15; LT 3 BLK 3, CENTRAL PARK PLACE, HODGE ADDN

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6. **Z-7552 Stuart Van De Wiele** (CD 5) Location: East of the southeast corner of East 11th Street South and South 107th East Avenue requesting rezoning from **CS** to **CG**

STAFF RECOMMENDATION:

SECTION I: Z-7552

DEVELOPMENT CONCEPT: Repurpose existing building and property with expanded uses that may be allowed in a CG district. CG provides additional floor area opportunities and additional use opportunities.

DETAILED STAFF RECOMMENDATION:

CG zoning allows uses that are generally consistent with the Mixed-Use Corridor land use designation and,

The surrounding property has been developed with uses allowed in a CS district and a variety of special exceptions that allow light industrial uses in a CS district. CG zoning is generally consistent with that development pattern and,

The architectural style of the development in this area is like many light industrial development areas and the proposed zoning change the Mixed-Use Corridor land use designation for the area therefore,

Staff recommends approval of Z-7552 to rezone property from CS to CG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The uses allowed in a CG zoning category allow more vehicular uses that are not currently allowed in the surrounding properties however many of the surrounding properties have been granted special exception uses for vehicular use categories. The mixed-use corridor

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 located in high intensity mixed-use commercial, retail and residential areas with substantial

pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

Trail System Master Plan Considerations: None that affect this site.

Small Area Plan: None

Special District Considerations: Route 66 Overlay. This overlay designation changes sign standards but does not affect any uses.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is currently occupied with a single-story office warehouse.*

Street View looking from northwest to southeast on next page.



Environmental Considerations: None that would affect site redevelopment.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 11 th Street	Secondary Arterial with Multi Modal Overlay	100 feet	(6 lanes) 3 each direction with landscape median

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CS	Employment	Growth	Retail
East	CS	Mixed-use corridor	Growth	Dollar General
South	CS	Mixed-use corridor	Growth	Mobile Home Park
West	CG	Mixed-use corridor	Growth	Commercial use with light industry approvals

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11812 dated June 26, 1970 established zoning for the subject property.

Subject Property:

BOA-13911 January 1986: The Board of Adjustment **approved** a *Special Exception* to allow retail, building material sales business with minor wholesaling in a CS District, per plot plan submitted, on property located at the southeast corner of 11th Street and 107th East Avenue.

BOA-13804 October 1985: The Board of Adjustment **approved** a *Special Exception* to allow automobile sales in a CS zoned district, subject to a maximum of 12 cars being parked on the northeast portion of the subject lot and said cars being parked no further south than the southern boundary of the restaurant, on property located at 10724 East 11th Street.

BOA-12976 January 1984: The Board of Adjustment **approved** a *Variance* of the required 100' setback from the centerline of 11th Street to 89' to allow for new construction in a CS District under the provisions of Section 1670, per plans submitted, on property located at the southeast corner of 11th Street and South 107th East Avenue.

Surrounding Property:

Z-7535 February 2019: All concurred in **denial** of a request for *rezoning* a .42± acre tract of land from CS to IL for a medical marijuana grow facility, on property located northwest corner of East 12th Street South and South 107th East Avenue.

PUD-843 February 2016: All concurred in **approval** of a proposed *Planned Unit Development* on a 4.37± acre tract of land for mixed-use/commercial, on property located west of the southwest corner of East 11th Street and S. Garnett Road.

BOA-21889 May 2015: The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 15 (other trades & services), Use Unit 16 (mini-storage) in a CS District (Section 701), with the condition that all the Use Units referred both in 15, 16, 12, and 14 are referenced in the letter from Tanner Consulting dated May 26th, 2015, per conceptual site plan 3.8, on property located at 10880 East 11th Street.

BOA-20547 September 2007: The Board of Adjustment **approved** a *Special Exception* to permit automobile and allied activities (Use Unit 17) in a CS District (Section 701), with conditions: limited to tire/wheel sales and service, automotive repair except engine work, no portable signs in place on the property, no outside storage of materials, parts or equipment, all refuse placed in appropriate containers, approval for a period of five years, on property located at 10705 East 11th Street South.

BOA-19709 November 2003: The Board of Adjustment **denied** a *Special Exception* to permit Use Unit 17 uses in a CS District, a *Variance* of the setback from an R District from 12' to 0' to permit a building at the property line, and a *Variance* of required screening from an R District, finding it is an inappropriate use for cart blanc Use Unit 17 in this area, and finding a lack of hardship, on property located at northwest corner of East 11th Street and South 107th East Avenue.

BOA-19331 March 2002: The Board of Adjustment **approved** a *Special Exception* to permit a Use Unit 15 (electrical contractor) in a CS district, on property located at 10705 East 11th Street.

BOA-18957 January 2001: The Board of Adjustment **approved** a *Special Exception* to allow RV and trailer sales in a CS zoned district and a *Variance* of the required all-weather surface parking to allow gravel parking, for a period not to exceed one year from the date of this hearing, on property located at 10740 East 11th Street.

BOA-18668 March 2000: The Board of Adjustment **approved** a *Special Exception* to allow an electrical contractor business (Use Unit 15) in a CS district, on property located at 1136 South 107th East Avenue.

BOA-14951 October 1988: The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 17 (automotive uses) in a CS zoned district, a *Variance* to allow open air storage and display of merchandise for sale within 300' of an R District, per site plan submitted, subject to Traffic Engineering approval for the location of storage racks on the north and east sides of the property, and subject to the sales business being limited to pick-up camper shells and accessories, finding that the original plot plan has been revised and the variance of the setback from the street to the east and the variance of the parking requirements is no longer needed, on property located at east of the northeast corner of 11th and 107th East Avenue.

BOA-13933 February 1986: The Board of Adjustment **approved** a *Special Exception* to allow an automotive custom repair and related sales facility in a CS zoned district and a *Special Exception* to remove the screening requirements where existing physical features provide visual separation of uses; finding that there are similar uses in the area and the automotive facility will be compatible with the neighborhood, and finding that the RS zoned property to the north that would require screening is actually vacant land and a creek, on property located at 10877 East 11th Street.

BOA-13517 April 1985: The Board of Adjustment **approved** a *Special Exception* to permit a car wash in a CS zoned district with the restrictions that the exterior building materials of the car wash be compatible with the abutting apartment complex, there will be an attendant on duty seven days a week from 8:00am to 10:00pm, and that it is built per plot plan submitted, on property located at the northwest corner of 11th Street and 107th East Avenue.

BOA-13350 November 1984: The Board of Adjustment **approved** a *Variance* to allow a guttering and roofing establishment in a CS zoned district, per plot plan submitted, finding that due to the unusual circumstances of the land (in regard to the flood plain developed), on property located at east of the northeast corner of 107th East Avenue and

11th Street, finding that the literal enforcement of the Code would result in an unnecessary hardship to the applicant

Z-5462 December 1982: All concurred in **approval** of a request for *rezoning* a 2.3± acre tract of land from CS/RS-3 to CG for a Use Unit 21-Outdoor Advertising to allow a larger sign, on property located east of the northeast corner of 11th Street and Mingo Valley Expressway.

BOA-12137 August 1982: The Board of Adjustment **approved** a *Special Exception* to allow a Use Unit 17 (muffler shop) in a CS District as described using tilt-up rock panels, subject to all work being performed inside, that all storage be inside with no outside storage being permitted, that refuse be placed outside in covered containers, and that no manufacturing of mufflers take place at the subject location, on property located at 10705 East 11th Street.

BOA-11993 June 1982: The Board of Adjustment **denied** a *Special Exception* to locate a muffler shop in a CS District, on property located at 10705 East 11th Street.

Z-5484 March 1981: All concurred in **approval** of a request for *rezoning* a 2.1± acre tract of land from CS/RS-3 to CG commercial, on property located east of the northeast corner of 11th and Mingo Valley Expressway.

BOA-11386 March 1981: The Board of Adjustment **approved** a *Special Exception* to permit a Use Unit 15 for other trades and services in a CS District and a *Special Exception* to waive the screening requirement on the north property line until such time that the north portion of the property is developed residentially or is sold, all subject to plans submitted, with the condition that no outside storage will be permitted, on property located at east of the northeast corner of 107th and 11th Streets.

BOA-11040 June 1980: The Board of Adjustment **approved** an *Exception* to permit an electrical contractor in a CS District with the screening fence to be constructed all around the building as drawn on the submitted plot plan, with access being also screened, (gates) as shown on the plot plan, no outside storage shall exceed the height of the screening fence, outside storage limited to lighting poles and arms, on property located at 10705 East 11th Street.

BOA-09990 June 1978: The Board of Adjustment **approved** an *Exception* to operate a retail glass outlet and an *Exception* to remove the screening requirement cannot be achieved, per plot plan, in a CS and RS-3 District, on property located at 10737 East 11th Street.

BOA-07212 November 1971: The Board of Adjustment **approved** a *Special Exception* to permit operating a sales and service of travel trailers (camping trailers) and articles incidental to recreation and camping activities, on property located at 10884 East 11th Street.

Z-3972 August 1971: All concurred in **approval** of a request for *rezoning* a 27.998± acre tract of land from CS to RM-1 for Multi-family, on property located southwest corner of 11th Street and Garnett Road.

Z-3854 February 1971: All concurred in **approval** of a request for *rezoning* a 1.8± acre tract of land from RS-3/CS to RM-2 for apartments, on property located north side 11th Street, east of Mingo Valley Expressway.

BOA-05814 March 1968: The Board of Adjustment **approved** a *Variance* of the permitted use provisions of U-3A to permit the erection of pumps, lights, and canopy for a service station, subject to the plot plan submitted, on property located at southwest corner of 107th East Avenue and 11th Street.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **COVEY**, TMAPC voted **8-0-0** (Covey, Craddock, Kimbrel, Ray, Reeds, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; Doctor, McArtor, Ritchey, "absent") to recommend **APPROVAL** of the CG zoning for Z-7552 per staff recommendation

Legal for Z-7552:

Part of the West Half (W/2) of Lot One (1), MINGO VALLEY ACREAGE, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, being more particularly described as follows, to-wit:

BEGINNING at a point 40 feet South and 170 feet East of the Northwest corner of Lot One (1), said point being on the South Right of Way of line of East 11th Street South; Thence East along said Right of Way line for 150 feet to the East line of said West Half (W/2) of Lot One (1); Thence South and along the East line of said West Half (W/2) of Lot One (1) for 260 feet; Thence West for 150 feet; Thence North 260 feet to the POINT OF BEGINNING.

* * * * *

7. **Z-7553 Ricky Jones** (CD 6) Location: East of the southeast corner of East 36th Street South and South 145th East Avenue requesting rezoning from **RS-3 to RS-4**

STAFF RECOMMENDATION:
SECTION I: Z-7553

DEVELOPMENT CONCEPT: The applicant has submitted a request to consider rezoning from RS-3 zoning which requires a minimum lot width of 60 feet and a minimum lot size of 6900 square feet to RS-4 zoning that requires a minimum lot width of 50 feet and minimum lot size of 5500 sq. ft.

DETAILED STAFF RECOMMENDATION:

Z-7553 requesting RS-4 zoning allows single family residential uses that are compatible with the surrounding properties and,

Lot and building regulations in a RS-4 district allow a greater density than the abutting RS-3 zoned properties however RS-4 zoning is consistent with the anticipated future development pattern of the surrounding property and,

RS-4 zoning is consistent with the New Neighborhood land use designation of the Comprehensive Plan therefore,

Staff recommends **Approval** of Z-7553 to rezone property from RS-3 to RS-4.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: RS-4 zoning is primarily used for a smaller lot single family residential use and is consistent with the New Neighborhood land use designation.

Land Use Vision:

Land Use Plan map designation: New Neighborhood

The New Neighborhood residential building block is comprised of a plan category by the same name. It 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.

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:

The east side of the site abuts a planned arterial street and adequate street right of way should be dedicated as part of the plat process. The street does not exist, and the applicant should be aware that some access to the south along that right of way may be required for redevelopment of this site.

The north side of the site also abuts a planned residential collector street. During the development of this site the east/west collector street will be required to satisfy the major street and highway plan standards.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is undeveloped with some tree cover and gently sloping terrain. The east side of the site is at the upper end of Adams Creek drainage basin and may be sensitive to wetlands and water quality*

considerations. Terrain around the creek is steeper and may be more challenging for home site development.

Environmental Considerations: Adams Creek stream channel is near the east boundary of the site. During the plat process considerations for creek preservation and development on the fringes of the floodplain will be necessary to preserve the water quality in the basin. The alignment of East 161st Street may not follow the typical section line arrangement and we will recommend alignment considerations during the plat process and recommend further discussions with City Engineering early in the plat process to discuss street construction and alignment possibilities.

Streets:

<u>Existing Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 36 th Place South	Residential Collector	60 feet	2
South 152 nd East Avenue	NA	50 feet	2
East 38 th Street South	NA	50 feet	2
<u>Future Access requirements</u>			
161 st Street South (East boundary of subject property)	Secondary Arterial	100 feet	This planned street has not been constructed

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	New Neighborhood	Growth	Undeveloped
East	AG and RS-3	New Neighborhood	Growth	Undeveloped
South	RS-3	New Neighborhood	Growth	Undeveloped
West	RS-3	New Neighborhood	Growth	Single-family

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11826 dated June 26, 1970 established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

Z-7392 September 2017: All concurred in **approval** of a request for *rezoning* a 5.5± acre tract of land from AG/RM-0 to RS-3 for a Single-family subdivision, on property located west of the northwest corner of East 41st Street and South 161st East Avenue.

TMAPC Comments:

Mr. Craddock asked staff if from a planning standpoint would it be helpful if 161st Street and the other roads in the area were open.

Staff stated "yes", at some point some of the roads will open because of fire department provisions. Staff stated he would also like to point out that the section line road because of the terrain may move around.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **COVEY**, TMAPC voted **8-0-0** (Covey, Craddock, Kimbrel, Ray, Reeds, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; Doctor, McArtor, Ritchey, "absent") to recommend **APPROVAL** of the RS-4 zoning for Z-7553 per staff recommendation

Legal for Z-7553:

A TRACT OF LAND THAT IS A PART OF THE SOUTH HALF (S/2) OF SECTION TWENTY-TWO (22), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION 22; THENCE SOUTH 1°22'43" EAST FOR A DISTANCE OF 796.04 FEET TO A POINT AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED, RECORDED ON JULY 13, 2016, AT DOCUMENT NO. 2016064810, OF THE TULSA COUNTY RECORDS; THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID TRACT OF LAND FOR THE FOLLOWING

TEN (10) COURSES; SOUTH 88°23'07" WEST FOR A DISTANCE OF 130.27 FEET; THENCE ALONG A 52.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 44°28'30" WEST, A CENTRAL ANGLE OF 81°14'09", A CHORD BEARING AND DISTANCE OF SOUTH 85°05'34" WEST FOR 67.70 FEET, FOR AN ARC DISTANCE OF 73.73 FEET; THENCE ALONG A 18.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 37°19'32", A CHORD BEARING AND DISTANCE OF NORTH 72°57'07" WEST FOR 11.52 FEET, FOR AN ARC DISTANCE OF 11.73 FEET; THENCE SOUTH 88°23'07" WEST FOR A DISTANCE OF 329.69 FEET; THENCE ALONG A 183.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 24°30'21", A CHORD BEARING AND DISTANCE OF SOUTH 76°07'57" WEST FOR 77.67 FEET, FOR AN ARC DISTANCE OF 78.27 FEET; THENCE SOUTH 63°52'46" WEST FOR A DISTANCE OF 38.94 FEET; THENCE SOUTH 1°36'38" EAST FOR A DISTANCE OF 341.71 FEET; THENCE ALONG A 52.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 45°31'16" EAST, A CENTRAL ANGLE OF 81°14'09", A CHORD BEARING AND DISTANCE OF SOUTH 4°54'11" EAST FOR 67.70 FEET, FOR AN ARC DISTANCE OF 73.73 FEET; THENCE ALONG A 18.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 37°19'32", A CHORD BEARING AND DISTANCE OF SOUTH 17°03'08" WEST FOR 11.52 FEET, FOR AN ARC DISTANCE OF 11.73 FEET; THENCE SOUTH 1°36'38" EAST FOR A DISTANCE OF 202.11 FEET TO A POINT AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED, RECORDED JANUARY 4, 2017, AT DOCUMENT NO. 2017000719, COUNTY OF TULSA RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT FOR THE FOLLOWING FIVE (5) COURSES; SOUTH 88°43'42" WEST FOR A DISTANCE OF 632.26 FEET; THENCE NORTH 83°02'50" WEST FOR A DISTANCE OF 48.78 FEET; THENCE NORTH 58°37'23" WEST FOR A DISTANCE OF 139.92 FEET; THENCE NORTH 73°16'33" WEST FOR A DISTANCE OF 169.33 FEET; THENCE SOUTH 88°43'42" WEST FOR A DISTANCE OF 72.76 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE CONTINUING SOUTH 88°43'42" WEST FOR A DISTANCE OF 402.46 FEET TO A POINT AT THE SOUTHEAST CORNER OF BLOCK 13, "THE CROSSING AT BATTLE CREEK, PHASE II BLOCKS 7 - 13", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, (PLAT NO. 6720); THENCE NORTH 1°28'29" WEST AND ALONG THE EAST LINE OF BLOCK 13 AND BLOCK 9, SAID "CROSSING AT BATTLE CREEK, PHASE II BLOCKS 7 - 13", FOR A DISTANCE OF 660.32 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID BLOCK 9; THENCE SOUTH 88°43'43" WEST AND ALONG THE NORTH LINE OF SAID BLOCK 9, FOR A DISTANCE OF 660.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 9; THENCE NORTH 1°28'29" WEST AND ALONG THE EAST RIGHT OF WAY LINE OF SOUTH 152ND AVENUE EAST, AS PLATTED IN SAID "THE CROSSING AT BATTLE CREEK, PHASE II BLOCKS 7 - 13", FOR A DISTANCE OF 660.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF (S/2) OF SAID SECTION 22; THENCE NORTH 88°43'43" EAST AND ALONG SAID NORTH LINE, FOR A DISTANCE OF 104.58 FEET TO A POINT AT THE NORTHWEST CORNER OF THE SE/4 OF SAID SECTION 22; THENCE NORTH 88°43'43" EAST AND ALONG THE NORTH LINE OF SAID SE/4 FOR A DISTANCE OF 2638.94 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2,955,349 SQUARE FEET OR 67.845 ACRES.

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8. **Z-7554 Daniel Regan** (CD 1) Location: Southwest corner of Mohawk Boulevard and North Winston Avenue requesting rezoning from **RS-3 to AG**

STAFF RECOMMENDATION:

SECTION I: Z-7554

DEVELOPMENT CONCEPT:

The rezoning request is primarily an effort to repurpose the existing buildings on the site to allow for agricultural uses.

DETAILED STAFF RECOMMENDATION:

Use allowed in an AG district are generally compatible with the surrounding uses in this area and,

Uses allowed in the AG district are consistent with the anticipated future development of surrounding properties and,

Infrastructure for streets and utilities is sufficient for uses anticipated and there are no known environmental concerns for redevelopment of this property in an AG district,

The requested AG zoning will support redevelopment of the existing buildings on the property therefore,

Staff recommends Approval of Z-7554 to rezone property from RS-3 to AG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: AG zoning requested on this parcel is not consistent with the existing neighborhood land use designation however repurposing this parcel with AG zoning does not prohibit future residential development. The buildings on the property are consistent with typical uses that may be used for AG purposes and are not injurious with the surrounding Mohawk park golf and maintenance facilities.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

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.

Areas of Stability and Growth designation: Area of Stability

The Areas of Stability includes 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.

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is wooded and contains several buildings that are not visible from the street. Phone conversations from the neighborhood indicate that the large building on site was a skating rink but has not been used in decades.*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
Mohawk Blvd	None	50 feet	2

North Winston Avenue	None	50 feet	2
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Utilities:

The subject tract has municipal water available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	Park and Open Space	Stability	Mohawk Park Golf Maintenance facility
East	RS-3	Park and Open Space	Stability	Mohawk Golf Course
South	RS-3	Existing neighborhood	Stability	Large lot residential
West	RS-3	Park and Open Space	Stability	Single family residential and City of Tulsa land management offices

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11802 dated June 26, 1970 established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

BOA-20193 February 2006: The Board of Adjustment **approved** an amendment to the previously approved Mohawk Park Master Plan and a *Special Exception* to permit a public park to expand Mohawk Park, less and except the two airport parcels and the west half of the proposed soccer fields, on property located at 5701 East 36th Street North.

BOA-16503 November 1993: The Board of Adjustment **approved** a *Special Exception* to permit a water treatment plant in an RS-3 and AG District, per plot plan submitted, on property located at 3710 Mohawk Boulevard.

BOA-10464 June 1979: The Board of Adjustment **approved** an *Exception* to operate a street maintenance satellite facility which will include offices, equipment storage and servicing, and street maintenance material storage, per plot plan submitted on property located at 4122 East Mohawk Boulevard.

BOA-08432 December 1974: The Board of Adjustment **approved** an *Exception* to use property for a public park and zoo in an RS-3 District, with the stipulation that any future requests for exceptions will be required to include the entire Mohawk complex, on property located at Mohawk Park.

BOA-08135 December 1973: The Board of Adjustment **denied** an *Exception* to use property for a public park and as winter quarters for zoo animals in an RS-3 District, on property located at 36th Street North and Choctaw Drive.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **COVEY**, TMAPC voted **8-0-0**(Covey, Craddock, Kimbrel, Ray, Reeds, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; Doctor, McArtor, Ritchey, "absent") to recommend **APPROVAL** of the AG zoning for Z-7554 per staff recommendation

Legal for Z-7554:

All that portion of the North Half of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter (N/2 SE/4 SE/4 NE/4), lying West of the Paved County Road and South of State Highway No. 169, in Section Sixteen (16), Township Twenty (20) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

LESS AND EXCEPT: The East 200 feet of the South 80 feet thereof.

AND

LESS AND EXCEPT: A part of the North Half of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter (N/2 SE/4 SE/4 NE/4) of Section Sixteen (16), Township Twenty (20) North, Range Thirteen (13) East, lying West of the Paved County Road, being more particularly described as follows, to-wit:

Commencing at the Southwest corner of said N/2 SE/4 SE/4 NE/4 of Section 16, Township 20 North, Range 13 East; Thence South 89° 53' 31" East a distance of 358.52 feet; Thence North 13° 22' 34" East a distance of 14.38 feet to the Point of Beginning; Thence North 0° 43' 52" West a distance of 98.28 feet; Thence South 89° 45' 28" East a distance of 219.69 feet to a point on the Westerly right of way line of the Paved County Road; Thence South 4° 56' 26" West along said right of way a distance of 31.86 feet; Thence North 89° 53' 31" West a distance of 200.00 feet; Thence South 13° 22' 34" West a distance of 67.81 feet to the Point of Beginning.

* * * * *

9. **Z-7555 Duane Philips** (CD 4) Location: North of the northwest corner of East 15th Street South and South St. Louis Avenue requesting rezoning from **RM-2 to OM with optional development plan**

STAFF RECOMMENDATION:
SECTION I: Z-7555

APPLICANTS DEVELOPMENT CONCEPT:

The proposed Optional Development Plan to be known as "15 St. Louis" presently comprises of 0.40 acres (gross) located just north of East 15th Street on the West side of St. Louis. The subject property has 125 feet of frontage on St. Louis Avenue and backs up to an alley that runs North - South between St. Louis Avenue and South Rockford Avenue.

15 St. Louis is a mixed/use infill development of new construction and in keeping with the established predominant arrangement of commercial and destination uses along East 15th Street and multifamily use on the interior property adjoining South St. Louis Avenue.

Existing structures include single family, duplex and multifamily wood structures. These structures will be demolished and a four-story mixed-use structure with access to a split-level parking structure is planned for the entire development area. The first floor will be reserved for office use, such as interior designers and architects with street access to St. Louis Avenue and a sub-grade parking structure adjacent to the alley. The second, floor will provide multi-family apartments units facing St. Louis Avenue with parking access available from the alley towards the west. The third and fourth floors will be multi-family residential units. The basement parking structure will be designed to accommodate parking for both the multi-use development and the commercial development to the South, known as, 1515 Cherry Street.

The rezoning and development plan is submitted to establish a conceptual site plan with designation of uses, permitted intensity, development standards and conditions, including platting and detailed site plan review. The initial development phase will include surface parking that can be shared with the abutting commercial and mixed-use properties.

The Site is presently zoned RM-2 Medium Density Multi-Family District. This proposal would change the zoning to OM, (Office – Medium) with an optional development plan. The new zoning would allow townhouses, mixed use buildings, vertical mixed-use buildings, offices and apartments/condos.

SECTION II: Z-7555 OPTIONAL DEVELOPMENT PLAN STANDARDS

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in an OM district with its supplemental regulations and Accessory Use provisions except as further refined below. All uses categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited:

PERMITTED USE CATEGORY

- A) RESIDENTIAL (see allowed residential building types below)
 - Household Living
 - Single household
 - Two households on a single lot
 - Three or more households on single lot
- B) PUBLIC, CIVIC, AND INSTITUTIONAL
 - College or University
 - Day Care
 - Library or Cultural Exhibit
 - School established after January 1, 1998
 - Utilities and Public Service Facility (minor)
 - Wireless Communication Facility (Building mounted antenna only)
- C) COMMERCIAL
 - Broadcast or Recording Studio
 - Financial Services (Excludes personal credit establishment)
 - Funeral or Mortuary Service
 - Lodging (limited to Bed and Breakfast if approved through the special exception process at the Board of Adjustment)
 - Office (includes all specific uses except plasma center is prohibited)

Parking, Non-accessory (only with additional design standards as part of this development plan)

Restaurant

(only permitted if located entirely within a principal office building and may not occupy more than 5% of the buildings floor area.

Retail Sales

Consumer shopping goods or Grocery store

(not allowed unless approved through the special exception process at the Board of Adjustment and must be located entirely within the principle building and may not occupy more than 15% of the floor area of the building in which such uses are located.)

Studio, Artist, or Instructional Service

RESIDENTIAL BUILDING TYPES:

Household Living

Three or more households on a single lot

Multi-unit house (not allowed unless approved through the special exception process at the Board of Adjustment)

Apartment/condo

Mixed-use building

Vertical mixed-use building

SITE DEVELOPMENT STANDARDS

In addition to the supplemental standards and provisions of the Tulsa Zoning Code the following standards apply.

Signs:

Signage shall be limited to one monument style sign. The sign shall be located on the lot within 20 feet of the South St. Louis Avenue right of way and may not to exceed 12 feet in height and my not exceed 68 square feet of display surface area. Dynamic display is prohibited:

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from residential properties. Lighting shall be so designed that the light producing elements and the polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent

residential area or street right-of-way. No light standard shall exceed 16 feet in height.

Access and circulation:

During the time that the site is used as a parking area, primary access to the new development will be from South St Louis Avenue and from the alley West of St. Louis. One vehicular access drive not greater than 28 feet wide will be permitted to St. Louis Avenue.

St. Louis Streetscape,

During the time that the site is used as a surface parking area the site will be screened from St. Louis street view with a masonry fence not less than 3 feet tall as measured from the nearest top of curb elevation in the vehicular use area on site. In addition to the landscape and screening requirements of the Tulsa Zoning code a masonry wall will be constructed with materials similar to the screening and retaining wall system on the east side of St. Louis. The wall will be constructed along the entire length of the street frontage and within 20 feet of the St. Louis right of way except where pedestrian access and vehicular access permitted. .

DETAILED STAFF RECOMMENDATION:

OM zoning with an optional development plan is compatible with the land use vision of the Comprehensive Plan and,

OM zoning with an optional development plan is non-injurious to the surrounding proximate properties and,

OM zoning with an optional development plan is consistent with the expected development in the area and,

The optional development plan standards are consistent with the requirements of the Tulsa zoning code therefore,

Staff recommends approval of Z-7555 for rezoning the subject property from RM-2 to OM with an optional development plan as outlined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *The OM zoning request with the optional development plan standards is consistent with the Main Street Vision.*

Land Use Vision:

Land Use Plan map designation: Main Street

Main Streets are Tulsa's classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

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: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site occupied by a single-story family multifamily building.

Environmental Considerations: None that affect site redevelopment

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South St. Louis Avenue	Residential Collector	60 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RM-2	Downtown Neighborhood	Growth	Single Family
East	PUD-811 CS, CH, and RS-3	Main Street	Growth	Surface Parking
South	MX2-U-U	Main Street	Growth	Mixed Use Development (in construction phase)
West	OL and RS-3	Main Street and Downtown Neighborhood	Growth	Surface Parking and Multi family

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11815 dated June 26, 1970 established zoning for the subject property.

Subject Property:

BOA-13059 March 1984: The Board of Adjustment **approved** a *Special Exception* to permit a daycare center in an RM-2 District under the provisions of Section 1680, for a maximum of 50 children, with hours of operation being Monday through Friday from 6 a.m. until 6 p.m., subject to the applicant coming back to the Board with a plot plan and dimension site plan showing the parking on the following described property, on property located at north of the northwest corner of East 15th Street and St. Louis Avenue.

Surrounding Property:

BOA-22555 February 2019: The Board of Adjustment **accepted** a *Spacing Verification* to permit expansion of the existing liquor store subject to the action of the Board being void should another liquor store or other conflicting use be established prior to the establishment of this liquor store, on property located at 1522 East 15th Street South.

Z-7452 October 2018: All concurred in **approval** of a request for *rezoning* a .4± acre tract of land from CS/CH to MX-2-U-U for mixed-use, on property located northwest corner of East 15th Street South and South St. Louis Avenue.

PUD-811 August 2014: All concurred in **approval** of a proposed *Planned Unit Development* on a 1.88± acre tract of land for mixed-retail, per staff recommendation, on property located northwest corner of South Trenton Avenue and East 15th Street.

Z-6869 September 2004: All concurred in **approval** of a request for *rezoning* a .03± acre tract of land from OL to CH for a restaurant, on property located northwest corner of East 15th Street and South Rockford Avenue.

BOA-19275 January 2002: The Board of Adjustment **denied** a *Special Exception* to allow a Use Unit 11, computer recording/video photography; internet training through computer; studio, a *Variance* of the required nine parking spaces to eight, and a *Variance* of parking standards from an aisle of 21' to 19', finding the lack of a hardship, there is not enough parking space to meet the code requirement, on property located at 1412 South St. Louis.

BOA-17911 January 1998: The Board of Adjustment **approved** a *Special Exception* to allow office uses in a RM-2 District limited to the existing duplex building and a *Special Exception* to remove the screening requirements on the west property line, and a *Variance* of the off-street parking setback from an abutting street, subject to the tri-plex and single-

family garage building being removed, on property located at 1402 East 14th Street.

Z-6167 August 1987: All concurred in **approval** of a request for *rezoning* a .16± acre tract of land from OL to CS for commercial, on property located 1441 South St. Louis.

BOA-10687 September 1979: The Board of Adjustment **approved** a *Special Exception* to construct an automobile wash in a CS District, as presented, the north property line to be screened, all lighting to be directed away from the residential single-family area, building to be of masonry construction with epoxy coating, hours of operation to be from 7:00 a.m. to 11:00 p.m. daily, on property located at 15th Street and Trenton Avenue.

Z-5066 April 1978: All concurred in **approval** of a request for *rezoning* a tract of land from OL to CS, on property located north of the northwest corner of East 15th Street South and South Trenton Avenue.

Z-4715 September 1974: All concurred in **approval** of a request for *rezoning* a .21± acre tract of land from CH/OL to CS for an antique shop, on property located north of the northwest corner of 15th Street and St. Louis Avenue.

BOA-06770 September 1970: The Board of Adjustment **denied** a *Special Exception* to permit operating an ambulance service in an OL District, on property located at 1512 South St. Louis Avenue.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **REEDS**, TMAPC voted **8-0-0** (Covey, Craddock, Kimbrel, Ray, Reeds, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; Doctor, McArtor, Ritchey, "absent") to recommend **APPROVAL** of the OM zoning with an optional development plan for Z-7555 per staff recommendation

Legal for Z-7555:

LTS 24-25 BLK 11; LTS 21-23 BLK 11, FOREST PARK ADDN RE-AMD, City of Tulsa, Tulsa County, State of Oklahoma

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10. **Z-7556 Lou Reynolds** (CD 9) Location: North of the northeast corner of East Skelly Drive and South Utica Avenue requesting rezoning from **RS-3 to OL**

STAFF RECOMMENDATION:
SECTION I: Z-7556

DEVELOPMENT CONCEPT:

Rezoning is requested to support redevelopment of existing church site.

DETAILED STAFF RECOMMENDATION:

Z-7556 requesting OL zoning would allow uses that are consistent with the provisions outlined in the Mixed-Use Corridor land use vision and the Area of Growth provisions of the Tulsa comprehensive plan and,

Uses allowed in the OL zoning district are consistent with the expected future development of the subject property and,

OL zoning allows a wide range of uses and provides development guidelines that provide a predictable outcome important to the abutting residential properties, therefore

Staff recommends Approval of Z-7556 to rezone property from RS-3 to OL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Office uses are consistent with the edge treatment along Mixed-use Corridor.

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: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is an existing church building with parking. The streets are generally two lane without curb and some on street parking.*

Street view below is from the southwest corner of the site looking northeast.



Environmental Considerations: None that would affect site redevelopment.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Utica Avenue	None	50 feet	2
South Victor Avenue	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	Mixed Use Corridor	Growth	Empty lot
East	RM-2	Mixed Use Corridor	Growth	Multi Family
South	OL,CS,OM	Mixed Use Corridor	Growth	Office and commercial uses
West	RS-3	Existing Neighborhood	Stability	Single Family

SECTION III: Relevant Zoning History

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

Subject Property:

BOA-02803 March 1956: The Board of Adjustment **granted** a request to build a church, with the conditions that the church will not hold any open air meetings pending the erection of a new church and off-street parking is provided, on property located at Lots 7 & 8, Perry's 27207 Subdivision.

Surrounding Property:

BOA-22821 January 2020: The Board of Adjustment **accepted** a *Spacing Verification* to permit a medical marijuana dispensary subject to the action of the Board being void should another medical marijuana dispensary be established prior to the establishment of this medical marijuana dispensary, on property located at 1711 East Skelly Drive South.

Z-7495 October 2019: All concurred in **approval** of a request for *rezoning* a .53± acre tract of land from OL to CS for a dispensary, on property located east of the northeast corner of East Skelly Drive and South Utica Avenue.

BOA-12145 August 1982: The Board of Adjustment **approved** a *Special Exception* to allow a nursing home with combination elderly apartments in an RM-2 District and a *Variance* to operate a beauty shop as an accessory use to the nursing home and apartments in an RM-2 District, subject to the following conditions: that the beauty shop be used inhouse only, with no signs or advertising of any kind, that the intent be specifically limited to the residents of the nursing home or the residents of the elderly apartment units, that the use be limited to the 15' x 20' as requested, on property located at the southeast corner of 50th Street and Victor Avenue.

Z-4681 June 1974: All concurred in **approval** of a request for *rezoning* a 1± acre tract of land from RS-3 to OM for office use, on property located northeast corner of Utica Avenue and Skelly Drive.

Z-4610 April 1974: All concurred in **approval** of a request for *rezoning* a .67± acre tract of land from RS-3 to OL for office, on property located southeast corner of 50th Street and Victor Avenue.

BOA-06431 September 1969: The Board of Adjustment **approved** an *Exception* to permit the construction of a nursing home in a U-2C district and an *Exception* to permit the extension of a nursing home in a U-2C district, subject to the plot plan submitted, on property located at northeast of Victor and the 51st Street Bypass.

BOA-03398 February 1963: The Board of Adjustment **approved** request for permission to extend a non-conforming use (lawn mower repair shop) by adding a 20' x 40' on rear of existing building in a U-1-C District, on property located at Lot 10, Perry's 27207 Subdivision.

BOA-03339 December 1959: The Board of Adjustment **approved** request for permission to continue non-conforming electric shop use in a U-1-C District, on property located at Lot 11, less the South 75 feet thereof, Perry's 27207 Subdivision.

The applicant indicated his agreement with staff's recommendation.

Interested Parties:

Ron Sage 1703 East Skelly Drive, Tulsa OK 74105

Mr. Sage asked what kind of building is planned for the area.

The applicant stated they were not that far along with the plan.

Mr. Sage asked if the church was going to be torn down to rebuild.

The applicant stated "yes" eventually.

Mr. Sage his inquiry is not for opposition its more about what the plan is since he is the neighbor to the south.

The applicant stated for the near term the building will be used for offices but long term he believes another building will be built.

TMAPC Action; 8 members present:

On **MOTION** of **COVEY**, TMAPC voted **8-0-0**(Covey, Craddock, Kimbrel, Ray, Reeds, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; Doctor, McArtor, Ritchey, "absent") to recommend **APPROVAL** of the OL zoning for Z-7556 per staff recommendation

Legal for Z-7556:

The West 140 feet of the South 50 feet of Lot Six (6), PERRY'S 27207 SUBDIVISION, Tulsa

County, State of Oklahoma, according to the recorded Plat thereof;

AND

The West 205 feet of Lot Seven (7) and the West 195 feet and the North 35 feet of the East 85 feet of Lot Eight (8), PERRY'S 27207 SUBDIVISION, Tulsa County, State of Oklahoma, according to the recorded Plat thereof;

AND

The East 75 feet of Lot Seven (7), PERRY'S 27207 SUBDIVISION, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

* * * * *

11. **Z-7557 Jim Beach** (CD 4) Location: East of the northwest corner of South Peoria Avenue and East 8th Street South requesting rezoning from **RS-4 to RM-3**

STAFF RECOMMENDATION:
SECTION I: Z-7557

DEVELOPMENT CONCEPT: Repurpose former Laura Dester site to accommodate multi-family residential re-development of the existing buildings.

DETAILED STAFF RECOMMENDATION:

Z-7557 requesting RM-3 is consistent with the downtown neighborhood land use designation and,

Uses and building mass allowed in the RM-3 zoning district is consistent with the expected development of the surrounding properties and preserves the anticipated park and open space area and,

The zoning request is consistent with the goals of the Small Area Plan and,

Multi-family zoning at this location is compatible with the redevelopment opportunities for the existing properties therefore,

Staff recommends Approval of Z-7557 to rezone property from RS-4 to RM-3.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: RM-3 zoning requested for this site is consistent with Downtown Neighborhood land use designation. Some modifications of the Park and Open Space land use designation may be required in the Comprehensive Plan update.

Land Use Vision:

Land Use Plan map designations:

Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed-use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.

Park and Open Space

Parks and open spaces should be protected and promoted. Parks are meant to be publicly used and widely accessible by a network of streets, trails and sidewalks. Parks and open space should be connected with nearby institutions, such as schools or hospitals. Amenities at these park facilities can include playgrounds, pools, nature trails, ball fields, and recreation centers. Open spaces are protected, environmentally rich areas where development is inappropriate, and where the natural character of the environment improves the quality of life for city residents. Open space tends to have limited access and is not typically used for recreation.

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: None that affect site redevelopment

Trail System Master Plan Considerations: None that affect site redevelopment

Small Area Plan: Pearl District Small Area Plan

The executive Summary, including details of the Priorities, Goals, and Actions was adopted by the Tulsa Metropolitan Area Planning Commission on July 3rd, 2019.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *This site is the former boys home site in Tulsa and includes buildings that will be converted into a group of multi-family residential buildings. Property immediately north of this site is included in a planned stormwater detention facility that will be owned and maintained by the City of Tulsa. The street view below from the south looking north illustrates the building types that are being repurposed.*



Environmental Considerations: This site is included in the Elm Creek master drainage plan study. The applicant has coordinated with various departments in the City of Tulsa to prepare the zoning request that is compatible with the planned detention facilities anticipated at this location. Some modifications of the park and open space land use designation may be required administratively.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Quincy Avenue	None	50 feet	2
East 8 th Street South	None	50 feet	2
South Rockford Avenue	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-4	Park and Open space and Downtown Neighborhood	Growth	Vacant lot and surface parking
East	RS-4	Park and Open Space	Growth	Single family residential, duplex and vacant
South	RS-4	Downtown Neighborhood	Growth	Surface Parking and vacant lot
West	RS-4	Downtown Neighborhood	Growth	Single family and multi family.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 18449 dated May 1, 1995 established the current zoning for the subject property.

Subject Property:

Z-6481 April 1995: All concurred in **approval** of a request for *rezoning* a 58+ acre tract of land from RM-2 to RS-4 for residential, on property located between East 7th Street and 150' north of East 11th Street and 130' west of South Quaker Avenue to 250' East of South Troost Avenue .

Ordinance number 11815 dated June 26, 1970 established zoning for the subject property.

Surrounding Property:

Z-7503 February 2020: All concurred in **approval** of a request for *rezoning* a 1.89 acre tract of land from RS-4/CH to MX-1-U-U for office and retail, on property located north of the northeast corner of East 11th Street South and South Peoria Avenue.

Z-7499 September 2019 (Withdrawn): Z-7499 was a request to *rezone* a 1.16+ acre tract of land from RS-4 to CH for office and retail uses, on property located northeast of the northeast corner of East 10th Street South and South Peoria Avenue.

BOA-09064 June 1976: The Board of Adjustment **approved** an *Exception* to use property for church use on Lot 1-8, Block 6 and parking on Lots 1 and 2, Block 7, per plot plan, in an RM-2 District, on property located at 10th Street and Rockford Avenue.

BOA-05079 May 1966: The Board of Adjustment **approved** a request for permission to erect a Single-family dwelling in a U-2-B District and needs waiver of rear and front yard requirements, on property located at East 86 feet of Lot 1, Block 4, East Lynn Addition.

BOA-02537 March 1954: The Board of Adjustment **approved** a request for permission to place a duplex on property located at Lot 6, Block 5, East Lynn Addition.

TMAPC Comments:

Mr. Reeds stated this entire block has been approved on the National Register of Historic Places and once the process is complete, they will be able to use state and federal tax credits to renovate this site.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of COVEY, TMAPC voted **8-0-0** (Covey, Craddock, Kimbrel, Ray, Reeds, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; Doctor, McArtor, Ritchey, "absent") to recommend **APPROVAL** of the RM-3 zoning for Z-7557 per staff recommendation

Legal for Z-7557:

A part of Block 11 and Reserve in **EAST LYNN ADDITION** to the City of Tulsa, Tulsa County, State of Oklahoma, and part of Block 11, **EAST LYNN ADDITION RESUB BLOCK 11, LOTS 1-5**, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plats thereof, being more particularly described as follows:

COMMENCING at the northwest corner of said Reserve in East Lynn Addition; thence S

01°09'08" E for a distance of 156.20' to the **POINT OF BEGINNING**, thence N 88°53'44" E for a distance of 85.43'; thence S 01°09'08" E for a distance of 163.52'; thence S 41°55'25" E for a distance of 40.92'; thence N 88°53'44" E for a distance of 218.63'; thence N 01°19'31" W for a distance of 158.53'; thence N 89°15'40" E for a distance of 104.01'; thence S 01°19'31" E for a distance of 247.30'; thence S 88°53'44" W for a distance of 435.33'; thence N 01°09'08" W for a distance of 284.47' to the **POINT OF BEGINNING**.

12. **Z-7558 Tulsa City Council** (CD 2) Location: Multiple properties north of the northwest corner of West 81st Street South and South Union Avenue requesting rezoning from **RS-3 to AG-R**

STAFF RECOMMENDATION:
SECTION I: Z-7558

DEVELOPMENT CONCEPT: This group of zoning request is part of the City Council initiated program to allow AG-R rezoning at no charge to interested property owners in the West Highlands/Tulsa Hills Small Area Plan.

DETAILED STAFF RECOMMENDATION:

Z-7558 requests AG-R zoning. The parcels will include single households in a detached house. Single family residential uses in this location are consistent with the Existing Neighborhood land use designation in the Comprehensive Plan and in the West Highlands/Tulsa Hills Small Area Plan and,

One of the goals of the West Highlands/Tulsa Hills Small Area Plan included AG-R zoning as an option for rural residential uses recommended by the West Highlands/Tulsa Hills Small Area Plan and,

AG-R zoning is consistent with the provisions identified in an Area of Stability as outlined in the Tulsa Comprehensive Plan, and is consistent with the large lot neighborhood character expected in the small area plan and,

AG-R zoning allows a lot density that is consistent with the existing and expected land use pattern in the area north of West 81st Street South and west of South Union Avenue. A much greater lot density is allowed in this area and was established in 1970 without sanitary sewer availability. The existing zoning in those areas would allow property to be developed with RS-3 lots with a minimum of 6900 square feet when connected to a sanitary sewer system. The City of Tulsa has recently completed sanitary sewer construction south of this site that would allow much greater density on property that is currently zoned RS-3 and,

City Council has initiated a voluntary rezoning program for property owners to rezone properties in this area to AG-R at no cost, this request is part of that program. The lot setbacks and building regulations included in the property

included in this AG-R request meet or exceed the standards defined in the Tulsa Zoning Code therefore,

Staff recommends **Approval** of Z-7558 to rezone properties from RS-3 to AG-R.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The property owners have taken advantage of voluntarily rezoning opportunities for their parcels to AG-R to establish neighborhood stability for large lots consistent with the West Highlands/Tulsa Hills Small Area Plan.

Within the West Highlands/Tulsa Hills Small Area Plan a development concept illustrates a single family residential development with a variety of lot sizes, greenspace wildlife corridor for local fauna and a perimeter greenspace buffer that summarize the goals for a context sensitive neighborhood. Without using an optional development plan or recommending a larger lot zoning designation staff does not have any regulatory method to support the visioning concepts illustrated in the plan.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

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.

Areas of Stability and Growth designation: Area of Stability

The Areas of Stability includes 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.

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 that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

Trail System Master Plan Considerations: None that affect site development

Small Area Plan: West Highlands Small Area Plan (Adopted 2014)

The recommendations of the small area plan include many references to supporting residential single family uses within a rural context and a rural residential zoning use. Revisions to the Tulsa Zoning Code have implemented those concepts within the AG-R zoning that was added to the code in 2019.

Special District Considerations: None except those design considerations recommended in the West Highlands/Tulsa Hills Small Area Plan

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *All the parcels included in this application are one acre or larger and are currently zoned RS-3.*

Environmental Considerations: None that would affect rezoning considerations for a larger lot.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Union Avenue	Secondary Arterial w/multi modal	100 feet	2

	corridor		
South 28 th West Avenue	None	50 feet	2
South 26 th West Avenue	Residential Collector	60 feet	2
South 24 th West Avenue	None	50 feet	2
South Yukon Avenue	None	50 feet	2
South Xenophon Avenue	None	50 feet	2
West 77 th Street South	None	50 feet	2
West 78 th Street South	Residential Collector	60 feet	2

Utilities:

The subject tract has municipal water available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG, PUD/RS-3, and RS-3	Existing Neighborhood	Stability	Single Family
East	PUD-636/CO east of Union and RS-3 west of Union	Existing Neighborhood	Growth east of Union. Stability west of Union	Office Building east of Union and single-family residential west of Union
South	RS-3	Existing Neighborhood	Stability	Single Family
West	RS-3	Existing Neighborhood	Stability	Single Family

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11827 dated June 26th, 1970 established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

BOA-19134 July 2001: The Board of Adjustment **approved** a *Variance* of the required 30' frontage on a public street or right-of-way to 0' to allow construction of a new dwelling on a private street, finding that all of the lots are five acres or greater and the Board has approved the same variance in the past, on property located south of the southeast corner of West 73rd Street South and 33rd West Avenue.

PUD-636/Z-4825-SP-1/Z-5457-SP-2 September 2000: All concurred in **approval** of a proposed *Planned Unit Development/ Corridor Site Plan* on a 108± acre tract of land for Single-family detached dwellings in Development Area A, Multi-family dwellings in Development areas B, C, D, and E, and commercial uses on development areas F and G, on property located at the northeast corner of US Highway 75 and West 81st Street South.

PUD-606 April 1999: All concurred in **approval** of a proposed *Planned Unit Development* on a 30± acre tract of land for 10 Single-family detached homes, per staff recommendation, on property located south of the southwest corner of West 71st Street and South Union.

BOA-18163 September 1998: The Board of Adjustment **approved** a *Variance* of the required 30' frontage on a public street to 25', noting that it is an oddly shaped tract with only 25' of frontage, on property located west of the southwest corner of West 73rd Street South and South 26th West Avenue.

BOA-17497 September 1997: The Board of Adjustment **approved** a *Variance* of the public street frontage requirement (tract derives access from an improved private street), finding that the applicant by the letter of the Code meets the 30' access requirement, but from the practical aspect the development code does not meet the 30' access requirement, on property located southeast of the southwest corner of West 73rd and 33rd West Avenue.

BOA-17048 May 1995: The Board of Adjustment **approved** a *Variance* of the required minimum 30' of frontage on a public street or dedicated ROW for 3 separate abutting parcels, per plan submitted, on property located southeast corner of West 73rd Street South and South 33rd West Avenue.

BOA-15898 December 1991: The Board of Adjustment **approved** a *Variance* of the required 30' of frontage on a public street or dedicated

right-of-way to 0' to permit access by mutual access agreement, per plot plan submitted, subject to the execution of a mutual access easement, and dedication of necessary easements to serve the lots, on property located at 7500 South Union.

PUD-159 June 1974: All concurred in **approval** of a proposed *Planned Unit Development* on a 597.2± acre tract of land for a golf course, commercial, and residential development, with the residential development consisting of Single-family detached, Single-family attached, and apartments, on property located between 61st and 71st Street and Union Avenue.

Interested Parties:

Jana Proffit Davis PO Box 702773 Tulsa, OK 74157

Ms. Davis would like to thank staff for working with the community. She stated it was a long road to get there. Ms. Davis stated they would like to keep the area at 2.5 acres but realize they have to compromise and settled for 1 acre. Ms. Davis stated this is just the beginning of rezoning for the properties in the area. She stated she has received great feedback from the neighbors. Ms. Davis stated if there is a large percentage that wants to rezone she would like to see an overlay of the whole area with AG-R. Ms. Davis stated the sewer is at 91st Street and the community has said they do not want the sewer in the area and are happy the way things are.

TMAPC Action; 8 members present:

On **MOTION** of **COVEY**, TMAPC voted **8-0-0** (Covey, Craddock, Kimbrel, Ray, Reeds, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; Doctor, McArtor, Ritchey, "absent") to recommend **APPROVAL** of the AG-R zoning for Z-7558 per staff recommendation

Legal for Z-7558:

The Northwest Quarter of the Southwest Quarter of the Northwest Quarter of the Southeast Quarter (NW/4 SW/4 NW/4 SE/4) of Section 10, Township 18 North, Range 12 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof. LESS & EXCEPT the East 169 feet and LESS & EXCEPT the South 25 feet for roadway purposes.

A tract of land located in the Northeast Quarter of the Southeast Quarter (NE1/4 SE¼) of Section Ten (10), Township Eighteen (18) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof, being more particularly described as follows, to-wit; Commencing at the Northeast corner of said Southeast Quarter (SE1/4); Thence S00°04'30"E along the East line of said Southeast Quarter (SE¼) a distance of 650.95 feet to a point, said point being the Point of Beginning; Thence S89°39'12"W a distance of 966.95 feet to a point; Thence S00°03'31"E a distance of 317.59 feet to a point; Thence N89°39'42"E a distance of 967 .04 feet to a point on the East line

of said Southeast Quarter (SE1/4); Thence N00°04'30"W along the East line of said Southeast Quarter (SE¼) a distance of 317.73 feet to the Point of Beginning.

A tract of land is part of the NE/ 4 of the SE/ 4 of Section 10, T-18-N, R-12-E of the Indian Base and Meridian Tulsa County, Oklahoma, according to the United States Government survey thereof, said tract of land being more particularly described as follows, to-wit: Commencing at a point that is the Northeast corner of the SE/ 4 of said Section 10; Thence S 00°04'30" E along the easterly line of the said SE/4 for 309.74 feet to the "Point of Beginning" of said tract of land; Thence continuing S 00°04'30" E along said easterly line of the SE/ 4 FOR 341.19 feet; Thence S 89°39'12" W for 991.95 feet to a point; Thence N 00°03'31" W for 190.90 feet; Thence N 89°38'12" E for 245.00 feet; Thence N 00°03'31" W for 150.00 feet; Thence N 89°38'12" E for 746.86 feet to the "Point of Beginning" of said tract of land. The above described tract of land contains 301,532 square feet 6.9222 acres.

A tract of land located in the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of Section Ten (10), Township Eighteen (18) North, Range Twelve (12) East of the Indian Base and Meridian, according to the U.S. Government Survey thereof, Tulsa County, State of Oklahoma, being more particularly described as follows, to-wit: Commencing at the Northeast Corner of said Southeast Quarter (SE/4), thence S 00°04'30" E along the East line of said Southeast Quarter (SE/4) a distance of 60.00 feet to a point, said point being the Point of Beginning (POB); thence S 89°38'12" W a distance of 110.00 feet to a point; thence N 00°04'30" W a distance of 60.00 feet to a point on the North line of said Southeast Quarter (SE/4); thence S 89°39'12" W along the North line of said Southeast Quarter a distance of 881.77 feet to a point; thence S 00°03'31" E a distance of 309.74 feet to a point, thence N 89°38'12" E a distance of 991.86 feet to a point of the East line of said Southeast Quarter (SE/4); thence N 00°04'30" W along the East line of said Southeast Quarter (SE/4) a distance of 249.74 feet to the Point of Beginning (POB), subject to Roadway Right of Way on the East and Est lines, LESS AND EXCEPT A strip, piece of parcel of land lying in the NE/4 SE/4 of Section 10, T-18-N, R-12-E, in Tulsa County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Beginning at the NE corner of said NE/4 SE/4 thence West along the North line of said NE/4 SE/4 a distance of 50 feet, thence S 0°15' E a distance of 1004.9 feet; thence S 89°55' W a distance of 15 feet; thence S 0°05' E a distance of 220 feet; thence N 89°55' E a distance of 15 feet, thence S 0°05' E a distance of 101.5 feet to a point on the South line a distance of 50 feet to the SE corner of said NE/4 SE/4, thence North along the East line of said NE/4 SE/4 a distance of 1326.4 feet to Point of Beginning.

SW NE NE SW Less E 25 There of Section 10 18 12 2.31 Acres

BEG CENTER SEC 10 TH E330.65 S330.99 W330.95 S24.29 W305.41 N355.09 E305.66 TO POB
SEC 10 18 12 4.990ACS UNPLATTED

The Northwest Quarter of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter (NW/4 NE/4 NE/4 SW/4) of Section 10, Township 18 North, Range 12 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma according to the U.S. Government Survey thereof.

SW NW NE SE Less E 25 & N 25 10 18 12 2.15 ACS

* * * * *

13. **Alan Farms** (County) Minor Subdivision Plat, Location: South of the southeast corner of East 161st Street South and South Lewis Avenue

STAFF RECOMMENDATION:

Alan Farms – (Tulsa County)
South of the southeast corner of East 161st Street South and South Lewis Avenue

This plat consists of 3 lots, 1 block on 16.27 ± acres.

The Technical Advisory Committee (TAC) met on June 4, 2020 and provided the following comments:

1. **Zoning:** Approved as submitted.
2. **Addressing:** Approved as submitted.
3. **County Engineering:** Approved as submitted.
4. **Sewer/Water:** Lots will be served by on-site sewage disposal approved by Oklahoma Department of Environmental Quality. Water service to be provided by Creek County Rural Water District No. 2.
5. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All release letters have been received. Oil & Gas certificate was submitted.

Waivers of Subdivision Regulations:

1. None Requested

Staff recommends **APPROVAL** of the minor subdivision plat subject to the requirements of the Subdivision & Development Regulations.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **CRADDOCK**, TMAPC voted **8-0-0** (Covey, Craddock, Kimbrel, Ray, Reeds, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining";

Doctor, McArtor, Ritchey, "absent") to **APPROVE** the Minor Subdivision Plat for Alan Farms per staff recommendation.

* * * * *

14. **Easton Estates** (County) Preliminary Plat, Location: South of the southeast corner of East 161st Street South and South Lewis Avenue

STAFF RECOMMENDATION:

Easton Estates – (Tulsa County)

South of the southeast corner of East 161st Street South and South Lewis Avenue

This plat consists of 35 lots, 7 blocks on 67.16 ± acres.

The Technical Advisory Committee (TAC) met on June 4, 2020 and provided the following comments:

1. **Zoning:** Property is zoned AG-R. All lots will be required to comply with the Tulsa County Zoning Code, AG-R bulk and area requirements.
2. **Addressing:** Approved as submitted.
3. **County Engineering:** New street construction and drainage/detention required to comply with Tulsa County standards. County Engineer must release final plat prior to approval.
4. **Sewer/Water:** Lots will be served by on-site sewage disposal approved by Oklahoma Department of Environmental Quality. Water service to be provided by Creek County Rural Water District No. 2. Release letter from RWD2 required prior to final plat approval.
5. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Release letters required to be provided by all franchise utility providers serving the subdivision prior to approval of a final plat. Certificate of Records for oil & gas activity provided by the Oklahoma Corporation Commission required prior to final plat approval.

Waivers of Subdivision Regulations:

1. None Requested

Staff recommends **APPROVAL** of the preliminary plat subject to the conditions provided by the Technical Advisory Committee and the requirements of the Subdivision & Development Regulations.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **REEDS**, TMAPC voted **8-0-0** (Covey, Craddock, Kimbrel, Ray, Reeds, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; Doctor, McArtor, Ritchey, "absent") to **APPROVE** the Preliminary Subdivision Plat for Easton Estates per staff recommendation.

* * * * *

Mr. Walker stepped away from his computer before the vote on item #15.

15. **Comanche Park** (CD 1) Preliminary Plat, Location: Northeast and southeast corner of East 36th Street North and North Peoria Avenue

STAFF RECOMMENDATION:

Comanche Park - (CD 1)

Northeast and southeast corner of East 36th Street North and North Peoria Avenue

This plat consists of 16 lots, 16 blocks on 35 ± acres. The plat is proposed to be completed in 5 phases as shown on the attached phasing plan.

The Technical Advisory Committee (TAC) met on June 4, 2020 and provided the following conditions:

1. **Zoning:** The property includes several different zoning designations including a mixture of MX and RM. Provide an exhibit that overlays the zoning with the proposed preliminary plat layout. All lots shown conform to the lot and building regulations. Use and design will be determined by underlying zoning.
2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat along with an address disclaimer.
3. **Transportation & Traffic:** Sidewalks required along arterial streets and internal streets in accordance with City standards. Fire code will require approved turnarounds at the end of any dead-end street over 150 feet in length. Fire access required to be provided within 150 feet of any structure. Label and dimension all streets. Street layouts must be approved by City Traffic Engineering and City Fire.
4. **Sewer/Water:** Easements must be provided as required to cover existing/proposed public infrastructure. All easements are required to be

labeled and dimensioned on the face of the final plat. Work requiring IDP will be required to be approved prior to final plat approval. Easements to be vacated must be fully vacated prior to being removed from plat.

6. **Engineering Graphics:** Submit subdivision data control sheet with final plat submittal. Provide full engineer/surveyor information on the face of the plat including valid CA number. Provide appropriate signature block for City officials. Update location map to reflect only platted property boundaries; label all other property as "Unplatted". Provide a basis of bearing heading with information providing a bearing angle shown on the face of the plat.
7. **Stormwater, Drainage, & Floodplain:** Provide appropriate easement recording information for detention facility near the southeast corner of the project. There is existing floodplain on the subject property that must be accurately delineated on the face of the plat and, if required, contained within an overland drainage easement. Floodplain shall be plotted based on actual flood elevations and contours and labeled appropriately.
8. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter including Development Services, City Legal, and Engineering Services is required prior to final plat approval.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Comments:

Ms. Kimbrel stated she understands there was a great deal of community engagement with the residents in this neighborhood. She asked the applicant to speak about how what is reflected in the application today is from the discussions with the community.

Applicant Comments:

William James 411 S. Wells, Ste. 400, Chicago, Illinois, 60607

Mr. James stated he is employed by Camiros LTD. and is the consultant for Tulsa Housing Authority on this project. Mr. James stated the plan presented reflects the Master Plan that the community helped create for the area.

Ms. Kimbrel asked if Mr. James would speak to the specifics of the Master Plan.

Mr. James stated some of the public engagement points of the Master Plan is the 3 story mixed use housing units with the ground floor having retail space. He

stated there is also townhomes and single family housing units that was decided based on the public engagement process to name a few.

Ms. Kimbrel asked if the conceptual plan would be planned as part of the agenda packet.

Staff stated "yes".

Ms. Kimbrel asked what the average amount of time for implementation of each phase would be.

Jeff Hall 201 West 5th Street, Tulsa, OK 74103

Mr. Hall stated he represents Tulsa Housing Authority. Mr. Hall stated the current plan aligns 99% with the Master Plan that was approved by the community. He stated they are in predevelopment for the first phase now and the plan is to have the first phase under construction by the second quarter of 2021. Mr. Hall stated this phase is important because it allows the residents to move over to the new housing units so they are not displaced by the rest of the process. He stated it is roughly a 5-7 year timeframe to get through all the phases but keeping in mind the goal is to build, move then tear down the old buildings.

Mr. Reeds asked what square foot of commercial will the project have.

Mr. Hall stated about 5000 square feet per building.

TMAPC Action; 7 members present:

On **MOTION** of **REEDS**, TMAPC voted **7-0-0** (Covey, Craddock, Kimbrel, Ray, Reeds, Shivel, Van Cleave, "aye"; no "nays"; none "abstaining"; Doctor, McArtor, Ritchey, Walker, "absent") to **APPROVE** the Preliminary Subdivision Plat for Comanche Park per staff recommendation.

* * * * *

Mr. Walker returned and is included in the vote for item 16.

16. **QuikTrip No. 0039** (CD 9) Preliminary Plat, Location: Southwest corner of East 31st Street South and South Yale Avenue

STAFF RECOMMENDATION:

QuikTrip No. 0039 - (CD 9)
Southwest corner of East 31st Street South and South Yale Avenue

This plat consists of 1 lot, 1 block on 1.33 ± acres.

The Technical Advisory Committee (TAC) met on June 4, 2020 and provided the following conditions:

1. **Zoning:** The property is zoned CS (Commercial – Shopping). The proposed lot conforms to the requirements of the CS district.
2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat.
3. **Transportation & Traffic:** Provide approval for final access configuration by City of Tulsa Traffic Engineer. Reduce limits of access to align with width of approved drives. Label all adjacent right-of-way with dimension and recording information. Sidewalks required along adjacent street right-of-way.
4. **Sewer/Water:** Easements must be provided as required to cover existing/proposed public infrastructure. All easements are required to be labeled and dimensioned on the face of the final plat. Any required IDP must obtain approval prior to final plat approval.
6. **Engineering Graphics:** Submit subdivision data control sheet with final plat submittal. Provide graphically on the face of the plat a written scale above the scale bar. Update location map with all platted subdivision boundaries and label all other property “unplatted”. Graphically show all pins found or set associated with this plat.
7. **Stormwater, Drainage, & Floodplain:** There is existing floodplain on the subject property that must be accurately delineated on the face of the plat and, if required, contained within an overland drainage easement. Floodplain shall be plotted based on actual flood elevations and contours and labeled appropriately. All drainage must be contained within appropriate easements. Provide easements for any existing storm sewer located on-site.
8. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter including Development Services, City Legal, and Engineering Services is required prior to final plat approval.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **CRADDOCK**, TMAPC voted **8-0-0** (Covey, Craddock, Kimbrel, Ray, Reeds, Shivel, Van Cleave, Walker, “aye”; no “nays”; none “abstaining”; Doctor, McArtor, Ritchey, “absent”) to **APPROVE** the Preliminary Subdivision Plat for QuikTrip No. 0039 per staff recommendation.

* * * * *

17. **Church of St. Mary** (CD 9) Preliminary Plat, Location: Southwest corner of East 48th Place South and South Quincy Avenue

STAFF RECOMMENDATION:

Church of Saint Mary - (CD 9)

Southwest corner of East 48th Place South and South Quincy Avenue

This plat consists of 1 lot, 1 block on 8 ± acres.

The Technical Advisory Committee (TAC) met on June 4, 2020 and provided the following conditions:

1. **Zoning:** The property is zoned RS-3. The proposed lot conforms to the requirements of the RS-3 lot and building regulations. Religious Assembly uses are permitted by special exception in the RS-3 district.
2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat along with an address disclaimer.
3. **Transportation & Traffic:** Provide corner clip at the northeast and southeast corners of the plat. Label all adjacent right-of-way with dimension, street name (if applicable) and recording information. Provide easements for sidewalks not contained within the right-of-way or an existing easement.
4. **Sewer/Water:** Easements must be provided as required to cover existing/proposed public infrastructure. All easements are required to be labeled and dimensioned on the face of the final plat. Any required IDP must obtain approval prior to final plat approval.
6. **Engineering Graphics:** Submit subdivision data control sheet with final plat submittal. Remove contours on final plat. Provide full engineer/surveyor information on the face of the plat including valid CA number. Provide appropriate signature block for City officials. Update location map to reflect only platted property boundaries; label all other property as "Unplatted". Provide a basis of bearing heading with information providing a bearing angle shown on the face of the plat. Remove improvements and update plat lines to reflect only required information for final plat. Graphically show all pins found or set associated with the plat.
7. **Stormwater, Drainage, & Floodplain:** There is existing floodplain on the subject property that must be accurately delineated on the face of the plat and, if required, contained within an overland drainage easement. Floodplain shall be plotted based on actual flood elevations and contours and labeled appropriately.

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

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter including Development Services, City Legal, and Engineering Services is required prior to final plat approval.

The applicant was not present.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **REEDS**, TMAPC voted **8-0-0** (Covey, Craddock, Kimbrel, Ray, Reeds, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; Doctor, McArtor, Ritchey, "absent") to **APPROVE** the Preliminary Subdivision Plat for Church of St. Mary per staff recommendation.

OTHER BUSINESS

18. Commissioners' Comments

None

* * * * *

ADJOURN

TMAPC Action; 8 members present:

On **MOTION** of **COVEY**, TMAPC voted **8-0-0** (Covey, Craddock, Kimbrel, Ray, Reeds, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; Doctor, McArtor, Ritchey, "absent") to **ADJOURN** TMAPC meeting of June 17, 2020, Meeting No. 2820.

ADJOURN

There being no further business, the Chair declared the meeting adjourned at 2:57 p.m.

Date Approved:

07-01-2020


Chairman

ATTEST:


ACTING Secretary