

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 2845

Wednesday, July 7, 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
Blair	Adams	Davis	Jordan, COT
Covey	Kimbrel	Foster	Silman, COT
Craddock	McArtor	Hoyt	VanValkenburgh, Legal
Reeds		Miller	
Shivel		Sawyer	
Walker		Wilkerson	
Whitlock			

R=Remote

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, July 1, 2021 at 4:50 p.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

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 1:00 p.m.

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

REPORTS:

Chairman's Report:

Mr. Covey reported a work session is planned for August 18th, 2021 at 10:00am in the 10th floor north conference room. The discussion will include planitulsa update, Route 66 BRT study and proposed zoning code amendments.

Director's Report:

Ms. Miller reported on City Council and Board of County Commissioner actions and other special projects. Ms. Miller stated Kirk Bishop with Duncan and Associates has been contracted for the Tulsa County Zoning Code update.

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Minutes:

1. Approval of the minutes of **June 16, 2021 Meeting No. 2844**

TMAPC Action; 7 members present:

On **MOTION** of **COVEY**, the TMAPC voted 7-0-0 (Blair, Covey, Craddock, Reeds, Shivel, Walker, Whitlock, "aye"; no "nays"; none "abstaining"; Adams, Kimbrel, McArtor, "absent") to **APPROVE** the minutes of June 16, 2021, Meeting No. 2844

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.

Mr. Covey removed Consent items 6 and 7 to the Public Hearing.

2. **PUD-190-40 Lou Reynolds** (CD 8) Location: North and east of the northeast corner of East 77th Street South and South Yale Avenue requesting a **PUD Minor Amendment** to reduce the required parking

STAFF RECOMMENDATION:

SECTION I: PUD-190-A-40 Minor Amendment

Amendment Request: Revise the PUD Development Standards to reduce the required parking.

The current development standard for parking in Area C-3 is to provide parking as required by the zoning code for the applicable use. This would equal 174 spaces. The original approved site plan for this site showed 208 spaces being provided. The project was constructed in 1982, but however did not provide 208 space, but rather 158. The applicant states that based on the current configuration of dwelling units in the apartment complex, the 158 spaces existing adequately serves the complex and are therefore requesting that the minimum parking required be reduced to 158.

Revised Standard:

Development Area C-3
Minimum Parking: 158 spaces

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-190-A-40 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-190-A.
- 2) All remaining development standards defined in PUD-190-A and subsequent amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment to reduce the required parking to a minimum of 158 spaces.

Legal Description for PUD-190-40:

Lot One (1), Block One (1), RIDGE PARK, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat No. 4131, LESS AND EXCEPT: A tract of land in Lot One (1), Block One (1), RIDGE PARK, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat No. 4131, more particularly described as follows, to-wit:
COMMENCING at the Northwest Comer of said Lot 1; THENCE along the West line of said Lot 1 South 01 °14'08" East a distance of 740.65 feet to the POINT OF BEGINNING; THENCE South 46°14'08" East a distance of 55.25 feet; THENCE North 88°45'52" East a distance of 41.09 feet; THENCE along a curve to the left having a radius of 269.00 feet, a central angle of 10°59'55" a distance of 51.64 feet, the chord of said curve bearing North 83°15'55" East a distance of 51.56 feet; THENCE South

13°53'57" East a distance of 3.43 feet to a point on the South line of said Lot 1; THENCE along the South line of said Lot 1 and along a curve to the right having a radius of 320.00 feet, a central angle of 13°33'32" a distance of 75.73 feet, the chord of said curve bearing South 81 °59'06" West a distance of 75.55 feet; THENCE along said South line South 88°45'52" West a distance of 27.21 feet; THENCE along a curve to the right having a radius of 30.00 feet, the central angle of 90°00'00" a distance of 47.12 feet, the chord of said curve bearing North 46°14'08" West a distance of 42.43 feet; THENCE North 01 °14'08" West a distance of 16.39 feet to the POINT OF BEGINNING.

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3. **Z-7140-SP-1h Gant Hintle** (CD 2) Location: West of the northwest corner of West 85th Court South and South Phoenix Place West requesting a **CO Minor Amendment** to reduce the side yard setback.

STAFF RECOMMENDATION:

SECTION I: Z-7140-SP-1h Minor Amendment

Amendment Request: Modify the Corridor Plan to reduce the side yard setback.

The current requirements for side yards within Hyde Park are either 0 ft on one side and 10 ft at the other or 5ft at one side and 5 ft at the other. The applicant wishes to construct a home that utilizes the 0 ft and 10 ft option, but which encroaches into the 10 ft setback, as shown on the applicant site plans included. They propose to reduce the side yard setback from 10 ft to 9 ft to permit a home with the footprint as shown on the plan.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 25.040D.3.b(5) of the Corridor District Provisions of the City of Tulsa Zoning Code.*

“Minor amendments to an approved corridor development plan may be authorized by the Planning Commission, which may direct the processing of an amended development plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved development plan. “

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in Z-7140-SP-1.
- 2) All remaining development standards defined in Z-7140-SP-1 and subsequent amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the side yard setback from 10 ft to 9 ft.

Legal Description for P-7140-1:

Lot 10, Block 2 Hyde Park at Tulsa Hills

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- 4. **PUD-803-10 Julius Puma and Brian Green** (CD 8) Location: South and east of the southeast corner of East 121st Street South and South Yale Avenue requesting a **PUD Minor Amendment** to allocate common livability space to individual lots and reduce amount required on each lot

STAFF RECOMMENDATION:

SECTION I: PUD-803-10 Minor Amendment

Amendment Request:

Amend the development standards to allocate common livability space to individual lots and reduce the livability space required on each lot.

The applicant is proposing to allocate the common livability space from Reserve Area B of Estates at the River III to individual lots within Estates at the River III. They propose to transfer 23,200 sf of area found in Reserve Area B equally among the 58 lots of Estates at the River III, allocating 400 sf of livability space to each lot. The result being that each individual lot would be required 3,600 sf of livability space, as opposed to the currently required 4,000 sf. The allocation would be limited to lots within Estates at the River III with the allocation coming from Reserve Area B, also located within Estates at the River III.

Revised Development Standard:

Minimum Livability Space Per Lot: 3,600 sf

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

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

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in PUD-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 allocate common livability space to individual lots and reduce the livability space required on each lot.

Legal Description for PUD-803-10:

All of "The Estates of the River IV", a subdivision within the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat (Plat 6933) thereof

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5. **Z-6979-SP-1 Lou Reynolds** (CD 7) Location: South and east of the southeast corner of East 43rd Street South and South 118th East Avenue requesting a **CO Minor Amendment** to remove floor area per use allocation

STAFF RECOMMENDATION:

SECTION I: Z-6979-SP-1a Minor Amendment

Amendment Request: Modify the Corridor Plan to remove the floor area per use allocation.

The current requirements for floor area within the Corridor Plan provide a total of 125,560 sf of allowable floor area for the existing building and expansions, however this is divided into floor area for specific uses. 41,000 sf is allocated for Business, Trade and Technology Training and 84,560 sf is allocated to Uses permitted by right within SR and OM districts. The applicant intends to use the entire building for a Pre-k through 12th school. This use is allowed within the Corridor but would be limited by the current allocations. The applicant proposes to eliminate the allocations per uses. The 125,560 sf of total floor area would still remain in effect but would not be allocated to specific uses of the allowable uses in the corridor, enabling the proposed school to utilize the total floor area allowance.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 25.040D.3.b(5) of the Corridor District Provisions of the City of Tulsa Zoning Code.

"Minor amendments to an approved corridor development plan may be authorized by the Planning Commission, which may direct the processing of an amended development plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved development plan. "

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in Z-6979-SP-1.
- 2) All remaining development standards defined in Z-6979-SP-1 shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment request to remove the floor area per use allocation.

Legal Description for Z-6979-SP-1:

Lot 1, Block 3 Southpark Center

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Items 6 and 7 were removed from the Consent Agenda and placed on the Public Hearing (see below).

8. **Tri-Center Village** (CD 5) Change of Access, Location: Southwest corner of East 26th Street South and Skelly Drive

TMAPC Action; 7 members present:

On **MOTION** of **COVEY**, the TMAPC voted 7-0-0 (Blair, Covey, Craddock, Reeds, Shivel, Walker, Whitlock, “aye”; no “nays”; none “abstaining”; Adams, Kimbrel, McArtor, “absent”) to **APPROVE** Items 2,3,4,5 and 8 per staff recommendation.

PUBLIC HEARING

Mr. Covey stated he would address the continuances first.

9. **CPA-94 Springhill Land Company c/o AAB Engineering, Alan Betchan** (CD 2) Location: Southwest corner and Southeast corner of West 61st Street South and Highway 75 requesting to amend the Land Use Map designation from **Mixed-Use Corridor** and **Town Center** to **New Neighborhood** on approximately 144.88 acres and **Neighborhood Center** on approximately 1.26 acres (Related to Z-7609, Z-7610 and PUD-648-E) (**Staff requests a continuance to July 21, 2021**)

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **COVEY**, the TMAPC voted 7-0-0 (Blair, Covey, Craddock, Reeds, Shivel, Walker, Whitlock, “aye”; no “nays”; none “abstaining”; Adams, Kimbrel, McArtor, “absent”) to **CONTINUE** Item 9 to July 21, 2021.

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10. **Z-7609 Springhill Land Company c/o AAB Engineering, Alan Betchan** (CD 2) Location: Southwest corner of West 61st Street South and Highway 75 requesting rezoning from **CO and AG to RS-1 and CG** (Related to Z-7610, PUD-648-E and CPA-94) (Continued from June 2, 2021) **(Staff requests a continuance to July 21, 2021)**

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **COVEY**, the TMAPC voted 7-0-0 (Blair, Covey, Craddock, Reeds, Shivel, Walker, Whitlock, “aye”; no “nays”; none “abstaining”; Adams, Kimbrel, McArtor, “absent”) to **CONTINUE** Item 10 to July 21, 2021.

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11. **Z-7610 Springhill Land Company c/o AAB Engineering, Alan Betchan** (CD 2) Location: Southeast corner of West 61st Street South and Highway 75 requesting rezoning from **AG to RS-3** (Related to Z-7609, PUD-648-E and CPA-94) (Continued from June 2, 2021) **(Staff requests a continuance to July 21, 2021)**

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **COVEY**, the TMAPC voted 7-0-0 (Blair, Covey, Craddock, Reeds, Shivel, Walker, Whitlock, “aye”; no “nays”; none “abstaining”; Adams, Kimbrel, McArtor, “absent”) to **CONTINUE** Item 11 to July 21, 2021.

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12. **PUD-648-E Springhill Land Company c/o AAB Engineering, Alan Betchan** (CD 2) Location: South of the southeast corner of West 61st Street South and Highway 75 requesting a **PUD Major Amendment** to abandon

PUD-648-E (Related to Z-7609, Z-7610 and CPA-94) (Continued from June 2, 2021) **(Staff requests a continuance to July 21, 2021)**

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **COVEY**, the TMAPC voted 7-0-0 (Blair, Covey, Craddock, Reeds, Shivel, Walker, Whitlock, “aye”; no “nays”; none “abstaining”; Adams, Kimbrel, McArtor, “absent”) to **CONTINUE** Item 12 to July 21, 2021.

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13. **Z-7604 Charles Onyechi** (CD 1) Location: East of the southeast corner of Mohawk Boulevard and North Columbia Avenue requesting rezoning from **CS to IL with optional development plan** (Continued from May 19, 2021 and June 2, 2021)

Applicant requested a continuance to August 4, 2021.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **COVEY**, the TMAPC voted 7-0-0 (Blair, Covey, Craddock, Reeds, Shivel, Walker, Whitlock, “aye”; no “nays”; none “abstaining”; Adams, Kimbrel, McArtor, “absent”) to **CONTINUE** Item 13 to August 4, 2021.

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6. **PUD-828-2 Simmons Homes** (CD 8) Location: North and west of the southwest corner of East 125th Street South and South Sheridan Road requesting a **PUD Minor Amendment** to reduce the required open space

STAFF RECOMMENDATION:

SECTION I: PUD-828-2 Minor Amendment

Amendment Request: Revise the PUD Development Standards to reduce the required open space.

The current development standard for open space on each lot within PUD-828 is 3,572 sf. The applicant is requesting to reduce this requirement for the subject lot to 3,400 sf. This would be a reduction of 172 sf or less than 5% reduction of the current required open space on the lot, which would be a minor reduction from the currently established standard.

A PUD must provide the minimum required open space of the underlying zoning either on the lot or in common areas of the development. The open space of the

reserve areas of this development have already been distributed in minor amendment PUD-828-1, therefore the requested reduction in open space cannot be granted.

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-828-2 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-828.
- 2) Due to restrictions in the open space requirement for PUDs in the City of Tulsa Zoning Code, the request cannot be granted without violating the Zoning Code.
- 3) All remaining development standards defined in PUD-828 and subsequent amendments shall remain in effect.

With considerations listed above, staff recommends **denial** of the minor amendment to reduce the required open space on the subject lot.

TMAPC Comments:

Mr. Covey asked if staff had spoken with the applicant since this was an amended staff report.

Staff stated he spoke with the applicant about the possibility of withdrawing the application but had not heard back from him.

Mr. Covey stated per legal counsel, Planning Commission cannot approve this application. The applicant may withdraw the application but the applicant is not present so that is not a possibility. He stated Planning Commission can continue the case so the applicant can research an alternative plan or it can be denied.

Mr. Craddock asked if continuing the application was an option since it could not be approved.

Mr. Covey stated continuing the case would give the applicant time to maybe research the option of acquiring another person's space rights.

TMAPC Action; 7 members present:

On **MOTION** of **CRADDOCK**, the TMAPC voted 7-0-0 (Blair, Covey, Craddock, Reeds, Shivel, Walker, Whitlock, “aye”; no “nays”; none “abstaining”; Adams, Kimbrel, McArtor, “absent”) to **CONTINUE** Item 6 to August 4, 2021.

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7. **Z-6051-SP-2e Wallace Design Collective, Mark Capron** (CD 7) Location: East of the southeast corner of South Mingo Road and East 82nd Place South requesting a **CO Minor Amendment** to decrease east boundary setback and revise window requirements

STAFF RECOMMENDATION:

SECTION I: Z-6051-SP-2e Minor Amendment

Amendment Request: Modify the Corridor Plan to decrease east boundary setback and revise window requirements.

Currently, the east boundary setback for Development Area B is 39 feet. The applicant is proposing to reduce this requirement to 20 feet to permit the construction of a new office building, as illustrated on the applicant’s site plan.

In addition, the applicant is proposing to revise the window standards for the subject lot. Currently windows on the south and east side are to be for decorative purposes only. The applicant proposes that windows on the second floor, east side and first 20 feet of the building west of the southeast corner be permitted with a minimum sill height of 6 feet in order to allow for natural lighting and limiting the site lines from within the building. Windows on the first floor are proposed to be permitted without the sill height restrictions as an 8 foot screening wall is required, which would block any views from those windows.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 25.040D.3.b(5) of the Corridor District Provisions of the City of Tulsa Zoning Code.

“Minor amendments to an approved corridor development plan may be authorized by the Planning Commission, which may direct the processing of an amended development plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved development plan.”

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in Z-6051-SP-2.
- 2) All remaining development standards defined in Z-6051-SP-2 and subsequent amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment request to decrease east boundary setback and revise window requirements.

TMAPC Comments:

Mr. Craddock asked when the residential area that abuts the subject property was built.

Staff stated it was in existence when this corridor plan was originally created.

Mr. Covey stated on 7.5 of the agenda packet there is a fence line and as you go farther north the fence disappears. He stated when you start to the south, it looks like a really defined fence line between the subject property and the residential area. Mr. Covey stated based on his measurements from that fence line to the mini storage is approximately 39 feet and applicant is wanting basically to cut that number in half.

Staff stated “yes”.

Mr. Covey stated on 7.8 it appears this building has been pushed as far possible to the east and parking is on the west. He stated the applicant knows that the residents are concerned about having that setback so putting the parking on the east side and pushing the building to the west, away from the residents, toward other commercial development might be a solution.

Staff stated there is a gas line easement that goes through the middle of the property.

Mr. Craddock stated the pipeline easement predated that development so that is something that the applicant has known about from the beginning.

Applicant Comments:

Mark Capron 123 North Martin Luther King Jr Boulevard, Tulsa, OK

The applicant stated this is a unique site as staff mentioned there is a gas line that dissects this development. He stated the subject property is a one acre lot and there is not a lot of options to get something that fits. The applicant stated the amendment to the corridor plan was written as an odd number, 39 feet, but it had to do with the mini storage to the north, that was the development being looked at when those corridor plans were written. The applicant stated he does

not think anyone was thinking about this little block that was leftover. He stated the original PUD had a 10 foot setback with an additional setback that was dependent on the building height. The applicant stated a two story building is being proposed as opposed to a three story building that would be allowed by right. He stated with what they are proposing, the building would be between the two to three story height the view into other properties will be at the same angle that and it's going to be about the same view as the current corridor plan. The applicant stated it is important to understand that this will be an office building that would be open office hours. They are not going to be there in the evening when people are at home. He stated it is relevant to point out that they are trying to get the gas line moved around and part of the easement to the south closed so they can shove the building as far south as they can. The applicant stated an eight foot masonry wall will be added with additional landscaping. He stated in regard to the windows, there is the eight foot wall and they are proposing limiting the height on the first floor because you are not going to be able to see through the wall. The second floor is a six foot sill height so unless your eyesight is over six foot tall, you are never going to be able to see anything outside it is just a matter of letting natural light into an office building which is what you want in your office, rather than just artificial lighting.

Mr. Reeds asked if the applicant was working with Oneok to get more use of that area with the gas line.

The applicant stated he does not see any options of dealing with the gas line easement. He stated when the property is platted it is limited down to the smallest allowed and that is a typical width easement. The applicant stated there's a typical 17.5 foot easement on the south side and he would like to close 7.5 feet of that. He stated typically when there are abutting properties there is a 10 foot easement on each property. The applicant stated in this case there is a 17.5 foot easement on the south side so he thinks there is a good case to close it.

Mr. Whitlock asked if the applicant had any conversations with those residents on the east side.

The applicant stated "yes" his client had those conversations and it was the applicants understanding that they did not have a lot of feedback. He stated he believes a few of the neighbors will be speaking.

Mr. Covey asked if the applicant could currently build 3 stories.

The applicant stated "yes". He stated there is really just two issues: the windows and the setback. The applicant feels they are meeting the intent with the windows and then there is the setback which he thinks the view is the same angle.

Mr. Covey stated if the applicant could have come up with some configuration that considered the pipeline easement, they could have gone three stories with no windows and not had to come before Planning Commission.

Kevin Prall 8228 South 100th East Avenue, Tulsa, OK 74133

Mr. Prall stated the applicant had not contacted him and tried to do everything without contacting him. He stated the applicant is saying the windows will not affect the residents but you have to respect the privacy of the residents and that is what they are trying to get around.

Mr. Reeds asked if they were to build half a basement and then two stories up and the building was eight feet shorter would Mr. Prall object to that.

Mr. Prall stated his objection is the privacy.

Derek Steeley 8232 South 100th East Avenue, Tulsa, OK 74133

Mr. Steeley stated he was the one that spoke to the applicant's client and he appreciated it very much. He stated he did not have any feedback at the time because he did not know what the plan was but he did receive a copy of the plans. Mr. Steeley stated he is opposed to the modifications because they permit two story commercial office building with windows only 20 feet from his back fence which is on his west property line. He stated he lives right next to the southeast corner of the building subject property and has 13 windows that face that direction. Mr. Steeley stated the privacy concerns that Mr. Prall pointed out are very valid. He stated they understand the applicant's desire to develop the property and understood something along these lines could happen, but they also understood that there were conditions in place to prevent the type of property that is proposed to be built on this lot and expected that those would be followed by the developers and now they are asking for an amendment. Mr. Steeley stated he would ask that Planning Commission uphold the current site plan and to deny the requested amendments. He stated he did not want the windows looking over his fence into my backyard and into his house.

The applicant stated he understands the arguments and the privacy concern but does not think there is a privacy issue. He stated they are trying to get a building in there that actually works. He thinks it is an awkward site and they are dealing with rules that were written for a different development.

Mr. Craddock stated he is very familiar with this property and the challenge of that pipeline has been there for a long time. He stated that subdivision has been there a long time and the neighbors do rely on the zoning and all the requirements that they have to follow to build a subdivision and in turn there are all the requirements that the commercial type of property has to follow. Mr. Craddock stated this is not uncommon. It is a tight site because of the easement but it has been there for a while and the alternative is to build a smaller building

but a hardship for the developer should not be placed on the existing property owners.

Mr. Reeds stated he agrees with Mr. Craddock the underlying unconventional pipeline cutting right through the middle was a known entity and then to ask for a lesser setback to ameliorate that situation.

TMAPC Action; 7 members present:

On **MOTION** of **CRADDOCK**, the TMAPC voted 6-1-0 (Covey, Craddock, Reeds, Shivel, Walker, Whitlock, “aye”; Blair, “nays”; none “abstaining”; Adams, Kimbrel, McArtor, “absent”) to **DENY** Z-6051-SP-2e.

Legal Description for Z-6051-SP-2e:

Part of Lot 4, Block 1 South Mingo Plaza

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Mr. Walker left at 1:36pm and returned at 1:39pm.

14. **Z-7611 Rob Coday** (CD 1) Location: Southwest corner of East Apache Street and North St. Louis Avenue requesting rezoning from **OL to CH**

STAFF RECOMMENDATION:

SECTION I: Z-7611

DEVELOPMENT CONCEPT: Open a coffee shop and small bakery, rezone part of the property from OL to CH to be consistent with the property abutting the site north and east of the site.

DETAILED STAFF RECOMMENDATION:

The CH district is primarily intended to accommodate high-intensity commercial and related uses primarily in the core area of the city, encourage use of properties and existing buildings along older commercial corridors and minimize encroachment and adverse land use impacts on stable residential neighborhoods.

Z-7611 request CH zoning. Those uses and lot and building regulations are consistent with the land use designation in the comprehensive plan and,

Supplemental regulations identified in the zoning code provide adequate guidance for redevelopment of this property abutting a residential neighborhood and,

The area of growth identified in the comprehensive plan anticipated future redevelopment opportunities at this site therefore,

Staff recommends Approval of Z-7611 to rezone property from OL to CH.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The uses allowed in a CH district are consistent with the Mixed Use Corridor at this location.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

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

Areas of Stability and Growth designation: Area of Growth

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

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

choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: Healthy Neighborhood Overlay provides adequate guidance for distribution of small box discount stores. CH zoning allows that use but spacing requirements provided in that district prevent a proliferation.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is an accessory parking lot for a vacant restaurant.

Environmental Considerations: None that would affect site redevelopment.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North St. Louis	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CH	Mixed Use Corridor	Growth	Commercial
East	CH	Mixed Use Corridor	Growth	Commercial
South	RS-3	Existing Neighborhood	Stability	Vacant

West	RS-3	Existing Neighborhood	Stability	Vacant
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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:

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). This overlay covers the subject property and all surrounding properties.

Surrounding Property:

BOA-22752 October 2019: The Board of Adjustment **accepted** a *Verification of Spacing* to permit a medical marijuana dispensary, on property located at 1511 East Apache Street North.

BOA-22518 October 2018: The Board of Adjustment **accepted** a *Verification of Spacing* to permit expansion of the existing liquor store, on property located at 1532 East Apache Street North.

BOA-22231 May 2017: The Board of Adjustment **approved** a *Special Exception* to permit a Public, Civic, and Institutional/Religious Assembly use in an RS-2/OL District and **denied** a *Variance* to allow a parking area within the required street building setback, subject to conceptual plan 10.11 less the parking layout in front of the building on the west side of the building, on property located at 2607 & 2615 North Rockford Avenue East.

Z-7168 June 2011: All concurred in **approval** of a request for *rezoning* a .2± acre tract of land from OL to CS for a restaurant use, on property located at the southeast corner of East Apache Street and North Rockford Avenue.

BOA-19701 January 2004: The Board of Adjustment **approved** a *Special Exception* to allow a church and church related uses (Use Unit 5), a *Variance* to allow parking to be located on a lot other than the lot containing the principal use, subject to a tie agreement, and a *Variance* of

the required one acre lot size, finding the hardship to be this will help the church meet the parking requirements, and finding it will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan, on property located at 2630 North Rockford.

BOA-14201 September 1986: The Board of Adjustment **approved** a *Variance* of the required setback from the centerline of North St. Louis from 50' to 41' to permit converting a residence to office use, finding that the building in question aligns with other structures in the block, with some being closer to the street, on property located at 2611 North St. Louis.

BOA-09760 December 1977: The Board of Adjustment **approved** a *Variance* to permit enlarging a residence in a CH District as presented, on property located at 1550 East Apache Street.

BOA-04405 July 1964: The Board of Adjustment **granted** a *request* to extend a non-conforming use in a U-3-B District and to extend the building to the property line, on property located on Lot 1, Block 1, College Ann Addition.

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 **COVEY**, the TMAPC voted 7-0-0 (Blair, Covey, Craddock, Reeds, Shivel, Walker, Whitlock, "aye"; no "nays"; none "abstaining"; Adams, Kimbrel, McArtor, "absent") to recommend **APPROVAL** of the CH zoning for Z-7611 per staff recommendation.

Legal Description for Z-7611:

LT 2 BLK 1, COLLEGE INN ADDN

* * * * *

15. **Z-7612 City of Tulsa** (CD 4) Location: Northwest corner of West Cameron Street and North Main Street requesting rezoning from **IL to CBD**

STAFF RECOMMENDATION:

SECTION I: Z-7612

DEVELOPMENT CONCEPT: Rezoning to support a mixed-use development that is consistent with the downtown neighborhood concept identified in the comprehensive plan.

DETAILED STAFF RECOMMENDATION:

The CBD district is primarily intended to accommodate and encourage the most desirable, most productive, most intense use of land, without regard to the regulation of building height, floor area, land coverage and parking requirements, within the central core area of the city and encourages a diversity of high-intensity uses that mutually benefit from close proximity to, and from the available services of, the high transportation carrying capacity afforded by locations within the boundaries of the Inner Dispersal Loop and reserve and promote the public and private investment of the existing central core area.

The request to change zoning from IL to CBD is consistent with the downtown neighborhood land use designation and,

The uses, building height and density allowed in a CBD zoning classification are consistent with the expected development of this area therefore,

Staff recommends Approval of Z-7612 to rezone property from IL to CBD.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Rezoning to CBD zoning will support future opportunities for a mixed-use development that is consistent with the downtown neighborhood concept identified in the comprehensive plan.

Land Use Vision:

Land Use Plan map designation: Downtown Neighborhood

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

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Surface parking.

Environmental Considerations: None that would affect site redevelopment

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Cameron Street	-NA-	50 feet	2 with on street parking
North Main Street	Commercial Collector	80 feet	2 with on street parking

East Boulder	Commercial Collector	80 feet	2 with on street parking
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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	CBD	Downtown Neighborhood	Growth	Non-conforming surface parking
East	CBD	Downtown Neighborhood	Growth	Industrial
South	IL	Downtown Neighborhood	Growth	Mixed use
West	IL	Downtown Neighborhood	Growth	Industrial

SECTION III: Relevant Zoning History

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

Subject Property:

No Relevant History.

Surrounding Property:

BOA-22747 September 2019: The Board of Adjustment **approved** a *Special Exception* to allow Low-impact Manufacturing and Industry uses in the CBD District. The use is to be limited to those uses shown on the handout from the applicant and uses shown on page 16.22 of the agenda packet, on property located at 320 North Boston Avenue East.

BOA-22613 April 2019: The Board of Adjustment **approved** a *Special Exception* to allow an Industrial/Low-impact Manufacturing and Industry for medical marijuana processing in the CBD District, subject to conceptual plans 7.11 and 7.13 of the agenda packet, on property located at 15 East Mathew Brady Street North.

BOA-22500 August 2018: The Board of Adjustment **denied** a *Special Exception* to permit low-impact manufacturing and industry in a CBD District, on property located at 9 West Mathew Brady Street North.

BOA-22056 April 2016: The Board of Adjustment **approved** a *Special Exception* to allow an outdoor commercial assembly and entertainment use in a CBD district, subject to conceptual plan 9.10, on property located at 421 North Boulder Avenue.

BOA-21833 January 2015: The Board of Adjustment **accepted** a *Verification of Spacing* for an Adult Entertainment Establishment from a public park, school, or church and R districts, on property located at 209 North Boulder Avenue West.

BOA-21694 April 2014: The Board of Adjustment **accepted** a *Verification of Spacing* for an Adult Entertainment Establishment from a public park, school, or church and R districts, on property located at 402 North Boulder Avenue West.

BOA-21647 October 2013: The Board of Adjustment **accepted** a *Verification of Spacing* for an Adult Entertainment Establishment from a public park, school, or church and R districts, on property located at 421 North Boulder Avenue West.

BOA-21389 February 2012: The Board of Adjustment **accepted** a *Verification of Spacing* for an Adult Entertainment Establishment from a public park, school, or church and R districts, on property located at 13 East Brady Street North.

BOA-20207 February 2006: The Board of Adjustment **accepted** a *Verification of Spacing* for a bar/nightclub- public entrance doors located at least 50 feet from R district and use located a minimum 300 feet from public park, school, or church as submitted, on property located at 222 North Main Street.

BOA-20144 November 2005: The Board of Adjustment **accepted** a *Verification of Spacing* for an Adult Entertainment Establishment from a public park, school, or church and R districts, on property located at 409 North Main Street.

Z-6598 December 1997: All concurred in **approval** of a request for *rezoning* a 14± acre tract of land from IL to CBD for various uses, on property located east of North Boulder Avenue, south to the Burlington Railroad and bounded on the north by the IDL.

Z-6607 November 1997: All concurred in **approval** of a request for *rezoning* a 6± acre tract of land from IL to CBD for various uses, on property located between North Main Street and North Denver; East Archer to East Cameron Street.

Z-5977 September 1984: All concurred in **approval** of a request for *rezoning* a 650± acre tract of land from CH to CBD for various commercial and office uses, on all CH zoned properties located within the Inner Dispersal Loop (IDL).

BOA-11777 January 1982: The Board of Adjustment **approved** an *Exception* to manufacture pump parts for oil well pumpers in a CH District as presented, on property located at 223 North Main Street.

BOA-10018 June 1978: The Board of Adjustment **approved** an *Exception* for permission to use property for a restaurant, dance hall, night club, cabaret, special entertainment, dancing, and private club in an IL District, on property located on the northwest corner of Brady Street and Boulder Avenue.

BOA-07007 May 1971: The Board of Adjustment **approved** an *Exception* to permit light manufacturing (fabrication of basically 10-gauge metal into panel bands that involve the use of a Shear, Press Brake, Punch Presses, Welding and Painting equipment), subject to a plot plan (Exhibit "J-1"), on property located at the southwest corner of the M.K. & T. railroad and Boston Avenue.

BOA-06902 February 1971: The Board of Adjustment **approved** a *Variance* to permit a dance hall, a self-service laundry, and a restaurant in an IL district, on property located at 218-224 North Main Street.

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 **COVEY**, the TMAPC voted 7-0-0 (Blair, Covey, Craddock, Reeds, Shivel, Walker, Whitlock, "aye"; no "nays"; none "abstaining"; Adams, Kimbrel, McArtor, "absent") to recommend **APPROVAL** of the CBD zoning for Z-7612 per staff recommendation.

Legal Description for Z-7612:

ALL LOTS 4, 5, 6 AND THE SOUTH HALF OF LOTS 3 AND 7 BLOCK 18
TULSA – ORIGINAL TOWN

* * * * *

16. **CZ-513 Dewayne and Tara Mills** (County) Location: North of the northeast corner of West 16th Street and South 74th West Avenue requesting rezoning from **AG and IM to IM** to permit truck parking

STAFF RECOMMENDATION:

SECTION I: CZ-513

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from AG/IM to permit a truck parking facility on the subject lot. The site is located within the Industrial/Regional Employment Land Use designation of the Tulsa County Comprehensive Plan and City of Sand Springs 2030 Land Use Master Plan. This designation represents the highest intensity land use within the Sand Springs Plan area and calls for industrial activity to be targeted around existing patterns of industrial activity. The general pattern adjacent to the subject lot are current industrial uses. The proposed truck parking facility would be compatible with this pattern and the surrounding uses.

DETAILED STAFF RECOMMENDATION:

CZ-513 is non-injurious to surrounding proximate properties;

CZ-513 is compatible with the Industrial/Regional Employment Land Use designation of the Tulsa County Comprehensive Plan;

CZ-513 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-513 to rezone property from AG/IM to IM.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the fenceline of the City of Sand Springs and is designated as Industrial/Regional Employment. The City of Sand Springs 2030 Land Use Master Plan was adopted as part of the Tulsa County Comprehensive Plan on October 26, 2020. At the beginning of the update, the City of Sand Springs Planning Department embarked on a community outreach effort to engage citizens in the Comprehensive Planning process. They initiated a community survey that was available in electronic format via social media and the City's website. The survey was also available in a hard copy that citizens could acquire at several locations. A web based Interactive map was launched to obtain citizen participation in creating the Plan. In addition to citizens, significant landowners, political leaders, city staff, the real estate community, Sand

Spring Public Schools, and other stakeholders gave their input into the creation of the Sand Springs 2030 Land Use Master Plan.

Land Use Vision:

Land Use Plan map designation: Industrial/Regional Employment

The Industrial/Regional Employment Land Use District represents the highest intensity of Land use in Sand Springs. The Plan calls for industrial uses to be targeted around existing patterns of industrial activity. Most of Sand Springs' current industrial activity includes light industrial, warehousing, storage facilities, small manufacturing shops, and numerous larger manufacturing and industrial uses. Some of the larger uses are in the manufacturing of steel pipes, fabrication, and oil refinement industries. Historically, Sand Springs has been a manufacturing community full of industry, but with economic, technological, and numerous other factors, the community has seen a downturn in industrial industry jobs in recent years. Some higher intensity commercial uses may be appropriate in the Industrial/Regional Employment Use District. These may include higher intensity auto and truck repair, truck rental facilities, lumber yards, etc., but other commercial uses, when located in appropriate areas, should be considered as many industrial areas are being cleared for redevelopment or are being underutilized.

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: The subject tract is accessed by S 74th W Ave, which does not have a designation.

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 subject tract is currently vacant.*

Environmental Considerations: The site is located within the Tulsa Count 500 year floodplain.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
S 74 th W Ave	None	N/A	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	IM	Industrial/Regional Employment	N/A	Fiberglass Pool Supplier
South	AG	Industrial/Regional Employment	N/A	Vacant
East	IM	Industrial/Regional Employment	N/A	Metal Recycling
West	IH	Industrial/Regional Employment	N/A	Auto Salvage/Parts

SECTION III: Relevant Zoning History

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

Subject Property:

No Relevant History.

Surrounding Property:

Z-4877 June 1976: All concurred in **approval** of a request for *rezoning* a 2.89± acre tract of land from RM-2 to IL for a welding shop, on property located at the northwest corner and north and east of the northeast corner of West 16th Street and South 73rd West Avenue.

CBOA-01356 July 1995: The Board of Adjustment **approved** a *Special Exception* to permit a single-wide mobile home in an RM-2 district permanently, subject to a building permit and Health Department approval, and subject to skirting and tie-downs being installed, finding the use to be appropriate for the area, on property located at 1504 South 74th West Avenue.

CBOA-00654 May 1986: The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in an RM-2 zoned district, subject to Building Permit and Health Department approval, subject to skirting being installed, finding that there are other mobile homes in the neighborhood and that the granting of the special exception will not cause substantial detriment to the area, on property located at the northeast corner of South 74th West Avenue and 16th Street South.

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 **COVEY**, the TMAPC voted 7-0-0 (Blair, Covey, Craddock, Reeds, Shivel, Walker, Whitlock, "aye"; no "nays"; none "abstaining"; Adams, Kimbrel, McArtor, "absent") to recommend **APPROVAL** of the IM zoning for CZ-513 per staff recommendation.

Legal Description for CZ-513:

TR BEG 80 N SEC NW QTR TH W 300' N 290' E 300' S 290' TO BEG SEC. 7-19-12

* * * * *

17. **CZ-514 Ryan McCarty** (County) Location: South and east North of the southeast corner of East 161st Street South and South Yale Avenue requesting rezoning from **AG to AG-R** for single-family residences (Related to Buffalo Springs Minor Subdivision Plat)

STAFF RECOMMENDATION:

SECTION I: CZ-514

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 proposed plat layout provided by the applicant shows the subject lot being divided into 7 lots ranging in size from approximately 1.9 to 2.9 acres. 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 Yale Ave and E 161st St S contain areas of Neighborhood Commercial. 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-514 is non-injurious to surrounding proximate properties;

CZ-514 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-514 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 fenceline of the City of Bixby and is designated as Low Density Residential and Neighborhood Commercial. The City of Bixby's Comprehensive Plan – Bixby 2030 Our Vision, Our Future was adopted as part of the Tulsa County Comprehensive Plan on August 15, 2019. The Plan follows the City of Bixby's fenceline which includes unincorporated areas of Tulsa County. A city's fenceline is an area preserved for future annexation by virtue of a narrow annexation strip which encloses the area of municipal influence and prevents annexation by other cities. One of the most critical components of a comprehensive plan update is community engagement. Participation by a broad cross section of interests increases the likelihood that the plan's goals and policies will be based on community consensus, which increases the likelihood for successful plan implementation. Gaining community input was achieved through the following public engagement efforts: Stakeholder Interviews, Steering Committee Meetings, Community Kiosks, Informal Brochures, Project Website, Surveys, and Public Workshops.

Land Use Vision:

Land Use Plan map designation: Low Density Residential / Neighborhood Commercial

Low Density Residential

The Low Density Residential designation denotes areas on the fringe of the urbanized area of the City. Development in this designation should remain low in density and mostly consist of detached single-family units. Although, this designation may allow land uses that support neighborhood functions, such as parks and neighborhood scaled shops that are cohesive with the residential character.

Neighborhood Commercial

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.

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: E 161st St S & S Yale Ave are designated as Secondary Arterials

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 subject tract is currently vacant agricultural land.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
E 161 st St S	Secondary Arterial	100 Feet	2
S Yale Ave	Secondary Arterial	100 Feet	2

Utilities:

The subject tract has municipal water available. Sewer is to be provided by utilizing an ODEQ approved septic system.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use

North	AG	Low Density Residential / Neighborhood Commercial / Commercial	N/A	Single-Family Residences
South	AG	Low Density Residential	N/A	Agricultural Land
East	RE	Low Density Residential / Commercial	N/A	Agricultural Land
West	AG	Neighborhood Commercial / Commercial	N/A	Single-Family Residences

SECTION III: Relevant Zoning History

History: CZ-514

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

Subject Property:

BOA-08552 April 1975: The Board of Adjustment **approved** an *Exception* for permission to drill for oil and gas for a period of 5 years on two separate properties in the AG District, on properties located at the southeast corner of 161st Street and Yale, and at the southeast corner of 171st and Yale. This action contains the subject property and some of the surrounding properties.

Surrounding Property:

CBOA-01514 July 1997: The Board of Adjustment **approved** a *Special Exception* to permit a 180' monopole tower for a PCS antenna in an AG district, per plan submitted, on property located at south of the southwest corner of 161st Street and South Yale.

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 **COVEY**, the TMAPC voted 7-0-0 (Blair, Covey, Craddock, Reeds, Shivel, Walker, Whitlock, "aye"; no "nays"; none "abstaining"; Adams, Kimbrel, McArtor, "absent") to recommend **APPROVAL** of the AG-R zoning for CZ-514 per staff recommendation.

Legal Description for CZ-514:

A TRACT OF LAND THAT IS PART OF THE WEST HALF (W/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NW/4 OF SAID SECTION 27; THENCE NORTH 89°00'26" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 475.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°00'26" EAST 854.67 FEET TO THE NORTHEAST CORNER OF THE W/2 NW/4 OF SAID SECTION 27; THENCE SOUTH 01°05'57" EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 743.00 FEET; THENCE SOUTH 89°00'26" WEST AND PARALLEL WITH THE NORTH LINE OF SAID NW/4 A DISTANCE OF 1328.28 FEET TO A POINT ON THE WEST LINE OF THE NW/4 OF SAID SECTION 27; THENCE NORTH 01°12'25" WEST ALONG SAID WEST LINE 268.00 FEET; THENCE NORTH 89°00'26" EAST 475.00 FEET; THENCE NORTH 01°12'25" WEST AND PARALLEL WITH THE WEST LINE OF SAID NW/4 A DISTANCE OF 475.00 FEET TO A POINT ON THE NORTH LINE OF THE NW/4 OF SAID SECTION 27 AND THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 761,805.5 SQ. FEET OR 17.49 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE NORTH LINE OF THE NW/4 OF SECTION 27, T17N, R13E AS NORTH 89°00'26" EAST.

* * * * *

Items 18 and 19 were presented together.

- 18. **CZ-515 Ryan McCarty** (County) Location: North and west of the northwest corner of East 181st Street South and South Yale Avenue requesting rezoning from **AG to RE** for single-family residential subdivision (**Related to PUD-858 & Magnolia Heights Block 8-13 Preliminary Plat**)

STAFF RECOMMENDATION:

SECTION I: CZ-515

DEVELOPMENT CONCEPT: The applicant is requesting to rezone from AG to RE to permit a single-family subdivision. A PUD (PUD-858) is being concurrently proposed with this rezoning to establish the allowable use and the bulk and area requirements. The lots are intended to be half acre minimum in size. Sewer is proposed to be provided through aerobic systems. The proposal lies within the Rural Residential designation of the City of Bixby Comprehensive Plan, which has been adopted as part of the Tulsa County Comprehensive Plan. This proposal, along with the accompanying PUD are compatible with this designation.

DETAILED STAFF RECOMMENDATION:

CZ-515 is non-injurious to surrounding proximate properties;

CZ-515 is consistent with the anticipated future development pattern of the surrounding property therefore

Staff recommends Approval of CZ-515 to rezone property from AG to RE.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the fenceline of the City of Bixby and is designated as "Rural Residential." The City of Bixby's Comprehensive Plan – Bixby 2030 Our Vision, Our Future was adopted as part of the Tulsa County Comprehensive Plan on August 15, 2019. The Plan follows the City of Bixby's fenceline which includes unincorporated areas of Tulsa County. A city's fenceline is an area preserved for future annexation by virtue of a narrow annexation strip which encloses the area of municipal influence and prevents annexation by other cities. One of the most critical components of a comprehensive plan update is community engagement. Participation by a broad cross section of interests increases the likelihood that the plan's goals and policies will be based on community consensus, which increases the likelihood for successful plan implementation. Gaining community input was achieved through the following public engagement efforts: Stakeholder Interviews, Steering Committee Meetings, Community Kiosks, Informal Brochures, Project Website, Surveys, and Public Workshops.

Land Use Vision:

Land Use Plan map designation: Rural Residential

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.

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: Access to the subject tract will be via a residential street being constructed as part of the Magnolia Heights residential

subdivision immediately adjacent to the east. This proposal would be an extension of the Magnolia Heights development.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant agricultural land.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
None (Access to be provided from Yale Ave via public streets developed with Magnolia Heights. Interior access will be via E 179 th St S)	N/A	N/A	None

Utilities:

The subject tract has municipal water available sewer will by an ODEQ approved system.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	Rural Residential	N/A	Vacant
South	AG	Rural Residential	N/A	Single-Family
East	RE/PUD-857	Rural Residential	N/A	Single-Family (currently under development)
West	AG	Rural	N/A	Vacant

		Residential		
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SECTION III: Relevant Zoning History

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

Subject Property:

No Relevant History.

Surrounding Property:

CZ-503/PUD-857 November 2020: All concurred in **approval** of a request to rezone a 50± acre tract of land from AG to RE and **approval** of a proposed *Planned Unit Development* for residential, on property located north of the northwest corner of East 181st Street South and South Yale Avenue.

CBOA-2811 May 2020: The County Board of Adjustment **approved** a *Special Exception* for Use Unit 2, Area-Wide Special Exception Uses, for a wedding and events venue, a *Variance* from the all-weather parking surface requirement, a *Variance* of the minimum frontage requirement on a public street/dedicated right-of-way from 30 feet to 0 feet in the AG District, subject to conceptual plan 7.7 of the agenda packet. The hours of operation for events are to be closed by 11:00 pm. The drive and gravel parking area are to be maintained in a dust free manner, and if the overflow area is consistently utilized it will be appropriately built. The Board finds the hardship to be the existing nature of the structure and the large tract of land, and the intermittent nature of the use for events, and substantially adjacent to the publicly dedicated road, on property located at 3921 East 181st Street South.

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 **COVEY**, the TMAPC voted 7-0-0 (Blair, Covey, Craddock, Reeds, Shivel, Walker, Whitlock, “aye”; no “nays”; none “abstaining”; Adams, Kimbrel, McArtor, “absent”) to recommend **APPROVAL** of the RE zoning for CZ-515 per staff recommendation.

Legal Description for CZ-515:

A TRACT OF LAND THAT IS THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (S/2 NW/4 SE/4) AND THE NORTHWEST QUARTER OF THE

SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SW/4 SE/4) OF SECTION THIRTY-THREE (33), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE/4 OF SAID SECTION 33; THENCE NORTH 01°02'25" WEST ALONG THE EAST LINE THEREOF 658.98 FEET; THENCE SOUTH 88°45'38" WEST A DISTANCE OF 1982.33 FEET TO THE SOUTHEAST CORNER OF THE NW/4 SW/4 SE/4 OF SAID SECTION 33 AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°45'38" WEST A DISTANCE OF 660.78 FEET TO THE SOUTHWEST CORNER OF THE NW/4 SW/4 SE/4 OF SAID SECTION 33; THENCE NORTH 01°03'56" WEST A DISTANCE OF 1319.05 FEET TO THE NORTHWEST CORNER OF THE S/2 NW/4 SE/4 OF SAID SECTION 33; THENCE NORTH 88°47'03" EAST A DISTANCE OF 1321.84 FEET TO THE NORTHEAST CORNER OF THE S/2 NW/4 SE/4 OF SAID SECTION 33; THENCE SOUTH 01°03'11" EAST A DISTANCE OF 659.25 FEET TO THE SOUTHEAST CORNER OF THE S/2 NW/4 SE/4 OF SAID SECTION 33; THENCE SOUTH 88°46'21" WEST A DISTANCE OF 660.85 FEET TO THE NORTHEAST CORNER OF THE NW/4 SW/4 SE/4 OF SAID SECTION 33; THENCE SOUTH 01°03'34" EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 659.39 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,307,325.9 SQ. FEET OR 30.01 ACRES

* * * * *

19. **PUD-858 Ryan McCarty** (County) Location: North and west of the northwest corner of East 181st Street South and South Yale Avenue requesting a new Planned Unit Development to permit a single-family residential subdivision (**Related to CZ-515 & Magnolia Heights Block 8-13 Preliminary Plat**)

STAFF RECOMMENDATION:

SECTION I: PUD-858

DEVELOPMENT CONCEPT: The applicant is requesting to rezone from AG to RE with a PUD overlay to permit a single-family subdivision. A rezoning is being concurrently proposed with this PUD (CZ-515). The proposed PUD will establish the allowable use as well as bulk and area requirements. Lots will need to be large enough to provide sewer systems on each lot and meet Oklahoma Department of Environmental Quality regulations.

DETAILED STAFF RECOMMENDATION:

Uses allowed in PUD-858 are consistent with the Rural Residential land use designation identified in the Tulsa County Comprehensive Land Use plan.

PUD-858 allows lots sizes and uses that are consistent with the anticipated future development pattern of the surrounding property;

PUD-858 is consistent with the provisions of the PUD chapter of the Tulsa County Zoning Code, therefore;

Staff recommends Approval of PUD-858 to rezone property from AG to RE, PUD-858.

DEVELOPMENT STANDARDS:

Permitted uses: All uses allowed by right in the RE zoning district specifically Use Unit 6 – Single Family Dwelling and customary facilities and amenities.

Maximum dwelling units (residential lots) allowed by this PUD: 37

Minimum lot width (at building setback line):110 feet *

* Lots with cul-de-sac frontage may have a minimum width of 30 feet at the right-of-way line but shall meet the minimum requirements for lot area as specified in this PUD.

Minimum lot area: 22,500 square feet

Minimum land area per dwelling unit: 26,250 square feet

Maximum structure height: 35 feet

Off-Street Parking: ...Two (2) enclosed off-street parking spaces per dwelling unit

Front yard: 35 feet

Rear yard: 25 feet

Side yard: 7.5 feet

No residence shall be built nearer than seven and one-half (7.5) feet to any side lot on one side, and seven and one-half (7.5) feet on the other side, thus requiring a combined total of at least fifteen (15) feet between the residences.

Signage

Signage for amenities will be allowed with a maximum of 16 square feet.

Access and Circulation

The subject tract shall be accessed from South Yale Avenue via existing public streets developed with Magnolia Heights. Interior vehicular access shall be derived from E. 179th Street S. with public streets throughout. Cul-de-sacs shall have a pavement diameter of 96 feet. Two stub streets shall be provided along the north and west property lines for future residential street connections to this property.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the fenceline of the City of Bixby and is designated as "Rural Residential." The City of Bixby's Comprehensive Plan – Bixby 2030 Our Vision, Our Future was adopted as part of the Tulsa County Comprehensive Plan on August 15, 2019. The Plan follows the City of Bixby's fenceline which includes unincorporated areas of Tulsa County. A city's fenceline is an area preserved for future annexation by virtue of a narrow annexation strip which encloses the area of municipal influence and prevents annexation by other cities. One of the most critical components of a comprehensive plan update is community engagement. Participation by a broad cross section of interests increases the likelihood that the plan's goals and policies will be based on community consensus, which increases the likelihood for successful plan implementation. Gaining community input was achieved through the following public engagement efforts: Stakeholder Interviews, Steering Committee Meetings, Community Kiosks, Informal Brochures, Project Website, Surveys, and Public Workshops.

Land Use Vision:

Land Use Plan map designation: Rural Residential

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.

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: Access to the subject tract will be via a residential street being constructed as part of the Magnolia Heights residential

subdivision immediately adjacent to the east. This proposal would be an extension of the Magnolia Heights development.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant agricultural land.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
None (Access to be provided from Yale Ave via public streets developed with Magnolia Heights. Interior access will be via E 179 th St S)	N/A	N/A	None

Utilities:

The subject tract has municipal water available sewer will by an ODEQ approved system.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	Rural Residential	N/A	Vacant
South	AG	Rural Residential	N/A	Single-Family

East	RE/PUD-857	Rural Residential	N/A	Single-Family (currently under development)
West	AG	Rural Residential	N/A	Vacant

SECTION III: Relevant Zoning History

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

Subject Property:

No Relevant History.

Surrounding Property:

CZ-503/PUD-857 November 2020: All concurred in **approval** of a request to rezone a 50± acre tract of land from AG to RE and **approval** of a proposed *Planned Unit Development* for residential, on property located north of the northwest corner of East 181st Street South and South Yale Avenue.

CBOA-2811 May 2020: The County Board of Adjustment **approved** a *Special Exception* for Use Unit 2, Area-Wide Special Exception Uses, for a wedding and events venue, a *Variance* from the all-weather parking surface requirement, a *Variance* of the minimum frontage requirement on a public street/dedicated right-of-way from 30 feet to 0 feet in the AG District, subject to conceptual plan 7.7 of the agenda packet. The hours of operation for events are to be closed by 11:00 pm. The drive and gravel parking area are to be maintained in a dust free manner, and if the overflow area is consistently utilized it will be appropriately built. The Board finds the hardship to be the existing nature of the structure and the large tract of land, and the intermittent nature of the use for events, and substantially adjacent to the publicly dedicated road, on property located at 3921 East 181st Street South.

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 **COVEY**, the TMAPC voted 7-0-0 (Blair, Covey, Craddock, Reeds, Shivel, Walker, Whitlock, "aye"; no "nays"; none "abstaining"; Adams, Kimbrel, McArtor, "absent") to recommend **APPROVAL** of PUD-858 per staff recommendation.

Legal Description for PUD-858:

A TRACT OF LAND THAT IS THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (S/2 NW/4 SE/4) AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SW/4 SE/4) OF SECTION THIRTY-THREE (33), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE/4 OF SAID SECTION 33; THENCE NORTH 01°02'25" WEST ALONG THE EAST LINE THEREOF 658.98 FEET; THENCE SOUTH 88°45'38" WEST A DISTANCE OF 1982.33 FEET TO THE SOUTHEAST CORNER OF THE NW/4 SW/4 SE/4 OF SAID SECTION 33 AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°45'38" WEST A DISTANCE OF 660.78 FEET TO THE SOUTHWEST CORNER OF THE NW/4 SW/4 SE/4 OF SAID SECTION 33; THENCE NORTH 01°03'56" WEST A DISTANCE OF 1319.05 FEET TO THE NORTHWEST CORNER OF THE S/2 NW/4 SE/4 OF SAID SECTION 33; THENCE NORTH 88°47'03" EAST A DISTANCE OF 1321.84 FEET TO THE NORTHEAST CORNER OF THE S/2 NW/4 SE/4 OF SAID SECTION 33; THENCE SOUTH 01°03'11" EAST A DISTANCE OF 659.25 FEET TO THE SOUTHEAST CORNER OF THE S/2 NW/4 SE/4 OF SAID SECTION 33; THENCE SOUTH 88°46'21" WEST A DISTANCE OF 660.85 FEET TO THE NORTHEAST CORNER OF THE NW/4 SW/4 SE/4 OF SAID SECTION 33; THENCE SOUTH 01°03'34" EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 659.39 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,307,325.9 SQ. FEET OR 30.01 ACRES

* * * * *

20. **Buffalo Springs** (County) Minor Subdivision Plat and Modification to the Subdivision and Development Regulations to permit two flag lots, Location: South and east of the southeast corner of East 161st Street South and South Yale Avenue (Related to CZ-514)

STAFF RECOMMENDATION:

Buffalo Springs - (County)

South and east of the southeast corner of East 161st Street South and South Yale Avenue

This plat consists of 7 lots, 1 block on 17.49 ± acres.

The Technical Advisory Committee (TAC) met on June 17, 2021 and provided the following conditions:

1. **Zoning:** Proposed lots conform to the requirements of the AG-R district in the Tulsa County Zoning code. Newly approved AG-R zoning must be effective prior to endorsement and filing of plat.
2. **Addressing:** Addresses provided by INCOG must be shown on face of the plat.
3. **Transportation & Traffic:** Due to the flag lot configuration, shared access points are required to limit direct access to the public right-of-way.
4. **Sewer/Water:** On-site sewage disposal requires approval by Oklahoma Department of Environmental Quality. Water service to be provided by Okmulgee County Rural Water District #6. Any improvements to existing water lines must be approved through the RWD.
5. **Stormwater, Drainage, & Floodplain:** Approved as submitted.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Update face of the plat with existing easements held by PSO. All release letters have been received. Oil & Gas certificate was submitted.

Modification of Subdivision Regulations:

1. Modification to allow the use of flag lots within the proposed subdivision

Staff recommends **APPROVAL** of the minor subdivision plat and the modification to the Subdivision & Development Regulations subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.

All conditions of the Tulsa County Engineer must be met and a final plat release must be provided prior to the endorsement and filing of the plat.

TMAPC Comments:

Mr. Craddock asked if there would be a private drive to service those 4 lots.

Staff stated "yes".

Mr. Craddock stated this drive will always be a private drive and will be maintained by the property owners and not the County.

The applicant stated "yes".

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 **COVEY**, the TMAPC voted 7-0-0 (Blair, Covey, Craddock, Reeds, Shivel, Walker, Whitlock, "aye"; no "nays"; none "abstaining"; Adams, Kimbrel, McArtor, "absent") to **APPROVE** the Preliminary Subdivision Plat and the modification to the Subdivision & Development Regulations for Buffalo Springs per staff recommendation.

* * * * *

21. **9100 & Mingo** (CD 7) Preliminary Plat, Location: East of the southeast corner of East 91st Street South and South Mingo Road

STAFF RECOMMENDATION:

9100 & Mingo- (CD 7)

East of the southeast corner of East 91st Street South and South Mingo Road

This plat consists of 2 lots, 1 block on 3.45 ± acres.

The Technical Advisory Committee (TAC) met on June 17, 2021 and provided the following conditions:

1. **Zoning:** The subject tract is zoned CS (Commercial – Shopping). The proposed lots conform to the requirements of the CS district.
2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat along with an address disclaimer.
3. **Transportation & Traffic:** Apply limits of no access along East 91st Street outside of drive areas and define access points. Sidewalks and ADA accessible ramps will be required along East 91st Street South and require approval of an IDP. IDP approval is required prior to 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. Sanitary sewer extension requires approval of an IDP. IDP approval is required prior to final plat approval. Fire hydrants required within 600' of any fully sprinklered building and 400' of any non-sprinklered building.
6. **Engineering Graphics:** Submit subdivision data control sheet with final plat submittal. In the location map, show all platted boundaries, label all other property as unplatted, and label the plat location as “project location” or “site”. Add label for township to location map. Under the basis of bearing information, add 3501 after North Zone and provide a bearing angle shown on the face of the plat.
7. **Stormwater, Drainage, & Floodplain:** City of Tulsa Regulatory Floodplain exists on the eastern portion of the property. Overland drainage easement will be required for any on-site floodplain. Any development proposed within a floodplain area will be required to comply with all city floodplain ordinances and criteria.
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; 7 members present:

On **MOTION** of **COVEY**, the TMAPC voted 7-0-0 (Blair, Covey, Craddock, Reeds, Shivel, Walker, Whitlock, "aye"; no "nays"; none "abstaining"; Adams, Kimbrel, McArtor, "absent") to **APPROVE** the Preliminary Subdivision Plat for 9100 & Mingo per staff recommendation.

* * * * *

22. **Watercrest** (CD 8) Preliminary Plat, Location: Northwest and southwest corners of East 131st Street South and South Sheridan Road

STAFF RECOMMENDATION:

Watercrest - (CD 8)

Northwest and southwest corner of East 131st Street South and South Sheridan Road

This plat consists of 265 lots, 13 blocks, 57.31 ± acres.

The Technical Advisory Committee (TAC) met on June 17, 2021 and provided the following conditions:

1. **Zoning:** Boundary of the subdivision includes two zoning districts (RS-3 and RS-4). Lots are required to conform to the requirements of the underlying zoning prior to final plat approval.
2. **Addressing:** Addresses will be assigned to final plat. Provide lot address graphically on the face of the final plat.
3. **Transportation & Traffic:** Newly proposed streets, sidewalks, and ADA ramps will require approval of an IDP. IDP approval must be completed prior to final plat approval. East 131st Street South is designated as a collector street on the Major Street and Highway Plan and requires 60' of right-of-way. GO Plan prescribes a multi-use sidepath along one side of East 131st Street South with a minimum of 8 feet in width. Include sidepath design in IDP submittal.
4. **Sewer:** Public sanitary sewer extensions to serve all lots are required and will require approval of an IDP. IDP approval is required prior to final plat approval. Reflect all required and existing easements with dimensions and recording information or depict those being dedicated by this plat. Offsite

easements must be recorded and reflected on the face of the plat.

5. **Water:** Public water main extensions are required to serve all lots. IDP submittal must be approved prior to approval of the final plat. Offsite easements must be recorded and reflected on the face of the plat.
6. **Engineering Graphics:** Submit a subdivision data control sheet with final plat submittal. Graphically show all pins found or set associated with this plat. Add legend entries for found/set property pins. Platted subdivisions at the time of final plat approval must be shown in the location map. All other property should be labeled unplatted. Label plat location as "Site" or "Project Location".
7. **Stormwater, Drainage, & Floodplain:** Public storm sewer requires IDP approval. IDP approval is required prior to the final plat approval. Any easements existing/required must be reflected and dimensioned on the face of the plat. There are City of Tulsa Regulatory Floodplain boundaries on the subject property. Floodplains must be contained within an overland drainage easement. Development within a floodplain is required to comply with all City of Tulsa ordinances and criteria.
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 the requirements of the Subdivisions Regulations. City of Tulsa approval and release 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; 7 members present:

On **MOTION** of **COVEY**, the TMAPC voted 7-0-0 (Blair, Covey, Craddock, Reeds, Shivel, Walker, Whitlock, "aye"; no "nays"; none "abstaining"; Adams, Kimbrel, McArtor, "absent") to **APPROVE** the Preliminary Subdivision Plat for Watercrest per staff recommendation.

* * * * *

23. **Magnolia Heights Blocks 8-13** (County) Preliminary Plat, Location: North and west of the northwest corner of East 181st Street South and South Yale Avenue (Related to CZ-515 & PUD-858)

STAFF RECOMMENDATION:

Magnolia Heights Blocks 8-13 - (County)

North and west of the northwest corner of East 181st Street South and South Yale Avenue

This plat consists of 37 lots in 5 blocks on 30 ± acres.

The Technical Advisory Committee (TAC) met on June 17, 2021 and provided the following conditions:

1. **Zoning:** Pending application for rezoning to RE (Residential-Estate) with a Planned Unit Development (PUD-858) must be approved and effective prior to the approval of a final plat.
2. **Addressing:** Addresses and street names must be assigned and affixed to the face of the final plat.
3. **Transportation & Traffic:** New public streets are required to comply with all standards of Tulsa County. Plans must be approved by County Engineer and streets must be installed prior to final plat approval. Stub streets are required to the north and west to accommodate future connections to development.
4. **Sewer:** Oklahoma Department of Environmental Quality approval is required for on-site sewage disposal.
5. **Water:** Water line plans must be approved by Okmulgee County Rural Water District #6 and a release must be provided for final plat approval.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat submittal. Update location map to reflect only platted property boundaries. Label all other areas as unplatted. Under basis of bearing information, include coordinate system used. Provide a bearing angle preferably shown on the face of the plat. Graphically show all pins found or set associated with this plat. Ensure accuracy of written legal description.
7. **Stormwater, Drainage, & Floodplain:** Drainage plans must comply with all Tulsa County drainage standards. Review and approval by the County Engineer is required prior to final plat approval.
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. Tulsa County release 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; 7 members present:

On **MOTION** of **COVEY**, the TMAPC voted 7-0-0 (Blair, Covey, Craddock, Reeds, Shivel, Walker, Whitlock, “aye”; no “nays”; none “abstaining”; Adams, Kimbrel, McArtor, “absent”) to **APPROVE** the Preliminary Subdivision Plat for Magnolia Heights Blocks 8-13 per staff recommendation.

OTHER BUSINESS

24. Commissioners' Comments

* * * * *

ADJOURN

TMAPC Action; 7 members present:

On **MOTION** of **COVEY**, the TMAPC voted 7-0-0 (Blair, Covey, Craddock, Reeds, Shivel, Walker, Whitlock, "aye"; no "nays"; none "abstaining"; Adams, Kimbrel, McArtor, "absent") to **ADJOURN** TMAPC meeting of July 7, 2021, Meeting No. 2845.

ADJOURN

There being no further business, the Chair declared the meeting adjourned at 1:57 p.m.

Date Approved:

7-21-2021


Chairman

ATTEST:



Secretary