



Tulsa Metropolitan Area Planning Commission

Minutes of Meeting No. 2913

Wednesday, May 1, 2024, 1:00 p.m.

Tulsa City Council Chambers, 175 E. 2nd St., Tulsa, OK 74103

The notice and agenda of said meeting were posted in the City Clerk’s and the County Clerk’s office on April 24, 2024 at 2:55 p.m.

Members Present: Craddock, Fugate, Hood, Humphrey, Robinson, Shivel, Turner-Addison

Members Absent: Carr, Walker, Whitlock, Zalk

Staff Present: Austin Chapman, Susan Miller, Kim Sawyer, Jeff Stephens

Speaker Key:

- (+) indicates a speaker generally supportive of an item;
- (-) indicates a speaker generally opposed to an item; and
- (=) indicates a speaker generally neutral or who has questions about an item.

After declaring a quorum present, 2nd Vice-Chair Hood called the meeting to order at 1:03 p.m.

Reports

Chairman’s Report: None

Director’s Report: Ms. Miller reported on City Council actions.

Approval of Minutes

1. **Minutes from Meeting 2912, April 17, 2024**

Motion: Approval of the minutes of Meeting 2912 from April 17, 2024.

Motion by: Shivel Second by: Craddock

Vote: 7-0-0

Ayes: Craddock, Fugate, Hood, Humphrey, Robinson, Shivel, Turner-Addison

Nays: none

Abstentions: none

Absent: Carr, Walker, Whitlock, Zalk

Consent Agenda

2. PUD-431-A-11

Location: South of the southwest corner of South Sheridan Road and East 101st Street South

City Council District: 8

Applicant: A-Max Sign Company

Action(s) Requested: PUD minor amendment to permit an additional ground sign within PUD-431-A, limited to 12 feet 6 inches in height and 112 square feet of display surface area

Staff Recommendation

The applicant is requesting approval of a minor amendment to PUD-431-A to add an additional ground sign along the South Sheridan Road frontage for the South Tulsa Baptist Church. PUD-431-A currently only permits ground signs along South Sheridan Road for uses located within the PUD boundary. The applicant is proposing a single ground sign within Development Parcel D, specifically Reserve Area C of the South Tulsa Baptist Church Extended subdivision plat, for the South Tulsa Baptist Church.

The church is not located within the PUD, but two portions of the church-owned property, including Reserve C are included in the PUD boundary. The minor amendment would allow a single ground sign in Reserve C for use by the church property. The ground sign would be constructed at the church entrance located within Reserve Area C.

Amendment Proposal:

Current PUD Standards:

No ground signs are permitted within Reserve Area C for Development Parcel D.

Proposed PUD Standards:

Reserve C – South Tulsa Baptist Church Extended (Development Parcel D, PUD-431-A)

Number of Ground Signs: 1

Maximum Height: 12 feet, 6 inches

Maximum Display Surface Area: 112 square feet

Note: Sign is permitted to include a dynamic display per BOA-23672

The minor amendment does not amend any other sign standards for PUD-431-A.

Staff has reviewed the request and determined:

- 1) PUD-431-A-11 is consistent with the provisions for administration and procedures of a PUD in Section 30.010-H.
- 2) PUD-431-A-11 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-431-A.
- 3) All remaining development standards defined in PUD-431-A and subsequent amendments shall remain in effect.

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

Comprehensive Plan Considerations

Land Use Plan

The subject property where the sign is proposed to be located is designated as a local center.

Local Centers serve the daily needs of those in the surrounding neighborhoods. This designation implies that the center generally does not serve an area beyond the nearby neighborhoods. Typical uses include commercial or retail uses that serve the daily needs of nearby residents. In order to introduce a regional trip generator, the entire local center designation should be amended to be Regional Center with significant input from all affected properties and nearby neighborhoods.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CS/PUD-431/PUD-431-A	Local Center	Commercial
East	RM-1/PUD-267/PUD-267-A	Local Center	Commercial
South	RS-3	Neighborhood	Religious Assembly
West	RM-1/PUD-431/PUD-431-A/PUD-431-C	Neighborhood	Residential

Small Area Plans

The subject properties are not within a small area plan.

Development Era

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation

Major Street & Highway Plan: South Sheridan Road is designated as a secondary arterial.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: Bike Corridor

Arterial Traffic per Lane: N/A

Environmental Considerations

Flood Area: The subject properties are not within a flood area.

Tree Canopy Coverage: Tree canopy in the area is 18%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular

should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A

Property Description

RES A, B, C SOUTH TULSA BAPTIST CHURCH EXT & RES A & LT 1 BLK 1, City of Tulsa, Tulsa County, State of Oklahoma

Commission Action

Motion: Approve Consent Agenda item 2, per staff's recommendation.

Motion by: Craddock Second by: Shivel

Vote: 7-0-0

Ayes: Craddock, Fugate, Hood, Humphrey, Robinson, Shivel, Turner-Addison

Nays: none

Abstentions: none

Absent: Carr, Walker, Whitlock, Zalk

DRAFT

Public Hearing - Rezoning

3. **Z-7766**

Location: West of the southwest corner of West 55th Place South and South 37th West Avenue

City Council District: 2

Applicant: Matthew D Ward

Action(s) Requested: Rezoning from RS-3 to RM-2

Staff Recommendation

The applicant is proposing to rezone the subject properties from RS-3 to RM-2 to permit the development of duplexes. The subject property is adjacent to additional RM-2 zoning to the east. There is a Tulsa Housing Authority development adjacent to the property on the south side that includes duplexes and single-family homes.

Rezoning to RM-2 would allow higher density residential development by permitting a range of housing types. The addition of these new housing types would benefit the area by providing a variety of housing options. RM-2 maintains the same height maximum as the adjacent RS-3 zoning while permitting smaller lot sizes and additional building types.

The requested rezoning aligns with the neighborhood land use designation in the area and there have been similar rezoning requests approved in the neighborhood within the last year.

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

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as 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 an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Neighborhood	Single-Family Residential
East	RM-2	Neighborhood	Vacant
South	RS-3/CDP-63	Neighborhood	Duplexes/Single-Family
West	RS-3	Neighborhood	Single-Family Residential

Small Area Plans

The subject properties are not located within any adopted small area plans.

Development Era

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and

destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation

Major Street & Highway Plan: None.

Comprehensive Plan Street Designation: N/A

Transit: None.

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: None.

Environmental Considerations

Flood Area: The subject properties are not located within any designated floodplain areas.

Tree Canopy Coverage: Tree canopy in the area is 12%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A

Zoning History

Ordinance 11821, dated June 26, 1970, established zoning for the subject property.

TMAPC Comments

The applicant was not present.

Speakers

None.

Commission Action

Motion: Recommend approval of the RM-2 zoning, per staff's recommendation.

Motion by: Shivel Second by: Craddock

Vote: 7-0-0

Ayes: Craddock, Fugate, Hood, Humphrey, Robinson, Shivel, Turner-Addison

Nays: none

Abstentions: none

Absent: Carr, Walker, Whitlock, Zalk

Property Description

Lot 16 Block 9

Lot 17 & the East 27.5 feet of vacated street Block 9, South Haven Amended

4. Z-7767

Location: West of the northwest corner of East 11th Street South and South Garnett Road

City Council: 3

Applicant: Joseph A. McCormick

Action(s) Requested: Rezoning from CS and RS-3 to CG with an optional development plan (Staff requests a continuance to June 5, 2024)

Commission Action

Motion: To continue Z-7767 to June 5, 2024.

Motion by: Craddock Second by: Shivel

Vote: 7-0-0

Ayes: Craddock, Fugate, Hood, Humphrey, Robinson, Shivel, Turner-Addison

Nays: none

Abstentions: none

Absent: Carr, Walker, Whitlock, Zalk

DRAFT

Public Hearing – Zoning Code Amendments

5. **ZCA-29** Consider proposed amendments to the following sections of the Tulsa Zoning Code (Title 42 Tulsa Revised Ordinances, Zoning and Property Restrictions):
- | | |
|------------|---|
| Chapter 20 | Overlay Districts: Sec. 20.030-B Purpose and Intended Use; Sec. 20.070 Route 66 Overlay; add Sec. 20.070-C Roadside Attractions |
| Chapter 95 | Definitions: Sec. 95.210 Terms Beginning with "R" add Route 66 Commission |

Staff Recommendation

Item: ZCA-29, Consider proposed amendments to the following sections of the Tulsa Zoning Code (Title 42 Tulsa Revised Ordinances, Zoning and Property Restrictions):

- | | |
|------------|---|
| Chapter 20 | Overlay Districts: Sec. 20.030-B Purpose and Intended Use; Sec. 20.070 Route 66 Overlay; add Sec. 20.070-C Roadside Attractions |
| Chapter 95 | Definitions: Sec. 95.210 Terms Beginning with "R" add Route 66 Commission |

Background: The City Council initiated amendments to the Route 66 Overlay to include provisions for roadside attractions on January 31, 2024. Route 66 Overlay was adopted by City Council in 2018 and applied to all portions of Route 66 with the exception of downtown. The zoning code states: *The Route 66 overlay establishes 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.*

The initial purpose of the overlay was focused signage and allows greater sign allowances for neon signs. To assist in implementation of the overlay, the neon sign grant program began in 2019 and has resulted in approximately 60 grants totaling \$396,719 in grants, with a total investment of \$1,133,000 in neon signs along the route.

Significant private investment has occurred along Route 66 over the past 5 years and property owners are enhancing the route through more than just neon signage, including new businesses and roadside attractions. Currently, the zoning code does not address roadside attractions and typically sign standards are applied to these structures. As the sign budget for the site is fully utilized, a variance is required to increase the amount of signage on the site, even though roadside attractions do differ from traditional signage. As a result, there is a need to consider amendments to the zoning code to establish criteria and a process for roadside attractions within the Route 66 overlay.

Planning staff presented the proposed amendments to the Planning Commission for review and comment at their April 3, 2024, meeting.

Staff recommendation:

Approval of proposed amendments to the City of Tulsa Zoning Code as shown in the attachment.

Speakers

(-) Susan Frederick, PO Box 751, Catoosa, OK 74015, was concerned about the constitutional rights of the public and believes this item should be voted on by the public.

Commission Action

Motion: Approve the Zoning Code amendments for ZCA-29, per staff's recommendation.

Motion by: Robinson Second by: Craddock

Vote: 7-0-0

Ayes: Craddock, Fugate, Hood, Humphrey, Robinson, Shivel, Turner-Addison

Nays: none

Abstentions: none

Absent: Carr, Walker, Whitlock, Zalk

DRAFT

Public Hearing – Plats

6. **West Estates** (County)

Location: Southwest Corner of East 86th Street North and North Yale Avenue

County Commission District: 1

Action Requested: Preliminary Plat for Single-Family Subdivision (Continued from April 3, 2024)

Commission Action

Motion: To continue item 6 to June 26, 2024.

Motion by: Turner-Addison Second by: Shivel

Vote: 7-0-0

Ayes: Craddock, Fugate, Hood, Humphrey, Robinson, Shivel, Turner-Addison

Nays: none

Abstentions: none

Absent: Carr, Walker, Whitlock, Zalk

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Other Business

7. Commissioners' Comments

None

Adjournment

Commission Action

Motion: Adjourn

Motion by: Craddock Second by: Shivel

Vote: 7-0-0

Ayes: Craddock, Fugate, Hood, Humphrey, Robinson, Shivel, Turner-Addison

Nays: none

Abstentions: none

Absent: Carr, Walker, Whitlock, Zalk

There being no further business, the meeting adjourned at 1:22 p.m.

DRAFT