



Tulsa Metropolitan Area Planning Commission

Minutes of Meeting No. 2916

Wednesday, June 26, 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 June 18, 2024 at 3:43 p.m.

Members Present: Carr, Craddock, Hood, Humphrey, Rosene Robinson, Turner-Addison, Walker, Whitlock, Zalk

Members Absent: Fugate, Shivel

Staff Present: Austin Chapman, Nathan Foster, Susan Miller, Kim Sawyer, Dylan Siers, 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, Chair Walker called the meeting to order at 1:00 p.m.

Reports

Chairman’s Report: None

Director’s Report: Ms. Miller reported on City Council actions and other special projects. Ms. Miller stated there would be a work session on August 7, 2024.

Approval of Minutes

1. Minutes from Meeting 2915, June 5, 2024

Motion: Approval of the minutes of Meeting 2915 from June 5, 2024.

Motion by: Zalk Second by: Craddock

Vote: 9-0-0

Ayes: Carr, Craddock, Hood, Humphrey, Rosene Robinson, Turner-Addison, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Fugate, Shivel

Consent Agenda

2. **Z-7582-a**

Location: North of the northwest corner of East 51st Street South and South 73rd East Avenue

City Council District: 5

Applicant: Bob Dail

Action(s) Requested: Optional Development Plan (ODP) Minor Amendment to reduce sign setback and increase sign allowance

Staff Recommendation

The current development plan states that "Monument signage may not be located closer than 150 feet to any R zoned district." And that "Monument signage may not exceed 32 square feet of display surface area."

The applicant is proposing a new monument sign that would be within the 150-foot setback to R zoning and would exceed the 32 square feet allowed by the PUD.

The sign the applicant is proposing to increase the display surface area for a monument sign to 37.7 square feet and reduce the required setback for a monument sign from a residential district to 50 feet.

Staff has reviewed the request and determined:

- 1) Z-7582-a is consistent with the provisions for administration and procedures of an Amendment to Approved Development Plan (Sec.70.040-1.a.)
- 2) Z-7582-a does not represent a significant departure from the approved development standards in the ODP and is considered a minor amendment to Z-7582 ODP.
- 3) All remaining development standards defined in Z-7582 and subsequent amendments shall remain in effect.

Staff recommends approval.

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/CDP-53	Neighborhood	Residential
East	RM-1	Neighborhood	Residential
South	RS-3/CDP-53	Neighborhood	Residential
West	RS-3/CDP-53	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: N/A

Comprehensive Plan Street Designation: N/A

Transit: Regular Route

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Arterial Traffic per Lane: N/A

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 0-10%. 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

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Property Description

Lot One (1), Block Eleven (11), Park Plaza Seventh Amended, City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

Commission Action

Motion: Approve the Optional Development Plan (ODP) Minor Amendment Z-7582-a, per staff's recommendation.

Motion by: Craddock Second by: Zalk

Vote: 9-0-0

Ayes: Carr, Craddock, Hood, Humphrey, Rosene Robinson, Turner-Addison, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Fugate, Shivel

Public Hearing – Plats

3. **West Estates** (County)

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

County Commission District: 1

Applicant: AAB Engineering

Action Requested: Approval of Preliminary Plat for Single-Family Subdivision (Continued from March 20, 2024, April 3, 2024 and May 1, 2024)

Staff Recommendation

This plat consists of 28 lots, 2 blocks on 20.06 ± acres.

The Technical Advisory Committee (TAC) met on March 7, 2024, and provided the following comments:

1. **Zoning:** Proposed lots conform to the requirements of the CS district. Planning Services will provide comments prior to final plat release.
2. **Addressing:** INCOG will assign addresses. Include assigned addresses on face of the final plat and provide address disclaimer.
3. **Transportation & Traffic:** Final street construction plans must be approved by the County Engineer and installed prior to final plat release.
4. **Sewer/Water:** On-site sewage disposal via ODEQ approved system. Water line plans must be submitted to Rural Water District No. 3, Washington County. All requirements of the district must be met for final plat approval.
5. **Stormwater, Drainage, & Floodplain:** Plans for stormwater and drainage must be approved by the Tulsa County Engineer and improvements must be in place prior to final plat approval. Provide access to reserve area for maintenance.
6. **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. Tulsa County release is required prior to final plat approval.

TMAPC Comments

None

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Approve the preliminary subdivision plat for West Estates, per staff's recommendation.

Motion by: Zalk Second by: Walker

Vote: 7-2-0

Ayes: Carr, Hood, Humphrey, Rosene Robinson, Turner-Addison, Walker, Zalk

Nays: Craddock, Whitlock

Abstentions: none

Absent: Fugate, Shivel

Items 4 and 7 were presented together.

4. Bill Knight Commercial Center

Location: South of the Southeast corner of East 91st Street South and South Mingo Road

City Council District: 7

Applicant: Olsson, Inc. c/ Jason Mohler,

Action Requested: Approval of Preliminary Plat (related to Z-7776)

Staff Recommendation

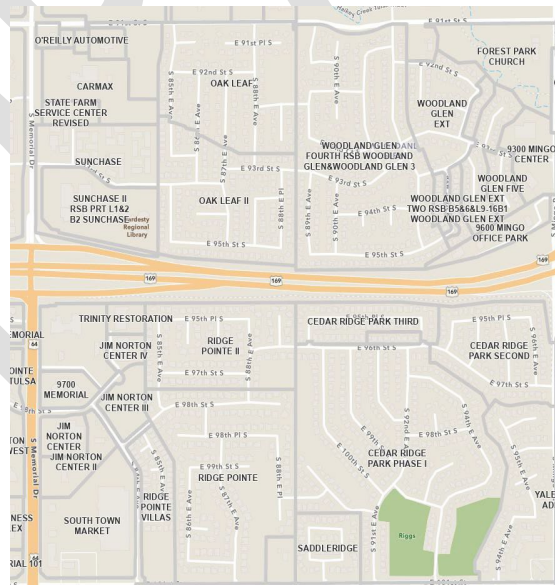
The plat consists of 1 lot, 1 block, on ±5.12 acres. Staff recommends **approval** of the preliminary subdivision plat subject to the following conditions provided by the Technical Advisory Committee (TAC) and all other requirements of the Subdivisions Regulations. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

Zoning:

- Applicant is requesting a concurrent rezoning to CG (Commercial -General) with an optional development plan. If the rezoning is approved the standard of the development plans will need to be noted on the plat.

Engineering Graphics

- Submit subdivision control data sheet with the final plat.
- Under the surveyor heading the CA number expires this month, make sure CA number is current.
- Remove the contours on final plat submittal.
- Provide the date of preparation on the face of the plat. Typically, this is located at one of the bottom corners of the page.
- Provide the date of the last survey site visit to the face of the plat.
- In the Location Map add missing platted properties. Label all other land in the section as "unplatted". Add the Creek Turnpike to the location map.



- Provide graphically on the face of the plat the address disclaimer/caveat.
- Under the Basis of Bearings information include the coordinate system used. Provide a bearing angle preferably shown on the face of the plat. See example below.

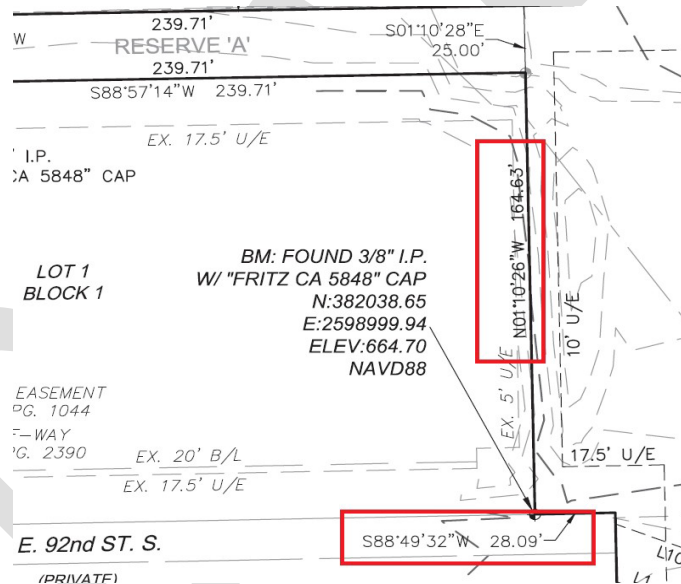
BASIS OF BEARINGS

Horizontal Datum based upon NAD 83 (1993)
 Oklahoma State Plane Coordinate System North
 Zone 3501 Vertical Datum based upon NAVD 88
 using N. 88°42'00" E. as the North line of the
 Northwest Quarter of Section 28, Township 19
 North, Range 14 East of the Indian Base and
 Meridian was used as the bearing for this survey.

- The written legal does not match the face of the plat with two calls. Those are shown below, correct these calls.

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 14 EAST; THENCE SOUTH 01°10'39" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 19, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°57'14" EAST, A DISTANCE OF 58.00 FEET TO A POINT ON THE MINGO ROAD DEDICATED RIGHT-OF-WAY; THENCE NORTH 88°57'14" EAST, A DISTANCE OF 850.50 FEET; THENCE SOUTH 01°02'46" EAST, A DISTANCE OF 430.74 FEET; THENCE NORTH 88°57'14" EAST, A DISTANCE OF 304.76 FEET; THENCE SOUTH 01°24'46" EAST, A DISTANCE OF 50.26 FEET; THENCE SOUTH 88°57'14" WEST, A DISTANCE OF 866.70 FEET; THENCE NORTH 01°10'28" WEST, A DISTANCE OF 291.43 FEET; THENCE SOUTH 88°38'19" WEST, A DISTANCE OF 28.13 FEET; THENCE NORTH 01°09'30" WEST, A DISTANCE OF 164.72 FEET; THENCE SOUTH 88°57'14" WEST, A DISTANCE OF 239.71 FEET TO A POINT ON THE MINGO ROAD DEDICATED RIGH-OF-WAY; THENCE THENCE SOUTH 88°57'14" WEST, A DISTANCE OF 58.00; THENCE NORTH 01°10'39" WEST, A DISTANCE OF 25.00 TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 306,660 SQUARE FEET OR 7.04 ACRES, MORE OR LESS.



Addressing

- Addresses will be assigned by the City of Tulsa and provided at a later date.

Article 5: Design and Improvements

Required Infrastructure and Public Improvements (5-020)

- A predevelopment meeting was held on 02/26/2024 to discuss the required infrastructure for this project. No improvements will be required under the IDP process if Developer can manage stormwater so the fee-in-lieu-of detention will be implemented. Signs, drives, and sidewalks will thereafter be handled under other permits. Potential floodplain modifications as part of their stormwater management may become part of an IDP if public storm sewer is needed, or under the watershed development permit for earth change otherwise.

Streets (transportation) (5-060)

- No comments.

Streets (fire) (5-060)

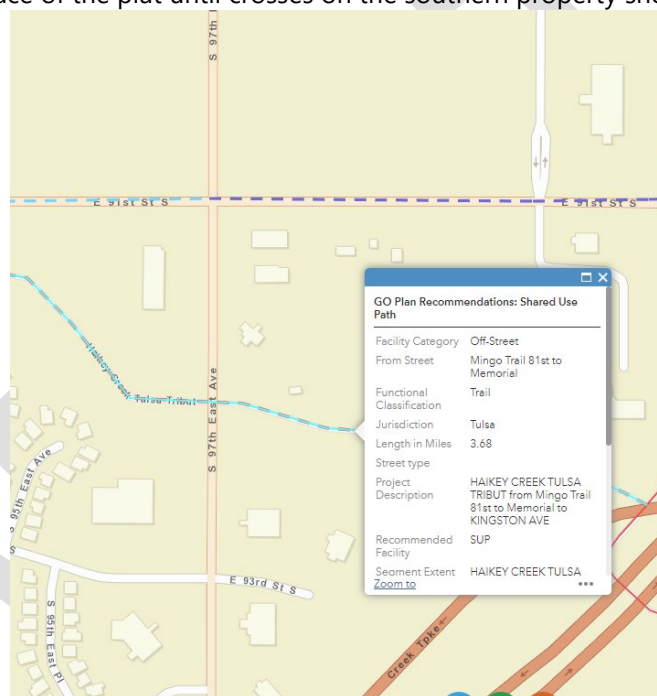
- E 92nd St S. is shown as a private roadway consider also making it a "Reserve B and U/E" with covenant language per IDP #27960-2019.

Sidewalks (5-070)

- Sidewalks are required along all City of Tulsa public streets.

Trails (5-070)

- The GO Plan recommends a shared-use path, final plat will need to continue 20-foot trail easement noted on the face of the plat until crosses on the southern property shown in the Go Plan.

**Protection From Flooding and Other Natural Hazards (Floodplain) (5-090)**

- Per FIRM panel 40143C0388L, Site includes FEMA Zone AE 100yr AEP floodplain and mapped floodway for Little Haickey Creek. City of Tulsa Regulatory floodplain extends past the boundaries of the zone AE floodplain per City of Tulsa atlas panel 58.
- Label full extent of regulatory floodplain boundary including FEMA and City of Tulsa FP on face of plat per Tulsa CRS requirements.

Stormwater Management (5-100)

- Part of the vicinity site drainage is managed by the private detention on parcel 76334841905740. Developer has proposed a potential advantage to fee-in-lieu-of detention and Development Services is awaiting their engineering recommendation for review. If that cannot be approved stormwater mitigation through further detention will most likely be required via the IDP process.
- Developer intends to avoid encroachment of grading activities on the FEMA floodplain. City of Tulsa Regulatory Floodplain modifications will require applicant to pursue the T-C/LOMR process which has been discussed previously.

Sewage Disposal (5-130)

- None.

Water (5-140) lines

- More than one may be required to meet design requirements and per IFC 2018 Appendix B & C depending on size and construction type.
- Rotating meter vault 90 degrees to provide 3' of clearance from vault wall to U/E easement line may be required.

Easements (5-150)

- E. 92nd St. S. is shown as a private roadway consider also making it a "Reserve B and U/E" with covenant language per IDP #27960-2019 A 6-inch waterline exists across it.
- Required OD/E has been designated to include the regulatory floodplain. Whether or not the extent is appropriate cannot be finalized without seeing proposed floodplain modifications. If detention is provided it must be located in a detention easement.

Streets and Stormwater

- There is no language in the covenants that talk about the 20 foot Access easement. There is language in the covenants that describes the emergency Access Easement but not the access easement. Need to clarify.
- Reserve A is dedicated as a sign easement will need to design new sign so as NOT to restrict the flow of water across the Zone Shaded X.
- Will need proper traffic signage along E. 92nd for a dead end road, no access to thru traffic, etc. Traffic Operations should be consulted for proper signage.

Deed of Dedication:

- Legal to comment after submittal of Final Plat.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Regional Center by the Tulsa Comprehensive Plan. Existing regional trip generators define the Regional Centers in contrast to Local Centers. These centers should be the most connected land use pockets outside of downtown for public transit access and high-capacity arterial streets. New regional trip generators should be permitted in the area with special consideration given to the transportation access and circulation. Regional trip generators include universities, malls, large medical campuses, casinos, big-box shopping centers, and very large churches.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CS	Regional Center	Vacant/ Convenience Store
East	CO	Regional Center	Medical Office
South	CO	Regional Center	Fitness Studio
West	CS w/ ODP	Regional Center	Coffee Shop/ Carwash

Small Area Plans

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

Development Era

The subject property is located in an area developed during the Late Automobile Era. Beginning in the late 1950s and the 1960s major changes occurred to the urban form of Tulsa. Two significant interventions include the introduction of the Interstate Highway System and the annexation events in the 1960s that more than doubled the size of Tulsa. This area of Tulsa has developed simultaneously with the development of surrounding communities, such as Broken Arrow, Owasso, Jenks, and Bixby. Though the growth of this area has been consistent for more than 60 years, the vast majority of developable land has been developed, leading to a decline in the number of properties being built each decade since the 1970s.

Transportation

Comprehensive Plan Street Designation: Not classified.

Arterial Traffic per Lane:

Arterial Traffic - North (E. 91st St. S. - 5,548 Vehicles per Lane)

Arterial Traffic - East (S. Garnett Rd. - 5,806 Vehicles per Lane)

Arterial Traffic - South (E. 101st St. S. - 5,559 Vehicles per Lane)

Arterial Traffic - West (S. Mingo Rd. - 6,853 Vehicles per Lane)

Environmental Considerations

Tree Canopy Coverage: Tree canopy in the area is 30%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: The Haikey Creek floodway to the south is planned for a future shared-use path

TMAPC Comments

None

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Approve the preliminary subdivision plat for Bill Knight Commercial Center, per staff's recommendation.

Motion by: Hood Second by: Whitlock

Vote: 9-0-0

Ayes: Carr, Craddock, Hood, Humphrey, Rosene Robinson, Turner-Addison, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Fugate, Shivel

5. QuikTrip 0046

Location: Southwest corner of East 46th Street North and North 125th East Avenue

City Council: 3

Applicant: Quik Trip Corporation c/ AAB Engineering,

Action Requested: Approval of Minor Subdivision Plat

Staff Recommendation

The plat consists of 1 lots, 1 blocks, ±5.12 acres. Staff recommends **approval** of the minor subdivision plat; the plat has been released by all members of the Technical Advisory Committee. The subdivision was previously approved as a Preliminary Plat on November 21st, 2021, but that approval has since expired. The plat was submitted as a minor subdivision since it has secured all released need for execution and filing.

Comprehensive Plan Considerations

Land Use Plan

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

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	AG	Employment	Quarry
East	IH	Employment	Vacant
South	IH	Employment	Vacant
West	IH	Employment	Vacant

Small Area Plans

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

Development Era

The subject property is located in an area developed during the Late Automobile Era. Beginning in the late 1950s and the 1960s major changes occurred to the urban form of Tulsa. Two significant interventions include the introduction of the Interstate Highway System and the annexation events in the 1960s that more than doubled the size of Tulsa. This area of Tulsa has developed simultaneously with the development of surrounding communities, such as Broken Arrow, Owasso, Jenks, and Bixby. Though the growth of this area has been consistent for more than 60 years, the vast majority of developable land has been developed, leading to a decline in the number of properties being built each decade since the 1970s.

Transportation

Comprehensive Plan Street Designation: None.

Arterial Traffic per Lane:

Arterial Traffic - North (E 46th St N - 2,086 Vehicles per Lane)

Arterial Traffic - East (N 129th East Ave - 2,097 Vehicles per Lane)

Arterial Traffic - South (E 36th St N - 1,438 Vehicles per Lane)

Arterial Traffic - West (N Mingo Rd - 1,354 Vehicles per Lane)

TMAPC Comments

None

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Approve the minor subdivision plat for QuikTrip 0046, per staff's recommendation.

Motion by: Zalk Second by: Craddock

Vote: 9-0-0

Ayes: Carr, Craddock, Hood, Humphrey, Rosene Robinson, Turner-Addison, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Fugate, Shivel

DRAFT

Public Hearing - Rezoning

6. **Z-7775**

Location: Multiple lots at the southeast corner of North Denver Avenue and North Elwood Avenue

City Council: 1

Applicant: Lee Simon Design, Kayla Lee

Action(s) Requested: Rezoning from RS-2 to RS-5

(Continued from June 5, 2024) **(Applicant requests a continuance to August 21, 2024)**

Applicant Comments

Mieha Smith 7957 North Sheridan Road, Owasso, OK

Ms. Smith stated that since the last meeting there had been 2 neighborhood meetings, and they are asking for a continuance to try and accommodate, within reason, the residents with a new plan. She stated that there was not enough time between meetings to alter the plans and create a visual representation of the new plan before this meeting.

Speakers

All the speakers asked that Planning Commission deny the continuance.

- (-) Valerie Gerhart, 1917 N. Denver Avenue, Tulsa, OK 74106
- (-) Patrick Hoggard, 2304 North Elwood Avenue, Tulsa, OK 74106
- (-) David Keener, 1946 N. Elwood Avenue, Tulsa, OK 74106
- (-) Casey Stowe, 1959 N. Denver Avenue, Tulsa, OK 74106
- (-) Eric Clour, 2216 N. Elwood Avenue, Tulsa, OK 74106
- (-) Kaci Clour, 2216 N. Elwood Avenue, Tulsa, OK 74106

Ms. Clour stated that there was a neighborhood meeting at her house and the residents unanimously decided that they would not accept any zoning change and wanted the subject property to remain RS-2. She stated that over 40 residents were in attendance.

- (-) Melisa McCelvey, 2144 N. Elwood Avenue, Tulsa, OK 74106
- (-) Darby Thomas, 2144 N. Elwood Avenue, Tulsa, OK 74106
- (-) JoAnn Ryan, 2270 N. Denver Place, Tulsa, OK 74106
- (-) Phil Friend, 2270 N. Denver Place, Tulsa, OK 74106
- (-) Gary Sizemore, 1950 N. Denver Blvd., Tulsa, OK 74106
- (-) Laura Clegg, 1949 N. Denver Avenue, Tulsa, OK 74106
- (-) Ashlee Reamy, 1934 N. Denver Avenue, Tulsa, OK 74106
- (-) Dawn Oliver, 1947 N. Denver Avenue, Tulsa, OK 74106
- (-) Mark Radcliffe, 260 W Victoria Street, Tulsa, OK 74106

Applicant requested a continuance to August 21, 2024. After discussion the Planning Commission approved the continuance to September, 18, 2024 to allow the applicant more time to revise their plan.

Commission Action

Motion: To continue Z-7775 to September 18, 2024.

Motion by: Turner-Addison Second by: Zalk

Vote: 8-1-0

Ayes: Carr, Hood, Humphrey, Rosene Robinson, Turner-Addison, Walker, Whitlock, Zalk

Nays: Craddock

Abstentions: none

Absent: Fugate, Shivel

7. Z-7776

Location: South of the southeast corner of East 91st Street South and South Mingo Road

City Council District: 7

Applicant: Lou Reynolds

Action(s) Requested: Rezoning from CS with an optional development plan and AG to CG with an optional development plan (related to Bill Knight Commercial Center Preliminary Plat)

Staff Recommendation

The applicant is proposing to rezone the subject property from the existing CS with and optional development plan and AG district to a CG district with an optional development plan. The intent of the rezoning is to permit additional commercial uses and the expansion of the existing private-street commercial subdivision.

The uses permitted under the optional development plan would follow the requirements of the CG district with the additional provisions outlined in the optional development plan below. The optional development plan would also remove the requirement for lots to have frontage on a public street and permit the new development to obtain access from the existing private street that extends off South Mingo Road.

The property is located within the Regional Center land use designation of the Tulsa Comprehensive Plan. The proposed CG zoning aligns with the recommendations of the Regional Center land use designation.

A large portion of the subject property is located within designated floodplain areas. The Tulsa GO Plan has a recommended shared-use path along the Haikey Creek alignment at the south end of the property. The associated subdivision plat will be required to include language for future trail alignments in the area.

The surrounding area is comprised of institutional and commercial uses. The proposed CG zoning is consistent with the surrounding area and the recommendations of the comprehensive plan.

With consideration given to the factors listed herein, staff recommends **approval** of the application with the provisions of the optional development plan outlined below.

Z-7776 Development Plan Standards**A. General Provisions.**

All district use regulations, supplemental regulations, building types, lot and building regulations, along with other relevant regulations shall conform with the provision of the Tulsa Zoning Code for development in a CG Zoning District, except that lots are not required to have public street frontage.

B. East 92nd Street South. (the "Private Street")

With the permission of all the lot owners in Mingo Commercial Center, the Applicant shall be permitted to use East 92nd Street South as shown on the Plat of Mingo Commercial Center for access, ingress and egress to and from South Mingo Road and the Property.

C. Minimum Building Setbacks from Private Streets.

No building shall be located closer than 35 feet as measured to the center of the private street.

D. Landscape.

All landscaping shall conform with or exceed the Landscape Standards of the Tulsa Zoning Code at the time a building permit for new building construction is submitted. Additionally, the following standards shall apply to street yard landscaping which shall be provided along the private street as follows:

1. A landscape strip with a minimum width of 12 feet from the edge of pavement shall be established and maintained as a landscaped area.
2. Within that landscape street, trees shall be installed and maintained with a maximum spacing of one (1) tree for each 30 linear feet along both sides of the street.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as a Regional Center. Regional Centers are defined by existing regional trip generators, in contrast to Local Centers. These centers should be the most connected land use pockets outside of downtown for public transit access and high-capacity arterial streets. New regional trip generators should be permitted in the area with special consideration given to transportation access and circulation. Regional trip generators include universities, malls, large medical campuses, casinos, big-box shopping centers, and very large churches.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CS	Regional Center	Commercial
East	CO	Regional Center	Hospital
South	CO/AG	Regional Center	Medical Office
West	AG/CS	Regional Center	Vacant/Commercial

Small Area Plans

The subject property is 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: South Mingo Road is designated as a secondary arterial requiring an ultimate right-of-way width of 100 feet.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks along South Mingo Road are present.

Planned Bike/Ped Facilities: GO Plan recommends a future shared-use path along the Haikey Creek alignment at the south end of the property. Adequate easement should be provided for the future trail alignment with the plat of the subject property.

Environmental Considerations

Flood Area: The subject properties contain both City of Tulsa Regulatory and FEMA floodplain boundaries. Development in floodplain areas is required to follow all adopted City of Tulsa ordinances.

Tree Canopy Coverage: Tree canopy in the area is 30%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: The Haikey Creek floodway to the south is planned for a future shared-use path.

Zoning History

Ordinance 11834, dated June 26, 1970, established the AG zoning for the subject property.

Ordinance 24071, dated January 20, 2019, established the CS zoning and the Z-7463 optional development plan for the subject property.

TMAPC Comments

Ms. Turner-Addison asked if 92nd Street would be through street.

Staff stated it would dead-end into the subject property.

Speakers

None.

The applicant indicated their agreement with staff's recommendation.

Commission Action

Motion: Recommend approval of the CG zoning with an optional development plan, per staff's recommendation.

Motion by: Hood Second by: Craddock

Vote: 9-0-0

Ayes: Carr, Craddock, Hood, Humphrey, Rosene Robinson, Turner-Addison, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Fugate, Shivel

Property Description

REZONING LEGAL DESCRIPTION (4 TRACTS)

LOT TWO (2), BLOCK ONE (1), MINGO COMMERCIAL CENTER, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 7004.

AND

LOT THREE (3), BLOCK ONE (1), MINGO COMMERCIAL CENTER, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 7004.

AND

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 14 EAST;
THENCE S 01°10'39" E ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 19, A DISTANCE OF 330.00 FEET;
THENCE N 88°57'14" E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE N 88°57'14" E, A DISTANCE OF 858.50 FEET;
THENCE S 01°02'46" E, A DISTANCE OF 430.74 FEET; THENCE N 88°57'14" E, A DISTANCE OF 304.76 FEET; THENCE S 01°24'46" E, A DISTANCE OF 50.26 FEET; THENCE S 88°57'14" W, A DISTANCE OF 732.98 FEET; THENCE N 01°10'39" W, A DISTANCE OF 456.00 FEET; THENCE S 88°57'14" W, A DISTANCE OF 429.50 FEET;
THENCE N 01°10'39" W, A DISTANCE OF 25.00 TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 5.33 ACRES, MORE OR LESS.

AND

THE EAST 153.70 FEET OF RESERVE 'B' PER THE MINGO COMMERCIAL CENTER PLAT, RECORDED PLAT NO. 7004.

DRAFT

8. Z-7777

Location: Northeast corner of East Pine Street and North Greenwood Avenue

City Council District: 1

Applicant: Cedar Creek Consulting

Action(s) Requested: Rezoning from RS-3 and CS to CS

Staff Recommendation

The applicant is proposing to rezone the entire subject property to a commercial shopping (CS) zoning district to permit redevelopment of the existing historic structure on-site. Most of the property is already zoned CS, including the area which contains the existing structure. The rezoning would allow the entire site to be used in support of the proposed commercial uses which includes accessory uses and parking.

The property is designated as a local center by the Tulsa Comprehensive Plan which supports small-scale commercial development. The proposed CS zoning conforms to the recommendations of the land use designation.

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 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	RS-3/NIO/HNO	Local Center	Vacant
East	CS/RS-3/NIO/HNO	Local Center	Vacant
South	CS	Neighborhood	School
West	RS-3	Neighborhood	Vacant

Small Area Plans

The subject property is located within the Unity Heritage Neighborhood Plan. The small area plan echoes the recommendations of the Tulsa Comprehensive Plan and supports commercial redevelopment along the Pine Street corridor to support the Main Street designation.

Development Era

The subject property is in an area developed during the Streetcar Era (1910s-30s), prior to the proliferation of automobiles, when streetcars facilitated growth beyond downtown. Land uses range from fully integrated to somewhat separated, on a half-mile grid, with a mix of housing options. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, transit-oriented development, commercial districts, and well-designed streetscapes.

Transportation

Major Street & Highway Plan: East Pine Street is designated as a secondary arterial requiring an ultimate right-of-way width of 100 feet.

Comprehensive Plan Street Designation: East Pine Street is designated as a “Main Street” by the comprehensive plan. Main Streets are the streets whose land uses have maintained their historic or urban characteristics. Buildings have minimal setbacks, pedestrian infrastructure is safe and comfortable, and many buildings have a mix of uses, whether multiple storefronts, or a combination of retail and residential on different floors of the building. On-street parking, bicycle lanes, pedestrian islands, and curb extensions are used to slow traffic to a speed that is safe for pedestrians and cyclists. These streets are prime candidates for economic development and community development investment efforts.

New construction and renovations of existing properties should be consistent with the existing character of the Main Street and maintain a high degree of pedestrian accessibility. Setbacks should be minimal, and parking should be located on the street, on the side of a building, or behind the building. Uses should be predominantly mixed-use, commercial, or higher density residential. Connectivity should be maintained to surrounding neighborhoods, but transitions between Main Street and Neighborhood areas should be considerate of potential compatibility issues, such as noise, light, and parking. Interactions between Main Streets and neighborhoods should be identified and mitigated but should not cause a decrease in quality of either environment.

Transit: East Pine Street includes regular bus service.

Existing Bike/Ped Facilities: Sidewalks are in place along East Pine Street.

Planned Bike/Ped Facilities: East Pine Street is planned as an on-street sharrow for bicycles.

Environmental Considerations

Flood Area: The subject property is not located within any designated floodplain areas.

Tree Canopy Coverage: Tree canopy in the area is 0-10%. 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 11918, dated September 1, 1970, established zoning for the subject property.

The applicant indicated their agreement with staff's recommendation.

TMAPC Comments

Ms. Turner-Addison voiced her support for this project.

Speakers

None.

Commission Action

Motion: Recommend approval of the CS zoning, per staff's recommendation.

Motion by: Hood **Second by:** Craddock

Vote: 9-0-0

Ayes: Carr, Craddock, Hood, Humphrey, Rosene Robinson, Turner-Addison, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Fugate, Shivel

Property Description

A TRACT OF LAND BEING A PART OF LOTS FIVE (5), SIX (6), AND SEVEN (7), BLOCK FIVE (5), DUNBAR ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 5; THENCE N01°09'33"W FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE N01°09'33"W ALONG THE WEST LINE OF SAID LOT 7 FOR A DISTANCE OF 166.80 FEET; THENCE N88°47'33"E FOR A DISTANCE OF 147.50 FEET TO A POINT LYING IN LOT 5 OF SAID BLOCK 5; THENCE S01°12'24"E FOR A DISTANCE OF 166.93 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 5; THENCE S88°50'27"W ALONG THE SOUTH LINE OF LOT(S) 5, 6, AND 7 OF SAID BLOCK 5 FOR A DISTANCE OF 147.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 24,624 SQ. FT. OR 0.5653 ACRES, MORE OR LESS.

DRAFT

Other Business

None

9. Commissioner Comments

None

Adjournment

Commission Action

Motion: Adjourn

Motion by: Walker Second by: Craddock

Vote: 9-0-0

Ayes: Carr, Craddock, Hood, Humphrey, Rosene Robinson, Turner-Addison, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Fugate, Shivel

There being no further business, the meeting adjourned at 1:55 p.m.

DRAFT