

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 2864

Wednesday, April 20, 2022, 1:00 p.m.
City Council Chamber
One Technology Center – 175 E. 2nd Street, 2nd Floor

Members Present	Members Absent	Staff Present	Others Present
Bayles	Kimbrel	Foster	Jordan, COT
Covey	Shivel	Miller	Skates, COT
Craddock	Zalk	Sawyer	VanValkenburgh, Legal
Krug		Siers	
Reeds		Wilkerson	
Walker			
Whitlock			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Tuesday April 12, 2022 at 2:14 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. Walker 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 actions and other special projects. Ms. Miller stated the Tracy Park residents have asked their City Councilor to initiate a Historical Preservation Overlay for their neighborhood.

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Minutes:

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

Approval of the minutes of **April 06, 2022 Meeting No. 2863**

TMAPC Action; 7 members present:

On **MOTION** of **WALKER**, the TMAPC voted 6-0-1 (Covey, Craddock, Krug, Reeds, Walker, Whitlock, “aye”; no “nays”; Bayles, “abstaining”; Kimbrel, Shivel, Zalk, “absent”) to **APPROVE** the minutes of April 6, 2022 Meeting No. 2863

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PUBLIC HEARING-PLATS

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

STAFF RECOMMENDATION:

Crossover Community Development - (CD 1)
West of the southwest corner of East 36th 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 36th 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.

The applicant was not present.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **WALKER**, the TMAPC voted 7-0-0 (Bayles, Covey, Craddock, Krug, Reeds, Walker, Whitlock, “aye”; no “nays”; none “abstaining”; Kimbrel, Shivel, Zalk, “absent”) to **APPROVE** the Preliminary Subdivision Plat for Crossover Community Development per staff recommendation

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PUBLIC HEARING-REZONING

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**

STAFF RECOMMENDATION:

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.

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 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 51st 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 st 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

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 51st Street South down to 75', on property located at 5115 East 51st 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 51st 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 51st 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 51st 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 51st 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 51st 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 46th 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 11th Street to permit a pole sign 19' 6" over the setback located at 3222 east 11th street, & a **Variance** of the 30' setback requirements from the centerline of West 42nd Place to permit a 3' overhang of a pole sign located at 3308 West 42nd 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 51st Street, & a Variance of the 50' setback requirements from the centerline of 51st street to permit a pole sign with a 1' 6" overhang located at 5099 East 51st 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 51st 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 51st 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 47th and 49th 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 51st Street.

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

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 **WALKER**, the TMAPC voted 7-0-0(Bayles, Covey, Craddock, Krug, Reeds, Walker, Whitlock, "aye"; no "nays"; none "abstaining"; Kimbrel, Shivel, Zalk, "absent") to recommend **APPROVAL** of the CS zoning for Z-7645 per staff recommendation.

Legal Description for Z-7645:

Lots Seventeen (17) and Eighteen (18), CANFIELD SUBDIVISION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, LESS a tract of land being a part of Lots 17 and 18, more particularly described as follows, to-wit:

BEGINNING at the Southwest corner of said Lot 18; thence North along the West line of said Lot, a distance of 22.41 feet to a point; thence S 66°42'20" E, a distance of 19.60 feet; thence S 88°05'40" E, a distance of 216.56 feet to a point; thence East a distance of 69.07 feet to a point on the East line of Lot 17; thence South along said East line of said Lot 17, a distance of 7.42 feet to the Southeast corner thereof; thence West along the South line of said Lots 17 and 18, a distance of 304.50 feet to the Point of Beginning.

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OTHER BUSINESS

4. Commissioners' Comments

None

ADJOURN

TMAPC Action; 7 members present:

On **MOTION** of **WALKER**, the TMAPC voted 7-0-0(Bayles, Covey, Craddock, Krug, Reeds, Walker, Whitlock, "aye"; no "nays"; none "abstaining"; Kimbrel, Shivel, Zalk, "absent")to **ADJOURN** TMAPC meeting of April 20, 2022, Meeting No. 2864.

ADJOURN

There being no further business, the Chair declared the meeting adjourned at 1:09 p.m.

Date Approved:

Chair

ATTEST: _____

Secretary