

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 2821

Wednesday, July 1, 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	Walker	Foster-P	Jordan, COT-P
Craddock-P		Hoyt-R	Silman, COT-R
Doctor-R		Miller-P	Skates, COT-P
Kimbrel-R		Sawyer-P	VanValkenburgh, Legal-R
McArtor-P		Wilkerson-P	
Ray-P			
Reeds-P			
Ritchey-R			
Shivel-R			
Van Cleave-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 25, 2020 at 2:50 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 in person 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 1:00 p.m.

REPORTS:

Chairman's Report:

None

Director’s Report:

Ms. Miller reported on City Council actions and other special projects. Ms. Miller stated a work session is needed August 19th, 2020.

* * * * *

Minutes:

1. Approval of the minutes of June 17, 2020 Meeting No. 2820

On **MOTION** of **COVEY**, the TMAPC voted 9-0-1 (Covey, Craddock, Doctor, Kimbrel, Ray, Reeds, Ritchey, Shivel, Van Cleave, “aye”; no “nays”; McArtor, “abstaining”; Walker, “absent”) to **APPROVE** the minutes of the meeting of June 17, 2020, Meeting No. 2820.

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

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.

Staff requests a continuance of item 2 to July 15, 2020.

2. 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 (Continued from June 17, 2020)

TMAPC Action; 10 members present:

On **MOTION** of **COVEY**, TMAPC voted 10-0-0 (Covey, Craddock, Doctor, Kimbrel, McArtor, Ray, Reeds, Ritchey, Shivel, Van Cleave, “aye”; no “nays”; none “abstaining”; Walker, “absent”) to **CONTINUE** Item 2 to July 15, 2020.

PUBLIC HEARINGS

3. CZ-500 Jared Cottle (County) Location: North of the northwest corner of East 136th Street South and South Mingo Road requesting rezoning from **RS to RM-2**

STAFF RECOMMENDATION:

SECTION I: CZ-500

DEVELOPMENT CONCEPT: The applicant is proposing to construct duplex, triplex or quad-plex homes on the site, which will be divided into five lots. The five lots will be established during the platting process or via lot splits. Each lot will need to conform to the minimum requirements of the RM-2 zone, if approved. The site is located within the fenceline of the City of Bixby and is designated as Medium Density Residential in their comprehensive plan. The proposed rezoning and use would be compatible with that designation.

DETAILED STAFF RECOMMENDATION:

CZ-500 is non-injurious to surrounding proximate properties;

CZ-500 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends **Approval** of CZ-500 to rezone property from RS to RM-2.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This site is located within the fenceline of the City of Bixby and is located within a “Medium Density Residential” land use designation.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the City of Bixby Comprehensive Plan Area, adopted January 14, 2019, and within the Tulsa County Comprehensive Plan, adopted June 19, 2019. It is designated as “Medium Density Residential” See the description of this designation below as well as the attached Comprehensive Plan Map.

Medium Density Residential designation denotes areas within Bixby where there is a sense of neighborhood cohesion. Medium Density Residential mostly consists of attached and detached single-family homes but may also include other integrated land uses that support the neighborhood, such as shops, religious institutions, small offices, and educational institutions that reflect the neighborhood’s character.

Land Use Vision:

Land Use Plan map designation: Medium Density Residential

Areas of Stability and Growth designation: n/a

Transportation Vision:

Major Street and Highway Plan: S Mingo Rd is designated as a Secondary Arterial

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 currently vacant*

Environmental Considerations: The site is located within the 500 year flood plain.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
S Mingo Rd	Secondary Arterial	100 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	AG	Recreation and Open Space	N/A	Vacant
South	AG	Medium Density Residential	N/A	Vacant
East	AG	Recreation and Open Space	N/A	Vacant
West	RS-3/PUD-78 (Bixby)	Medium Density Residential	N/A	New Single Family Subdivision

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Resolution number 524320 dated November 8, 2018 established the current zoning for the subject property.

Subject Property:

CZ-476 October 2018: All concurred in **approval** of a request for *rezoning* a 3.07± acre tract of land from AG to RS for Residential, on property located south of the southeast corner of East 131st Street South and South Mingo Road. (Resolution No. 524320)

Resolution number 98254 dated September 15, 1980 established zoning for the subject property.

Surrounding Property:

No Relevant History.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **REEDS**, TMAPC voted **10-0-0** (Covey, Craddock, Doctor, Kimbrel, McArtor, Ray, Reeds, Ritchey, Shivel, Van Cleave, "aye"; no "nays"; none "abstaining"; Walker, "absent") to recommend **APPROVAL** of the RM-2 zoning for CZ-500 per staff recommendation.

Legal for CZ-500:

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2, NW/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT;

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE N01°09'04"W ALONG THE WEST LINE OF SAID SECTION 7 A DISTANCE OF 130.11 FEET TO THE POINT OF BEGINNING; THENCE N88°50'50"E A DISTANCE OF 212.38 FEET TO A POINT ON THE EXISTING PROPERTY LINE FOR THE CITY OF BIXBY (DOCK. NO. 2011016116) THENCE N05°03'53"W ALONG THE PROPERTY LINE FOR THE CITY OF BIXBY A DISTANCE OF 287.76 FEET; THENCE N15°59'12"W ALONG THE PROPERTY LINE FOR THE CITY OF BIXBY A

DISTANCE OF 331.14 FEET; THENCE S87°15'19"W ALONG THE PROPERTY LINE FOR THE CITY OF BIXBY A DISTANCE OF 107.99 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 7; THENCE S01°09'04"E ALONG THE WEST LINE OF SAID SECTION 7 A DISTANCE OF 604.92 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 2.436 ACRES MORE OR LESS.

4. **Z-7559 April McConnell** (CD 4) Location: Northeast corner of West Admiral Boulevard and North Gilcrease Museum Road requesting rezoning from **RS-3 to IM**

STAFF RECOMMENDATION:
SECTION I: Z-7559

DEVELOPMENT CONCEPT:

The applicant owns several lots which were originally platted as a single-family residential area in the 1920's. The street and utility infrastructure was never installed. Site development as a residential area is unlikely due to access limitations and terrain considerations. The applicant submitted a comprehensive plan revision (CPA-60) in 2017 and was successful in changing this area from an Existing Neighborhood to Employment land use designation. The applicant has also vacated the street right-of-way that was originally part of the subdivision plat. With this application, the applicant has requested Industrial Medium intensity (IM) zoning which is consistent with the abutting properties on the south and west of this site.

DETAILED STAFF RECOMMENDATION:

Z-7559 requesting IM zoning may be consistent with the Employment land use designation of the Tulsa Comprehensive Plan and;

IM zoning allows uses that are not consistent with the expected development pattern east of the site however IM zoning has already been approved south of the subject property and;

Uses that are allowed in an IM district may produce environmentally objectionable odors, noise and may release airborne particulates that conflict with the health benefits and goals identified in the Go Plan and,

Uses that are allowed in an IM district may produce environmentally objectionable odors, noise and may release airborne particulates that are objectionable to the Neighborhood Center north of the subject tract and the residential properties east of the site therefore;

Staff recommends denial of Z-7559 to rezone property from RS-3 to IM however staff recommends approval of Z-7559 to rezone the property from RS-3 to IL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Industrial uses especially those uses typically allowed in light manufacturing, high tech, clean manufacturing are typically allowed in an Employment land use designation. The Tulsa Comprehensive Plan is not specific with recommendations for areas where medium or heavy industrial uses should be located.

Land Use Vision:

Land Use Plan map designation: Employment

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: 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: South Gilcrease Museum Road is a Secondary Arterial but does not have special considerations.

Trail System Master Plan Considerations: The site is within a 5-minute walk to the Newblock Park Trail and adjacent to Katy Trail. Site redevelopment should consider these assets as significant alternative transportation methods and the recreational opportunities available for both of these trail systems

Small Area Plan: Crosbie Heights

At the time the land use designation was changed this site was in the Charles Page Area Revitalization Plan. That plan was originally adopted in November 1996 then updated in 2000. That plan was never updated and was only being used for development review.

The process for the current small area plan (Crosbie Heights) started in 2015. A Citizens Advisory Team was established, and the public engagement process started that same year. The “big ideas” for the plan were presented in 2016. In 2017, the Citizens Advisory Team reconvened and their comments were incorporated into the plan draft. In January of 2019, the Tulsa Metropolitan Area Planning Commission adopted the plan and forwarded it to City Council for approval.

The Applicant (April McConnell) is recognized as one of the non-residential landowners at the time the Crosbie Heights plan was adopted. Ms. McConnell was instrumental in establishing the Employment land use designation on the subject property. The Crosbie Heights Small Area Plan specifically mentions “the western portions of Crosbie Heights that are designated Employment in the Comprehensive Plan and further describes that Employment center is intended to focus on commercial activities such as office, warehousing, light manufacturing, or information technology. Those uses adjacent to neighborhoods require buffering. The current lot and right-of-way layout may need adjustments to facilitate development.”

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is vacant with and wooded edges on the north and east. The east and north edges of the site are generally steep and development sensitive because of terrain considerations.

Environmental Considerations: The southeast corner of the site is located within The City of Tulsa regulatory flood plain.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West Admiral Boulevard /Newblock Park Drive	None	None	2
South Gilcrease Museum Road	Secondary Arterial	100 Feet	4

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 (across expressway)	RM-1/CS/PUD 413B	Neighborhood Center	Growth	Convenience store, restaurants and hotel
East	RS-3	Existing Neighborhood	Stability	Vacant and Single family residential on top; of hill
South	IM	Employment/Park and open space	Growth	Single Family Residential and vacant lot
West	IM	Existing Neighborhood	Growth	Veterinary Hospital

SECTION III: Relevant Zoning History

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

Subject Property:

BOA-13397 November 1984: The Board of Adjustment **approved** a *Special Exception* to allow a mobile home in an RS-3 zoned district and a *Variance* to allow a mobile home permanently, subject to the mobile home being anchored and skirted and subject to the existing home (burned) being removed before the mobile home is installed, on property located on the northeast corner of Archer Place and 25th West Avenue.

BOA-13028 March 1984: The Board of Adjustment **approved** a *Variance* to permit a storage building as the principal use on a lot of record in an RS-3 District, a *Variance* of the required setback from the centerline of Archer Place from 50' to 45' to permit a storage building in an RS-3 District, a *Variance* of the required screening of the abutting R District in an RS-3 District, and a *Variance* of the screening requirement to permit a chain link fence in an RS-3 District under the provisions of Section 1670, per plot plan submitted, on property located east of the southeast corner of South 25th West Avenue and Archer Place.

Ordinance number 23975 dated September 2, 2018 closed public right-of-way on the subject property.

Surrounding Property:

Z-7380/CPA-60 June 2017: All concurred in **approval** of a *Comprehensive Plan Amendment* to change the land-use designation from existing neighborhood to employment and a request to *rezone* a .15± acre tract of land from RS-3 to CS, for a personal vehicle and repair shop, on property located at the northeast corner of West Admiral Boulevard and South Gilcrease Museum Road.

BOA-20949 July 2009: The Board of Adjustment **approved** a *Special Exception* to permit a Use Unit 5- public park (bark park) in an RS-3 District, noting that the Board is removing the previous use as a baseball park, approving new shade structures and any other improvements consistent with this property's use as a public park, including a dog park, on property located at 2279 Charles Page Boulevard.

BOA-20582 October 2007: The Board of Adjustment **approved** a *Special Exception* to permit a manufactured home in an IM zoned District, subject to the manufactured home being skirted, tied down, the manufactured home on the east end of the lot be removed in 60 days, as well as other junk cars and miscellaneous junk removed within one year of October 9th, 2007, on property located at 125 South Gilcrease Museum Road West.

BOA-16215 December 1992: The Board of Adjustment **approved** a *Special Exception* to permit a public park and customary uses in an RS-3 zoned district, including storage facilities and offices, per plot plan submitted, finding that the new building will be constructed inside the fenced maintenance area and will not be detrimental to the area, on property located at south of Charles Page Boulevard between Union and 25th West Avenue.

BOA-16195 November 1992: The Board of Adjustment **approved** a *Special Exception* to permit the expansion of the existing Adult Detention Center- Use Unit 2, per plan submitted, on property located at 1727 Charles Page Boulevard.

BOA-15165 June 1989: The Board of Adjustment **approved** a *Special Exception* to allow for an existing mobile home park to be located in an IM zoned district, per plot plan submitted and subject to Health Department approval, finding that the property has been consistently used for mobile home purposes for many years, and is found to be a non-conforming use, on property located at the northwest corner of 25th West Avenue and Admiral Boulevard.

BOA-13475 February 1985: The Board of Adjustment **approved** a *Special Exception* to allow a veterinary hospital in an IM District, a *Variance* of the frontage requirement and of the 100' setback from the centerline of 25th West Avenue to 65' to permit construction of a veterinary clinic, and a *Variance* to permit off-site parking, finding that the topography of the lot inflicts unnecessary hardship on the applicant, on property located on the northwest corner of Admiral Boulevard and 25th West Avenue.

BOA-12427 January 1983: The Board of Adjustment **approved** a *Variance* to permit a vehicle maintenance garage in an RS-3 District, a *Special Exception* to remove the screening requirement from abutting R Districts, a *Variance* of the frontage requirements, that the *Variance* in the Section 1217.4-Use Conditions be withdrawn as requested by the applicant, and a *Variance* that the parking surface be of a non-all-weather surface, to be granted for a period of two years to allow the applicant time

to install a hard surface parking lot, on property located west of the northwest corner on Charles Page Boulevard and Union Avenue.

BOA-03798 February 1962: The Board of Adjustment **granted** permission to operate a beauty shop in a U-3-B District, on the S. 194' of East 50' of Lot 17, S. 194' of W. 50' of Lot 18, Block 5, Terrace Drive Addition.

BOA-03748 November 1961: The Board of Adjustment **granted** the Tulsa Police Department permission to locate the Tulsa Police Academy on a part of New block Park adjacent to the Fire Training Center, on the N ½, SE ¼, of Section 2-19-12.

The applicant indicated her agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **REEDS**, TMAPC voted **10-0-0** (Covey, Craddock, Doctor, Kimbrel, McArtor, Ray, Reeds, Ritchey, Shivel, Van Cleave, "aye"; no "nays"; none "abstaining"; Walker, "absent") to recommend **APPROVAL** of the IL zoning for Z-7559 per staff recommendation.

Legal for Z-7559:

LT 8 & N20.11 VAC W ARCHER PL ADJ ON S BLK 4; LT 9 & N20.11 VAC W ARCHER PL ADJ ON S BLK 4; LTS 10 & 11 & N20.11 VAC W ARCHER PL ADJ ON S BLK 4; LT 12 & N20.11 VAC W ARCHER PL ADJ ON S & E30 VAC N 25TH WEST AVE ADJ ON E BLK 4; LT 7 & S20.12 VAC W ARCHER PL ADJ ON N BLK 5; LT 8 S20.12 VAC WEST ARCHER PL ADJ ON N BLK 5; LT 9 LESS W10 LT 9 & S20.12 VAC W ARCHER PL ADJ ON N BLK 5; W/10 LT 9 & S20.10 W ARCHER PL ADJ ON S BLK 5. New Irving place second add.; LT 10 LESS BEG SWC LT 10 TH N3 E22 TH ON CRV TO RT TO SECR LT 10 TH W50 POB & S20VAC W ARCHER PL ADJ ON N & E30 VAC N 25TH WEST AVE ADJ ON W BLK 5; LT 11 LESS S3 THEREOF & S20.10 VAC W ARCHER PL ADJ ON N BLK 5, NEW IRVING PLACE SECOND ADDN

OTHER BUSINESS

5. Commissioners' Comments

NONE

ADJOURN

TMAPC Action; 10 members present:

On **MOTION** of **COVEY**, TMAPC voted **10-0-0** (Covey, Craddock, Doctor, Kimbrel, McArtor, Ray, Reeds, Ritchey, Shivel, Van Cleave, "aye"; no "nays"; none "abstaining"; Walker, "absent") to **ADJOURN** TMAPC meeting of July 1, 2020, Meeting No. 2821.

ADJOURN

There being no further business, the Chair declared the meeting adjourned at 1:17 p.m.

Date Approved:

7-15-20

Ja Wah acting
Chairman

ATTEST: _____
Secretary