



Tulsa Metropolitan Area Planning Commission

Minutes of Meeting No. 2957

Wednesday, March 18, 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 March 17, 2026 at 12:50 p.m.

Members Present: Bulmash, Craddock, Cue, Fugate, Humphrey, Krug, Shivel, Turner-Addison, Walker, Whitlock

Members Absent: Hood

Staff Present: Jeremy Banes, Austin Chapman, Jaron Chase, Nathan Foster, 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 1:04 p.m.

Reports

Work Session Report: Chairman Walker wished Commissioner Shivel a Happy Birthday.

Chairman’s Report: none

Director’s Report: none

Approval of Minutes

1. Minutes from Meeting 2956, March 4, 2026

Motion: Approval of the minutes of Meeting 2956 from March 4, 2026.

Motion by: Craddock Second by: Shivel

Vote: 10-0-0

Ayes: Bulmash, Craddock, Cue, Fugate, Humphrey, Krug, Shivel, Turner-Addison, Walker, Whitlock

Nays: none

Abstentions: none

Absent: Hood

Consent Agenda

None

Public Hearing - Rezoning

2. **Z-7851 (Related to CPA-128)**

Location: Multiple properties between East 11th Street South and East 21st Street South, east of South 193rd East Avenue

City Council District: 6

Applicant: Eller and Detrich, Lou Reynolds

Action Requested: Rezoning from AG to IL

Staff Comments

Applicant requested a continuance to April 1, 2026

TMAPC Comments

Mr. Fugate asked why the applicant needed the continuance.

Mr. Bulmash supports the continuance as it would be beneficial to allow the applicant time to explore options that may address community concerns.

Applicant Comments

Lou Reynolds 2727 E. 21st St. Suite 200 Tulsa, OK 74114 stated he requested the continuation to allow more time to assemble the necessary data and mapping to support their case and respond to the staff recommendation of denial, because he has office staff out for spring break.

Speakers

(+) Adam Leavitt, 2259 S Troost Ave., Tulsa, OK 74114, supported the continuance request because the developers are considering an offer on his adjoining property and he is awaiting more detail.

The speakers below did not support the continuance to April 1st, 2026 because of inconvenience of returning for another meeting, the project being on the table since 2024, the new proposal being twice as large as the original, and a belief that two weeks would not change public opinion. They wanted to hear the case today.

(-) Jessica Peruza, 515 N, Atlanta Place, Tulsa, OK 74110

(-) Vivienne Allen, 702 S Phoenix Ave., Tulsa, OK 74127

(-) Mike Raines, 20313 E 11th St., Tulsa, OK 74108

(-) Linda Allegro, 208 E 19th St., Tulsa, OK 74119

(-) Kelly Bogeman, PO Box 83, Claremore, OK 74018

(-) Cheyenna Morgan, 9 S. 185th E. Ave., Tulsa, OK 74108

(-) Jordan Harmon, 3336 E 45th St., Tulsa, OK 74135

(-) Bradford Lovett, 715 N. Columbia Pl., Tulsa, OK 74110

(-) Robert Ross, 3519 E. 6th St., Tulsa, OK 74112

(-) Neera Singh, 1019 E. 35th Pl., Tulsa, OK 74105

(-) Haley Parmenter, 1439 S Florence Pl., Tulsa, OK 74104

(-) Mitchell Gilliom, 521 N. 29th W. Ave., Tulsa, OK 74127

Commission Action

Motion: To continue Z-7851 to April 1, 2026.

Motion by: Bulmash Second by: Cue

Vote: 10-0-0

Ayes: Bulmash, Craddock, Cue, Fugate, Humphrey, Krug, Shivel, Turner-Addison, Walker, Whitlock

Nays: none

Abstentions: none

Absent: Hood

DRAFT

3. **MPD-9**

Location: North of the northeast corner of East 91st Street South and Riverside Parkway

City Council District: 2

Applicant: Eller and Detrich, Lou Reynolds

Action Requested: Rezoning from CS, RMH and AG to MPD-9

Speakers

None

Commission Action

Motion: To continue MPD-9 to April 15, 2026.

Motion by: Craddock Second by: Shivel

Vote: 10-0-0

Ayes: Bulmash, Craddock, Cue, Fugate, Humphrey, Krug, Shivel, Turner-Addison, Walker, Whitlock

Nays: none

Abstentions: none

Absent: Hood

DRAFT

Ms. Cue recused herself because she was involved in the allocation of money to this project in her previous role as a City Councilor.

4. Z-7853

Location: North and east of the Northeast corner of Southwest Boulevard and West 38th Place South

City Council District: 2

Applicant: Tulsa City Council

Action Requested: Rezoning from RS-3 to CH

Staff Recommendation

On February 11, 2026, the Tulsa City Council initiated a zoning map amendment to rezone the subject property from RS-3 to CH. The property sits adjacent to the interstate and is surrounded by commercially zoned property.

The City purchased the property in 2022 and leased the existing structure to Route 66 Main Street Inc. in 2023 for use as an office. City Council District 2 Community Funds were allocated to both Route 66 Main Street and the adjacent Route 66 Historical Village to create an attraction along Route 66. The Route 66 Main Street office has proposed the addition of a gift shop which would not be permitted under the existing RS-3 zoning.

The RS-3 zoning has been in place since the original adoption of the zoning map in 1970; however, the City’s land use plan designates the property for multiple use.

CH zoning is consistent with the land use designation and would be compatible with the surrounding properties and the anticipated development of the immediate area.

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 Multiple Use. **Multiple Use** areas are mostly commercial or retail uses, which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	N/A	Interstate
East	CG & CH/RT66	Multiple Use	Tourism
South	CH/RT66	Multiple Use	Tourism
West	CH/RT66	Multiple Use & N/A	Parking & Interstate

Small Area Plans

The subject property is located within the Southwest Tulsa Neighborhood Plan.

Development Era

The subject property is in an area developed during the Streetcar Era (1910s-30s), prior to the proliferation of automobiles, when streetcars facilitated growth beyond downtown. Land uses range from fully integrated to somewhat separated, on a half-mile grid, with a mix of housing options. Priorities in these areas include

walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, transit-oriented development, commercial districts, and well-designed streetscapes.

Transportation

Major Street & Highway Plan: Southwest Blvd is designated as secondary arterial.

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

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

Transit: N/A

Existing Bike/Ped Facilities: A sidewalk on the street's north side and a Buffered Bike Lane are present along Southwest Blvd.

Planned Bike/Ped Facilities: A Bike Lane is planned along Southwest Blvd.

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 12%. The area would benefit from additional trees, which also capture and treat runoff before it enters the river. 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 11822, dated June 26, 1970, established zoning for the subject property.

TMAPC Comments

None

Speakers

None.

Commission Action

Motion: Recommend approval of CH, per staff's recommendation.

Motion by: Craddock Second by: Turner-Addison

Vote: 9-0-1

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

Nays: none

Abstentions: Cue

Absent: Hood

Property Description

LTS 2 THRU 5 LESS BEG NEC LT 2 TH SE30 SW100 SWLY103.58 NW57.27 NE200 POB, BLK 3, CLINTON HGTS ADDN, CITY OF TULSA, TULSA COUNTY, OKLAHOMA

DRAFT

Public Hearing – Comprehensive Plan Amendments

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

Item 5 was continued to April 1, 2026.

5. CPA-128 (Related to Z-7851)

Location: Multiple properties between East 11th Street South and East 21st Street South, east of South 193rd East Avenue

City Council District: 6

Applicant: Eller and Detrich, Lou Reynolds

Action Requested: Change Land Use designation from Neighborhood to Employment

Commission Action

Motion: To continue CPA-128 to April 1, 2026.

Motion by: Bulmash Second by: Cue

Vote: 10-0-0

Ayes: Bulmash, Craddock, Cue, Fugate, Humphrey, Krug, Shivel, Turner-Addison, Walker, Whitlock

Nays: none

Abstentions: none

Absent: Hood

DRAFT

Public Hearing – Plats

Mr. Bulmash disclosed that in his capacity as Senior Advisor for Housing in the Mayor's office, he has met with the developer to discuss this proposal for Item 6. He affirmed his ability to remain impartial and base his vote on the information presented at this hearing.

6. Flat Rock Ridge

Location: East of the northeast corner of 36th Street North and North Peoria Avenue

City Council District: 1

Applicant: Tanner Consulting

Action Requested: Approval of Minor Subdivision Plat

Staff Recommendation

The plat consists of 4 lots, 2 blocks, ±78.6 acres. Staff recommend approval of the Minor Subdivision plat, finding that the proposed preliminary subdivision plat complies with all applicable regulations, except for a modification approved by TMAPC of Section 5.030 Table 5-1 of the Subdivision and Development Regulations to permit greater block lengths, this was approved on 2/21/2024. City of Tulsa Development Services has released this plat for filing.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Neighborhood by the Tulsa Comprehensive Plan. **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	RMH	Parks and Open Space	Vacant
South	AG	Parks and Open Space	Vacant
West	MX3-F-65/RM-1/MX2-V-65	Parks and Open Space	Construction ongoing for Tulsa Housing Authority Development

Small Area Plans

The subject property is located within the 36th Street North Small Area Plan. Project is in conformance to the 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:

- E 36th St N: Secondary Arterial
- N Peoria Ave: Secondary Arterial

Comprehensive Plan Street Designation:

- E 36th St N: Main Street

Transit: Metrolink's regular bus route #700 runs along N Peoria Ave and stops in front of the property.

Existing Bike/Ped Facilities: Sidewalk is present in front of the property along N. Peoria Ave.

Arterial Traffic per Lane:

Arterial Traffic - North (E 46th St N - 2,059 Vehicles per Lane)
Arterial Traffic - East (N Lewis Ave - 3,368 Vehicles per Lane)
Arterial Traffic - South (E 36th St N - 2,122 Vehicles per Lane)
Arterial Traffic - West (N Peoria Ave - 2,441 Vehicles per Lane)

Environmental Considerations

Tree Canopy Coverage: Tree canopy in the area is 10-20%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: Open Space abuts the property to the east and south.

TMAPC Comments

None

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Approve the minor subdivision plat for Flat Rock Ridge, per staff's recommendation.

Motion by: Turner-Addison Second by: Whitlock

Vote: 10-0-0

Ayes: Bulmash, Craddock, Cue, Fugate, Humphrey, Krug, Shivel, Turner-Addison, Walker, Whitlock

Nays: none

Abstentions: none

Absent: Hood

Mr. Bulmash disclosed that in his capacity as Senior Advisor for Housing in the Mayor's office, he has met with the developer to discuss this proposal for Item 7. He affirmed his ability to remain impartial and base his vote on the information presented at this hearing.

7. Phoenix at 36 N

Location: Southeast corner of East 36th Street North and North Peoria Avenue

City Council District: 1

Applicant: Wallace Design Collective, Mark Capron

Action Requested: Approval of Minor Subdivision Plat

Staff Recommendation

The plat consists of 1 lot, 1 block, ±3.62 acres. Staff recommend approval of the Minor Subdivision plat, finding that the proposed preliminary subdivision plat complies with all applicable regulations. City of Tulsa Development Services has released this plat for filing.

Comprehensive Plan Considerations

Land Use Plan

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

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	MX2-U-U	Regional Center	Construction ongoing for Tulsa Housing Authority Development
East	AG	Parks and Open Space	Vacant
South	AG	Parks and Open Space	Vacant
West	CS/IL	Regional Center	Commercial/Fire Station

Small Area Plans

The subject property is located within the 36th Street North Small Area Plan. Project is in conformance to the 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:

- E 36th St N: Secondary Arterial
- N Peoria Ave: Secondary Arterial

Comprehensive Plan Street Designation:

- E 36th St N: Main Street

Transit: Metrolink's regular bus route #700 runs along N Peoria Ave and stops in front of the property.

Existing Bike/Ped Facilities: Sidewalk is present in front of the property along N Peoria Ave.

Arterial Traffic per Lane:

Arterial Traffic - North (E 36th St N – 2,122 Vehicles per Lane)

Arterial Traffic - East (N Lewis Ave - 3,368 Vehicles per Lane)

Arterial Traffic - South (Mohawk Blvd – 1,114 Vehicles per Lane)

Arterial Traffic - West (N Peoria – 2,851 Vehicles per Lane)

Environmental Considerations

Tree Canopy Coverage: Tree canopy in the area is 10-20%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: Open Space abuts the property to the east and south.

TMAPC Comments

None

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Approve the minor subdivision plat for Phoenix at 36N, per staff's recommendation.

Motion by: Turner-Addison Second by: Craddock

Vote: 10-0-0

Ayes: Bulmash, Craddock, Cue, Fugate, Humphrey, Krug, Shivel, Turner-Addison, Walker, Whitlock

Nays: none

Abstentions: none

Absent: Hood

8. SW 41st and 145th (Continued from February 18, 2026 and March 4, 2026)

Location: Southwest corner of 41st Street South and South 145th East Avenue

City Council District: 7

Applicant: Preston Bartley

Action Requested: Approval of Preliminary Plat and Modification of Section 5.030 Table 5-1 of the Subdivision and Development Regulations to permit greater block lengths.

Staff Recommendation

The plat consists of 622 lots, 20 blocks, ±160 acres. Staff recommends **approval** of the preliminary subdivision plat, the modification of and the modification of Section 5.030 Table 5-1 of the Subdivision and Development Regulations to permit greater block lengths. Approval recommendation is subject to the conditions provided by the Technical Advisory Committee (TAC), the amended conceptual lotting study and revised preliminary plat that include the traffic calming measures along "Street A" 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 modifications requested. In recommending approval for the modifications staff finds that the request is not detrimental to public safety, health or welfare; is not injurious to other property or improvements; or impair the spirit, purposes or intent of applicable zoning regulations of comprehensive plan policies. A City of Tulsa release letter is required prior to final plat approval. Changes made between the version reviewed by TAC and the version dated 3.13.26 may result in additional conditions during the final plat review. TAC Conditions:

Zoning: Property is zoned RS-5, the intended use and proposed lot layouts meet the standards of that district.

Phasing Plan

Phase 1: Final Plat filing March 31st of 2028.

Phase 2: Final Plat filing March 31st of 2031.

Engineering Graphics

- Submit subdivision control data sheet with the final plat.
- In the plat subtitle add "City of Tulsa" before Tulsa County.
- Remove contours on the final plat submittal.
- Under the surveyor heading add the name of the surveyor.
- 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". Label the location of the plat in Location Map as either "project location" or "site".
- Provide graphically on the face of the plat the address disclaimer/caveat.
- Under the Basis of Bearings information include the coordinate system used. 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.
- Water and Sewer Department prefers 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.
- Graphically label the POB on the face of the plat.
- 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.

Addressing

- Addresses and street names will be assigned by the City of Tulsa and 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)

- Subdivision will require infrastructure improvements including water, sewer, storm sewer, private detention, streets, sidewalks, & ADA compliance. These improvements must be reviewed and approved under the IDP permit prior to plat release.

Blocks Lengths (5-030.3)

- Applicant is seeking a modification of Section 5.030 Table 5-1 of the Subdivision and Development Regulations to permit greater block lengths. This request is for Blocks 1, 10, 16.

Streets (transportation) (5-060)

- No comments.

Streets (fire) (5-060)

- No comments.

Sidewalks (5-070)

- Sidewalks are required along all COT streets (for the extent of the property line) and should be 18" from the property line or 2' behind the curb. All sidewalks must be ADA/PROWAG compliant with a 2% slope for sidewalks throughout the drive.

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

- Lots adjacent to floodplain should consider that when setting finished floor elevations. Any proposed floodplain modifications will have a T-CLOMR reviewed supplemental to the IDP

Stormwater Management (5-100)

- There was a proposed detention on the N side of the development that has been moved. Address the storm water discharge mitigation for the Phase 1 portion of subdivision that cannot drain to the new pond location. Will there also be a pond in Reserve Area 1X? (WLD) What is the SD discontinuity from LT35 to 38 BLK1 in phase 1?

Sewage Disposal (5-130)

- All Reserves (8X, 4X, 1X etc) that have sanitary sewer placed through them must be identified as UE on the face of the plat.
- Call out 11' utility easement along north property line of Lots 8-13 Block 3

Water Supply (5-130)

- Extend waterlines around cul-sac roadways Blk 16 Lots 24-27; Blk 19 Lots 22-26. Look at not extending waterlines along-side lot lines between Blk 16 Lots 36 & 35 ; Blk 19 82-83 & 117-118
- Reminder that developer will not be allowed to connect directly onto the 60-inch transmission main on 41st St. Developer should plan on connecting proposed WL on S 145th Ave to existing WL on E 46th Pl and connecting proposed dead-end lines on south side of proposed neighborhood to the WL on E 46th Pl.
- 12" WL extension along both arterials.
- Existing 8" WL on south side of 46th Place should be extended to the new, required 12" on 145th. Alternatives may be reviewed and approved through the IDP process.

Easements (5-150)

- There appear to be inconsistencies in how detention areas will be managed, with reserves vs. easements.
- Development to accommodate an exclusive 100' Waterline Easement along the East Boundary of subdivision adjacent to the ultimate right-of-way for 145th East Avenue (Comment provided by J. Brock, Water and Sewer, at TAC.

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	RS-4/AG	Neighborhood/Local Center	Vacant
East	Broken Arrow City Limits	Broken Arrow	Residential
South	OL	Neighborhood	School
West	RS-3, PUD-221	Neighborhood, Parks & Open Space	Residential

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.

Transportation

Major Street & Highway Plan:

East 41st 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.

Comprehensive Plan Street Designation: South 145th East Avenue is designated as a multi-modal corridor.

Multi-modal streets support commercial and residential development along major arterial streets. These streets align with the recommendations for on-street bicycle infrastructure established in the 2015 GO Plan, and they should be evaluated for feasibility with regard to the reallocation of street space for bicycle facilities.

Transit: None.

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: Sidewalks are planned along all public streets in the City of Tulsa. There is an off-street side path planned along South 145th East Avenue.

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 24%. 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

TMAPC Comments

None

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Approve the preliminary subdivision plat for SW 41st and 145th subject to the conditions noted in the staff report, and including approval of the phasing plan consisting of two phases, and approval of the requested modification to Section 5-030, Table 5-1 of the Subdivision and Development Regulations to permit greater block lengths for Blocks 1, 10 and 16, for the reasoning stated in the staff report and provided by the applicant.

Motion by: Walker Second by: Humphrey

Vote: 10-0-0

Ayes: Bulmash, Craddock, Cue, Fugate, Humphrey, Krug, Shivel, Turner-Addison, Walker, Whitlock

Nays: none

Abstentions: none

Absent: Hood

9. Spring Meadows

Location: Southwest corner of East 31st Street South and South 193rd East Avenue

City Council District: 6

Applicant: Tanner Consulting

Action Requested: Approval of Preliminary Plat

Staff Recommendation

The plat consists of 4 lots, 2 blocks, ±78.6 acres. Staff recommends approval of the preliminary subdivision plat and modification of Section 5.030 Table 5-1 of the Subdivision and Development Regulations to permit greater block lengths 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 RS-5, the intended use and proposed lot layouts meet the standards of that district.

Phasing Plan:

- Phase 1 to expire on 3/18/2029.
- Phase 2 to expire on 3/18/2031.

Engineering Graphics

- Submit subdivision control data sheet with the final plat.
- Provide the individual lot addresses 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.
- Water and Sewer prefers 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.
- Label the Point of Beginning (POB) on the face of the plat.
- Provide the date of the last survey site visit on the face of the plat.
- Add additional note to the face of the plat if streets are subject to future street extensions at temporary dead-end/turnarounds.

Addressing

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

Article 5 of the TMAPC Subdivision and Development Regulations: Design and Improvements

Required Infrastructure and Public Improvements (5-020)

- Recommend scheduling a predevelopment meeting. Designs for Public streets, drives, sidewalks, water, sewer, storm sewer, and private detention must be reviewed through IDP.

Blocks Lengths (5-030.3)

- Applicant is requesting to extend the allowed block lengths per the attached request. Staff finds the existing natural conditions surrounding the subject property that make shorter block lengths or midblock connections undesirable and impractical due to significant amount of floodplain through the subdivision that is continued West of the Subdivision. Staff recommend approval of the modification per the preliminary layout shown.

Streets (transportation) (5-060)

- ROW dedications are required along both Arterial Streets with a corner clip at the NE corner for the intersection. E 31st St S is a Secondary Arterial Street that requires a total ROW of 100' or 50' from the Section line with an 8' additional ROW dedication for right-turn lane. S 193rd Ave E is a Primary Arterial Street which requires a total ROW of 120' or 60' from the Section Line.
- Temporary turnarounds must be provided at the end of stub streets that are intended for extension when a subsequent phase of the development is completed or when the abutting property is developed if the stub street is more than 150 feet in length, as measured from the centerline of the intersecting street to the perimeter of the subdivision to which the stub street extends.
- At the time that the temporary dead-end street is extended or connected to another street segment, any existing temporary turnaround must be removed by the developer responsible for extending the street. If for any reason the stub street is not extended, a permanent turnaround must be constructed by the subject developer on the (abutting) site being developed.
- Stub streets must be clearly marked on plats and labeled "Future Street Extension." In addition, developers must post an approved sign in the right-of-way of the stub street indicating that the temporary dead-end (stub) street is intended as a "Future Street Extension."
- The following notation must be incorporated into any Plat showing a stub street: THIS STREET RIGHT-OF-WAY IS NOT INTENDED TO BE A PERMANENT DEAD-END STREET. IT IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONNECTED TO STREETS THAT MAY BE BUILT IN THE FUTURE, THEREBY PROVIDING ACCESS TO AND FROM ABUTTING PROPERTIES.

Streets (fire) (5-060)

- Please show neighborhood streets with main connector streets to determine proper access.

Sidewalks (5-070)

- Sidewalks are required along all COT streets and should be ADA/PROWAG compliant when finished.

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

- Plot floodplains on face of plat to show they are contained by Reserves/Easements.

Stormwater Management (5-100)

- Detention designs must be reviewed with IDP permitting.

Sewage Disposal (5-130)

- The developer does not have the correct sanitary sewer interceptor alignment based upon our latest design. This was sent to Tanner Consulting on January 29th, so we need the developer and/or Tanner to use the latest.
- The developer is showing connections to the COT interceptor where manholes are not currently included in design. COT does have manholes available for connection, but the developer will need to make adjustments and contact COT on how they plan to correct the issues and/or how we can work with them to help them connect. The COT does not want the developer to add manholes to our fiberglass interceptor after construction, so it is important to work together now. We are very close to advertising this project, so please have the developer reach out ASAP.
- Connection locations to COT public line must be coordinated with Public Works Sewer Design group.

Water Supply (5-130)

- Along the west side of 193rd E Ave an IDP water line is required to be extended from the N.E. property corner to the S.E. property corner inside a 20' WL/E.
- Please show water network with Hydrants.

Easements (5-150)

- Various Reserves needs a designation to apply underlying plat language to.
- Label existing easements with instrument numbers.

Streets and Stormwater

- No comment.

Deed of Dedication:

- Legal to comment after submittal of Final Plat.

Request from Tulsa County Engineer:

Tulsa County Engineer has requested the developers consider the lot placement near the corner of 193rd E. Ave. and E. 31st Street, so not to place lots or other improvements where Tulsa County has planned road improvements. Tulsa County has maintenance responsibilities for 193rd and there is a proposed traffic circle to be constructed at the intersection. Applicant agreed to coordinate with the County Engineering staff, and at this time no improvements are being shown in that area.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Neighborhood/Local Center by the Tulsa Comprehensive Plan. **Neighborhoods** are “Mostly Residential Uses” which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood. **Local Centers** serve the daily needs of those in the surrounding neighborhoods. This designation implies that the center generally does not serve an area beyond the nearby neighborhoods. Typical uses include commercial or retail uses that serve the daily needs of nearby residents. In order to introduce a regional trip generator, the entire local center designation should be amended to be Regional Center with significant input from all affected properties and nearby neighborhoods.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	AG	Neighborhood/Local Center	Vacant
East	N/A	N/A	Broken Arrow city limits
South	AG	Neighborhood	Agriculture
West	RS-5	Neighborhood	Agriculture

Small Area Plans

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

Development Era

The subject property is located in an area to be developed during the Future Growth Era. These areas of the city have yet to developed beyond agricultural uses and present opportunities to ensure the pattern of development is efficient and fiscally responsible. The two primary regions that have yet to develop are the northwest corner of the city, which is all located within Osage County and where the Gilcrease Expressway will connect, and the far east area of the city from roughly 145th E Ave. to beyond the Creek Turnpike.

Transportation

Major Street & Highway Plan:

- South 193rd East Ave: Primary Arterial
- East 31st St South: Secondary Arterial

Comprehensive Plan Street Designation: N/A

Transit: None available.

Existing Bike/Ped Facilities: None.

Arterial Traffic per Lane:

- Arterial Traffic - North (E 31st St S - 990 Vehicles per Lane)
- Arterial Traffic - East (S 193rd East Ave – 4,109 Vehicles per Lane)
- Arterial Traffic - South (E 41st St S – 3,649 Vehicles per Lane)
- Arterial Traffic - West (S Lynn Lane Rd – 2,611 Vehicles per Lane)

Environmental Considerations

Tree Canopy Coverage: Tree canopy in the area is 20-30%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: N/A.

TMAPC Comments

None

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Approve the preliminary subdivision plat for Spring Meadows subject to the conditions noted in the staff report, and including approval of the phasing plan consisting of two phases, and approval of the requested modification to Section 5-030, Table 5-1, of the Subdivision and Development Regulations to permit greater block lengths, for the reasoning stated in the staff report and provided by the applicant.

Motion by: Walker Second by: Humphrey

Vote: 10-0-0

Ayes: Bulmash, Craddock, Cue, Fugate, Humphrey, Krug, Shivel, Turner-Addison, Walker, Whitlock

Nays: none

Abstentions: none

Absent: Hood

10. Cypress Villas

Location: East of the northeast corner of East 41st Street South and South 177th (Lynn Lane) East Avenue City

Council District: 6

Applicant: Olsson Inc., Jason Mohler

Action Requested: Approval of Preliminary Plat

Staff Recommendation

The plat consists of 4 lots, 2 blocks, ±78.6 acres. Staff recommends **approval** of the preliminary subdivision plat subject to the following conditions provided by the Technical Advisory Committee (TAC) and all other requirements of the Subdivisions Regulations, finding that the proposed preliminary subdivision plat complies with all applicable regulations. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

Zoning: Property is zoned AG, RS-5 has been and approved and should be effective by the end of April of this year, the intended use and proposed lot layouts meet the standards of that district.

Engineering Graphics

- Submit subdivision control data sheet with the final plat.
- In the plat subtitle spell out Indian Base and Meridian.
- Remove the contours on the final plat submittal.
- Provide the individual lot addresses on the face of the plat.
- In the Location Map remove all the individual parcels lines and label the land "unplatted".
- 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.
- Add additional note to the face of the plat if streets are subject to future street extensions at temporary dead-end/turnarounds.
- Provide written scale to scale bar.

Addressing

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

Article 5 of the TMAPC Subdivision and Development Regulations: Design and Improvements

Required Infrastructure and Public Improvements (5-020)

- Designs for Public streets, drives, sidewalks, water, sewer, storm sewer, and private detention must be reviewed through IDP. Floodplain modifications must be reviewed with IDP. A predevelopment meeting for this site was held 1/5/2025; that meeting provided input toward this process.

Streets (transportation) (5-060)

- Call E 41st St S is a Secondary Arterial Street which requires a total ROW of 100' or 50' from the Section Line.
- Temporary turnarounds must be provided at the end of stub streets that are intended for extension when a subsequent phase of the development is completed or when the abutting property is developed if the stub street is more than 150 feet in length, as measured from the centerline of the intersecting street to the perimeter of the subdivision to which the stub street extends.
- At the time that the temporary dead-end street is extended or connected to another street segment, any existing temporary turnaround must be removed by the developer responsible for extending the street. If for any reason the stub street is not extended, a permanent turnaround must be constructed by the subject developer on the (abutting) site being developed.
- Stub streets must be clearly marked on plats and labeled "Future Street Extension." In addition, developers must post an approved sign in the right-of-way of the stub street indicating that the

temporary dead-end (stub) street is intended as a "Future Street Extension."

- The following notation must be incorporated into any Plat showing a stub street: THIS STREET RIGHT-OF-WAY IS NOT INTENDED TO BE A PERMANENT DEAD-END STREET. IT IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONNECTED TO STREETS THAT MAY BE BUILT IN THE FUTURE, THEREBY PROVIDING ACCESS TO AND FROM ABUTTING PROPERTIES.

Streets (fire) (5-060)

- No comments.

Sidewalks (5-070)

- Sidewalks are required along all COT streets and should be 5' along Arterials

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

- There are significant floodplain modifications required for the proposed layout, in two creek basins. A T-CLOMR/T-LOMR will be part of the IDP process. Compensatory storage is not described in plat language and must be provided.

Stormwater Management (5-100)

- Stormwater detention plans must be reviewed with the IDP plans.
- Stormwater planning may impact roads design of 181st E Ave.

Sewage Disposal (5-130)

- The developer's consultant has previously been in communication with COT and our consultant on this issue. Their plan to head west and connect at 41st and 190th had issues as it required them to take the sanitary sewer through a property owner's house, which we do not want. We had suggested to Olsson to go South across 41st street and connect to the existing sanitary sewer on the south side of 41st street. The developer needs to contact the COT to discuss further and, if they do not want to do what the COT suggested, show their actual planned connection to the existing/planned sanitary sewer system, including the easements they need to make that connection.
- Extend sanitary sewer to Lot3 Block 2.
- Confirm the appropriate Lift Station has enough capacity. If the plan is to go south with sewer, an evaluation will need to be done at connection point.

Water Supply (5-130)

- The western proposed IDP connection must be made south of gate valve 547-9 that is attached to the 12-inch side of the water main line.
- The eastern connection is allowed as shown from the 12-inch flange off the 60-inch transmission line.
- An IDP water main line extension is required along all public roadways inside the street right a way 8' off the property line within the development.

Easements (5-150)

- Reserve areas A,B,C,D will require language beyond overland drainage. These appear to contain detention and possibly compensatory storage.
- Total volume of compensatory storage must be quantified in easement 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 properties are designated Neighborhood. **Neighborhoods** are "Mostly Residential Uses" which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an

arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	AG	Neighborhood	Agricultural
East	AG	Neighborhood	Agricultural
South	RS-3	Neighborhood/Parks and Open Space	Neighborhood/detention pond
West	AG	Local Center	Agricultural

Small Area Plans

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

Development Era

The subject property is located in an area to be developed during the Future Growth Era. These areas of the city have yet to developed beyond agricultural uses and present opportunities to ensure the pattern of development is efficient and fiscally responsible. The two primary regions that have yet to develop are the northwest corner of the city, which is all located within Osage County and where the Gilcrease Expressway will connect, and the far east area of the city from roughly 145th E Ave. to beyond the Creek Turnpike.

Transportation

Major Street & Highway Plan:

- East 41st St: Secondary Arterial. Right-of-way is in place.

Comprehensive Plan Street Designation: N/A

Transit: None available.

Existing Bike/Ped Facilities: None.

Arterial Traffic per Lane:

- Arterial Traffic - North (E 31st St S - 990 Vehicles per Lane)
- Arterial Traffic - East (S 193rd East Ave – 4,109 Vehicles per Lane)
- Arterial Traffic - South (E 41st St S – 3,649 Vehicles per Lane)
- Arterial Traffic - West (S Lynn Lane Rd – 2,611 Vehicles per Lane)

Environmental Considerations

Tree Canopy Coverage: Tree canopy in the area is 20-30%. For areas on the map with between 20% and 50% canopy 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.

Parks & Open Space: N/A.

TMAPC Comments

None

Applicant Comments

The applicant indicated their agreement with staff’s recommendation.

Speakers

None.

Commission Action

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

Motion by: Humphrey Second by: Shivel

Vote: 10-0-0

Ayes: Bulmash, Craddock, Cue, Fugate, Humphrey, Krug, Shivel, Turner-Addison, Walker, Whitlock

Nays: none

Abstentions: none

Absent: Hood

DRAFT

Items 11 and 12 were presented together.

11. South 136th East Avenue Church Subdivision (Related to Accelerated Release of a Building Permit)

Location: Northwest corner of East 51st Street South and South 136th East Avenue

City Council District: 7

Applicant: Johnny Watson

Action Requested: Approval of Preliminary Plat

Staff Recommendation

The plat consists of 1 lot, 1 block, on ±15.50 acres. Staff recommends **approval** of the preliminary subdivision plat subject to the following conditions provided by the Technical Advisory Committee (TAC) and all other requirements of the Subdivisions Regulations, finding that the proposed preliminary subdivision plat complies with all applicable regulations. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

Zoning: Property is zoned OL, the intended use and proposed lot layouts meet the standards of that district via Special Exception (BOA 23898, 05/27/2025).

Engineering Graphics

- Submit subdivision control data sheet with the final plat.
- Under the engineer heading add the CA number expiration date.
- Under the Surveyor heading the CA number has expired.
- Remove contours on the final plat submittal.
- Provide the individual lot address on the face of the plat.
- Under the Basis of Bearings information include the coordinate system used. Add North Zone 3501.
- Provide the date of the last survey site visit on the face of the plat.

Addressing

- Add the following address to the plat pdf: Lot 1 Block 1: 13425 E 51ST ST S.

Article 5 of the TMAPC Subdivision and Development Regulations: Design and Improvements

Required Infrastructure and Public Improvements (5-020)

- IDP plans to develop new public sanitary sewer, waterline extension, driveways, sidewalks, roadside ditches, storm sewer connection, private surface & underground detention, must be approved before plat approval.
- IDP waterlines extensions across E 51st St S and 136th E Ave., for future water service meters.
- Confirm if dedicated WL/E for the proposed meter vaults to be dedicated by this plat or separate instrument.

Streets (transportation) (5-060)

- Show LNAs along E 51st St S.

Streets (fire) (5-060)

- No Comments.

Sidewalks (5-070)

- Sidewalks are required along all COT streets fronting this lot.

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

- No Comments.

Stormwater Management (5-100)

- IDP detention, surface & underground, remain to be approved with the IDP.

Sewage Disposal (5-130)

- IDP 232138 currently in review for sewer main extension along the north

Water Supply (5-130)

- A minimum of 5' of clearance is required from meter vault wall edges to the easements for maintenance reasons.

Easements (5-150)

- Underground detention must be covered by a detention easement or reserve. (WLD)
- Stormwater is shown on face of plat as a retention reserve. It should be for detention, and the plat language underlying it must be revised so that describes the reserve rather than an easement not seen on the face.

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 Employment by the Tulsa Comprehensive Plan. **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	OL/PUD-635	Employment	Offices
East	RM-1	Employment/Local Center	Apartments
South	AG/CO	Employment	Agriculture/Residential
West	SR	Employment	Offices/Sports fields

Small Area Plans

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

Development Era

The subject property is located in an area to be developed during the Future Growth Era. These areas of the city have yet to developed beyond agricultural uses and present opportunities to ensure the pattern of development is efficient and fiscally responsible. The two primary regions that have yet to develop are the northwest corner of the city, which is all located within Osage County and where the Gilcrease Expressway will connect, and the far east area of the city from roughly 145th E Ave. to beyond the Creek Turnpike.

Transportation

Major Street & Highway Plan:

- E 51st St S: Secondary Arterial.

Comprehensive Plan Street Designation:

- E 51st St S: Multi-Modal Corridor.

Transit: None available.

Existing Bike/Ped Facilities: Sidewalk exists along South 136th East Ave.

Arterial Traffic per Lane:

Arterial Traffic - North (E 41st St S – 4,220 Vehicles per Lane)
Arterial Traffic - East (S 145th East Ave – 6,604 Vehicles per Lane)
Arterial Traffic - South (E 51st St S – 6,156 Vehicles per Lane)
Arterial Traffic - West (S 129th East Ave – 4,463 Vehicles per Lane)

Environmental Considerations

Tree Canopy Coverage: Tree canopy in the area is 30-50%. For areas on the map with between 20% and 50% canopy 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.

Parks & Open Space: N/A.

TMAPC Comments

None

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Approve the preliminary subdivision plat for South 136th East Avenue Church Subdivision, per staff's recommendation.

Motion by: Shivel Second by: Turner-Addison

Vote: 10-0-0

Ayes: Bulmash, Craddock, Cue, Fugate, Humphrey, Krug, Shivel, Turner-Addison, Walker, Whitlock

Nays: none

Abstentions: none

Absent: Hood

12. South 136th East Avenue Church Subdivision (Related to Preliminary Plat)

Location: Northwest corner of East 51st Street South and South 136th East Avenue

City Council District: 7

Applicant: Johnny Watson

Action Requested: Accelerated Release of a Building Permit

TMAPC Comments

None

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Approve the accelerated release of a building permit for South 136th East Avenue Church Subdivision, per staff's recommendation.

Motion by: Shivel

Second by: Turner-Addison

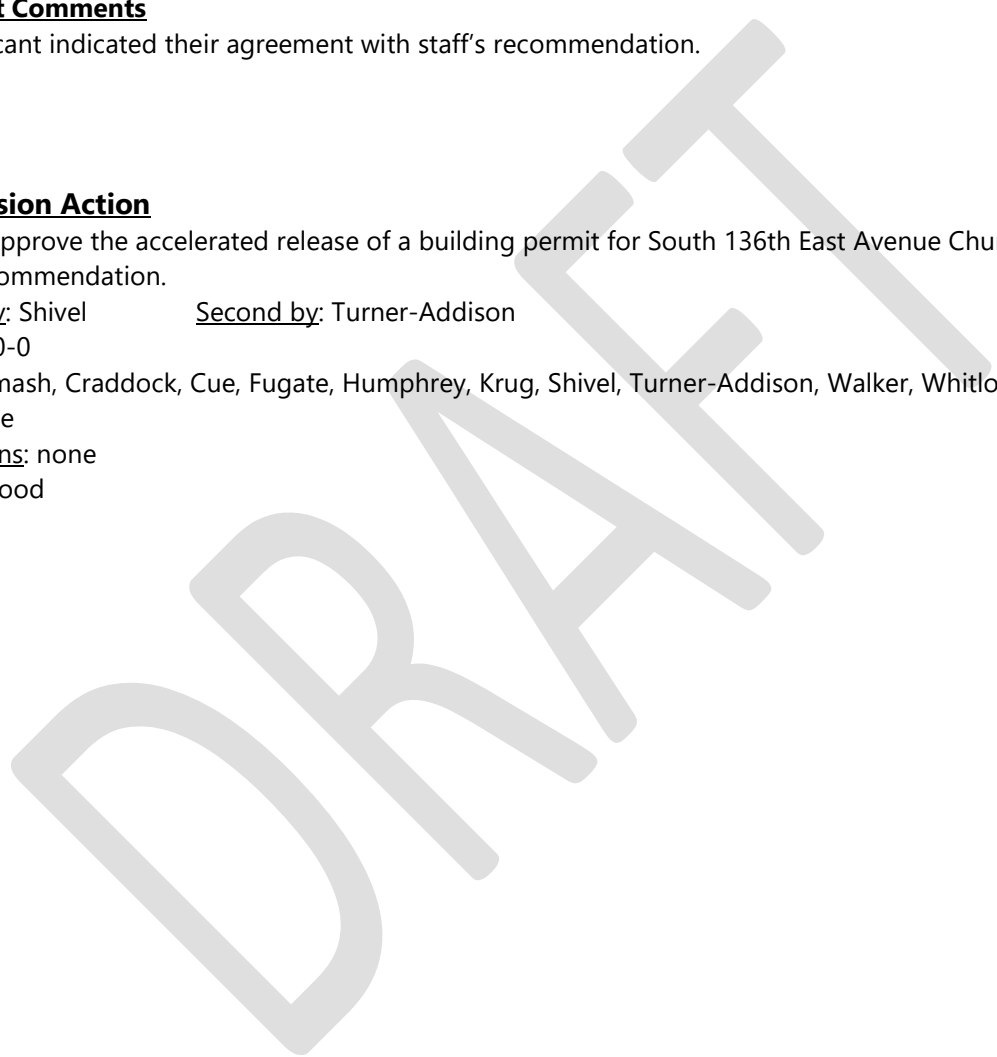
Vote: 10-0-0

Ayes: Bulmash, Craddock, Cue, Fugate, Humphrey, Krug, Shivel, Turner-Addison, Walker, Whitlock

Nays: none

Abstentions: none

Absent: Hood



Mr. Bulmash disclosed that in his capacity as Senior Advisor for Housing in the Mayor's office, he has met with the developer to discuss this proposal for Item 13 and 14. He affirmed his ability to remain impartial and base his vote on the information presented at this hearing.

Items 13 and 14 were presented together.

13. Ventura at Mingo (Related to Accelerated Release of a Building Permit)

Location: North of the northwest corner of 91st Street South and South Mingo Road

City Council District: 7

Applicant: Mike Thedford

Action Requested: Approval of Preliminary Plat

Staff Recommendation

The plat consists of 1 lot, 1 block, ±19.62 acres. Staff recommends **approval** of the preliminary subdivision plat subject to the following conditions provided by the Technical Advisory Committee (TAC) and all other requirements of the Subdivisions Regulations, finding that the proposed preliminary subdivision plat complies with all applicable regulations. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

Zoning: Property is zoned CO-19, the intended use and proposed lot layouts meet the standards of that district.

Engineering Graphics

- Submit subdivision control data sheet with the final plat.
- Remove the contours on the final plat submittal.
- Provide the individual lot address on the face of the plat.
- Water and Sewer prefers 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.

Addressing

- The address needs to change from 8808 S MINGO RD E to 8764 S MINGO RD E to fit within the address range for the project location.
- Add the following address to the plat pdf: Lot 1 Block 1: 8764 S MINGO RD E.

Article 5 of the TMAPC Subdivision and Development Regulations: Design and Improvements

Required Infrastructure and Public Improvements (5-020)

- Project previously described as Dominion Multi-Family at October 2025 predevelopment meeting. Per that meeting public sanitary sewer, water, driveways, sidewalks, ADA compliance, private stormwater detention will need to be approved by IDP permit.

Streets (transportation) (5-060)

- The southern portion of the south access that is not a part of this Plat needs a MAE as well.

Streets (fire) (5-060)

- No comments.

Sidewalks (5-070)

- Sidewalks are required along all COT streets and should be ADA/PROWAG compliant when finished. Add sidewalk language within the DOD

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

- Floodplain modifications appear to be required by the proposed improvements at previous predevelopment meeting. Additional information is needed to determine if the modification will be limited to the Tulsa Regulatory Floodplain or include FEMA LOMR.
- Plot regulatory FP boundary on face of plat also.

Stormwater Management (5-100)

- Detention designs must be reviewed and approved under the IDP process.

Sewage Disposal (5-130)

- Show offsite sanitary sewer for connecting to public main along 91st. Final width of sanitary sewer to be determined after IDP plans have been reviewed.

Water Supply (5-130)

- The existing 48-inch Transmission Line on the eastside of Mingo Rd is not available for a IDP waterline connections. A 12-inch tappable water main exists east of the 48-inch and the 17.5 U/E centered inside a 20WL/E. The proposed north connection must shift south 220’ for connection access to the 12-inch.

Easements (5-150)

- Full extent of required easements can’t be determined prior to IDP plan submittal.

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 Local Center & Neighborhood by the Tulsa Comprehensive Plan. **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. **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	CO-19	Neighborhood	Residential/Agriculture
East	CO	Regional Center	Vacant
South	RS-3/OL/PUD-721	Local Center	Vacant
West	RS-3/PUD-298	Neighborhood	Residential Subdivision

Small Area Plans

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

Development Era

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively

concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation

Major Street & Highway Plan:

- S Mingo Road: Secondary Arterial.

Comprehensive Plan Street Designation: N/A

Transit: None available.

Existing Bike/Ped Facilities: None.

Arterial Traffic per Lane:

Arterial Traffic - North (E 81st St S – 6,019 Vehicles per Lane)
Arterial Traffic - East (S Mingo Rd – 7,391 Vehicles per Lane)
Arterial Traffic - South (E 91st St S – 7,230 Vehicles per Lane)
Arterial Traffic - West (S Memorial Dr – 7,127 Vehicles per Lane)

Environmental Considerations

Tree Canopy Coverage: Tree canopy in the area is 30-50%. For areas on the map with between 20% and 50% canopy 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.

Parks & Open Space: N/A.

TMAPC Comments

None

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

Speakers

(=) Roger Ferguson, 5835 S 92nd E. Pl., Tulsa, OK 74133, would like clarification what is being built because there is a tributary to Haikey Creek that runs through the back of this property.

Mr. Walker encouraged Mr. Ferguson to speak with the applicant after the meeting.

Commission Action

Motion: Approve the preliminary subdivision plat for Ventura at Mingo, per staff's recommendation.

Motion by: Humphrey Second by: Whitlock

Vote: 10-0-0

Ayes: Bulmash, Craddock, Cue, Fugate, Humphrey, Krug, Shivel, Turner-Addison, Walker, Whitlock

Nays: none

Abstentions: none

Absent: Hood

14. Ventura at Mingo (Related to Preliminary Plat)

Location: North of the northwest corner of 91st Street South and South Mingo Road

City Council District: 7

Applicant: Mike Thedford

Action Requested: Accelerated Release of a Building Permit

TMAPC Comments

None

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Approve the accelerated release of a building permit for Ventura at Mingo, per staff's recommendation.

Motion by: Humphrey Second by: Whitlock

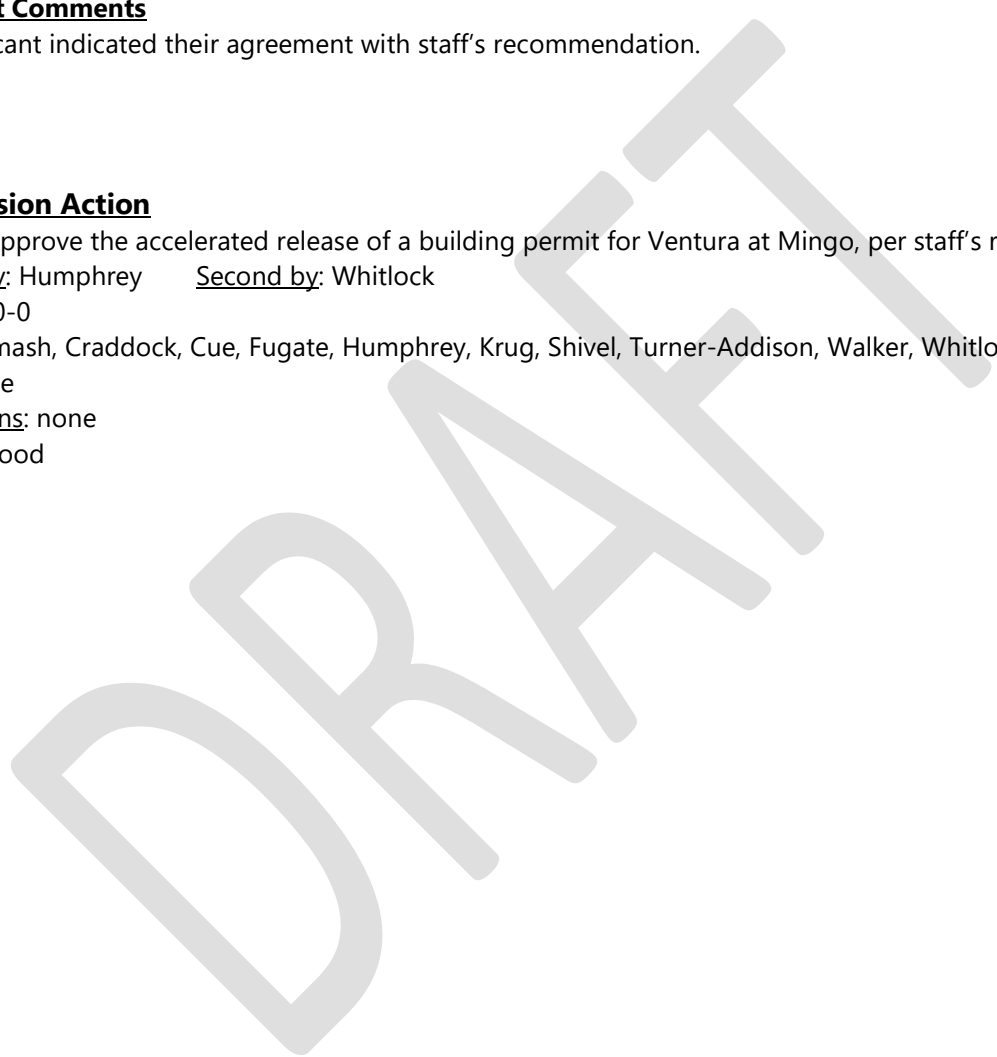
Vote: 10-0-0

Ayes: Bulmash, Craddock, Cue, Fugate, Humphrey, Krug, Shivel, Turner-Addison, Walker, Whitlock

Nays: none

Abstentions: none

Absent: Hood



Other Business

None

Commissioner Comments

None

Adjournment

Commission Action

Motion: Adjourn

Motion by: Craddock Second by: Shivel

Vote: 10-0-0

Ayes: Bulmash, Craddock, Cue, Fugate, Humphrey, Krug, Shivel, Turner-Addison, Walker, Whitlock

Nays: none

Abstentions: none

Absent: Hood

There being no further business, the meeting adjourned at 1:45 p.m.

DRAFT