

**TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2886**

**March 22, 2023, 1:00 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber**

Members Present	Members Absent	Staff Present	Others Present
Bayles		Foster	Jordan, COT
Carr		Hoyt	Silman, COT
Covey		Miller	Stephens, Jeff, Legal
Craddock		Sawyer	VanValkenburgh, Legal
Hood		Siers	
Humphrey		Wilkerson	
Krug			
Shivel			
Walker			
Whitlock			
Zalk			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday March 16, 2023 at 2:29 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:
Ms. Miller reported on City Council actions.

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Minutes:

1. Minutes of March 1, 2023 Meeting No. 2885

Approval of the Minutes of **March 1, 2023 Meeting No. 2885**

TMAPC Action; 11 members present:

On **MOTION** of **WALKER**, the TMAPC voted 10-0-1 (Bayles, Carr, Covey, Craddock, Hood, Krug, Shivel, Walker, Whitlock, Zalk, “aye”; no “nays”; Humphrey, “abstaining”; none “absent”) to **APPROVE** the minutes of **March 1, 2023 Meeting No. 2885**

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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.

NONE

PUBLIC HEARING – REZONING

Items 2 and 3 were presented together.

2. **Z-7694 Michael Scarbrough** (CD 5) Location: North of the Northeast corner of South Yale Avenue and East 33rd Street South requesting rezoning from **RS-2 and CS to CS (Related to PUD-514-B)**

STAFF RECOMMENDATION:

SECTION I: Z-7694

DEVELOPMENT CONCEPT: The subject tract was part of a larger lot and development plan outlined in PUD-514. The PUD was approved in 1994 and included approximately 3.66 acres. Prior to that process it looks like the west portion of the PUD was rezoned from RS-2 to CS. The east portion of the subject tract was never changed to CS and has been RS-2 since before the first PUD approval. The applicant is proposing a drive through car wash in an area where the zoning and the PUD did not allow any type of personal vehicular service. In conjunction with the rezoning request the applicant has provided a companion application for a PUD major amendment that allows a wide variety of uses including the proposed car wash.

This rezoning application will rezone the east portion of the subject tract from RS-2 to CS. The companion PUD-514-B application will replace PUD-514 and all major and minor amendments thereto for the subject property.

This rezoning application from RS-2 to CS and Major amendment PUD-514-B will replace all previous ordinances and minor amendments or other zoning approvals that have been contemplated on this site. The major amendment will make references to the current zoning code.

DETAILED STAFF RECOMMENDATION:

Uses and supplemental regulations that are defined in the CS district are consistent with the comprehensive plan and,

The CS district with the provisions of PUD-514-B is in harmony with the existing and expected development in the area and,

The CS district and related PUD provide unified treatment of the development possibilities of the site and does not affect the remainder of the original PUD and,

The zoning request along with the PUD are consistent with the stated purposes and standards of the PUD chapter of the Tulsa Zoning code therefore,

Staff recommends Approval of Z-7694 to rezone property from RS-2 to CS but only with the provisions of PUD 514-B.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *CS zoning with the provisions of PUD-514-B is consistent with the Mixed-Use Corridor vision in the Tulsa Comprehensive Plan.*

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

The purpose of Areas of Growth is 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: *Currently a Financial Services building with a drive through facility occupies the site. The facility is closed.*

Environmental Considerations: None that affect site redevelopment

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Yale Avenue	Primary Arterial	60'	5

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 and RD	Mixed Use Corridor/Existing Neighborhood	Growth	Tire Shop and Duplexes
East	RS-2	Existing Neighborhood	Stability	Single Family Homes
South	CS and RS-2	Mixed Use Corridor	Growth	Music Store
West	CH	Mixed Use Corridor	Growth	Apartments and Hotels

SECTION III: Relevant Zoning History

History: Z-7694 Rel. PUD-514-B

Subject Property:

ZONING ORDINANCE: Ordinance number 11823 dated June 26, 1970, established CS and RS-2 zoning for the subject property.

PUD-514: All concurred in **approval** of a proposed *Planned Unit Development* on a tract of land for on property located at the Northeast corner of South Yale Avenue and East 33rd Street South to provide sufficient parking to an existing music store. Notes in the file for PUD-514 mentioned that west 250 feet of the subject tract was zoned CS.

BOA-7357 March 1972: The Board of Adjustment **approved** a *Special Exception* to permit establishing off-street parking in conjunction with commercial use on adjoining property, on property located at 3245 South Yale Avenue.

BOA-6721 November 1970: The Board of Adjustment **approved** a *Variance* to modify the frontage requirements in a CS district (Ordinance requires 150' frontage, applicant proposes to split a lot with a 180' front into two lots being 90' wide), on property located at 3500 Block of south Yale Avenue.

Surrounding Property:

PUD-514-A : All concurred in **approval** of a proposed *Planned Unit Development* on a tract of land for on property located at the Northeast corner of South Yale Avenue and East 33rd Street South to add the Use Unit 4 use of antennae and supporting structures.

BOA-22046 March 2016: The Board of Adjustment **approved** a *Variance* to permit the required lot width in the RS-2 District from 75 feet to 66.39 feet, on property located at 5011 East 33rd Street South.

BOA-22037 February 2016: The Board of Adjustment **approved** a *Special Exception* to permit vehicle sales in the CS District & *Variance* to allow for outdoor storage and outdoor merchandise display within 300 feet of an abutting R District, on property located at 3225 South Yale Avenue East.

BOA-21221 February 2011: The Board of Adjustment **approved** a *Verification* to permit spacing requirement for a Use Unit 12a – bar use of 50 ft. from an R district, 300 ft. from a park, school, or church, and 300 ft. from any other Adult Entertainment establishment, on property located at 3120 South Yale Avenue East.

BOA-19564 April 2003: The Board of Adjustment **approved** a *Variance* to permit required 20' setback from the driving surface of a street for a changeable copy sign to 17', on property located at South of SE/c E. 32nd Street & South Yale.

BOA-17389 May 1996: The Board of Adjustment **approved** a *Variance* to permit required parking to be located in the street right-of-way or in the planned street right-of-way on East 33rd Street and South Yale Avenue, on property located at 3259 South Yale Avenue.

BOA-16899 December 1994: The Board of Adjustment **denied** a *Special Exception* to permit automobile sales in a CS zoned district, on property located at 3310 South Yale Avenue.

BOA-15620 December 1990: The Board of Adjustment **denied** a *Variance* to permit the required front yard from 25' to 7' to permit construction of a new attached garage, on property located at 3242 South Braden.

BOA-14246 October 1986: The Board of Adjustment **approved** a *Variance* to permit the setback from the centerline of Yale Avenue from 110' to 100' and from centerline of east 32nd Street from 50' 45' and a *Variance* of the parking requirements to allow for 8 parking spaces, on property located at the SE/c of 32nd Street and Yale Avenue.

BOA-14204 September 1986: The Board of Adjustment **approved** a *Minor Variance* to permit a business sign 50' from the centerline of Yale Avenue instead of the required 60' setback, on property located at South of SW/c of 31st and Yale (4820 East 32nd Street).

BOA-13638 June 1985: The Board of Adjustment **deny** a *Special Exception* to permit Use Unit 17, automotive and allied activities, in a CS district & **deny** a *Variance* to permit open air storage or display of merchandise with 300' of an adjoining R district, on property located at 3220 South Yale.

BOA-13502 March 1985: The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 17, Automotive and Allied Activities, in a CS zoned district, on property located at the SE corner of 32nd Street and Yale.

BOA-13032 1984: The Board of Adjustment **approved** a *Variance* to permit the required lot width of 75' to 10' and a *Variance* of the required land area of 10,875 sq. ft. to 9,300 sq. ft. all to permit a lot split in an RS-2 district under the provisions of Section 1670, on property located at north of the NW corner of east 33rd Street and South Braden Avenue.

BOA-10662 August 1979: The Board of Adjustment **approved** a *Special Exception* to permit vehicle repair in a CS District; and a *Variance* of the setback requirements from 110' to 91' from the centerline of Yale at the NW corner of 34th Street and Yale Avenue.

BOA-10313 January 1979: The Board of Adjustment **approved** a *Special Exception* to permit within a CS District an increase in permitted display surface area. This request is to increase the permitted display surface area of two canopy signs. One canopy sign totaling 80 square feet and the other 30 square feet, on property located at 33030 South Yale Avenue.

BOA-10257 December 1978: The Board of Adjustment **approved** a *Special Exception* to permit a "Reader Board" sign of 61 square feet; a "U-Haul" sign of 88 square feet; and a 5' roof canopy sign totaling 16 square feet. (The 88 square foot "U-Haul" sign is already in existence.), on property located at 3303 South Yale Avenue.

BOA-9949 May 1978: The Board of Adjustment **approved** a *Special Exception* to permit a rental outlet for U-Haul trucks and trailers in a CS district, on property located at 3303 South Yale Avenue.

BOA-8868 December 1975: The Board of Adjustment **approved** a *Variance* to permit the front setback requirements from 25' to 15' and a *Variance* of the rear yard requirements from 20' to 15' in an RD District, on property located at 32nd street and Allegheny Avenue.

BOA-8439 January 1975: The Board of Adjustment **denied** a *Special Exception* to permit sells of farm tractors, cars, and farm equipment in a CS District, on property located at 3205 South Yale Avenue.

BOA-8347 September 1974: The Board of Adjustment **denied** a *Special Exception* to permit sells of farm tractors, cars, and farm equipment in a CS District, on property located at 3205 South Yale Avenue.

Z-4161 September 1972: All concurred in **approval** of a request for *rezoning* a tract of land from RS-2 to RD on property located 3206 South Allegheny Avenue.

BOA-7649 November 1972: The Board of Adjustment **denied** a permit use of a commercial building for the operation of a building contract construction service and storage in a CS district, on property located at 3225 South Yale Avenue.

BOA-6601 April 1970: The Board of Adjustment **approved** a *Variance* to permit a sign 34' 6" high, on property located at 3120 South Yale Avenue

TMAPC Comments:

Mr. Craddock asked if there was a fence on the east line of the subject property.

Staff stated they did not know the answer to that question, but if there is it will be removed and replaced with a masonry wall on the lot.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 11 members present:

On **MOTION** of **SHIVEL**, the TMAPC voted 11-0-0 (Bayles, Carr, Covey, Craddock, Hood, Humphrey, Krug, Shivel, Walker, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; none "absent") to recommend **APPROVAL** of the CS zoning for Z-7694 per staff recommendation.

Legal Description for Z-7694:

Legal Description Z-7694

A part of Lot 1, Block 2, YORKSHIRE ESTATES, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat No. 1105, being more particularly described as follows:

COMMENCING at the Northwest corner of Lot 1, Block 2, in said YORKSHIRE ESTATES Addition; THENCE N88°32'55"E along the North line of said Lot 1 a distance of 195.00 feet to the POINT OF BEGINNING; THENCE continuing N88°32'55"E along the North line of said Lot 1 a distance of 204.52 feet; THENCE S01°28'32"E a distance of 105.00 feet; THENCE S88°31'06"W a distance of 204.63 feet; THENCE North 01°25'02"W a distance of 105.11 feet to a point on the North line of said Lot 1 and to the POINT OF BEGINNING.

Containing 21,491.75Sq. Ft. or 0.4934 Acres, more or less.

- 3. PUD-514-B Michael Scarbrough** (CD 5) Location: North of the Northeast corner of South Yale Avenue and East 33rd Street South requesting a **PUD Major Amendment** to allow several uses including a car wash. **(Related to Z-7694)**

STAFF RECOMMENDATION:
SECTION I: PUD-514-B

DEVELOPMENT CONCEPT:

The Original PUD-514 was approved in 1994 and included approximately 3.66 acres. The PUD included two development areas Development area A (Said Music) and Development area B (Drive through bank). Both development areas allowed for a mix of retail and office uses. PUD-514-B is a major amendment related to a rezoning request that is limited to the Development Area B (the north 1 acre) of the original PUD 514. Development area B was most recently used as a drive through bank. The applicant is proposing a drive through car wash. The PUD never contemplated a car wash, and the underlying zoning is not appropriate therefore a major amendment has been presented for approval.

The PUD and underlying zoning will remove all references to the 1984 zoning code and PUD 514-B will rely on current zoning code standards, current process and supplemental regulations that are allowed in the PUD Legacy District chapter of the code. Modifying the underlying zoning and preparing a major amendment to the PUD is expected to allow uses that were not contemplated and remove barriers for many development opportunities on this site.

This rezoning application from RS-2 to CS and PUD-514-B will replace all previous ordinances and minor amendments that have been previously approved on the subject property.

DETAILED STAFF RECOMMENDATION:

Uses and supplemental regulations that are defined in the CS district are consistent with the comprehensive plan and,

The CS district with the provisions of PUD-514-B is in harmony with the existing and expected development in the area and,

The CS district and related PUD provide unified treatment of the development possibilities of the site and does not affect the remainder of the original PUD and,

The zoning request along with the PUD are consistent with the stated purposes and standards of the PUD chapter of the Tulsa Zoning code therefore,

Staff recommends approval of PUD 514-B but only with the approval of the underlying zoning from CS and RS-2 to CS.

SECTION II: Major Amendment for PUD-514-B Development Standards

PUD-514-B and rezoning replaces all the previously approved development standards defined in development area B of PUD-514.

Uses that are not included in the permitted use list below are prohibited.

Land Area: 1 acre (also referred to Development area B in PUD 514)

Permitted Uses:

Residential Use Category

Household living (only if included in the residential building types defined in building type paragraph below)

Single household

Two households on a single lot

Three or more households on a single lot

Group Living

Assisted living facility.

Convent/monastery novitiate

Elderly/retirement center

Public, Civic and Institutional

Day Care

Hospital

Library or Cultural Exhibit

Natural Resource Preservation

Parks and Recreation

Religious Assembly

Safety Service

School

Utilities and Public Service Facility

Minor

Wireless Communication Facility

Building or tower-mounted antenna

Commercial

- Animal Service
 - Grooming
 - Veterinary
- Broadcast or Recording Studio
- Commercial Service
 - Personal Improvement Service
- Financial Services
 - Personal credit establishment
- Office
 - Business or professional office
 - Medical, dental or health practitioner office
- Restaurants and bars
 - Restaurant
- Retail Sales
 - Building supplies and equipment
 - Consumer shopping goods
 - Convenience goods
 - Grocery Store
 - Small Box Discount Store
 - Medical Marijuana Dispensary
- Studio, Artist, or Instructional Service
- Vehicle Sales and Services
 - Personal Vehicle repair and maintenance (limited to a car wash)
 - Fueling station
- Other
 - Drive in or Drive through Facility

Residential Building Types:

Household Living

- Single household
 - Townhouse
- Two households on a single lot
 - Mixed-use building
 - Vertical mixed-use building
- Three or more households on a single lot
 - Mixed use building
 - Vertical mixed-use building

Lot and Building Regulations:

Minimum lot area	None
Minimum street frontage	50 ft
Maximum floor area ratio	0.75
Minimum lot area per dwelling unit	1,600sq ft

Minimum open space per dwelling unit	200 sq ft
Building Setbacks	
Street	10 feet
East boundary of the subject tract	40 feet
North Boundary of the subject tract	10 feet
Maximum building coverage	None
Maximum building height	35 feet
Parking ratio as required in Chapter 55 of the Tulsa zoning code	

Landscaping and Screening Requirements:

In addition to the provisions of the landscape standards in the Tulsa Zoning Code the following shall apply:

1. A landscape buffer with a minimum width of ten (10) foot landscape shall be located along the east boundary of the subject tract. Inside that landscape buffer trees that are classified as large trees in the plant list for the City of Tulsa will be planted with a maximum spacing of 25 feet along the length of that property line.
2. A masonry screening wall with a minimum height of six (6) feet high or higher shall be located along the east boundary of the subject tract and along the east 230 feet of the north boundary of the subject tract.

Outdoor lighting:

In addition to the outdoor lighting provisions of Chapter 67 of the Tulsa zoning code the following shall apply.

1. No freestanding pole light fixtures shall be installed closer than one hundred (100) feet from the east boundary of the subject tract All pole mounted lights shall be limited to a maximum height of 16 feet.
2. Drive-through canopy lights shall be at least forty (40) feet from the east boundary of the subject tract and shall be directed downward.
3. Building mounted light fixtures shall be mounted no higher than twenty (20) feet high and shall be shielded from adjacent residential properties and directed downward.

Signage:

In addition to the signage provisions of Chapter 60 of the Tulsa zoning code the following shall apply.

Wall signage

1. Illuminated wall signage is prohibited on the east and north wall of any structure.

2. Wall signage shall be limited to 1.5 square feet of display surface area per linear foot of building wall which is attached.
3. Dynamic display wall signage is prohibited.

Ground signage

1. Ground signage shall be limited to one sign on the subject property.
2. Ground signage shall be monument style with a maximum height of 20 feet and a display surface area not exceeding 68 square feet.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CS zoning with the provisions of PUD-514-B is consistent with the Mixed-Use Corridor vision in the Tulsa Comprehensive Plan.

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

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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 site is occupied by a vacant building that was a financial institution with a multiple drive through lane.*

Environmental Considerations: None that will affect site redevelopment:

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Yale Avenue	Primary Arterial	60'	5

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 and RD	Mixed Use Corridor/Existing Neighborhood	Growth	Tire Shop and Duplexes
East	RS-2	Existing Neighborhood	Stability	Single Family Homes

South	CS and RS-2	Mixed Use Corridor	Growth	Music Store
West	CH	Mixed Use Corridor	Growth	Apartments and Hotels

SECTION IV: Relevant Zoning History

History: PUD-514-B Z-7694 Rel. Z-7694

Subject Property:

ZONING ORDINANCE: Ordinance number 11823 dated June 26, 1970 established CS and RS-2 zoning on the subject tract.

PUD-514: All concurred in **approval** of a proposed *Planned Unit Development* on a tract of land for on property located at the Northeast corner of South Yale Avenue and East 33rd Street South to provide sufficient parking to an existing music store. Notes in the file for PUD-514 mentioned that west 250 feet of the subject tract was zoned CS.

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BOA-14246 October 1986: The Board of Adjustment **approved** a *Variance* to permit the setback from the centerline of Yale Avenue from 110' to 100' and from centerline of east 32nd Street from 50' 45' and a *Variance* of the parking requirements to allow for 8 parking spaces, on property located at the SE/c of 32nd Street and Yale Avenue.

BOA-14204 September 1986: The Board of Adjustment **approved** a *Minor Variance* to permit a business sign 50' from the centerline of Yale Avenue instead of the required 60' setback, on property located at South of SW/c of 31st and Yale (4820 East 32nd Street).

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BOA-8439 January 1975: The Board of Adjustment **denied** a *Special Exception* to permit sells of farm tractors, cars, and farm equipment in a CS District, on property located at 3205 South Yale Avenue.

BOA-8347 September 1974: The Board of Adjustment **denied** a *Special Exception* to permit sells of farm tractors, cars, and farm equipment in a CS District, on property located at 3205 South Yale Avenue.

Z-4161 September 1972: All concurred in **approval** of a request for *rezoning* a tract of land from RS-2 to RD on property located 3206 South Allegheny Avenue.

BOA-7649 November 1972: The Board of Adjustment **denied** a permit use of a commercial building for the operation of a building contract construction service and storage in a CS district, on property located at 3225 South Yale Avenue.

BOA-6601 April 1970: The Board of Adjustment **approved** a *Variance* to permit a sign 34' 6" high, on property located at 3120 South Yale Avenue

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 11 members present:

On **MOTION** of **SHIVEL**, the TMAPC voted 11-0-0 (Bayles, Carr, Covey, Craddock, Hood, Humphrey, Krug, Shivel, Walker, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; none "absent") to recommend **APPROVAL** of the PUD Major Amendment for PUD-514-B per staff recommendation.

Legal Description for PUD-514-B:

PUD-514-B

A part of Lot One (1), Block Two (2), YORKSHIRE ESTATES, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, being more particularly described as follows, to-wit: BEGINNING at the Northwest corner of said Lot 1; Thence East 400 feet to a point; Thence South 105 feet to a point; Thence West 365 feet to a point; Thence South 45 feet to a point; Thence West 35 feet on the West line of said Lot 1; Thence North 150 feet to the POINT OF BEGINNING.

* * * * *

- Z-7695 Nathan Cross** (CD 6) Location: West of the Northwest corner of East 11th Street South and South 193rd East Avenue requesting rezoning from **AG to RS-4 with an optional development plan**

STAFF RECOMMENDATION:

SECTION I: Z-7695

APPLICANTS DEVELOPMENT CONCEPT:

The proposed development on the subject property is an 80-acre RS-5 neighborhood in the growing area of East Tulsa. The site is located a mile south of Interstate 44 and is minutes from the Hard Rock Casino and Catoosa Hills. This development aims to complement and support economic growth in Tulsa, the MidAmerica Industrial Park, and surrounding areas by providing reasonably priced single-family homes in an area that lacks diverse housing options. To facilitate this goal and blend the development with the surrounding established

neighborhoods, this optional development plan (ODP) increases the minimum lot width as allowed in RS-5 from 30-feet to 40-feet, restricts permitted uses, and guarantees minimum open space.

The proposed development would be a continuation of the development approved in the abutting re-zoning Z-7623, which was approved in June of 2022.

DETAILED STAFF RECOMMENDATION:

The applicant requested RS-5 zoning with an optional development plan that is not compatible with the existing surrounding properties. The applicant submittal included an optional development plan that allowed 40-foot-wide lots. Staff does not support that request, however, staff recommends approval of RS-4 lot and building standards.

Single family residential development with the provisions of the optional development plan are consistent with the anticipated future development pattern of the surrounding property and;

The optional development standards and supplemental regulations for common open space requirements and masonry screening walls along 11th street as defined in Section II are consistent with the development plan provisions allowed in the Tulsa Zoning Code and;

Lot and building regulations in Z-7695 are consistent with the New Neighborhood land use designation of the Comprehensive Plan therefore,

Staff recommends **Denial** of Z-7695 to rezone property from AG to RS-5, however staff recommends **Approval** for RS-4 w/ the ODP outlined in Section II.

SECTION II: OPTIONAL DEVELOPMENT PLAN:

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in an RS-4 district with its supplemental regulations, except as further refined and restricted below. All use categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited:

PERMITTED USE CATEGORY

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in an RS-4 district with its supplemental regulations, except as further refined and restricted below. All use categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited:

PERMITTED USE CATEGORY

- A) RESIDENTIAL
Household Living (if in allowed building type identified below)
Single household
- B) PUBLIC, CIVIC, AND INSTITUTIONAL
Natural Resource Preservation
~~*Safety Service~~
~~*Utilities and Public Service Facility (minor)~~
~~*Wireless Communication Facility (building or tower-mounted antenna)~~
- C) COMMERCIAL
Lodging (short-term rental)
- D) AGRICULTURAL
Community Garden

RESIDENTIAL BUILDING TYPES

Single household
Detached house.

MINIMUM COMMON SPACE PRESERVATION:

20% (16 acres)*

* Preservation of common open space is a crucial part of this development. The areas within the Tulsa Regulatory and FEMA floodplains as well as the areas illustrated on Exhibit A will remain undisturbed, except where street crossings, multipurpose trails, utilities, or stormwater drainage and detention facilities are required. Vegetative undergrowth, trash, and flood debris may be cleared and cleaned but tree cover in these areas shall remain undisturbed to the extent possible. The exact boundary of the open space will be determined during the platting and engineering process, but it shall not be less than the area stated above.

EAST 11th STREET ACCESS MANAGEMENT:

Private residential driveway connections to East 11th street are prohibited.

11th STREET SCREENING.

~~*Screening fencing or screening wall construction along East 11th street and within 20 feet of the planned right of way shall be maintained by the property owner's association and shall be masonry construction. A 12-foot reserve area shall be provided along E. 11th St. in all areas where lots abut the right-of-way. Within this reserve area, the developer shall construct monument entry signs and a 6-foot tall, stained cedar privacy fence with cap, trim and metal posts. The monument signs will be constructed as a part of Phase 1 and the fence will be constructed before the final plat is recorded on Phase 2. Additionally, the developer will install a minimum of 1 tree per 50 linear feet of fence along E. 11th St. Trees shall comply with the medium or evergreen tree standards outlined in the Tulsa Zoning Code. All reserve areas, monument signs, fencing, and landscaping within the reserve areas shall be commonly owned and maintained by the Homeowner Association (HOA).~~

*Indicates changes to staff recommendation made at the meeting.

SECTION III: Neighborhood Engagement

The applicant has contacted neighborhood leaders and Councilor Bengel, staff has requested the applicant provide the Planning Commission with a summary of those engagements.

Staff Summary: Property owners in the surrounding community are generally opposed to the lot sizes being proposed. It is clear that the surrounding property owners are not opposed to residential development and generally support development with AG-R or RE sized lots as an effort to integrate residential uses into the rural residential area.

Much of the opposition included discussions about lack of public infrastructure that may not support increased population and housing density.

SECTION IV: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *The site abuts existing neighborhood land uses and is bisected by a flood plain that will significantly affect site development opportunities. The abutting RS-3 properties were developed with stub streets that anticipated street connectivity. Street connectivity is an important component of the comprehensive plan and connection to those existing stub streets will be required during the subdivision development process. Staff recommendation of an RS-4 district allows lots as small as 5500 square feet and is consistent with the New Neighborhood land use designation.*

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:

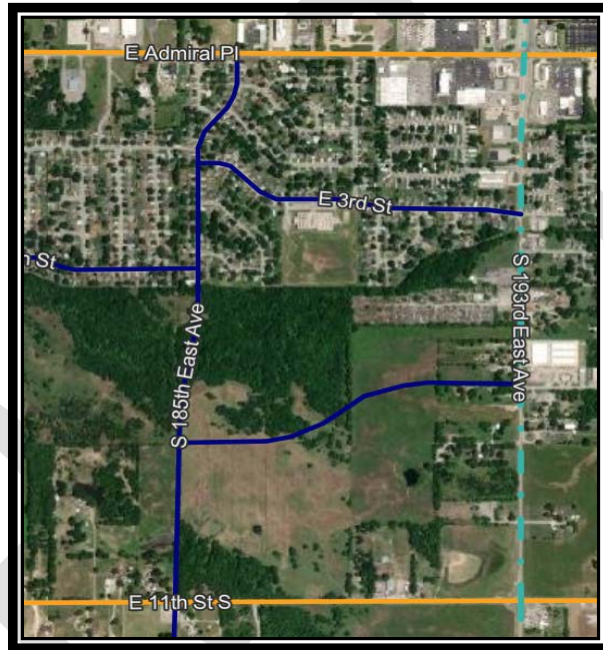
Major Street and Highway Plan:

East 11th Street is considered a secondary arterial and planned for 4 lane traffic as population increases. Street right of way will be dedicated for future planned arterial street improvements. The City of Tulsa arterial street improvements are not generally included as part of the developer infrastructure requirements and staff is not aware of immediate plans for widening of E. 11th Street.

Another residential collector is proposed running East and West on the subdivision to align with the residential collector identified in the proposed Admiral Ranch Subdivision which received preliminary plat approval on 11.02.22. The collector street requires a minimum of 60-feet of street right-of-way and wider pavement than the minimum residential street section.

South 185th East Avenue other proposed Residential collector will be constructed by the developer as part of this planned development, but will may up in a different configuration than shown on the major street and highway plan. Those alignments will be identified during the subdivision compliance review process.

East of the subject tract several street rights-of-way have been dedicated to the public, but street infrastructure was never constructed. Exhibit A from the applicant has illustrated connectivity to those rights-of-way however at this time there is no plan for extending pavement from the east boundary of the subject tract to 193rd East Avenue.



(From City of Tulsa Major Streets Highway Plan)

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
E. 11 th St. S.	Secondary Arterial	100 feet	2
S. 185 th E. Ave	Residential Collector	60 feet	2
S. 186 th E. Ave	None.	50 feet	2

Trail System Master Plan Considerations: The trail system master plan does not provide guidance for trail plans in the flood plain area however the regulatory flood plain provides an opportunity for developers to include park and trail amenities that can be used by the surrounding property owners.

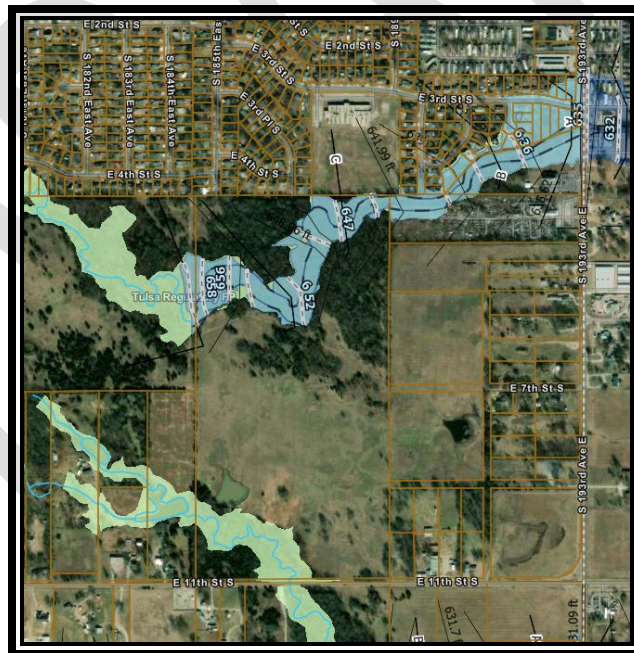
Small Area Plan: This site is included in the East Tulsa Neighborhood plan that was adopted in 2005. That plan has not been included in the current Tulsa Comprehensive plan however the plan is still referenced as part of any zoning consideration if it is included in the detailed study area. This site is approximately 2 miles east of the detailed study so no additional recommendations are included in the zoning analysis.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Environmental Considerations: This site is bisected by a tributary of Spunky Creek and the site design will be affected by the regulatory flood plain. Current flood maps show the FEMA flood hazard mapping running through the north of the property and the Southwest corner. Preservation of the natural character of the flood plain and drainage areas is an important part of the development plan for this site. Preservation of the open space as illustrated on the concept plan included in this staff report is part of the Optional Development Plan standards in Section II.



(From City of Tulsa Floodplain Map)

Utilities:

The subject tract has municipal water and sewer available. Sanitary sewer main line extensions are anticipated.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	Existing neighborhood	Stability where the existing neighborhood abuts the site: Growth in all other locations	Single family residential in the northeast quadrant of the site Undeveloped elsewhere
East	RS-1 and AG	New Neighborhood	Stability	Large agricultural and residential lots with limited development. Included in this area is the Indian Hills Subdivision in which the platted streets were not constructed.
South	AG	New Neighborhood	Growth	Large agricultural lots with limited development.
West	RS-4 w/ ODP and AG	New Neighborhood	Growth	Large agricultural lots with limited development and the proposed Admiral Ranch Subdivision.

SECTION III: Relevant Zoning History

History: Z-7695 w/ ODP

Subject Property:

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

Surrounding Property:

Z-7672 October 2022: All concurred in **approval** of a request for *rezoning* 9 properties of land from RS-1 & RS-3 to AG-R on property located between the northeast corner of East 21st Street and South 145th East Avenue and the Southwest corner of East Admiral Place and South 193rd East Avenue. This rezoning was Phase 3 of a City Council initiated program to allow AG-R rezoning at no charge to interested property owners in East Tulsa neighborhood areas.

Z-7623 June 2022: All concurred in **approval** of a request for *rezoning* a 89.62+ acre tract of land from AG to RS-4 with an optional development plan to allow single family residential development with wide range of lot sizes, on property located South and east of the southeast corner of east Admiral Place & South Lynn Lane Road.

BOA-23144 June 2021: The Board of Adjustment **approved** a *Variance* to reduce the minimum lot width in the AG district to permit a lot split, on property located at 18518 east 11th Street South.

SA-4 (Route 66 Overlay) June 2018: All concurred in **approval** to apply supplemental zoning, RT66 (Route 66 Overlay), to multiple properties along South 193rd East Avenue, East 11th Street, South Mingo Road, East Admiral Boulevard, East Admiral Place, West 11th Street South, and Southwest Boulevard, on a portion of the subject property along Southwest Boulevard.

BOA-4241 June 1985: The Board of Adjustment **approved** a *Special Exception* to permit a day care center in Carl Sandburg Elementary School in an RS-3 zoned district, on property located at 18580 East 3rd Street.

Applicant Comments:

Nathan Cross 2 West 2nd Street, Suite 700 Tulsa, OK 74103

The applicant stated they initially applied for RS-5 with optional development plan but after speaking with Staff, City Councilor, and some of the neighbors they reduced the density request to line up with RS-4 zoning. He stated that zoning works for them and it's consistent with the other subdivisions in the area. The applicant stated from a density perspective it's less dense than the RS-3 neighborhood to the north because although it has large lots it was developed at a time when there were no open space requirements in the zoning code. He stated part of the reason for the original RS-5 request was to keep land values down and home prices down to beat the market in this area. The applicant stated it's great to say let's build 1 acre lots and \$500,000 houses but there has to be a market for it. He stated developers don't just throw darts at the wall and say, that's a good place to build. They need to meet a need in the market.

Mr. Covey asked if the applicant had met with the neighbors.

The applicant stated he had been through his share of neighborhood meetings. He stated there was a point where neighborhood meetings became

counterproductive. The applicant stated he finds it more productive to send a letter to all the homeowners within a 300 foot radius and give them his contact information and ask that they call him if they've questions or comments. He stated he had heard from six neighbors including Mr. Denny.

Interested Parties:

Bruce Denny 905 South Lynn Lane Road, Tulsa, OK 74108

Mr. Denny stated he is with the Lynn Lane Neighborhood Association and they oppose this application because the lots are too small. He stated Z-7695 closely follows a previous application Z-7623 by School the Ozarks that pushed 280 small lots into the area and was approved by former City Councilor Connie Dodson. Despite hundreds of protest petition signatures and TMAPC voting down RS-4 the application Councilor Dotson convinced other City Councilors to vote against the wisdom of the Planning Commission. Now, Mr. Denny stated Z-7695 is asking for 264 more 50 foot lots on 80 acres. He asked when is enough going to be enough. Mr. Denny stated owners of vacant land have the right to develop. But doesn't the residents that lived in the neighborhood for 40 and 50 years also have their rights to be considered. He stated this is an area of old and new acreage homes and folks are here because they want horses, barns, gardens, large backyards, patios, enjoy the wildlife, and have room for the kids and grandkids. Mr. Denny stated Z-7623 And now Z-7695 have the neighbors quite upset. He stated he did not move here 30 years ago anticipating or wanting anything like these developments. Mr. Denny stated when the previous application Z-7623 was before Planning Commission, Commissioner Walker, and Chairman Covey both said the surrounding neighbors make a compelling argument against the RS-4 and TMAPC voted it down. He stated then the Planning Commissions good judgment was overruled by former City Councilor Connie Dodson. Mr. Denny stated here is Planning Commissions opportunity to make things better for East Tulsa. He stated they are not against new neighbors but feel the larger lots would be a better fit for this neighborhood. Mr. Denny stated there is RS-3 to the north and RS-1 to the east and a lot of AG and AG-R zoning. Mr. Denny stated why not have a mix of some RS-1 and RS-2 and maybe some RE. He stated he watched City Council's Public Works meeting this afternoon and they were talking about that same concept, a mix of lot sizes and a mix of housing prices so that the community or the neighborhood has got a little bit of everything and not just all one thing. He stated why should the landowner and the developer make a big profit and then move on and not be around to live with the changes to East Tulsa. Mr. Denny stated why can't they have a strong community built right from the beginning with a variety of lot sizes and maintain the livability of the area and existing AG and AG-R homesites. He stated Tulsa has a new group of City Councilors and Councilor Bengal knows District 6 and he thinks things will be different this time. Mr. Denny stated no matter what let's make this a good thing for East Tulsa.

Dennis Henson 726 South Lynn Lane Road, Tulsa, OK 74108

Mr. Henson stated he was part of the Lynn Lane Neighborhood Association and he is honored to be able to stand before Planning Commission and give his feedback and request that Planning Commission govern in a mutually respectful way. He stated Mr. Denny presented why residents moved into this neighborhood. He stated there are lots of positive reasons to live where he lives. Mr. Henson stated Commissioners have seen how their recommendation for Z-7623 was overrode by the City Council due to the influence of the former City Councilor and he wants to suggest that Planning Commission approve something that will survive the City Council approval process and beyond. He stated he doesn't know exactly how it can be done but will leave it in Planning Commissions capable hands. He trusts their wisdom to determine what that is, but a transition from our larger home sites to smaller ones is needed. He stated he lives on 30 acres, his son has a 5 acre piece in front of him, and another son has a 2.5 acre piece adjacent to his. Mr. Henson stated they need to transition from those larger home sites to the smaller ones that are being requested and have enforceable restrictions in the form of an HOA for these developments. He stated the residents were promised by Tanner Consulting, that was the applicant for Z-7623 and as he understands they are involved in this application Z-7695 as well, to have a copy of an HOA that they never received. Mr. Henson stated he would ask that TMAPC require an enforceable HOA for both that project and for this project. He stated RS-4 zoning may be good for the property owner or the developer but in the long run with boats and RVs and storage sheds in the backyard and cars parked out in the street a few years from now it will become a problem for the City of Tulsa Code Enforcement. Mr. Henson stated they have seen what RS-3 has done over time in the adjoining areas with minimal controls and now they are asking for another RS-4 in the area. He stated please give residents something that will survive for years to come and give them their desired quality of life. Mr. Henson stated they want larger lots attractive and pleasant amenities and a stringent Homeowners Association.

Mr. Zalk asked what happens with RS-3 in the neighborhood and what Mr. Henson was specifically referring to.

Mr. Henson stated if you drive through the adjoining neighborhoods that have had RS-3 that is probably 50 years old there are cars parked on both sides of the street that have been there for months. He stated they would like to see some controls.

Applicant Rebuttal:

The applicant stated he appreciates all the comments and he thinks that there's quite a bit of agreement between the developer and the previous speakers. He stated he was not going to insult anyone's intelligence by saying that the spirit of the comments are the same on both sides of the aisle. But he believes the general idea of building a product that lasts and is beneficial to East Tulsa are goals that they both share. The applicant stated the new Tulsa city wide housing assessment shows this property is in what is called Sub Area 7. He stated the

study itself identifies a need of 12,900 units both rental and for sale housing in the next 10 years to meet the housing needs in the City of Tulsa across all means of economics. He stated that is an average of 1200 new houses of some type coming online every year. The applicant stated historically the average is 130 so Tulsa is behind and they are falling further behind at the current rate. He stated this process is definitely necessary and it is also a good thing for citizens to be able to come in and voice your opinion but people in rural areas or areas that don't have as many neighborhoods objecting because it's different is a part of the reason we have this problem. The applicant stated new subdivisions are developed in areas where there's vacant land. He stated you don't rake old subdivisions and build new subdivisions. The applicant stated if the City of Tulsa is going to grow and fill this housing need they have to build where there's vacant land and that vacant land is going to be adjacent to in most cases, vacant land, or larger lots. He stated as he pointed out previously, the proposed subdivision from a density perspective is actually less dense than Rolling Hills because Rolling Hills, even though it is RS-3, doesn't have any green space. The applicant stated they have 20% of this proposed development that has to be green space due to floodplain considerations and required open space. He stated the Tulsa housing assessment Sub Area 7 has the smallest total number of housing units with an estimated number of 4600. He stated 95% of which are occupied. This Sub Area has the largest share of single family homes accounting for 85% of all housing units and it has a very small amount of multifamily. The applicant stated it is a perfect area for single family homes. The median price of Rolling Hills according to this study is \$119,000 in that subdivision. He stated they are talking about \$200,000 plus houses for this area. The applicant stated the problem that they are running into when they talk about bigger lots is they price themselves out of the market and then it's not worth the exercise because the market here is defined. He stated it would be great to go in and build a subdivision full of 1 acre houses at \$500,000 but the market currently in this area doesn't support it.

Mr. Humphrey asked if there would be an HOA for this proposed development.

The applicant stated the reason there is no HOA documentation is because there is no subdivision it's just vacant land. He stated there will be an HOA its one of the things that Staff required. The applicant stated they would create the exterior fence that staff referenced and that there would be HOA.

TMAPC Comments:

Mr. Covey stated the previous application Z-7623 started as a request for RS-5 and then was changed to RS-4. He stated he was not in support of either one of those classifications and the Planning Commission turned down both RS-5 and RS-4. He stated that denial was appealed to the City Council and as Mr. Denny eloquently stated the powers that be obviously didn't see it how the Planning Commission saw things and approved that application. Mr. Covey stated at the

time of the Z-7623 application there was no RS-5 or RS-4 in the area. The entire property was surrounded by AG, RS-1, and AG-R. He stated in his opinion, it was just way too much to go to RS-5 or RS-4 at that point. Mr. Covey asked where that leaves us today. He stated the map is different today because it has the RS-4 on it that City Council approved. Mr. Covey stated TMAPC is a recommending body and the City Council granted the RS-4. He stated City Councilors change all over time and it may be a new City Council today but as he looks at the map today there is RS-1, RS-3 and the RS-4 approved by City Council. He stated to him the City Council has put a stamp on this area saying it's not inconceivable or out of the realm possibility for RS-4 housing to exist in this area. Mr. Covey stated as he looks at the map and the subject property he feels like it does comply with the Comprehensive Plan and the zoning in the surrounding area. He stated he will be voting in favor of the applicant's application but he will say this to the spoken opposition, that if RS-4 had not been approved by City Council under the Z-7623 application his opinion would be different than he is voting today. He stated he wanted to put that on the record because City Council does read all of our comments and things of that nature.

Mr. Zalk stated he spent a few minutes looking at Google Maps and in the neighborhood it seems like a very typical RS-3 neighborhood and does not see anything offensive. He stated there are a few houses that appear to be owned or rented by people that do lawn care. He stated he agrees with Mr. Covey that if perhaps the other area that was approved under Z-7623 were currently undeveloped or not on the map it would be different but it seems like the neighborhood is trending towards higher density housing. Mr. Zalk stated he agrees that there is a need for more housing in the city of Tulsa but ultimately somebody somewhere will be offended by the notion of higher density housing, but it's a necessary part of the growth that is being seen in the city so he will be voting in favor of the application.

TMAPC Action; 11 members present:

On **MOTION** of **COVEY**, the TMAPC voted 10-1-0 (Bayles, Carr, Covey, Hood, Humphrey, Krug, Shivel, Walker, Whitlock, Zalk, "aye"; Craddock, "nays"; none "abstaining"; none "absent") to recommend **APPROVAL** of the RS-4 zoning for Z-7695 with the optional development plan per staff recommendation.

Legal Description for Z-7695:

Z-7695

THE WEST HALF (W/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION ONE (1), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, Tulsa County, State of Oklahoma

* * * * *

5. **Z-7696 John Droz** (CD 4) Location: Southwest corner of East 12th Place South and South Lewis Avenue requesting rezoning from **RS-3 to MX1-U-45**

STAFF RECOMMENDATION:
SECTION I: Z-7696

DEVELOPMENT CONCEPT: Rezone three lots to support to mixed-use development similar to expected development in the 11th and South Lewis neighborhood area. The maximum building height will be limited to 45 feet which is consistent expected height of future development in the Main Street Corridor.

DETAILED STAFF RECOMMENDATION:

The applicant for Z-7696 request MX1-U-45. MX1 is a neighborhood mixed-use zoning category and considered the least intensive MX district and allows uses that are consistent with the main street land use designation. The urban character designation allows vertical mixed use, commercial and civic/institutional buildings and the height is 45 feet. The building types, building placement and building height are consistent with the Main Street land use designation in the comprehensive plan.

MX1-U-45 allows uses a mix of uses including residential uses that are consistent with the existing neighborhood land use designation in the Tulsa Comprehensive Plan and,

MX1-U-45 is consistent with the anticipated redevelopment in the Main Street designation area along South Lewis Avenue and,

The uses, building placement requirements and building types required in MX1-U-45 is consistent with the Lewis Avenue reconstruction, therefore,

Staff recommends Approval of Z-7696 to rezone property from RS-3 to MX1-U-45.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *The mixed-use zoning request supports infill development that is contemplated in the land use designation of the comprehensive plan.*

Land Use Vision:

Land Use Plan map designation:

Existing Neighborhood (West Lot)

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.

Main Street (East two lots)

Main Streets are Tulsa's classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide, and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

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.

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:

Staff Note: South Lewis Avenue is considered an urban arterial with a planned right of way width of 70 feet. The build-to-zone standard will be established from the planned right of way line which is 35 feet from the section line near the center of Lewis.

Major Street and Highway Plan:

The subject tract is at the southwest corner of East 12th Street and South Lewis Avenue and has three lots that will be assembled into one development area with access planned off of East 12th street.

East 12th street does not have a street designation.

South Lewis Avenue 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: *Two lots of the subject tract are vacant at the intersection. A detached single-family home is on the west portion of the property.*

Environmental Considerations: None that would affect site development.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 12 th Street	None	50 feet	2 lanes with on-street parking
South Lewis Avenue	Urban Arterial with Multi Modal Corridor designation	70 feet <u>Existing right of way is approximately 50 feet wide. Development along Lewis will be required to dedicate 10 additional feet of street right of way</u>	2 with center turn lane

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	MX1-U-45	Main Street	Growth	Vacant commercial and empty lots
East	IL	Main Street	Growth	Converted warehouse with retail uses and rail road
South	OM	Main Street	Growth	Office

West	RS-3	Existing Neighborhood	Stability	Detached single family home.
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SECTION III: Relevant Zoning History

History: Z-7696

Subject Property:

ZONING ORDINANCE: Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

BOA-22824 January 2020: The Board of Adjustment **approved** a *Verification* of the 1,00-foot spacing requirement for a medical marijuana dispensary from another medical marijuana dispensary, on property located at 2311 East 12th Place South.

Z-7491 November 2019: All concurred in **approval** of a request for *rezoning* a 0.55± acre tract of land from RS-3 & OM to MX1-U-45 to, on property located Northwest corner of East 12th Place South and South Lewis Avenue.

BOA-22592 March 2019: The Board of Adjustment **approved** a *Variance* to permit the increased allowed display surface area for a sign and to permit the sign to be oriented along S. Lewis Ave; Variance to permit a dynamic display sign to be located within 200 ft. of an R zoned district, on property located at 1205 South Gillette Ave East.

BOA-22447 June 2018: The Board of Adjustment **approved** a *Special Exception* to permit a Personal Improvement Use in an OM zoning district, on property located at 1222 South Lewis Ave.

BOA-19434 August 2002: The Board of Adjustment **approved** a *Variance* to permit required rear yard an accessory building may occupy from 30% (322.5 square feet) to 36.2% (388.5 square feet), on property located at 1716 East 14th Place.

BOA-17168 September 1995: The Board of Adjustment **approved** a *Variance* to permit required setback from the centerline of Lewis from 100' to 27.5 & a *Variance* of the required setback from an abutting R district from 75' to 34' to permit an existing building & a *Variance* of the required screening from an abutting R district, on property located at N. of NE/c S. Lewis Ave and E. 13th Street.

BOA-14459 April 1987: The Board of Adjustment **approved** a *Special Exception* to permit a home occupation for a hand carved sign business in a residence, on property located at 1220 South Lewis Place.

BOA-13625 June 1985: The Board of Adjustment **approved** a *Variance* to permit an office in an RS-3 zoned district, on property located at 2322 East 13th Street.

BOA-10312 January 1979: The Board of Adjustment **approved** a *variance* to permit parking on a lot not containing the use; and a *Variance* of the number of required parking spaces, on property located at 1205 South Gillette Avenue.

Z-5203 December 1978: All concurred in **approval** of a request for *rezoning* a tract of land from RM-2 to PK on property located 1204-1205 South Gillette Ave.

BOA-6925 March 1971: The Board of Adjustment **approved** a *Variance* to permit the setback requirements from the centerline of Lewis to 75' in an IL district, on property located at 13th Street and Lewis Avenue.

Z-3940 July 1971: All concurred in **approval** of a request for *rezoning* a tract of land from RS-3 to OM on property located 1222 South Lewis Ave.

The applicant indicated his agreement with staff's recommendation.

TMAPC Comments:

Mr. Walker asked if the plan showed a 45 feet high structure.

Staff stated they have not seen a detailed drawing that shows that height.

Interested Parties:

Steven Lassman 1920 East 13th Street, Tulsa, OK 74104

Mr. Lassman stated he is a Board Member of the Terrace Drive Neighborhood Association but he is here only as a resident of the neighborhood. He stated he supports the project. He stated his neighborhood has a diverse variety of housing types and is full support of more housing for his neighborhood. Mr. Lassman stated he would ask that TMAPC consider affordability in this recommendation and future recommendations for the neighborhood since housing and rental prices are accelerating quickly.

TMAPC Action; 11 members present:

On **MOTION** of **WALKER**, the TMAPC voted 11-0-0 (Bayles, Carr, Covey, Craddock, Hood, Humphrey, Krug, Shivel, Walker, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; none "absent") to recommend **APPROVAL** of the MX1-U-45 zoning for Z-7696 per staff recommendation.

Legal Description for Z-7696:

Z-7696

Lot Three (3), and The North 43 feet of the South 86 feet of Lots One (1) and Two (2), The North Fifty-two and Ninety-three hundredths (52.93) feet of Lots One (1) and Two (2), Block Three (3) of the Amended Plat of Subdivision of Blocks, 2, 3, and 7, of TERRACE DRIVE ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

* * * * *

6. **CZ-540 Joe Pace** (County) Location: North of the Northeast corner of North Garnett Road and East 180th Street North requesting rezoning from **AG and RE to RS (Related to Foster Creek preliminary plat)**

STAFF RECOMMENDATION:
SECTION I: CZ-540

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject site from AG and RE 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. Staff has spoken with the City of Collinsville who did not have any objections to the proposed zoning change.

DETAILED STAFF RECOMMENDATION:

CZ-540 is non-injurious to surrounding proximate properties;

CZ-540 is compatible with the Residential Land Use designation of the Tulsa County Comprehensive Plan;

CZ-540 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-540 to rezone property from AG and RE 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.

Land Use Vision:

Land Use Plan map designation: Residential

Residential land use includes single-family homes, duplexes, townhouses, apartment units, and manufactured homes.

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: N 113th E Ave is designated as a Secondary Arterial

Trail System Master Plan Considerations:

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:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
N 113 th E Ave	Secondary Arterial	100 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	AG	Residential	N/A	Single-Family/Agricultural
South	AG	Residential	N/A	Single-Family/Agricultural
East	AG	Residential	N/A	Single-Family/Agricultural
West	AG	Residential	N/A	Single-Family/Agricultural

SECTION III: Relevant Zoning History

History: CZ-540

ZONING ORDINANCE: Resolution number 197041 dated April 11, 2005 & Resolution number 98254, dated September 15, 1980, established zoning for the subject property.

Subject Property:

None Relevant

Surrounding Property:

None Relevant

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 11 members present:

On **MOTION** of **WALKER**, the TMAPC voted 11-0-0 (Bayles, Carr, Covey, Craddock, Hood, Humphrey, Krug, Shivel, Walker, Whitlock, Zalk, “aye”; no “nays”; none “abstaining”; none “absent”) to recommend **APPROVAL** of the RS zoning for CZ-540 per staff recommendation.

Legal Description for CZ-540:

CZ-540

A tract of land in the Northwest Quarter (NW/4) of Section Five (5) in Township Twenty-two (22) North and Range Fourteen (14) East of the Indian Base and Meridian (I.B. & M.), according to the U.S. Government Survey, thereof, Tulsa County, State of Oklahoma; being more particularly described as follows:

COMMENCING at the SW corner of the NW/4 of Sec. 5, T-22-N, R-14-E, 1.B.&M.; THENCE N 01°26 '31" W along the west line of said NW/4 a distance of 1103.00 feet to the POINT OF BEGINNING; THENCE N 01°26 '31" W along the west line of said NW/4 a distance of 879.81 feet; THENCE N 88°37'12"E a distance of 2640.50 feet to the east line of said NW/4; THENCE S 01°29'17"E along the east line of said NW/4 a distance of 1328.36 feet; THENCE S 88°43'26" W a distance of 1328.95 feet; THENCE N 01°54' 21" W a distance of 447.57 feet; THENCE S 88°33'29" W a distance of 1309.00 feet to the POINT OF BEGINNING; and containing 66.98 ± acres, more or less.

PUBLIC HEARING - PLATS

7. **Foster Creek** (County) Preliminary Plat and Modification of the Subdivision and Development Regulations to extend allowable block length, Location: North of the northeast corner North Garnett Road and East 180th Street North (**Related to CZ-540**)

STAFF RECOMMENDATION:

PRELIMINARY SUBDIVISION PLAT

Foster Creek - (County)

North of the northeast corner of North Garnett Road and East 180th Street North

This plat consists of 73 lots, 3 blocks, 66.98 ± acres.

The Technical Advisory Committee (TAC) met on March 2, 2023, and provided the following conditions:

1. **Zoning:** The subject property is currently zoned AG and RE. There is a concurrent rezoning request (CZ-540) to rezone the property to RS for

single-family residential development. The lots conform to the RS zoning district standards. Approval of CZ-540 and the subsequent zoning change must be effective prior to final plat approval.

2. **Addressing:** Addresses to be assigned by INCOG. Add address assignments to the face of the plat and include address disclaimer. Street names must be approved by the County Engineer.
3. **Transportation & Traffic:** New public streets are required to obtain plan approval from the Tulsa County Engineer. Blocks exceeds the allowable block length defined in the Subdivision & Development Regulations. Modification approval for block length is required for final plat approval. Add notation required by Section 5-060.5 to temporary dead-end streets.
4. **Sewer/Water:** On-site sewage disposal must be approved by the Oklahoma Department of Environmental Quality and signature must be included on plat for final plat approval. Water to be served by Washington County Rural Water District #3. Rural water district must approve all plans and release the plat prior to final plat approval.
5. **Engineering Graphics:** Add signature block for TMAPC and County Engineer. Example can be provided by the Tulsa Planning Office.
6. **Stormwater, Drainage, & Floodplain:** Drainage plans must be submitted and approved by the Tulsa County Engineer prior to final plat approval.
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.

Modifications of the Subdivision & Development Regulations:

Section 5-030.3 Block Length

Block length maximums are established by the Subdivision & Development Regulations depending upon the lot size along the block face. For lots with an average width of greater than 125 feet, the maximum block length allowed is 1500 feet.

The applicant has requested a modification to allow an extended block length for Block 1 between lots 1-25 on the preliminary plat. Due to adjacent property concerns and the absence of an arterial street to the north, including the limits of Tulsa County jurisdiction, a connection to the north is seen as impractical per the modification requirements of Section 5.030-C. An extension of the allowable block length for the northernmost block in the subdivision is supported with the following conditions:

1. Provide two stub streets to the east of the development to connect to undeveloped/unplatted tracts adjacent to the subject site.

2. Provide a stub street to the south or extend cul-de-sac to southern boundary of the property to allow for future extension of streets to the south.
3. Provide a connection through Block 2 to connect internal streets and reduce block length for Block 2.

Staff supports the request for an extended block length only for the areas described and with the conditions stated above.

Staff recommends **APPROVAL** of the preliminary plat and the modification of the Subdivision & Development Regulations for block lengths subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. Tulsa County release letter is required prior to approval of the final plat.

TMAPC Comments:

Mr. Walker asked what an average block length was.

Staff stated for a rural subdivision, which means plat that has lots that have an average lot width of 125 feet the block length average is 1500 feet. He stated that block length reduces as lots get narrower.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 11 members present:

On **MOTION** of **WALKER**, the TMAPC voted 11-0-0 (Bayles, Carr, Covey, Craddock, Hood, Humphrey, Krug, Shivel, Walker, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE** the Preliminary Subdivision Plat and the modification to the Subdivision & Development Regulations for Foster Creek per staff recommendation.

* * * * *

8. **OKTUL BR** (CD 7) Preliminary Plat, Location: Northeast corner of East 88th Street South and South Mingo Road

STAFF RECOMMENDATION:

PRELIMINARY SUBDIVISION PLAT

OKTUL BR - (CD 7)

Northeast corner of East 88th Street South and South Mingo Road

This plat consists of 1 lot, 1 block, 8 ± acres.

The Technical Advisory Committee (TAC) met on November 17, 2022 and provided the following conditions:

1. **Zoning:** The subject property is zoned CO with a Planned Unit Development (PUD-559). The proposed lot conforms to the requirements of the Planned Unit Development. PUD number must be included on the face of the final plat. Adopted PUD standards must be included in the deed of dedication for the final plat.
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:** City of Tulsa right-of-way permits will be required for new driveways. Sidewalks with required ADA ramps will be required along all street frontages.
4. **Sewer/Water:** Both sanitary sewer and water main extensions are required, IDP approval must be obtained prior to release of the final plat. 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. In the location map, add and label all platted boundaries and label all other areas as unplatted. Graphically show all property pins found or set that are associated with the plat. Provide a date for last site visit by the surveyor. Under the basis of bearing information include "3501" after North Zone. Add signature block for city officials.
6. **Stormwater, Drainage, & Floodplain:** Stormwater system improvements will be required. IDP approval must be obtained prior to final plat approval. Required easements must be reflected on the face of the plat. Floodplain areas are required to be placed in an overland drainage easement.
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 was not present but according to staff he has received the staff recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 11 members present:

On **MOTION** of **WALKER**, the TMAPC voted 11-0-0 (Bayles, Carr, Covey, Craddock, Hood, Humphrey, Krug, Shivel, Walker, Whitlock, Zalk, "aye"; no

“nays”; none “abstaining”; none “absent”)to **APPROVE** the Preliminary Subdivision Plat for OKTUL BR per staff recommendation.

* * * * *

9. Elwood Square (CD 2) Preliminary Plat, Southwest corner of West 71st Street South and South Elwood Avenue

STAFF RECOMMENDATION:
PRELIMINARY SUBDIVISION PLAT

Elwood Square - (CD 2)
Southwest corner of West 71st Street South and South Elwood Avenue

This plat consists of 6 lots, 1 block, 15 ± acres.

The Technical Advisory Committee (TAC) met on March 2, 2023 and provided the following conditions:

1. **Zoning:** The property is currently zoned CS, RM-0, and RS-3 with an overlay of Planned Unit Development 738. Lots conform to the requirements of the PUD. Site, landscape, and sign plans for future development will be required to obtain approval by the Tulsa Planning Office prior to building permit issuance. PUD number must be included on the face of the plat. PUD standards must be incorporated into the deed of dedication.
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:** City of Tulsa right-of-way permits will be required for new driveways. Sidewalks and ADA compliant ramps will be required adjacent to West 71st Street, South Elwood Avenue, and along private drive located within Reserve B. Improvements to the intersection of Elwood Avenue and West 71st Street are required as part of this project. IDP plans for improvements must be approved prior to final plat approval. Dimension access and limits of no access. Label and dimension all right-of-way with recording information or “dedicated by plat”.
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. In the plat subtitle add City of Tulsa before Tulsa County. Spell out Indian Base Meridian. Add name and contact information for engineer/surveyor under heading. In the location map, add and label all

platted boundaries and label all other areas as unplatted. Under the basis of bearing 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. Ensure accuracy of written legal description with surveyed boundary. Add signature block for city officials. Remove contours from final plat submittal. Provide a date for last site visit by the surveyor. Provide list for abbreviations.

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. Floodplain areas should be drawn based on contours and contained within an overland drainage easement.
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.

Mr. Craddock asked if there would be access to Elwood from this development.

Staff stated "yes".

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 11 members present:

On **MOTION** of **KRUG**, the TMAPC voted 11-0-0 (Bayles, Carr, Covey, Craddock, Hood, Humphrey, Krug, Shivel, Walker, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE** the Preliminary Subdivision Plat for Elwood Square per staff recommendation.

* * * * *

10. The Crossing at Battle Creek Phase VII (CD 6) Preliminary Plat, Location:
North and east of the northeast corner of East 41st Street South and South
145th East Avenue

STAFF RECOMMENDATION:

PRELIMINARY SUBDIVISION PLAT

The Crossing at Battle Creek Phase VII - (CD 6)

North and east of the northeast corner of East 41st Street South and South 145th
East Avenue This plat consists of 101 lots, 5 blocks, 16.91 ± acres.

The Technical Advisory Committee (TAC) met on March 2, 2023 and provided the following conditions:

1. **Zoning:** A rezoning (Z-7684) was approved by the Tulsa City Council on January 25, 2023 to change the property zoning from RS-4 to RS-5. Ordinance #24982 was published on February 5, 2023 and became effective on March 5, 2023. Official zoning map was not updated prior to the creation of case maps for this case. Proposed lots conform to the RS-5 zoning requirements.
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:** New streets require approval of an IDP permit. Sidewalks must be installed by the developer along any reserve areas fronting the public street. Sidewalks for individual lots will be required with home construction. Label temporary dead-end streets with requirements of Section 5-060.5 of the Subdivision and Development Regulations. Temporary dead-end streets with a length greater than 150 feet will require the installation of approved turnarounds within an appropriate easement.
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. In the location map, add and label all platted boundaries and label all other areas as unplatted. Graphically show all property pins found or set that are associated with the plat. Provide a date for last site visit by the surveyor.
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 her agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 11 members present:

On **MOTION** of **WALKER**, the TMAPC voted 11-0-0 (Bayles, Carr, Covey, Craddock, Hood, Humphrey, Krug, Shivel, Walker, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; none "absent")to **APPROVE** the Preliminary Subdivision Plat for The Crossing at Battle Creek Phase VII per staff recommendation.

OTHER BUSINESS

11. Commissioners' Comments

Mr. Covey again welcomed Mr. Humphrey to Planning Commission.

DRAFT

ADJOURN

TMAPC Action; 11 members present:

On **MOTION** of **COVEY**, the TMAPC voted 11-0-0(Bayles, Carr, Covey, Craddock, Hood, Humphrey, Krug, Shivel, Walker, Whitlock, Zalk, “aye”; no “nays”; none “abstaining”; none “absent”) to **ADJOURN** TMAPC meeting of March 22, 2023, Meeting No. 2886.

ADJOURN

There being no further business, the Chair declared the meeting adjourned at 1:50 p.m.

Date Approved:

Chair

ATTEST: _____

Secretary