



Tulsa Metropolitan Area Planning Commission

Minutes of Meeting No. 2926

Wednesday, December 4, 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 December 2, 2024 at 3:35 p.m.

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

Members Absent: Fugate, Hood

Staff Present: Austin Chapman, Nathan Foster, Erica Grayson, Erin Roark, 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, Chair Walker called the meeting to order at 1:00 p.m.

Reports

Chairman’s Report: None

Director’s Report: Ms. Miller reported that a work session will be held on February 5, 2025 at 10:30am in the 10th floor north conference room.

Approval of Minutes

1. Minutes from Meeting 2024, November 6, 2024

Motion: Approval of the minutes of Meeting 2924 from November 6, 2024.

Motion by: Zalk Second by: Shivel

Vote: 8-0-0

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

Nays: none

Abstentions: none

Absent: Fugate, Hood

2. Minutes from Meeting 2025, November 20, 2024

Motion: Approval of the minutes of Meeting 2925 from November 6, 2024.

Motion by: Zalk Second by: Shivel

Vote: 8-0-0

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

Nays: none
Abstentions: none
Absent: Fugate, Hood

Consent Agenda

None

Public Hearing - Rezoning

3. CZ-560 (County)

Location: Southwest corner of West Skyline Drive and South 81st West Avenue

County Commission District: 2

Applicant: Istvan Balogh

Action Requested: Rezoning from RE to AG

Staff Recommendation

The applicant is requesting to rezone from RE to AG.

The applicant currently has an existing single-family residence on the subject tract and would like to rezone from RE to AG to allow the home to remain while also allowing the uses permitted by the AG zone.

The proposal lies within the Residential designation of the City of Sand Springs Comprehensive Plan which has been adopted as part of the Tulsa County Comprehensive Plan. This proposal is compatible with this designation. Staff has reviewed the request and finds that it is non-injurious to the surrounding proximate properties and consistent with the Comprehensive Plan and the anticipated future development pattern of the surrounding area, therefore;

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

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as: Residential

"The Residential category is typically comprised of single-family neighborhoods of varying lot sizes and represents the lowest intensity of all the use categories outside of Agricultural Districts. Dwelling unit densities within the Residential category generally range from 2 to 5 units per acre but density can be as little as 1 or fewer per acre. Planned Unit Developments may also be found in the Residential land use category and may contain various intensities of residential housing. In most cases, the Residential use category is buffered from higher intensity uses such as Commercial with the Transitional use district."

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RE	Residential	Single-Family
East	AG	Residential	Vacant
South	AG	Commercial	Commercial/Vacant
West	AG (Sand Springs)	Residential	Vacant/Agricultural

Small Area Plans

None

Transportation

Major Street & Highway Plan: W Skyline Dr is designated as a Residential Collector and W 51st St S is designated as a Secondary Arterial

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: A sidewalk gap is shown along both W Skyline Dr and W 51st St S

Zoning History

Resolution 98254, dated September 15 1980, established zoning for the subject property.

Staff also reported that the City Planner with the City of Sand Springs sent correspondence that he has issues with this going AG, he had a problem with agricultural animals. However, it is not the plan of the applicant to have any farm animals. It will be a peach tree farm only.

TMAPC Comments:

Mr. Craddock asked if notification was sent to the neighbors. He had spoken with the City Planner, and he was concerned with it being a platted piece of land.

Mr. Hoyt stated that notification was sent to neighbors and that it was an unusual request.

Mr. Zalk asked what would stop future owners of the farm from putting agricultural animals on the land.

Mr. Hoyt stated that the Zoning Code does not prohibit them, but there is a Homeowners Association that prohibits any kind of agricultural animals, so it would be privately enforceable.

Mr. Craddock asked staff what would stop the property owner from having an outbuilding in residential zoning or put in a garden and plant trees.

Mr. Hoyt stated that it depended if it was for commercial use or not. Private use of small gardens and outbuildings would be allowed, but nothing of a commercial nature. He stated that he had not received any correspondence from the HOA.

Applicant Comments

Istvan Balogh, 8158 West Skyline Drive, Sand Springs, Oklahoma 74107, stated that their plan was to put a peach farm there. The plat shows that they are an island between Skyline Drive and West 51st, so they do not adjoin the plat or the other properties. All the property around them besides Skyline Estates is AG, so they are separate from the neighborhood. He wants to create a park-like atmosphere there. In speaking to the neighborhood, there was over 90% approval to allow him to be taken out of the HOA and has been filed and approved. The property is no longer part of an HOA.

Mr. Craddock stated that the plat is the legal document and legally it is part of the West Skyline Estates. You are still required to fall within the rules and regulations of the covenants of that plat.

Mr. Balogh stated that is why the attorney had drawn up the documents to remove his property from the HOA.

Commission Action

Motion: Approve CZ-560, per staff's recommendation.

Motion by: Zalk Second by: Rosene Robinson

Vote: 5-3-0

Ayes: Turner-Addison, Rosene Robinson, Shivel, Walker, and Zalk

Nays: Craddock, Humphrey, Whitlock

Abstentions: none

Absent: Fugate, and Hood

Property Description

Lot 1, Block 3 West Skyline Estates

DRAFT

Item 4 was withdrawn by applicant before the meeting.

4. CO-20

Location: South and west of the southwest corner of East 81st Street South and South Garnett Road

City Council: 7

Applicant: John Droz, Route 66 Engineering

Action Requested: Major amendment to a corridor zoning development plan, rezoning from CO to CO-20 (Continued from November 6, 2024 and November 20, 2024)

Staff Recommendation

The applicant is proposing a corridor development plan to establish development standards for commercial and office uses within the Corridor (CO) zoning district.

The property has been zoned CO since 1970. Development within CO zoning districts requires review and approval of a development plan by TMAPC and the Tulsa City Council. A previous Planned Unit Development (PUD-716) was approved on the property in 2005 but was later abandoned in 2015 (PUD-716-A).

At the time of the abandonment of PUD-716, a new Corridor development plan was adopted (Z-6054-SP-9). The adopted development plan permitted offices, mini-storage, and stormwater facilities on the subject property as part of Development Area B. It also adopted development standards for the assisted living facility located north of the subject property as Development Area A. Other limitations provided by the development plan included building setbacks, a maximum floor area ratio of 1.25, signage standards, and landscaping/screening requirements.

CO-20, as presented, would be considered a major amendment to the previous development plan and per the Tulsa Zoning Code shall be reviewed as a new development plan. Standards adopted under CO-20 would replace the previously adopted standards for Development Area B under Z-6054-SP-9.

The applicant has presented a concept for a new athletics facility on the subject property that would be classified as a large assembly and entertainment use per the Tulsa Zoning Code. In addition to permitted uses, the proposed corridor development plan will establish regulations for lot size, setbacks, signage, landscaping, screening, and lighting.

The Tulsa Comprehensive Plan designates the property as multiple use. Multiple use encourages commercial and retail uses. The proposed uses in the development plan align with the multiple use designation. There are existing residential developments adjacent to the property on the south and west. The development standards provide additional setbacks from the residential development and will require screening and landscaping per the Tulsa Zoning Code.

With consideration given to the factors listed herein, staff recommends **approval** of the application subject to the development standards outlined below.

CO-20 Development Standards

CO-20 shall allow only the uses identified below, along with the customary accessory uses, and subject to the supplemental regulations of the Tulsa Zoning Code. Uses identified below are permitted by right.

Uses that cannot be reasonably interpreted to fall within a permitted use, as stated in Section 35.020-E of the Tulsa Zoning Code are prohibited.

Permitted Use Categories, Subcategories, and Specific Uses:

RESIDENTIAL Use Category

Household Living Subcategory (if in allowed building types identified below):

- Three or more households on single lot
- Apartment/Condo
- Mixed-Use Building
- Vertical Mixed-Use Building

PUBLIC, CIVIC, AND INSTITUTIONAL Use Category

- Library or Cultural Exhibit
- Natural Resource
- Preservation Parks and Recreation
- Postal Services
- Religious Assembly

COMMERCIAL Use Category

- Animal Service (All specific uses) Assembly and Entertainment
- Indoor Assembly and Entertainment (All specific uses, excluding gun clubs)
- Broadcast or Recording Studio
- Commercial Service (All specific uses)
- Financial Services, excluding Personal Credit
- Establishment Office (All specific uses)
- Parking, Non,accessory
- Restaurants and Bars (All specific uses)
- Retail Sales, excluding Medical Marijuana Dispensary
- Studio, Artist or Instructional Service

AGRICULTURAL

- Community Garden

Lot and Building Regulations:

Property located within CO-20 will be subject to the lot and building regulations for the CG district, as defined in the Tulsa Zoning Code with the following additional requirements:

Minimum Building Setbacks:

From South 107 th East Avenue:	20 feet
From South Boundary of CO-20:	30 feet
From North Boundary of CO-20:	20 feet
From East Boundary of CO-20:	N/A

Maximum Building Height: 45 feet

Parking:

Parking requirements within CO-20 will be the minimum parking ratios for specific use categories in the CH District as outlined in Chapter 55 of the Tulsa Zoning Code. All parking constructed on site shall conform to the design standards outlined in Chapter 55 of the Tulsa Zoning Code.

Landscaping and Screening:

Landscaping and screening for the project shall conform to the requirements identified in Chapter 65 of the Tulsa Zoning Code and the supplemental regulations for specific use categories.

F1 screening is required along the common lot line at the south boundary of CO-20.

Signs:

Ground Signs:

A maximum of two (2) ground signs are permitted. Ground signs shall be located adjacent to vehicular entrances from South 107th East Avenue. Each ground sign shall be limited to a maximum display surface area of 150 square feet and a maximum height of 12 feet.

Wall Signs:

Wall signs are permitted at 2 SF per linear foot of building wall to which they are attached. No illumination shall be permitted for wall signs.

Dynamic Displays:

Dynamic displays are prohibited within CO-20.

Lighting:

Lighting for the project shall conform to the lighting requirements identified in Chapter 67 of the Tulsa Zoning Code.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as 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.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CO	Multiple Use	Senior Living Facility
East	CO	Local Center	Vacant
South	CO	Neighborhood	Residential
West	CO	Neighborhood	Residential

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: N/A

Comprehensive Plan Street Designation:

N/A

DRAFT

5. Z-7797

Location: North of the northeast corner of East 15th Street South and South Norfolk Avenue

City Council District: 4

Applicant: Bell Land Use LLC, Robert Bell

Action Requested: Rezoning from OL and Neighborhood Infill Overlay (NIO) to RS-4 and NIO

Staff Recommendation

The applicant is proposing to rezone the subject property from OL to RS-4 to permit construction of a single-family residence. The property is adjacent to existing residential development to the north, west, and east. There are office buildings to the south of the subject property.

Historically, the lot has been used as a residential lot. A former single-family home was demolished, and the applicant is proposing to build a new home. The lot is 50 feet wide and would comply with the lot regulations of the RS-4 district.

The Tulsa Comprehensive Plan designates the property as neighborhood. The proposed RS-4 district more closely aligns with the recommendations of the neighborhood land use designation than the existing OL zoning.

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 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.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-4/PUD-478	Neighborhood	Residential
East	RS-4/PUD-478	Neighborhood	Residential
South	OL	Multiple Use	Office
West	RT/PUD-757-A	Neighborhood	Residential

Small Area Plans

The subject properties are not inside a small area plan.

Development Era

The subject property is located in an area developed during the Street Car 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: N/A

Comprehensive Plan Street Designation: N/A

Transit: No transit service along South Norfolk Avenue. Regular route service is available on East 15th Street South.

Existing Bike/Ped Facilities: Sidewalks are existing along South Norfolk Avenue, property is immediately south of the Midland Valley Multi-Use Trail.

Planned Bike/Ped Facilities: N/A.

Environmental Considerations

Flood Area: The subject property is not located in 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

Zoning History

Ordinance 11814, dated June 26, 1970, established zoning for the subject property.

TMAPC Comments

Ms. Rosene Robinson asked what the buildings to the north and the south of the subject property used for.

Staff stated that to the north is a residence and the south is an office.

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Recommend approval of the RS-4 and NIO, per staff's recommendation.

Motion by: Craddock Second by: Humphrey

Vote: 8-0-0

Ayes Craddock, Humphrey, Rosene Robinson, Shivel, Turner-Addison, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Fugate, Hood

Property Description

Lot 8, Block 14, Broadmoor Addition, City of Tulsa, Tulsa County, State of Oklahoma

Items 6 and 10 were related and presented together.

6. Z-7798

Location: Southwest corner of East 2nd Street South and South Yale Avenue

City Council District: 4

Applicant: Peter Carp

Action Requested: Rezoning from RS-3 to OL (related to CPA-115)

Staff Recommendation

The applicant is proposing to rezone the subject property from RS-3 to OL to permit an existing business sign along South Yale Avenue for the purposes of a home office. Business signs are not permitted within residential zoning districts. The City of Tulsa has issued a notice of violation for the business sign at this location.

The property is surrounded by residential zoning and residential uses. The limited size of the property along with the planned right-of-way for South Yale Avenue would limit the possibilities for redevelopment of the lot. The applicant would like to maintain the existing business sign along South Yale Avenue, but the request would not justify a deviation from the existing land use and zoning in the area.

In addition to the issues faced with zoning compliance, the business sign is also located within the planned right-of-way for South Yale Avenue. Yale Avenue is designated as a secondary arterial at this location which will require an ultimate right-of-way width of 100 feet. Rezoning the property would trigger a requirement for subdivision compliance or a subdivision plat. During that process, the City of Tulsa would request a dedication of all required right-of-way which would create additional issues for the sign location.

The closest non-residential uses are 3 blocks to the south at East 4th Place and South Yale Avenue where there is currently a vacant gas station and the Braden Park Baptist Church.

Changing the zoning at this location would not be appropriate given the surrounding neighborhood and the current land use designation.

With consideration given to the factors listed herein, staff recommends **denial** 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	Residential Single Family
East	RS-2	Neighborhood	Residential Single Family
South	RS-3	Neighborhood	Residential Single Family
West	RS-3	Neighborhood	Residential Single Family

Small Area Plans

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

Development Era

The subject property is in an area developed during the Early Automobile Era (1930s-50s), which retained a high degree of connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

Transportation

Major Street & Highway Plan: South Yale Avenue is designated as a secondary arterial at this location which will require an ultimate right-of-way width of 100 feet.

Comprehensive Plan Street Designation: N/A

Transit: Regular route service is available along South Yale Avenue.

Existing Bike/Ped Facilities: Sidewalks are present on South Yale Avenue.

Planned Bike/Ped Facilities: Sidewalks are planned along all public streets.

Environmental Considerations

Flood Area: The subject properties are not located within a floodplain.

Tree Canopy Coverage: Tree canopy in the area is 20%. Significant effort should be made 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: N/A

Zoning History

Ordinance 11815, dated June 26, 1970, established zoning for the subject property.

TMAPC Comments

Mr. Walker asked if the applicant is claiming the proximity to the commercial zoning in the area warrants approval for this application.

Staff stated believes that is the applicants argument. He stated that the applicant in his application made reference to the commercial zoning in the area and the proximity to the interstate. But with residential being predominate on both sides of Yale Avenue and the need for additional right-of-way dedication that would be needed if approved staff does not support the rezoning.

Ms. Rosene Robinson asked if the applicant was living in the home and working out of it.

Applicant Comments

Peter Carp 206 South Yale Avenue, Tulsa, OK 74112 stated he had put a sign in his yard to advertise his handyman services. He receives a citation from Code Enforcement after a neighbor called the City about the sign obstructing the view of oncoming traffic. He stated he does not store any materials or equipment on site. Mr. Carp stated his customers live in his neighborhood. He stated there are commercial businesses next door to him and across the street. Mr. Carp stated after receiving the citation he spoke with a Planner and a Code enforcement official at the City of Tulsa who told him he would need to rezone the subject property. He stated that staff told him that they would recommend approval of his rezoning application. He stated if an applicant does not have a chance at getting the rezoning application approved staff should tell them so that the money they pay is not wasted.

Speakers

(-) MaryBeth Schlupe, 4618 East 2nd Street, Tulsa, OK 74112 is opposed to this application. She stated the applicant put a big sign up that is blocking the view of traffic onto Yale Avenue. She said there had been 3 accidents. The applicant does not look when he backs out of his driveway and has almost hit two of the elderly people from the area. Ms. Schlupe stated this is a single-family home and not a business.

(-) Travis Elick, 5727 East 7th Street, Tulsa, OK 74112, stated the zoning code used to provide for an office use out of a residence if you if you lived in the house with some sign requirements. He stated he personally does not have a problem with the applicants sign, but he has a problem with the City of Tulsa changing zoning based on a code violation. He would like the application denied at this time and the applicant should apply for a variance for the sign and not rezone the subject property.

(-) Joyce Buckner, 4924 East 2nd Street, Tulsa, OK 74112, has no problem with the applicant wanting to have a business but does not want the house rezoned for business. She stated she was a marketing professional in the in the corporate world and so signage is important. Ms. Buckner stated if you turn onto a residential street and see a business sign, whether it is ugly or pretty it says business and she wants the neighborhood to stay residential. She is proud of the applicant for wanting to make a living. but please, pay attention to the homeowners that have been paying taxes on that area for years and deny this rezoning.

The applicant stated he does not understand why other commercial would be allowed but not this rezoning. His house in on Yale Avenue and not 2nd Street.

Ms. Rosene Robinson asked staff what the measurement for the right-of-way was.

Staff said the planned right-of-way is around 30 feet from the centerline and the planned right-of-way would extend that another 15 feet and that would put it where the house is currently located. He stated the sign is in the planned right-of-way it just has never been dedicated at that distance.

Ms. Turner-Addison stated she will be supporting staff recommendation of denial but it is alarming to hear that the reason the applicant pursued this zoning change was because a staff member said that they were going to make the recommendation for approval. That's something that she hopes staff will look into because the applicant may not have spent that \$1900 if he had a true understanding of the requirements.

Commission Action

Motion: Recommend denial of the OL zoning, per staff’s recommendation.

Motion by: Craddock Second by: Rosene Robinson

Vote: 8-0-0

Ayes Craddock, Humphrey, Rosene Robinson, Shivel, Turner-Addison, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Fugate, Hood

Property Description

Lot Four Hundred and Fifty-Six (456), Block Two (2), Rodger’s Heights Subdivision, City of Tulsa, Tulsa County, State of Oklahoma According to the recorded plat thereof.

DRAFT

Items 7, 11 and 14 are related and were presented together

7. Z-7799

Location: Southeast corner of East 101st Street South and South Florence Avenue

City Council District: 8 and 2

Applicant: Cottle Engineering Co., PLLC

Action Requested: Rezoning from AG and RS-3 to OL (related to CPA-116 and Rivergate 101 Preliminary Plat)

Staff Recommendation

The applicant is proposing to rezone the subject property from RS-3 and AG to OL to permit the development of an office park. The overall size of the property is 9.58± acres, but a large portion of the property is encumbered by a designated floodway and floodplain areas.

The applicant's proposal shows 6 new lots for the purposes of office development under the proposed OL zoning. A preliminary plat has been submitted that illustrates the proposed lot configurations. The property has over 600 feet of frontage along East 101st Street South which is designated as a secondary arterial street and a multi-modal street. Multi-modal streets support commercial and residential development along major arterial streets.

A comprehensive plan amendment has been submitted concurrently with the rezoning application to change the current land use designation from neighborhood to multiple use. Staff has recommended approval of the land use amendment.

The proposed OL zoning would be consistent with the multiple use land use designation requested under CPA-116. The zoning would support light-intensity office uses and residential uses. OL zoning also establishes a maximum building height of 35 feet which is consistent with the surrounding neighborhood area.

There is additional floodplain and a designated reserve area for the subdivision to the southeast just east of the subject property. The existing floodplain and greenbelt provide a buffer from the property under application and would minimize impacts of office zoning on the established neighborhood. Across South Florence Avenue to the west, there are additional single-family residences. The homes across the street are not oriented to South Florence Avenue and there are existing 6-foot privacy fences lining the street.

The rezoning would permit additional uses that could provide necessary services to the surrounding neighborhood areas while maintaining a compatible scale of development.

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

Comprehensive Plan Considerations

Land Use Plan

Existing (Neighborhood):

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.

Proposed (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.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Neighborhood	Jenks School
East	RS-1	Neighborhood	Vacant
South	RS-3	Neighborhood	Residential Single-Family
West	RS-3	Neighborhood	Residential Single-Family

Small Area Plans

The subject properties are not located in 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 non-residential 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: East 101st Street South is designated as a secondary arterial which requires 100 feet of right-of-way.

Comprehensive Plan Street Designation: East 101st Street South is designated as a multi-modal corridor. Multi-modal streets support commercial and residential development along major arterial streets.

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks are in place along South Florence Avenue which was recently rebuilt.

Planned Bike/Ped Facilities: Sidewalks are planned along all public streets.

Environmental Considerations

Flood Area: The subject property contains both regulatory floodplain areas and designated floodways.

Tree Canopy Coverage: Tree canopy in the area is 33%. Significant effort should be made 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: N/A

Zoning History

Ordinance 11832, dated June 26, 1970, established zoning for the subject property.

Ms. Turner-Addison left the room at 1:52pm and returned at 1:56pm

The applicant indicated their agreement with staff's recommendation.

Speakers

(-) Anthony Bertotti, 10115 South College Tulsa, OK 74137, is concerned about traffic, noise and light pollution, and rezoning a residential property to commercial with the current housing shortage. Another concern is that if the property is rezoned the applicant could build apartments in the future.

Mr. Walker left the room at 1:56 pm and returned at 1:58 pm

Mr. Craddock asked Mr. Bertotti what he would like to see on the subject property.

Mr. Bertotti stated that he would prefer a subdivision.

(-) Vani Singhal, 3104 East 103rd Street, Tulsa, OK 74137, is concerned about increased traffic, especially near the schools. Other concerns are decreased property values and if rezoned to commercial would this allow a dispensary.

(-) Sally Reynolds, 3630 East 104th Street, Tulsa, OK 74137, is the HOA president for the Chelsea Pond neighborhood and some of her concerns are the floodplain in the area. She stated the HOA maintains the pond in her neighborhood on behalf of the city as a detention area and it's very important to the stormwater management from Benson Creek on the north side of 101st Street down through the floodplain remediation channel that was built just to the West of the pond. Ms. Reynolds stated her biggest concern is that the storm water management is handled properly in this proposal and she would like to know if there are any restrictions for what can be built in that reserve area where the floodplain exists. She stated she would like assurances that all city processes regarding this development are done so that there are not any issues later with the Chelsea Pond floodplain remediation area.

Applicant Comments

The applicant stated addressing the speakers concerns he would suggest that six office light residential lots that are roughly an acre would generate a lot less traffic than a residential neighborhood. He stated that approximately 8 acres would be developable. The applicant stated that if they were to do a residential neighborhood there would be three to four lots per acre and that would be somewhere near 20-30 homes and 20-30 homes would have more of an impact on traffic than with the office complex. He stated some of the other items such as light pollution would be addressed as part of the building permit process and that would ensure there's no light spillage from parking lot lighting off that property. One of the other issues regarding the floodplain, they have added the 3 acres of reserve areas to preserve that.

Commission Action

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

Motion by: Craddock Second by: Turner-Addison

Vote: 8-0-0

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

Nays: none

Abstentions: none

Absent: Fugate, Hood

Property Description

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4 NE/4) OF SECTION TWENTY- NINE (29), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. LESS AND EXCEPT THE WEST 30 FEET THEREOF

DRAFT

8. Z-7800

Location: South of the southwest corner of East 23rd Street South and South 131st East Avenue

City Council District: 6

Applicant: Ester Gaona

Action Requested: Rezoning from RS-2 and RS-3 to RS-3

Staff Recommendation

The applicant is proposing the subject properties to RS-3 to permit a lot split. The property is zoned primarily RS-2 with a small portion of RS-3 at the southwest corner. The proposed rezoning would change all property to RS-3.

RS-3 zoning would maintain the single-family residential uses allowed by the existing RS-2 zoning, but would reduce the minimum lot requirements to allow for a lot split. The creation of an additional lot would permit the construction of an additional single-family residence.

The property is adjacent to residential properties on all sides and a religious assembly to the west. There is existing RS-3 zoning to the south and north.

RS-3 zoning aligns with the recommendations of the neighborhood land use designation that applies to these properties and would permit development consistent with the surrounding area. The change in zoning would allow the construction of additional dwelling units while maintaining a single-family residential character. Proposed lot splits are required to conform to all zoning requirements and the requirements of the Subdivision & Development Regulations.

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	Residential Single-Family
East	RS-2	Neighborhood	Residential Single-Family
South	RS-3 and RS-2	Neighborhood	Vacant/Residential Single-Family
West	RS-2	Neighborhood	Residential Single Family and Religious Assembly

Small Area Plans

The subject properties are not located in 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: N/A

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: Sidewalks are planned along all public streets.

Environmental Considerations

Flood Area: City of Tulsa Regulatory Floodplain is present on the northwest corner of the subject properties.

Tree Canopy Coverage: Tree canopy in the area is 14%. Significant effort should be made 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: N/A

Zoning History

Ordinance 11817, dated June 26, 1970, established zoning for the subject property.

TMAPC Comments

The applicant indicated their agreement with staff's recommendation.

Speakers

(-) Catherine Wall, 1861 East 15 Street, Tulsa, OK 74104, would like to know where the house would be built on the subject property and how will it be accessed.

Applicant Comments

Ester Gaona 11360 E Independence Street, Tulsa, OK
The applicant stated the plan is to do a lot split and make 3 lots.

Commission Action

Motion: Recommend approval of the RS-3 zoning, per staff's recommendation.

Motion by: Humphrey Second by: Zalk

Vote: 8-0-0

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

Nays: none

Abstentions: none

Absent: Fugate, Hood

Property Description

BEG 465E & 28S NWC S/2 NW TH E150 S100 W150 N100 POB SEC 16 19 14

&

BEG 315E & 28S NWC S/2 NW E150 S100 E150 S128 W300 N228 POB SEC 16 19 14

&

BEG 400E NWC SW NW TH S28 E220 N28 W220 POB SEC 16 19 14

&

N28 E100 W400 & E15 S228 N256 W315 & E25 W325 N384 S404 ALL IN NW SW NW SEC 16 19 14

DRAFT

9. Z-7801

Location: Northwest corner of North Union Avenue and West Newton Street

City Council District: 1

Applicant: Justin Glenn

Action 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 a multifamily residential development. There have been several rezonings approved for higher density residential districts in the surrounding area including a rezoning to RS-5 along North Union Avenue north of the subject properties and a rezoning to RM-2 along West Newton Street to the east of the subject properties.

RM-2 zoning is consistent with the neighborhood designation assigned by the Tulsa Comprehensive Plan and would allow for the development of a variety of residential building types.

Both North Union Avenue and West Newton Street are designated as residential collector streets by the Major Street and Highway Plan. Collector streets require wider right-of-way dedications in anticipation of higher intensity development. Locations along collector streets are appropriate locations for higher density infill projects.

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	Residential Single Family
East	RS-3	Neighborhood	Residential Single Family
South	RS-3	Neighborhood	Residential Single Family
West	RS-3	Neighborhood	Residential Single Family

Small Area Plans

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

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: Both West Newton Street and North Union Avenue are designated as residential collector streets which require an ultimate right-of-way width of 60 feet.

Comprehensive Plan Street Designation: N/A

Transit: Regular route service is available along West Newton Street turning south on North Union Avenue.

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: Sidewalks are planned along all public streets. North Union Avenue is designated as a planned on-street signed bicycle route.

Environmental Considerations

Flood Area: The subject properties do not contain any designated floodplain areas.

Tree Canopy Coverage: Tree canopy in the area is 42%. Significant effort should be made 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: N/A

Zoning History

Ordinance 11918, dated September 1, 1970, established zoning for the subject property.

TMAPC Comments

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Mr. Humphrey left the room at 2:17 pm and returned at 2:20 pm. He was not present for the vote.

Commission Action

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

Motion by: Zalk Second by: Shivel

Vote: 7-0-0

Ayes: Craddock, Rosene Robinson, Shivel, Turner-Addison, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Fugate, Hood, Humphrey

Property Description

Tract 1:

A part of the East 396.00 feet, also known as the East 3 acres of the S/2 SE/4 SE/4 SW/4 of Section 27, Township 20 North, Range 12 East, of the Indian Base and Meridian, Osage County, State of Oklahoma,

according to the United States Government Survey thereof, being more particularly described as follows, to-wit:

Commencing at the Northeast corner of said S/2 SE/4 SE/4 SW/4; Thence S89°36'03"W a distance of 30.00 feet; Thence S01°07'39"E a distance of 160.01 feet; Thence S89°35'18"W for a distance of 80.00 feet to the Point of Beginning; Thence S01°07'39"E for a distance of 140.00 feet; Thence S89°35'18"W for a distance of 60.00 feet; Thence N01°07'39"W for a distance of 140.00 feet; Thence N89°35'18"E for a distance of 60.00 feet to the Point of Beginning.

Tract 2:

A part of the East 396.00 feet, also known as the East 3 acres of the S/2 SE/4 SE/4 SW/4 of Section 27, Township 20 North, Range 12 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof, being more particularly described as follows, to-wit:

Commencing at the Northeast corner of said S/2 SE/4 SE/4 SW/4; Thence S89°36'03"W a distance of 30.00 feet; Thence S01°07'39"E a distance of 160.01 feet to the Point of Beginning; Thence S01°07'39"E for a distance of 140.00 feet; Thence S89°35'18"W for a distance of 80.00 feet; Thence N01°07'39"W for a distance of 140.00 feet; Thence N89°35'18"E for a distance of 80.00 feet to the Point of Beginning.

Public Hearing – Comprehensive Plan Amendments

10. CPA-115

Location: Southwest corner of East 2nd Street South and South Yale Avenue

City Council: 4

Applicant: Peter Carp

Action(s) Requested: Change Land Use designation from Neighborhood to Multiple Use (Related to Z-7798)

Staff Recommendation

The applicant is proposing a comprehensive plan amendment for ± 7560 square feet to be changed from Neighborhood to Multiple Use.

As part of the application, applicants are asked the following questions: how conditions on the subject site, adjacent properties, and the immediate area have changed; how changes have affected the subject site to warrant the proposed amendment; and how the proposed change will further other City of Tulsa goals, strategies, and actions as outlined in the Comprehensive Plan. The applicant's responses are attached as an exhibit to the staff report; staff responses are below.

- 1) How conditions on the subject site, adjacent properties, and the immediate area have changed?

Applicant: (see exhibit)

Staff Response:

The property referenced at the southwest corner of E. 4th Pl. S. & S. Yale Ave. was rezoned in case Z-7699 to Commercial Shopping (CS) from Office Light (OL), not from a residential property. Staff finds that there are no other commercial or office districts in the immediate area except the property at 4th & S Yale Ave.

- 2) How have changes affected the subject site to warrant the proposed amendment?

Applicant: (see exhibit)

Staff Response:

Staff agrees that the subject property has its access on S. Yale Ave. as does the above referenced property at 4th & Yale. Staff does not find that access to S. Yale Ave. alone is sufficient to warrant an amendment.

- 3) How the proposed change will further other City of Tulsa goals, strategies, and actions as outlined in the Comprehensive Plan?

Applicant: (see exhibit)

Staff Response:

Future Land Use

- GOAL LU 3 - Economic development is facilitated at the neighborhood, city, and regional scales.

- STRATEGY LU 3.5 - Promote quality Local Centers which serve the needs of the surrounding neighborhood population.
- STRATEGY LU 3.7 - Ensure the land use environment is capable of providing spaces for entrepreneurs to thrive.
- GOAL LU 6 - Commercial areas and activity centers complement their surrounding uses.
- GOAL LU 7 - Residential and mixed-use areas are well connected to surrounding land uses.
 - STRATEGY LU 7.4 - Incorporate appropriate uses that support residents' daily needs into predominantly residential areas.

Economic Development

- GOAL ED 3 - The City encourages entrepreneurship and contributes to the support and expansion of entrepreneurial opportunity.
 - ACTION ED 3.4.1 - Support start-up businesses by allowing pop-up commercial uses, mobile vending, and temporary land uses, and provide business support for home-based businesses with low-cost entry.

Housing & Neighborhoods

- STRATEGY HN 3.2 - Ensure housing is well connected to basic services and land uses that support residents' daily needs.

The Comprehensive Plan generally supports land designated as Multiple use for serving area residents. However, it has not been made clear that the proposed land use would provide any benefit to other nearby residents. Furthermore, making such a change on a single isolated property that is distant from adjacent or complementary uses does not create such a district in this location.

Concluding Statement:

With consideration given to the factors listed herein, staff recommends **denial** of the proposed land use designation.

Land Use Plan Designation

Existing:

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.

Proposed:

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.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Neighborhood	Residential
East	RS-3	Neighborhood	Residential
South	RS-3	Neighborhood	Residential
West	RS-3	Neighborhood	Residential

Small Area Plans

The subject property is not in a Small Area Plan.

Development Era

The subject property is in an area designated as Early Automobile Era.

The subject property is in an area developed during the Early Automobile Era (1930s-50s), which retained a high degree of the connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

Transportation

Major Street & Highway Plan:

South Yale Avenue is classified as Secondary Arterial.

Comprehensive Plan Street Designation:

none

Commission Action

Motion: To deny CPA-115, per staff’s recommendation.

Motion by: Craddock Second by: Whitlock

Vote: 8-0-0

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

Nays: none

Abstentions: none

Absent: Fugate, Hood

11. CPA-116

Location: Southeast corner of East 101st Street South and South Florence Avenue

City Council: 2 and 8

Applicant: Cottle Engineering Co., PLLC

Action(s) Requested: Change Land Use designation from Neighborhood to Multiple Use (Related to Z-7799 and Rivergate 101 Preliminary Plat)

Staff Recommendation

The applicant is proposing a comprehensive plan amendment for ± 9.58 acres to be changed from Neighborhood to Multiple Use.

As part of the application, applicants are asked the following questions: how conditions on the subject site, adjacent properties, and the immediate area have changed; how changes have affected the subject site to warrant the proposed amendment; and how the proposed change will further other City of Tulsa goals, strategies, and actions as outlined in the Comprehensive Plan. The applicant's responses are attached as an exhibit to the staff report; staff responses are below.

- 1) How conditions on the subject site, adjacent properties, and the immediate area have changed?

Applicant: (see exhibit)

Staff Response:

Staff agrees with the applicant.

- 2) How have changes affected the subject site to warrant the proposed amendment?

Applicant: (see exhibit)

Staff Response:

Staff finds that there is a Local Center to the east of the subject area at the intersection of E. 101st S. & S. Yale and significant commercial development to the west extending north along the Arkansas River Corridor.

- 3) How the proposed change will further other City of Tulsa goals, strategies, and actions as outlined in the Comprehensive Plan?

Applicant: (see exhibit)

Staff Response:

Future Land Use

- GOAL LU 3 - Economic development is facilitated at the neighborhood, city, and regional scales.
 - STRATEGY LU 3.5 - Promote quality Local Centers which serve the needs of the surrounding neighborhood population.
- GOAL LU 6 - Commercial areas and activity centers complement their surrounding uses.
 - STRATEGY LU 6.1 - Accommodate reasonable commercial development along Main Streets and other commercial corridors.

- GOAL LU 7 - Residential and mixed-use areas are well connected to surrounding land uses.
 - STRATEGY LU 7.4 - Incorporate appropriate uses that support residents’ daily needs into predominantly residential areas.

Housing & Neighborhoods

- STRATEGY HN 3.2 - Ensure housing is well connected to basic services and land uses that support residents’ daily needs.
 - ACTION HN 3.2.1 - Incentivize property owners to pursue zoning that permits residential density and infill in well-connected centers and corridors that is consistent in scale with surrounding property.

Public Services

- GOAL PS 1 - Tulsa’s land use pattern enables efficient and cost-effective distribution of public services.
 - STRATEGY PS 1.3 - Encourage infill development or development that is currently served by existing City services and infrastructure.

The Comprehensive Plan supports land uses that supply the daily needs of nearby residential areas. This site with its long frontage on 101st S directly across from the school could provide complementary uses that increase livability for the nearby residential communities.

Concluding Statement:

With consideration given to the factors listed herein, staff recommends **approval** of the proposed land use designation.

Land Use Plan Designation

Existing:

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.

Proposed:

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.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Neighborhood	School
East	RS-1	Neighborhood/Parks & Open Space	Vacant

South	AG	Neighborhood	Residential
West	RS-3/AG	Neighborhood	Residential

Small Area Plans

The subject property is not in a Small Area Plan.

Development Era

The subject property is in an area designated as Late Automobile 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:

East 101st Street South is classified as a Secondary Arterial.

Comprehensive Plan Street Designation:

Multi-Modal Corridor

The applicant indicated their agreement with staff's recommendation.

Commission Action

Motion: Recommend approval of the Land Use designation from Neighborhood to Multiple Use, per staff's recommendation.

Motion by: Craddock Second by: Whitlock

Vote: 8-0-0

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

Nays: none

Abstentions: none

Absent: Fugate, Hood

Public Hearing – Zoning Code Amendments

12. ZCA-32, Electronic Message Center amendments Consider amendments (ZCA-32) to the City of Tulsa Zoning Code to add provisions for Electronic Message Centers (EMC) in the following sections: Section 60.040 Sign Regulations of General Applicability, add new Section 60.040-G Electronic Message Center Signs; and Section 95.220 Terms Beginning with "S", Sign, Dynamic Display and add new definition for Sign, Electronic Message Center

Staff Recommendation

Item

Consider amendments (ZCA-32) to the City of Tulsa Zoning Code to add provisions for Electronic Message Centers (EMC) in the following sections: Section 60.040 Sign Regulations of General Applicability, add new Section 60.040-G Electronic Message Center Signs; and Section 95.220 Terms Beginning with "S", Sign, Dynamic Display and add new definition for Sign, Electronic Message Center

Background

The City of Tulsa Zoning Code was updated in 2016. The previous zoning code included provisions for both dynamic displays and electronic message centers (EMCs). Dynamic displays are defined as elements of a sign that display words, symbols, figures, images, or messages that can be electronically or mechanically changed by remote or automatic means. EMCs are more limited by only allowing the display of letters or numbers. The Code adopted in 2016 maintained provisions for dynamic displays, but the definition and regulations for EMCs were not carried forward. This omission resulted in all digital displays as a component of a sign being classified as a "dynamic display".

EMCs can be utilized to present text or numbers as a static message without frequent transitions which can be useful for the purpose of displaying certain information such as the time, temperature, or price information. The most common application for these signs has been the display of gas prices as fuel stations transition from manual, changeable copy signs, to digital displays.

The proposed change to the Tulsa Zoning Code would add a definition for electronic message centers (EMCs) and provide supplemental regulations to ensure appropriate size, location, and brightness standards; separate from the provisions for dynamic displays.

A business representative contacted Councilor Lakin who agreed to sponsor the item for Council consideration to add proposed amendments related to electronic message centers in the City of Tulsa Zoning Code. The City Council initiated the proposed amendments on October 30, 2024.

Staff Recommendation

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

Speakers

None.

Commission Action

Motion: Recommend approval of ZCA-32 to add provisions for Electronic Message Centers (EMC) in the following sections: Section 60.040 Sign Regulations of General Applicability, add new Section 60.040-G Electronic Message Center Signs; and Section 95.220 Terms Beginning with "S", Sign, Dynamic Display and add new definition for Sign, Electronic Message Center, per staff's recommendation.

Motion by: Turner-Addison Second by: Rosene Robinson

Vote: 8-0-0

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

Nays: none

Abstentions: none

Absent: Fugate, Hood

DRAFT

Public Hearing – Plats

13. Highland Park Villas

Location: Northeast corner of East 36th Street South and South Braden Avenue

City Council District: 5

Applicant: Ryan McCarty, Select Design

Action(s) Requested: Approval of Preliminary Plat

Staff Recommendation

The plat consists of 1 lots, 12 blocks, ±2.91 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, finding that the proposed preliminary subdivision plat complies with all applicable regulations. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

Zoning: Property was approved for rezoning in Z-7759 from RS-2 to RS-4 with a development plan which will be effective on December 17th, 2024. The proposed lots must meet the standards imposed by the development plan and the standards or the development plan must be memorialized in the deed of dedication of the plat.

Engineering Graphics

- Submit subdivision control data sheet with the final plat.
- Remove contours on the final plat submittal.
- Provide the individual lot addresses on the face of the plat.
- In the Location Map add missing platted properties in section 22. Label all other land as "unplatted".
- Provide individual street names on the face of the plat.
- In the plat subtitle add after Yorkshire Estates the following. Resub of Lots 2, 3, and 4, Blk 3, All of Blocks 4-13. This is per filed plat number 1129 in Tulsa County.
- Provide graphically on the face of the plat all proposed street names.
- Provide the vertical datum used for the Basis of Bearings.

Addressing

Include the following addresses on the plat pdf:

- Block 1
- Lot 1: 5106 E 35TH PL S
- Lot 2: 5110 E 35TH PL S
- Lot 3: 5114 E 35TH PL S
- Lot 4: 5118 E 35TH PL S
- Lot 5: 5122 E 35TH PL S
- Lot 6: 5128 E 35TH PL S
- Lot 7: 5132 E 35TH PL S
- Lot 8: 5136 E 35TH PL S
- Lot 9: 5129 E 35TH PL S
- Lot 10: 5125 E 35TH PL S
- Lot 11: 5119 E 35TH PL S
- Lot 12: 5115 E 35TH PL S
- Reserve B: 5109 E 35TH PL S
- The Street running west to east will be E 35TH PL S.

Subdivision and Development Regulations Article 5: Design and Improvements

Required Infrastructure and Public Improvements (5-020)

- Infrastructure improvements required will include a water main extension, sanitary sewer extension, private stormwater detention, public storm sewer, roads, drives, & sidewalks with ADA compliance. Infrastructure improvements must be permitted through the IDP process. A permit application has not yet been received. A pre-development meeting can be scheduled if detailed comments from city staff are needed prior to application.

Streets (transportation) (5-060)

- No Comments.

Streets (fire) (5-060)

- Please meet IFC 2018 Appendix D D103.5 for fire apparatus access road gates.

Sidewalks (5-070)

- No comments.
- Sidewalks are required adjacent to the internal streets of the subdivision.
- Sidewalks adjacent to common areas will need to be constructed by the developer with the other IDP/Public Infrastructure improvements.

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

- Site includes no floodplain per FIRM Panel 40143C0356M or City of Tulsa atlas panel 48.

Stormwater Management (5-100)

- Stormwater detention design and new public storm sewer will be reviewed through the IDP Permit process.

Sewage Disposal (5-130)

- No comments.

Water (5-140) lines

- No comments.

Easements (5-150)

- There may need to be a 17.5' perimeter easement along the north side of 36th Street. The applicant has requested this requirement be removed to accommodate the landscaping required by the Optional development Plan. Final decision on the need for the easement to be determined by Development Services.

Deed of Dedication:

- Legal to comment after submittal of Final Plat.

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-2	Neighborhood	Single-Family Residential
East	RS-2	Neighborhood	Single-Family Residential
South	RM-1/RD/RS-2/RS-3/PUD-410	Multiple Use/Neighborhood	School/Residential
West	RS-2	Park and Open Space	Highland Park

Small Area Plans

The subject properties are not located within an adopted small area plan.

Development Era

The subject property is in an area developed during the Early Automobile Era (1930s-50s), which retained a high degree of the connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

Transportation

Major Street & Highway Plan: East 36th Street South is designated as a residential collector which will require an ultimate right-of-way width of 60 feet.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: East 36th Street Linkage – Sharrow

Planned Bike/Ped Facilities: N/A

Environmental Considerations

Flood Area: The subject properties do not contain regulatory floodplain.

Tree Canopy Coverage: Tree canopy in the area is 10-20%. 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: Highland Park is adjacent to the subject property to the west. If approved, the development should make considerations for pedestrian access from the development to the park across the street.

The applicant indicated their agreement with staff’s recommendation.

Speakers

None.

Commission Action

Motion: Approve the preliminary subdivision plat for Highland Park Villas, per staff's recommendation.

Motion by: Rosene Robinson Second by: Shivel

Vote: 8-0-0

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

Nays: none

Abstentions: none

Absent: Fugate, Hood

DRAFT

14. Rivergate 101

Location: Southeast corner of East 101st Street South and South Florence Avenue

City Council District: 2 and 8

Applicant: Cottle Engineering Company, PLLC

Action(s) Requested: Approval of Preliminary Plat (related to Z-7799 and CPA-116)

Staff Recommendation

The plat consists of 6 lots, 1 block, ±9.58 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, finding that the proposed preliminary subdivision plat complies with all applicable regulations. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

Zoning: The proposed zoning for the lot is OL and all lot must meet those standards if approved. Please confirm that lot 6 has the required 50 feet of street frontage or revise plat to meet that standard.

Engineering Graphics

- Submit subdivision control data sheet with the final plat.
- In the plat subtitle add "City of Tulsa" before Tulsa County.
- Under the surveyor and engineer headings add the name of the surveyor/engineer and an email address.
- Provide the individual lot addresses on the face of the plat.
- In the Location Map add missing platted properties. Correct the section road name designators. Label all other land in the section as "unplatted". Label the location of the plat in Location Map as either "project location" or "site".
- Provide graphically on the face of the plat the address disclaimer/caveat.
- Under the Basis of Bearings information include the coordinate system used. Add 3501 to the coordinate system. Provide a bearing angle preferably shown on the face of the plat.
- Graphically show all property pins found or set that are associated with the plat. Either have a legend entry showing the found or set symbology or label each location with text.
- We prefer to see the plat tied to a section corner, half section, or quarter section. That being labeled graphically on the face of the plat as the POC (point of commencement) with a bearing angle and distance to the POB (point of beginning). All of this incorporated into a metes and bounds written legal description of the property.
- Provide on the face of the plat the date of the last survey site visit.
- Provide the date of preparation on the face of the plat.
- Graphically label the Point of Beginning on the face of the plat.
- Provide the distance associated with the bearing angle along the westside on the face of the plat.

Addressing

- Addresses will be assigned by the City of Tulsa and provided at a later date.
- Please confirm if the existing structure will be demolished and what lot it will be on if it is to remain.

Subdivision and Development Regulations Article 5: Design and Improvements

Required Infrastructure and Public Improvements (5-020)

- Infrastructure improvements required will include a water main extension, possible sanitary sewer extension, roads, drives, & sidewalks with ADA compliance. Any elective detention pond design will also be permitted through the IDP process. Infrastructure improvements must be permitted through

the IDP process. A permit application has not yet been received. A pre- development meeting was held on 07/29/2024.

Streets (transportation) (5-060)

- Provide dimensions for street ROWs that have been dedicated.
- Show LNAs along all Arterial Streets and provide language within the DoD.

Streets (fire) (5-060)

- Verify compliance with IFC 2018 Appendix D D103.1 for dead end fire access road turn around.

Sidewalks (5-070)

- Provide sidewalk language within the DoD.

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

- Site includes FEMA Zone AE floodplain and regulatory floodway per FIRM Panel 40143C0364L. Per CoT atlas panel 56, no additional regulatory FP extends beyond federal FP bounds.
- Plot floodplain extents on face of plat for Zone A, Floodway, to show the Easements and reserves contain them. (WLD) Floodplain modifications will require a CLOMR to be submitted prior to IDP approval and a LOMR approved prior to closeout and any certificates of occupancy are issued.
- Floodplain revisions to be based only on updated certified topography can be addressed with a LOMA or LOMR depending on the structures/lots impacted.

Stormwater Management (5-100)

- Increases in discharge that are directed to the floodway can be conveyed to the Arkansas River through a 100yr system and relieve detention requirements. Any other points of discharge from the site must ensure that the peak discharge does not increase in fully developed conditions.

Sewage Disposal (5-130)

- It is unclear if lot 6 extends to 101st. If the tract to the west of lot 6 called out as 7/8 is part of lot 6 then the lot is considered to have access to the proposed sanitary sewer. Otherwise provide main extension to serve the lot.
- Lot 6 is not served by Sanitary sewer on the Utility layout sheet.

Water Supply(5-130)

- Confirm is 60-foot roadway dedication is public or private.
- Lots 3-5 abutting E 101st St has access to an existing 12-inch water line for water service connections which does not require a 6-inch waterline extension across those lots.
- If lot 6 cannot obtain frontage to E 101st St where the 12-inch water line exists for a water service connection than the extension of a looped water main line with an easement can be explored in more detail. (ADH)

Easements (5-150)

- Submit LOMC applications so OD/E reflect corrected FP. (WLD)
- Provide reserve language to review for Reserves A,B,C and D.
- Provide adequate easements for all public utility extensions. Specifically, if the sanitary sewer shown on the east side of Reserves C and D is public, it needs to be covered by an easement. Similar comment if the WL shown east of that SS is public, it will need an easement.

Deed of Dedication:

- Legal to comment after submittal of Final Plat.

Land Use Plan Designation

Existing:

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.

Proposed:

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.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Neighborhood	School
East	RS-1	Neighborhood/Parks & Open Space	Vacant/ Stormwater Reserve Area
South	AG	Neighborhood	Residential
West	RS-3/AG	Neighborhood	Residential

Small Area Plans

The subject property is not in a Small Area Plan.

Development Era

The subject property is in an area designated as Late Automobile 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:

East 101st Street South is classified as a Secondary Arterial. The ultimate right-of-way dedication will be 50-feet to the Section line of East 101st Street South.

Comprehensive Plan Street Designation:

East 101st Street South is a Multi-Modal Corridor. Multi-modal streets support commercial and residential development along major arterial streets. These streets align with the recommendations for on-street bicycle infrastructure establish in the 2015 GO Plan, and they should be evaluated for feasibility with regard to the reallocation of street space for bicycle facilities.

Transit: This property is not currently served by transit.

Existing Bike/Ped Facilities: Sidewalks exist on South Florence but will need to be constructed on East 101st Street South.

Arterial Traffic per Lane:

North (E 101st St S - 3,180 Vehicles per Lane)

East (S Yale Ave - 2,109 Vehicles per Lane)

South (E 121st St S - 4,804 Vehicles per Lane)

West (S Delaware Ave - 5,025 Vehicles per Lane)

Environmental Considerations

Tree Canopy Coverage: Tree canopy in the area is 30-50%. Significant effort should be made 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 subject property is immediately west of a Natural area which serves as a private stormwater detention are serving the Chelsea Pond Neighborhood.

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Approve the preliminary subdivision plat for Rivergate 101, per staff's recommendation.

Motion by: Zalk Second by: Shivel

Vote: 8-0-0

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

Nays: none

Abstentions: none

Absent: Fugate, Hood

Other Business

None

Commissioner Comments

None

Adjournment

Commission Action

Motion: Adjourn

Motion by: Walker Second by: Craddock

Vote: 8-0-0

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

Nays: none

Abstentions: none

Absent: Fugate, Hood

There being no further business, the meeting adjourned at 2:24 p.m.

DRAFT