

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
**Minutes of Meeting No. 2854**

Wednesday, November 17, 2021, 1:00 p.m.

City Council Chamber

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

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Adams	Kimbrel	Davis	Jordan, COT
Bayles	Shivel	Foster	Silman, COT
Blair		Hoyt	Skates, COT
Covey		Miller	VanValkenburgh, Legal
Craddock		Sawyer	
Reeds		Wilkerson	
Walker			
Whitlock			
Zalk			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Wednesday November 10, 2021 at 3:42 a.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

Applicants and Members of the public were allowed to attend and participate in the TMAPC meeting in person or via videoconferencing and teleconferencing via **Zoom**, 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:**  
**None**

**Director's Report:**

Ms. Miller reported on City Council and Board of County Commissioner actions and other special projects. She stated the December 1, 2021 meeting is cancelled. Ms. Miller stated she emailed Commissioners the Tulsa Planning Office newsletter, which included a copy of the annual report. She stated she wanted Commissioners to see the full scope of work that staff does outside of their work with the Planning Commission.

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**Minutes:**

1. Minutes of October 20, 2021 Meeting No. 2852

Approval of the minutes of **October 20, 2021 Meeting No. 2852**

**TMAPC Action; 9 members present:**

On **MOTION** of **COVEY**, the TMAPC voted 9-0-0 (Adams, Bayles, Blair, Covey, Craddock, Reeds, Walker, Whitlock, Zalk, “aye”; no “nays”; none “abstaining”; Kimbrel, Shivel, “absent”) to **APPROVE** the minutes of October 20, 2021 Meeting No. 2852

2. Minutes of November 3, 2021 Meeting No. 2853

Approval of the minutes of **November 3, 2021 Meeting No. 2853**

**TMAPC Action; 9 members present:**

On **MOTION** of **COVEY**, the TMAPC voted 9-0-0 (Adams, Bayles, Blair, Covey, Craddock, Reeds, Walker, Whitlock, Zalk, “aye”; no “nays”; none “abstaining”; Kimbrel, Shivel, “absent”) to **APPROVE** the minutes of November 3, 2021 Meeting No. 2853

**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.**

3. **PUD-677-A-8 Tanner Consulting, LLC** (CD 8) Location: North of the northwest corner of East 121st Street South and South Kingston Avenue requesting a **PUD Minor Amendment** to reduce required front setback from 30 feet to 27.5 feet

**STAFF RECOMMENDATION:**

**SECTION I:** PUD-677-A-8 Minor Amendment

Amendment Request: Revise the PUD Development Standards to reduce the front setback from 30 ft to 27.5 ft.

Currently the development standards require a 30 ft front setback. A single-family home was constructed on the subject lot, but the location for the house was incorrectly measured from the wrong lot corner monument resulting in the home encroaching 2.4 ft into the required front setback. The applicant is requesting that the front setback for the subject lot be reduced to 27.5 ft in order to bring the home into compliance with the PUD requirements.

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, driveway coverage measured by width, square footage or percentage of the yard, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved PUD standards and the character of the development are not substantially altered.”*

Staff has reviewed the request and determined:

- 1) PUD-677-A-8 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-677-A.
- 2) All remaining development standards defined in PUD-677-A and subsequent amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment to reduce the front yard setback from 30 ft to 27.5 ft.

**Legal Description for PUD-677-A-8:**

Lot 2, Block 1 Crestwood at the River

\* \* \* \* \*

Item 4 was withdrawn by applicant.

4. **PUD-360-E-1 Ryan Kuzmic** (CD 8) Location: Northwest corner of East 91st Street South and South Memorial Drive requesting a **PUD Minor Amendment** to allow Retail Sales uses within the west 200 feet of the PUD to allow a Medical Marijuana dispensary. (Continued from November 3, 2021)

\* \* \* \* \*

5. **PUD-345-3 Wallace Design, Dani Fields** (CD 9) Location: Southwest corner of East 31st Street South and South New Haven requesting a **PUD Minor Amendment** to revise building setbacks to permit a new office/bank building

**STAFF RECOMMENDATION:**

**SECTION I:** PUD-345-3 Minor Amendment

Amendment Request: Modify the PUD Development Standards to revise building setbacks to permit a new office/bank building for TTCU.

The current setback along S New Haven Ave is 150 ft from the Centerline of S New Haven Ave. The applicant proposes to revise this to 0 ft for the North portion of the PUD (175 ft from the Centerline of E 31<sup>st</sup> St S) and 10 ft for the remainder South of that. The current setback along E 31<sup>st</sup> St S is 60 ft from the Centerline of E 31<sup>st</sup> St S. The applicant proposes to revise this to 4 ft **from the property line** for the portion located within 212 ft from the Centerline of S New Haven Ave and 60 ft for the remainder to the West. The current setback from the South property line is 150 ft. The applicant proposes to revise this to 40 ft. The current setback from the West property line is 30 ft. The applicant proposes to revise this to 0 ft.

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, driveway coverage measured by width, square footage or percentage of the yard, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved PUD standards and the character of the development are not substantially altered.”*

Staff has reviewed the request and determined:

- 1) PUD-345-3 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-345.
- 2) All remaining development standards defined in PUD-345 and subsequent amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment to revise the required building setbacks as proposed.

**Legal Description for PUD-345-3:**

Lot 3 Less and Except the west 200 ft of the North 5 ft and the East Half of Lot 4,  
Albert Pike Sub

\* \* \* \* \*

**6. PUD-411-13 Wallace Design, Dani Fields** (CD 7) Location: Southeast corner of East 97th Place South and South Memorial Drive requesting a **PUD Minor Amendment** to revise floor area, setbacks and lot coverage

**STAFF RECOMMENDATION:**

**SECTION I:** PUD-411-13 Minor Amendment

Amendment Request: Revise the PUD Development Standards to revise floor area, setbacks and lot coverage by buildings to permit an expansion of an existing car dealership.

The applicant is proposing to reduce the setback along the south and southeasterly property line of Lot 1 from 50 ft to 20 ft. The floor area of Development Area 3 of the PUD is proposed to be increased from 137,207 sf to 147,403 sf (a 7.43% increase). The floor area of Lot 1 is proposed to be increased from 34,804 sf to 45,000 sf. The Maximum Lot Coverage by Building is proposed to be increased from 12% to 25%.

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, driveway coverage measured by width, square footage or percentage of the yard, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved PUD standards and the character of the development are not substantially altered.”*

Staff has reviewed the request and determined:

- 1) PUD-411-13 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-411.
- 2) All remaining development standards defined in PUD-411 and subsequent amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment to revise floor area, setbacks and lot coverage by buildings as proposed.

**Legal Description for PUD-411-13:**

Lot 1, Block 1 9700 Memorial, Development Area 3

**TMAPC Action; 9 members present:**

On **MOTION** of **COVEY**, the TMAPC voted 9-0-0 (Adams, Bayles, Blair, Covey, Craddock, Reeds, Walker, Whitlock, Zalk, “aye”; no “nays”; none “abstaining”; Kimbrel, Shivel, “absent”) to **APPROVE** Consent Agenda Items 3, 5 and 6 per staff recommendation.

**PUBLIC HEARING-MINOR AMENDMENT**

7. **Z-7410a Tanner Consulting, LLC** (CD 8) Location: North of the northeast corner of South Delaware Avenue and East 116<sup>th</sup> Street South requesting a **Minor Amendment** to modify the optional development plan standards to enable private streets

**STAFF RECOMMENDATION:**

**SECTION I:** Z-7410a Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the Optional Development Plan standards to enable the use of private, gated streets.

Currently the streets within Delaware park are public. The applicant is proposing to allow those streets to be made private with a gated entrance and proposes to add the following text to the Development Standards of the Optional Development Plan:

Streets:

Streets may be public or private and gated

Private streets and gates systems shall conform to the standards outlined for minor residential streets in the Tulsa Subdivision and Development Regulations effective May 10, 2018 and secure the approval of the City of Tulsa Fire Department.

Additionally, City Council has requested that any changes made to the Development Plan receive their approval. If the proposed changes are approved by TMAPC, this minor amendment will then go to City Council for their approval.

*Staff Comment: This request can be considered a Minor Amendment as outlined by Section 70.040I.1.a of the City of Tulsa Zoning Code.*

“The planning commission is authorized to approve amendments to approved development plans as minor amendments if the planning commission determines that 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 the Optional Development Plan.
- 2) All remaining development standards defined in Z-7410 shall remain in effect.
- 3) City Council has requested that any changes to the Optional Development Plan be approved by them.

With considerations listed above, staff recommends **approval** of the minor amendment request to enable use of private, gated streets.

**The applicant indicated his agreement with staff’s recommendation.**

**There were no interested parties wishing to speak.**

**TMAPC Action; 9 members present:**

On **MOTION** of **WALKER**, the TMAPC voted 9-0-0 (Adams, Bayles, Blair, Covey, Craddock, Reeds, Walker, Whitlock, Zalk, “aye”; no “nays”; none “abstaining”; Kimbrel, Shivel, “absent”) to **APPROVE** Z-7410a Minor Amendment per staff recommendation

**Legal Description for Z-7410a:**

All of Delaware Park

**PUBLIC HEARING-REZONING**

8. **CZ-523 Smalygo Properties** (County) Location: South of the southeast corner of East 136th Street North and North Sheridan Road requesting rezoning from **AG to RS** to permit a residential subdivision

**STAFF RECOMMENDATION:**

## **SECTION I: CZ-523**

**DEVELOPMENT CONCEPT:** The applicant is proposing to rezone the subject site from AG to RS to permit a residential subdivision. Lots within the RS district are required to be a minimum of 6,900 sf in area. The site is located within the Residential designation of the City of Collinsville Comprehensive Plan which has been adopted as part of the Tulsa County Comprehensive Plan. The proposed residential subdivision would be compatible with this designation.

### **DETAILED STAFF RECOMMENDATION:**

CZ-523 is non-injurious to surrounding proximate properties;

CZ-523 is compatible with the Residential Land Use designation of the Tulsa County Comprehensive Plan;

CZ-523 is consistent with the anticipated future development pattern of the surrounding property therefore;

**Staff recommends Approval of CZ-523 to rezone property from AG to RS.**

## **SECTION II: Supporting Documentation**

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

#### Staff Summary:

*The site is located within the fenceline of the City of Collinsville. The City of Collinsville 2030 Comprehensive Plan was adopted as part of the Tulsa County Comprehensive Plan on September 9, 2019. The planning process for the update of the 2030 Plan was developed by the City Planning Staff and Planning Commission and formalized by the City Commission. Citizen participation in the planning process was sought in a variety of ways. General coverage was given in the local Collinsville News regarding the initiation and progress of the study. The Steering Committee was appointed by the City Commission and included elected and appointed officials and citizen representatives of the business and lay community. The committee hosted public forums and conducted an on-line public survey to solicit input on planning and land use related matters pertaining to the update.*

*The Land Use Master Plan designates this area as Residential. See the attached Land Use Map. Residential land use includes single-family homes, duplexes, townhouses, apartment units, and manufactured homes.*

#### Land Use Vision:



*Land Use Plan map designation: Residential*

*Areas of Stability and Growth designation: N/A*

Transportation Vision:

*Major Street and Highway Plan:* N Sheridan Rd is designated as Secondary Arterial. A residential collector is shown as being proposed along the eastern boundary, directly south of the existing N 71<sup>st</sup> E Ave.

*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>Existing Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
N Sheridan Rd	Secondary Arterial	100 Feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	AG	Residential	N/A	Vacant
South	AG	Residential	N/A	Single-Family
East	AG	Residential	N/A	Single-Family/Agricultural
West	AG	Residential	N/A	Vacant

### **SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Resolution number 98254 dated September 5, 1980, established zoning for the subject property.

***Subject Property:***

No Relevant History.

***Surrounding Property:***

**CZ-512 March 2021:** All concurred in **approval** of a request for *rezoning* an 18.05 ± acre tract of land from AG to AG-R on property located east of the northeast corner of East 136<sup>th</sup> Street North and North Sheridan Road.

**The applicant was not present.**

**There were no interested parties wishing to speak.**

**TMAPC Action; 9 members present:**

On **MOTION** of **WALKER**, the TMAPC voted 9-0-0 (Adams, Bayles, Blair, Covey, Craddock, Reeds, Walker, Whitlock, Zalk, “aye”; no “nays”; none “abstaining”; Kimbrel, Shivel, “absent”) to recommend **APPROVAL** of the RS zoning for CZ-523 per staff recommendation.

**Legal Description for CZ-523:**

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FIVE (35). TOWNSHIP TWENTY-TWO (22) 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 A FOUND MAG NAIL FOR THE SOUTHWEST CORNER OF THE NW/4 OF SAID SECTION 35;  
THENCE NORTH 00°05'35" EAST ALONG THE WEST LINE OF THE NW/4 A  
DISTANCE OF 1365.25 FEET TO THE POINT OF BEGINNING; THENCE  
CONTINUING NORTH 00°05'35" EAST 829.50 FEET;  
THENCE NORTH 89°54'52" EAST AND PARALLEL TO THE NORTH LINE OF SAID NW/4 A  
DISTANCE OF 1987.43 FEET;  
THENCE SOUTH 00°03'37" WEST 539.53 FEET;  
THENCE SOUTH 66°30'27" WEST 698.57 FEET;  
THENCE SOUTH 01°14'05" WEST 134.17 FEET;  
THENCE NORTH 90°00'00" WEST 1134.31 FEET;  
THENCE NORTH 00°00'00" WEST 173.66 FEET;  
THENCE NORTH 90°00'00" WEST 210.28 FEET TO THE WEST

LINE OF THE NW/4 AND THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 1,785,163.5 SQ. FEET OR 40.98 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM. NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83}. USING THE WEST LINE OF THE NW/4 OF SECTION 35 AS N 00°05'35" E.

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9. **CZ-524 Natalie Gast** (County) Location: South of the southwest corner of West 171st Street South and South Union Avenue requesting rezoning from **AG to CH** to permit an office/warehouse

**STAFF RECOMMENDATION:**  
**SECTION I: CZ-524**

**DEVELOPMENT CONCEPT:** The applicant is proposing to rezone the subject lot from AG to CH to permit an office and warehouse for a pipeline supply company. CH zoning is required for the proposed warehouse use. The Tulsa County Comprehensive Plan and the City of Glenpool Comprehensive Plan designate this site and the sites immediately adjacent to the subject lot as US 75 Corridor. This designation is intended to encourage industrial and commercial development along US Highway 75, which this proposed rezoning would be compatible with.

**DETAILED STAFF RECOMMENDATION:**

CZ-524 is non-injurious to surrounding proximate properties;

CZ-524 is consistent with the anticipated future development pattern of the surrounding property therefore;

**Staff recommends Approval of CZ-524 to rezone property from AG to CH.**

**SECTION II: Supporting Documentation**

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary: The site is located within the fenceline of the City of Glenpool and is designated as US 75 Corridor. The City of Glenpool Comprehensive Plan – The Glenpool 2030 Plan was adopted as part of the Tulsa County Comprehensive Plan on August 15, 2019. The Glenpool*

2030 PLAN was officially adopted (Resolution Number 10-07-01) on July 6, 2010 with an Interim Update adopted (Resolution Number 17013) on November 14, 2017. The Comprehensive Plan is meant to serve as the general policy guide for future physical and economic development of the City based on present and future needs.

Land Use Vision:

Land Use Plan map designation: US 75 Corridor

The following is language from the 2017 Supplemental Report from the Interim Update of the Glenpool 2030 Plan:

- The relatively underdeveloped US-75 Corridor from SH-67 (151st Street) south to 201st Street is incrementally being recognized and utilized for its commercial and light industrial potential.
- Glenpool is also seeking to attract industrial growth and business, as well as highway-oriented commercial and potential office development, as a part of its economic development program.

*Areas of Stability and Growth designation: None*

Transportation Vision:

*Major Street and Highway Plan:* S Union Ave is designated as a Residential Collector. US Hwy 75 is designated as a Freeway

*Trail System Master Plan Considerations: None*

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The site currently contains a single-family home with accessory buildings as well as a forested land with a pond and stream.*

Environmental Considerations: A small portion of the lot, along the southern boundary, is located within the Tulsa County 100 year floodplain.

Streets:

<u>Existing Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
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S Union Ave	Residential Collector	60 Feet	2
US Hwy 75	Freeway	Per ODOT requirements	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	US 75 Corridor	N/A	Commercial/Warehouse
South	AG	US 75 Corridor	N/A	Vacant
East	AG	US 75 Corridor	N/A	Vacant
West	AG	US 75 Corridor	N/A	US Hwy 75/Vacant

**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:***

**CBOA-02286 January 2008:** The Board of Adjustment **approved** a *Variance* to permit warehousing and processing of metal in an existing metal salvage yard in an AG district, on property located at 17846 South Beeline Expressway.

**The applicant indicated his agreement with staff's recommendation.**

**There were no interested parties wishing to speak.**

**TMAPC Action; 9 members present:**

On **MOTION** of **CRADDOCK**, the TMAPC voted 9-0-0 (Adams, Bayles, Blair, Covey, Craddock, Reeds, Walker, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; Kimbrel, Shivel, "absent") to recommend **APPROVAL** of the CH zoning for CZ-524 per staff recommendation.

**Legal Description for CZ-524:**

All that part of the South 639 feet of the Southeast Quarter of the Northeast Quarter (SE/4 NE/4) of Section Thirty-four (34), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Lying East of and adjacent to the U.S. Highway #75 and #169 Right-of-Way, according to the U.S. Government Survey thereof, Tulsa County, State of Oklahoma.

\* \* \* \* \*

**10. Z-7632 Kelsey Pierce** (CD 5) Location: South of the southwest corner of East 25th Place South and South Sheridan Road requesting rezoning from **OL to CS**

**STAFF RECOMMENDATION:**  
**SECTION I: Z-7632**

**DETAILED STAFF RECOMMENDATION:**

The subject tract and properties abutting the site are included in the Mixed-Use Corridor land use designation and abuts a South Sheridan Road which is a Multi-Modal Corridor in the City of Tulsa Comprehensive Plan and,

The request for CS zoning expands development opportunities, and the zoning code provides predictable results for the surrounding property owners providing supplemental regulations that will continue to help integrate this site into the surrounding areas and,

Uses allowed in the proposed CS district and normal supplemental regulations are consistent with the Mixed-Use Corridor land use designation in the City of Tulsa Comprehensive Plan and,

The uses with supplemental regulations identified in the zoning code are compatible with the surrounding proximate properties therefore,

Staff recommends Approval of Z-7632 to rezone property from OL to CS.

**SECTION II: Supporting Documentation**

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary:* The CS district is primarily intended to accommodate convenience, neighborhood, subcommunity, community, and regional

shopping centers providing a range of retail and personal service uses. That zoning district is consistent with the Mixed-use Corridor land use designation and the Area of Growth.

#### 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*

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

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

#### Transportation Vision:

*Major Street and Highway Plan:*

South Sheridan Road is considered a multi-modal corridor. Future development should emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail, and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

*Trail System Master Plan Considerations: None*

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is vacant.*

Environmental Considerations: None

Streets:

<u>Existing Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Sheridan Road	Secondary Arterial with Multi-modal corridor street designation	100 feet	4
Private vehicular access along south property line for access to multi family site west of property.	None	None	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	CS	Mixed-Use Corridor	Growth	Commercial Building
East	RS-3	New Neighborhood	Stability	Detached Single family homes
South	RS-3	New Neighborhood	Stability	Detached Single family homes
West	RS-3	New Neighborhood	Stability	Multi-Family Residential

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 12334 dated January 11, 1972, amended ordinance 11816 and established OL zoning for the subject property.

***Subject Property:***

**Z-4035 January 1972:** All concurred in **approval** of a request for *rezoning* a .56+ acre tract of land from **RM-2** to **OL** on property located 2626 South Sheridan Road.

***Surrounding Property:***

**BOA-07266 January 1972:** The Board of Adjustment **approved** a *Variance* to permit parking use on the South 20 feet of Lots 2 and 3, Block 2, and a *Variance* to permit more than 40 units on one lot, on property located South and West of 25<sup>th</sup> Place and Sheridan Road.

**The applicant indicated his agreement with staff's recommendation.**

**Applicant Comments:**

**Kelsey Pierce** 525 South Main Street Suite 800, Tulsa, Oklahoma 74103  
Mr. Pierce stated he is a real estate attorney and business attorney in Tulsa. He stated he is the applicant representing the current landowner and also the interests of the buyer. Mr. Pierce stated the subject property is under contract to be purchased and one of the contingencies of the purchase is that it be rezoned

from OL to CS. He stated the previous occupant of the property was Drugs-Abuse Testing Lab (DATL) of Tulsa and was also occupied for a number of years by the owner of the property who was also a tenant. The owner leased to DATL and in the spring of 2020, with COVID and court closures DATL was greatly impacted by the lack of need for court appointed drug testing at that time. Mr. Pierce stated the following June 2020 his client woke up in the morning to a call from the fire department that his building burned to the ground. He stated at that time the decision was made not to rebuild and his client proceeded to list the property for sale. Mr. Pierce stated most if not all of the interest that they received on the potential purchase of the property was related to CS zoning. He stated it seemed to be a requirement for any interested parties that they spoke with to get the purchase price that they were looking for. Mr. Pierce stated assuming they are approved today they will move towards closing in the near future. He stated the buyer understands there's some development work and permitting that needs to be done to rebuild and they will follow all the rules and regulations of the City. But today they are here to simply ask to get the property rezoned to CS. Mr. Pierce stated they have talked to the neighbors on Monday night and the apartment complex owner to the west was present and expressed concerns obviously about his easement. He stated here is a private easement that is 25 feet on the south side and it is a private document recorded in land records. Mr. Pierce stated there are rights for both parties related to that easement. He stated it has been used by the apartment complex for a number of years. He stated one of the concerns that was brought to our attention by the apartment complex owners was increased traffic. Mr. Pierce stated he doesn't think that's going to be a real problem based on what the previous tenant was doing. He stated the previous tenant would have anywhere from 145 to 200 customers come to this office every day for drug testing. Mr. Pierce stated it was not a situation where you had an office building with 5 or 10 people parking and staying there all day there was traffic there all day long and on the weekends as well.

Mr. Walker asked if the applicant had a proposed user at this time.

The applicant stated the buyer is more in the landlord business, so they would develop and construct the building and look for a tenant that would be a retail user more in line with what you see just immediately to the north of the property where there is a shopping center.

**Interested Parties:**

**Jason Herold** 2616 South Sheridan, Tulsa, OK 74129

Mr. Herold stated he is with the apartment complex and they are concerned about the easement on the south end and it does mirror that on the north but the difference is one on the north is one way through. He stated there is no traffic that's going to be impeding the parking lot to the east side. Mr. Herold stated the

one on the south, the easement backs up to the parking spaces so any car that pulls in if they back out they back into the easement. He stated if there are two lanes of tenants trying to get in and out that will impede access. Mr. Herold stated he doesn't know how many customers the previous tenants had per day but there were quite a few people. Primarily the employees in the building parked on the south side so those cars didn't move. They were parked all day long. He stated the apartment complex is on the east side and therefore the cars were not impeding the apartment complex's traffic as they moved back and forth. Mr. Pierce stated that is his concern at this time.

The applicant stated obviously Mr. Pierce has private easement rights and if there is any burdening of the easement that the landowner is doing that can be held as a private agreement. He stated he is not the buyer and doesn't have control over the development but the City will have steps the buyer will go through to develop the property. The applicant stated they will see the survey and easement and that will be worked into the plans. He stated this is a blank canvas and there is no footprint for a building yet so those types of issues could be dealt with at that time.

Mr. Covey asked if the applicant could please pass along to the buyer Mr. Herold's concern since they do have a blank canvas. He stated maybe those parking spots could be put on the north side or even the east side. Mr. Covey stated there is CS zoning all over this area and it's an Area of Growth so CS is not an issue for him.

**TMAPC Action; 9 members present:**

On **MOTION** of **REEDS**, the TMAPC voted 9-0-0 (Adams, Bayles, Blair, Covey, Craddock, Reeds, Walker, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; Kimbrel, Shivel, "absent") to recommend **APPROVAL** of the CS zoning for Z-7632 per staff recommendation.

**Legal Description for Z-7632:**

Exhibit "A"

**Legal Description of  
Subject Property**

PART OF LOT ONE (1), BLOCK ONE (1), SOUTH SHERIDA MANOR ADDITION, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, **MORE** PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1: THENCE NORTH A DISTANCE OF 139.69 FEET; THENCE WEST A DISTANCE OF 176.00 FEET: THENCE SOUTH A DISTANCE OF 139.69 FEET; THENCE EAST A DISTANCE OF 176 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE EAST 10.00 FEET THEREOF.

\* \* \* \* \*

**11.Z-7633 Richard Holland** (CD 6) Location: Southwest of East 11th Street South at South Lynn Lane requesting rezoning from **RS-1 to AG**

**STAFF RECOMMENDATION:**

**SECTION I: Z-7633**

**DEVELOPMENT CONCEPT:** The property is located in a part of Tulsa that has not been developed with infrastructure to support higher density development. Agricultural district is primarily intended to accommodate agricultural, mining or mineral processing uses in rural areas. The district also allows very low-density residential and other uses and serves as a holding zone pending an orderly transition to more urban development that can be efficiently served by public facilities and services

**DETAILED STAFF RECOMMENDATION:**

The applicants request to rezone the subject parcels from RS-1 to AG is consistent with the purpose of the Special District chapter of the zoning code. AG zoning is one of the tools listed in that chapter for dealing with unique neighborhoods or settings and accomplishing long term zoning goals and.

AG is consistent with the existing land use pattern in the area and,

AG zoning allows very low-density residential and other uses and serves as a holding zone pending an orderly transition to more urban development that can be efficiently served by public facilities and services and,

AG zoning is consistent with the New Neighborhood Land Use Designation in the City of Tulsa therefore,

Staff recommends approval of Z-7633 to rezone property from RS-1 to AG.

**SECTION II: Supporting Documentation**

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary: AG zoning does not encourage redevelopment for establishing a new community but it does ensure future land use and lot and population density decisions to be managed in a public forum through a meaningful process.*

## Land Use Vision:

*Land Use Plan map designation:* New Neighborhood

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

*Areas of Stability and Growth designation:* Area of Growth

An area of growth is a designation 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: The subject tracts are undeveloped and can only be accessed from East 14<sup>th</sup> Street South. The rights of way for South 169<sup>th</sup> East Avenue and East 13<sup>th</sup> Street South were dedicated to the city but have never been developed.*

Environmental Considerations: None that would affect rezoning this tract.

Streets:

<u>Existing Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
S. 169 <sup>th</sup> East Avenue	None	50 feet	None (not paved)
East 13 <sup>th</sup> Street South	None	50 feet	None (not paved)
East 14 <sup>th</sup> Street South (dead end into subject tract)	None	50 feet	1 lane broken asphalt

Utilities:

The subject tract has municipal water however municipal sewer is not available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	RS-1	New Neighborhood	Growth	
East	AG and RS-1	New Neighborhood	Growth	
South	RS-1	New Neighborhood	Growth	
West	AG	New Neighborhood	Growth	

**SECTION III: Relevant Zoning History**

***Subject Property:***

**ZONING ORDINANCE:** Ordinance number 11818 dated June 26, 1970, established zoning for the subject property.

***Surrounding Property:***

**Z-7281 November 10<sup>th</sup>, 2014:** All concurred in **approval** of a request for *rezoning* a 32.28+ acre tract of land from RS-1 to AG on property located East 15<sup>th</sup> St & E 12<sup>th</sup> St, also between S 169<sup>th</sup> E Ave & S 177<sup>th</sup> E Ave, part of Lynn Lane Estates.

**BOA-20558 August 2007:** The Board of Adjustment **approved** a *Variance* to permit the maximum permitted size for a detached accessory building in an RS-1 District from 1468 sq. ft. to 1600 sq. ft. (Section 402.B1.d), on property located at 17119 East 14<sup>th</sup> Street.

**BOA-17104 July 1995:** The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in an RS-1 zoned district (Section 401. Table 1), on property located at 1221 South 169<sup>th</sup> E. Ave.

**BOA-14760 March 1988:** The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in an RS-1 zoned district & a *Variance* to permit the time restriction from 1 year to permanently, on property located at 16916 East 14<sup>th</sup> Street.

**BOA-12619 June 1983:** The Board of Adjustment **deny** a *Special Exception* to permit a mobile home in an RS-1 District, on property located at NW corner of 13<sup>th</sup> Street and 173<sup>rd</sup> East Ave.

**BOA-12451 February 1983:** The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in an RS-1 District, for a period of one year, removal bond required, subject to the issuance of a building permit and approval of the Health Department, on property located at 17102 East 14<sup>th</sup> Street.

**The applicant indicated his agreement with staff's recommendation.**

**There were no interested parties wishing to speak.**

**TMAPC Action; 9 members present:**

On **MOTION** of **REEDS**, the TMAPC voted 9-0-0 (Adams, Bayles, Blair, Covey, Craddock, Reeds, Walker, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; Kimbrel, Shivel, "absent") to recommend **APPROVAL** of the AG zoning for Z-7633 per staff recommendation.

**Legal Description for Z-7633:**

**LOTS 1,2,7,8 BLK 6; LOTS 7-8 BLK 5, LYNN LANE ESTATES**

\* \* \* \* \*

**12. Z-7634 Tim Terral** (CD 1) Location: Northwest corner of East Latimer Street and North Boston Avenue requesting rezoning from **RS-5 to MX2-U-45**

**STAFF RECOMMENDATION:**  
**SECTION I: Z-7634**

**DEVELOPMENT CONCEPT:** The applicant has requested rezoning from RS-5 to MX2-U-45 to allow mixed use development and a wide variety of residential building types that are consistent with the Neighborhood Infill Overlay goals and consistent with the continued redevelopment of this area surrounding the Emmerson School reconstruction.

**DETAILED STAFF RECOMMENDATION:**

Uses allowed in the MX2-U-45 are not completely consistent with the concept of an Existing Neighborhood land use designation however the uses are consistent with the MX1 uses that have been approved but not yet developed on property immediately west of this site. The original development pattern in the area included small commercial sites in walking distance of residential uses similar to what is allowed in the MX2 district and,

MX2 districts are generally intended to accommodate retail, service, entertainment, and employment uses that serve many surrounding neighborhoods that may not be normally considered a part of an existing neighborhood however the district allows a variety of residential uses and building types that is consistent with the existing neighborhood concept and allows a wide variety of housing solutions in an area that already provides a wider variety than many areas of Tulsa and,

The lot and building regulations identified in the Urban Character Zone are consistent with the original development pattern of this neighborhood. That building placement is consistent with other commercial and mixed-use buildings originally constructed in the neighborhood and,

Z-7634 is also included in SA-5 which established the Neighborhood Infill Overlay. SA-5 was recommended for approval by the Planning Commission September 15<sup>th</sup>, 2021, and has been approved by City Council. SA-5 should be in effect by Mid-December 2021. The overlay has been established to encourage missing middle housing by allowing additional residential building types, decreasing the parking requirements, and allowing accessory dwelling units. MX2-U-45 is consistent with the goals of the overlay therefore,



Staff recommends Approval of Z-7634 to rezone property from RS-5 to MX2-U-45

## **SECTION II: Supporting Documentation**

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The rezoning request is consistent with the Existing Neighborhood designation in the Tulsa Comprehensive Plan and the rezoning request is consistent with the anticipated redevelopment of the area identified in the Unity Heritage Neighborhoods Plan.*

### Land Use Vision:

*Land Use Plan map designation: Existing Neighborhood*

The Existing Neighborhood category is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

*Areas of Stability and Growth designation: Area of Stability*

The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

### Transportation Vision:

*Major Street and Highway Plan: None*

*Trail System Master Plan Considerations: None*

Sector Plan: Unity Heritage Neighborhoods Plan (adopted November 2016)

The neighborhood plan was adopted with seven goals in the implementation action matrix that are important to this redevelopment opportunity. The subject property is across the street from Emerson school which has been redeveloped. That redevelopment was not specifically identified as a growth opportunity area however the school improvements along with Tulsa Development Authority collaboration and infrastructure improvements by the City of Tulsa in this area has provided an opportunity to help transform and revitalize neighborhoods most impacted by vacancy or poor maintenance as identified in goal 3.

Special District Considerations:

Healthy Neighborhood Overlay: The subject property is included in the Healthy Neighborhoods Overlay (HNO), This special district established provisions related to the over-concentration of small box discount stores, encourage and streamline grass roots access to fresh meats, fruits and vegetables and support a more community-based approach to distributing and purchasing fresh meats, fruits and vegetables in the overlay area. The ordinance was approved by Tulsa City Council in April 2018.

Neighborhood Infill Overlay: The subject property is also included in the Neighborhood Infill Overlay that was recommended for approval by the Planning Commission and has been approved by the City Council. The ordinance has been published and the map amendment should be in effect by Mid-December 2021.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is vacant.*

Environmental Considerations: None that would affect site redevelopment.

Streets:

<u>Existing Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Latimer Street	None	50 feet	2
North Boston Avenue	None	50 feet	2
Alley	None	20 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	RS-5	Existing Neighborhood	Stability	Single Family
East	RS-4	Existing Neighborhood	Stability	Single Family
South	RS-4	Existing Neighborhood	Stability	Tulsa Public School Emmerson Elementary
West	MX1-U-45	Existing Neighborhood	Stability	Single Family and Vacant

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 23854 dated February 10, 2018, amended ordinance 11918 and established RS-5 zoning for the subject property (Z-7426).

***Subject Property:***

Staff Note: Z-7634 is included in the boundary of the Neighborhood Infill Overlay and has been approved by the Tulsa City Council. The map amendment process is expected to be finalized in Mid-December 2021.

**Z-7426 February 2018:** All concurred in **approval** of a request for rezoning a 2.05± acre tract of land from RM-3 & CS to RS-5 on property located NW corner of E. Latimer St. & N. Boston Ave.

**PUD-786-A February 5<sup>th</sup>, 2018:** All concurred in **approval** of a request for rezoning a 2.61± acre tract of land from PUD-786 to PUD-786-A (**PUD Abandonment**) on property Northwest corner of East Latimer Street and North Boston Avenue. (Ordinance 23853 on February 10, 2018)

**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).

**Z-7179 September 2011:** All concurred in **approval** of a request for rezoning a 2.32± acre tract of land from RS-3/CS to RM-3/CS on property located north and east of the northeast corner of East Latimer Street and North Main Street on the subject property.

**PUD-786 September 2011:** All concurred in **approval** of a proposed Planned Unit Development on a 2.63± acre tract of land for on property located north and east of the northeast corner of East Latimer Street and North Main Street on the subject property.

**BOA-1212 February 1937:** The Board of Adjustment **approved** fifty-foot extension of nonconforming use now existing on Lots 2 and 3, Block 18, Burgess Hill Addition, to permit the erection of an addition on the West 50 feet of Lot 4, Block 18, Burgess Hill Addition; now being used as a milk plant, on property located at W-50' Lot 4, Blk 18 Burgess Hill ADDN.

***Surrounding Property:***

**Z-7427 December 2017:** All concurred in approval of a request for rezoning a tract of land from RM-3/ CS/PUD-786-A to MX2-U-45

**BOA-22461 June 2018:** The Board of Adjustment **approved** a *Variance* to permit a dynamic display to exceed 32 square feet in area (Section 60-050.B2), on property located at B/t East Independence Avenue North & East Latimer Street North and B/t North MLK, Jr. Boulevard & North Main Street (**Emerson Elementary School**).

**BOA-22295 July 2017:** The Board of Adjustment **approved** a *Special Exception* to permit a school and accessory uses in the R District (Section 5.020-F), on property located at Between East Independence Avenue North & East Latimer Street North and Between North M.L. King, Jr. Boulevard West & North Main Street.

**Z-7178 September 2011:** All concurred in **approval** of a request for rezoning a .315± acre tract of land from RS-4 to RM-3/CS on property located north of the northeast corner of East Latimer Street and North Main Street on the subject property.

**Z-6373 October 1992:** All concurred in **approval** of a request for rezoning a 195± acre tract of land from RM-2 to RS-4 on property located north of the northeast corner of East Latimer Street and North Main Street on the subject property as part of a larger blanket rezoning study.

**BOA-8851 February 1975:** The Board of Adjustment **approved** a *Special Exception* to permit property for public school use; and a *Minor Variance* and Area Requirements in Residential Districts to build across lot lines, per plot plan, on property located at 103 East King Street.

**BOA-6296 May 1969:** The Board of Adjustment **approved** a *Special Exception* to permit utilizing the property for school purposes, in a U-2A district, on property located at 143 East King Street.

**BOA-6081 November 1968:** The Board of Adjustment **approved** a *Variance* to permit the conversion of an existing garage and servants' quarters into a living unit, on property located at 1019 North Main Street.

**BOA-5659 December 1967:** The Board of Adjustment **approved** a *Special Exception* to permit school use in a U-1C district, on property located at 135 East King Street.

**Applicant Comments:**

**Ross Heyman** 12150 E 96th Street North, Suite 202, Owasso, OK 74055

The applicant stated he works for Capital Homes and his company has been involved in various revitalization efforts in the Kendall Whittier neighborhood and different areas of North Tulsa so they are very committed and invested in this neighborhood. He stated they submitted an RFP to the City of Tulsa and were granted approval to redevelop several properties within the 1100 block of Main and Boston. The applicant stated the updates have been well received by neighbors and well received by the marketplace. He stated throughout this process of working with the Tulsa Development Authority they had quite a few opportunities to talk with neighbors and other community stakeholders and one of the things that they kept hearing was that there is a strong desire to have some sort of mixed use concept on the corner of Main and Latimer. The applicant stated just west of this site there were two individual lots that were part of a mixed use concept and the zoning request today is a part of that project. He stated the hope is to take that same mixed use concept and have a 10 to 12 unit, mixed use building, largely multifamily with a small portion of commercial space with off street parking. The applicant stated he had an opportunity to speak with a protestant that lives immediately across the street about different concerns he had primarily related to parking and the impression he got was the neighbor was looking forward to the development. He stated he welcomes discussion with any other neighbors.

**The applicant indicated his agreement with staff's recommendation.**

**There were no interested parties wishing to speak.**

**TMAPC Action; 9 members present:**

On **MOTION** of **REEDS**, the TMAPC voted 8-0-1 (Adams, Bayles, Blair, Covey, Craddock, Reeds, Walker, Whitlock, “aye”; no “nays”; Zalk, “abstaining”; Kimbrel, Shivel, “absent”) to recommend **APPROVAL** of the MX2-U-45 zoning for Z-7634 per staff recommendation.

**Legal Description for Z-7634:**

LT 6 BLK 18; LT 5 BLK 18; LT 4 BLK 18, BURGESS HILL ADDN

**PUBLIC HEARING-PLATS**

**13. Mingo 20** (County) Minor Subdivision Plat, Location: Northwest corner of East 146<sup>th</sup> Street North and North Mingo Road

**STAFF RECOMMENDATION:**

**Mingo 20** - (County)

Northwest corner of East 146<sup>th</sup> Street North and North Mingo Road

This plat consists of 2 lots, 1 block on 12.54 ± acres.

The Technical Advisory Committee (TAC) met on November 4, 2021 and provided the following conditions:

1. **Zoning:** Property is zoned CG (Commercial – General). Proposed lots conform to the requirements of the CG district.
2. **Addressing:** Addresses provided by INCOG must be shown on face of the plat.
3. **Transportation & Traffic:** Approved as submitted.
4. **Sewer/Water:** On-site sewage disposal requires approval by Oklahoma Department of Environmental Quality. Water service to be provided by Washington County Rural Water District #3. 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:** All release letters have been received. Oil & Gas certificate was submitted.

Plat was released by the Tulsa County Engineer on November 9, 2021. Staff recommends **APPROVAL** of the minor subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

**TMAPC Action; 9 members present:**

On **MOTION** of **REEDS**, the TMAPC voted 9-0-0 (Adams, Bayles, Blair, Covey, Craddock, Reeds, Walker, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; Kimbrel, Shivel, "absent") to **APPROVE** the Minor Subdivision Plat for Mingo 20 per staff recommendation.

**OTHER BUSINESS**

**14. Proposed 2022 TMAPC Meeting Dates**

**Proposed Meeting Dates  
2022 SCHEDULE**

**Tulsa Metropolitan Area Planning  
Commission (TMAPC)**

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Regular meetings of the TMAPC are held on the first and third Wednesday of each month at 1:00 p.m. in the One Technology Center, 175 E. 2nd Street, City Council Chambers, 2nd Level, Tulsa, Oklahoma.

Work sessions of the TMAPC are held, as necessary, typically prior to regular TMAPC business in the One Technology Center, 175 E. 2nd Street, in a room location to be announced at the time an agenda is posted.

JANUARY	FEBRUARY	MARCH
5	2	2
19	16	*23

A P R I L		M A Y		J U N E	
6		4		1	
20		18		15	
J U L Y		A U G U S T		S E P T E M B E R	
6		3		7	
20		17		21	
O C T O B E R		N O V E M B E R		D E C E M B E R	
5		2		7	
19		16		21	

**\*Meeting is the 4th Wednesday of March because of Spring Break.**

Mr. Covey stated his only concern was the March 16th meeting because of Spring Break. He stated he would suggest changing this meeting to March 23rd because several Commissioners would be gone that week.

**TMAPC Action; 9 members present:**

On **MOTION** of **REEDS**, the TMAPC voted 9-0-0 (Adams, Bayles, Blair, Covey, Craddock, Reeds, Walker, Whitlock, Zalk, “aye”; no “nays”; none “abstaining”; Kimbrel, Shivel, “absent”) to **APPROVE** the proposed 2022 TMAPC meeting with the modification of the 2nd meeting in March from the 16th to the 23rd.

**15. Commissioners' Comments**

None

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**ADJOURN**

**TMAPC Action; 9 members present:**

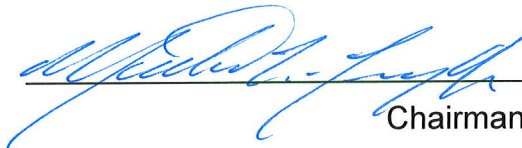
On **MOTION** of **WALKER**, the TMAPC voted 9-0-0 (Adams, Bayles, Blair, Covey, Craddock, Reeds, Walker, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; Kimbrel, Shivel, "absent") to **ADJOURN** TMAPC meeting of November 17, 2021, Meeting No. 2854.

**ADJOURN**

There being no further business, the Chair declared the meeting adjourned at 1:38 p.m.

Date Approved:

12-15-2021

  
Chairman

ATTEST:   
Secretary

Secretary