



Tulsa Metropolitan Area Planning Commission

Minutes of Meeting No. 2940

Wednesday, July 2, 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 June 26, 2025, at 10:06a.m.

Members Present: Bulmash, Hood, Rosene Robinson, Shivel, Turner-Addison, Walker, Whitlock

Members Absent: Craddock, Fugate, Humphrey

City Staff Present: Austin Chapman, Felicity Good, Erin Roark, Susan Miller, Kim Sawyer, Jeff Stephens

County Staff Present: none

Speaker Key:

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

After declaring a quorum present, Chair Walker called the meeting to order at 1:00 p.m.

Reports

Chairman’s Report: None.

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

Approval of Minutes

1. Minutes from Meeting 2939, June 18, 2025

Motion: Approval of the minutes of Meeting 2939 from June 18, 2025.

Motion by: Hood Second by: Shivel

Vote: 7-0-0

Ayes: Bulmash, Hood, Rosene Robinson, Shivel, Turner-Addison, Walker, Whitlock

Nays: none

Abstentions: none

Absent: Craddock, Fugate, Humphrey

Consent Agenda

2. PUD-261-A-4

Location: North of the northeast corner of East 71st Street South and South Riverside Parkway

City Council District: 2

Applicant: A-MAX Sign Co., Inc.

Action Requested

PUD minor amendment to increase wall sign allowance

Staff Recommendation

The applicant is proposing an amendment to PUD-261-A to increase the wall sign allowance on the Western elevation of the building. There is an equipment penthouse located on the roof of the principal building. The applicant is seeking to permit signage on the western facing wall face of the penthouse approximately 83 square feet larger than is currently allowed in the PUD and to extend the full length of the wall it is attached.

The PUD currently allows wall signs to have a display area of 1.5 square feet per every linear foot of building wall that it is attached and is not to exceed 75% the length of the wall.

The amendment would only be applicable to the Western Elevation shown in the exhibit which is considerably shorter than the north/south facing walls of the penthouse.

With consideration given to the factors listed herein, staff recommends **approval** of the application per the attached conceptual sign plan.

Staff has reviewed the request and determined:

- 1) PUD-261-A-4 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.
- 2) PUD-261-A-4 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-261-A.
- 3) All remaining development standards defined in PUD-261-A and subsequent amendments remain in effect.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Local Center/Arkansas River Corridor. **Local Centers** serve the daily needs of those in the surrounding neighborhoods. This designation implies that the center generally does not serve an area beyond the nearby neighborhoods. Typical uses include commercial or retail uses that serve the daily needs of nearby residents. In order to introduce a regional trip generator, the entire local center designation should be amended to be Regional Center with significant input from all affected properties and nearby neighborhoods. The **Arkansas River Corridor** comprises a mix of uses – residential, commercial, recreation, and entertainment – that are well connected and primarily designed for the pedestrian. This Corridor is characterized by a set of design standards that support and enhance the Arkansas River Corridor as a lively, people oriented destination. The Corridor connects nodes of high-quality development with parks and open space. The natural habitat and unique environmental qualities are amenities and are respected and integrated as development and redevelopment occur. The future development of this Corridor is intended to complement the adjacent thriving neighborhoods by providing appropriate transitions and connections to the Arkansas River.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CS/RM-1/RM-2/PUD-183	Local Center/ Neighborhood	Retail Strip Center/ Residential Neighborhood
East	OM/PUD-261-D	Local Center	Religious Assembly
South	CS/RDO-3	Local Center/ Arkansas River Corridor	Convenience Store/ Quick Serve Restaurant/ Exercise Gym
West	CS/RDO-3	Local Center/ Arkansas River Corridor	Vehicle Sale/ Quick Serve Restaurant

Small Area Plans

The subject property is not in a small area plan.

Development Era

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

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Environmental Considerations

Flood Area: N/A

Tree Canopy Coverage: Tree canopy in the area is less than 10 %. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A.

Property Description

PRT GOV LT 7 BEG NEC RIVER WOOD OFFICE PARK TH S143.2 SW61 SE24.6 NE22.5 NW.61 NW12.81 NE36.3 N149.14 W14 POB SEC 6 18 13 .07AC & LT 1 BLK 1 & RESERVE A & B & C, RIVERWOOD OFFICE PARK

Commission Action

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

Motion by: Bulmash Second by: Shivel

Vote: 7-0-0

Ayes: Bulmash, Hood, Rosene Robinson, Shivel, Turner-Addison, Walker, Whitlock

Nays: none

Abstentions: none

Absent: Craddock, Fugate, Humphrey

DRAFT

Public Hearing – Rezoning

Review and possible recommendation of approval, approval with modifications, denial, or deferral of the following:

3. Z-7819

Location: Northwest corner of East King Street and North Winston Avenue

City Council District: 3

Applicant: Raul Cisneros

Action Requested

Rezoning from RS-3 to RS-5

Staff Recommendation

The applicant is proposing to rezone the subject property from RS-3 to RS-5 to permit additional residential density. The rezoning would decrease minimum lot area and lot width requirements.

The subject property is currently vacant and is adjacent to existing single-family residences on all sides.

RS-5 permits a minimum lot width of 30 feet and a minimum lot area of 3,300 square feet while RS-3 mandates a lot width of 60 feet and a minimum lot area of 6,900 square feet. The applicant is proposing to split the existing lot into two lots for the purpose of constructing two detached houses.

The rezoning supports the development of additional housing while maintaining a single-family residential district that complements the surrounding properties. The RS-5 zoning is supported by the recommendations of the neighborhood land use designation of the Tulsa Comprehensive Plan and the recommendations of the Tulsa Housing Strategy.

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-5	Neighborhood	Residential Single Family
West	RS-3	Neighborhood	Residential Single Family

Small Area Plans

The subject property is located within the Sequoyah Area Neighborhood Implementation Plan which was adopted by the City of Tulsa in 2006. The small area plan provides a recommendation to maintain this area as a neighborhood. The proposed rezoning is consistent with the neighborhood land use designation.

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: Both East King Street and North Winston Avenue are considered residential streets.

Comprehensive Plan Street Designation: N/A

Transit: Regular route transit service is available along North Yale Avenue.

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: Sidewalks are planned along all public streets in the City of Tulsa.

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 10%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A

Zoning History

Ordinance 11809, dated June 26, 1970, established zoning for the subject property.

TMAPC Comments

The applicant indicated their agreement with staff's recommendation.

Speakers

(-) Paul Brinker, 1009 N. Winston Ave., Tulsa, OK 74115, stated that he had spoken to a few neighbors and they all agreed that they did not want any multi-family zoning on the subject lot.

Applicant Comments

The Applicant stated that they are asking for single-family homes on the subject property.

Commission Action

Motion: Recommend approval of the RS-5 zoning, per staff's recommendation.

Motion by: Shivel Second by: Whitlock

Vote: 7-0-0

Ayes: Bulmash, Hood, Rosene Robinson, Shivel, Turner-Addison, Walker, Whitlock

Nays: none

Abstentions: none

Absent: Craddock, Fugate, Humphrey

Property Description

LT 5 BLK 5 MODERN HEIGHTS, City of Tulsa, Tulsa County, State of Oklahoma

DRAFT

Items 4 and 5 were presented together.

4. Z-7820

Location: West of the southwest corner of East Newton Street and North New Haven Avenue

City Council District: 3

Applicant: Hemphill Legacy, LLC/Faulk & Foster

Action Requested

Rezoning from RS-3 to IL (Related to CPA-119)

Staff Recommendation

The applicant is proposing to rezone the subject property from RS-3 to IL to permit outdoor equipment and material storage. The property is already being used for this purpose and has received code enforcement violations. The applicant is seeking to resolve the pending violations by rezoning the property to IL which would permit the current use.

The property is located between a public park (Sequoyah) on the west and single-family residential uses to the east. There is a religious assembly to the south and existing light industrial uses to the north, across East Newton Street.

The comprehensive plan designates the subject property as neighborhood which does not support a change to industrial zoning. The applicant has submitted a concurrent application to amend the comprehensive plan land use designation from neighborhood to employment.

A change to IL zoning and an employment land use designation at this location would allow industrial activities to encroach on the existing neighborhood. While there are existing industrial uses in the surrounding areas, the land use plan recognizes East Newton Street at this location as a division between those activities and the existing neighborhood areas. Other employment areas are confined to the railroad corridor and along arterial streets.

IL zoning would permit a range of incompatible uses and would severely limit development of the subject property due to new setback requirements that would be applicable to IL zoning adjacent to RS-zoned areas. IL zoning requires a 75-foot building setback from adjacent R-zoned properties. The subject property is only around 160 feet wide, which means any future buildings proposed to contain on-site uses would require additional relief from the City Board of Adjustment.

IL uses, specifically the proposed outdoor storage of equipment and materials, can create off-site impacts such as noise and dust that would not be compatible with the adjacent residential and public park uses. While the change would resolve violations received by the current property owner, it would not be compatible with the goals of the land use plan and the neighborhood land use designation.

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

Comprehensive Plan Considerations

Land Use Plan

Existing Land Use:

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 Land Use:

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

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	IL	Employment	Industrial
East	RS-3	Neighborhood	Single-Family Residential
South	RS-3	Neighborhood	Religious Assembly
West	RS-3	Park and Open Space	Sequoyah Park

Small Area Plans

The subject property is located in the Sequoyah Neighborhood Implementation Plan. The small area plan was adopted in 2006 and echoes the recommendations of the comprehensive plan to maintain this area as a neighborhood area.

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: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: Sidewalks are planned along all public streets in the City of Tulsa.

Environmental Considerations

Flood Area: The subject property contains both FEMA floodway and floodplain areas.



Tree Canopy Coverage: Tree canopy in the area is 21%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: The subject property is adjacent to Sequoyah Park which is a City of Tulsa public park.

Zoning History

Ordinance 11809, dated June 26, 1970, established zoning for the subject property.

TMAPC Comments

Mr. Walker asked how long the subject property had been non-compliant.

Staff stated at least 10-15 years. He stated there are other issues besides zoning, such as an existing floodplain and compacted gravel that is not a pervious surface so they will have stormwater quality issues. Staff stated they do not see a path forward.

Mr. Bulmash asked if it were to stay residential could a street be built to accommodate houses since it is a long narrow lot.

Staff stated any permitting would be challenging because of the floodplain but there could be a path forward for residential.

Applicant Comments

Ralph Weingarten, Falken Foster, 1428 Trail Site, Court Northwest, Interim Rapids, Michigan, 490504

Mr. Weingarten stated he represents the applicant, Hemphill Legacy, LLC. He stated this is an older area of town with the patchwork of varying uses. It's not like the typical new plan area where it transitions gradually from industrial to office to mixed use to residential but instead there are a lot of side by side, industrial and residential in this neighborhood. The boundary line between industrial zoning and residential zoning and between employment and neighborhood land use designations and the comprehensive plan is a winding arbitrary boundary in this area and they are asking to shift that boundary from the north side of the parcel to the south side of the parcel. He stated Hemphill is a good neighbor and heavily invested in this neighborhood. They own both industrial and residential parcels including a couple of the parcels that border this site. Mr. Weingarten stated the 2.5-acre parcel is very narrow and not suitable for the typical residential or industrial development. He stated they understand it's not appropriate now, but they are trying to make that right by changing the zoning and comprehensive plan to match the conditions on the ground.

Mr. Walker asked what triggered the application.

Mr. Weingarten stated they received citation from code enforcement.

Mr. Bulmash stated that when looking at the map it is clear where the residential and commercial boundaries start and changing that boundary would essentially be spot zoning.

Speakers

None.

Commission Action

Motion: To deny the IL zoning, per staff's recommendation.

Motion by: Bulmash Second by: Shivel

Vote: 6-1-0

Ayes: Bulmash, Hood, Rosene Robinson, Shivel, Turner-Addison, Whitlock

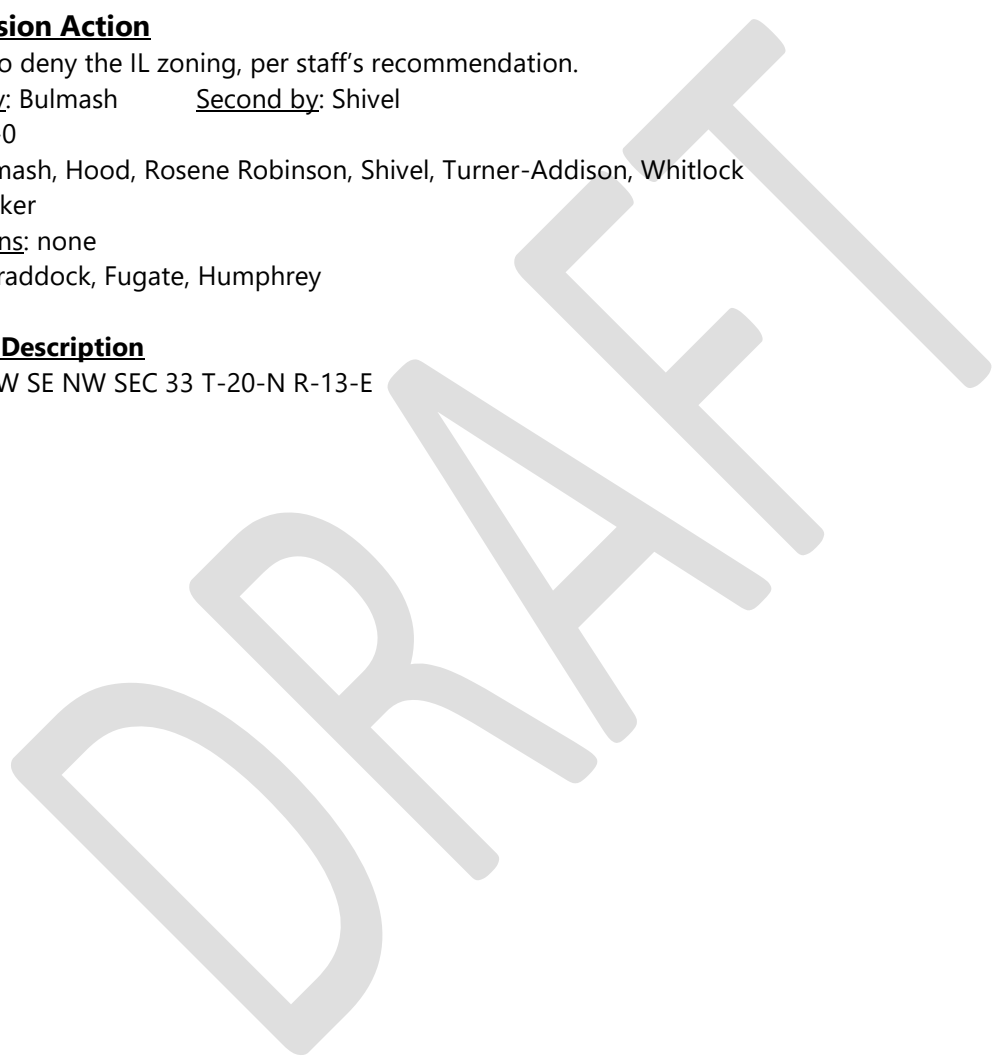
Nays: Walker

Abstentions: none

Absent: Craddock, Fugate, Humphrey

Property Description

E/2 E/2 NW SE NW SEC 33 T-20-N R-13-E



Public Hearing – Comprehensive Plan Amendments

Review and possible adoption, adoption with modifications, denial, or deferral of the following:

5. CPA-119

Location: West of the southwest corner of East Newton Street and North New Haven Avenue

City Council District: 3

Applicant: Hemphill Legacy, LLC/Faulk & Foster

Action Requested: Change Land Use designation from Neighborhood to Employment (Related to Z-7820)

Action Requested

Change Land Use designation from Neighborhood to Employment (Related to Z-7820)

Staff Recommendation

The applicant is proposing a comprehensive plan amendment for ± 2.50 acres to be changed from Neighborhood to Employment.

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 finds that the neighborhood does have a mix of uses; however, staff does not find that conditions have changed. Employment uses are concentrated along the St. Louis and San Francisco Railroad corridor (Dawson Rd), and do not extend into the residential area south of E Newton Street except adjacent to N Harvard Avenue.

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

Applicant: (see exhibit)

Staff Response:

Staff finds no changes to the area that would warrant the proposed amendment. Additionally, the Development Review Guide map identifies this site as "least suitable" for an employment designation based on 1) Incentives, 2) Infrastructure Investment Required, 3) Proximity to Existing Major Infrastructure, and 4) Residential Proximity.

- 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 1 - Tulsa’s land use decisions promote fiscal stability and move the city towards the community’s vision.
 - STRATEGY LU 1.3 - Ensure that future development and policy recommendations align with the categories in the Land Use Plan Map and the Development Era Map.
 - ACTION LU 1.3.2 - Utilize the Development Review Guide maps in conjunction with comprehensive plan policies to evaluate zoning consistency, including proposed zoning map amendments and zoning text changes.
 - ACTION LU 1.3.3 - Continue to include recommendations from Small Area Plans in the development of staff recommendations for land use decisions
- GOAL LU 3 - Economic development is facilitated at the neighborhood, city, and regional scales.
 - ACTION LU 3.2.3 - Locate industrial uses in areas that are most economically suitable and have minimal negative impact on sensitive land uses.
- GOAL LU 5 - Tulsa's neighborhoods are recognized for distinct characteristics, and development occurs with sensitivity to local context.
 - STRATEGY LU 5.3 - Ensure appropriate transitions are provided between nonresidential and residential uses.
 - ACTION LU 5.3.1 - Encourage infill development that adds complementary uses and is compatible in form and scale to the immediate surrounding development.

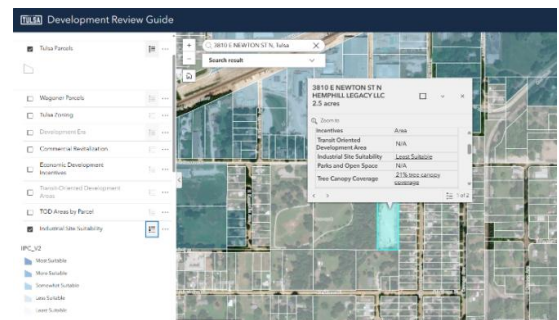
Sequoyah Area Neighborhood Implementation Plan

- Project Priority #11: Install railroad and industrial buffer zone to help create transition from industrial/commercial zone to residential zone
- Project Priority #14: Create buffer zone around industrial site
 - Recommendation 1: Install screen and buffer around industrial site
 - Recommendation 2: Create 8’ to 10’ sandstone veneer wall screening around industrial site to the south of the industrial area from Richmond Avenue to Knoxville Avenue
 - Recommendation 3: Incorporate tall and skinny evergreen trees, shrubs and bushes to aid landscaping around perimeter of Industrial site

The Comprehensive Plan contains Goals, Strategies, and Actions directing the siting of industrial uses away from residential and other sensitive land uses (LU 3.2.3, LU 5.3, LU 5.3.1). Furthermore, the Development Review Guide identifies this site as “least suitable” for the Employment designation based on 1) Incentives, 2) Infrastructure Investment Required, 3) Proximity to Existing Major Infrastructure, and 4) Residential Proximity. These findings are supported by the Sequoyah Area Neighborhood Implementation Plan which contains two priorities advocating for the creation and maintenance of a buffer between existing industrial areas and the residential areas of the neighborhood further indicating a lack of support for the expansion of industrial uses into the neighborhood.

Industrial Sites Projects
 The intent of many of the following recommendations is to enhance this area and provide an industrial park image.

- Install screen and buffer around industrial site.
- Create 8’ to 10’ sandstone veneer wall screening around industrial site to the south of the industrial area from Richmond Avenue to Knoxville Avenue.
- Incorporate tall and skinny evergreen trees, shrubs and bushes to aid landscaping around perimeter of industrial site.
- Widen New Haven from Newton Street to Pine Street and install guardrails to provide motorists a safe zone.
- Use concrete pipe for water runoff at Coal Creek and New Haven Avenue.



Concluding Statement:

With consideration given to the factors listed herein, staff recommends **denial** of the proposed comprehensive plan amendment.

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:

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

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	IL	Employment	Hemphill LLC
East	RS-3	Neighborhood	Park/Creek
South	RS-3	Neighborhood	Residential/POW
West	RS-3	Neighborhood	Residential

Small Area Plans

The subject property is located within Sequoyah Area Neighborhood Implementation 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

No classified roads

Commission Action

Motion: To deny CPA-119, per staff’s recommendation.

Motion by: Bulmash Second by: Shivel

Vote: 6-1-0

Ayes: Bulmash, Hood, Rosene Robinson, Shivel, Turner-Addison, Whitlock

Nays: Walker

Abstentions: none

Absent: Craddock, Fugate, Humphrey

Property Description

E/2 E/2 NW SE NW SEC 33 T-20-N R-13-E

DRAFT

Other Business

Ms. Miller and Ms. Good presented the proposed Zoning Code text amendments for discussion; no action was taken.

6. ZCA-37, Presentation & discussion of proposed cleanup Zoning Code text amendments

Item

Discuss proposed cleanup Zoning Code amendments (ZCA-37).

Background

During the development of the City of Tulsa Zoning Code, staff anticipated that clean-up items would be identified as implementation began in 2016. In early 2016, a zoning code implementation team was established and began meeting regularly to discuss situations where inconsistencies existed, clarification was needed, intent was not fully accomplished, and unintended consequences occurred. Since the effective date of the zoning code, staff has brought several rounds of general cleanup amendments through the approval process. The zoning code implementation team meets biweekly and consists of members of the Tulsa Planning Office, Development Services Department, Code Enforcement, and City Legal.

The cleanup amendments are a result of the continuing work of the zoning code implementation team. Primarily these items were identified through interactions with the public, both through the zoning and building permit processes. There are no substantive changes in this cleanup effort. The proposed amendments are in the following sections:

- **Chapter 5, Residential Districts:** Section 5.020, Use Regulations, Table 5-2: R District Use Regulations, and Section 5.030, Lot and Building Regulations, Table 5-3: R District Lot and Building Regulations and Table Note [3]
- **Chapter 10, Mixed-use Districts:** Section 10.010, General, and Section 10.030, Character Designations, Table 10-4: Lot and Building Regulations for -P Character Zones, Table 10-5: Lot and Building Regulations for -U Character Zones, and Table 10-6: Lot and Building Regulations for -V Character Zones
- **Chapter 15, Office, Commercial and Industrial Districts:** Section 15.030, Lot and Building Regulations, Table 15-3: O, C and I District Lot and Building Regulations and Table Notes
- **Chapter 20, Overlay Districts:** Section 20.080, NIO, Neighborhood Infill Overlay, Section 20.090, NCO, Neighborhood Character Overlay, and Section 20.100, NIO-2, Neighborhood Infill Overlay - 2
- **Chapter 25, Special Districts:** Section 25.020, AG, Agricultural District and AG-R, Agricultural-Residential District, Table 25-1: AG District Use Regulations
- **Chapter 35, Building Types and Use Categories:** Section 35.030, Residential Use Category, and Section 35.050, Commercial Use Category
- **Chapter 45, Accessory Uses and Structures:** Section 45.030, Accessory Buildings and Carports in R Districts, Section 45.031, ADU, Accessory Dwelling Units, Section 45.080, Fences and Walls, and Section 45.150, Parking and Storage of Recreational Vehicles
- **Chapter 55, Parking:** Section 55.090, Parking Area Design, and Section 55.100, Stacking Spaces for Drive-through Facilities
- **Chapter 60, Signs:** Section 60.030, Sign Exceptions
- **Chapter 65, Landscaping and Screening:** Section 65.060, Vehicular Use Area Buffers, and Section 65.070, Screening
- **Chapter 70, Review and Approval Procedures:** Section 70.030, Zoning Map Amendments (Rezoning), and Section 70.040, Development Plans

- **Chapter 75, Administration:** Section 75.010, Board of Adjustment, and Section 75.020, Preservation Commission
- **Chapter 85, Violations, Penalties and Enforcement:** Section 85.040, Remedies and Enforcement Powers
- **Chapter 90, Measurements:** Section 90.090, Setbacks, and Table 90-1: Permitted Setback Obstructions in R Zoning Districts
- **Chapter 95, Definitions:** Section 95.280, Terms Beginning with "Y", definitions for Yard, Front Yard, Rear Yard, Side Yard, and Street Yard and Figures 95-16, 95-17, and 95-18

Next Steps

ZCA-37 will be scheduled for TMAPC public hearing in August 2025 and will then be transmitted to City Council for their consideration.

7. Commissioner Comments

None

Adjournment

Commission Action

Motion: Adjourn

Motion by: Walker Second by: Shivel

Vote: 7-0-0

Ayes: Bulmash, Hood, Rosene Robinson, Shivel, Turner-Addison, Walker, Whitlock

Nays: none

Abstentions: none

Absent: Craddock, Fugate, Humphrey

There being no further business, the meeting adjourned at 1:48 p.m.