

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 2822

Wednesday, July 15, 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
Craddock-P	Covey	Foster-P	Skates, COT-R
Kimbrel-R	Doctor	Hoyt-R	VanValkenburgh, Legal-R
Reeds-P	McArtor	Miller-P	
Ritchey-R	Ray	Sawyer-P	
Shivel-R		Wilkerson-P	
Van Cleave-R			
Walker-P			

R=Remote P=in Person

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, July 9, 2020 at 3:05 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, Vice Chair Walker called the meeting to order at 1:00 p.m.

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

REPORTS:

Chairman's Report:

Mr. Walker stated a work session will be held remotely on August 19, 2020 at 10am.

Director's Report:

Ms. Miller stated the hope is to have a work session remotely but the Governors executive order was only extended for 30 days so Ms. Miller will check on that.

Ms. Miller reported there are several zoning cases to be heard at the next City Council meeting and work continues on other special projects that will be brought to TMAPC starting on August 19th, 2020 work session.

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Minutes:

1. Approval of the minutes of July 1, 2020 Meeting No. 2821

On **MOTION** of **CRADDOCK**, the TMAPC voted 6-0-0 (Craddock, Kimbrel, Reeds, Ritchey, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; Covey, Doctor, McArtor, Ray, Shivel, "absent") to **APPROVE** the minutes of the meeting of July 1, 2020, Meeting No. 2821.

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. 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 and July 1, 2020)

TMAPC Action; 6 members present:

On **MOTION** of **CRADDOCK**, TMAPC voted **6-0-0**(Craddock, Kimbrel, Reeds, Ritchey, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; Covey, Doctor, McArtor, Ray, Shivel, "absent") to **APPROVE** Item 2 per staff recommendation

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Item 3 was moved from the Consent Agenda to the Public Hearing and placed at the end of the agenda.

PUBLIC HEARINGS

Items 4 and 5 were continued together.

4. CZ-503 Ryan McCarty (County) Location: North of the northwest corner of East 181st Street South and South Yale Avenue requesting rezoning from **AG to **AG-R (Related to PUD-857) (Staff requests a continuance to August 5, 2020)****

5. **PUD-857 Ryan McCarty** (County) Location: North of the northwest corner of East 181st Street South and South Yale Avenue requesting a new Planned Unit Development **(Related to CZ-503) (Staff requests a continuance to August 5, 2020)**

TMAPC Action; 6 members present:

On **MOTION** of **CRADDOCK**, TMAPC voted **6-0-0**(Craddock, Kimbrel, Reeds, Ritchey, Van Cleave, Walker, “aye”; no “nays”; none “abstaining”; Covey, Doctor, McArtor, Ray, Shivel, “absent”) to **CONTINUE** Items 4 and 5 to August 5, 2020.

Items 6 and 7 were continued to August 19, 2020.

6. **CPA-88 KKT Architects, Trey Wilson** (CD 4) Location: South of the southwest corner of the southeast corner of East 5th Street South and South Victor Avenue requesting to amend the Land Use Map designation from “Existing Neighborhood” to “Employment”. **(Related to Z-7560) (Neighborhood requests a continuance to August 19, 2020)**

TMAPC Action; 6 members present:

On **MOTION** of **REEDS**, TMAPC voted **6-0-0**(Craddock, Kimbrel, Reeds, Ritchey, Van Cleave, Walker, “aye”; no “nays”; none “abstaining”; Covey, Doctor, McArtor, Ray, Shivel, “absent”) to **CONTINUE** Item 6 to August 19, 2020.

7. **Z-7560 KKT Architects, Trey Wilson** (CD 4) Location: South of the southwest corner of the southeast corner of East 5th Street South and South Victor Avenue requesting rezoning from **RS-4 to IL (Related to CPA-88) (Neighborhood requests a continuance to August 19, 2020)**

TMAPC Action; 6 members present:

On **MOTION** of **REEDS**, TMAPC voted **6-0-0**(Craddock, Kimbrel, Reeds, Ritchey, Van Cleave, Walker, “aye”; no “nays”; none “abstaining”; Covey, Doctor, McArtor, Ray, Shivel, “absent”) to **CONTINUE** Item 7 to August 19, 2020.

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

STAFF RECOMMENDATION:

Crossover Community Development - (CD 1)

West of the southwest corner of East 36th Street North and North Peoria Avenue

This plat consists of 3 lots, 1 block on 9.28 ± acres.

The Technical Advisory Committee (TAC) met on October 18th, 2018 and provided the following conditions:

1. **Zoning:** The property is zoned CH (Commercial – High) and MX2-F-65 (Mixed-Use). The proposed lots conform to the requirements of the zoning districts.
2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat.
3. **Transportation & Traffic:** Apply limits of no access to areas outside of the planned driveways. Sidewalks will be required per Title 35 upon application for new building permits.
4. **Sewer:** Sanitary sewer extensions will require the approval of IDP. Final plat approval will not be given by the City of Tulsa until IDP has been approved. Dimension and label easements on the face of the plat.
5. **Water:** Water line extensions will require the approval of IDP. Final plat approval will not be given by the City of Tulsa until IDP has been approved.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat submittal. Add “State of” before Oklahoma in plat subtitle. Add contact information for project engineer and surveyor. Update location map to reflect only platted property boundaries. Label all other areas as unplatted. Update street names in the location map. Ensure accuracy and consistency of legal description between written version and face of the plat. Add signature block for government official signature.
7. **Stormwater, Drainage, & Floodplain:** Private detention facility will need private easement. Offsite water flows from the west will need to be conveyed and placed in appropriate drainage easements. If additional detention is required, appropriate easements will need to be added.
8. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

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

TMAPC Comments:

Ms. Kimbrel asked if this application was in the 36th Street North Small Area Plan.

Staff stated “yes”.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

Applicant Comments:

Ms. Kimbrel asked the applicant if he had any community engagement meetings in the area. She stated she was aware of neighbors concerns and the residents desires for development and land use in the area.

The applicant stated he could not speak to that but his client lives in the neighborhood and has been very active in those meetings. He stated he did not attend the meetings and does not know what was discussed.

Mr Reeds asked if the applicant had any coordination between him and the development across Peoria Avenue.

The applicant stated "no".

TMAPC Action; 6 members present:

On **MOTION** of **CRADDOCK**, TMAPC voted **6-0-0**(Craddock, Kimbrel, Reeds, Ritchey, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; Covey, Doctor, McArtor, Ray, Shivel, "absent") to **APPROVE** the Preliminary Subdivision Plat for Crossover Community Development per staff recommendation.

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Mr. Shivel arrived at 1:20pm.

9. **CZ-501 Keith Dalessandro** (County) Location: West of the northwest corner of West 61st Street South and South 39th West Avenue requesting rezoning from **RS to RM-1**

STAFF RECOMMENDATION:

SECTION I: CZ-501

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from RS to RM-1 in order to construct multiple duplex homes on the site. These may be contained within a single lot or divided into separate lots established during the platting process or lot split process, depending on the total number of lots desired. This site is not located within the area covered by the Tulsa County Comprehensive Plan or the Comprehensive Plan of any neighboring community.

DETAILED STAFF RECOMMENDATION:

CZ-501 is non-injurious to surrounding proximate properties;

CZ-501 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends **Approval** of CZ-501 to rezone property from RS to RM-1.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CZ-501 is not part of the current Tulsa County Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: W 61st St S 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 currently contains a single family residence and associated accessory buildings.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
W 61 st St S	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	RS	N/A	N/A	Single Family
South	AG (Sapulpa)/A (Creek County Agricultural zoning)	N/A	N/A	Single Family
East	RS	N/A	N/A	Single Family
West	RS	N/A	N/A	Single Family

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Resolution number 98254 dated September 15, 1970 established zoning for the subject property.

Subject Property:

CBOA-00217 July 1982: The Board of Adjustment **approved** a *Variance* to allow two dwelling units per lot of record, subject to Tulsa City-County Health Department’s approval, and that the dwelling be located on the west-half of the lot, on property located at west of the northwest corner of 45th West Avenue and West 61st Street.

Surrounding Property:

CBOA-02488 March 2014: The Board of Adjustment **approved** a *Special Exception* to permit a manufactured home (Use Unit 9) in an RS District (Section 410), on property located at west of the southwest corner of West 59th Street South and South 39th Avenue West.

CBOA-02168 July 2005: The Board of Adjustment **approved** a *Special Exception* to allow a church and accessory church uses in an RS district, on property located at 4329 West 61st Street South.

CBOA-01885 July 2001: The Board of Adjustment **approved** a *Special Exception* to allow a singlewide manufactured home in an RS zoned district, with conditions for skirting, tie-downs, DEQ approval, and building permit and a *Variance* to allow two dwelling units on one lot of record, as submitted, on property located at 3920 West 59th Street South.

CBOA-00521 February 1985: The Board of Adjustment **approved** a *Special Exception* to permit automobile sales in a CS zoned district, a *Variance* to permit open air storage within 30' of an R district, subject to a six-car limitation on the used car lot, and to continue the balance of the application until March 19, 1985 to allow the applicant time to re-advertise for additional relief, as relates to screening, hard surface, etc., on property located at 4339 West 61st Street.

CBOA-00317: The Board of Adjustment **approved** a *Special Exception* to allow a mobile home in an RS District and a *Variance* to allow two dwelling units on one lot of record, subject to Tulsa City-County Health Department, and, subject to the issuance of a building permit, on property located at 4345 West 59th Street.

CBOA-00133 December 1981: The Board of Adjustment **approved** an *Exception* to permit a mobile home in an RS District, subject to a 5-year time limitation and the Health Department's approval, on property located at 4001 West 61st Street.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **REEDS**, TMAPC voted **7-0-0**(Craddock, Kimbrel, Reeds, Ritchey, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; Covey, Doctor, McArtor, Ray, "absent") to recommend **APPROVAL** of RM-1 zoning for CZ-501 per staff recommendation.

Legal for CZ-501 :

BEG 3035W & 30N SECR SE TH W200 N340 E200 S340 POB LESS S5 FOR
ST SEC 33 19 12 1.538ACS

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10. **CZ-502 Ryan McCarty** (County) Location: Northwest corner of East 171st Street South and South Harvard Avenue requesting rezoning from **AG to AG-R**

STAFF RECOMMENDATION:

SECTION I: CZ-502

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from AG to AG-R in order to construct single family residences with agricultural uses

allowed. The site plan provided by the applicant shows the subject lot being divided into two 20 acres lots. If AG-R zoning is approved, it would allow lots with a minimum 1.1 acre area. These lots would be established as part of the platting process required with rezoning or if splitting the subject lot into more than four lots. The site is primarily located within the Rural Residential designation of the Tulsa County and City of Bixby Comprehensive Plans. The portions near the intersection of S Harvard Ave and E 171st St S contain areas of Neighborhood Commercial and Commercial designations. Given the current zoning of the area, current use and anticipated use, the proposal to rezone the subject lot to AG-R would be compatible with the development pattern of the area.

DETAILED STAFF RECOMMENDATION:

CZ-502 is non-injurious to surrounding proximate properties;

CZ-502 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends **Approval** of CZ-502 to rezone property from AG to AG-R.

SECTION II: Supporting Documentation

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 "Rural Residential, Neighborhood Commercial, and Commercial." See the description of this designation below as well as the attached Comprehensive Plan Map.

*The **Rural Residential designation** denotes areas that have large-lot detached residential development in natural / rural portions of the City. Development in this designation should retain the rural character of the area and will be relatively low in density. However, these areas should offer sufficient access to schools, parks, trails, and open spaces to maintain the quality of life in the rural setting, and may allow limited commercial uses that support the surrounding rural area.*

*The **Neighborhood Commercial designation** denotes areas that provide goods and services to meet the frequent shopping needs of residents. Development shall have access to major roads and provide opportunities for walking and biking from nearby residential areas.*

The **Commercial designation** denotes areas that create retail and commercial destinations for City residents, as well as others throughout the region. This designation may also support offices and business parks. Development shall have direct access to major roads and transit.

Land Use Vision:

Land Use Plan map designation: Rural Residential, Neighborhood Commercial, and Commercial

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: E 171st St S is designated as a Primary Arterial and S Harvard Ave 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 currently contains a single family residence and agricultural uses with associated structures.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
E 171 st St S	Primary Arterial	120 Feet	2
S Harvard Ave	Secondary Arterial	100 Feet	2

Utilities:

The subject tract has municipal water available. An ODEQ approved system will be required for sewer service.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	Rural Residential	N/A	Single Family/Agricultural
South	AG	Rural Residential/ Neighborhood Commercial/ Commercial	N/A	Single Family/Agricultural
East	AG	Rural Residential/ Neighborhood Commercial/ Commercial	N/A	Vacant
West	RE-PUD-846	Rural Residential	N/A	Single Family

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Resolution number 98254 dated September 15th, 1980 established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

CZ-496 January 2020: All concurred in **approval** of a request to rezone a 272.68± acre tract of land from RE/PUD-848 to AG-R for residential, on property located south and east of the southeast corner of East 161st Street South & South Lewis Avenue.

PUD-848-A January 2020: All concurred in **approval** of a proposed *Major Amendment to Abandon* a PUD on a 272.68± acre tract of land, on property located south and east of the southeast corner of East 161st Street South & South Lewis Avenue.

CZ-474/PUD-848 October 2018: All concurred in **approval** of a request to rezone a 272.68± acre tract of land from AG to RE and **approval** of a proposed *Planned Unit Development* for residential, on property located south and east of the southeast corner of East 161st Street South & South Lewis Avenue.

CZ-460/PUD-846 July 2017: All concurred in **approval** of a request to rezone a 30± acre tract of land from AG to RE and **approval** of a

proposed *Planned Unit Development* for a Single-family subdivision, on property located west of the northwest corner of 171st Street South & South Harvard Avenue.

CBOA-2631 May 2017: The Board of Adjustment **approved** a *Variance* of the lot area and land area per dwelling unit and a *Variance* of the minimum lot width to permit a lot-split in the AG District, subject to the conceptual plan 5.8 in the agenda packet and that there will only be one dwelling per lot, finding the hardship to be the other lots in the area are of the same size or comparable in size and the applicant has 107 feet of frontage, on property located at 17219 South Harvard East. There us to be only one dwelling per lot.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **REEDS**, TMAPC voted **7-0-0**(Craddock, Kimbrel, Reeds, Ritchey, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; Covey, Doctor, McArtor, Ray, "absent") to recommend **APPROVAL** of AG-R zoning for CZ-502 per staff recommendation.

Legal for CZ-502:

SE/4 SE/4 Section 29 Township 17 N Range 13 E

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11. **Z-7550 Wallace Engineering, Nicole Watts** (CD 1) Location: Northwest corner of East Apache Street and North New Haven Avenue requesting rezoning from **AG to CG**

STAFF RECOMMENDATION:

SECTION I: Z-7550

DEVELOPMENT CONCEPT: The applicant plans to develop the site in conjunction with the Tulsa Junior College. The site will be developed as a farm, market or community supported garden with food distribution and warehousing along with educational facilities. A farm, market, or Community Supported Garden is allowed in an AG and CG district however the food distribution and warehousing component of the concept requires CG zoning.

DETAILED STAFF RECOMMENDATION:

Z-7550 requesting rezoning to allow all uses in a CG district is consistent with the Regional Center Land Use designation in the Tulsa Comprehensive Plan and,

The Tulsa Comprehensive plan recognizes this area as an Area of Growth and the normal uses that are allowed in a CG district are consistent with the expected future development of the surrounding area and,

Development of this site will be guided by the normal supplemental regulations of all uses including the provisions for a Community Garden and Farm, Market or Community Supported specific use that will provide adequate standards that provided to integrate the development into the surrounding area therefore,

Staff recommends Approval of Z-7550 to rezone property from AG to CG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CG zoning allows uses that are generally consistent with the goals of the Regional Center land use designation.

Land Use Vision:

Land Use Plan map designation: Regional Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

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 in proximity with 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 except the secondary arterial street designation on Apache.

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 not developed but the larger site is part of the Tulsa Community College North East Campus.

Environmental Considerations: None that would affect site development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Apache Street	Secondary Arterial	100 feet	4
North New Haven	None	50 feet	2 no curb

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	Regional Center	Growth	Tulsa Junior College
East	CH and RS-3	Regional Center	Growth	Tulsa Safety /Fire training center and miscellaneous light industrial

South	CS	Mixed Use Corridor	Growth	Un developed
West	AG	Regional Center	Growth	Tulsa Junior College

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11809 dated June 26, 1970 established zoning for the subject property.

Subject Property:

BOA-10934 March 1980: The Board of Adjustment **denied** a *Variance* of the setback requirements from 50’ to 25’ from the centerline of 29th Street North, on property located at southeast of 29th Street North and Marion Avenue.

BOA-08678 August 1975: The Board of Adjustment **approved** an *Exception* to use property for Tulsa Junior College in an AG District, on property located northeast of Apache Street and Harvard Avenue.

Surrounding Property:

BOA-21207 January 2011: The Board of Adjustment **approved** a *Special Exception* to permit a fire safety training center in an RS-3 district, subject to conceptual plan 26.7, on property located north and east of the northeast corner of North New Haven Avenue and East Apache Street.

BOA-20046 May 2005: The Board of Adjustment **approved** a *Special Exception* to allow a church and church related uses in an AG zoned district, on property located 3520 East Apache.

BOA-15487 August 1990: The Board of Adjustment **approved** a *Special Exception* to permit a Head Start day care center as an accessory use in an RM-1 zoned district, per plot plan submitted, on property located 2402 North Marion.

BOA-05720 February 1968: The Board of Adjustment **approved** an *Exception* to permit 12 duplexes in a U-1C district, on property located southeast of Apache and Marion.

TMAPC Comments:

Mr. Reeds asked staff if a location north of the school was before TMAPC for a similar use recently?

Staff stated “yes”, that site has been withdrawn from consideration and this application is the new location.

Ms. Kimbrel asked if this application went to City Council and was denied?

Staff stated the first application showed up on City Council agenda today but an email was received from the applicant withdrawing that site.

Mr. Craddock stated Tulsa Community College does a good job working with the neighborhoods and he is excited to see this application move forward.

Staff stated significant changes were made to the Zoning Code about a year ago to help support community gardens like this one.

Mr. Walker left at 1:30pm and returned at 1:33pm.

Applicant Comments:

Ms. Kimbrel stated there was a fair amount of community concern with the first application and asked if the applicant would explain how those community concerns were addressed.

The applicant stated the biggest concern was street access. She stated there were neighborhood meetings and then meetings with TCC and out of those meetings it was decided to move the location to Apache Avenue and that is the location of this application. The applicant stated the neighbors that were against the previous application are in favor of this location and has donated to Food on the Move.

The applicant indicated her agreement with staff’s recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **CRADDOCK**, TMAPC voted **7-0-0**(Craddock, Kimbrel, Reeds, Ritchey, Shivel, Van Cleave, Walker, “aye”; no “nays”; none “abstaining”; Covey, Doctor, McArtor, Ray, “absent”) to recommend **APPROVAL** of CG zoning for Z-7550 per staff recommendation.

Legal for Z-7550:

A TRACT OF LAND THAT IS PART OF THE W/2 OF THE SE/4 OF THE SW/4 OF SECTION 21, T-20-N, R-13-E OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF 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 SOUTHWEST CORNER OF THE SW/4 OF SAID SECTION 21; THENCE N 89°55'15" E ALONG THE SOUTHERLY LINE OF SAID SW/4 FOR 1951.92 FEET; THENCE N 00°03'00" W AND PARALLEL WITH THE EASTERLY LINE OF THE W/2 OF THE SE/ 4 OF THE SW/ 4 FOR 50. 00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST APACHE STREET, SAID POINT BEING THE "POINT OF BEGINNING" OF SAID TRACT OF LAND; THENCE S 89°55'15" W ALONG SAID RIGHT-OF-WAY LINE FOR 475.00 FEET; THENCE N 00°04'45" W FOR 50. 98 FEET; THENCE EASTERLY AND NORTHEASTERLY ON A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 54°22'23" AND A RADIUS OF 225.00 FEET FOR 213.52 FEET, HAVING A CHORD BEARING OF N 42°10'45" E FOR A CHORD LENGTH OF 205.60 FEET TO A POINT OF TANGENCY; THENCE N 14 ° 59' 33" E ALONG SAID TANGENCY FOR 27 3. 96 FEET; THENCE N 54°51'22" W FOR 99.37 FEET; THENCE N 00°04'45" W FOR 112.16 FEET; THENCE S 89°49'11" E FOR 347.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH NEW HAVEN AVENUE, SAID POINT BEING 25. 00 FEET WEST OF THE EASTERLY LINE OF SAID W/2 OF THE SE/4 OF THE SW/4; THENCE S 00°03'00" E ALONG SAID RIGHT-OF-WAY LINE AND PARALLEL WITH SAID EASTERLY LINE FOR 635.58 FEET TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND. THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 218,443 SQUARE FEET OR 5.0148 ACRES.

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12. **Z-7561 Chris Price** (CD 1) Location: Northeast corner of East 30th Place North and North Lewis Avenue requesting rezoning from **RS-3 to CS**

STAFF RECOMMENDATION:
SECTION I: Z-7561

DEVELOPMENT CONCEPT:

The applicant has requested CS zoning without any use restrictions or design standards beyond what is included in the Zoning Code. The applicant anticipates that the initial use of the site will be a medical marijuana dispensary which is allowed by right in a CS district.

DETAILED STAFF RECOMMENDATION:

Z-7561 is a request that will allow all uses in a CS district. Those uses are consistent with the Mixed-Use Corridor land use designation in the Tulsa Comprehensive Plan and,

The Tulsa Comprehensive plan recognizes this area as an area of growth even though the development pattern east of North Lewis and south the Gilcrease Expressway is platted and developed as a residential area with two lane streets and surface drainage on the shoulder of the street. The expected development pattern along North Lewis will be a mix of commercial, office and other uses typical along either side of an arterial street. It is unlikely that future residential development will occur along Lewis in this area and the CS district will be consistent with future development and,

The size of the site will prohibit some uses including the possibility of any off-premise outdoor advertising signage that could be objectionable to the surrounding single-family homes. Off premise advertising signages are required to be at least 150 feet from the R districts surrounding the site. That limitation will prohibit that type of signage while the abutting properties are zoned with an R designation and,

This site is not included in a small area plan that has additional guidance for this location therefore,

Staff recommends Approval of Z-7561 to rezone property from RS-3 to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CS zoning is generally consistent with the Mixed-Use Corridor land use designation.

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 Corridor

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

Small Area Plan: None (Unity Heritage Sector Plan and the Healthy Neighborhood overlay is on the west side of Lewis)

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is a small site measuring approximately 67'5 feet x 130 feet with 8770 square feet and abuts the Gilcrease expressway*

which is elevated on the north side of the site. Visibility for this site is limited from southbound traffic on Lewis because of the expressway. CS zoning will only allow a maximum floor area of 4,385 for commercial uses.

Street view from northwest corner looking south.



Street view from southwest corner looking northeast.



Environmental Considerations: None that would affect site development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Lewis Avenue	Secondary Arterial	100 feet	5 lanes, two each direction with a center turn lane
East 30 th Place North	None	50 feet	2 lanes, no curb

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	IL	Employment	Growth	Industrial uses
East	RS-3	Mixed Use Corridor	Growth	Single family residential
South	RS-3	Mixed Use Corridor	Growth	Single family residential

West	RS-3	None	None	Expressway right-of-way
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SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11809 dated June 26, 1970 established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

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

BOA-08327 August 1974: The Board of Adjustment **approved** a *Special Exception* to operate a day care center and a *Minor Variance* to build across lot lines in an RS-3 district, on property located south and east of 30th Street North and Lewis Avenue.

BOA-08101 November 1973: The Board of Adjustment **approved** an *Exception* to operate a children’s nursery and a *Minor Variance* to erect a building across a lot line in an RS-3 District, on property located north and east of 31st Street North and Lewis Avenue.

BOA-06855 December 1970: The Board of Adjustment **approved** an *Exception* to permit erecting a church in an RS-3 district and a *Variance* waiving the minimum lot area of one acre in an RS-3 district to permit the erection of a church, on property located northwest of 30th Street North and Atlanta Avenue.

BOA-05748 February 1968: The Board of Adjustment **approved** a *Variance* of Section 5 (d) (2) under Section 23 to permit a second house on a lot to be used as a house of prayer in a U-1C district, on property located northeast of 30th Street North and Lewis.

TMAPC Comments:

Mr. Reeds asked how this application affected highway signs.

Staff stated in the Zoning Code it states a tall outdoor advertising sign can be placed within 400 feet of the Gilcrease Expressway on both sides but there are other supplemental regulations such as they are not permitted within 300 feet of a residential zoned district that would not allow it.

Ms. Kimbrel stated the Unity Heritage Sector Plan and the Healthy Neighborhood Overlay is mentioned in the staff report and asked staff to comment on the considerations for those plans.

Staff stated both of those plans are across the street from the subject property and staff would always want to look at those plans and be respectful of their concepts and goals but this application is part of the highway right of way and there are no land use designations.

Mr. Craddock asked staff if there was a site plan for this development.

Staff stated “no”.

Mr. Craddock asked the applicant if he was working on a site plan.

The applicant stated his blueprints and applications were revised and would be turned in to Development Services this week.

The applicant indicated his agreement with staff’s recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **REEDS**, TMAPC voted **6-1-0**(Kimbrel, Reeds, Ritchey, Shivel, Van Cleave, Walker, “aye”; Craddock, “nays”; none “abstaining”; Covey, Doctor, McArtor, Ray, “absent”) to recommend **APPROVAL** of CS zoning for Z-7561 per staff recommendation.

Legal for Z-7561:

LT 13 BLK 2, AMOS T HALL ADDN

* * * * *

- 13. **Z-7564 Wallace Engineering, Mike Thedford** (CD 6) Location: Southwest corner of East 21th Street South and South 145th East Avenue requesting rezoning from **CS to CG with an optional development plan**

STAFF RECOMMENDATION:
SECTION I: Z-7564

DEVELOPMENT CONCEPT: The continued evolution of this site as an employment center along with zoning code modifications over the last 4 years have opened opportunities for expanded uses for this site. The applicant believes the CG zoning with the development plan defined in section II below will support the continued growth of this facility. The small area plan for this area in 2005 recommended opportunities that can be realized with this rezoning request.

DETAILED STAFF RECOMMENDATION:

Z-7564 is requesting rezoning with an optional development plan to allow certain uses in a CG district is consistent with a Regional Center Land Use designation in the Tulsa Comprehensive Plan and,

The Tulsa Comprehensive plan recognizes this area as an area of growth and the normal uses that are allowed in a CG district may not be consistent with the expected future development of the surrounding area however CG zoning with use limitations and supplemental regulations in the current zoning code are consistent with expected future development patterns in the area and,

The development plan outlined in Section II below is consistent with the provisions of the Tulsa Zoning code and,

The development plan and CG zoning is consistent with the goals identified in the 2005 East Tulsa Implementation Plan therefore,

Staff recommends Approval of Z-7564 to rezone property from CS to CG with the optional development plan standards outlined in Section II.

SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in a CG district with its supplemental regulations 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 CATEGORIES

Residential Use Category

- Single households (townhome development only)
- Three or more households on a single lot

Group Living

(only if allowed through the special exception process)

* Homeless center only	Special exception
* Re-entry facility only	Special exception
* Residential treatment center only	Special exception
* Shelter, emergency and protective only	Special exception
* Transitional living center only	Special exception

PUBLIC, CIVIC AND INSTITUTIONAL

College or University	
Day Care	
*Governmental Service or Similar Functions only	Special exception
Hospital	
Library or Cultural Exhibit	
*Postal Services only	Special exception
Religious Assembly	
Safety Service	
School	
Established on or before Jan. 1, 1998	
Others	
Utilities and Public Service Facility	
Minor	

Wireless Communication Facility

- Freestanding tower
- Building or tower-mounted antenna

COMMERCIAL

Animal service

- Boarding or shelter
- Grooming
- Veterinary

Assembly and Entertainment

*Indoor gun club only	Special exception
Other indoor	
*Small (up to 250-person capacity) only	Special exception
*Large (>250-person capacity) only	Special exception

Other outdoor only	Special exception
Broadcast or Recording Studio	
Commercial Service	
Building service	
Business support service	
Consumer maintenance/repair service	
Personal improvement service	
Research service	
Financial Services (except as below)	
Personal credit establishment	
Funeral or Mortuary Service	
Lodging	
Campgrounds and RV parks	
Hotel/motel	
Office	
Business or professional office	
Medical, dental or health practitioner office	
Plasma center	
Parking, Non-accessory	
Restaurants and Bars	
Restaurant	
Bar	
*Brewpub only	Special exception
Retail Sales	
Building supplies and equipment	
Consumer shopping goods	
Convenience goods	
Grocery Store	
Small Box Discount Store	
Medical Marijuana Dispensary	
Self-service Storage Facility	
Studio, Artist or Instructional Service	
Trade School	
Vehicle Service (sales not allowed)	
Commercial vehicle repair / maintenance	
Fueling station	
Personal vehicle repair / maintenance	
Vehicle part and supply sales	
Vehicle body and paint finishing shop	
WHOLESALE, DISTRIBUTION. & STORAGE	
Wholesale Sales and Distribution	
INDUSTRIAL	
*Low-impact Manufacturing & Industry only	Special exception

AGRICULTURAL

Community Garden
Farm, Market- or Community-supported
*Horticulture Nursery
only

Special exception

OTHER

Drive-in or Drive-through Facility (as component of an allowed principal use)

RESIDENTIAL BUILDING TYPES

Household living

Single household
Townhouse
Mixed-Use building
Vertical mixed-use building
Two households on a single lot
Mixed-use building
Vertical-mixed use building
Three or more households on a single lot
Mixed-use building
Vertical-mixed use building

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Uses and supplemental regulations defined in the optional development plan associated with the CG zoning request are consistent with the small area plan and the land use designation in the Tulsa Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Regional Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

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:

East 21st and South 145th East Avenue are both designated as Primary Arterial streets. East 21st is also classified as a Multi Modal Corridor.

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

Small Area Plan: Z-7564 is in the East Tulsa Neighborhood Detailed Implementation Plan that was adopted in November 2005. The plan has not been updated but is being reviewed as part of new zoning application research.

The small area plan recognizes this site as a major activity center and encourages gateways that help identify the character for the neighborhood. Activity centers can be developed by clustering uses and ultimately taking on the characteristics of the historic town center. Concentration of civic institutional and commercial activity in these centers is encouraged and should be well designed.

The plan consists of 30 goals that all generally support major activity centers that are properly designed and may develop with mixed and multiple uses exhibiting an urban character, pedestrian friendly, walkable environments and appropriate transition areas.

East 21st and South 145th East Avenue are both considered Special Treatment Corridors that should optimize the use of existing street infrastructure and add the elements of the Special Treatment Corridor during redevelopment. This would include extensive landscape, street trees, boulevard treatments, streetscape, pedestrian scale lighting textured crosswalk at street intersections, appropriate traffic calming techniques and other appropriate roadway solutions.

Special District Considerations:

Future redevelopment considerations have been identified in the East Tulsa Neighborhood Detailed Implementation Plan.: During the 2016 zoning code update building setbacks have been reduced and parking ratios have been relaxed in a way that supports the type of development illustrated below.

THE PLAN

East Tulsa Neighborhood Detailed Implementation Plan – Phase I

Exhibit 6



Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site was developed as a regional retail mall prior to implementation of any zoning code requirements for landscaping and when buildings were required to be set back from the street. The facility is now repurposed as a major employment center and includes multi story office structures. The building includes an underground vehicular access area for that was originally provided for retail loading, service and deliveries.



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>
East 21 st Street South	Primary Arterial with Multi Modal Corridor designation	120 feet	7 including various turn lanes
South 145 th East Avenue	Primary Arterial	120 feet	6 including various turn lanes and grass medians.
South 137 th East Avenue	Residential Collector	60 feet	2 with on street parking

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 and CG with development plan Z-7347	Regional Center	Growth	Commercial uses
East	CS and RM-1	Regional Center	Growth	Undeveloped
South	RM-1	Regional Center	Growth	Multi family
West	RM-1	Regional Center	Growth	multifamily

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 13178 dated May 15, 1974 established the current zoning for the subject property.

Subject Property:

BOA-20999 November 2009: The Board of Adjustment **approved** a *Special Exception* to permit a trade school use (Use Unit 15) in the CS District, with conditions for no outside storage or activity around the building and that they conform to the City of Tulsa building and fire codes, on property located at the southwest corner of East 21st Street and South 145th East Avenue.

BOA-17827 September 1997: The Board of Adjustment **approved** a *Special Exception* to permit a trade-vocational school in a CS District, on property located at 14002 East 21st Street.

BOA-16142 September 1992: The Board of Adjustment **approved** a *Special Exception* to permit an RV show and sale as a temporary open air activity from 9:00am to 9:00pm, October 23, 1992 through October 25th, 1992, finding that the code does not specifically address the temporary sale of recreational vehicles as an open air activity, on property located at the southwest corner of East 21st Street and South 145th East Avenue.

BOA-13232 July 1984: The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in an RS-3 district under the provisions of Section 1680, subject to the Health Department approval with a one-year removal bond required, on property located north of the northwest corner of 25th West Avenue and Young Street.

BOA-08161 December 1973: The Board of Adjustment **denied** a *Variance* of the setback requirements from the centerline of 21st Street from 110' to 75' and 110' to 85' from the centerline of 145th East Avenue in

a CS district as no hardship was proven, on property located southwest of 21st Street and 145th East Avenue.

BOA-08139 December 1973: The Board of Adjustment **approved** an *Exception* to use property for automotive and allied activities in a CS District, on property located southeast corner of 21st Street and 137th East Avenue.

BOA-06971 April 1971: The Board of Adjustment **approved** an *Exception* to permit established off-street parking to be used in conjunction with a shopping center in an RM-1 district, on property located south and west of 145th East Avenue and 21st Street.

Z-4640 May 1974: All concurred in **approval** of a request for *rezoning* a 10.49± acre tract of land from RM-1 to CS for a commercial shopping center, on property located south of the southwest corner of 21st Street and 145th East Avenue. (Ordinance No. 13178)

Ordinance number 11817 dated June 26, 1970 established zoning for the subject property.

Surrounding Property:

Z-7390 July 2017: All concurred in **approval** of a request for *rezoning* a 9.81± acre tract of land from RD to RM-1 for Residential multi-family, on property located west of the northwest corner of East 24th Street and South 137th East Avenue.

Z-7347 July 2016: All concurred in **approval** of a request for *rezoning* a 7.44± acre tract of land from CS to CG for commercial/retail, on property located west of the northwest corner of East 21st Street South and South 145th East Avenue.

Z-7326/PUD-844 (Withdrawn April 2016): Request to rezone a 20.75± acre tract of land from CS to CG and establish a proposed *Planned Unit Development* for mixed-use on property located north and west of the northwest corner of East 21st Street and South 145th East Avenue, was withdrawn April 11th, 2016.

Z-7308/PUD-835 (Withdrawn September 2015): Request to rezone a 20.75± acre tract of land from CS to CG and establish a proposed *Planned Unit Development* for mixed-use on property located northwest corner of East 21st Street and South 145th East Avenue, was withdrawn September 2nd, 2015.

BOA-15818 September 1991: The Board of Adjustment **approved** a *Special Exception* to permit church use in an OL, RM-1, RM-0 zoned district and a *Variance* of the required all-weather material for off-street

parking to permit gravel parking for one year only, per plot plan submitted, on property located at 13650 East 21st Street.

BOA-14384 May 1988: The Board of Adjustment **approved** a *Special Exception* to allow for automotive and allied activities (tire store) in a CS zoned district, subject to no outside storage, and subject to all activities being conducted inside the building, on property located northwest corner 21st Street and South 145th East Avenue.

Z-5591 September 1981: All concurred in **approval** of a request for *rezoning* a 2.12± acre tract of land from RM-1 to OL an office, on property located west of the southwest corner of 137th East Avenue and 21st Street.

BOA-08866 December 1975: The Board of Adjustment **approved** a *Exception* to operate a children's nursery, per plot plan, and subject to no sign being permitted in an RM-2 district, on property located at 2218 South 137th East Avenue.

Z-4541 October 1973: All concurred in **approval** of a request for *rezoning* a 54.46± acre tract of land from AG & RM-1 to RM-1 for multi-family housing, on property located east of the southeast corner of 21st Street and 145th East Avenue.

Z-4375 May 1973: All concurred in **approval** of a request for *rezoning* a 5± acre tract of land from AG to CS for commercial, on property located west of the northwest corner of 21st Street and 145th East Avenue.

Z-4338 March 1973: All concurred in **approval** of a request for *rezoning* a 10± acre tract of land from RS-3 to CS for commercial shopping and retail, on property located on the northeast corner of 21st Street and 145th East Avenue.

Z-3821 December 1971: All concurred in **approval** of a request for *rezoning* a 14.5± acre tract of land from AG to CS/RM-2 for a furniture store, on property located north side of 21st Street, west of 145th East Avenue.

BOA-06051 November 1968: The Board of Adjustment **approved** an *Exception* to permit erecting a church in a U-1C district, on property located at north side of 21st Street, ¼ mile west of 145th East Avenue.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **CRADDOCK**, TMAPC voted **7-0-0**(Craddock, Kimbrel, Reeds, Ritchey, Shivel, Van Cleave, Walker, “aye”; no “nays”; none “abstaining”; Covey, Doctor, McArtor, Ray, “absent”) to recommend **APPROVAL** of CG zoning with an optional development plan for Z-7564 per staff recommendation.

Legal for Z-7564:

LOT 1 BLOCK 1, EASTLAND ACRES, City of Tulsa, Tulsa County, State of Oklahoma

* * * * *

Item 3 was moved from the Consent Agenda to the Public Hearing.

- 3. **Clark Plaza Third** (CD 7) Change of Access, Location: West of the northwest corner of East 71st Street South and South Memorial Avenue

TMAPC Action; 7 members present:

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

OTHER BUSINESS

14. Commissioners' Comments

Mr. Reeds stated he is honored to be working with the now famous Commissioner Kimbrel. He stated there was an article about Ms. Kimbrel in the Tulsa People magazine.

* * * * *

ADJOURN

TMAPC Action; 7 members present:

On **MOTION** of **CRADDOCK**, TMAPC voted **7-0-0** (Craddock, Kimbrel, Reeds, Ritchey, Shivel, Van Cleave, Walker, “aye”; no “nays”; none “abstaining”; Covey, Doctor, McArtor, Ray, “absent”) to **ADJOURN** TMAPC meeting of July 15, 2020, Meeting No. 2822.

ADJOURN

There being no further business, the Chair declared the meeting adjourned at 1:53 p.m.

Date Approved:

08-05-2020


Chairman

ATTEST:


SECRETARY
Secretary