

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2828

Wednesday, October 21, 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
Blair-R		Foster-P	Jordan, COT-R
Covey-P		Miller-P	Silman, COT-R
Craddock-P		Sawyer-P	Skates, COT-R
Kimbrel-R		Wilkerson-P	VanValkenburgh, Legal-R
McArtor-R			
Reeds-R			
Ritchey-R			
Shivel-R			
Van Cleave-R			
Walker-R			

R=Remote P=in Person

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, October 15, 2020, at 4:15 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 1:00 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 and Board of County Commissioner actions and other special projects. Ms. Miller stated the Governor's Executive Order is good through November 15, 2020 but the amendment to the Open Meetings Act that allows the Commissioners to attend meetings virtual expires October 25, 2020 but could be extended to November 15, 2020. Any extension past this date would require the legislature to call a special session. Ms. Miller stated part of the outreach process for planitulsa is a series of three development roundtables with people that do development in Tulsa. The first one was about missing middle housing and infill issues that people may have had. She stated there was one on Monday about the Tulsa Planning Office and the services we provide and what we can do better. Ms. Miller stated in two weeks there will be another meeting this one will focus on Development Services, which includes the Permit Office and the infrastructure development process.

Minutes:

1. **Approval of the minutes of October 7, 2020 Meeting No. 2827**

On **MOTION** of **COVEY**, the TMAPC voted 9-0-0 (Blair, Covey, Craddock, Kimbrel, Reeds, Ritchey, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; McArtor, "absent") to **APPROVE** the minutes of the meeting of October 7, 2020, Meeting No. 2827.

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.

CONSENT AGENDA

2. **The Land – Phase One** (County) Amendment to Deed of Dedication, Location: Southeast corner of West 41st Street South and the Gilcrease Expressway

TMAPC Action; 9 members present:

On **MOTION** of **COVEY**, TMAPC voted **9-0-0** (Blair, Covey, Craddock, Kimbrel, Reeds, Ritchey, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; McArtor, "absent") to **APPROVE** Item 2 per staff recommendation.

PUBLIC HEARINGS

Item 3 was withdrawn by applicant.

3. **Z-7140-SP-1g Bart James** (CD 2) Location: South of the southwest corner of West 81st Street South and South Maybelle Avenue requesting a **Corridor Minor Amendment** to allow duplexes and townhouses in development area C (Continued from August 19, 2020 and September 16, 2020) (**Withdrawn by applicant October 6, 2020**)

4. **Kahn Addition** (CD 1) Preliminary Plat, Location: East of the southeast corner of East 36th Street North and North MLK Jr. Boulevard (**Staff requests a continuance to November 4, 2020**)

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **COVEY**, TMAPC voted 9-0-0 (Blair, Covey, Craddock, Kimbrel, Reeds, Ritchey, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; McArtor, "absent") to **CONTINUE** Item 4 to November 4, 2020.

5. **Z-7576 Ricky Powell** (CD 4) Location: North of the Northwest corner of East 15th Street South and South Evanston Avenue requesting rezoning from **RS-3 to OL** (**Staff requests a continuance to December 2, 2020**)

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **COVEY**, TMAPC voted 9-0-0 (Blair, Covey, Craddock, Kimbrel, Reeds, Ritchey, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; McArtor, "absent") to **CONTINUE** Item 5 to December 2, 2020.

Items 6 and 7 were presented together

6. **CPA-89 CBC Builds c/o AAB Engineering LLC** (CD 9) Location: East of the Northeast corner of East 36th Street South and South Peoria Avenue requesting to amend the Land Use Map designation from Existing Neighborhood to Main Street. (Related to Z-7571) (Continued from September 2, 2020 and September 16, 2020)

TMAPC Comments:

Mr. Covey asked all the interested parties were good with a continuance to November 18, 2020.

An interested party asked if the neighborhood would also be granted a continuance on November 18, 2020 if they so desired.

Mr. Covey stated what is interesting about this case is that the applicant has resubmitted a new application and the applicant is requesting the continuance until November 18 and TMAPC normally grants continuances to both sides. He stated he can't speak for everybody on how they would vote, but he would say that the neighborhood would probably receive a continuance if they asked for one also.

TMAPC Action; 9 members present:

On **MOTION** of **COVEY**, TMAPC voted 9-0-0 (Blair, Covey, Craddock, Kimbrel, Reeds, Ritchey, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; McArtor, "absent") to **CONTINUE** Item 6 to November 18, 2020.

7. **Z-7571 CBC Builds c/o AAB Engineering LLC** (CD 9) Location: East of the Northeast corner of East 36th Street South and South Peoria Avenue requesting rezoning from **RS-3 to MX1-U-45** (related to CPA-89) (Continued from September 2, 2020 and September 16, 2020 to re-notice a modified request to 45' in height)

TMAPC Action; 9 members present:

On **MOTION** of **COVEY**, TMAPC voted 9-0-0 (Blair, Covey, Craddock, Kimbrel, Reeds, Ritchey, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; McArtor, "absent") to **CONTINUE** Item 7 to November 18, 2020.

Mr. McArtor arrived at 1:12 pm.

8. **Z-7577 Mike Thedford** (CD 6) Location: East of the northeast corner of 41st Street South and South 145th East Avenue requesting rezoning from **RS-3 to RS-4**

STAFF RECOMMENDATION:
SECTION I: Z-7577

DEVELOPMENT CONCEPT:

This request is to rezone approximately 27.62 acres from RS-3 to RS-4. This request is being made to provide some lot variety within the development area and respond to consumer demand.

DETAILED STAFF RECOMMENDATION:

Z-7577 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-7577 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 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 subject property is part of a preliminary plat that is in the construction phase. No additional streets or considerations for access is contemplated in the major street and highway plan.

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 being developed and currently in the construction phase and Infrastructure Development Plan process. Another development immediately south of this site is being developed for duplex construction and an anticipated stub street will be constructed to provide connectivity to that development.

Environmental Considerations: None that affect site development.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 41 st Street South	Secondary Arterial with Multi modal corridor	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-3 and RS-4	New Neighborhood	Growth	Single Family residential (new construction)
East	RS-3	New Neighborhood	Growth	Vacant
South	AG	New Neighborhood	Growth	Vacant
West	RS-3	New Neighborhood	Growth	Vacant

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-7575 October 7th, 2020 (Pending): Planning Commission voted on October 7th, 2020 to recommend **approval** of a request to *rezone* a 5.61± acre tract of land from RS-3 to RS-4 for Single-family Residential, on property located north of the northeast corner of East 41st Street South and South 145th East Avenue.

Z-7553 July 2020: All concurred in **approval** of a request for *rezoning* a 68.28± acre tract of land from RS-3 to RS-4 for Single-family Residential, on property located east of the southeast corner of East 36th Street South and South 145th East Avenue.

Z-7521 ODP February 2020: All concurred in **approval** of a request for *rezoning* a 18.21± acre tract of land from RS-3 to RM-0 for duplexes, on property located north of the northeast corner of East 41st Street South and South 145th East Avenue.

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 Residential subdivision, on property located west of the northwest corner of East 41st Street and South 161st East Avenue.

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 **COVEY**, TMAPC voted 10-0-0 (Blair, Covey, Craddock, Kimbrel, McArtor, Reeds, Ritchey, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; none "absent") to recommend **APPROVAL** of the RS-4 zoning for Z-7577 per staff recommendation.

Legal Description for Z-7577:

A PART OF THE SOUTH HALF OF (S/2) OF SECTION TWENTY-TWO (22), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF BATTLE CREEK PARK BLOCKS 1-4 (PLAT NO. 6739); THENCE, N88°44'15"E FOR A DISTANCE OF 847.65 FEET TO THE **POINT OF BEGINNING**; THENCE, N88°44'15"E FOR A DISTANCE OF 840.54 FEET; THENCE, N01°25'43"W FOR A DISTANCE OF 1320.54 FEET; THENCE, S88°43'38"W FOR A DISTANCE OF 981.37 FEET; THENCE, S01°25'43" E FOR A DISTANCE OF 170.01 FEET; THENCE, N88°43'39"E FOR A DISTANCE OF 52.08 FEET; THENCE, S01°29'01"E FOR A DISTANCE OF 670.00 FEET; THENCE, S32°40'48"E FOR A DISTANCE OF 112.98 FEET; THENCE, S01°25'43"E FOR A DISTANCE OF 148.96 FEET; THENCE, N88°44'16"E FOR A DISTANCE OF 30.18 FEET; THENCE,

S01°15'44"E FOR A DISTANCE OF 235.00 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OF LAND CONTAINING 27.62 ACRES, MORE OR LESS.

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9. **Z-7578 August Wakat** (CD 6) Location: East of the southeast corner of East Admiral Place and South 225th East Avenue on the south side of Highway 412 requesting rezoning from **AG to IH**

Applicant Comments:

The applicant stated his objection to the continuance is that the surrounding property owner wants proof that the applicant is licensed to operate. He stated he sent copies of this license in an email to the Tulsa Planning Office so he doesn't see a need to continue this application.

Mr. Covey stated it is typical that Planning Commission allow each side one continuance. He stated he didn't know how the vote would go but it's sort of standard practice.

Interested Parties Comments:

Bart James 7910 S 101st East Ave, Tulsa, OK 74133

Mr. James stated his client is the surrounding property owner and he has asked for the continuance to research his options.

TMAPC Action; 10 members present:

On **MOTION** of **McARTOR**, TMAPC voted 10-0-0 (Blair, Covey, Craddock, Kimbrel, McArtor, Reeds, Ritchey, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; none "absent") to **CONTINUE** Item 9 to November 18, 2020.

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10. **Battle Creek Park Duplexes** (CD 6) Preliminary Plat, Location: North of the northeast of East 41st Street South and South 145th East Avenue

STAFF RECOMMENDATION:

Battle Creek Park Duplexes - (CD 6)

North of the northeast corner of East 41st Street South and South 145th East Avenue

This plat consists of 20 lots, 2 blocks on 6.25 ± acres.

The Technical Advisory Committee (TAC) met on September 17, 2020 and provided the following conditions:

1. **Zoning:** The property is zoned RM-0 with an optional development plan on the northern half of the property. Optional development plan should be noted on the face of the plat and standards must be included in restrictive covenants. Proposed lots conform to the zoning requirements.
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:** Preliminary approval of the stub street to the north is dependent on coordination with The Crossing at Battle Creek and receipt of an amended plat reflecting acceptance of the stub street. Sidewalks will be required along South 145th East Avenue and all internal streets. Developer is required to install sidewalks along any reserve area or arterial street as part of final plat approval.
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. Staff recommends coordinating with The Crossing at Battle Creek to ensure redundant infrastructure can be eliminated as part of the project coordination.
6. **Engineering Graphics:** Submit subdivision data control sheet with final plat submittal. 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. Ensure accuracy of written legal description with platted boundary.
7. **Stormwater, Drainage, & Floodplain:** There is no floodplain on the site. Necessary drainage improvements must be submitted and approved through the IDP process prior to final plat approval. Appropriate easements must be reflected and property dimensioned on the face of the plat.
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 agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **COVEY**, TMAPC voted **10-0-0** (Blair, Covey, Craddock, Kimbrel, McArtor, Reeds, Ritchey, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE** the Preliminary Subdivision Plat for Battle Creek Park Duplexes per staff recommendation.

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11. **Heartwood Commons** (CD 2) Preliminary Plat, Location: South of the southeast corner of East 71st Street South and South Quincy Avenue

STAFF RECOMMENDATION:

Heartwood Commons - (CD 2)

South of the southeast corner of East 71st Street South and South Quincy Avenue

This plat consists of 1 lot, 1 block on 4.78 ± acres.

The Technical Advisory Committee (TAC) met on October 1, 2020 and provided the following conditions:

1. **Zoning:** The property has been rezoned to RM-2 (Residential Multifamily). The proposed lot conforms to the requirements of the RM-2 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:** Sidewalks will be required along South Quincy Avenue. Limits of access approved as shown on the preliminary plat.
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. Offsite easements associated with this project must be filed and reflected prior to final plat approval.
6. **Engineering Graphics:** Submit subdivision data control sheet with final plat submittal. Remove contours from final plat. Add the name of the design engineer along with CA number, renewal date, and email address. 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. Label the Point of Commencement. Correct scale bar issues for accuracy.
7. **Stormwater, Drainage, & Floodplain:** There is no floodplain on the site. Necessary drainage improvements must be submitted and approved through the IDP process prior to final plat approval. Appropriate easements must be

reflected and property dimensioned on the face of the plat.

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; 10 members present:

On **MOTION** of **COVEY**, TMAPC voted **10-0-0** (Blair, Covey, Craddock, Kimbrel, McArtor, Reeds, Ritchey, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE** the Preliminary Subdivision Plat for Heartwood Commons per staff recommendation.

OTHER BUSINESS

12. Adopt a resolution of the Tulsa Metropolitan Area Planning Commission determining that the **Peoria-Mohawk Project Plan** is in conformance with the Tulsa Comprehensive Plan and recommending to the City of Tulsa the approval and adoption of the Peoria-Mohawk Project Plan.

STAFF RECOMMENDATION:

Item:

Adopt a resolution of the Tulsa Metropolitan Area Planning Commission determining that the Peoria-Mohawk Project Plan is in conformance with the Tulsa Comprehensive Plan and recommending to the City of Tulsa the approval and adoption of the Peoria-Mohawk Project Plan.

Background:

As defined by the *Tulsa Comprehensive Plan*, a Tax Increment Financing District (TIF) is "a redevelopment tool used to provide dedicated funding within well-defined districts for public investments such as infrastructure improvements, by capturing the future increase in tax revenue generated by appreciation in property values as a result of those improvements."

The Oklahoma Constitution authorizes special financing tools to assist with the

development or redevelopment of areas determined by a city, town, or county to be unproductive, undeveloped, underdeveloped, or blighted. The Local Development Act provides those tools and guidelines limiting their use to areas where investment, development, and economic growth are difficult but possible if the Act is used.

One of the Act's tools is tax increment financing, which allows a city, town or county to direct the apportionment of an increment of certain local taxes and fees to finance public project costs in order to stimulate development in the defined area. The ad valorem tax increment is the portion of ad valorem taxes collected each year that are generated by the project(s) in the increment district, as determined by a formula approved by the governing body. The increment district is established by the development and approval of a project plan, which specifies the project area, the boundaries of the increment district, the objectives for the project area, the activities to be carried out in furtherance of those objectives, and the costs.

The **Peoria-Mohawk Project Plan** area is the area in which project activities will take place and project expenditures may be made. The Project Area is centered along East 36th Street North and Peoria Avenue, generally from Yale Avenue and Highway 75 on the east and stretching past Martin Luther King, Jr. Boulevard to the Osage-Tulsa County line on the west, between East Apache Street on the south to East 46th Street on the north.

The project plan consists of four increment districts from which increment is generated:

- INCREMENT DISTRICT A
- INCREMENT DISTRICT B
- INCREMENT DISTRICT C
- INCREMENT DISTRICT D

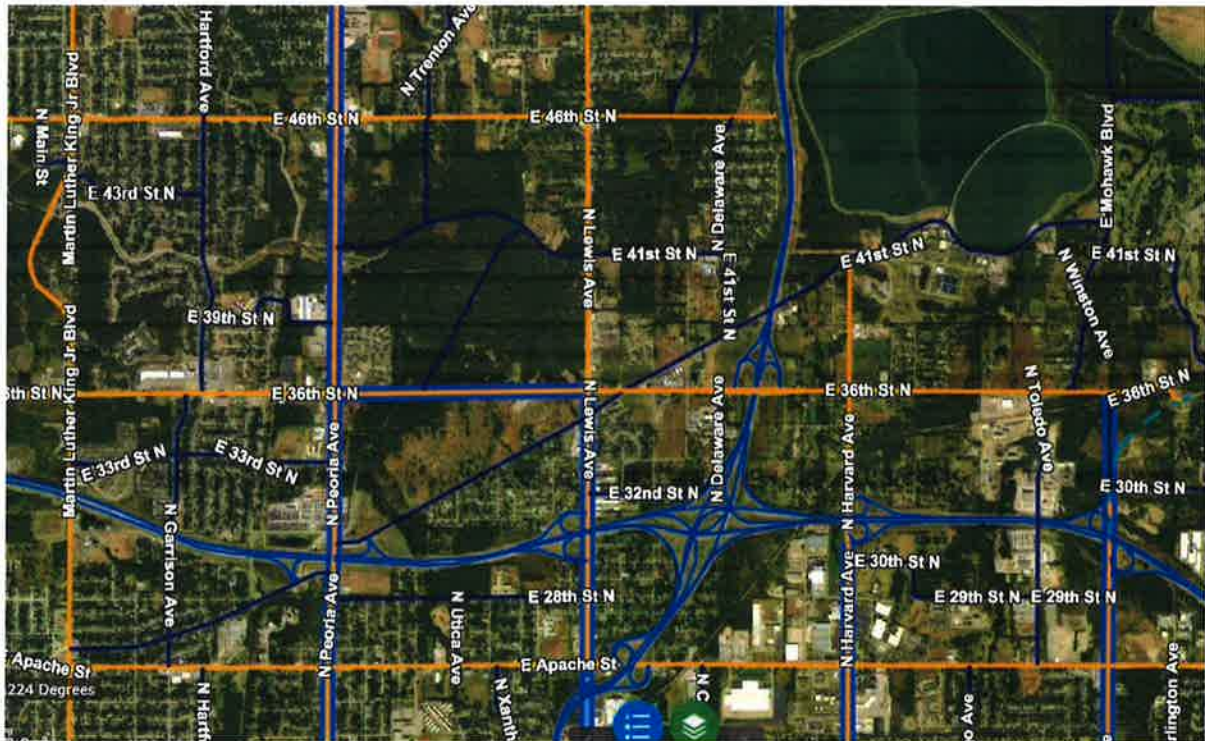
Full-size maps of both the project area and increment districts are included in the attached Project Plan.

Review of the Peoria-Mohawk Project Plan for Conformance with the Tulsa Comprehensive Plan: Prior to submittal to City Council, the TMAPC is asked to review the Project Plan and adopt a resolution stating that the plan is in conformance with the adopted Tulsa Comprehensive Plan. Staff analysis will focus on four aspects of the *Tulsa Comprehensive Plan*:

- Major Street and Highway Plan
- Land Use Map
- Comprehensive Plan Priorities
- 36th Street North Corridor Small Area Plan

A. Major Street and Highway Plan

The Major Street and Highway Plan (MSHP) classifies the street segments in the Project Plan Area primarily as Secondary Arterial. North Peoria is designated as a multi-modal corridor between E. 46th St. N. and East Apache St. North Lewis Avenue, North Harvard Avenue, and North Yale Avenue are all designated as a Multi-modal Corridor beginning at the intersections of E. 36th St. N and extending south to East Apache St. Mohawk Blvd. is designated as a Residential Collector. Highway 75 is classified as a Freeway.



B. Comprehensive Plan- Land Use Designations

The land use designations in the Project Plan Area are Employment, Town Center, Park and Open Space, Regional Center, Mixed-use Corridor, Main Street, New Neighborhood and Existing Neighborhood. A land use map of the applicable area is included as an attachment.

The primary land use designations of Employment, Mixed-Use Corridor, Town Center, Park and Open Space and New Neighborhood are found in the Project Plan Area. They are described in the *Tulsa Comprehensive Plan* as:

"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.

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

"Town Centers" may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

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

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

The "Objectives" and "Statement of Principal Actions" in the Peoria-Mohawk Project Plan and supporting Increment Districts, City of Tulsa are fully consistent with the land use designations. The Project Plan and resulting revenues generated by the TIF will benefit the public realm, likely contributing to the pedestrian environment and public amenities in the surrounding area. Further, the development in the Business Park could enhance neighborhood revitalization efforts by increasing the availability and improve the quality of housing, including affordable and workforce housing.

C. Comprehensive Plan Priorities

The *Tulsa Comprehensive Plan* contains multiple priorities, goals and policies to promote economic development in order to attract investment, enhance the tax base, stimulate economic growth, and improve the quality of life in and around the City. Below are portions of the Comprehensive Plan (not all encompassing) that align with the objectives of the Peoria-Mohawk Project Plan and can be implemented through the benefits of the Project Plan.

Housing Goal 4 of the Comprehensive Plan states: "A healthy city-wide balance between jobs and housing is maintained". Policies to support this goal include:

- 4.1- Work to coordinate its business retention, recruitment, and other economic development activities with housing development programs.
- 4.2- Coordinate with Tulsa businesses to create Employer Assisted Housing programs, including down payment assistance, low-interest loans or rent assistance.

Housing Goal 7 states: "Low-income and workforce housing is available in neighborhoods across the city". Policies to support this goal include:

- 7.1- Work with for-profit and non-profit developers to encourage new mixed-income developments across the city.

Land Use Goal 8 states: "Underutilized land in areas of growth is revitalized through targeted infill and reinvestment". Policies to support this goal include:

- 8.1- Create a toolkit to promote desired infill and redevelopment. The toolkit should include the following items:
 - Identify viable financial packages to develop funding strategies
 - Build public/private/nonprofit partnerships to create effective resources

Economic Development Goal 4 states: "Investment Strategies support existing and emerging industry clusters". Policies to support this goal include:

- 4.2- Prioritize infrastructure projects that support retention and expansion of businesses in target clusters.

Parks, Trails, and Open Space Goal 11 states: "Open Space is protected". Policies to support this goal include:

- 11.2- Evaluate the potential effectiveness of methods to regulate development in environmentally sensitive areas to protect ecology and to prevent incompatible development.

Parks, Trails, and Open Space Goal 12 states: "Neighborhoods have adequate access to parks and open space areas". Policies to support this goal include:

- 12.1- Work with other government agencies and community partners to improve walkable access to parks and recreation opportunities throughout Tulsa.

D. 36th Street North Corridor Small Area Plan

The stated goals and priorities of the Comprehensive Plan are echoed by the adopted 36th Street North Corridor Small Area Plan which is applicable to portions of the project area. Specifically, the project plan focuses on housing and economic development, which align with the goals in the small area plan.

Economic Development Goals:

Goal 20 - Promote the plan area as a destination for retail and entertainment services.

Goal 21- Encourage growth of local health-care industry.

Goal 22- Leverage Osage Trail to create supportive retail and service opportunities around its 36th Street North crossing.

Housing Goals:

Goal 23- Encourage a range of housing types, including multi-family, townhomes and traditional single family.

Goal 24- Work with the Tulsa Housing Authority on efforts to improve Comanche park and the surrounding areas.

Goal 25- Remediate dilapidated and abandoned properties.

The objectives of the Peoria-Mohawk Project Plan align with the goals of the small area plan and the TIF will provide a mechanism to implement these strategies.

Staff Recommendation

Approval of the Peoria-Mohawk Project Plan finding it to be in conformance with the Tulsa Comprehensive Plan and recommending to the City of Tulsa the approval and adoption of the Peoria-Mohawk Project Plan.

TMAPC Comments:

Ms. Kimbrel asked how community engagement was handled and what type of feedback was gathered from community members, leaders or residents in the surrounding area for TIF's in general, but specifically for this plan.

Ms. Miller stated there are a team of TIF experts on this call and they are the ones that drafted this plan and worked with the Committee. She stated Josh Walker is the Commissioner on that committee that helps review and approve the plan.

Jim Coles stated City Councilor Hall-Harper put them in touch with her constituency group and they held a meeting to go over what was proposed within the project plan. He stated one of the topics was how to use the revenue from the Peoria-Mohawk Business Park through single family housing initiatives. Mr Coles stated they also worked with the Community Development Division of the City to gain input through them and their outreach. He stated Mr. Walker participates as part of the Local Development Activities Committee, which is part includes all of the taxing entities and so they do their own outreach and communication with their constituents that are within the affected area.

Ms. Kimbrel asked if community engagement is complete for this TIF.

Mr. Coles stated "yes", this has been through the review committee and found in compliance with objectives for The Comprehensive Plan. He stated there is still two opportunities at the City Council for input at public hearings, one set for later this month, and then one next month.

Ms. Kimbrel asked why the document has draft on it and if there is any opportunity for changes down the road.

Mr. Cole stated the document says draft because it has not been approved by the City Council yet and adopted. He stated it will continue to say that until there is a final plan. Mr. Cole stated there are opportunities for additional comment through the public hearings.

Ms. Kimbrel asked from the meetings held, what questions were raised and how that feedback was incorporated into the plan.

Mr. Coles stated the plan is an overall document that allows us to collect the revenue. He stated he thinks the part that Ms. Kimbrel may be more concerned

about is the policy document that will come in support of the plan. Mr. Coles stated it takes the capital revenue that's generated and puts it into the specific bucket related to housing, specifically. He stated that will be important and it will come by a policy document approved by the City Council after the project.

Ms. Kimbrel asked if TMAPC would also be reviewing that policy document.

Mr. Coles stated TMAPC has a very finite role in this and it's defined that the effort of the project plan in general conform with a Comprehensive Plan. He stated it's not to make the policy decisions on how the revenues are spent or the other aspects of it.

Mr. Shivel stated he knows this plan has taken a long time and knows the community is delighted with the outcome.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of COVEY, TMAPC voted **10-0-0** (Blair, Covey, Craddock, Kimbrel, McArtor, Reeds, Ritchey, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE** the Peoria-Mohawk Project Plan finding it to be in conformance with the Tulsa Comprehensive Plan and recommending to the City of Tulsa the approval and adoption of the Peoria-Mohawk Project Plan.

13. Commissioners' Comments

NONE

ADJOURN

TMAPC Action; 10 members present:

On **MOTION** of COVEY, TMAPC voted **10-0-0** (Blair, Covey, Craddock, Kimbrel, McArtor, Reeds, Ritchey, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; none "absent") to **ADJOURN** TMAPC meeting of October 21, 2020, Meeting No. 2828.

ADJOURN

There being no further business, the Chair declared the meeting adjourned at 1:45 p.m.

Date Approved:

12-02-2020


Chairman

ATTEST:


ACTING Secretary