

TULSA METROPOLITAN AREA PLANNING COMMISSION  
**Minutes of Meeting No. 2873**

Wednesday, September 7, 2022, 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>
Covey	Bayles	Foster	Jordan, COT
Craddock	Carr	Hoyt	Stephens, Jeff, Legal
Kimbrel	Krug	Sawyer	
Shivel	Reeds	Siers	
Walker		Wilkerson	
Whitlock			
Zalk			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday September 1, 2022 at 2:16 p.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

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:**  
Mr. Wilkerson reported on City Council actions.

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**Minutes:**

1. Minutes of August 17, 2022 Meeting No. 2872

Approval of the Minutes of **August 17, 2022 Meeting No. 2872**

**TMAPC Action; 7 members present:**

On **MOTION** of **SHIVEL**, the TMAPC voted 7-0-0(Covey, Craddock, Kimbrel, Shivel, Walker, Whitlock, Zalk, “aye”; no “nays”; none “abstaining”; Bayles, Carr, Krug, Reeds, “absent”) to **APPROVE** the minutes of August 17, 2022 Meeting No. 2872

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Item 2 was removed from the Consent Agenda and placed on the Public Hearing.

### 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-734-1 Tom Daman** (CD 8) Location: Southeast corner of East 103rd Place South and South Louisville Avenue requesting a **PUD Minor Amendment** to increase allowable driveway width in the street setback and right-of-way

#### **STAFF RECOMMENDATION:**

**SECTION I:** PUD-734-1 Minor Amendment

Amendment Request: Revise the PUD Development Standards to increase the allowable driveway width within the street setback and the street right-of-way.

Currently driveways in RS zoned lots with a width of 75+ feet cannot exceed 50% of the lot frontage or 27 ft of driveway width in the right-of-way and 30 ft within the street setback, whichever is less. The subject lot currently has an existing drive that is 16 ft wide along the S Louisville Ave frontage. A new drive is proposed along the E 103<sup>rd</sup> PI S frontage with a width of 24 ft. This would bring the total combined drive width for the subject lot to 40 ft. The subject lot is a corner lot and has approximately 300 ft of total frontage. This would bring the total requested drive width to 13.3% of the total frontage.

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-734-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-734.
- 2) All remaining development standards defined in PUD-734 shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment to increase the total allowable driveway width to 40 ft in both the street setback and the right-of-way.

**Legal Description for PUD-734-1:**

The West Half (W2) of Lot Eleven (11), Block One (1), Ridgewood Hollow, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma according to the Recorded Platting No. 6116, to become part of and conveyed with Lot Twelve (12), Block One (1) of said Ridgewood Hollow

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4. **PUD-766-8 City of Tulsa, Sandy Silman** (CD 9) Location: Northwest corner of East 51<sup>st</sup> Street South at South Yale Avenue requesting a **PUD Minor Amendment** to allow a public streets in Reserve Area B

**STAFF RECOMMENDATION:**

**SECTION I:** PUD-766-8 Minor Amendment

Amendment Request: Modify the PUD Development Standards to allow public streets in Reserve B.

The applicant is proposing to revise the development standards of the PUD to allow public streets in Reserve Area B. Currently the development standards of the PUD require a private street to be located in Reserve Area B of the PUD. This amendment, if approved, would allow the street located in Reserve Area B to be a public street, maintained by the City of Tulsa.

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(5) of the City of Tulsa Zoning Code.*

*“Modification of the internal circulation system, provided the system is not substantially altered in design, configuration or location.”*

Staff has reviewed the request and determined:

- 1) PUD-766-8 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-766.

- 2) All remaining development standards defined in PUD-766 and subsequent amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment to allow public streets in Reserve Area B.

**Legal Description for PUD-766-8:**

Reserve B, 51 YALE REPLAT PRT INTERSTATE CENTRAL ADD & INTERSTATE CENTRAL EXT

**TMAPC Action; 7 members present:**

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

### **PUBLIC HEARING**

Item 2 was removed from Consent Agenda and placed on Public Hearing. It was then continued to October 5, 2022.

2. **Z-7625a Lou Reynolds** (CD 8) Location: Northeast corner of East 81<sup>st</sup> Street South and South Harvard Avenue requesting a **Minor Amendment** to allow retaining wall tie-backs to be located in a portion of the 25 foot landscape buffer (Continued from August 3, 2022 and August 17, 2022)

**STAFF RECOMMENDATION:**

**SECTION I:** Z-7625a Minor Amendment

Amendment Request: Revise the Optional Development Plan Standards to allow retaining wall tie-backs to be located in a portion of the 25 ft landscape buffer.

Currently the Optional Development Plan Standards require retaining walls, including footings, tie-backs and wall drainage must be placed outside of the 25 foot landscape buffer area as outlined in the Zoning/Optional Development Plan approval for Z-7625. The applicant is proposing to revise the standards to allow tie-backs within the 25 foot landscape buffer in the areas indicated on the site plan provided by the applicant.

Staff does not support this request and feels that the 25 foot landscape buffer approved in the Optional Development plan should be maintained.

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 70.040.I.1.a(8) of the City of Tulsa Zoning Code.*

*“Modification to approved screening and landscaping plans, provided the modification is not a substantial deviation from the original approved plan.”*

Staff has reviewed the request and determined:

- 1) Z-7625a represents a significant departure from the approved development standards in the Optional Development Plan.
- 2) If approved, all remaining development standards defined in Z-7625 shall remain in effect.

With considerations listed above, staff recommends **denial** of the minor amendment to revise the Optional Development Plan Standards to allow retaining wall tie-backs to be located in a portion of the 25 ft landscape buffer.

Staff requested a continuance to October 5, 2022.

**TMAPC Action; 7 members present:**

On **MOTION** of **CRADDOCK**, the TMAPC voted 7-0-0 (Covey, Craddock, Kimbrel, Shivel, Walker, Whitlock, Zalk, “aye”; no “nays”; none “abstaining”; Bayles, Carr, Krug, Reeds, “absent”) to **CONTINUE** Item 2 to October 5, 2022.

**PUBLIC HEARING – PLATS**

5. **Wilshire Trails** (CD 1) Preliminary Plat, Location: South and west of East 33<sup>rd</sup> Street North and North Peoria Avenue

**STAFF RECOMMENDATION:**

**Wilshire Trails** - (CD 1)

South and west of East 33<sup>rd</sup> Street North and North Peoria Avenue

This plat consists of 25 lots, 4 blocks, 4.55 ± acres.

The Technical Advisory Committee (TAC) met on August 18, 2022 and provided the following conditions:

1. **Zoning:** The property is currently zoned RS-3 and OL. TMAPC recommended approval of a rezoning (Z-7671) to RS-4 for all lots included in the preliminary plat on August 17, 2022. The rezoning must be approved and effective prior to final plat approval.
2. **Addressing:** City of Tulsa will assign addresses to the plat. Address assignments must be shown on the face of the final plat. Provide address disclaimer.

3. **Transportation & Traffic:** Street construction and paving will require approval of an infrastructure development permit (IDP). City of Tulsa right-of-way permits will be required for new driveways. Sidewalks or, if allowable, fees-in-lieu will be required on all lots as part of new construction. Coordinate with City of Tulsa Parks to establish pedestrian trail connections at the end of cul-de-sacs proposed adjacent to trail. Provide measurements to ensure turnarounds comply with fire code requirements.
4. **Sewer/Water:** IDP approval must be obtained prior to release of the final plat for required sewer and water extensions. Adequate easement must be provided to cover all proposed extensions. Any required offsite easements must be recorded and reflected on the final plat.
5. **Engineering Graphics:** Submit a subdivision data control sheet with final plat. Remove contours from final plat submittal. Add "Gilcrease Expressway" to location map. Include coordinate system used under Basis of Bearing heading. Graphically show all pins found or set associated with the plat. Ensure accuracy of written legal description.
6. **Stormwater, Drainage, & Floodplain:** Stormwater improvements will require IDP approval prior to final plat approval. Required easements must be reflected on the face of the plat.
7. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

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 is required prior to approval of the final plat.

**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(Covey, Craddock, Kimbrel, Shivel, Walker, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; Bayles, Carr, Krug, Reeds, "absent") to **APPROVE** the Preliminary Subdivision Plat for Willshire Trails per staff recommendation.

## **PUBLIC HEARING - REZONING**

Item 6 was continued to October 5, 2022.

6. **Z-7669 Brian Letzig** (CD 9) Location: East of the southeast corner of South Canton Avenue and East 68<sup>th</sup> Street South requesting rezoning from **OL to CG with optional development plan** (Continued from August 3, 2022) **(Applicant requests a continuance to October 5, 2022)**

**TMAPC Action; 7 members present:**

On **MOTION** of **CRADDOCK**, the TMAPC voted 7-0-0(Covey, Craddock, Kimbrel, Shivel, Walker, Whitlock, Zalk, “aye”; no “nays”; none “abstaining”; Bayles, Carr, Krug, Reeds, “absent”) to **CONTINUE** Item 6 to October 5, 2022.

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Items 7 and 8 were continued to September 21, 2022

- 7. **CZ-535 John Parks** (County) Location: Northwest of intersection of Highway 75 and East 66<sup>th</sup> Street North requesting rezoning from **AG to IL** (related to TCCP-11) **(Staff requests a continuance to September 21, 2022)**

**TMAPC Action; 7 members present:**

On **MOTION** of **CRADDOCK**, the TMAPC voted 7-0-0(Covey, Craddock, Kimbrel, Shivel, Walker, Whitlock, Zalk, “aye”; no “nays”; none “abstaining”; Bayles, Carr, Krug, Reeds, “absent”) to **CONTINUE** Item 7 to September 21, 2022.

**PUBLIC HEARING - COMPREHENSIVE PLAN AMENDMENTS**

- 8. **TCCP-11 John Parks** (County) Location: Northwest of intersection of Highway 75 and East 66<sup>th</sup> Street North requesting a land use amendment from **Rural Residential/Agriculture to Industrial** (related to CZ-535) **(Staff requests a continuance to September 21, 2022)**

**TMAPC Action; 7 members present:**

On **MOTION** of **CRADDOCK**, the TMAPC voted 7-0-0(Covey, Craddock, Kimbrel, Shivel, Walker, Whitlock, Zalk, “aye”; no “nays”; none “abstaining”; Bayles, Carr, Krug, Reeds, “absent”) to **CONTINUE** Item 8 to September 21, 2022.

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**OTHER BUSINESS**

**9. Commissioners' Comments**

None

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**ADJOURN**

**TMAPC Action; 7 members present:**

On **MOTION** of **COVEY**, the TMAPC voted 7-0-0(Covey, Craddock, Kimbrel, Shivel, Walker, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; Bayles, Carr, Krug, Reeds, "absent") to **ADJOURN** TMAPC meeting of September 7, 2022, Meeting No. 2873.

**ADJOURN**

There being no further business, the Chair declared the meeting adjourned at 1:06 p.m.

Date Approved:

09-21-2022

  
Chair

ATTEST:   
Secretary