



Tulsa Metropolitan Area Planning Commission

Minutes of Meeting No. 2928

Wednesday, January 8, 2025, 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 30, 2025 at 3:50 p.m.

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

Members Absent: none

Staff Present: Nathan Foster, Erica Grayson, Susan Miller, Erin Roark, Kim Sawyer

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: Mr. Walker welcomed Gene Bulmash to the Planning Commission.

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

Approval of Minutes

1. Minutes from Meeting 2926, December 4, 2024

Motion: Approval of the minutes of Meeting 2926 from December 4, 2024.

Motion by: Zalk Second by: Craddock

Vote: 10-0-1

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

Nays: none

Abstentions: Bulmash

Absent: none

2. Minutes from Meeting 2927, December 18, 2024

Motion: Approval of the minutes of Meeting 2927 from December 18, 2024.

Motion by: Zalk Second by: Craddock

Vote: 10-0-1

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

Nays: none

Abstentions: Bulmash

Absent: none

Consent Agenda

None

DRAFT

Public Hearing – Rezoning

3. Z-7803

Location: East of the northeast corner of East 4th Place and South Harvard Avenue

City Council District: 4

Applicant: Tekton Homes, LLC

Action Requested

Rezoning from RS-3 to RM-2

Staff Recommendation

The applicant is proposing to rezone the subject property from RS-3 to RM-2 to permit the construction of a 4-plex.

The lot has historically been a single-family residential lot, but the single-family home has been demolished and the lot is currently vacant. There are existing single-family homes to the east, north, and south of the subject property.

The subject property is near South Harvard Avenue and adjacent to an existing parking lot for the University of Tulsa. The rezoning to RM-2 would permit an increase in residential density by allowing the construction of additional building types. The applicant is proposing a 4-unit residential structure with accessory parking.

RM-2 zoning maintains the same height maximum as the surrounding RS-zoned lots and would permit additional housing density while maintaining an appropriate scale for the surrounding neighborhood. The multifamily structure will buffer the single-family area from the existing parking lot while maintaining exclusively residential uses within the neighborhood area.

The Citywide Housing Assessment prepared in March of 2023 projects that 12,900 units of all types and price points are needed over the next 10 years to meet demand. The current average production for the City of Tulsa is 830 units per year. Increases in allowable densities at an appropriate scale are required to increase the production rate of new units and meet the City’s housing demands.

The requested RM-2 zoning is consistent with the recommendations of the Tulsa Comprehensive Plan neighborhood 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 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	Regional Center	Parking Lot

Small Area Plans

The subject property is not located within any adopted small area plan boundaries.

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: N/A

Comprehensive Plan Street Designation: N/A

Transit: Bus service is available along South Harvard Avenue and East 11th Street to the south.

Existing Bike/Ped Facilities: Sidewalks are present.

Planned Bike/Ped Facilities: N/A

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 19%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A

Zoning History

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

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Approve the RM-2 zoning, per staff's recommendation.

Motion by: Craddock Second by: Shivel

Vote: 11-0-0

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

Nays: none

Abstentions: none

Absent: none

Property Description

E25 LT 17 & ALL LT 18 BLK 3, University Heights Addition, City of Tulsa, Tulsa County, State of Oklahoma

DRAFT

4. Z-7804

Location: Southwest of the intersection of West Archer Street and North Guthrie Avenue

City Council District: 1

Applicant: Tony Popp

Action Requested

Rezoning from IM to CBD

Staff Recommendation

The applicant is proposing to rezone the property from IM to CBD to permit redevelopment of the building as an art gallery and studio. There is an existing building on the property that was built in 1925, per the Tulsa County Assessor.

Per the Tulsa Zoning Code, Central Business District (CBD) zoning is primarily intended to accommodate and encourage the most desirable, most productive use of land, without regard to the regulation of building height, floor area, land coverage, and parking requirements, within the central core area of the city. It is also intended to encourage a diversity of land uses that benefit from proximity to, and from transportation and services that are located within the downtown area.

The subject property is designated as "Downtown" on both the land use map and the development era map. CBD zoning is consistent with the recommendations of the comprehensive plan and the adopted small area plan for the downtown area. CBD is the primary zoning designation for downtown properties. There are a few small pockets of industrial zoning remaining.

The rezoning would allow redevelopment of the existing building while avoiding conflicts with setbacks and parking regulations generally applied to other zoning districts. Permitted uses in the CBD district are more consistent with the goals for the downtown area by allowing a wider range of commercial/office/residential uses while prohibiting higher intensity industrial uses permitted by the existing zoning.

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

Comprehensive Plan Considerations

Land Use Plan

Downtown is generally understood to be the area within the Inner Dispersal Loop (IDL) highway. This area has fewer development limitations than most areas of the city, and a high density of employment, residential, mixed-use, commercial, retail, and institutional uses. Land uses and transportation infrastructure in this area should be primarily pedestrian-oriented, with parking either on the street, behind buildings, or in structured parking garages.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	IM	Downtown	Residential Single Family
East	IM	Downtown	Family Center for Juvenile Justice
South	IM	Downtown	Vacant
West	IL	Downtown	Office

Small Area Plans

The subject properties are in the Downtown Small Area Plan. The requested CBD zoning is consistent with the recommendations of the small area plan.

Development Era

The subject property is in the Downtown Development Era (late 1800s-1910s), which was developed prior to streetcars and automobiles. Land uses are fully integrated and include a vertical mix of uses among high-density residential development, with major employers and destinations drawing large numbers of visitors. Priorities in these areas include walkability, urban design, revitalization of historic properties, housing type variety, mixed-use and high-rise development, major employment and headquarters uses, parking lot infill, and parking strategies.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: Bus service is available throughout downtown.

Existing Bike/Ped Facilities: Sidewalks and bike lanes are present along South Guthrie Avenue.

Planned Bike/Ped Facilities: None

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 6%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees 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.

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Approve the CBD zoning, per staff's recommendation.

Motion by: Hood Second by: Turner-Addison

Vote: 11-0-0

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

Nays: none

Abstentions: none

Absent: none

Property Description

LTS 1 & 2 & NLY45 LT 3 BLK 66, TULSA-ORIGINAL TOWN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

Other Business

5. 2025 Election of Officers-Current Officers

Joshua Walker, Chairman
Mat Zalk, 1st Vice Chair
Shane Hood, 2nd Vice Chair
John Shivel, Secretary

Mr. Craddock stated the proposed slate of officers for 2025 is as follows:

Joshua Walker, Chairman
Mat Zalk, 1st Vice Chairman
Shane Hood, 2nd Vice Chairman
John Shivel, Secretary

Commission Action

Motion: To elect the following TMAPC officers for 2025: Chair, Joshua Walker; 1st Vice Chair, Mat Zalk; 2nd Vice Chair, Shane Hood; Secretary, John Shivel.

Motion by: Craddock Second by: Shivel

Vote: 11-0-0

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

Nays: none

Abstentions: none

Absent: none

6. Commissioner Comments

None

Adjournment

Commission Action

Motion: To adjourn.

Motion by: Walker Second by: Craddock

Vote: 11-0-0

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

Nays: none

Abstentions: none

Absent: none

There being no further business, the meeting adjourned at 1:05 p.m.