

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
**Meeting No. 2864**

**April 20, 2022, 1:00 PM**  
**175 East 2nd Street, 2nd Level, One Technology Center**  
**Tulsa City Council Chamber**

**INTRODUCTION AND NOTICE TO THE PUBLIC**

At this meeting the TMAPC, in accordance with and pursuant to applicable TMAPC Policies and Procedures, will review, consider, discuss, and may take action on, approve, recommend for approval, amend or modify, recommend for approval with modifications, deny, reject, recommend for denial, or defer action on any item listed on the agenda.

Call to Order:

**REPORTS:**

**Chairman's Report:**

**Work session Report:**

**Director's Report:**

Review and possible approval, approval with modifications, denial, or deferral of the following:

1. Minutes of April 6, 2022 Meeting No. 2863

**PUBLIC HEARING-PLATS**

Review and possible approval, approval with modifications, denial, or deferral of the following:

2. **Crossover Community Development** (CD 1) Preliminary Plat, Location: West of the southwest corner of East 36<sup>th</sup> Street North and North Peoria Avenue

**PUBLIC HEARING-REZONING**

Review and possible recommendation of approval, approval with modifications, denial, or deferral of the following:

3. **Z-7645 Lou Reynolds** (CD 5) Location: East of the northeast corner South Yale Avenue and East 51st Street South requesting rezoning from **RM-2 to CS**

## OTHER BUSINESS

### 4. Commissioners' Comments

## ADJOURN

CD = Council District

**NOTE:** If you require special accommodation pursuant to the Americans with Disabilities Act, please notify the Tulsa Planning Office at 918-584-7526. Exhibits, petitions, pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained Tulsa Planning Office at INCOG. All electronic devices must be silenced during the Planning Commission meeting.

Visit our website at [tulsaplanning.org](http://tulsaplanning.org)

email address: [esubmit@incog.org](mailto:esubmit@incog.org)

**TMAPC Mission Statement:** The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.



Tulsa Metropolitan Area  
Planning Commission

**Case :** Crossover Community  
Development

**Hearing Date:** April 20, 2022

**Case Report Prepared by:**

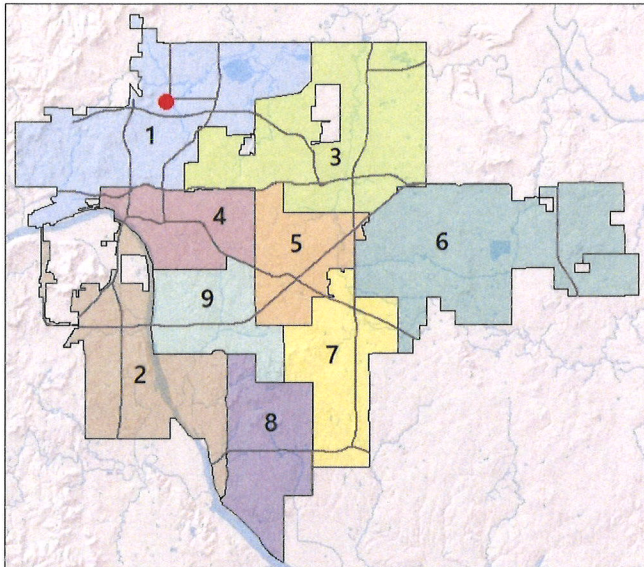
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Charles Jones, Cyntergy

*Owner:* Crossover Community Impact

**Location Map:**  
(shown with City Council Districts)



**Applicant Proposal:**

Preliminary Plat

*Location:* West of the southwest corner of  
East 36<sup>th</sup> Street North and North Peoria  
Avenue

*2 lots, 1 block, 7.89 ± acres*  
*Mixed-Use*

**Zoning:** CH, MX2-F-65

**Staff Recommendation:**

Staff recommends **approval** of the  
preliminary plat

**City Council District: 1**

*Councilor Name:* Vanessa Hall-Harper

**County Commission District: 1**

*Commissioner Name:* Stan Sallee

**EXHIBITS:** Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual  
Improvements

2.1

## PRELIMINARY SUBDIVISION PLAT

### Crossover Community Development - (CD 1)

West of the southwest corner of East 36<sup>th</sup> Street North and North Peoria Avenue

This plat consists of 2 lots, 1 block on 7.89 ± acres.

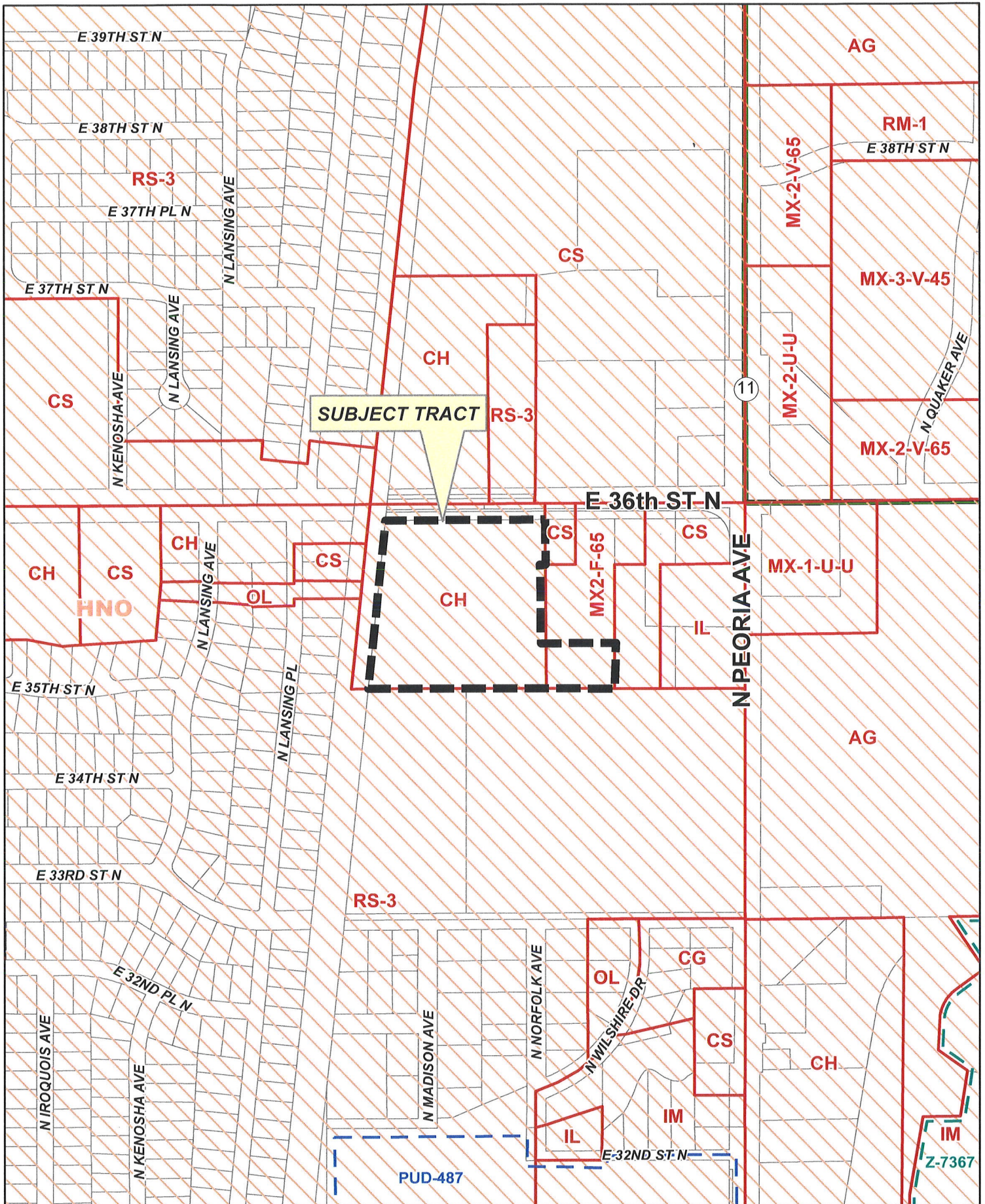
The Technical Advisory Committee (TAC) met on April 7, 2022 and provided the following conditions:

1. **Zoning:** The property is zoned CH (Commercial – High) and MX2-F-65 (Mixed-Use). The proposed lots conform to the requirements of the zoning districts.
2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat.
3. **Transportation & Traffic:** Apply limits of no access to areas outside of the planned driveways. Coordinate location with City Traffic Engineering due to current work on East 36<sup>th</sup> Street North. Sidewalks will be required per Title 35 upon application for new building permits.
4. **Sewer:** Sanitary sewer extensions will require the approval of IDP. Final plat approval will not be given by the City of Tulsa until IDP has been approved. Dimension and label all easements on the face of the plat.
5. **Water:** Water line extensions will require the approval of IDP. Final plat approval will not be given by the City of Tulsa until IDP has been approved. Dimension and label all easements on the face of the plat. Offsite easements serving this project must be recorded and reflected on the face of the plat prior to approval of final plat.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat submittal. Add “State of” before Oklahoma in plat subtitle. Remove contours from final plat. Add contact information for project engineer and surveyor. Update location map to reflect only platted property boundaries. Label all other areas as unplatted. Update street names in the location map. Ensure accuracy and consistency of legal description between written version and face of the plat. Add signature block for government official signature.
7. **Stormwater, Drainage, & Floodplain:** IDP approval required for final plat.
8. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release required prior to final plat approval.

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# CROSSOVER COMMUNITY DEVELOPMENT (2022)

20-12 24

2.3





Feet  
0 200 400



Subject  
Tract

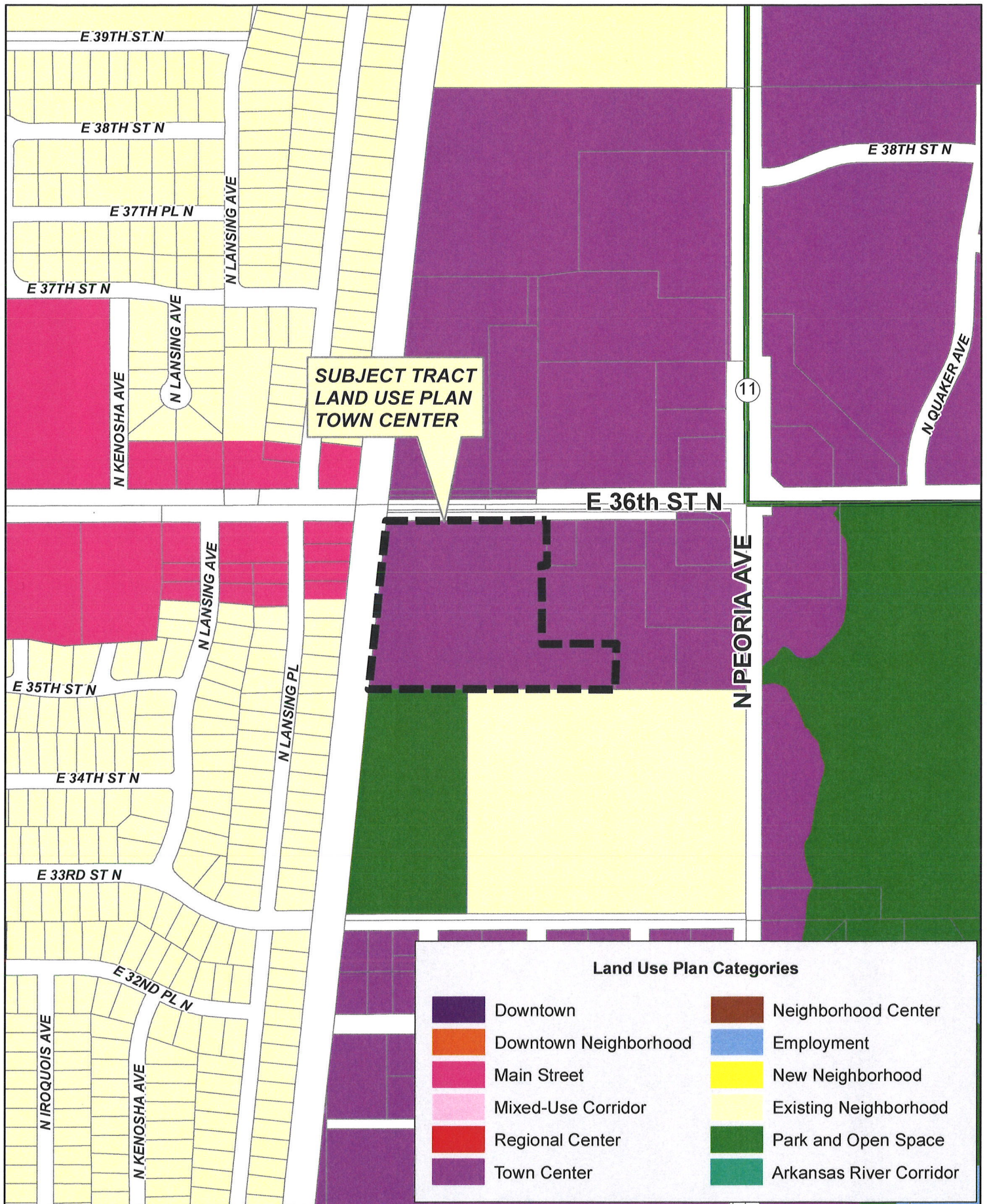
## CROSSOVER COMMUNITY DEVELOPMENT (2022)

Note: Graphic overlays may not precisely  
align with physical features on the ground.

Aerial Photo Date: 2020/2021





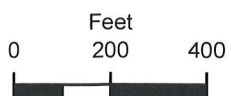
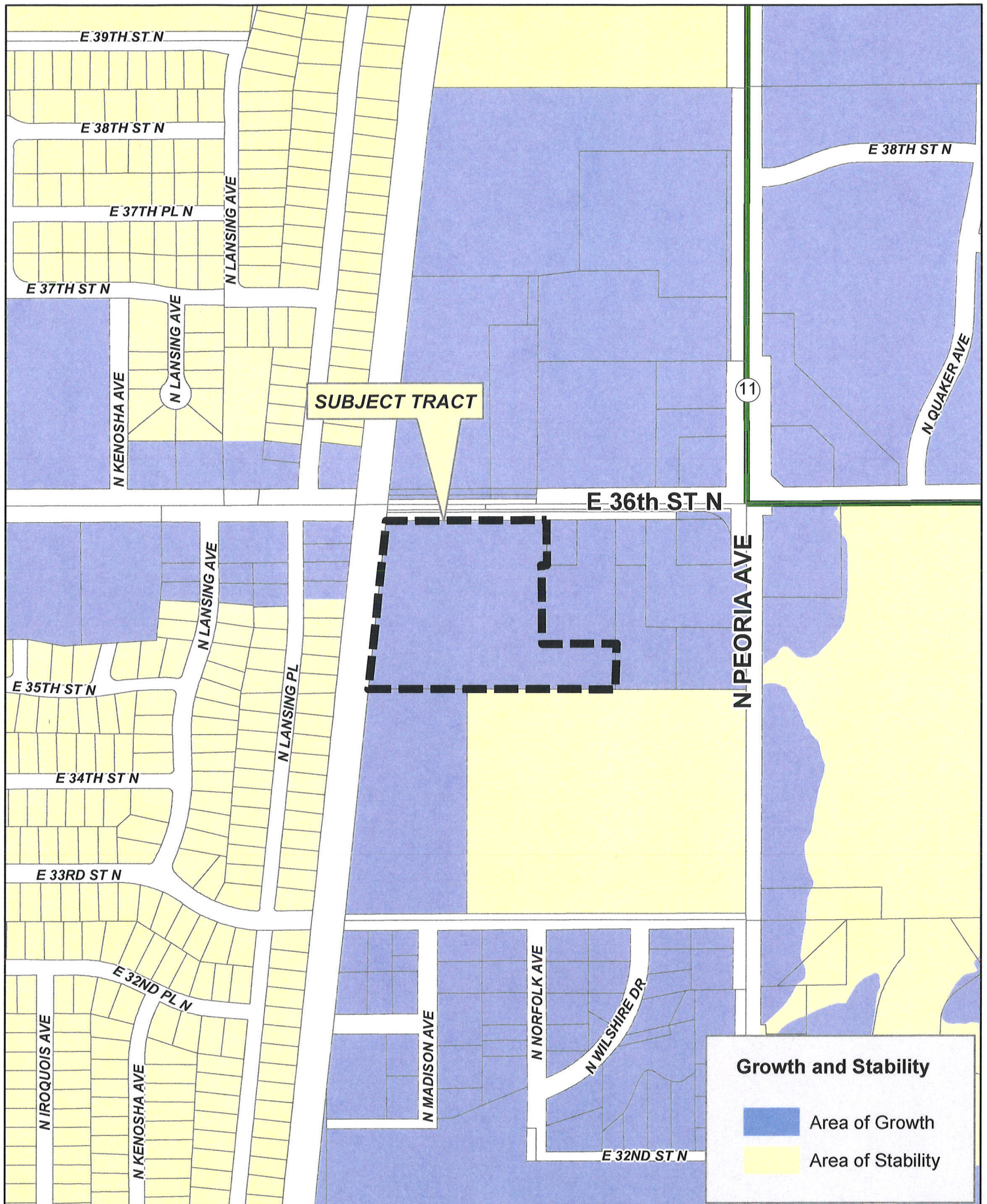


# **CROSSOVER COMMUNITY DEVELOPMENT (2022)**

20-12 24

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# **CROSSOVER COMMUNITY DEVELOPMENT (2022)**

20-12 24





Preliminary Plat  
Crossover Community Development  
Section 24, Township 20 North, Range 12 East  
City of Tulsa, Tulsa County, Oklahoma



East 26th Street North  
Location Map

Scale: 1"=200'

LOT STATISTICS

TWO (2) LOTS IN ONE (1) BLOCK  
LOT ONE (1) 19,289 SQUARE FEET OR 0.44 ACRES  
LOT TWO (2) 19,289 SQUARE FEET OR 0.44 ACRES  
TOTAL LOT AREA 38,578 SQUARE FEET OR 0.88 ACRES  
31.17 SQUARE FEET OR 0.71 ACRES

OWNER

CROSSOVER COMMUNITY DEVELOPMENT  
CROSSOVER COMMUNITY DEVELOPMENT  
ADDRESS: 810 S. CINCINNATI AVE. STE. 200  
TULSA, OK 74106  
PHONE: (918) 877-6020  
CELL: (918) 877-6020

Engineer

ADDRESS: 810 S. CINCINNATI AVE. STE. 200  
TULSA, OK 74106  
PHONE: (918) 877-6020  
CELL: (918) 877-6020

SURVEYOR

STANTIS SURVEYING, INC.  
210 CHOUTEAU AVENUE  
CHOUTEAU, OK 74127  
PHONE: (918) 436-7888  
FAX: (918) 436-7888  
CELL: (918) 436-7888

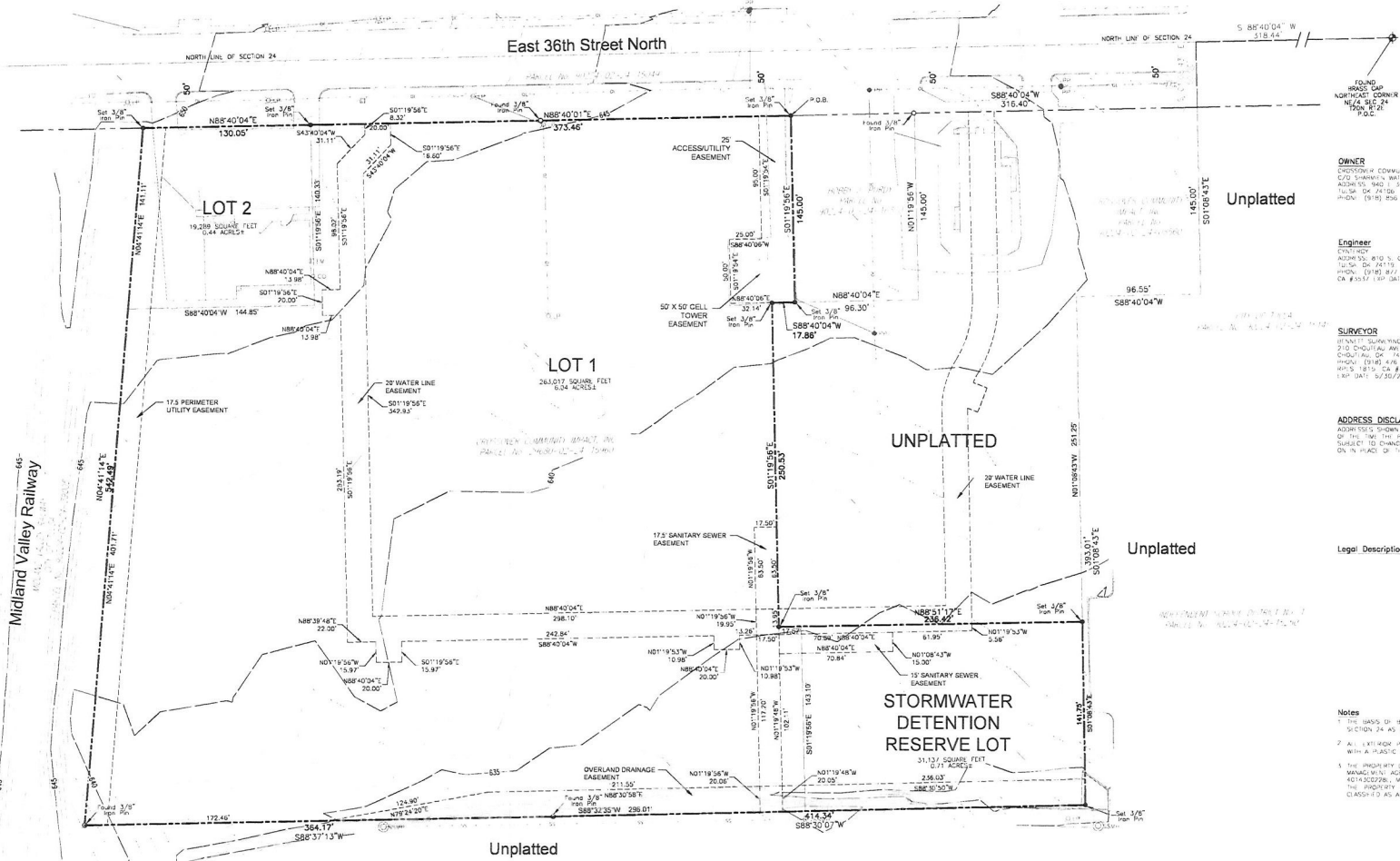
ADDRESS DISCLAIMER NOTE

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AS OF THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

Legal Description

Notes

1. THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NORTH LINE OF THE NAVA, SECTION 24 AS BEING N88°40'04"E.
2. ALL EXISTING PROPERTY CORNER MONUMENTS WILL BE MARKED USING 3/8" IRON PINS WITH A PLASTIC CAP STAMPED "BENTON" UNLESS MONUMENTS ARE PREVIOUSLY EXISTING.
3. THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE TULSA, OKLAHOMA COUNTY, OKLAHOMA, MAP NO. 401432228, MAP REVISED OCTOBER 16, 2012, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS BEING IN ZONE 10, NOT SHOWN WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN.

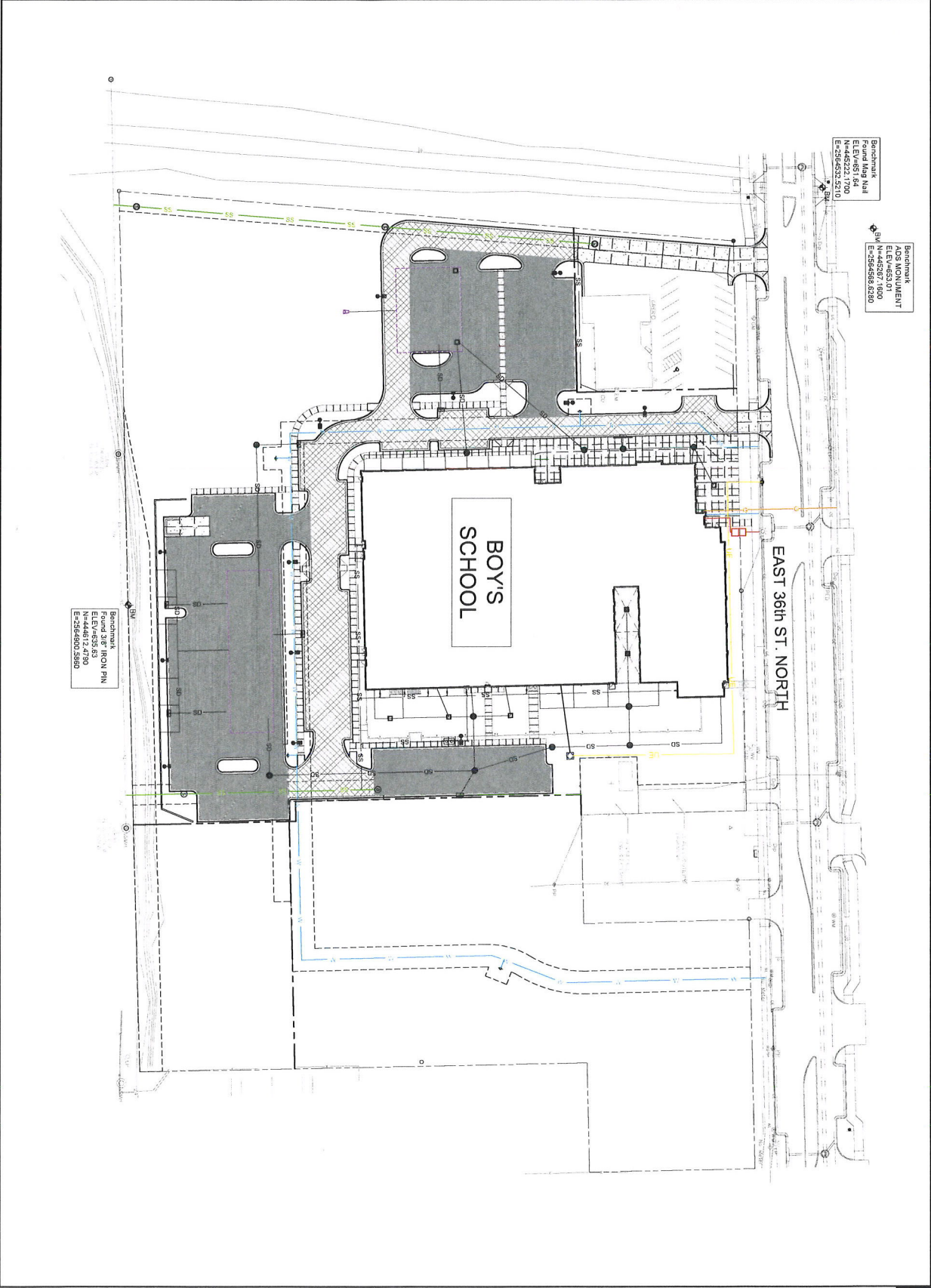


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620



RECEIVED: 12/1/96

ISSUE DATE P08162.0106  
PROJECT NO  
CHECKED BY SAT  
DRAWN BY CFJ  
IDP # XXX-202X  
ATLAS PAGE NO. 218  
SHEET 1 OF 2


**SACRED** 06/05/97

**CROSSOVER COMMUNITY CENTER**  
CROSSOVER DEVELOPEMENT COMPANY, LLC

940 E. 36TH ST. N.  
TULSA COUNTY, OK 74106



CYNTERCY ENGINEERING, PLLC  
CA # 3537  
EXPIRES 03/30/2022  
JOSHUA LANGSTON, PE  
E-10486293-000003

810 SOUTH CINCINNATI  
SECOND FLOOR  
TULSA, OK 74119  
918.277.5000  
www.cynthei.com





**Case Number: Z-7645**

**Hearing Date: April 20, 2022**

**Case Report Prepared by:**

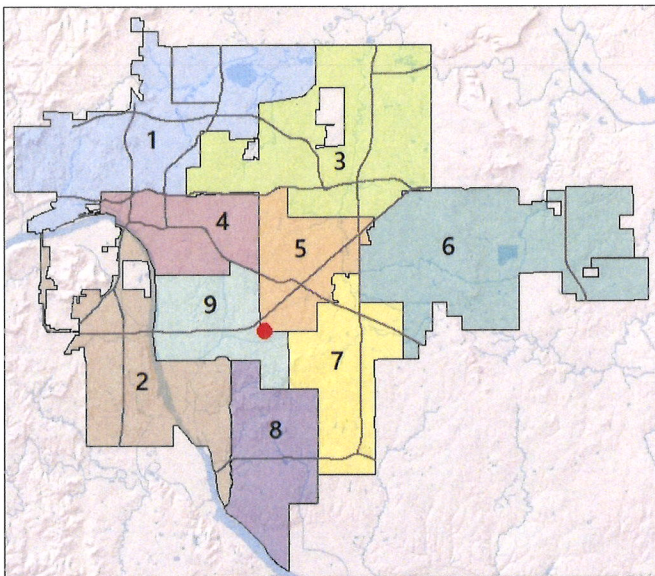
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Lou Reynolds

*Property Owner:* Parks Edge Nursing and Rehabilitation Center, Inc.

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Restaurant

*Concept summary:* Rezone from multi-family residential uses to CS for commercial development along East 51<sup>st</sup> Street South

*Tract Size:* 2.04 ± acres

*Location:*

5115 East 51<sup>st</sup> Street South

East of the Northeast Corner of South Yale at East 51<sup>st</sup> Street South

**Zoning:**

*Existing Zoning:* RM-2

*Proposed Zoning:* CS

**Comprehensive Plan:**

*Land Use Map:* Town Center

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9327

CZM: 48

**City Council District: 5**

*Councilor Name:* Mykey Arthrell-Knezek

**County Commission District: 3**

*Commissioner Name:* Vicki Adams

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## **SECTION I: Z-7645**

**DEVELOPMENT CONCEPT:** The applicant has submitted a rezoning request for a site that is zoned for multi-family residential uses as allowed in an RM-2 but included a special exception for the nursing home that has been demolished. The request is for CS zoning.

### **EXHIBITS:**

INCOG Case map  
INCOG Aerial (small scale)  
INCOG Aerial (large scale)  
Tulsa Comprehensive Plan Land Use Map  
Tulsa Comprehensive Plan Areas of Stability and Growth Map  
Applicant Exhibits: None included

### **DETAILED STAFF RECOMMENDATION:**

Z-7645 is a request to change zoning from RM-2 to CS. Uses allowed within a CS zoning district along with the lot and building regulations are consistent with the Town Center land use vision and,

The CS district is primarily intended to accommodate convenience, neighborhood, community, and regional shopping centers providing a range of retail and personal service uses. All of those uses are consistent with the expected development along a multi modal corridor and,

The supplemental development standards with the lot and building regulations in a CS zoning district support development style similar to surrounding properties therefore,

Staff recommends Approval of Z-7645 to rezone property from RM-2 to CS.

## **SECTION II: Supporting Documentation**

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

**Staff Summary:** *Uses, lot and building standards and the supplemental regulations allowed in a CS district are consistent with the Town Center Land use designation and also support the development concept anticipated along a Multi Modal Corridor.*

### **Land Use Vision:**

#### ***Land Use Plan map designation: Town Center***

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations

#### ***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

3.2



increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

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

### **Transportation Vision:**

#### ***Major Street and Highway Plan: Multi-Modal Corridor***

East 51<sup>st</sup> Street South 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 was developed in the 1960's as a convalescent hospital after Board of Adjustment Approval. That facility has been demolished.*

**STREET VIEW IMAGE BELOW:**

View from southwest corner of site looking northeast.



**Environmental Considerations:** None

**Streets:**

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 51 <sup>st</sup> Street South	Secondary Arterial with Multi modal corridor	100 feet	4
South Braden Avenue	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	RM-2	Town Center	Growth	Multi Family
East	OM	Town Center	Growth	Meals on wheels headquarters (in construction phase)
South	RS-2 with special exception for park	Town Center	Stability	Lafortune Park (County Park System)
West	CS	Town Center	Growth	Commercial and Self-Storage

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### SECTION III: Relevant Zoning History

History: Z-7645

**Subject Property:**

**ZONING ORDINANCE:** Ordinance number 11824 dated June 26, 1970, established zoning for the subject property.

**BOA-19049 April 2001:** The Board of Adjustment **approved** a *Special Exception* to expand an existing building & a *Variance* of the setback requirement of 85' from the centerline of East 51<sup>st</sup> Street South down to 75', on property located at 5115 East 51<sup>st</sup> street South.

**BOA-17971 March 1998:** The Board of Adjustment **approved** a *Variance* to reduce the required yard along Braden Ave. from 10' to 0' to permit an addition to an existing structure, on property located at 5115 East 51<sup>st</sup> Street South.

**BOA-4796 September 1965:** The Board of Adjustment **approved** a request for permission to erect a convalescent hospital in a U-2-B District, on property located at 5115 East 51<sup>st</sup> Street.

**Surrounding Property:**

**BOA-22915 June 2020:** The Board of Adjustment **approved** a *Special Exception* to permit a Public, Civic & Institutional/Gov. Service (meals on wheels headquarters) in an OM District, on property located at 5151 East 51<sup>st</sup> Street South.

**BOA-21556 April 2013:** The Board of Adjustment **approved** a *Special Exception* to permit a skilled nursing home in an OM district, on property located at 5151 East 51<sup>st</sup> Street South.

**BOA-20149 November 2005:** The Board of Adjustment **approved** a *Special Exception* to permit a dry cleaner, in a CS zoned district, on property located at 5097 & 5099 East 51<sup>st</sup> Street South.

**Z-6515 January 1996:** All concurred in **approval** of a request for *rezoning* a tract of land from RS-3 to CS on property located 4801 South Braden Ave.

**BOA-9362 January 1977:** The Board of Adjustment **approved** a *Special Exception* to permit the use property for the construction of park and recreation facilities, now occupied by the County Emergency Shelter; and for the renovation of clubhouse, on property located at 5501 South Yale Avenue.

**BOA-9298 November 1976:** The Board of Adjustment **approved** a *Variance* to permit the 50' setback requirements from the centerline of Peoria to permit a 1' overhang of a pole sign, located at 5204 South Peoria Avenue & a *Variance* of the 50' setback requirements from the centerline of Harvard Avenue to permit a 3' overhang of a pole sign located 2208 North Harvard Avenue, & a *Variance* of the 50' setback requirements from the centerline of Sheridan Road to permit a 2' 6" overhang of a pole sign located at 711 south Sheridan Road, & *Variance* of the 50' setback requirements from the centerline of Lewis Avenue and from the centerline of 46<sup>th</sup> street North to permit a 1' 6" overhang of a pole sign located at 4604 North Lewis Avenue, & a *Variance* of the 50' setback requirements from the centerline of Charles Page Boulevard to permit a sign 23; 4" over the setback located at 4504 Charles Page Boulevard, & a *Variance* of the 50' setback requirements from the centerline of Pine Street to permit a 1' 6" overhang on a pole sign located at 3114 East Pine, & a *Variance* of the 50' setback requirements from the



centerline of 11<sup>th</sup> Street to permit a pole sign 19' 6" over the setback located at 3222 east 11<sup>th</sup> street, & a **Variance** of the 30' setback requirements from the centerline of West 42<sup>nd</sup> Place to permit a 3' overhang of a pole sign located at 3308 West 42<sup>nd</sup> Place, & a **Variance** of the setback requirements from the centerline of Admiral Place from 50' to 40' to permit the erection of a pole sign located at 3959 East Admiral Place, & **Variance** of the setback requirements from the centerline of Apache street from 50' to 46' to permit the erection of a pole sign located at 1532-A East Apache Street, & a **Variance** of the setback requirements from 40' to 26.4' from the centerline of main street to permit a pole sign located at 1517 South Main, & a **Variance** of the 50' setback requirements from the centerline of 51<sup>st</sup> Street, & a Variance of the 50' setback requirements from the centerline of 51<sup>st</sup> street to permit a pole sign with a 1' 6" overhang located at 5099 East 51<sup>st</sup> street, & a **Variance** of the 50' setback requirements from the centerline of Mingo Road to permit a 2' 6" overhang of a pole sign located at 4666 South Mingo Road.

**Z-4768 April 1975:** All concurred in **approval** of a request for *rezoning* a tract of land from OL to CS on property located at 4920 South Braden Ave East.

**BOA-8556 April 1975:** The Board of Adjustment **approved** a *Special Exception* to erect mini storage buildings, and a *Special Exception* to permit manager's quarters for the mini-storage buildings in a CS District, on property located at Northwest of 51<sup>st</sup> Street and Braden Avenue.

**BOA-7867 April 1973:** The Board of Adjustment **approved** a *Special Exception* to modify or remove the screening requirements where existing physical features provide visual separation of uses in an OM District, on property located at 4900 Block of South Darlington Avenue.

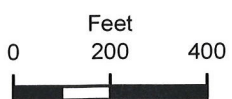
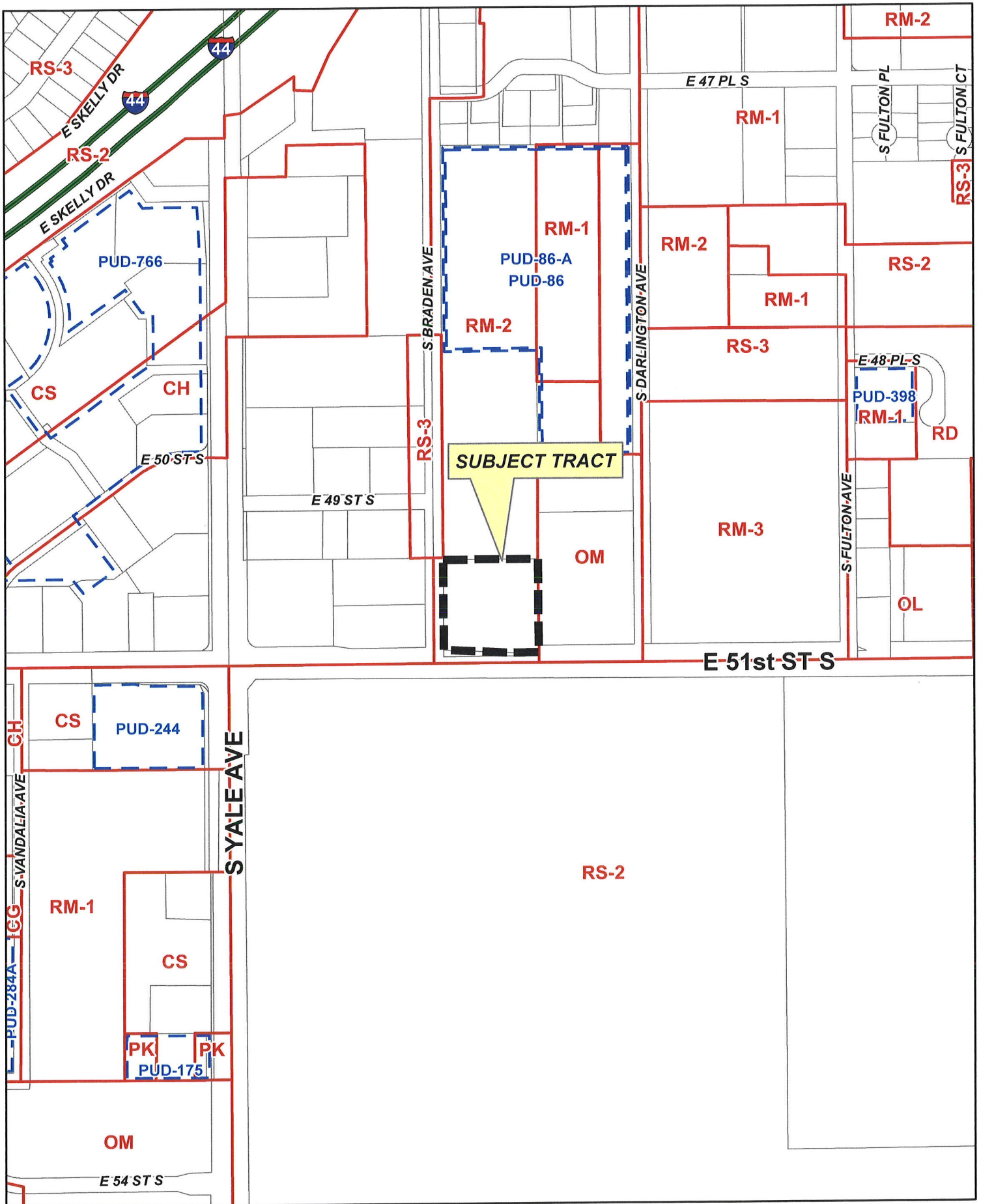
**Z-3369 & Z-3370 April 1970:** All concurred in **approval** of a request for *rezoning* a tract of land from OL to CS on property located at 4801 South Braden Ave & 4838 South Darlington Ave

**Z-3576 November 1969:** All concurred in **approval** of a request for *rezoning* a tract of land from U-2C to 3BH on property located 5151 East 51<sup>st</sup> Street South.

**BOA-5770 March 1968:** The Board of Adjustment **approved** a *Variance* to permit the setback requirements of U-3DH to permit building 25' from the East property line & a *Special Exception* to permit extending a U-3DH use 40' into a U-1C district, on property located at Braden between 47<sup>th</sup> and 49<sup>th</sup> Street.

**BOA-5907 May 1968:** The Board of Adjustment **approved** a *Variance* to permit a 3' x 30' plastic and metal canopy sign for a tavern, on property located at 5073 East 51<sup>st</sup> Street.

**BOA-5393 April 1967:** The Board of Adjustment **approved** a *Special Exception* to permit a YMCA at the northeast corner of 51<sup>st</sup> & Darlington, zoned U-2B, on property located at 5002 South Fulton Ave East.



**Z-7645**

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Subject Tract

**Z-7645**

19-13 27

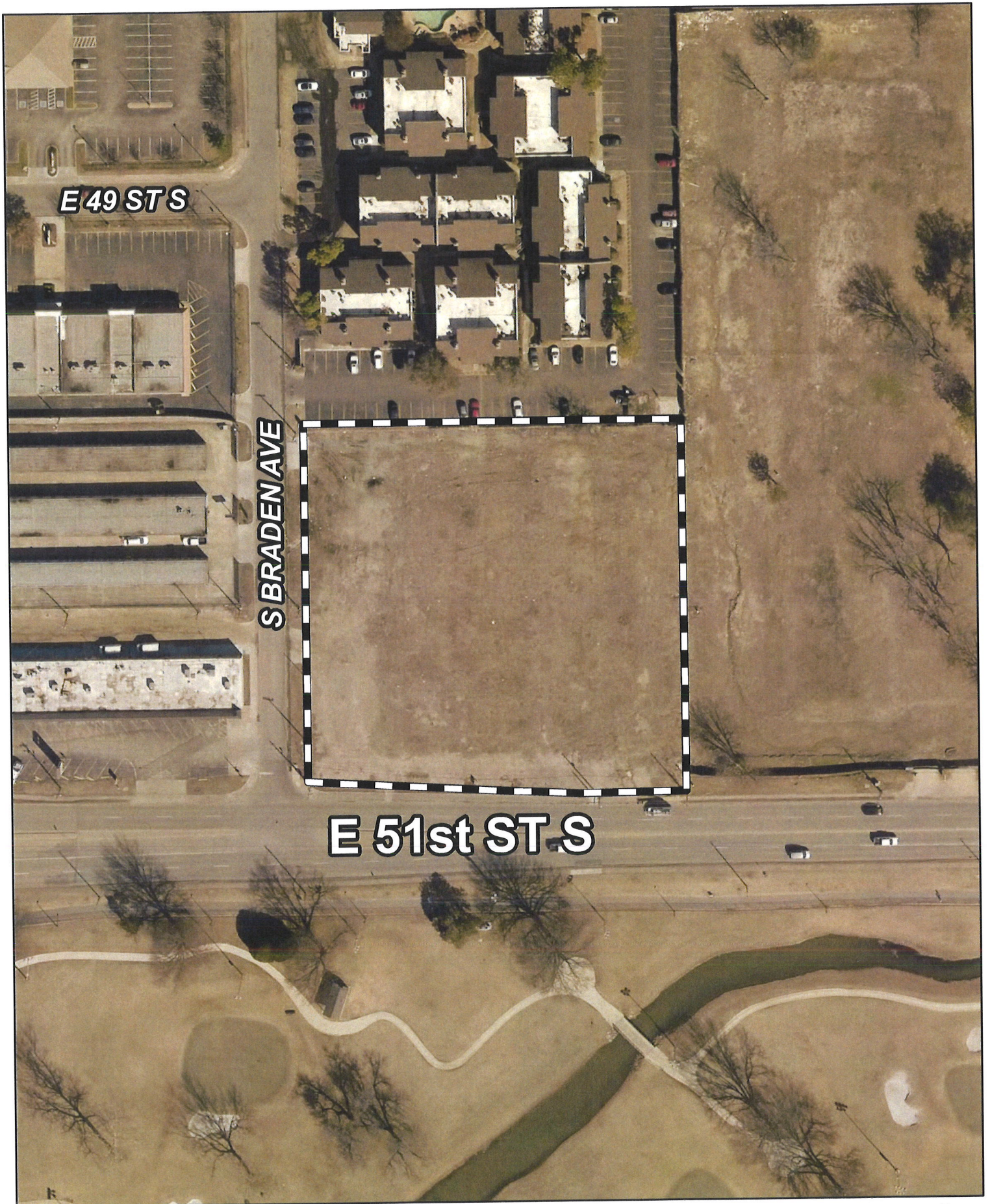
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Aerial Photo Date: 2020/2021

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**E 49 ST S**

**S BRADEN AVE**

**E 51st ST S**



**Subject  
Tract**

**Z-7645**

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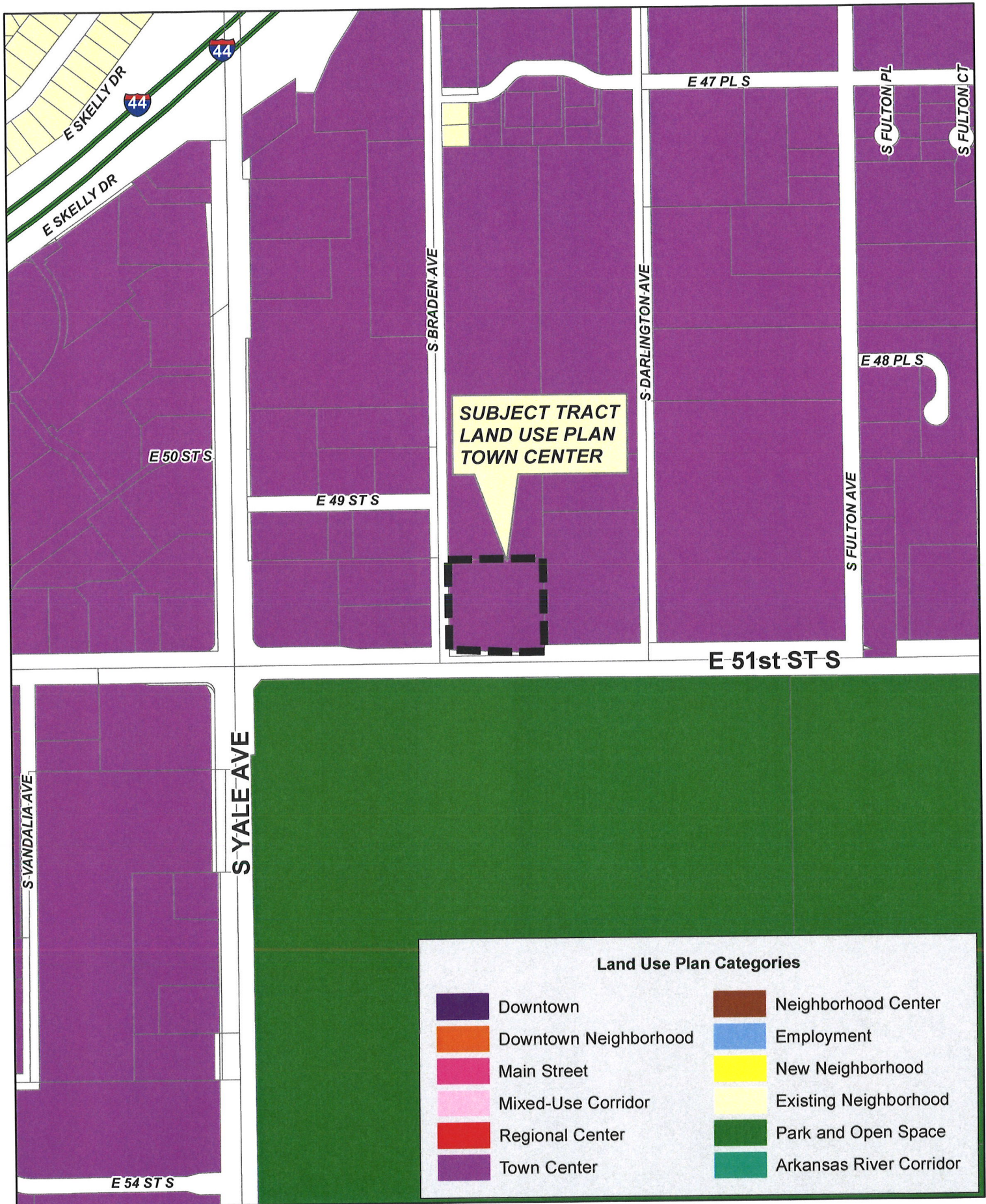
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**Aerial Photo Date: 2020/2021**

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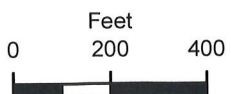
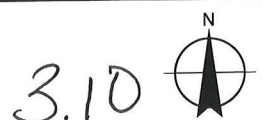




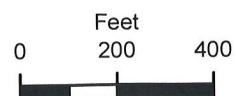
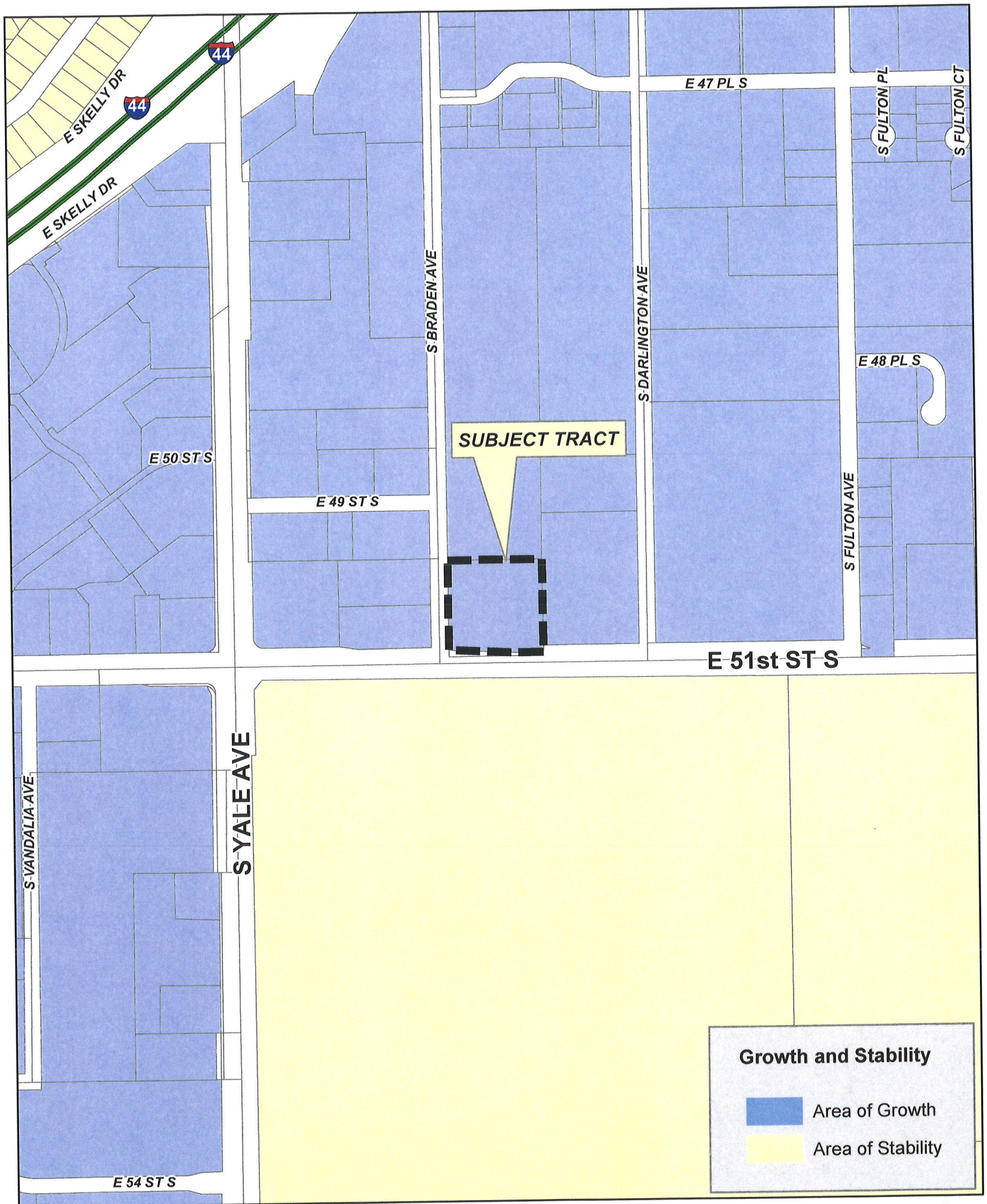


**Z-7645**

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**Z-7645**

19-13 27

**Growth and Stability**

-  Area of Growth
-  Area of Stability

