

TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2896

August 16, 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		Miller	Silman, COT
Covey		Sawyer	Stephens, Jeff, Legal
Craddock		Siers	
Hood			
Humphrey			
Krug			
Shivel			
Walker			
Whitlock			
Zalk			

The notice and agenda of said meeting were posted on Tuesday August 14, 2023 at 4:27 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. She stated that several cases that were approved at previous TMAPC meetings would need to be reheard. Ms. Miller explained that Tulsa World did not publish the notices in the newspaper as required. She stated that all applicants had been notified.

Minutes:

1. Minutes of June 21, 2023 Meeting No. 2892

Approval of the Minutes of **June 21, 2023 Meeting No. 2892**

TMAPC Action; 10 members present:

On **MOTION** of **SHIVEL**, the TMAPC voted 9-0-1 (Bayles, Carr, Covey, Craddock, Hood, Humphrey, Krug, Shivel, Whitlock, "aye"; no "nays"; Zalk, "abstaining"; Walker, "absent") to **APPROVE** the minutes of **June 21, 2023 Meeting No. 2892**

2. Minutes of July 19, 2023 Meeting No. 2894

Approval of the Minutes of **July 19, 2023 Meeting No. 2894**

TMAPC Action; 10 members present:

On **MOTION** of **SHIVEL**, the TMAPC voted 9-0-1 (Bayles, Carr, Covey, Craddock, Hood, Humphrey, Krug, Shivel, Whitlock, "aye"; no "nays"; Zalk, "abstaining"; Walker, "absent") to **APPROVE** the minutes of **July 19, 2023 Meeting No. 2894**

CONSENT AGENDA

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

3. **PUD-585-A-1 Tulsa Petsuites, LLC** (CD 7) Location: South of the southwest corner of South Memorial Drive and East 61st Street South requesting a **PUD Minor Amendment** to reduce the southern boundary setback in Development Area A

STAFF RECOMMENDATION:

SECTION I: PUD-585-A-1 Minor Amendment

Amendment Request: Minor amendment to decrease the setback from the southern boundary of development area A from 45' to 20'.

Currently the PUD has a setback from the southern boundary of 45'. The applicant has requested to decrease the setback to 20' in development area A.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.

“Changes in structure heights, building setbacks, yards, driveway coverage measured by width, square footage or percentage of the yard, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved PUD standards and the character of the development are not substantially altered.”

Staff has reviewed the request and determined:

- 1) PUD-585-A-1 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.
- 2) PUD-585-A-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-585-A.
- 3) All remaining development standards defined in PUD-585-A and subsequent amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of Minor amendment to decrease the setback from the southern boundary in development area A from 45' to 20'.

Legal Description for PUD-585-A-1:

A tract of land that is All of Block Two (2) and a part of Reserve "A" of SOUTHBRIDGE EAST OFFICE PARK, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, said tract of land being more particularly described as follows, to-wit: STARTING at the Southwest corner of Southbridge East Office Park; Thence N 00°05'05" W along the Westerly line of Southbridge East Office Park for 273.91 feet to the POINT OF BEGINNING of said tract of land; Thence continuing N 00°05'05" W along the Westerly line for 276.00 feet; Thence N 89°54'55" for 270.00 feet to a point on the Easterly line of Southbridge East Office Park; Thence S 00°05'05" E Along said Easterly Line for 276.00; Thence S 89°54'55" W for 270 feet to the feet to the POINT OF BEGINNING.

* * * * *

4. **PUD-467-10/Z-6310-SP-5a Miguel Aguirre** (CD 9) Location: East of the northeast corner of South Harvard Avenue and East 51st Street South requesting a **PUD and Corridor Development Plan Minor Amendment** to increase height limit and increase maximum number of floors within development area 3

STAFF RECOMMENDATION:

SECTION I: CONCEPT STATEMENT

PUD-467-10 and Z-6310-SP-5a Minor Amendment

Amendment Request: PUD minor amendment to increase the height limit in development area 3 from 22' to 35' and increase the maximum number of stories from 1 to 2.

PUD-467-10 & Z-6310-SP-5a is a minor amendment to increase the height limitation of development area 3 of PUD-467. Currently the height limit is 22', the applicant is proposing to increase this height limit to 35'. This would allow for them to build a second-floor dining area. Since they are wanting to increase the height limitations this amendment also increases the maximum number of stories allowed in development area 3. Currently the maximum number of stories is 1. The applicant has proposed to increase this to 2.

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 30.010.I.2.c(1)(9) and by Section 25.040.E.5 of the City of Tulsa Zoning Code.*

"Changes in structure heights, building setbacks, yards, driveway coverage measured by width, square footage or percentage of the yard, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved PUD standards and the character of the development are not substantially altered."

"The planning commission is authorized to approve minor amendments to an approved development plan as long as substantial compliance is maintained with the approved development plan."

Staff has reviewed the request and determined:

- 1) PUD-467-10 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.
- 2) PUD-467-10 and Z-6310-SP-5a does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-467 and Z-6310-SP-5.
- 3) All remaining development standards defined in PUD-467 and subsequent amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment to increase the height limits and maximum stories in development area 3.

Legal Description for: PUD-467-10

A part of Lot Two (2). Block One (1). DICKENS COMMONS, 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: COMMENCING at the Southwest corner of Lot 3, Block 1, Dickens Commons; Thence due West along the South line of Lot 2, Block 1, Dickens Commons, a distance of 306.62 feet to the Point of Beginning;

Thence continuing due West along the South line of said Lot 2, a distance of 242.41 feet; Thence due North for a distance of 223.20 feet to a point on the Northerly line of said Lot 2; Thence North 80°33'00" East and along the Northerly line of said Lot 2 a distance of 245.75 feet; Thence due South a distance of 263.55 feet to the Point of Beginning.

TMAPC Action; 10 members present:

On **MOTION** of **CRADDOCK**, the TMAPC voted 10-0-0 (Bayles, Carr, Covey, Craddock, Hood, Humphrey, Krug, Shivel, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; Walker, "absent") to **APPROVE** Items 3 and 4 per staff recommendation.

Mr. Walker arrived at 1:06pm.

PUBLIC HEARING - REZONING

5. **Z-7730 Ryan Strode** (CD 2) Location: Northeast corner of Highway 75 and West 41st Street South requesting rezoning from **CS and IL to IL** (Continued from July 19, 2023)

STAFF RECOMMENDATION: **SECTION I: Z-7730**

DEVELOPMENT CONCEPT: The applicant is requesting a rezoning from CS and IL to IL to accommodate for an office building with light industrial uses. The IL district is primarily intended to provide areas suitable for manufacturing wholesaling, warehousing, and other industrial activities that have few if any adverse land use or environmental impacts. There is IL to the north of the subject property as well as part of the subject property is zoned IL currently.

DETAILED STAFF RECOMMENDATION:

The uses along with the lot and building regulations defined in the IL zoning district are consistent with the Tulsa comprehensive plan for an Employment land use designation and,

The property to the north is currently zoned IL with an Employment land use designation. There is also IM zoning to the East. The uses allowed in IL seem to be consistent with the surrounding neighborhood patterns therefore,

Staff recommends Approval of Z-7730 to rezone the property from IL, CS to IL.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Uses and building types allowed in the IL district are consistent with the goals outlined in the Employment land use designation.

Land Use Vision:

Land Use Plan map designation: Employment

The employment designation is intended to accommodate offices, warehousing and storage, manufacturing and assembly, and industrial processes. The "Industrial Site Suitability" map corresponds to the Employment land use designation and indicates where uses that are potentially incompatible with sensitive land uses are best suited to locate. This directs industrial uses to particular areas of the city while discouraging industrial in close proximity to Neighborhood areas.

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: Southwest Tulsa Neighborhood Plan

The Southwest Tulsa Neighborhood Plan has recommendations on how Southwest Tulsa should be developed. For the site near the subject property they referenced the comprehensive plan at the time, which has an employment land use designation.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Currently the site is vacant. Photo is on West 41st Street looking North towards the subject property.



Environmental Considerations: None

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
West 41 st Street South	Secondary Arterial	100'	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	IL/RS-3	Employment	Vacant/Single Family Home
East	IM	Employment	Industrial Uses
South	IL	Employment	Auto Sales
West	RS-3	N/A	Highway 75

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11822 dated June 26th,1970, established zoning for the subject property.

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 IL zoning for Z-7730 per staff recommendation.

Legal Description for Z-7730:

Lots One (1), and Two (2), and the East Half of Lot Three (3), and all of Lots Twenty-one (21) and Twenty-two (22), Block Six (6), INTERURBAN ADDITION, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, LESS AND EXCEPT the following tracts:

Part of said Lot One (1), Beginning at the Southeast corner thereof; thence West long the South line of said Lot One (1), a distance of 98 feet to a point; thence North 0°57'45" East to a point on the North line of said Lot One (1), said point being 95 feet West of the Northeast corner thereof; thence East a distance of 95 feet to the Northeast corner of said Lot One (1); thence South along the

East line of said Lot One (1) a distance of 411.5 feet to the Southeast corner thereof and Point of Beginning.

AND

Part of said Lot Twenty-one (21), Beginning at the Southeast corner thereof; thence West along the South line of said Lot Twenty-one (21) a distance of 130.00 feet to the Southwest corner of said Lot Twenty-one (21); thence North along the West line of said lot Twenty-one (21) a distance of 150.00 feet; thence South $9^{\circ}56'45''$ East a distance of 126.65 feet; thence East along a line parallel to and 25.00 feet North of the South line of said Lot Twenty-one (21) a distance of 110.01 feet to a point on the East line of said Lot Twenty-one (21); thence South along said East line a distance of 25.00 feet to the Point of Beginning.

AND

The South 25.00 feet of said Lot Twenty-two (22).

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6. **Z-7733 Abdul Ahlou** (CD 3) Location: North of the northeast corner of 11th Street South and South 129th East Avenue requesting rezoning from **CS and RS-2 to CG with an optional development plan (Related to CPA-109)**
(Continued from August 2, 2023)

STAFF RECOMMENDATION:
SECTION I: Z-7733

DEVELOPMENT CONCEPT: Z-7733 is a project planned for a single development area*. The overall site totals 6.81 acres. The site is located north of the northeast corner of East 11th Street and 129th E. Ave. The property is in the southwest quarter of the of Section 4, Township 19 North, Range 14 East, in Tulsa County, Oklahoma.

*The original application submitted included two development areas as shown in the exhibits provided by the applicant. What is referred to as Development Area A has been removed from the application and what is referred to as Development Area B remains.

DETAILED STAFF RECOMMENDATION:

Staff finds that the requested CG zoning to allow a Truck Terminal, Warehouse and Storage uses would not be compatible with recommendations in the Comprehensive Plan and Plan 66. Staff finds that CS zoning is supported by those documents and by the proposed change of the Comprehensive Plan to Multiple Use land use designation. The proposed Trucking and Transportation Terminal, Warehousing and Storage uses proposed by the applicant could be allowed by Special Exception inside the CS Zoning district, but would not be allowed by right.

Staff recommends **Denial** of CG with an optional development plan but recommends **Approval** of CS without an optional development plan.

SECTION II: Z-7733 OPTIONAL DEVELOPMENT PLAN STANDARDS FOR CG (*Recommended for Denial*):

All uses categories, subcategories, or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited.

Those uses marked with a * require a Special Exception approved in accordance with Sec. 70.120 of the City of Tulsa Zoning Code.

PERMITTED USES: PERMITTED USE CATEGORIES:

RESIDENTIAL (IF IN ALLOWED BUILDING TYPE LISTED BELOW)

Household Living

- Single household
- Two households on a single lot
- Three or more households on a single lot

Group Living

- Assisted living facility
- Community group home
- Convent/monastery/novitiate
- Elderly/retirement center
- Life care retirement center
- Residential treatment center*
- Rooming/boarding house
- Shelter, emergency and protective*
- Transitional living center*

PUBLIC, CIVIC, AND INSTITUTIONAL

- College or University
- Day Care
- Fraternal Organization*
- Governmental Service or Similar Functions*
- Hospital
- Library or Cultural Exhibit
- Natural Resource Preservation
- Parks and Recreation
- Postal Services*
- Religious Assembly
- Safety Service
- School
- Utilities and Public Service Facility
 - Minor
 - Major*
- Wireless Communication Facility
 - Freestanding tower
 - Building or tower-mounted antenna

COMMERCIAL

- Animal service
 - Boarding or Shelter
 - Grooming
 - Veterinary
- Assembly and Entertainment
 - Indoor
 - Small (Up to 250-person capacity)* (Special Exception only required if serving alcohol within 150-feet of a residential district)
 - Large (Greater than 250-person capacity) *

Broadcast or Recording Studio

Commercial Service

Building service

Business support service

Consumer maintenance/repair service

Personal improvement service

Research service*

Financial Services

Funeral or Mortuary Service

Lodging

Bed & Breakfast

Short-term rental

Hotel/motel

Office

Business or professional office

Medical, dental or health practitioner office

Plasma Center

Parking, Non-accessory

Restaurants and Bars

Restaurant

Bar * (Special Exception only required if serving alcohol within 150-feet of a residential district)

Brewpub*

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

Trade School

Vehicle Sales and Service

Fueling station

WHOLESALE, DISTRIBUTION AND STORAGE

Equip. & Materials Storage, Outdoor

Trucking and Transportation Terminal

Warehouse

Wholesale Sales and Distribution

INDUSTRIAL

Low-impact Manufacturing & Industry*

AGRICULTURAL

Community Garden

Farm, Market- or Community supported

OTHER

Drive-in or Drive-through Facility (as a component of an allowed principal use)

PERMITTED RESIDENTIAL BUILDING TYPES

Household living

Single household

Detached House*

Townhouse

Patio House*

Mixed-Use building

Vertical mixed-use building

Two households on a single lot

Mixed-use building

Vertical-mixed use building

Three or more households on a single lot

Multi-unit House*

Apartment/Condo

Mixed-use building

Vertical-mixed use building

MINIMUM LOT WIDTH: 280-feet

MINIMUM LOT AREA: 250,000 square feet

MAXIMUM NUMBER LOTS: 4

MAXIMUM BUILDING HEIGHT: 35-feet

MINIMUM BUILDING SETBACKS (from the lot line):

From South 129th E. Ave. 50-feet

Rear Yard 20-feet

Side Yard 20 feet

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Staff is in support of the Comprehensive plan amendment to change the land use designation to "Multiple Use". The Multiple Use land use coupled with the recommendation of Plan 66 would not support the rezoning of this property to support of trucking/ transportation terminal and warehousing and storage uses.

Land Use Vision:

Existing:

Multiple Use/ Neighborhood

Neighborhoods are “Mostly Residential Uses” which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

Proposed in CPA-109:

Multiple Use

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

Transportation Vision:

The property began to develop during the Late Automobile Era (1950-present):

In the late 1950s and early 1960s the suburbs grew at a tremendous rate in the Tulsa metropolitan area. It was at this time that surrounding communities, such as Broken Arrow, began to grow at a rapid pace. At this time, the City of Tulsa annexed more than 100 square miles, and neighborhood subdivisions began to proliferate from the core of the city toward the suburban communities.

Major Street and Highway Plan:

Both S. 129th and E. 11th Street are Secondary Arterials, and the ultimate right-of-way has been acquired on both streets.

Trail System Master Plan Considerations: None.

Small Area Plan: Plan 66 (December 2020)

The purpose of Plan 66 is as follows:

Highlight the historic significance of Route 66 in Tulsa by identifying elements that contribute to its past, present, and future legacy. Acknowledge past successes from project implementation along the corridor and promote future investment. Improve opportunities for visitors and Tulsa residents of all ages to explore along the Route. Develop strategies for supporting established businesses while encouraging further growth, and contribute to a diverse, sustainable economy. Support Route 66's potential to create a thriving tourism industry. Create recommendations for the built environment to assist with branding, marketing, mobility, public perception, preservation, and new conditions.

Included on the plan is Strategy 2.1 which is to encourage pedestrian-oriented development by implementing elements of the City's Complete Streets Policy and existing planning documents. The proposed development as outlined in the optional development plan would be in contradiction to the following actions:

- Action 2.1.1 Encourage development built up to the right-of-way to mirror historical built form and promote parking behind buildings.
- Action 2.1.2 Enhance the Route through higher density, infill, and mixed-use development.
- Action 2.1.3 Redevelop vacant or underutilized lots into green spaces and public use spaces where appropriate.
- Action 2.1.8 Adopt design standards for vehicle sales and service businesses.

The majority of the development would be limited to the Trucking and Transportation/ Warehousing use that is designed with little consideration for pedestrian infrastructure or for a mix of uses that would be built at or near the right-of-way.

Special District Considerations:

The southern portion of this site lies within the Route 66 Overlay. The purpose and intent of the Route 66 Overlay is to establish zoning regulations and incentives intended to ensure the enhancement, development, and revitalization of the authentic Route 66 through the promotion of historic and historically inspired signage, especially neon, along and adjacent to the two alignments of Route 66 in Tulsa. The regulations are generally intended to guide the character of both public and private development as it occurs along Route 66.

Historic Preservation Overlay: None.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The property is a vacant lot that sits near the intersection of two arterial streets. The subject property is surrounded by a variety of uses, some of which are conforming to the current zoning code. The subject property site is roughly a half mile from Interstate 44.

Environmental Considerations: None currently.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
E. 11 th St.	Secondary Arterial	100-feet	2
129 th E. Ave.	Secondary Arterial	100-feet	4

Utilities:

The subject tract has municipal water and sewer available, through there is not sewer running the length of the property. Additional infrastructure may be needed along 129th East Avenue to support the proposed development.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	RS-2	Neighborhood	Church
West	RS-2, CO, CS	Employment/ Multiple Use	Residential, HVAC Business, Landscaping Business, Vehicle Sales
South	CS	Multiple Use	Vacant
East	RS-2, CH	Neighborhood/ Multiple Use	Vacant

Relevant Zoning History:

ZONING ORDINANCE: Ordinance number 11817 dated June 26, 1970, established RS-2 and CS zoning for the subject property.

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 **CONTINUE** Item 6 to September 20, 2023

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7. **Z-7734 Rey Bustos** (CD 6) Location: East of the southeast corner of East 11th Street South and South 161st East Avenue requesting rezoning from **AG to CG with an optional development plan (Related to CPA-106)**
(Continued from August 2, 2023)

STAFF RECOMMENDATION:

SECTION I: Z-7734

DEVELOPMENT CONCEPT: The applicant originally submitted a rezoning to change the property from AG to CG with no optional development plan. This rezoning was to utilize the site for their cabinet shop. After the August 2nd Planning Commission meeting and working with the neighborhood, the applicant submitted an optional development plan to limit specific uses allowed in the CG zoning district. The allowed uses can be found in section II of this staff report. This rezoning has a related Comprehensive Plan amendment to change the site to a Multiple Use land use designation.

DETAILED STAFF RECOMMENDATION:

The uses along with the lot and building regulations are consistent with the Tulsa Comprehensive Plan for a Multiple Use land use designation and,

The CG district is primarily intended to accommodate established commercial uses, while providing protection to adjacent residential area; and accommodate the grouping of compatible commercial and light industrial uses,

The applicants proposed use would be allowed by right in CG.

Staff recommends Approval of Z-7734 to rezone the property from AG to CG with or without the optional development plan.

SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS

The development plan standards will conform to the provisions of the Tulsa Zoning Code for development in a Commercial Shopping (CG) district with its supplemental regulations except as further refined below. All use categories, subcategories or specific uses and building types that are not listed in the following permitted list are prohibited.

PERMITTED USE CATEGORIES SUBCATEGORIES AND SPECIFIC USES:

RESIDENTIAL (if in allowed residential building types identified below)

Single household
Two households on single lot
Three or more households on single lot

PUBLIC, CIVIC, AND INSTITUTIONAL

Day Care
Library or Cultural Exhibit
Parks and Recreation
Religious Assembly

COMMERCIAL

Animal Service
 Boarding or Shelter
 Grooming
 Veterinary
Broadcast or Recording Studio
Commercial Service
 Building service
 Business support service
 Consumer maintenance/repair service
 Personal improvement service
 Research Service
Financial Services
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
Self-service Storage Facility
Studio, Artist, or Instructional Service
Trade School

WHOLESALE, DISTRIBUTION, & STORAGE

Equipment & Materials Storage, Outdoor
Warehouse
Wholesale Sales and Distribution

AGRICULTURAL

Community Garden
Farm, Market-or Community-supported

RESIDENTIAL BUILDING TYPES:

HOUSEHOLD LIVING

- Single Household
 - Mixed-Use Building
 - Vertical Mixed-Use Building
- Two households on single lot
 - Mixed-Use Building
 - Vertical Mixed-Use Building
- Three or more households on single lot
 - Mixed-Use Building
 - Vertical Mixed-Use Building

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *The proposed use is consistent with the proposed Multiple Use land use designation.*

Land Use Vision:

Land Use Plan map designation: Neighborhood

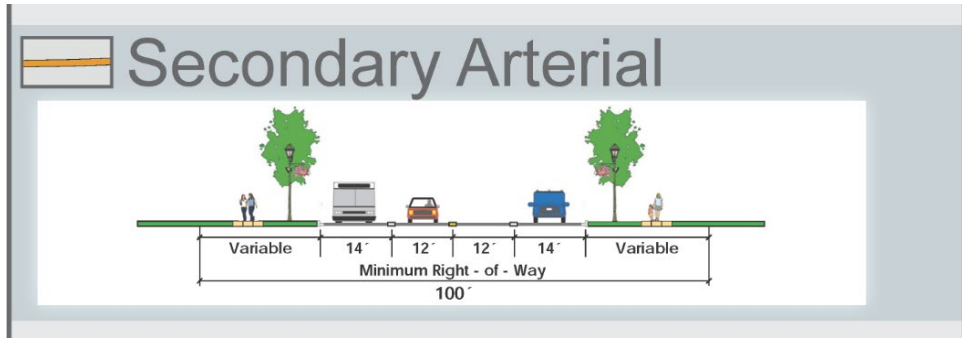
Neighborhoods are “Mostly Residential Uses” which includes detached, missing middle, and multidwelling unit housing types. Churches, schools, and other low-intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multidwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multidwelling unit housing property takes access off of a lower order street separated from the arterial, then it would be considered Neighborhood.

Proposed Land Use Plan map designation: Multiple Use

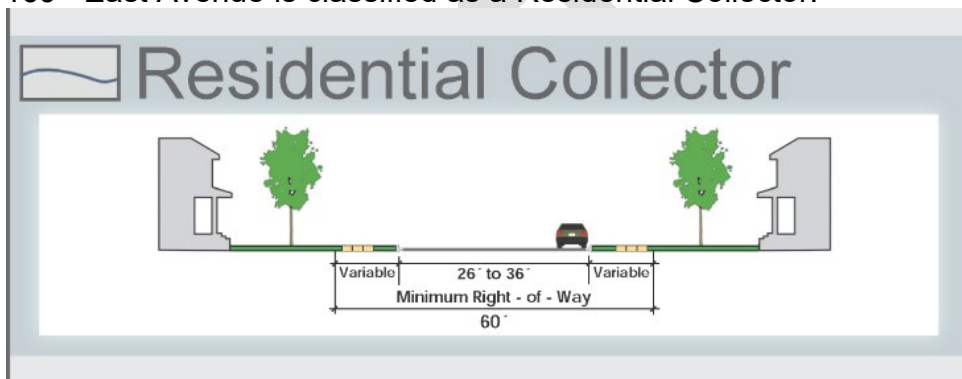
Multiple Use areas are “Mostly Commercial or Retail Uses” which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city.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

Transportation Vision:

Major Street and Highway Plan: East 11th Street is classified as a Secondary Arterial Street.



South 169th East Avenue is classified as a Residential Collector.



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 subject property currently has a pole barn towards the south of the property. There is a single-family residence directly to the west, as well as to the north. The property to the east is currently being used for agricultural uses.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 11 th Street	Secondary Arterial	100'	2
South 169 th East Avenue	Residential Collector	60'	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	AG	Neighborhood	Single-family Residential
South	AG	Neighborhood	Vacant
East	AG-R	Multiple Use	Agricultural Uses
West	AG	Neighborhood	Single Family Residential

SECTION III: Relevant Zoning History

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

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 **CONTINUE** Item 7 to September 20, 2023

PUBLIC HEARING-COMPREHENSIVE PLAN AMENDMENTS

8. **CPA-106 Rey Bustos** (CD 6) Location: East of the southeast corner of East 11th Street South and South 161st East Avenue requesting to amend the Land Use Map designation from **Neighborhood** to **Multiple Use (Related to Z-7734)** (Continued from August 2, 2023)

STAFF RECOMMENDATION:

TMAPC Staff Report CPA-106 Comprehensive Plan Amendment

Property Information and Land use Request

The applicant has submitted this proposed Comprehensive Plan amendment (CPA-106) with a concurrent rezoning request (Z-7734) to request a change in the Land Use designation of the subject property from *Neighborhood* to *Multiple Use*. The concurrent zoning request proposes CG with an optional development plan from AG for redevelopment of the subject tract that is initially planned as cabinet shop with some warehousing elements.

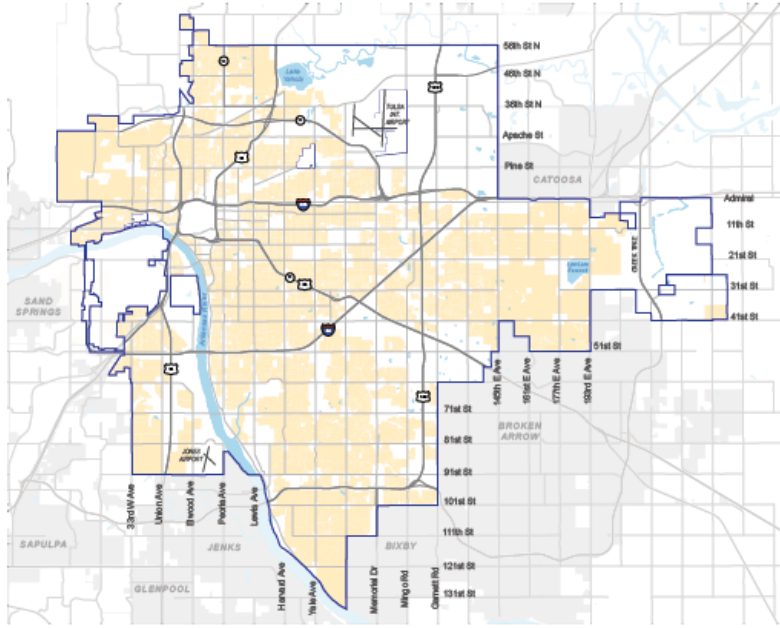
Background

The applicant used the existing building as storage for products before requesting the rezoning. Now as their business expands, they want to house their cabinet company at this site and get dedicated utilities to this site.

This property has *Multiple Use* land use designations directly to the east and *Neighborhood* designations to the north, south and west. If this was changed, it would be an extension of the already existing Multiple Use land use to the east.

The subject property currently has access onto East 11th Street which is identified as a secondary arterial in the City of Tulsa Major Street and Highway Plan.

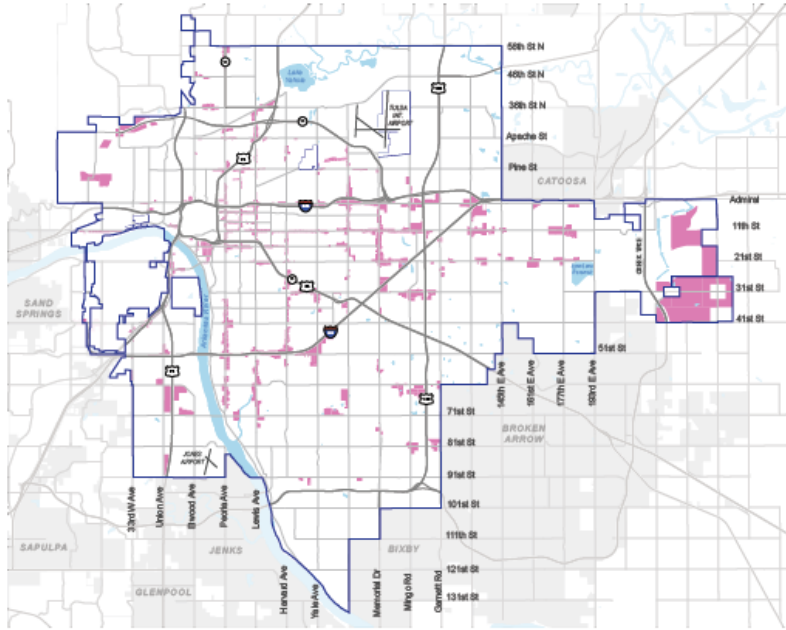
Existing Land Use: *Neighborhood*



Neighborhood

Neighborhoods are “Mostly Residential Uses” which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

Proposed Land Use: *Multiple Use*



Multiple Use

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

Zoning and Surrounding Uses

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	AG	Neighborhood	Single-family Residential
South	AG	Neighborhood	Vacant
East	AG-R	Multiple Use	Agricultural Uses
West	AG	Neighborhood	Single Family Residential

Applicant’s Justification

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

1. How conditions on the subject site have changed, as well as those on adjacent properties and immediate area;

“We wanted it as a future workplace, but after talking with other contractors they told us in order to add water, power, and gas it needed to be commercial, so we used it as storage but now that we need to expand our business, we need to change it to commercial in order to all the utilities.”

2. How changes have impacted the subject site to warrant the proposed amendment; and;

“These changes have already impacted the area, we already started cleaning up and trimming all throughout putting in a road path to allow access to the area with plans to expand our business such as expanding the building adding power, water, and gas.”

3. How the proposed change will enhance the surrounding area and the City of Tulsa.

“If these changes come to happen, we plan on generating more jobs to the area. We already have so many people coming asking for a job with us bus because of our limited workspace we have to turn them away until we move over to this site. We think this would be great for the City of Tulsa to help a small business with over 20 years. It turns this mistreated land into a prosperous area for future businesses.”

Staff Summary & Recommendation

Multiple land use is located along East 11th Street to the east of the subject property. While those properties have not transitioned from their current zoning of primarily AG and AGR, this site will be the first to encourage development along this section of East 11th Street. Much of this portion of East 11th Street is vacant, with some single-family homes scattered throughout. This proposal is consistent with anticipated development in the area.

Staff recommends **approval** of the change to *Multiple Use* land use designation.

The Applicant was not present.

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 **CONTINUE** Item 8 to September 20, 2023

* * * * *

9. **CPA-109 Abdul Alhlou** (CD 3) Location: Northeast corner of 11th Street South and South 129th East Avenue requesting to amend the Land Use Map designation from **Neighborhood** to **Multiple Use (Related to Z-7733)**

STAFF RECOMMENDATION:

**TMAPC Staff Report
CPA-109
Comprehensive Plan Amendment**

Property Information and Land Use Request

The applicant has submitted this proposed Comprehensive Plan amendment (CPA-109) with a concurrent rezoning request (Z-7733) to request a change in the Land Use designation of the subject property from *Neighborhood & Multiple Use* to *Multiple Use* for the entirety of the site. The concurrent zoning request proposes a change from CS and RS-2 to CG with an optional development plan to support redevelopment of the subject property.

Background

The property is a vacant lot that sits north of the intersection of two arterial streets. The subject property is surrounded by a variety of uses, some of which conform to the current zoning code. The subject property site roughly a half mile from Interstate 44.

EXISTING LAND USE:

Neighborhood

Neighborhoods are “Mostly Residential Uses” which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

PROPOSED LAND USE IN CPA-109:

Multiple Use

Multiple Use areas are “Mostly Commercial or Retail Uses” which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development

patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

Zoning and Surrounding Uses

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	RS-2	Neighborhood	Church
West	RS-2, CO, CS	Employment/ Multiple Use	Residential, HVAC Business, Landscaping Business, Vehicle Sales
South	CS	Multiple Use	Vacant
East	RS-2, CH	Neighborhood/ Multiple Use	Vacant

APPLICANT’S JUSTIFICATION

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

4. How conditions on the subject site have changed, as well as those on adjacent properties and immediate area.
5. How changes have impacted the subject site to warrant the proposed amendment; and;
6. How the proposed change will enhance the surrounding area and the City of Tulsa.

“The project resulting from the Comprehensive Plan change will be referred to as, 129TH TRUCK TERMINAL’. The Site is located at the northeast corner of East 11th Street and 129th E. Ave.. The property is in the southwest quarter of Section 4, Township 19 North, Range 14 East, in Tulsa County, Oklahoma. A 6.81 acre Truck Terminal, Warehouse and Storage will be built in area request for the Comprehensive Plan Amendment. This is shown in the exhibit listed as ‘Lot Split Plat’.

Features of the area and of the Site.

The property to the south of this tract of land is zoned CS. Land to the east of this site is zoned RS-2. Properties to the South, East and West are designated ‘Multiple Use and Employment’. The I-244 exit/on ramps are less than one mile to the north. The adjacent businesses are as follows: an auction house to the west, as well as commercial businesses and vacant land to the east, and commercial businesses to the north, which include a tract of land selling 18 wheeler tractor trailer rigs. There are no residential subdivisions to the east in the RS-2 zoned property. The Comprehensive Amendment change of the Site is compatible with existing zoning and uses of land surrounding the Site.

Viability and Compatibility.

The Comprehensive Plan change to Multiple Use will allow Commercial Shopping and the proposed truck terminal business. This will be compatible with both the 'Multiple Use and Employment' designation. The zoning and uses proposed for the Site will require an amendment to the City of Tulsa Comprehensive Plan. Compatibility of the proposed development plan with the existing and planned properties surrounding the site will be achieved by the development standards explained in the text that follows. The change in the Comprehensive Plan will create employment, businesses, jobs and tax revenue for the City of Tulsa, along two major streets '11th Street South and 129th East Avenue (Route 66)."

STAFF SUMMARY & RECOMMENDATION

Staff recommends approval of the change in land use from *Neighborhood* to *Multiple Use*, given the location of the property inside the Plan 66 study area and near the major intersection of two arterials: E. 11th Street South (Route 66) and 129th East Avenue. This intersection contains a significant amount of *Multiple Use* land use designation and extending it to this site would be consistent with the anticipated development in the area.

Staff recommends **approval** of the *Multiple Use* land use designation.

TMAPC Comments:

Ms. Bayles stated the subject property has clearly changed recently to move it from *Neighborhood* into more of a *Multiple Use*.

Interested Parties:

Mitchell Trotter III 1357 East 43rd Place, Tulsa, OK 74105

Mr. Trotter stated he is the property owner and supports the application.

The applicant indicated his agreement with staff's recommendation.

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 **ADOPT** CPA-109 as an amendment to the Tulsa Comprehensive Plan per staff recommendation.

Legal Description for CPA-109:

A TRACT OF LAND THAT IS PART OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (W/2 W/ SW/4 SW/4) OF SECTION FOUR (4), TOWNSHIP NINETEEN (19) NORTH RANGE FOURIEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN I TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U. GOVERNMENT SURVEY THEREOF BEING MORE PARTICULARLY DESCRIBED A FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST

QUARTER; THENCE N 01°35'36" W. ALONG THE WESTERLY LINE OF SAID SW/4, FOR 1316.52 FEET TO THE NORTHWEST CORNER OF SAID W/2 W/2 SW/4 SW/4; THENCE N 55°35'27" E. ALONG THE NORTHERLY LINE OF SAID SW/4 SW/4 FOR 50.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE N 88°36'27" E, CONTINUING ALONG SAID NORTHERLY LINE, FOR 280.64 FEET TO A POINT ON THE EASTERLY LINE OF SAID W/2 W/2 SW/4 SW/4; THENCE S 01°34'15" E, ALONG SAID EASTERLY LINE. FOR 1,058.89 FEET; THENCE S 88°40'21" W FOR 280.23 FEET; THENCE N 01°35'36" W, PARALLEL WITH THE WESTERLY LINE OF SAID SW/4, FOR 1058.57 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

DRAFT

OTHER BUSINESS

10. Commissioners' Comments

Mr. Hood stated there was a letter in the agenda packet from the Lynn Lane Neighborhood Association regarding item Z-7734, that was continued to September 20, 2023. He stated the Neighborhood Association wanted to further limit the uses of the optional development plan.

Staff stated in the optional development plan some uses were limited but the staff recommendation when presented would not limit restaurants and grocery stores.

ADJOURN

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 **ADJOURN** TMAPC meeting of August 16, 2023, Meeting No. 2896.

ADJOURN

There being no further business, the Chair declared the meeting adjourned at 1:18 p.m.

Date Approved:

Chair

ATTEST: _____

Secretary