Tulsa Metropolitan Area Planning Commission

Agenda of Meeting No. 2907
Wednesday, February 7, 2024, 1:00 p.m.
Tulsa City Council Chambers, 175 E. 2nd St., Tulsa, OK 74103

Introduction and Notice to the Public
The Tulsa Metropolitan Area Planning Commission (TMAPC) provides unbiased advice to the City Council and the County Commissioners on planning, development, and zoning matters. At this meeting, TMAPC, in accordance with and pursuant to applicable 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.

How to Participate
You may attend the hearing to express your opinions or ask questions, or have someone appear on your behalf. If you wish to present documents or exhibits during the hearing, please submit them by 9:00 a.m. the day of the hearing. Please reference the case number and include your name and address. Any exhibits presented will become part of the public record of the case.

- To comment on cases within the City of Tulsa, email planning@cityoftulsa.org.
  Mail: Tulsa Planning Office, 175 E. 2nd St., Suite 480, Tulsa, OK 74103

- To comment on cases outside city limits in Tulsa County, email esubmit@incog.org.
  Mail: INCOG Planning Services, 2 W. 2nd St., Suite 800, Tulsa, OK 74103

All electronic devices must be silenced during the hearing. Note: If you require special accommodations pursuant to the Americans with Disabilities Act, please notify the Tulsa Planning Office at 918-596-7526.

Call to Order

Reports

Chairperson’s Report
Director’s Report

Approval of Minutes

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

1. Minutes from Meeting 2906, January 17, 2024

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.
2.  **Z-6310-SP-2a/PUD-467-11**  
   **Location:** East of the northeast corner of East 51st Street and South Harvard Avenue  
   **City Council District:** 9  
   **Applicant:** Tracy Beswick  
   **Action(s) Requested:** PUD Minor Amendment to amend the height restrictions for a pole sign

**Public Hearing - Plats**

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

3.  **Jain’s Estate**  
   **Location:** Northwest corner of East Pine Street and North Memorial Drive  
   **City Council District:** 3  
   **Applicant:** Mark Stacey  
   **Action(s) Requested:** Preliminary Plat for new subdivision

**Other Business**

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

4.  **Consider adopting revised TMAPC Policies and Procedures (Continued from January 17, 2024) (INCOG Staff requests a continuance to February 21, 2024)**

5.  **Commissioners’ Comments**

**Adjournment**
Case Z-6310-SP-2a/PUD-467-11 Staff Report

Hearing Date: February 7, 2024
Prepared by: Dylan Siers
dsiers@cityoftulsa.org
918-596-7584

Owner and Applicant Information
Applicant: Tracy Beswick
Property Owner: Tracy Beswick

Property Location
East of the Northeast corner of East 51st Street & South Harvard Avenue
Tract Size: ±1.36 acres

Location within the City of Tulsa
(shown with City Council districts)

Elected Representatives
City Council: District 9, Jayme Fowler
County Commission: District 3, Kelly Dunkerley

Public Notice Required
Mailed Notice to 300’ radius – min. 20 days in advance.

Staff Recommendation
Staff recommends Approval.

Request Summary
PUD Minor amendment to amend the height restrictions for a pole sign from 25’ to 41’.

Zoning
Existing Zoning: Z-76310-SP-2/PUD-467
Existing Overlays: None

Use
Current Use: Dermatology office

Comprehensive Plan Considerations
Land Use
Land Use Plan: Multiple Use
Small Area Plans: None
Development Era: Early Automobile

Transportation
Major Street & Highway Plan: N/A
planitulsa Street Type: N/A
Transit: N/A
Existing Bike/Ped Facilities: N/A
Planned Bike/Ped Facilities: N/A

Environment
Flood Area: N/A
Tree Canopy Coverage: 0-10%
Parks & Open Space: None
Detailed Staff Recommendation
The applicant is proposing to amend the height restrictions of the PUD to accommodate for an existing pole.

PUD-467-11 has a pole sign height restriction of 25', there was a pole sign that is 40'4” placed on the site with the previous business. The applicant is proposing to allow that sign by amending the PUD.

With consideration given to the factors listed herein, staff recommends approval of the application.

Comprehensive Plan Considerations

Land Use Plan
The subject property is designated as Multiple Use.

Multiple Use areas are "Mostly Commercial or Retail Uses" which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

Small Area Plans
The subject properties are not within a small area plan.

Development Era
The subject property is located in an area developed during the Early Automobile Era.

As automobile use began to supplant the use of streetcars in cities across the country, the pattern of urban development changed. From the time of the Great Depression, through World War 2, and prior to the development of the Interstate Highway System, Tulsa's land use pattern became more centered around the mile-by-mile grid of major streets that follows the boundaries of the township and range system. During this time period, Tulsa saw some of the fastest growth that has occurred in the city's history, consistent with population growth across the United States. Detached house neighborhoods with a variety of architectural styles proliferated through the area, and a relatively low level of redevelopment has occurred over time as compared to the Downtown Era and the Streetcar Era.

Transportation
Major Street & Highway Plan: N/A
Comprehensive Plan Street Designation: N/A
Transit: N/A
Existing Bike/Ped Facilities: N/A
Planned Bike/Ped Facilities: N/A
Arterial Traffic per Lane: N/A

Environmental Considerations
Flood Area: The subject properties are not within a flood area.
Tree Canopy Coverage: Tree canopy in the area is 0% The area would benefit from additional trees, which also capture and treat runoff before it enters the river.
Parks & Open Space: None

**Exhibits**
Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
### Owner and Applicant Information
Applicant: Mark Stacey  
Property Owner: Jay Jain

### Property Location
Multiple lots at the NW/c of N. Memorial Dr. and E. Pine St.

### Location within the City of Tulsa
(Shown with City Council districts)

### Request Summary
Platting a new subdivision named Jain’s Estate.  
Tract Size: ±3.68 acres

### Zoning
Existing Zoning: CH/IL  
Existing Overlays: None

### Use
Current Use: Mostly vacant with unoccupied structures to be demolished.  
Proposed Use: Commercial Subdivision including Hotels and Storage

### Comprehensive Plan Considerations
#### Land Use
Land Use Plan: Employment  
Small Area Plans: None  
Development Era: Early Automobile

#### Transportation
Major Street & Highway Plan: Secondary Arterials - N. Memorial Drive and E. Pine St.  
Planitulsa Street Type: Multi-Modal Corridor  
Transit: Tulsa Transit Route 201  
Existing Bike/Ped Facilities: None.  
Planned Bike/Ped Facilities: None.

#### Environment
Flood Area: City of Tulsa Regulatory Floodplain  
Tree Canopy Coverage: 0-10%  
Parks & Open Space: N/A

### Elected Representatives
City Council: District 3, Crista Patrick  
County Commission: District 1, Stan Sallee

### Public Notice Required
Mailed Notice to adjacent property owners a minimum of 10 days in advance

### Staff Recommendation
Staff recommends approval subject to conditions.
**Detailed Staff Recommendation**

The plat consists of 9 lots, 2 blocks, ±3.68 acres. Staff recommends approval of the preliminary subdivision plat subject to the following conditions provided by the Technical Advisory Committee (TAC) at the January 18th meeting and all other requirements of the Subdivisions Regulations. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

1. **Zoning:** The property is zoned CH/IL. Proposed uses and lot design meet standards for those districts.

2. **Addressing:** Addresses will be provided at a later date. Address assignments must be shown on the face of the final plat. Provide standard address disclaimer.

3. **Transportation:** Sidewalks and ADA ramps are required to be installed along all streets.
   - **Major Street & Highway Plan:** N. Memorial Drive and E. Pine St. are classified as secondary arterials, right-of-way must be dedicated to conform to the widths prescribed by the Major Street and Highway plan.
   - **Transit:** No service expansion planned as a part of this subdivision
   - **Existing Bike/Ped Facilities:** None.

4. **Sewer and Water:** Public sanitary sewer and water service are available for the subject property. Water meters must be located within right-of-way or dedicated utility easement. Label and dimension all utility easements either required or existing as part of the plat.

5. **Engineering Graphics:**
   - Submit subdivision control data sheet with the final plat.
   - In the plat subtitle add “STATE OF” before Oklahoma.
   - Under the surveyor’s heading add the name of surveyor and the CA number with expiration date.
   - In the Location Map add missing platted properties. Those are Young Addn, Airport Quick Parking Facility, Airport Office & Warehouse, Newman Brothers Sub, Century Addn, Aerial Hghts Sub L5, Aerial Hghts, Aerial Hghts Sub L8-9, Aerial Hghts Sub L10-11, Aerial Hghts Sub L3-4, Aerial Hghts Sub L1-2, Douglas Park Amd Prt B9-10 & 2 & Resub B5 & L8 B2. Label all other land in the section as “unplatted”. Add State Highway 11 to the location map. (3)
   - Under the Basis of Bearings information include the coordinate system used. Provide a bearing angle preferably shown on the face of the plat.
   - Graphically show all property pins found or set that are associated with the plat. Either have a legend entry showing the found or set symbology or label each location with text.
   - Prefer to see the plat tied to a section corner, half section, or quarter section. That being labeled graphically on the face of the plat as the POC (Point of Commencement) with a bearing angle and distance to the POB (Point of Beginning). All of this incorporated into a metes and bounds written legal description of the property. (4)
   - Graphically label the POB (Point of Beginning) on the face of the plat.
   - Provide the date of the last survey site visit on the face of the plat. If it was consecutive days provide the range of dates.
   - Remove the contours on the final plat submittal.

6. **Stormwater, Drainage, and Floodplain:** Stormwater improvements are required to obtain IDP approval prior to final plat approval. Easements may be required for any public stormwater infrastructure required on the site.

7. **Utilities (Telephone, Electric, Gas, Cable, Pipeline, Other):** 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 and gas activity on the site.
Comprehensive Plan Considerations

Land Use Plan
The subject property is designated as Employment by the Tulsa Comprehensive Plan. The employment designation is intended to accommodate offices, warehousing and storage, manufacturing and assembly, and industrial processes. The “Industrial Site Suitability” map corresponds to the Employment land use designation and indicates where uses that are potentially incompatible with sensitive land uses are best suited to locate. This directs industrial uses to particular areas of the city while discouraging industrial in close proximity to Neighborhood areas.

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning/Overlay</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>IL</td>
<td>Employment</td>
<td>Private park space a part of the Tulsa Public Schools facility</td>
</tr>
<tr>
<td>East</td>
<td>RS-3</td>
<td>Employment</td>
<td>Vacant property a part of the Highway 11 right-of-way.</td>
</tr>
<tr>
<td>South</td>
<td>CS and RS-3</td>
<td>Multiple Use and Neighborhood</td>
<td>Commercial property and detached houses in the RS-3 portion.</td>
</tr>
<tr>
<td>West</td>
<td>IL</td>
<td>Employment</td>
<td>Various industrial and automobile uses including the Transportation Center for Tulsa Public Schools.</td>
</tr>
</tbody>
</table>

Small Area Plans
The subject properties are not located within a small area plan.

Development Era
The subject property is located in an area developed during the Early Automobile Era. As automobile use began to supplant the use of streetcars in cities across the country, the pattern of urban development changed. From the time of the Great Depression, through World War 2, and prior to the development of the Interstate Highway System, Tulsa’s land use pattern became more centered around the mile-by-mile grid of major streets that follows the boundaries of the township and range system. During this time period, Tulsa saw some of the fastest growth that has occurred in the city’s history, consistent with population growth across the United States. Detached house neighborhoods with a variety of architectural styles proliferated through the area, and a relatively low level of redevelopment has occurred over time as compared to the Downtown Era and the Streetcar Era.

Transportation

Major Street and Highway Plan: North Memorial Drive and East Pine Street are classified as secondary arterials require an ultimate right-of-way of 100 feet. Appropriate right-of-way dedications for public streets will be required as subdivision plats for the property are reviewed.

Comprehensive Plan Street Designation: East Pine Street is designated as a future multi-modal corridor. As development of the street occurs, improvements should anticipate future road users in addition to personal vehicles.
Environmental Considerations

Flood Plain: Property is located in the City of Tulsa Regulatory Floodplain. The City Regulatory Floodplain in Tulsa is based upon the floodplains delineated in the studies conducted for each of the City’s drainage basins. It is drawn at the 1% per year storm event, commonly referred to as the 100-year floodplain. For new construction or substantial improvements, all uses will be required to follow City regulations to build up above the regulatory floodplain level. Onsite stormwater detention is proposed on site.

Tree Canopy Coverage: Tree canopy in the area is 0-10%. For areas on the map with this level of coverage, preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: None.

Exhibits
Case map
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Proposed Subdivision Plat
Conceptual Improvement Plan
Land Use Plan Categories

- Arkansas River Corridor
- Multiple Use
- Downtown
- Neighborhood
- Employment
- Park and Open Space
- Local Center
- Regional Center

Jain's Estate

3.7
From: Wilkerson, Dwayne <DWilkerson@incog.org>
Sent: Tuesday, January 30, 2024 10:12 AM
To: Miller, Susan <smiller@cityoftulsa.org>; mcraddock@tulsacounty.org; Brierre, Rich <rbriere@incog.org>
Cc: Andrew Mihelich <amihelich@tulsacounty.org>; Jay Hoyt <JHoyt@incog.org>; Tauber, Sherri <stauber@incog.org>
Subject: RE: TMAPC Policies & Procedures-Item 4

Susan,

We will not be able to finish our review and revisions before you need to publish the agenda for February 7th meeting.

Please go ahead and publish the agenda with a staff continuance request to the 21st for the policies and procedures.

Thanks

C. Dwayne Wilkerson, ASLA, PLA
Planning Services Director
2 West Second Street | Suite 800
Tulsa, OK 74103
dwilkeronrson@incog.org

From: Miller, Susan <smiller@cityoftulsa.org>
Sent: Monday, January 29, 2024 5:08 PM
To: Wilkerson, Dwayne <DWilkerson@incog.org>; mcraddock@tulsacounty.org; Brierre, Rich <rbriere@incog.org>
Cc: Andrew Mihelich <amihelich@tulsacounty.org>; Hoyt, Jay <JHoyt@incog.org>
Subject: RE: TMAPC Policies & Procedures-Item 4

If you all need more time, we can include it on the agenda on the 7th and asked for a continuance to the 21st. Just let me know.

Susan Miller, AICP | Director
From: Wilkerson, Dwayne <DWilkerson@incog.org>
Sent: Monday, January 29, 2024 3:38 PM
To: mcraddock@tulsacounty.org; Miller, Susan <smiller@cityoftulsa.org>; Brierre, Rich <rbrierre@incog.org>
Cc: Andrew Mihelich <amihelich@tulsacounty.org>; Jay Hoyt <JHoyt@incog.org>
Subject: RE: TMAPC Policies & Procedures-Item 4

Thanks Mike,

I will be finishing my first set of comments tomorrow. Normally the revised agenda packet goes out 1 week before the meeting so it will need to be finished this Wednesday. I don’t think that sounds practical. I don’t want to suggest a delay for no reason but the February 21st meeting sounds more realistic.

Thoughts?

C. Dwayne Wilkerson, ASLA, PLA
Planning Services Director
2 West Second Street | Suite 800
Tulsa, OK 74103
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918-579-9475

From: Michael Craddock <mcraddock@tulsacounty.org>
Sent: Monday, January 29, 2024 3:18 PM
To: Miller, Susan <smiller@cityoftulsa.org>; Brierre, Rich <rbrierre@incog.org>
Cc: Andrew Mihelich <amihelich@tulsacounty.org>; Wilkerson, Dwayne <DWilkerson@incog.org>
Subject: RE: TMAPC Policies & Procedures-Item 4

Just a note, Andrew and I met with Dwayne, Jay Hoyt and Carman (sp?) last Friday. It was a good meeting and there are several items that Dwayne told me INCOG is ok with and others that they may agree that need to be reviewed. Dwayne was going to internally look into those items and then provide feedback. My thought is when the feedback is available and reviewed, it can be sent to you for additional review and comments.

I know we would like to get this accomplished in time for the February 7th meeting.
Let me know any thoughts, that’s if you are back from the beach!

Mike Craddock  
Chief Deputy  
County Commission District 1  
218 West 6th Street  
Tulsa, OK 74119-1004  

Phone: (918) 596-4670  
Fax: (918) 596-8453  
e-mail: mcraddock@tulsacounty.org

From: Miller, Susan <smiller@cityoftulsa.org>  
Sent: Tuesday, January 16, 2024 3:49 PM  
To: Michael Craddock <mcraddock@tulsacounty.org>; INCOG-RichBriere <rbriere@incog.org>; Michael L. Covey Jr. <mcovey@cox.net>  
Cc: Andrew Mihelich <amihelich@tulsacounty.org>; INCOG-DwayneWilkerson <dwilkerson@incog.org>  
Subject: RE: TMAPC Policies & Procedures-Item 4

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Hi Mike,  

Thanks for your email on this.  

Just so you know, Dwayne wrote the portion relating to the County Comp Plan when we realized that there was nothing about it in the current P&P and it needed to be added. Dwayne also sent this to the ADA Mihelich on December 19th & he also provided him with Jeff Stephens phone # in case he wanted to communicate/coordinate with City Legal. Jay Hoyt & I presented this to the Planning Commission at their work session on January 3rd & we discussed for quite a while. I know you could not be there, and we would be happy to spend time discussing it with you too.

I wanted to give you the background, so you know we did not work on this & move it forward in a vacuum.

Let me know if I can help in your conversations.
From: Michael Craddock <mcraddock@tulsacounty.org>
Sent: Tuesday, January 16, 2024 2:33 PM
To: Brierre, Rich <rbriere@incog.org>; Miller, Susan <smiller@cityoftulsa.org>; Michael L. Covey Jr. <mcovey@cox.net>
Cc: Andrew Mihelich <amihelich@tulsacounty.org>
Subject: TMAPC Policies & Procedures-Item 4

I am going to request a continuance of Item 4.
I have reviewed the P & P and I think there are several items that need to be addressed before approval.
I mentioned the same to ADA Mihelich and he agrees he would like additional time for review. Since there are now two separate groups working for TMAPC, I believe a more complete review is warranted.
I know staff has reviewed the P & P and I would like to be able to obtain additional comments before approval.

Mike Craddock
Chief Deputy
County Commission District 1
218 West 6th Street
Tulsa, OK 74119-1004

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Fax: (918) 596-8453
e-mail: mcraddock@tulsacounty.org
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