



Tulsa Metropolitan Area
Planning Commission

**Case Number: Z-7735 with optional
development plan**
(Related to PUD-488-A)

Hearing Date: September 20, 2023 (Case was
originally heard on August 2, 2023.)

Case Report Prepared by:

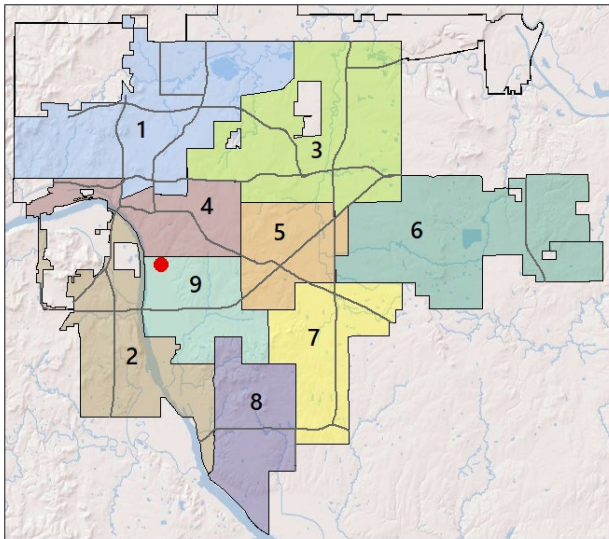
Nathan Foster

Owner and Applicant Information:

Applicant: Hall Estill

Property Owner: BOKF Foundation

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Commercial

Proposed Use: Commercial, Shopping, Residential

Concept summary: Rezone the site from CH, OL,
and RS-3 to MX2-V-U with an optional development
plan to limit uses, reduce maximum building height,
and provide for enhanced landscape buffers from
adjacent residential areas

Tract Size: 1.73 ± acres

Location: Northeast corner of East 33rd Street South
and South Peoria Avenue

Zoning:

Existing Zoning: CH, OL, RS-3, PUD-488

Proposed Zoning: MX2-V-U with an optional
development plan

Comprehensive Plan:

Land Use Map: Multiple Use

Staff Recommendation:

**Staff recommends approval of an alternative
MX2-V-65 with the optional development plan
standards outlined in Section II to limit uses, limit
building height to four stories, and enhance
landscaping between the property and adjacent
residential properties.**

Staff Data:

TRS: 9319

CZM: 47

City Council District: 9

Councilor Name: Jayme Fowler

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: Z-7735 with an optional development plan

This case was originally heard by TMAPC on August 2, 2023. Staff was notified by Tulsa World on August 16, 2023, that the required newspaper notice had not been published. New notices were required to comply with all notice requirements and the case was rescheduled for September 20, 2023.

TMAPC voted 9-0-0 to recommend approval of MX2-V-U with an optional development plan on August 2, 2023. Minutes from the previous meeting are attached.

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject property to MX2-V-U to allow for a mix of commercial and residential uses. The application includes an optional development plan that would establish standards for permitted uses, maximum building height, and landscaping.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- August 2, 2023 TMAPC Minutes
- Applicant Exhibits

DETAILED STAFF RECOMMENDATION:

The applicant is proposing a rezoning of the subject property from CH, OL, and RS-3 to MX2-V-U. The proposed zoning district by the applicant includes an unlimited height designation. Staff is supportive of the rezoning to MX2-V but recommends a reduction in the allowable height to align the zoning with the recommendations of the Brookside Infill Plan and ensure compatibility with the existing development pattern in the area.

Staff recommends MX2-V-65 with the optional development plan standards outlined in Section II below to limit the maximum building height to a maximum of 4 stories.

In addition to limitations on the building height, the optional development plan standards outlined in Section II will limit uses by prohibiting medical marijuana dispensaries and vehicle sales and service uses.

Finally, the optional development plan enhances the landscaping standards for the areas adjacent to residential neighborhoods to reduce the impact of the development on the neighborhood.

Staff recommends approval of Z-7735 to rezone the property from CH, OL, RS-3 to MX2-V-65 with the optional development plan outlined in Section II.

SECTION II: Z-7735 OPTIONAL DEVELOPMENT PLAN STANDARDS:

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in a MX-2-V-65 district with its supplemental regulations except as further refined below. All use categories, subcategories or specific uses and building types that are not listed in the following permitted list are prohibited.

Uses with “*” require special exception approval by the City of Tulsa Board of Adjustment.

PERMITTED USE CATEGORIES:

RESIDENTIAL (if in allowed building types identified below)

PUBLIC, CIVIC, AND INSTITUTIONAL

College or University*

Day Care

Fraternal Organization

Governmental Service or Similar Functions*

Hospital*

Library or Cultural Exhibit

Natural Resource Preservation

Parks and Recreation

Postal Services*

Religious Assembly

Safety Service

Utilities and Public Service Facility

 Minor

 Major*

Wireless Communication Facility

 Freestanding Tower*

 Building or tower-mounted antenna

COMMERCIAL

Animal Service

- Grooming
- Veterinary

Assembly and Entertainment

 Indoor (Requires special exception approval if selling or serving alcoholic beverages and located on a lot within 150 feet of any residential zoning district other than R-zoned street right-of-way)

- Small (Up to 250-person capacity)
- Large (>250-person capacity)

 Outdoor*

Broadcast or Recording Studio

Commercial Service

- Building service*
- Business support service*
- Consumer maintenance/repair service

- Personal improvement service
- Research service

Financial Services

Funeral or Mortuary Service

Lodging

- Bed & breakfast
- Short-term rental
- Hotel/motel

Marina

Office

- Business or professional office
- Medical, dental or health practitioner office

Parking, Non-accessory*

Restaurants and Bars

- Restaurant
- Bar (Requires special exception approval if selling or serving alcoholic beverages and located on a lot within 150 feet of any residential zoning district other than R-zoned street right-of-way)

Retail Sales

- Building supplies and equipment*
- Consumer shopping goods
- Convenience goods
- Grocery store
- Small box discount store

Studio, Artist, or Instructional Service

Trade School*

RECYCLING

Consumer Material Drop-off Station*

AGRICULTURAL

Community Garden

OTHER

Drive-in or Drive-through Facility (as a component of an allowed use)*

Oil or Gas Well*

RESIDENTIAL BUILDING TYPES:

HOUSEHOLD LIVING

Two households on single lot

- Townhouses

Three or more households on single lot

- Apartments/Condos
- Townhouses
- Mixed-Use Building
- Vertical Mixed-Use Building

MAXIMUM BUILDING HEIGHT:

The maximum allowable building height will be 65 feet as prescribed by MX2-V-65 with a maximum of 4 occupied stories. Parking structures are limited to one ground level parking area and one additional parking level with a maximum overall height of 20 feet.

LANDSCAPING:

The area on the attached conceptual site plan designated as “Landscape Area A” shall contain eleven (11) trees (one (1) tree per twenty linear feet (20’) of edge) which are (at the time of planting) not less than three inches (3”) in caliper for deciduous or nine feet (9’) in height for evergreen and spaced not more than thirty feet (30’) apart. At least one-half (½) of the required trees shall be evergreen.

The area on the attached conceptual site plan designated as “Landscape Area B” shall contain eleven (11) trees (one (1) tree per twenty linear feet (20’) of edge) which are (at the time of planting) not less than three inches (3”) in caliper for deciduous or nine feet (9’) in height for evergreen and spaced not more than thirty feet (30’) apart. At least one-half (½) of the required trees shall be evergreen.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The entire subject property is designated as “Multiple Use” by the Comprehensive Plan land use map. The proposed MX2 district aligns with the recommendations of the “Multiple Use” land use designation by permitting a range of commercial and residential uses.

Land Use Vision:

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.

Transportation Vision:

Major Street and Highway Plan: South Peoria Avenue at this location is considered an Urban Arterial with a Main Street classification. Urban Arterials require a minimum of 70’ for right-of-way dedications. The anticipated use of Urban Arterials with Main Street designations are primary traffic ways with a high level of pedestrian infrastructure and traditional building patterns. The proposed MX district would align the land use with the main street classification found in the major street and highway plan.

Trail System Master Plan Considerations: The GO Plan calls for an off-street shared use path along Crow Creek from South Peoria Avenue to the Arkansas River. The subject property should accommodate bicycle and pedestrian traffic through the implementation of sidewalks and bicycle facilities.

Small Area Plan: Brookside Infill Development Design Recommendations (2002)

The subject property is located within the boundary of the Brookside Infill Development Design Recommendations adopted in May of 2002. The small area plan provides guidance for new infill development as it relates to scale and interaction with the public right-of-way. With the four-story height restriction included in the optional development plan the MX2 district is in alignment with the recommendations of the small area plan.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently an operational financial institution with parking and drive through lanes for bank services. The property is adjacent to Crow Creek on the north, residential uses to the east, and commercial uses within the Brookside corridor to the south and west.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Peoria Avenue	Urban Arterial	70'	4
East 33 rd Street South	Residential	50'	2

Utilities:

The subject tract has municipal water and sewer available.

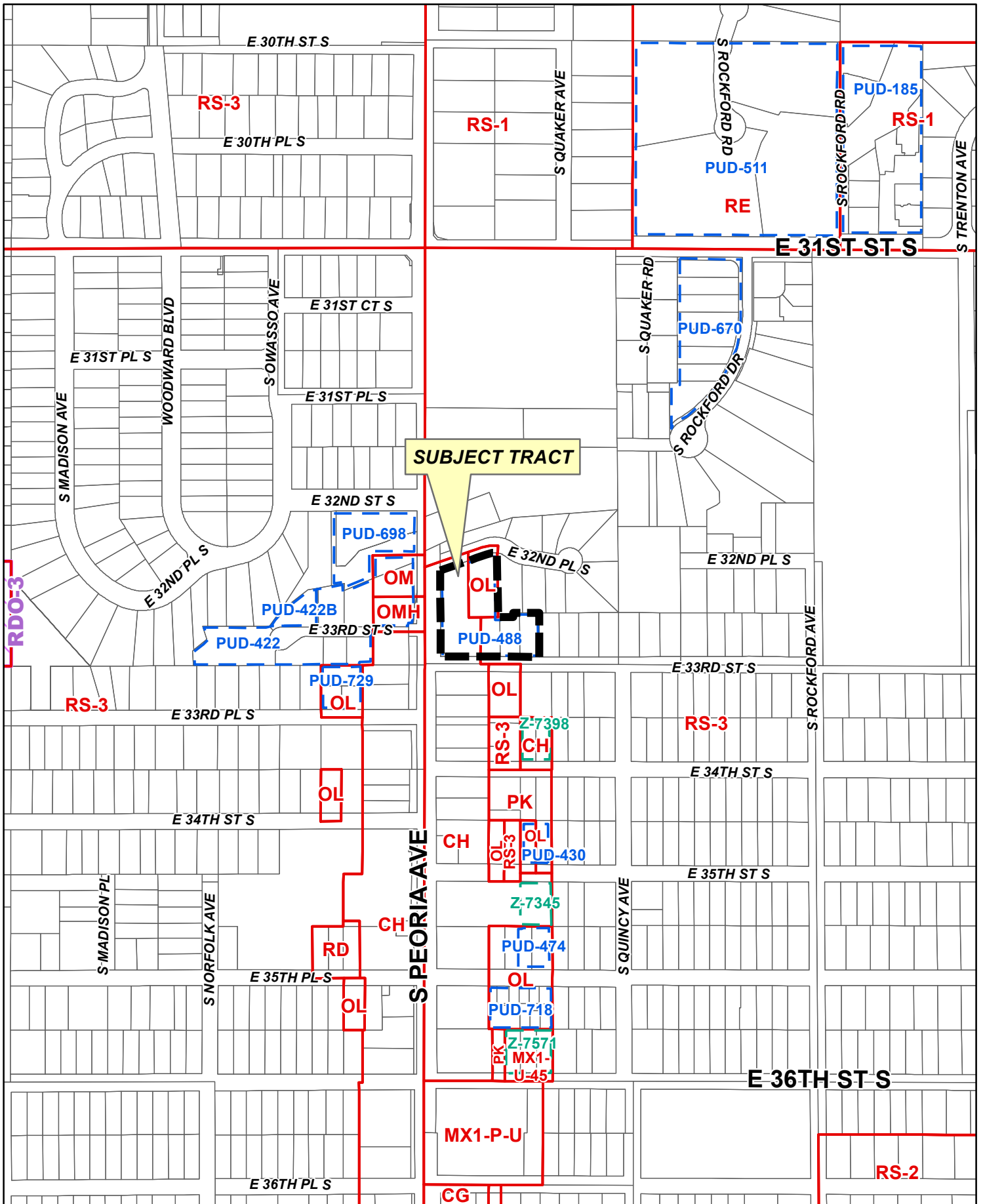
Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	RS-3	Neighborhood	Crow Creek
South	CH	Multiple Use	Commercial/Restaurant
East	RS-3	Neighborhood	Single-Family Residential
West	CH/OMH	Multiple Use	Office/Coffee Shop

SECTION III: Relevant Zoning History

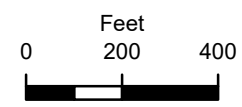
ZONING ORDINANCE: Ordinance number 11823 dated June 26, 1970, established zoning for the subject property.

PUD-488: Approved by TMAPC on April 22, 1992. Approved by City Council on June 4, 1992. Ordinance No. 17727, dated June 11, 1992.



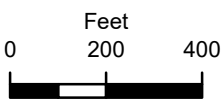
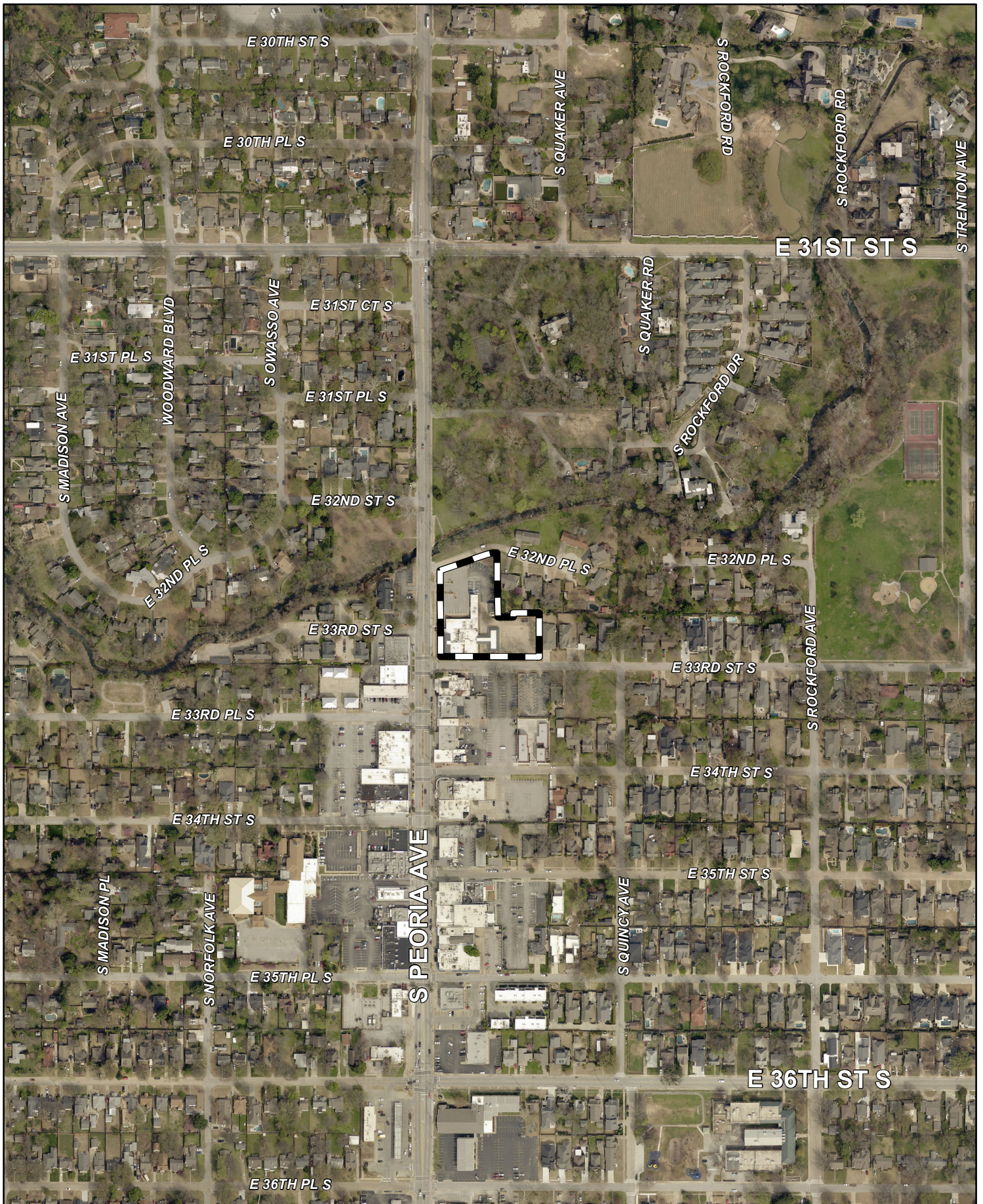
SUBJECT TRACT

Z-7735/PUD-488-A



19-13 19





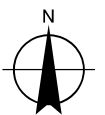
Subject Tract

Z-7735/PUD-488-A

Note: Graphic overlays may not precisely align with physical features on the ground.

19-13 19

Aerial Photo Date: 2021



7.8



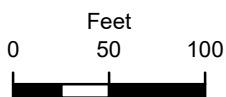
E 32ND ST S

S PEORIA AVE

E 32ND PL S

E 33RD ST S

E 33RD ST S



Subject Tract

Z-7735/PUD-488-A

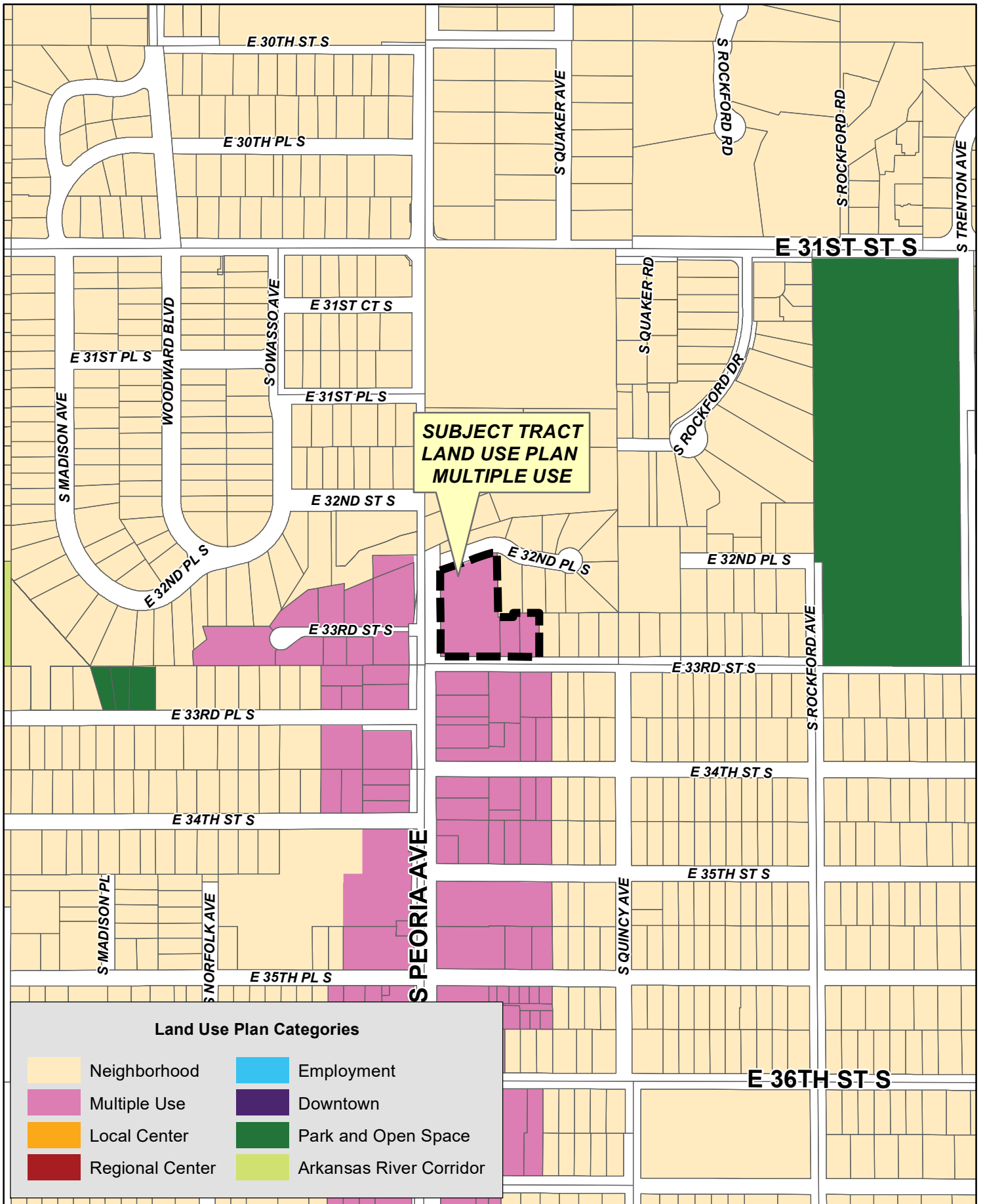
Note: Graphic overlays may not precisely align with physical features on the ground.

19-13 19

Aerial Photo Date: 2021



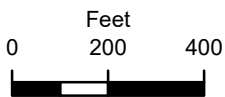
7.9



**SUBJECT TRACT
LAND USE PLAN
MULTIPLE USE**

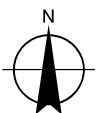
Land Use Plan Categories

- | | |
|---|---|
|  Neighborhood |  Employment |
|  Multiple Use |  Downtown |
|  Local Center |  Park and Open Space |
|  Regional Center |  Arkansas River Corridor |



Z-7735/PUD-488-A

19-13 19



7.10

Items 6 and 7 were presented together.

6. **PUD-488-A Stuart VanDeWiele, Hall Estill** (CD 9) Location: Northeast corner of East 33rd Street South and South Peoria Avenue requesting a **PUD Major Amendment** to abandon PUD-488 (**Related to Z-7735**)

STAFF RECOMMENDATION:

SECTION I: PUD-488-A – Abandonment of PUD-488

DEVELOPMENT CONCEPT: The applicant is proposing to abandon PUD-488 which was adopted in 1992 to accommodate the development of the existing banking facility. The abandonment is related to Z-7735 which requests to change the underlying zoning of the subject property from CH, OL, RS-3 to MX2-V-U with an optional development plan.

DETAILED STAFF RECOMMENDATION:

PUD-488 was adopted in 1992 and established development standards for the construction of the existing building on the subject property.

The applicant is requesting an abandonment of the existing PUD in order to accommodate a mixed-use development on the site. Development standards for the new development are outlined in the optional development plan included with Z-7735.

Staff recommends approval of PUD-488-A to abandon PUD-488.

Staff recommendation is contingent upon the approval of the associated rezoning under Z-7735.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The entire subject property is designated as “Multiple Use” by the Comprehensive Plan land use map. The proposed MX2 district aligns with the recommendations of the “Multiple Use” land use designation.

Land Use Vision:

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.

Transportation Vision:

Major Street and Highway Plan: South Peoria Avenue at this location is considered an Urban Arterial with a Main Street classification. Urban Arterials require a minimum of 70’ for right-of-way dedications. The anticipated use of Urban Arterials with Main Street designations are primary traffic ways with a high level of pedestrian infrastructure and traditional building patterns. The proposed MX district would align the land use with the main street classification found in the major street and highway plan.

Trail System Master Plan Considerations: The GO Plan calls for an off-street shared use path along Crow Creek from South Peoria Avenue to the Arkansas River. The subject property should accommodate bicycle and pedestrian traffic through the implementation of sidewalks and bicycle facilities.

Small Area Plan: Brookside Infill Plan (2002)

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently an operational financial institution with parking and drive through lanes for bank services. The property is adjacent to Crow Creek on the north, residential uses to the east, and commercial uses within the Brookside corridor to the south and west.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Peoria Avenue	Urban Arterial	70’	4
East 33 rd Street South	Residential	50’	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	RS-3	Neighborhood	Crow Creek
South	CH	Multiple Use	Commercial/Restaurant
East	RS-3	Neighborhood	Single-Family Residential
West	CH/OMH	Multiple Use	Office/Coffee Shop

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11823 dated June 26, 1970, established zoning for the subject property.

PUD-488: Approved by TMAPC on April 22, 1992. Approved by City Council on June 4, 1992. Ordinance No. 17727, dated June 11, 1992.

TMAPC Action; 9 members present:

On **MOTION** of **CRADDOCK**, the TMAPC voted 9-0-0 (Bayles, Carr, Craddock, Hood, Humphrey, Krug, Shivel, Walker, Whitlock, “aye”; no “nays”; none “abstaining”; Covey, Zalk, “absent”) to recommend **APPROVAL** of the PUD Major Amendment to abandon PUD-488 per staff recommendation.

Legal Description for PUD-488-A:

TRACT 1: LOTS 1 AND 2, ROGERS RE-SUBDIVISION OF LOT ONE, BLOCK ONE, CEDAR HAVEN ADDITION, A SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, LESS AND EXCEPT THE EAST 25 FEET OF SAID LOT 2
TRACT 2: LOTS 2, 3, 4, AND 5, BLOCK 1, CEDAR HAVEN, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

7. **Z-7735 Stuart VanDeWiele, Hall Estill** (CD 9) Location: Northeast corner of East 33rd Street South and South Peoria Avenue requesting rezoning from **OL, CH and RS-3 to MX2-V-U with an optional development plan (Related to PUD-488-A)**

STAFF RECOMMENDATION:

SECTION I: Z-7735 with an optional development plan

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject property to MX2-V-U to allow for a mix of commercial and residential uses. The application includes an optional development plan that would establish standards for permitted uses, maximum building height, and landscaping.

DETAILED STAFF RECOMMENDATION:

The applicant is proposing a rezoning of the subject property from CH, OL, and RS-3 to MX2-V-U. The proposed zoning district by the applicant includes an unlimited height designation. Staff is supportive of the rezoning to MX2-V but recommends a reduction in the allowable height to align the zoning with the recommendations of the Brookside Infill Plan and ensure compatibility with the existing development pattern in the area.

Staff recommends MX2-V-65 with the optional development plan standards outlined in Section II below to limit the maximum building height to a maximum of 4 stories.

In addition to limitations on the building height, the optional development plan standards outlined in Section II will limit uses by prohibiting medical marijuana dispensaries and vehicle sales and service uses.

Finally, the optional development plan enhances the landscaping standards for the areas adjacent to residential neighborhoods to reduce the impact of the development on the neighborhood.

Staff recommends approval of Z-7735 to rezone the property from CH, OL, RS-3 to MX2-V-65 with the optional development plan outlined in Section II.

SECTION II: Z-7735 OPTIONAL DEVELOPMENT PLAN STANDARDS:

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in a MX-2-V-65 district with its supplemental regulations except as further refined below. All use categories, subcategories or specific uses and building types that are not listed in the following permitted list are prohibited.

Uses with “*” require special exception approval by the City of Tulsa Board of Adjustment.

PERMITTED USE CATEGORIES:

RESIDENTIAL (if in allowed building types identified below)

PUBLIC, CIVIC, AND INSTITUTIONAL

- College or University*
- Day Care
- Fraternal Organization
- Governmental Service or Similar Functions*
- Hospital*
- Library or Cultural Exhibit
- Natural Resource Preservation
- Parks and Recreation
- Postal Services*
- Religious Assembly
- Safety Service
- Utilities and Public Service Facility
 - Minor
 - Major*
- Wireless Communication Facility
 - Freestanding Tower*
 - Building or tower-mounted antenna

COMMERCIAL

- Animal Service
 - Grooming
 - Veterinary
- Assembly and Entertainment
 - Indoor (Requires special exception approval if selling or serving alcoholic beverages and located on a lot within 150 feet of any residential zoning district other than R-zoned street right-of-way)
 - Small (Up to 250-person capacity)
 - Large (>250-person capacity)

Outdoor*

Broadcast of Recording Studio

Commercial Service

- Building service*
- Business support service*
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Financial Services

Funeral or Mortuary Service

Lodging

- Bed & breakfast
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- Business or professional office
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Drive-in or Drive-through Facility (as a component of an allowed use)*

Oil or Gas Well*

RESIDENTIAL BUILDING TYPES:

HOUSEHOLD LIVING

Two households on single lot

- Townhouses

Three or more households on single lot

- Apartments/Condos
- Townhouses
- Mixed-Use Building
- Vertical Mixed-Use Building

MAXIMUM BUILDING HEIGHT:

The maximum allowable building height will be 65 feet as prescribed by MX2-V-65 with a maximum of 4 occupied stories. Parking structures are limited to one ground level parking area and one additional parking level with a maximum overall height of 20 feet.

LANDSCAPING:

The area on the attached conceptual site plan designated as "Landscape Area A" shall contain eleven (11) trees (one (1) tree per twenty linear feet (20') of edge) which are (at the time of planting) not less than three inches (3") in caliper for deciduous or nine feet (9') in height for evergreen and spaced not more than thirty feet (30') apart. At least one-half ($\frac{1}{2}$) of the required trees shall be evergreen.

The area on the attached conceptual site plan designated as "Landscape Area B" shall contain eleven (11) trees (one (1) tree per twenty linear feet (20') of edge) which are (at the time of planting) not less than three inches (3") in caliper for deciduous or nine feet (9') in height for evergreen and spaced not more than

thirty feet (30') apart. At least one-half (½) of the required trees shall be evergreen.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The entire subject property is designated as “Multiple Use” by the Comprehensive Plan land use map. The proposed MX2 district aligns with the recommendations of the “Multiple Use” land use designation by permitting a range of commercial and residential uses.

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Small Area Plan: Brookside Infill Development Design Recommendations (2002)

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included in the optional development plan the MX2 district is in alignment with the recommendations of the small area plan.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently an operational financial institution with parking and drive through lanes for bank services. The property is adjacent to Crow Creek on the north, residential uses to the east, and commercial uses within the Brookside corridor to the south and west.

Streets:

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South Peoria Avenue	Urban Arterial	70'	4
East 33 rd Street South	Residential	50'	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Existing Use
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East	RS-3	Neighborhood	Single-Family Residential
West	CH/OMH	Multiple Use	Office/Coffee Shop

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11823 dated June 26, 1970, established zoning for the subject property.

PUD-488: Approved by TMAPC on April 22, 1992. Approved by City Council on June 4, 1992. Ordinance No. 17727, dated June 11, 1992.

Discussion:

Applicant Comments:

Stuart Van De Wiele 521 E 2nd Street STE 1200, Tulsa, OK 74120

The applicant stated he represents Fishless Desert, which is the developer of the subject property. He stated he would like to discuss some of the neighbors' concerns. The applicant stated the subject property is about 1.75 acres on the east side of Peoria Avenue and on the north end of Brookside. He stated as part of the acquisition but not a part of this application request is the parking lot that's directly across 33rd Street from the subject property. The applicant stated the project anticipates including a Bank of Oklahoma branch on the ground floor with an ATM drive through that will be underneath the parking deck. He stated there will also be retail, restaurant, and shopping on the ground floor. The applicant stated there will be 3 floors of residential and a ground level plus one parking deck in the rear that will contain approximately 142 parking spaces. He stated the current site plan would require 110 parking spaces per the Zoning Code. They are providing 30 more spaces than the code requires and that is not counting the 33 spots in the lot across 33rd Street. The applicant stated over the last couple of months he and his client have had a tremendous amount of community engagement. He stated they have met with three City Councilors and have held three neighborhood meetings, two were with smaller groups. He stated one meeting was with the residents of the cul-de-sac north of the subject lot. The applicant also stated a larger meeting with Brookside Neighborhood Association and a meeting with the Brookside Business Association of which they have a letter of support. The applicant stated in those meetings they heard three repeating concerns. He stated the height, parking, and traffic. In respect to the height, he wanted to point out that there are 3 other MX designations that have an unlimited height designation all in the same mile to the south as this project and several more up and down Brookside. The applicant stated after neighborhood engagement they brought the height of the proposed development down from unlimited and agreed to the 65-foot designation with an optional development plan that further limits that to 4 stories. As to parking, there are a lot of complaints about parking on Brookside, specifically on street parking in the neighborhood. He stated a few things to keep in mind is that on street parking is legal and it is a way of life in Tulsa. There are some streets that designate one side of the street to parking and there are people that ignore those signs. But that's not this project. The applicant stated overall they will have approximately 175 parking spaces and that is more than what they would be required to provide by code. He stated as to traffic, no one likes it, but a new Comprehensive Plan was approved back in May and adopted by the City Council at the end of June, and it includes a traffic map. The applicant stated the map in the Comprehensive Plan shows 31st Street to 41st Street on Peoria experiences 2500 to 5000 average vehicles per lane per day. He stated it goes on to say that these arterials have low levels of congestion and new development is unlikely to have a noticeable impact on traffic. The applicant stated with the revised zoning and the optional development plan this application is in compliance with the Brookside Infill plan. He stated he believes that this is a great fit for this project.

Mr. Walker stated there is parking in the back of the building and then there is a second deck of parking.

The applicant stated "yes," there are 2 stories of parking. He stated he wants to point out that the optional development plan includes a call out for two landscape areas and both proposed areas are as wide or wider than what is currently there in the PUD. There is a larger number of trees and a larger caliber of trees.

Mr. Walker stated there is ingress and egress on the north end of Peoria Avenue which is about where the parking lot entrance would be and then there's a ramp on 33rd Street

The applicant stated effectively keeping the same access points as the site currently has.

Mr. Craddock asked if the ramp was just for residents.

The applicant stated the plan is for the upper deck to be for residents.

Mr. Craddock stated he wanted to commend the applicant for his community outreach on this project and the willingness to modify the plan based on the neighbors' concerns.

Ms. Bayles stated she agrees with Mr. Craddock and thinks the optional development plan that the applicant has voluntarily submitted, as well as the results of the neighborhood meetings, is very helpful to Planning Commission.

Interested Parties:

Jody Rogers 1318 East 32nd Place, Tulsa, OK 74105

Ms. Rogers stated the subject property borders the west side and the south side of her property. She stated she would like to thank the developers; they were very transparent with this redevelopment of the former Bank of Oklahoma. Ms. Rogers stated a few of the residents of her cul-de-sac on 32nd Place and a few of the residents on 33rd Street met, and they all sent letters with their concerns, which are the traffic, the parking, and the unique charm of Brookside. She stated the four stories just seems inappropriate. Ms. Rogers stated she opposes this current plan because it personally affects her property. She stated the plans are to build a four-story building and a two-story garage flanking the south and west side of her backyard. Ms. Rogers stated from what she understands this will be an 18 plus month build and she just had a 10 month build with the Crow Creek project. She stated that there were generators pumping water, trucks, and bulldozers in her front yard 24 hours, five and six days a week for 10 months. She stated now she will have this project for 18 months with the same noises from heavy equipment. Ms. Rogers stated she does not want to be surrounded by a parking garage.

Shawn Linfoot 4754 South Cincinnati Avenue, Tulsa, OK 74105

Mr. Linfoot stated he is a 30 resident of Tulsa and architecture is his background. He stated he is currently an 18-year licensed Realtor in the City of Tulsa and wanted to echo the concerns of the neighborhoods. Mr. Linfoot stated he lives further South however, in his circle of friends when told about this potential project coming into that area, the first two things they said was that it was going to create a traffic nightmare and where is everyone going to park. He stated those are the biggest concerns. Mr. Linfoot stated if you go to the area on a Friday or Saturday night, patrons are using the subject property to park because there is nowhere else to park. He stated according to the Tulsa Zoning Code this project meets those requirements. Unfortunately, in the Tulsa Zoning Code, the first 5000 square feet of restaurant doesn't count, for the first 5000 square feet of bar it does not count, and for the first 5000 square feet of retail it does not count. Mr. Linfoot stated that is what will create the problems and the congestion. He stated that will be 17,000 square feet of retail, restaurant and bar that is not even considered in the parking lot ratio. Mr. Linfoot stated at four stories, you need much more parking than what's addressed the code. He stated the reality is if everyone in this room went down there to eat, there is nowhere to park, even with a two-story structure, there's not going to be adequate parking.

Tim Clark Sr. 4129 South Peoria, Tulsa, OK 74105

Mr. Clark stated he is a member of the Brookside Business Association and the Neighborhood Association. He stated the Brookside Business Association was very supportive of the project and the Brookside Neighborhood Association was very opposed to the project. Mr. Clark stated the reality is that we as a city have passed these zoning codes and he is befuddled why they get up and argue over what's going to go where when it is encouraged by the city to have MX zoning on Bus Rapid Transit route. He stated and as presented there are many tracts on Peoria Avenue that are CH without a height limitation. Mr. Clark stated they are very fortunate that applicants of this caliber are wanting to put a project on Peoria to enhance Peoria Avenue as well as the neighborhood. He stated the neighborhood fights these developments and they really help bolster the property values of both. Mr. Clark stated as a resident and as a Brookside Business Association member he supports the project and encourages the Planning Commission to approve the project.

Ann Walker 1334 East 32nd Place Tulsa, OK 74105

Ms. Walker stated she has lived on Brookside for 40 years. She stated she has seen a lot of changes on Brookside. Ms. Walker stated the main concern is parking and as another speaker stated the workers of these businesses, particularly the restaurants, are not considered in parking situations. She stated the applicant said they are adding parking spots, but the second tiered parking garage is for residents only. So, they are not adding any additional parking from her point of view. Ms. Walker stated 32nd Place is only two and a half cars wide and they cannot have parking on both sides of the street. She stated residents

have been blocked in for over two hours because of ignorant people parking on both sides of the street and emergency vehicles could not have gotten to them. Ms. Walker asked the Planning Commission to consider if they would like to live next door to this development.

Applicants Rebuttal:

The applicant stated the comments from speakers are largely what they heard at some of the neighborhood meetings. He stated the construction noise that was heard from the Crow Creek project with the generators that pump water is not the typical construction site. The applicant stated this project would probably go under construction in the middle of 2024 and be a 16-month building process. He stated there will be a landscape buffer with a six-to-eight-foot fence around that side of the property and the additional inclusion of trees, some of which are already there, but there will be new trees planted. The applicant stated Mr. Linfoot certainly wasn't intentionally excluded from the meeting they just didn't go two miles out from the project to invite neighbors. He stated he has covered the parking situation and traffic situation. The Comprehensive Plan is six weeks old, and it specifically addresses traffic in this mile and the impact of what new infill might look like.

TMAPC Comments:

Mr. Humprey asked who would enforce the issue with noise.

Staff stated the City of Tulsa has a noise ordinance that during certain hours if they exceed certain decibels off their lot residents can report this. He stated that he thinks the additional buffer and the wall that would be required between the development and the residential areas are going to help mitigate that during the off hours when maybe the nuisance ordinance was in effect.

Mr. Hood asked staff to explain the buffers within this project.

Staff stated in terms of the optional development plan, there are listed additional requirements for landscaping within the development. He stated this project has more robust and more specific landscaping requirements than most plans they see. Staff stated the area designated as landscape area A shall contain eleven 11 trees, one tree per twenty linear feet of the edge which are, at the time of planting, not less than three inches in caliper for deciduous or nine feet in height for evergreen and spaced not more than thirty feet apart. He stated at least one-half (½) of the required trees shall be evergreen and it's a similar requirement for landscape area B. Staff stated in most cases a landscape plan for a project can be baby trees that meet the requirements of one tree per 25 feet but the applicant is actually specifying that they would have nine foot trees already installed with a three inch caliper, which is a little bit much more robust than what they have seen in some projects.

Mr. Whitlock stated the applicant has gone above and the minimum requirements.

Ms. Bayles stated not only robust, but these larger trees also provide a significant sound and light buffer between the project and the adjacent neighbors, and she commends the developer on that in particular.

Ms. Carr asked if the plan was modified after the neighborhood meetings and were the changes made based on neighborhood comments.

Staff stated “yes,” that he met with Stuart and the development team shortly after they had their neighborhood meeting last Monday to discuss what they had heard and what they found out in terms of the primary concerns. The height was something they thought was going to be an issue, so they were willing to come to the table and discuss an alternative after they heard from the neighborhood. He stated that is what ultimately led to a reduced overall height, and it was dropped down to 65 feet and incorporated the four-story maximum into the development plan.

TMAPC Action; 9 members present:

On **MOTION** of **CRADDOCK**, the TMAPC voted 9-0-0 (Bayles, Carr, Craddock, Hood, Humphrey, Krug, Shivel, Walker, Whitlock, “aye”; no “nays”; none “abstaining”; Covey, Zalk, “absent”) to recommend **APPROVAL** of the MX2-V-65 zoning for Z-7735 with the optional development plan per staff recommendation.

Legal Description for Z-7735:

TRACT 1: LOTS 1 AND 2, ROGERS RE-SUBDIVISION OF LOT ONE, BLOCK ONE, CEDAR HAVEN ADDITION, A SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, LESS AND EXCEPT THE EAST 25 FEET OF SAID LOT 2
TRACT 2: LOTS 2, 3, 4, AND 5, BLOCK 1, CEDAR HAVEN, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

Optional Development Plan No. _____

Applicant:

Fishless Desert Development, LLC

TABLE OF CONTENTS

	<u>Page</u>
I. Concept Statement	1
II. Optional Development Plan – Development Standards	2
III. Legal Description	3
IV. Conceptual Site Plan	4

I. Concept Statement

The Subject Property is located at or about 3237 S. Peoria Avenue and consists of three (3) adjoining parcels (the “Property”). The Property consists of approximately 1.73 acres (+/-). A commercial bank currently operates on the Property.

The Applicant plans to develop the Property by constructing (i) one or more restaurants, (ii) rooftop seating for one or more of the restaurants, (iii) banking facilities, (iv) retail shopping areas, (v) office areas, and (vi) residential areas (as either condominium or multifamily units).

The size and scale of the development will complement the area and provide additional residential, retail and dining options. The intended uses are compatible with the Subject Property’s designation as a “Main Street” and an “Area of Growth”.

The anticipated uses are designed to be complementary of one another from a parking standpoint and the Property is currently designed with parking spaces (including structured parking) which meets or exceeds the amount required by the Tulsa Zoning Code.

This Optional Development Plan is being voluntarily imposed by the Applicant to lessen the perceived or potential impact of the development on those residential areas in the immediate vicinity of the Property.

Although the conceptual site plan submitted herewith depicts the current design contemplated by the Applicant, the final project may vary from the conceptual site plan.

II. Optional Development Plan – Development Standards

In order to lessen the perceived or potential impact of the rezoning of the Subject Property (from CH, OL, and RS-3 to MX2-V-U) on the nearby residentially zoned areas, the Applicant has elected to impose additional restrictions on the property by requesting the implementation of an Optional Development Plan as is allowed under the Tulsa Zoning Code.

The development of the Property shall meet the standards of the MX2 zoning districts except as otherwise limited or restricted below:

1. Permitted Uses. The Subject Property shall be used only for the uses allowed by right or by special exception in the MX2-V-U zoning district, along with all uses and amenities accessory or incidental thereto. Notwithstanding the foregoing, “Vehicle Sales & Services” and “Medical Marijuana Dispensary” uses shall be prohibited.
2. Minimum Parking. The Property shall contain parking spaces in compliance with the Tulsa Zoning Code for the MX2 zoning designation.
3. Height Limitations. Subject to the limitations provided in Section 10.040-B of the Tulsa Zoning Code, the maximum building height on any structure located within the Property shall be seventy-five feet (75’) The parking structure to be located on the Property will be no more than a ground level and one (1) additional parking level.
4. Lighting. All lighting shall be in compliance with the Tulsa Zoning Code for the MX2 zoning designation.
5. Landscaping.

The area on the attached conceptual site plan designated as “Landscape Area A” shall contain eleven (11) trees (one (1) tree per twenty linear feet (20’) of edge) which are (at the time of planting) not less than three inches (3”) in caliper for deciduous or nine feet (9’) in height for evergreen and spaced not more than thirty feet (30’) apart. At least one-half (½) of the required trees shall be evergreen.

The area on the attached conceptual site plan designated as “Landscape Area B” shall contain eleven (11) trees (one (1) tree per twenty linear feet (20’) of edge) which are (at the time of planting) not less than three inches (3”) in caliper for deciduous or nine feet (9’) in height for evergreen and spaced not more than thirty feet (30’) apart. At least one-half (½) of the required trees shall be evergreen.

All other landscaping shall comply with the applicable requirements of the Tulsa Zoning Code for the MX2 zoning designation.

6. Other Bulk and Area Limitations. The Subject Property shall comply with all other bulk and area requirements imposed upon MX2 zoned properties by the Tulsa Zoning Code.

III. Legal Description

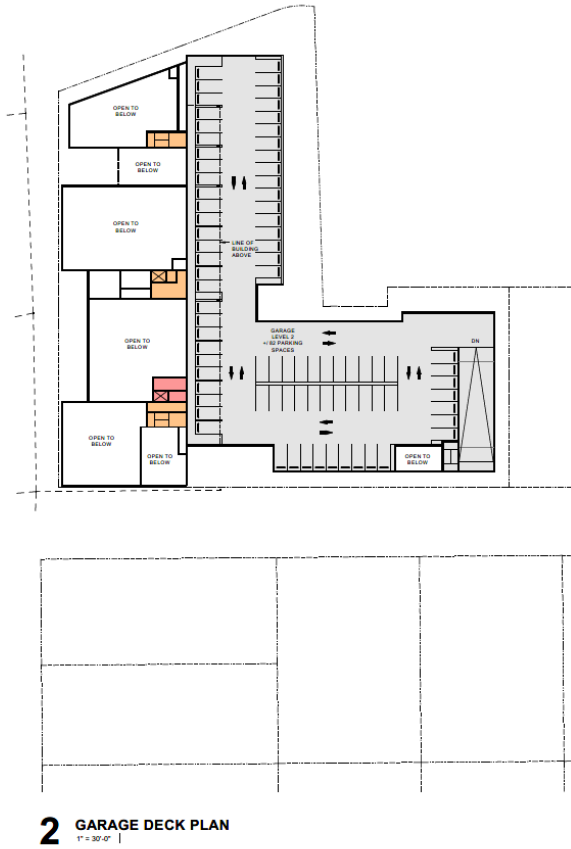
TRACT 1:

LOTS 1 AND 2, ROGERS RE-SUBDIVISION OF LOT ONE, BLOCK ONE, CEDAR HAVEN ADDITION, A SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, LESS AND EXCEPT THE EAST 25 FEET OF SAID LOT 2

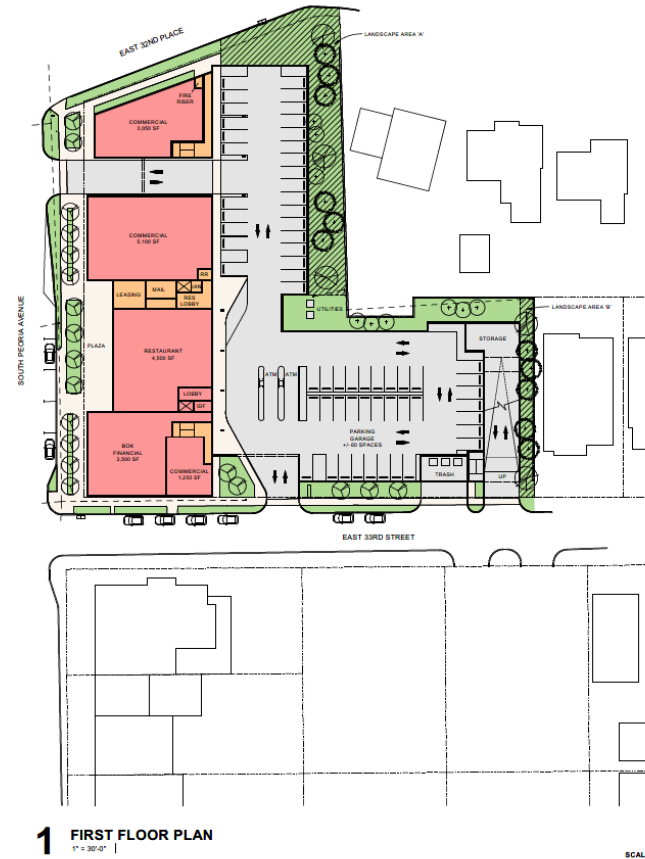
TRACT 2:

LOTS 2, 3, 4, AND 5, BLOCK 1, CEDAR HAVEN, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

IV. Conceptual Site Plan¹



SELSER SCHAEFER ARCHITECTS
© 2023

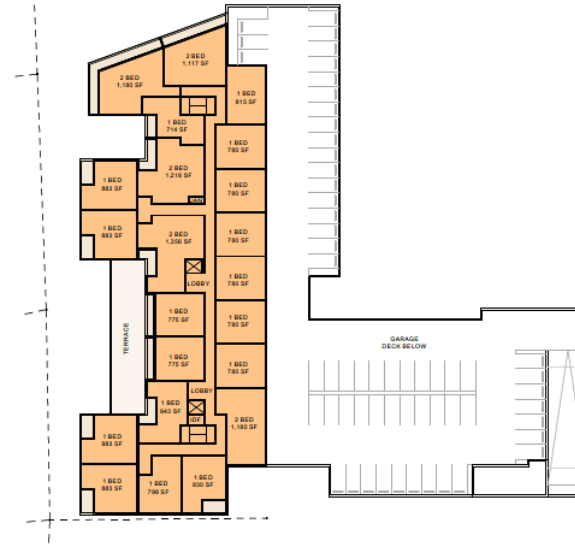


NORTH
SCALE: 1" = 30'-0"
CONCEPT FLOOR PLANS
BOK BROOKSIDE MIXED USE
FISHLESS DESERT
06.13.23

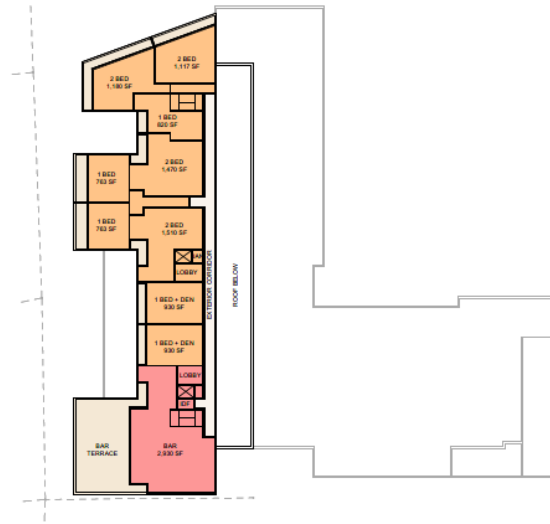
¹ To be revised to exclude stand alone parking lot tract



2 THIRD- FOURTH FLOOR PLANS
1" = 30'-0"



1 SECOND FLOOR PLAN
1" = 30'-0"



2 FIFTH FLOOR PLAN
1" = 30'-0"

From: [Matt Newman](#)
To: [Foster, Nathan](#)
Cc: [John Hickey](#); [Stuart E. Van De Wiele](#); [Elliot Nelson](#)
Subject: 32nd & Peoria Zoning Change Request (Z-7735) - Review of Brookside Infill Recommendations and Tulsa's Comp Plan
Date: Wednesday, July 26, 2023 1:57:33 PM

Nathan,

In preparing our rezoning application and preliminary design of the site, we did review the Brookside Infill Development Design Recommendations from 2002 and although somewhat outdated and with certain elements inconsistent with the more recent Comprehensive Plans adopted by the City, we did find a few policy recommendations we are achieving with our proposed plan.

Overall Design Policies (Section 1)

- Protects and enhances the pedestrian environment
- Minimizes the curb cuts (maintains current cuts)
- Encourages high quality residential...and commercial infill development
- Improves high quality development and property values
- Mixed use development

Design Recommendations (Section 3)

- Preserves and enhances the multiple use village marketplace
- Providing sufficient parking for land use
- Providing appropriate screened fencing, landscaping, and buffering materials between the Business Area and the Residential Area
- Streetscaping: Our plan calls for outdoor dining, wider sidewalks, and street trees along Peoria that correspond to the proposed Street Section Crow Creek to 38th St along Peoria Ave (Exhibit 27 - page 45)
- Parking: Our plan for the parking garage provides the screening and buffering that correspond to the Concept Illustration of Multiple-Level Parking Facility (Exhibit 30 - page 50)

Our proposed development is consistent with the previous land use of "Main Street" and the newly adopted "Multiple Use" in Residential Density, Urban Form, Land Use diversity, Connectivity, Parking, Screening, and Signage.

Matt Newman
Fishless Desert Development

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Zoning Change Request
Case #Z-7735 & PUD-488-A
Fishless Desert Development, LLC – City Council & Neighbor Communications

May 11 – Meeting with INCOG

June 01 – Meeting with Councilor Fowler

June 07 – Meeting with Councilor Bellis

June 26 – Meeting with Councilor Cue

June 30 – Meeting with Councilor Fowler & Brookside Neighbor

July 06 – Brookside Neighborhood Meeting (Small Group-Residents of 32nd St Cul de Sac)

- Sign in sheet attached.
- General Concerns:
 - Cul de sac on 32nd gets congested on big Brookside events (Boo Ha Ha) with people parking on both sides of the street. It blocks traffic and doesn't allow these residents to leave.
 - Potential noise from rooftop restaurant
 - Site line into backyards from the upper residential floors.
 - What will the property look like?
 - The 75' height.
 - Current bank parking lot and sidewalks are used to walk their pets.
- Suggestions:
 - A no parking sign in the cul de sac. Better enforcement.
 - If the development is fully fenced, a potential gate for the cul de sac residents to use to access the green space.
 - Higher fence along property line.
 - Heavy landscaping along property line.
 - 4 stories in height.
- Sent out a follow up email to attendees with our formal application and development plan.
 - Received an email back from one of the attendees reiterating that main concern is the size. They like the plan the ground level parking to be gated, fenced, and heavily landscaped. Liked the prohibited uses in the development plan. Would like to see if 4

stories are possible. Their last concern is the potential of overflow parking going on the cul de sac at 32nd and would like to see “no parking” or “parking on one side only” signs on that street.

- General Comments:
 - Neighbors did appreciate us coming to them instead of them finding out too late.
 - General understanding of the financial constraints of real estate and the attraction to Brookside, but still concerned about the direct impact to their small cul de sac.

July 11 – Brookside Neighborhood Meeting (Small Group)

- Sign in sheet attached.
- General Concerns:
 - Height of the building. Size compared to the buildings in near proximity.
 - Increased traffic and parking.
 - Noise from rooftop restaurant.
 - Setting the precedent for other developers/redevelopment along Brookside.
- Suggestions:
 - Looking at a 4-story version.
 - Condos for the residential portion.
 - Working with the City on how to address traffic along Peoria.
 - Creating a more walkable Brookside (from one side to another).
- Sent out a follow up email to attendees with our formal application and development plan.
 - Received an email back from one of attendees with a concern that Brookside is becoming too developed. They would like to see if the project could work at 4 stories.

July 12 – Brookside Business Association (Monthly Meeting)

- Could request sign in sheet from BBA.
- General Concerns:
 - Overall traffic calming for Brookside.
 - Better pedestrian street crossings.
 - Streetscape, sidewalks.
- Overall, BBA members were very supportive of the development and will provide support as needed.

July 24 – Brookside Neighborhood Association (Informal Meeting)

- Sign in sheet attached.
- General Concerns:
 - Additional traffic on Peoria and cutting through 33rd (the neighborhood).
 - Additional parking on the streets. And potential overnight parking for the residents.
 - Height of the building.

- Compliance with the Brookside Infill Development Standards.
 - Type of residents that will be living in the development.
 - Other land on Brookside that hasn't been developed.
- Suggestions:
 - Going to a 4-story version to reduce the height.
 - Including "pork chops" in the site design to force traffic away from exiting into the neighborhood.
 - Heavy landscaping and trees.
 - Ensure parking for residents is realistic.
 - Traffic light to turn left onto Peoria from the development.
- General Comments:
 - Overall traffic and speeding continues to be an issue on Brookside.
 - Would like someone to figure out parking and traffic calming for the continued growth and redevelopment of Brookside.
 - Appreciated the meeting and open dialogue.
- Sent out a follow up email to attendees with our formal application and development plan.

July 06 Meeting

Please Sign In*

Name	Phone Number	Email
KARYN BUTTON	918-759-1722	kkdutton@yahoo.com
Ann & Rick Walker	918-638-4629	arwalk51@cox.net
Jody Rogers	310-994-4705	jodyrogers@mac.com
Suzanne Rogers	918-640-8262	MAC

*We will ONLY use the contact information provided here to contact you regarding opportunities that fit your interests and NEVER sell or share it with any other organization or third party.



July 11 Meeting

Name	Email	Mobile Phone
Jacqueline Bowman	jacq.bow@gmail.com	
Brent Wright	bwright@bravestarcapital.com	918-729-5690
Jim Shipman	jship23red@cox.net	918-694-4950
Teresa Knox	teresa.knox918@gmail.com	918-521-4678
Robert Brejcha	bobbrejcha@aol.com	918-605-8272
ED Seid	ejseid@SWBELL.NET	
Stella Seiders	seid stella-seiders@att.net	918-510-9952
Steve Drene Austin	seid steve.austin2@cox.net	918-804-4671
Tim Bucci	TRBucci@ATT.NET	219-775-0171

Name	Email	Mobile Phone
JUSAN SAVAGE	M.SOSANSAVAGE@gmail.com	
Carol Pouch	herlihy.pouch@icloud.com	(919) 645-9431

July 25 Meeting

Name	Email	Mobile Phone
Tracy Nyquist	tnyquist@sbeglobal.net	
Marilyn Trout	mtrout57@gmail.com	
Kayn Dutton	krdutton@yahoo.com	
Kirk Bailey	kirkcorunner@cox.net	
Stephanie Fell	sjfell9@gmail.com	
Phyllis & Matt Calderwood	mpcalde@cox.net	918- 693-0783
Jody Rogers	jodyrogers@mac.com	316 994-4705
Suzanne Rogers		918 640-8262
BARB JOHNSON	BJOHNI17828@AOL.COM	
Valerie Maxey	VMAXEY0425@AOL	7498779
Cindy Woodward	cindy.woodward@outlook.com	

Name	Email	Mobile Phone
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Lenny Bertley	bertley3137@cox.net	
Gloria Bailey	glogram2@cox.net	918-625-3662
	Cherie Cook	
Barbara	Barbara@cox.net	
Dan Safranek	dansafranek@gmail.com	
	Ann Marie Beer	
Cherie Cook	arcuba@gmail.com	
Barbara Nevada	BMcox@cox.net	
Rossie	rossy@cox.net	918-606-1519



BROOKSIDE
Business Association

P.O. Box 52333
Tulsa, Oklahoma 74152-0333

Susan Miller, Director
Tulsa Planning Commission
Tulsa Planning Office
175 E 2nd St., 4th Floor
Tulsa, OK 74103

Re: Zoning Change Request
Z-7735 & PUD-488-A
NE Corner of 33rd St South & South Peoria Ave

Dear Ms. Miller:

On July 12, members representing the redevelopment of the Bank of Oklahoma site on Brookside met with members of the Brookside Business Association during our regular monthly meeting to discuss their plans for redeveloping the site and their current application for rezoning that property to a "MX2" designation.

During the presentation, they went into detail on the proposed uses, density, and onsite parking plans and showed us current site plans and renderings for the redevelopment.

The members of the Brookside Business Association are in agreement that this proposed development will be a transformative project for Brookside and we are in full support of its application for a Zoning Change.

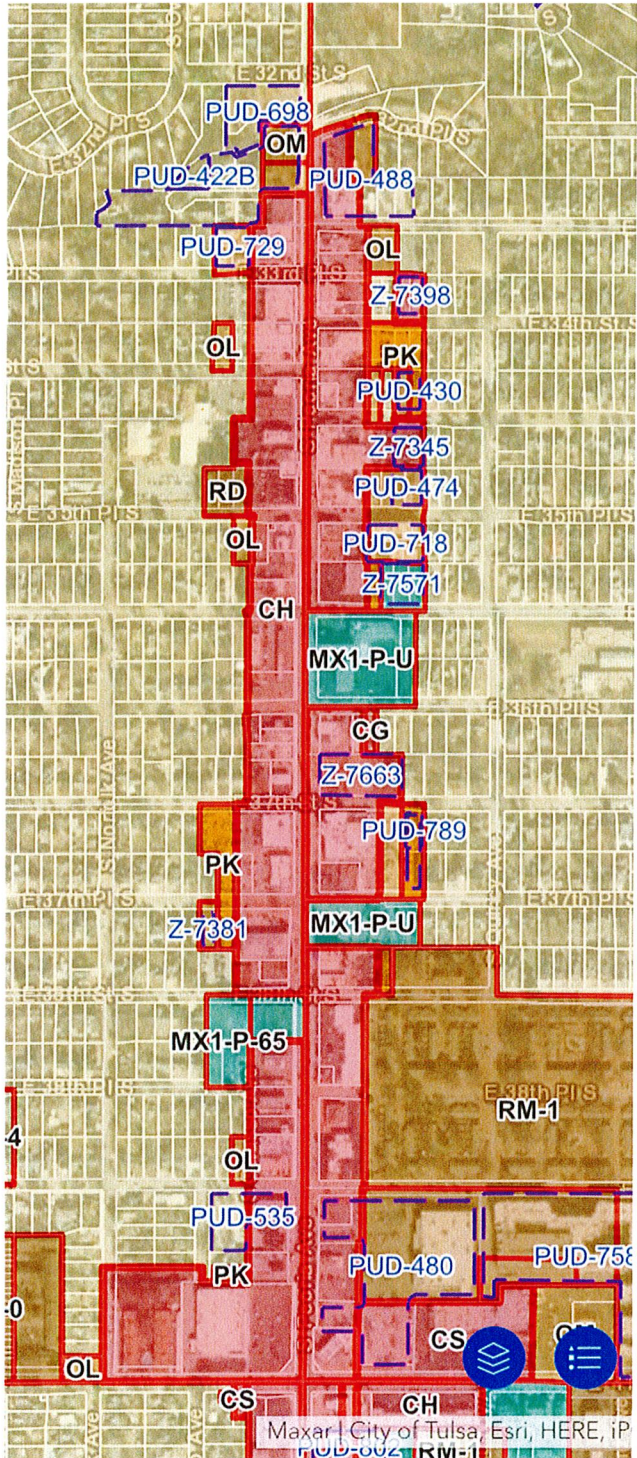
We look forward to seeing this development move forward.

Respectfully,

Tim Clark, Sr.
President
Brookside Business Association

TSC:clr
cc: M. Morgan

OFFICIAL RECORD EXHIBIT " " " "
ENTERED IN THE 2 Aug 2021 MINUTES
OF THE TULSA METROPOLITAN AREA
PLANNING COMMISSION.



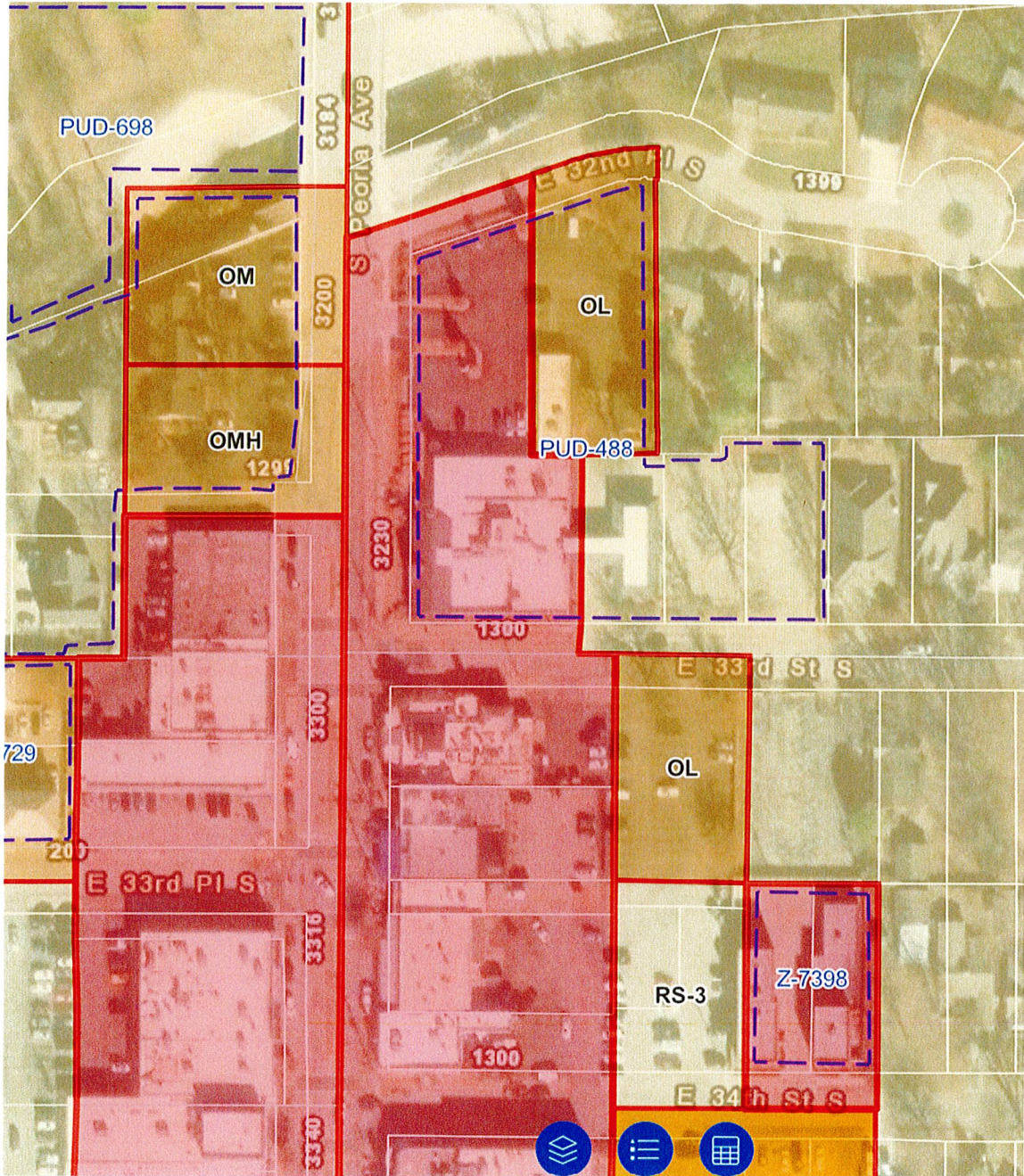
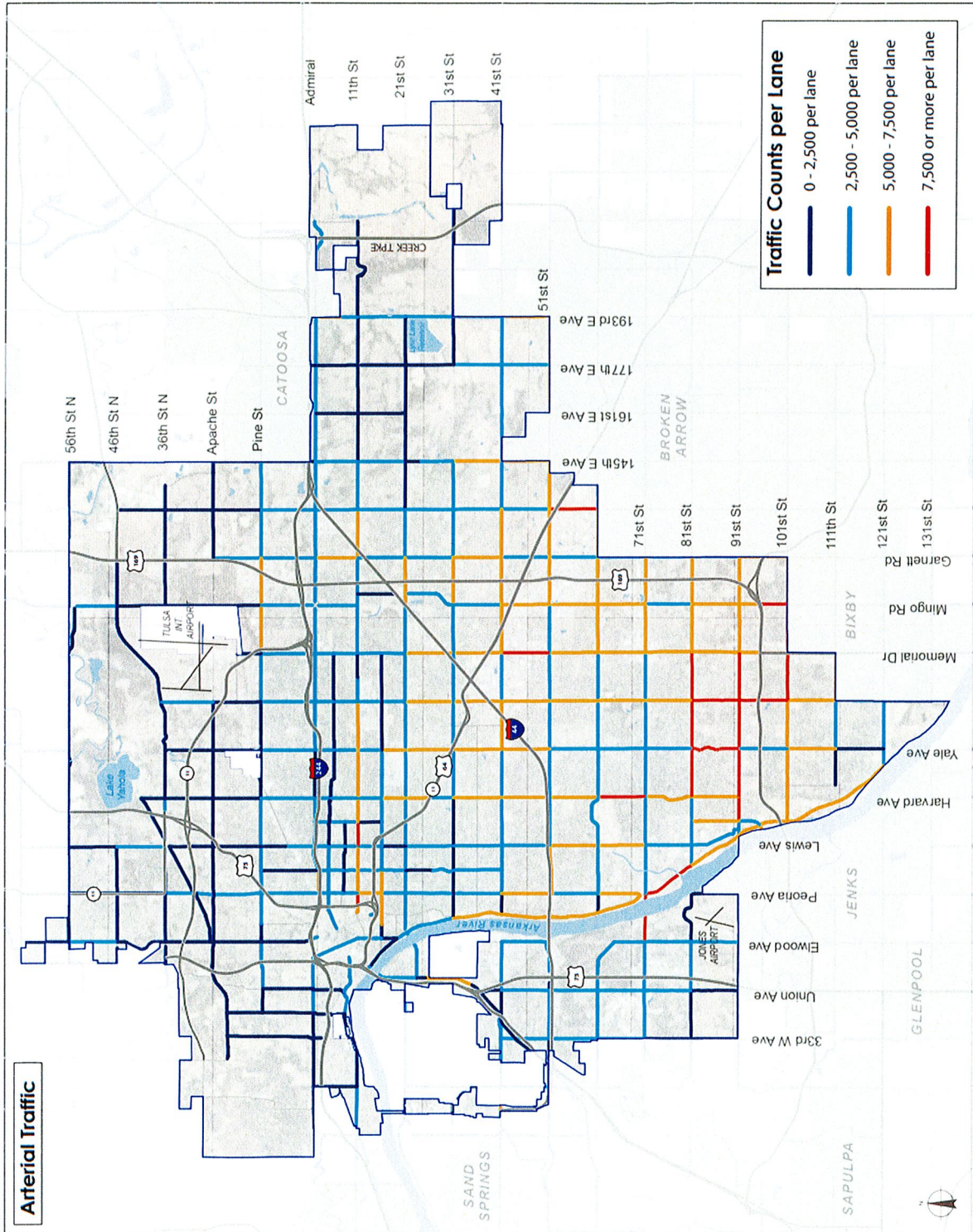


Table 15-3: O, C and I District Lot and Building Regulations

Regulations	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH
Minimum Lot Area (sq. ft.)	-	-	-	10,000	-	-	-	-	-	-	-
Minimum Street Frontage (feet)	50	50	50	-	50	50	-	-	50	50	50
Maximum Floor Area Ratio (FAR)	0.40	0.50	2.00	8.00	0.50	0.75	-	-	-	-	-
Minimum Lot Area per Unit (sq. ft.)	[1]	[2]	[2]	[3]	[2]	[2]	-	-	[2]	[2]	[2]
Min. Open Space per Unit (sq. ft.)	[1]	[2]	[2]	[3]	[2]	[2]	-	-	[2]	[2]	[2]
Building Setbacks (feet)											
Street [4]	10	10	10	10	10	10	-	-	10	10	10
From AG, AG-R, or R district	10	10[5]	10[5]	10	10[5]	10[5]	-	-	75[6]	75[6]	75[6]
From O district	-	-	-	-	-	-	-	-	75[6]	75[6]	75[6]
Max. Building Coverage (% of lot)	-	-	-	-	-	-	-	-	-	-	-
Maximum Building Height (feet)	35	-	-	-	-	-	-	-	-	-	-

15.030-B Table Notes

The following notes refer to the bracketed numbers (e.g., "[1]") in



ARTERIAL TRAFFIC

Introduction

Increased traffic congestion is one of the most common concerns raised by residents and decision-makers during rezoning and at other points in the development process. Tulsa has a substantial arterial grid generally aligned with the township and range boundaries, that is along a 1-mile by 1-mile grid. This arterial network provides a significant level of redundancy, particularly in the older parts of the city where the street grid between the arterial grid also provides alternative routes for road users. Congestion is not commonplace across the city, but for sections of South Tulsa, where street connectivity is minimal except for arterials, and where automobile reliance rates are the highest in the city, traffic congestion does occur.

Causes of Traffic Congestion in Tulsa

Areas of the city that were developed since the 1960s have been designed with very little street redundancy, with mid mile connector streets being uncommon. Additionally, uses are separated such that destinations, like commercial, retail, and employment uses, are all concentrated along the arterial streets. This organization of transportation infrastructure and land uses leads to streets that are both meant to serve as mobility corridors and corridors to access destinations, causing congestion. This is especially pronounced during times of the day when large numbers of drivers are commuting to and from work, or when schools are doing drop-off and pick-up.

Where possible, new developments should be required to provide useful connectivity that adds alternative routes to the street grid. This can be designed in ways that do not significantly change the area, but this requires consistent implementation of connectivity goals by City of Tulsa and Tulsa Planning Office staff when subdivisions and other development projects are submitted for approval.

Purpose

The purpose of this Arterial Traffic map is to add context to discussions about the traffic impacts of new development. The City of Tulsa Traffic Operations Division of the Public Works Department gathers traffic counts on a recurring basis. These counts have been joined to the arterial grid, averaged for each individual segment, and then divided by the number of lanes for each segment. This results in a count of Average Annual Daily Traffic (AADT) per lane. Using standardized values from the Federal Highway Administration (FHWA) for the level of AADT that constitutes congestion, the map is classified in four levels:

Dark Blue (Less than 2,500 AADT per lane) - These arterials have significant excess capacity and very low congestion levels. These arterials are likely suitable for reallocation of space for other transportation modes. New development is very unlikely to have a noticeable impact on traffic.

Light Blue (Between 2,500 and 5,000 AADT per lane) - These arterials have low levels of congestion. These arterials may be suitable for reallocation of space for other transportation modes. New development is unlikely to have a noticeable impact on traffic.

Orange (Between 5,000 and 7,500 AADT per lane) - These arterials have a medium level of congestion. They are not suitable for reallocation of space for other transportation modes. New development may have a noticeable impact on traffic. Further study may be warranted to inform the decision-making process.

Red (Greater than 7,500 AADT per lane) - These arterials have a high level of congestion. They are not suitable for reallocation of space for other transportation modes, and expansion projects are warranted. Traffic studies may be necessary to ensure new development does not significantly increase traffic congestion on the arterial. Mitigation approaches related to the intensity of a development or the type of use may be needed.