



Tulsa Metropolitan Area Planning Commission

Minutes of Meeting No. 2952

Wednesday, January 7, 2026, 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 31, 2025, at 2:46 p.m.

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

Members Absent: none

City Staff Present: Austin Chapman, Nathan Foster, Susan Miller, Erin Roark, Kim Sawyer, Jeff Stephens

County Staff Present: Kendal Davis, Sherri Tauber

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 TMAPC Work Session would be needed in March 2026.

Approval of Minutes

1. Minutes from Meeting 2951, December 17, 2025

Motion: Approval of the minutes of Meeting 2951 from December 17, 2025.

Motion by: Craddock Second by: Whitlock

Vote: 10-0-1

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

Nays: none

Abstentions: Bulmash

Absent: none

Consent Agenda

None

Public Hearing - Rezoning

2. CZ-577 (County)

Location: East side of S. 235th West Avenue, South of W. 31st Street South and North of S. 255th West Avenue

County Commission District: 2

Applicant: Belinda A. Bentley

Action Requested: Rezoning from AG-R to AG

Applicant concept statement:

The applicant states that she has acquired four (4) tracts for family retirement purposes and is requesting approval to allow a temporary dwelling use in order to reside in a recreational vehicle (RV) or fifth-wheel trailer on the property while a permanent residence is constructed. The Tulsa County Zoning Code does not permit RVs or fifth-wheel trailers as a dwelling type within the AG-R zoning district. To accommodate a temporary dwelling of this nature, the subject property must first be rezoned to AG, which is the only zoning district that allows RVs or fifth-wheel trailers for temporary residential use.

If the requested rezoning to AG is approved, the applicant indicates she will subsequently apply for a Special Exception through the Tulsa County Board of Adjustment to allow a temporary dwelling in an RV or fifth-wheel trailer, in accordance with Section 8.160 of the Tulsa County Zoning Code. The applicant has further stated that her brother and sister-in-law intend to place their own permanent residences and accessory storage buildings on the property as part of a long-term family development plan.

Staff Recommendation

The applicant is proposing to rezone 4 tracts of land containing approximately 10.89 acres from AG-R (Agriculture Residential) to AG (Agriculture).

The AG-R district is primarily intended to accommodate rural residential subdivisions with limited farming and animal raising. Plans for residential subdivision development on this tract are unknown. The minimum land area (1 acre) allowed is not consistent with the surrounding properties and:

The AG district is primarily intended to:

- a. Encourage and protect agricultural land;
- b. Discourage unplanned, premature urban development in rural areas;
- c. Promote efficient delivery of public improvements and services.

All the parcels that are being considered exceed the minimum land area (2 acres) and the surrounding properties exceed that minimum lot area and:

Staff has reviewed the request and has determined that AG zoning is consistent with the land use designation in the Tulsa County Comprehensive Plan and the anticipated future development and the surrounding property is unlikely to develop at a greater density than allowed by AG or AG-R standards,

Therefore, with consideration given to the factors listed herein, staff recommended **Approval** of the application.

Comprehensive Plan Considerations

Land Use Plan: Keystone

The subject property is designated as: Rural Residential/Agricultural

Designation Description: Rural Residential/Agricultural Land that is sparsely occupied and used primarily for farmland, agricultural uses, and single-family homes on large lots. Residential lots generally range from one-half acre or greater and may use on-site services where public utilities are not available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	AG-R	Rural Residential/Agricultural	Vacant
East	AG-R	Rural Residential/Agricultural	Residential/Vacant
South	AG-R	Rural Residential/Agricultural	Residential/Vacant
West	AG-R	Rural Residential/Agricultural	Residential/Vacant

Transportation

Major Street & Highway Plan: None

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environmental Considerations

Flood Area: None; The Subject property is not affected by the regulated floodplain.



Parks & Open Space: None

Zoning History

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

TMAPC Comments

None.

Applicants Comments

None.

Speakers

None.

County Staff requested a continuance to February 4, 2026

Commission Action

Motion: To continue CZ-577 to February 4, 2026.

Motion by: Craddock Second by: Rosene Robinson

Vote: 11-0-0

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

Nays: none

Abstentions: none

Absent: none

DRAFT

Applicant requested a continuance to February 4, 2026.

3. **MPD-6**

Location: Multiple properties bounded by U.S. Highway 412, East 41st Street South, South 193rd East Avenue, and South 273rd East Avenue

City Council District: 6

Applicant: Fair Oaks Ranch, LLC and Rob-Wal, LLC

Action Requested: Rezoning from AG to MPD-6 (Continued from November 5, 2025)

Action(s) Requested: Rezoning from AG to MPD-6

Staff Recommendation

The applicant is proposing a master planned development (MPD) covering the subject properties under application. MPDs are regulated by Chapter 25 of the Tulsa Zoning Code and are intended to accommodate developments that would be difficult or impossible to carry out under otherwise applicable zoning regulations. Provisions of the MPD must be consistent with the city's adopted plans.

If approved, MPDs adopt all zoning regulations for included properties. Unlike other development plans, MPDs do not include base zoning districts. All development standards are outlined in the MPD and are subject to the review and approval procedures of Section 70.040 of the Tulsa Zoning Code. TMAPC is authorized to approve minor amendments to development plans while major amendments require review by TMAPC and approval by the Tulsa City Council.

MPD-6 covers approximately 6,229 acres of property divided into 6 separate development areas which regulate uses, signage, minimum lot requirements, and building regulations. General regulations for open space, parking, landscaping and screening are also included.

The proposed development standards in MPD-6 as outlined below and in the applicant's text and exhibits are consistent with the land use designations and the recommendations of the Tulsa Comprehensive Plan. MPD-6 is consistent with the purpose and intent of the master planned development district and meets the following objectives of the Tulsa Zoning Code:

1. Variety in housing types and sizes to accommodate households of all ages, sizes, incomes, and lifestyle choices.
2. Compact, mixed-use development patterns where residential, commercial, employment, civic, and open space areas are located in close proximity to one another.
3. A transportation network designed to accommodate safe and efficient motorized and non-motorized travel.
4. Direct, safe and convenient non-motorized travel routes within the boundaries of the development site, as well as connections to abutting properties.
5. Buildings and other improvements that by their arrangement, massing, design, character and site design elements establish a quality, livable environment.

With consideration given to the factors listed herein, staff recommends **approval** of the application subject to the MPD-6 development standards outlined below and in the applicant's text and exhibits attached to the staff recommendation.

MPD-6 Development Standards

Property included within the boundaries of MPD-6 will be subject to the regulations of the MPD-6 development plan. Standards for MPD-6 are found in the applicant's text and exhibits which are attached to the staff recommendation. References in this section refer to the Fair Oaks Master Planned Development District document attached as an exhibit.

MPD-6 consists of 6 separate development areas:

1. Regional Centers
2. Town Centers
3. Town Center Neighborhoods
4. Village Centers
5. Neighborhood Centers
6. Business and Industrial Centers

Each development area is subject to the use restrictions and additional regulations of the Fair Oaks Master Planned Development District.

In accordance with Chapter 25 of the Tulsa Zoning Code, the following sections of the Fair Oaks Master Planned Development District provide the development standards for MPD-6.

Section 3 – Administration

Section 4 – Master Development Plan

Section 5 – Site Standards

Section 6 – Development Area Standards

Section 7 – Transportation Development Standards

MPD-6 does not waive, vary, or modify City of Tulsa requirements for public infrastructure which will be reviewed upon the submittal of infrastructure development plans. Section 7 of the Fair Oaks Master Planned Development District will guide future subdivision development by providing recommendations on the locations and types of public streets, alleys, and pedestrian infrastructure. The design elements of streets must meet or exceed the minimum design criteria, standards and/or regulations of the City of Tulsa, Oklahoma Department of Transportation (ODOT), Federal Highway Administration (FHWA), Manual on Uniform Traffic Control Devices (MUTCD), Public Right-of-Way Accessibility Guidelines (PROWAG), American Association of State Highway and Transportation Officials (AASHTO) Geometric Design and Roadside Design Guide, and Oklahoma Department of Environmental Quality (ODEQ).

In areas where the MPD is silent, provisions of the Tulsa Zoning Code will apply.

Comprehensive Plan Considerations

Land Use Plan

The subject properties contain multiple land use designations.

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

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.

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.

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.

Small Area Plans

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

Development Era

The subject property is designated as a future growth area. These areas of the city have yet to be developed beyond agricultural uses, and they present opportunities to ensure the pattern of development is efficient and fiscally responsible. These areas typically do not have subdivision streets or connectivity beyond the mile-by-mile grid, have poor public service distribution (fire, police, transit, etc.) and lack utility infrastructure (water, sewer, broadband, etc.) Some areas also include exposed bedrock and/or extreme slopes. Priorities in these areas include ensuring the ability to provide adequate public services, the implementation of planned streets in the Major Street and Highway Plan, land use planning to establish frameworks for decision making, and conservation of natural areas.

Transportation

Major Street & Highway Plan: There are multiple MSHP designations throughout the subject properties. The transportation plan included with the MPD aligns with the recommendations of the MSHP. Right-of-way dedications consistent with the recommendations of the MSHP will be required to be made as development occurs on the subject property.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: A shared use trail is planned along the west side of the Creek Turnpike corridor. East 21st Street west of the Creek Turnpike is planned as an on-street, signed bicycle route.

Environmental Considerations

Flood Area: The subject properties contain several areas of designated floodplain. Floodplain areas are contained within proposed open space areas of the MPD. Any proposed development in designated floodplain areas will be required to comply with development restrictions applied to those areas by City of Tulsa ordinances.

Tree Canopy Coverage: Tree canopy in the area ranges between 20-50% coverage. 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. Landscaping requirements included in the MPD will ensure

development is complemented by robust landscaping.

Parks & Open Space: There are no existing City of Tulsa park facilities in the area of the subject property. The MPD proposes a large amount of open space and community amenities which would be implemented as part of future development.

Zoning History

Ordinance 20244, dated November 20, 2001, established zoning for the subject property.

TMAPC Comments

Mr. Bulmash disclosed that in his role as Senior Advisor in the Mayor's office he has had prior developer discussions but affirmed impartiality.

Applicants Comments

The applicant stated his client passed away December 27, 2025, and he is requesting more time to manage the estate and prepare the case.

Speakers

(-) Robert Brooks, address was not disclosed. Mr. Brooks attempted to raise mine safety and groundwater issues.

Chairman Walker asked him to limited remarks to the continuance.

Mr. Jeff Stephens, City Legal informed Mr. Brooks that he was off topic and needed to limit his comments to the continuance only.

(-) August Wakat, 23780 East Admiral Place, Catoosa, OK 74015, Mr. Wakat objected to the continuance and the application's inclusion of his parcel. He asked that the application be dismissed.

Applicant requested continuance to February 4, 2026.

Commission Action

Motion: To continue item 3 to February 4, 2026

Motion by: Bulmash Second by: Fugate

Vote: 10-0-1

Ayes: Bulmash, Craddock, Fugate, Hood, Humphrey, Krug, Rosene Robinson, Shivel, Walker, Whitlock

Nays: none

Abstentions: Turner-Addison

Absent: none

4. **Z-7842**

Location: West of the northwest corner of East 62nd Street South and South Troost Avenue

City Council District: 2

Applicant: Larry Keese

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

Staff Recommendation

The applicant is proposing to rezone the subject property from RS-2 to RM-2 to allow for a townhouse development. The subject property is currently vacant with adjacent residential uses on all sides. There are existing duplexes on the north and east and existing single-family residences along the west and south.

The proposed RM-2 zoning would maintain a maximum building height of 35 feet which is consistent with the surrounding zoning districts. A change from RS-2 to RM-2 would permit a variety of new housing types not currently allowed under the RS-2 zoning including townhouses, apartment/condos, duplexes, and cottage house developments.

The property is uniquely situated within an existing neighborhood block where a mixture of housing types already exists. Due to the limited street frontage and the current zoning, the use of the property would be limited to one detached house on the full 0.72 acres. A rezoning to RM-2 would permit additional units while maintaining residential uses that are compatible with the surrounding neighborhood area.

RM-2 zoning is consistent with the neighborhood land use designation on the property by accommodating additional residential uses that are compatible with the development pattern in the area.

Approval of any rezoning of the property will require compliance with the Subdivision & Development Regulations which ensures adequate infrastructure, right-of-way dedications, and access is provided to the project prior to the issuance of any building permits.

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	Duplexes
East	RS-3	Neighborhood	Duplexes
South	RS-2	Neighborhood	Single-Family Residential
West	RS-2	Neighborhood	Single-Family Residential

Small Area Plans

The subject properties are located within the Riverwood Neighborhood Plan (2008) which encourages a mixture of housing types within walking distance to the 61st Street corridor.

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 in the City of Tulsa. New sidewalks will be required to be constructed as part of any new development.

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 32%. 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: N/A

Zoning History

Ordinance 11828, dated June 26, 1970, established zoning for the subject property.

TMAPC Comments

Mr. Humphrey asked if there would be street access to the subject property.

Staff stated that there was street access on East 62nd Street.

Mr. Bulmash asked if staff knew how many units the development would be.

Staff stated there is still a question of whether this would be developed as townhomes or condos. Those decisions, as well as the number of units, would be made as the applicant goes through the platting process.

Speakers

(=) Jason Lawrence, 6203 S. Trenton Court, Tulsa, OK 74136, Mr. Lawrence is President of the 6200 Trenton Square Homeowners Association. He supports development but raised drainage and street capacity concerns. Other

concerns are narrow streets with crumbling edges. He requested that infrastructure be addressed prior to rezoning.

(-) Maria Tipton, 6211 South Troost Ave., Tulsa, OK 74136, stated she has the same concerns as Mr. Lawrence and wanted to know if the City or the developer would remediate streets before proceeding with this development.

Applicants Comments

Larry Keese, 12323, East 132nd Street, Broken Arrow, 74011, stated their intention is to improve the property value. He believes this development will help address some of the concerns that the previous speakers spoke about.

Mr. Bulmash stated that the applicant would need to manage all stormwater on site per City requirements and advised neighbors to report city maintenance issues via 311.

Commission Action

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

Motion by: Bulmash Second by: Whitlock

Vote: 11-0-0

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

Nays: none

Abstentions: none

Absent: none

Property Description

Z-7842 Legal Description

BEG 177.S0E & 135N SWC NE/4 GOV LT 3 TH N184 E152.51 S293.24 W30 N110 W122.23 POB SEC 6 T-18-N R-13-E .718AC AND

BEG 199.92S NEC W/2 NE NE NW TH S139.48 W146.93 N139.46 E146.93 POB SEC 6 T-18-N R-13-E .470AC

5. **Z-7844**

Location: Multiple properties east of the northeast corner of East 41st Street South and South Lynn Lane Road

City Council District: 6

Applicant: Olsson, Inc.

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

Staff Recommendation

The applicant is proposing to rezone the subject properties from AG to RS-5 to permit a new single-family subdivision.

RS-5 permits detached houses by right with a minimum lot width of 30’ and a minimum lot area of 3,300 square feet. Other building types allowed in the RS-5 district include 2-unit townhomes, patio homes, and cottage house developments. The applicant has provided a conceptual layout for a new subdivision that includes 168 lots in 9 blocks with 5 separate reserve areas.

A significant portion of the subject properties are located within City of Tulsa regulatory floodplain areas. The Subdivision and Development Regulations will require all floodplain areas to be placed in dedicated reserve areas or overland drainage easements which reduces the allowable areas for new lots to be developed.

Prior to permits being issued for any new construction, a subdivision plat will be required to be approved along with plans for all public infrastructure including water, sanitary sewer, stormwater, and street design. Public infrastructure will be reviewed for compliance with all City of Tulsa standards prior to approval of new subdivisions.

The properties are surrounded on 3 sides by large undeveloped and unplatted tracts of land. The new subdivision will require stub streets to provide future connectivity to any new subdivisions proposed on those tracts.

The proposal for RS-5 is consistent with the neighborhood land use designation.

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

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as 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	AG	Neighborhood	Vacant
East	AG	Neighborhood	Residential/Agriculture
South	RS-3	Neighborhood	Single-Family Residential
West	AG	Local Center	Residential/Agriculture

Small Area Plans

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

Development Era

The subject property is located in an area designated as a future growth area. These areas of the city have yet to be developed beyond agricultural uses, and they present opportunities to ensure the pattern of development is efficient and fiscally responsible. These areas typically do not have subdivision streets or connectivity beyond the mile-by-mile grid, have poor public service distribution (fire, police, transit, etc.) and lack utility infrastructure (water, sewer, broadband, etc.) Some areas also include exposed bedrock and/or extreme slopes. Priorities in these areas include ensuring the ability to provide adequate public services, the implementation of planned streets in the Major Street and Highway Plan, land use planning to establish frameworks for decision making, and conservation of natural areas.

Transportation

Major Street & Highway Plan: East 41st Street South is designated as a secondary arterial which will require an ultimate right-of-way width of 100 feet. Appropriate right-of-way dedications will be required as part of a new subdivision plat.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: Sidewalks are required along all public streets in the City of Tulsa. New sidewalks will be required along all new and existing public streets as part of the subdivision process.

Environmental Considerations

Flood Area: The subject properties contain a significant amount of City of Tulsa Regulatory Floodplain. Floodplain areas are required to be placed in reserve areas or dedicated overland drainage easements as part of the subdivision plat process.

Tree Canopy Coverage: Tree canopy in the area is 27%. 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: N/A

Zoning History

Ordinance 11826, dated June 26, 1970, established zoning for the subject property.

TMAPC Comments

Mr. Bulmash disclosed that in his role as Senior Advisor in the Mayor's office he has had prior developer discussions but affirmed impartiality.

Speakers

(=) Katie Bird, 18604 E 42nd Street, Tulsa, OK 74134, stated she is concerned about cumulative impacts and overlap in jurisdictions between City of Tulsa and the City of Broken Arrow. She has seen an increase in water and erosion over the last 6-7 years. She explained that in 2024 and 2025 the HOA asked the City of Tulsa for help mitigating the erosion and the City declined. Ms. Bird stated the community was concerned about this issue continuing to erode so the neighbors paid about \$900 dollars a household to repair the damage. She explained

that she believes residential development is appropriate but would like Planning Commission to consider RS-4 instead.

Applicants Comments

The applicant stated the proposed layout would have 45 feet wide lots which is just 5 feet larger than the RS-4 lots. He stated their desire would be to stay with the RS-5 because going to RS-4 would eliminate some options with several of the builders in the area.

Commission Action

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

Motion by: Fugate Second by: Shivel

Vote: 10-1-0

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

Nays: Craddock

Abstentions: none

Absent: none

Property Description

Z-7844 Legal Description

THE WEST 13.333 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

AND

THE CENTER 13.333 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

AND

THE EAST 13.333 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

Items 6 and 7 were presented together.

6. Z-7845 (Related to CPA-126)

Location: North of the northwest corner of East 36th Street South and South Yale Avenue

City Council District: 9

Applicant: Hoby Ferrell

Action Requested: Rezoning from RS-3 to OL

Staff Recommendation

The applicant is proposing to rezone the subject property from RS-3 to OL to permit redevelopment as a business office. There is an existing structure on the property that was partially constructed and abandoned prior to completion. The applicant is proposing to repurpose the existing structure and activate the site as a professional office.

The existing land use designation on the site is neighborhood; however, the applicant has submitted a concurrent application to amend the land use designation to multiple use to align the land use with the proposed rezoning. OL zoning is consistent with the proposed multiple use designation.

The property is located on South Yale Avenue which is designated as a primary arterial street. There is no access provided to the site through the adjacent neighborhood areas. Surrounding residential uses take access from lower classification streets while the subject property is required to take access directly from South Yale Avenue.

OL zoning is intended to facilitate the development and preservation of low-intensity office development and is generally compatible with adjacent residential uses. Maximum building heights in the OL district are 35-feet which is the same building height allowed within the surrounding residential areas. OL would provide an opportunity to activate the site which has become a nuisance for surrounding property owners due to the abandoned structure. The access directly to the arterial street is both compatible and desirable with light office developments.

Multiple use is an appropriate land use at this location given the arterial street frontage and lack of access to the surrounding neighborhood areas. New single-family residential development is unlikely at this location.

With consideration given to the factors listed herein, staff recommends **approval** of the application subject to approval of CPA-126 which would amend the land use designation to support the proposed zoning.

Comprehensive Plan Considerations

Land Use Plan

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/RD	Neighborhood	Residential/Assisted Living
South	RS-3	Neighborhood	Residential
West	RS-3	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 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 primary arterial which requires an ultimate right-of-way width of 120 feet.

Comprehensive Plan Street Designation: N/A

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

Existing Bike/Ped Facilities: Sidewalks are constructed along South Yale Avenue.

Planned Bike/Ped Facilities: None.

Environmental Considerations

Flood Area: The subject property does not contain any designated floodplain areas.

Tree Canopy Coverage: Tree canopy in the area is 20%. 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: N/A

Zoning History

Ordinance 11823, dated June 26, 1970, established zoning for the subject property.

TMAPC Comments

None.

Applicants Comments

The applicant indicated their agreement with staff's recommendation.

Speakers

(+) George Perry III, 1124 East 19th Street, Tulsa, OK 74125, stated he owns property in the cul-de-sac just to the south of the subject property. He supports the rezoning and thinks it will be good for the area.

Commission Action

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

Motion by: Craddock Second by: Rosene Robinson

Vote: 11-0-0

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

Nays: none

Abstentions: none

Absent: none

Property Description

Z-7845 & CPA-126 Legal Description

PRT SE NE BEG NEC N/2 S/2 SE NE TH W280 S195.11 E280 N195.11 POB LESS E50 THEREOF FOR RD SEC 21 T-19-N R-13-E 1.03AC

DRAFT

Public Hearing – Comprehensive Plan Amendments

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

7. **CPA-126 (Related to Z-7845)**

Location: North of the Northwest corner of East 36th Street South and South Yale Avenue

City Council District: 9

Applicant: Hoby Ferrell

Action Requested: Change Land Use designation from Neighborhood to Multiple Use

Staff Recommendation

The applicant is proposing a comprehensive plan amendment for ± 1.03 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:

The property has been under construction for many years. The current owner has stopped construction. The site has been a magnet to homeless and vandalism has occurred.

Staff Response:

The subject site has been under construction for many years and that current construction appears to have stopped. Staff acknowledges that unoccupied structures often harbor nuisances to the neighborhood.

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

Applicant:

The property is "Land Locked" and is not part of a neighborhood. The property is "best suited" as a professional office. No negative effect to the adjoining neighborhood and rental properties.

Staff Response:

The subject site has access to South Yale Avenue, a public road, and that the subject site is not accessible through the neighborhood. Staff finds that the subject site may be suitable for office uses and that office uses may be complementary to the neighborhood.

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

Applicant:

The property is and has been a "eye sore" to the area. Homeless have destroyed windows and doors. The transformation will be positive to the area and add a substantial property tax addition to the city.

Staff Response:

Future Land Use

- GOAL LU 3 - Economic development is facilitated at the neighborhood, city, and regional scales.
 - STRATEGY LU 3.6 - Encourage development that fills existing market gaps and provides for the necessities of life.
- 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.
- 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.
- STRATEGY LU 7.4 - Incorporate appropriate uses that support residents' daily needs into predominantly residential areas.
- GOAL LU 9 - Tulsa is a leader in sustainable development practices.
 - STRATEGY LU 9.2 - Support and incentivize adaptive reuse of buildings, infill development, and brownfield redevelopment.
- GOAL 10 - Future growth is balanced with the ability to provide public services and infrastructure.
 - STRATEGY LU 10.2 - Prioritize compact development and infill development for more efficient use of existing infrastructure and services.

Housing & Neighborhoods

- STRATEGY HN 1.2 - Address dilapidated structures, vacancy, and abandonment as priorities for improving the quality of 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 frontage on a Primary Arterial, its separate access from the adjoining residential neighborhood, and its consistency in scale with other uses along Yale Avenue may increase livability for the nearby residential communities, provide an appropriate transition between the arterial and the residential neighborhood to the west, and mitigate potential nuisances.

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	Residential
East	RS-3/RD	Neighborhood	Residential/Assisted Living (Hospice)
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 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 classified as a Primary Arterial which requires an ultimate right-of-way width of 120 feet.

Comprehensive Plan Street Designation:

none

TMAPC Comments

None

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

Commission Action

Motion: To approve CPA-126, changing the Land Use designation to Multiple Use, per staff's recommendation.

Motion by: Craddock Second by: Shivel

Vote: 11-0-0

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

Nays: none

Abstentions: none

Absent: none

Property Description

Z-7845 & CPA-126 Legal Description

PRT SE NE BEG NEC N/2 S/2 SE NE TH W280 S195.11 E280 N195.11 POB LESS E50 THEREOF FOR RD SEC 21 T-19-N R-13-E 1.03AC

DRAFT

Public Hearing – Plats

8. Collett Tract

Location: North and west of the northwest corner of East 11th Street South and South 145th East Avenue

City Council District: 3

Applicant: Preston Bartley

Action Requested: Preliminary Plat Approval and modification of Section 5.060.3 of the Subdivision and Development Regulations to remove the requirement for a Residential Collector Street. (Continued from December 3, 2025)

Staff Recommendation

The plat consists of 331 lots, 12 blocks, ±80 acres. Staff recommends **approval** of the preliminary subdivision plat and **denial** of the modification request subject to the following conditions provided by the Technical Advisory Committee (TAC) and all other requirements of the Subdivisions Regulations. Staff finds that the proposed preliminary subdivision plat complies with all applicable regulations with the exception of the requested modification. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

Zoning

Property is zoned AG, RS-4 zoning has been approved by City Council in case Z-7830 and will be effective 11/25/2025, the intended use and proposed lot layouts meet the standards of that district.

Phasing Plan

Phase 1: Final Plat filing December 2027

Phase 2: Final Plat filing December 2029

Engineering Graphics

- Submit subdivision control data sheet with the final plat.
- Remove contours on the final plat submittal.
- In the plat subtitle add "City of" before Tulsa. Describe the location of the land in the plat subtitle by section, township, range, etc.
- Provide the date of the survey site visit on the face of the plat.
- Provide the individual lot addresses on the face of the plat.
- In the Location Map add missing platted properties. Label all other land in the section as "unplatted". Add I-44 to the location map.
- Provide graphically on the face of the plat the address disclaimer/caveat.
- Under the Basis of Bearings information include the coordinate system used. Provide a bearing angle, preferably shown on the face of the plat.
- 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 graphically on the face of the plat all proposed street names.
- Add signature block for officials to sign to the face of the plat.
- If benchmark(s) have a northing, easting, elevation associated with them provide that information on the face of the plat.

Addressing

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

Article 5 of the TMAPC Subdivision and Development Regulations: Design and Improvements**Required Infrastructure and Public Improvements (5-020)**

- IDP permit must be approved prior to plat and will include water, sanitary sewer, storm sewer, private detention, streets, driveways, and ADA compliance. It may also include floodplain modifications.

Blocks Lengths (5-030.3)

- None.

Streets (transportation) (5-060)

- E 11th St S is a Secondary Arterial Street which requires a total ROW of 100' 50' from the Section Line and S 145th Ave E is a Primary Arterial Street which requires a total ROW of 120' or 60' from the Section Line.
- Be sure LNA has been established and shown for both Arterial Streets and add to the DoD.
- The street labeled 4th Place on the plat appears to be S 137th East Avenue. The Major Street and Highway Plan (MSHP) indicates that this street is a residential collector which requires 60' total ROW.
- The MSHP indicates there should be a residential collector between S 137th E Ave and S 145th E Ave. The applicant has requested a modification of this requirement, included in the packet is a letter with the applicant's justification for the request. During the TAC meeting held on 12/18/2025 other alignments were discussed that would allow the implementation of a collector street outside the alignment shown on the MSHP. Staff is supportive of running a collector street through the subdivision and is not supportive of removing the requirement for a collector.
- Please get with the G.I.S team to coordinate the proper street names for this development. E 4th Pl S is labeled to the wrong street on the Plat.
- The proposed street at the NW corner of this development will need to tie-in to the existing street system which may require off-site improvements.

Streets (fire) (5-060)

- No comments.

Sidewalks (5-070)

- No comments.

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

- Floodplain modifications may be required with planned layout, to be approved by T-CLOMR with IDP submittal.
- Creek CL does not need to be plotted on face of plat. Floodplain callout leaders are misplaced on sheet 2of7, see Street A/F intersection.

Stormwater Management (5-100)

- It does not appear detention shown at South end of site manages all local subbasins for mitigating runoff. If the intent is to recommend FILO detention for some portions, that can be reviewed with the IDP.

Sewage Disposal (5-130)

- Manhole located in 20' UE in Block 1 must be moved away from the headwall.
- Manhole on lot 49 block 2 appears to drain both north and south. COT does not allow bi- directional manholes. Which direction is the flow from the east draining?
- Manholes on lot 24 block 9 and lot 25 block 11 appear to be bidirectional. COT does not allow bi- directional manholes.
- Sanitary sewer lines only need to extend 15' inside a lot. Proposed layout shows lines extending to end of lots.
- Some Reserve areas such as 3X and 5X have sanitary sewers located in them. Plat covenants allow for construction of walls, fences etc. in reserve areas. Some types of structures are not allowed in

easements where sanitary sewers are located, and construction agreements may be required. This statement must be included in the covenants.

- The sanitary sewer extension from the 21" line on the north side of 11th street from the existing Manhole to the southwest corner of the proposed development needs to be sized for the basin upstream, most likely 21".

Water Supply (5-130)

- Look at minimizing future water service line roadway crossings by installing the water line on the opposite side of the roadway per standard location when it seems practical.
- Tie up existing dead end 6-inch waterline on S 142nd E Ave.
- Check water demands calculations on if both 8-inch and 6-inch diameter pipes can be utilized for this development.
- Confirm waterline is South and East. Confirm the 500-foot spacing on fire hydrants.
- 4th place runs east west. Tie into this Dead-End line and provide looping which will provide additional redundancy for the area.

Easements (5-150)

- Provide Reserve area 12X language in covenants.
- Reserve 1X-5X language in covenants must specify actual requirements and proscriptions, and maintenance responsibilities.
- Add 15' U/E on both sides of public roadways from the street rights a way throughout the development.
- Additional easement may be required between the proposed 17.5' U/E and 60' Street Right of Way S.145th E. Ave. along Block 1 Lots 45-50.
- Add Section 1 Standard Street and Utility Easement Covenant language.

Streets and Stormwater

- No comment.

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	IL	Employment	Light Industrial
East	IL, AG	Neighborhood	Residential, Agriculture, Vacant
South	RS-3, AG	Neighborhood, Multiple Use	Residential
West	RS-3	Neighborhood, Parks & Open Space	Residential, Wright Park

Small Area Plans

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

Development Era

The subject property is located in a future growth area. These areas of the city have yet to be developed beyond agricultural uses, and they present opportunities to ensure the pattern of development is efficient and fiscally responsible. These areas typically do not have subdivision streets or connectivity beyond the mile-by-mile grid, have poor public service distribution (fire, police, transit, etc.) and lack utility infrastructure (water, sewer, broadband, etc.) Some areas also include exposed bedrock and/or extreme slopes. Priorities in these areas include ensuring the ability to provide adequate public services, the implementation of planned streets in the Major Street and Highway Plan, land use planning to establish frameworks for decision making, and conservation of natural areas.

TransportationMajor Street & Highway Plan:

East 11th Street South – Secondary Arterial requiring an ultimate right-of-way width of 100 feet.

South 145th East Avenue – Primary Arterial requiring an ultimate right-of-way width of 120 feet.

Residential collector shown on Major Street and Highway plan between 145th East Avenue and South 137th East Avenue. – Residential Collectors require 60-feet of right-of-way.

Comprehensive Plan Street Designation: N/A

Transit: None.

Existing Bike/Ped Facilities: East 11th Street is a signed, on-street bicycle route.

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

Arterial Traffic per Lane:

Arterial Traffic - North	North (E Admiral PI - 2,848 Vehicles per Lane)
Arterial Traffic - East	East (S 145th East Ave - 2,513 Vehicles per Lane)
Arterial Traffic - South	South (E 11th St S - 2,675 Vehicles per Lane)
Arterial Traffic - West	West (S 129th East Ave - 3,547 Vehicles per Lane)

Environmental Considerations

Flood Area: The subject property contains City of Tulsa Regulatory Floodplain at the northeast corner. The conceptual plan proposes detention facilities in the designated floodplain areas.

Tree Canopy Coverage: Tree canopy in the area is 39%. 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: Wright Park is located adjacent to the subject property to the west. The conceptual plan provides designated pedestrian easements for park access. Those easement locations and design should be maintained and memorialized during a subdivision platting process.

TMAPC Comments

Mr. Bulmash disclosed that in his role as Senior Advisor in the Mayor's office he has had prior developer discussions but affirmed impartiality.

Speakers

(-) Kalan Burkhardt, 705 S 142nd E Ave., Tulsa, OK 74108, is opposed to opening a dead-end street up to a 300-home subdivision. He was concerned about safety for his special needs children, traffic congestion and flooding.

(-)(August Wakat on behalf of) Susan Fredrickson, 14301 E 11th Street, Tulsa OK. Mr. Wakat read Ms. Fredrickson email opposing this application. She is concerned about flooding, traffic, emergency access and allegedly abandoned mines in the area.

(-) Robert Brooks, (undisclosed address) questioned existence of independent environmental subsurface studies and urged postponement until verifiable studies ensure safety.

Commission Action

Motion: Move approval of the Collett Tract Preliminary Plat per staff recommendation, including approval of the phasing plan, subject to the conditions noted in the staff report, and also for approval of the requested modification of Section 5-060.3 of the Subdivision and Development Regulations to remove the requirement for a Residential Collector Street, for the reasoning as stated by the applicant.

Motion by: Craddock Second by: Whitlock

Vote: 9-2-0

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

Nays: Bulmash, Hood

Abstentions: none

Absent: none

DRAFT

9. 126th Business Park (County)

Location: Southwest corner of 126th Street North and North 129th East Avenue

County Commission District: 1

Applicant: Alan Betchan, AAB Engineering

Action Requested: Preliminary Plat Approval

Staff Recommendation

The preliminary plat for 126th Business Park is presented with one phase and an anticipated completed schedule that will not exceed the two years outlined in the subdivision regulations. Tulsa County will not release the final plat until required infrastructure is installed and accepted by Tulsa County engineering department. The proposal lies within the commercial and transitional designation of the Tulsa County Comprehensive Plan, which adopted the land use designations in place by the City of Owasso Comprehensive Plan. This proposal is compatible with this designation.

126th Business Park - (County)

SW corner of 126th St. N. and N. 129th E. Ave.

This plat consists of 1 lot, 1 block on 1.94 ± acres.

TMAPC recommended approval for CG zoning at the November 5, 2025 meeting and will be forwarded to the Tulsa

County Board of County Commissioners at the next available meeting for the final zoning resolution.

The Technical Advisory Committee (TAC) met on December 18, 2025, and provided the following comments:

1. **Zoning:** Proposed lots conform to the requirements of the CG district. Planning Services will provide comments prior to final plat release.
2. **Addressing:** INCOG will assign addresses. Include assigned addresses on face of the final plat and provide address disclaimer.
3. **Transportation & Traffic:** Final Street construction plans must be approved by the County Engineer and installed prior to final plat release.
4. **Sewer/Water:** On-site sewage septic disposal via ODEQ approved system. 20 ft. utility easements are needed along section line roads at a minimum. Water line plans must be submitted to Rural Water District No. 3, Washington County. Additional infrastructure may be needed based on water demands. All requirements of the rural water district must be met for final plat approval.
5. **Stormwater, Drainage, & Floodplain:** Plans for stormwater and drainage must be approved by the Tulsa County Engineer and improvements must be in place prior to final plat approval. Provide access to reserve area for maintenance.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.
7. **Engineering:** Tulsa County Engineering Department release is required prior to final plat approval.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as: Commercial

Designation Description: The Commercial Land Use District represents areas of retail trade and services. Typically, these areas are located around nodes of arterial street intersections or in some cases, at intersections of collectors and arterials. Commercial Districts can also be found in corridors that have an established commercial use pattern, such as the Smith Farm area, or highly visible areas, such as along US-169, SH-20, and 116th St. N. west of US-169. The Commercial District includes uses that range from small neighborhood convenience shopping areas, single free-standing buildings, big box retailers, restaurants, automotive services centers, and other similar retail uses.

Access is a key factor in the location of Commercial Districts. A site with poor access or that is difficult to get to is prone to fail; whereas a site with good and safe access will stand a better chance of survival. In general, the development of long commercial strips around the perimeters of square miles should be avoided as can present problems with access control. In all cases of commercial development, access management should be carefully controlled with design treatments such as mutual or shared access drives and cross connections easements or agreements.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North Unincorporated Tulsa County	AG Unincorporated Tulsa County	Residential Unincorporated Tulsa County	Residential Collinsville School
East Owasso	RS-3 Owasso	Residential Owasso	Residential
South Unincorporated Tulsa County	AG Unincorporated Tulsa County	Transitional Owasso	Residential
West Unincorporated Tulsa County	AG Unincorporated Tulsa County	Transitional Owasso	Residential

Staff recommends **Approval** of the preliminary subdivision plat subject to the following:

- 1) Conditions provided by TAC,
- 3) All other requirements of the TMAPC Subdivision and Development Regulations.
- 4) Tulsa County Engineering Department release is required prior to final plat approval.

Transportation

Major Street & Highway Plan: E. 126th St N. is classified as Secondary Arterial & N. 129th East Ave is classified as Secondary Arterial.

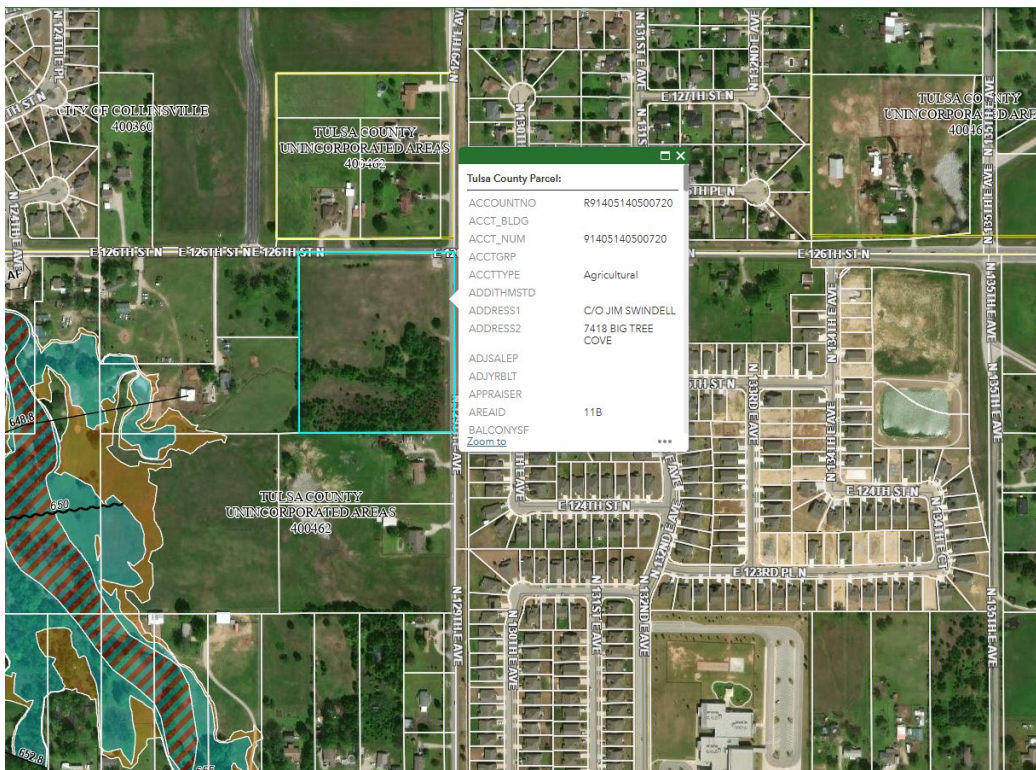
Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environmental Considerations

Flood Area: Subject property is not affected by the regulated floodplain.



Parks & Open Space: None

Zoning History

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

TMAPC Comment :

None

Applicant Comments:

None

Speakers:

None

County Staff requested a continuance to February 4, 2026

Commission Action

Motion: To continue item 9 to February 4, 2026.

Motion by: Craddock Second by: Rosene Robinson

Vote: 11-0-0

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

Nays: none

Abstentions: none

Absent: none

Other Business

10. 2026 Election of Officers-Current Officers

Joshua Walker, Chairman
Luisa Krug, 1st Vice Chair
Shane Hood, 2nd Vice Chair
John Shivel, Secretary

Motion: to waive the TMAPC Policies and Procedures Section 1.6 and elect the following TMAPC officers for 2026:

Joshua Walker, Chairman
Luisa Krug, 1st Vice Chair
Shane Hood, 2nd Vice Chair
John Shivel, Secretary

Motion by: Craddock Second by: Whitlock

Vote: 11-0-0

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

Nays: none

Abstentions: none

Absent: none

11. Commissioner Comments

None

Adjournment

Commission Action

Motion: Adjourn

Motion by: Walker Second by: Craddock

Vote: 11-0-0

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

Nays: none

Abstentions: none

Absent: none

There being no further business, the meeting adjourned at 2:33 p.m.