

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 2837

Wednesday, March 3, 2021, 1:00 p.m.

City Council Chamber

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

Members Present	Members Absent	Staff Present	Others Present
Adams-R		Foster-P	Jordan, COT-R
Blair-R		Hoyt-R	Silman, COT-R
Covey-P		Miller-P	Skates, COT-R
Craddock-R		Sawyer-P	VanValkenburgh, Legal-R
Kimbrel-R		Wilkerson-P	
McArtor-R			
Reeds-R			
Shivel-R			
Van Cleave-R			
Walker-R			
Whitlock-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, February 25, 2021 at 10:56 p.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

Commissioners, Staff, and members of the public were allowed to attend and participate in the TMAPC meeting in person or via videoconferencing and teleconferencing via **GoToMeeting**, an online meeting and web conferencing tool.

After declaring a quorum present, Chair Covey called the meeting to order at 1:02 p.m.

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

REPORTS:

Chairman's Report:

Chairman Covey welcomed new Commissioner Robert Whitlock to TMAPC. He reported a work session will be held via zoom at 10am on March 17, 2021 to

discuss proposed Missing Middle zoning overlay, amendments to the County Comprehensive Plan and GO Plan amendments. Staff will also provide an update on the Destination Districts and Vibrant Neighborhoods partnership programs.

Director's Report:

Ms. Miller reported on City Council and Board of County Commissioner actions and other special projects.

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Minutes:

1. Approval of the minutes of **February 3, 2021 Meeting No. 2835**

On **MOTION** of **COVEY**, the TMAPC voted **9-0-1** (Adams, Blair, Covey, Craddock, Kimbrel, McArtor, Reeds, Shivel, Walker, "aye"; no "nays"; Whitlock "abstaining"; none "absent") to **APPROVE** the minutes of February 3, 2021, Meeting No. 2835

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.

Ms. Adams had connection issues and did not vote.

- 2. **PUD-803-8 Nick Puma** (CD 8) Location: South and west of the southwest corner of East 121st Street South and South Hudson Avenue requesting a **PUD Minor Amendment** to reduce required setback for a street facing garage.

STAFF RECOMMENDATION:

SECTION I: PUD-803-8 Minor Amendment

Amendment Request: Revise the PUD Development Standards to reduce the required setback for a street facing garage from 20 ft to 15 ft.

The current requirement for street facing garages is to be setback 20 ft. The setback line for the remainder of the building along the street facing side is 15 ft. The request would allow the proposed garage to utilize the same setback as the rest of the home and keep the garage even with the structure.

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

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

Staff has reviewed the request and determined:

- 1) PUD-803-8 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-803.
- 2) All remaining development standards defined in PUD-803 and subsequent amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment to reduce the required setback for a street facing garage from 20 ft to 15 ft.

Legal Description for PUD-803-8:

Lot 1, Block 14 Estates At The River III

TMAPC Action; 11 members present: Ms. Adams had connection issues and did not vote.

On **MOTION** of **COVEY**, TMAPC voted **10-0-0** (Blair, Covey, Craddock, Kimbrel, McArtor, Reeds, Shivel, Van Cleave, Walker, “aye”; no “nays”; none “abstaining”; none “absent”) to **APPROVE** Item 2 per staff recommendation.

PUBLIC HEARINGS

Item 3 was withdrawn by applicant.

3. **Z-7600 David Box** (CD 5) Location: East of the northeast corner of East 31st Street South and South Memorial Drive requesting rezoning from **RS-2 and PK to CS with optional development plan (withdrawn by applicant)**

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4. **Z-7598 Gregg Iser** (CD 6) Location: West of the northwest corner of East 21st Street South and South Houston Avenue requesting rezoning from **CS to CG with optional development plan (Staff requests a continuance to March 17, 2021)**

TMAPC Action; 11 members present: Ms. Adams had connection issues and did not vote. On **MOTION** of **COVEY**, TMAPC voted **10-0-0** (Blair, Covey,

Craddock, Kimbrel, McArtor, Reeds, Shivel, Van Cleave, Walker, Whitlock, “aye”; no “nays”; none “abstaining”; none “absent”) to **CONTINUE** Item 4 to March 17, 2021.

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5. **Z-7599 AAB Engineering LLC, Alan Betchan** (CD 6) Location: West of the northwest corner of East 41st Street South and South 145th East Avenue requesting rezoning from **AG to RS-4**

STAFF RECOMMENDATION:

SECTION I: Z-7599

DEVELOPMENT CONCEPT: Rezoning to establish a single-family residential neighborhood that meet or exceed the standards identified in the RS-4 zoning district.

DETAILED STAFF RECOMMENDATION:

Z-7599 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 abutting the site however RS-4 zoning is consistent with the anticipated future development pattern of the surrounding property that has not been developed and,

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

Staff recommends Approval of Z-7599 to rezone property from AG to RS-4.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The property is consistent with the expected land use development in our comprehensive plan and abuts a public park with several soccer fields.

Land Use Vision:

Land Use Plan map designation: New Neighborhood

The New Neighborhood residential building block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-

family homes on a range of lot sizes but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity and shall be paired with an existing or New Neighborhood or Town Center.

Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

Transportation Vision:

Major Street and Highway Plan: Multi-modal corridor designation on East 41st Street South.

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: The Go Plan does not provide guidance for pedestrian or bicycle trail systems through this site however connections to stub streets will require sidewalk improvements and improve pedestrian access from this development to the park and surrounding properties.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is undeveloped and abuts a city park with multiple soccer fields on the north side. The northwest corner of the site touches a stub street. Another stub street on the west was left for future connectivity. The street and lot configuration will be affected by the stub street connection on the west and northwest corner of the property.

Street view from East 39th Street looking east. (See next page)



Street view from E. 40th Street looking east:



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 39 th Street south and S. 136 th East Avenue intersection with stub street at the northwest corner of the site.	Residential Collector	60 feet	2
East 40 th Street South	None	50 feet	2
East 41 st Street South	Secondary Arterial with Multi-Modal corridor designation	100 feet	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use	Area of Stability or	Existing Use
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		Designation	Growth	
North	AG	Park and Open Space	Stability	Public Park
East	AG	New neighborhood	Growth	Undeveloped
South	AG	New neighborhood	Growth	Undeveloped
West	RS-3	Existing neighborhood	Stability	Undeveloped

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 1825 dated June 26, 1970 established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

BOA-16823 October 1994: The Board of Adjustment **approved** a *Special Exception* to permit a public park on a 4-acre tract in an AG zoned district (northwest corner of the property) per plan submitted and a *Special Exception* to permit soccer fields only in an AG zoned district (east 20 acres of the property), subject to the applicant returning to the Board for any change in use, finding the park and soccer fields to be compatible with the surrounding area, on property located at south of the southeast corner of East 35th Street and South 136th East Avenue.

PUD-221-J October 2017: All concurred in **approval** of a proposed *Major Amendment* to PUD on a 4.82± acre tract of land to include safety services as an allowable use to permit a fire station, on property located at the southeast corner of East 41st Street South and South 134th East Avenue.

PUD-221-F April 1999: All concurred in **approval** of a proposed *Major Amendment* to PUD on a 38.8± acre tract of land, to add church, school, and accessory uses, to amend development standards and to reallocate floor area in development areas (the subject tract is located in Development Area H and is approved for institutional uses, churches, schools, and 24 townhouses or patio homes), on property located south and east of the southeast corner of East 41st Street South and South 129th East Avenue.

PUD-221-A December 1981: All concurred in **approval** of a proposed *Major Amendment* to PUD on a 160± acre tract of land to convert the commercial portion of the CS floor area to multifamily purposes, on property located at the southeast corner of East 41st Street South and South 129th East Avenue.

PUD-221 October 1979: All concurred in **approval** of a proposed *Planned Unit Development* on a 160± acre tract of land to develop commercial, office, multifamily, single-family, and institutional uses in multiple Development Areas, subject to conditions, on property located at the southeast corner of East 41st Street and South 129th East Avenue.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 11 members present:

On **MOTION** of **COVEY**, TMAPC voted **11-0-0** (Adams, Blair, Covey, Craddock, Kimbrel, McArtor, Reeds, Shivel, Van Cleave, Walker, Whitlock “aye”; no “nays”; none “abstaining”; none “absent”) to recommend **APPROVAL** of the RS-4 zoning for Z-7599 per staff recommendation.

Legal Description for Z-7599:

SW SE SEC 21 19 14

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6. **Addison Creek Blocks 10-15** (CD 8) Preliminary Plat and Modification of the Subdivision & Development Regulations to extend allowable block length for Block 15, Location: West of South Sheridan Road at East 126th Place South

STAFF RECOMMENDATION:

Addison Creek Blocks 10-15 - (CD 8)

West of the South Sheridan Road at East 126th Place South

This plat consists of 114 lots, 9 blocks, 7 reserve areas on 56.41± acres for use as a single-family residential subdivision.

The Technical Advisory Committee (TAC) met on June 1, 2017 and provided the following conditions:

1. **Zoning:** The property is currently zoned RS-3. All lots shown on the preliminary plat conform to the lot and building regulations of RS-3 in the City of Tulsa Zoning Code.
2. **Transportation & Traffic:** Stub streets are required as shown on the

preliminary plat to the west and south to provide future connections to new development. Sidewalks will be required to be installed on both sides of all residential streets.

3. **Sewer:** Proposed sanitary sewer extensions will require approval of an IDP. IDP approval is required prior to approval of the final plat. Easements and dedications must be clearly dimensioned and labeled on the face of the plat.
4. **Water:** Proposed water main extensions will require approval of an IDP. IDP approval is required prior to approval of the final plat. Easements and dedications must be clearly dimensioned and labeled on the face of the plat.
5. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Provide addresses for individual lots. Label the property being platted as “site” or “project location” in the location map. Show only filed plats in the location map and label all other property as unplatted. Under the “Basis of Bearing” heading provide a bearing angle between two known points associated with this plat. Graphically show all pins found or set associated with this plat. Graphically label the Point of Beginning and Point of Commencement.
6. **Stormwater, Drainage, & Floodplain:** All delineated floodplain boundaries, including City of Tulsa Regulatory Floodplain, must be clearly and accurately shown on the plat with base flood elevations labeled. It is recommended that the current effective map panels with map effective dates also be placed on the plat. Any proposed development within the floodplain must meet the floodplain development requirements of the City of Tulsa Revised Ordinances, Title 11-A and Title 51 as well as all City drainage standards. Proposed changes to the floodplain boundaries or flood elevations will be subject to floodplain map revisions.
7. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Modification of Subdivision & Development Regulations:

1. The applicant has requested a modification to the allowable block length for “Suburban” block types from 1,000 feet to 1,150 feet for Block 15 on the western edge of the subdivision. Given the connection to the east provided at the north end of the block and the presence of necessary drainage improvements to the west of the block, staff finds the request to extend the block length non-injurious and recommends approval of the modification.

Staff recommends **APPROVAL** of the preliminary subdivision plat and the modification of the Subdivision & Development Regulations subject to the conditions provided by TAC and all other requirements of the regulations. Final plat approval is contingent on a final release from the City of Tulsa including Development Services, City Legal, and City Engineering.

The applicant indicated his agreement with staff’s recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 11 members present:

On **MOTION** of **COVEY**, TMAPC voted **11-0-0** (Adams, Blair, Covey, Craddock, Kimbrel, McArtor, Reeds, Shivel, Van Cleave, Walker, Whitlock “aye”; no “nays”; none “abstaining”; none “absent”) to **APPROVE** the Preliminary Subdivision Plat and the modification to the Subdivision & Development Regulations for Addison Creek Blocks 10-15 per staff recommendation.

OTHER BUSINESS

7. Commissioners' Comments

None

ADJOURN

TMAPC Action; 11 members present:

On **MOTION** of **COVEY**, TMAPC voted **11-0-0** (Adams, Blair, Covey, Craddock, Kimbrel, McArtor, Reeds, Shivel, Van Cleave, Walker, Whitlock, “aye”; no “nays”; none “abstaining”; none “absent”) to **ADJOURN** TMAPC meeting of March 3, 2021, Meeting No. 2837.

ADJOURN

There being no further business, the Chair declared the meeting adjourned at 1:22 p.m.

Date Approved:

03-17-2021


Chairman

ATTEST:


ACTING
Secretary