

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 2860

Wednesday, February 16, 2022, 1:00 p.m.
City Council Chamber
One Technology Center – 175 E. 2nd Street, 2nd Floor

Members Present	Members Absent	Staff Present	Others Present
Bayles	Krug	Foster	Jordan, COT
Blair	Walker	Hoyt	Silman, COT
Covey	Zalk	Miller	Skates, COT
Craddock		Sawyer	VanValkenburgh, Legal
Kimbrel		Siers	
Reeds		Wilkerson	
Shivel			
Whitlock			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday February 10, 2022 at 9:42 a.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

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

Mr. Shivel read the opening statement and rules of conduct for the TMAPC meeting.

REPORTS:

Chairman’s Report:
None

Director’s Report:
Ms. Miller reported on Board of County Commissioner actions. She stated there were no zoning applications for the March 23, 2022 meeting but the application deadline for minor amendments and preliminary plats is next week and she would let Commissioners know if that meeting needed to be canceled.

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Minutes:

1. Minutes of February 2, 2022 Meeting No. 2859

Approval of the minutes of **February 2, 2022 Meeting No. 2859**

TMAPC Action; 6 members present:

On **MOTION** of **REEDS**, the TMAPC voted 5-0-1 (Craddock, Kimbrel, Reeds, Shivel, Whitlock, “aye”; no “nays”; Covey, “abstaining”; Bayles, Blair, Krug, Walker, Zalk, “absent”) to **APPROVE** the minutes of February 2, 2022 Meeting No. 2859.

CONSENT AGENDA

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

2. **PUD-457-5 Keith Nachbor** (CD 8) Location: East of the Northeast corner of East 81st Street South and South Yale Avenue requesting a **PUD Minor Amendment** to increase allowable driveway width in the street setback and right of way

STAFF RECOMMENDATION:

SECTION I: PUD-457-5 Minor Amendment

Amendment Request: Revise the PUD Development Standards to increase the allowable driveway width within the street setback and the street right-of-way.

Currently driveways in RS zoned lots with a width of 75+ feet cannot exceed 50% of the lot frontage or 27 ft of driveway width in the right-of-way and 30 ft within the street setback, whichever is less. The subject lot currently has an existing drive that is 27 ft wide along the Hudson Ave frontage. A new circle drive is proposed along the Granite Ave frontage with a width of 14 ft at each end of the drive, or 28 ft in width total for the new drive. This would bring the total combined drive width for the subject lot to 55 ft. The subject lot is a corner lot and has approximately 240 ft of total frontage. This would bring the total requested drive width to 23% of the total frontage.

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.*

“Changes in structure heights, building setbacks, yards, driveway coverage measured by width, square footage or percentage of the yard, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved PUD standards and the character of the development are not substantially altered.”

Staff has reviewed the request and determined:

- 1) PUD-457-5 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-457.

- 2) All remaining development standards defined in PUD-457 and subsequent amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment to increase the total allowable driveway width to 55 ft in both the street setback and the right-of-way.

Legal Description for PUD-457-5:

Lot 9, Block 1 Holland Pointe

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3. **PUD-312-A-14 Mary Huckabee** (CD 7) Location: West of the northwest corner of East 51st Street South and South Garnett Road requesting a **PUD Minor Amendment** to create two new development areas, allocate floor area and revise frontage requirements

STAFF RECOMMENDATION:

SECTION I: PUD-312-A-14 Minor Amendment

Amendment Request: Modify the PUD Development Standards to create two development areas, B-1-C-1-A and B-1-C-1-B from the existing development area B-1-C-1, reallocate floor area for the new development areas and revise the street frontage requirements.

The existing lot that comprises development area B-1-C-1 is proposed to be split into two lots, with each becoming it's own development area. Currently the floor area for the development area is allocated at 46,120 sf for Use Units 12,13, 14, 16 and 17 and 72,000 sf for Use Units 11,19 and 22. The proposed floor area for development area B-1-C-1-A is 23,060 sf for Use Units 12,13, 14, 16 and 17 and 47,000 sf for Use Units 11,19 and 22. The proposed floor area for development area B-1-C-1-B is 0 sf for Use Units 12,13, 14, 16 and 17 and 65,778 sf for Use Units 11,19 and 22. This proposal increases the total allowable floor area by 15% compared to that of current development area B-1-C-1.

The applicant also proposes to revise the street frontage requirements for each of the new development areas. The current street frontage requirement is 50 ft. The applicant proposes to revise the street frontage requirement for development area B-1-C-1-A to 40 ft and the frontage for development area B-1-C-1-B to 20 ft. A mutual access agreement will be established providing access across development area B-1-C-1-A from South 109th E Ave to development area B-1-C-1-B.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.

“Changes in structure heights, building setbacks, yards, driveway coverage measured by width, square footage or percentage of the yard, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved PUD standards and the character of the development are not substantially altered.”

Staff has reviewed the request and determined:

- 1) PUD-312-A-14 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-312-A.
- 2) All remaining development standards defined in PUD-312-A and subsequent amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment to create two new development areas, allocate floor area and revise frontage requirements.

Legal Description for PUD-312-A-14:
Lot 1, Block 1 Tulsa Medical Properties
Development Area B-1-C-1

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4. PUD-586-A-13 Lou Reynolds (CD 7) Location: West of the Northwest corner of East 91st Street South and South Garnett Road requesting a **PUD Minor Amendment** to combine development areas to permit the expansion of a hospital campus

STAFF RECOMMENDATION:

SECTION I: PUD-586-A-13 Minor Amendment

Amendment Request: Modify the PUD to combine Development Areas A-1 and A-2 as well as add a portion of Development Area C to Development Area A to permit the expansion of the St. Francis Hospital campus by approximately 280,000 sf.

The applicant is proposing to update the development standards to combine the requirements of Development Areas A-1 and A-2 and incorporated portion of Area C. The Development Standards have also been updated to reflect the current City of Tulsa Zoning Code. The current development standards for the PUD refer to uses and standards from the previous Zoning Code that is no longer in use.

The intersection of Sage Boulevard and E 91st St S will be relocated east of its current location as part of the expansion. The entire Hospital Campus will be platted to reflect the expansion and changes in boundaries.

If approved, the Development Standards for the PUD will be per the PUD information packet provided by the applicant with the exception that no changes will be made to the standards of Development Area B. The Development Area boundaries will be as shown on Exhibit A provided by the applicant.

No parking minimums are being established by this amendment. On site parking adequate to meet the needs of the facility shall be provided. Landscaping will meet or exceed the provisions of the current zoning code and shall include 15% of the lot area as open space.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(1) of the City of Tulsa Zoning Code.

“Adjustment of internal development area boundaries, provided the allocation of land to particular uses and the relationship of uses within the project are not substantially altered;.”

Staff has reviewed the request and determined:

- 1) PUD-586-A-13 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-586-A.
- 2) All remaining development standards defined in PUD-586-A and subsequent amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment to combine Development Area A-1 & A-2 as Development Area A and to add a portion of Development Area C to Development Area A to permit the expansion of the St. Francis Hospital campus.

Legal Description for PUD-586-A-13:

A TRACT OF LAND THAT IS PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (SE/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4; THENCE S 88°58'03" W ALONG THE SOUTH LINE OF SECTION 18, FOR 1322.83 FEET; THENCE N 01°01 '57" W FOR 60.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE S 88°58'03" W FOR 392.16 FEET TO A POINT ON THE EXISTING MINGO

VALLEY EXPRESSWAY RIGHT-OF-WAY; THENCE N 78°46'03" W ALONG SAID RIGHT-OF-WAY, FOR 70.62 FEET; THENCE S 88°58'03" W ALONG SAID RIGHT-OF-WAY, FOR 350.00 FEET; THENCE N 83°48'43" W ALONG SAID RIGHT-OF-WAY, FOR 204.22 FEET TO A POINT ON NEW U.S. HIGHWAY NO. 169 RIGHT-OF-WAY AS ACQUIRED BY CONDEMNATION BY OKLAHOMA TURNPIKE AUTHORITY, CASE NO. CJ 98-05826, ORDER FOR CONFIRMATION OF REPORT OF COMMISSIONERS FILED APRIL 22, 1999; THENCE N 01°01'57" W ALONG SAID NEW U.S. HIGHWAY NO. 169 RIGHT-OF-WAY, FOR 475.46 FEET; THENCE N 06°57'38" E ALONG SAID NEW U.S. HIGHWAY NO. 169 RIGHT-OF-WAY FOR 732.32 FEET; THENCE N 89°58'35" W ALONG SAID NEW U.S. HIGHWAY NO. 169 RIGHT-OF-WAY, FOR 14.89 FEET; THENCE N 06°16'25" E ALONG SAID NEW U.S. HIGHWAY NO. 169 RIGHT-OF-WAY, FOR 18.44 FEET, TO A POINT ALONG SAID NEW U.S. HIGHWAY NO. 169 RIGHT-OF-WAY AS ACQUIRED BY CONDEMNATION BY OKLAHOMA TURNPIKE AUTHORITY, CASE NO. CJ 98-5736, ORDER FOR CONFIRMATION OF REPORT OF COMMISSIONERS FILED JUNE 14, 2005; THENCE N 89°03'03" E ALONG SAID NEW U.S. HIGHWAY NO. 169 RIGHT-OF-WAY, FOR 2.99 FEET; THENCE N 07°01'11" E ALONG SAID NEW U.S. HIGHWAY NO. 169 RIGHT-OF-WAY, FOR 286.42 FEET; THENCE N 05°05'34" W ALONG SAID NEW U.S. HIGHWAY NO. 169 RIGHT-OF-WAY, FOR 220.08 FEET; THENCE N 01°51'52" E ALONG SAID NEW U.S. HIGHWAY NO. 169 RIGHT-OF-WAY, FOR 315.18 FEET; THENCE N 89°01'16" E FOR 2144.76 FEET; THENCE S 01°16'35" E FOR 2011.05 FEET; THENCE S 88°58'03" W FOR 8.00 FEET; THENCE S 01°16'31" E FOR 36.75 FEET; THENCE S 43°50'46" W FOR 39.51 FEET; THENCE S 88°58'03" W FOR 1236.57 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND, CONTAINING 105.37 ACRES OF LAND MORE OR LESS.

TMAPC Action; 6 members present:

On **MOTION** of **REEDS**, the TMAPC voted 6-0-0 (Covey, Craddock, Kimbrel, Reeds, Shivel, Whitlock, "aye"; no "nays"; none "abstaining"; Bayles, Blair, Krug, Walker, Zalk, "absent") to **APPROVE** Items 2 through 4 per staff recommendation.

PUBLIC HEARING - REZONING

Ms. Bayles arrived at 1:03p.m.

5. **Z-7640 Lou Reynolds** (CD 6) Location: West of the northwest corner of South 129th East Avenue and East 11th Street South requesting rezoning from **OL to CS**

STAFF RECOMMENDATION:

SECTION I: Z-7640

DEVELOPMENT CONCEPT: The subject property has been operating as an auction house for decades. The site is zoned OL and the applicant is requesting CS so the existing use can be consistent with the zoning. CS zoning is consistent with Neighborhood Center Land Use designation.

DETAILED STAFF RECOMMENDATION:

Z-7640 is a request to change zoning from OL to CS. Uses allowed with a CS zoning district along with the and lot and building regulations are consistent with the Neighborhood Center land use vision and,

CS zoning is consistent with the existing use on the property and is consistent with expected development and signage allowed in the Route 66 overlay and,

The development style will be similar to surrounding property owners and this rezoning request is considered non-injurious to the proximate properties therefore,

Staff recommends Approval of Z-7640 to rezone property from OL to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CS zoning is consistent with the Neighborhood Center land use designation in the Tulsa Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Neighborhood Center

Neighborhood Centers: This land use designation should include small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

Areas of Stability and Growth designation: Area of Growth

An area of growth is a designation to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or

abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

Transportation Vision:

***Major Street and Highway Plan:* Multi Modal Corridor:**

East 11th Street is considered a multi-modal corridor. Future development should emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail, and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: The subject property is included in the Route 66 overlay.

The Route 66 Overlay establishes zoning regulations and incentives intended to ensure the enhancement, development, and revitalization of the authentic Route 66 through the promotion of historic and historically inspired signage, especially neon, along and adjacent to the two alignments of Route 66 in Tulsa. The regulations are generally intended to guide the character of both public and private development as it occurs along Route 66

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary:

The subject property is undeveloped on the west portion of the site but occupied on the east portion of the site with an existing single story building that has been used as structure for indoor auctions.



Environmental Considerations: None that would affect site redevelopment.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 11 th Street South	Secondary Arterial	100 feet	5 lanes, 2 lanes each direction with a center turn lane.
South 127 th East Avenue	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-2	Neighborhood Center	Growth	Single Family Dwelling
East	CS	Neighborhood Center	Growth	Commercial
South	CS	Neighborhood Center	Growth	Undeveloped
West	CS	Existing Neighborhood	Stability	Single Family Dwelling

SECTION III: Relevant Zoning History

History: Z-7460

ZONING ORDINANCE: Ordinance number 11817 dated June 26, 1970, established zoning for the subject property.

Subject Property:

Surrounding Property:

BOA-21859 February 2015: The Board of Adjustment **approved** a *Special Exception* to permit used and new automobile sales in the CS District (Section 701, Table 1)., on property located at 12828 East 11th Street.

BOA-20809 November 2008: The Board of Adjustment **approved** a *Special Exception* to permit automobile sales (accessory to the auction house) in a CS district (Section 701); & a *Variance* to permit open air storage or display of merchandise offered for sale within 300 ft. of an R district (Section 1217.C.2), on property located at 12835 East 11th Street.

BOA-19987 February 2005: The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 6, Single Family Dwelling, in a CS zoned district, on property located at 1040 South 127th East Avenue.

BOA-19854 May 2004: The Board of Adjustment **Withdrawal** a *Special Exception* to permit automobile sales in a CS district & a *Variance* to permit auto sales within 300 feet of an R district, on property located at 12835 East 11th Street South.

BOA-16953 February 1995: The Board of Adjustment **approved** a *Special Exception* to permit automobile sales in a CS District & a *Variance* of the all-weather surface

requirement for parking – Use Unit 17, on property located at 950 South 129th East Avenue.

BOA-16568 January 1994: The Board of Adjustment **denied** a *Special Exception* to permit a manufactured home in a CS zoned district, on property located at 950 South 129th East Avenue.

BOA-15164 June 1989: The Board of Adjustment **approved** a *Special Exception* to permit automotive and allied activities in a CS zoned district, on property located at 1284 ½ East 11th Street.

BOA-14169 August 1986: The Board of Adjustment **denied** a *Special Exception* to permit a mobile home sale in a CS zoned district & a *Variance* to allow open air storage or display of merchandise offered for sale within 300' of an adjoining R District, on property located at NW/c of 127th East Avenue and East 11th Street.

BOA-12897 December 1983: The Board of Adjustment **approved** a *Special Exception* to permit used car sales in a CS zoned district under the provisions of Section 1680, on property located at NW corner of South 129th East Avenue and East 11th Street South.

Z-5705 July 1982: All concurred in **approval** of a request for *rezoning* a tract of land from RS-2 to CS on property located 1040 South 127 Ave East.

Z-5668 May 1982: All concurred in **approval** of a request for *rezoning* a tract of land from RS-2 to CS on property located 940 South 129th Ave East.

Z-5705 July 1982: All concurred in **approval** of a request for *rezoning* a tract of land from RS-2 to CS on property located 12835 East 11th Street South.

Z-5248 May 1979: All concurred in **approval** of a request for *rezoning* a tract of land from RS-2 to CS on property located 950 South 129th Ave East.

Z-5112 June 1978: All concurred in **approval** of a request for *rezoning* a tract of land from RS-2 to CS on property located 950 South 129th Ave East.

BOA-8604 June 1975: The Board of Adjustment **approved** a *Modification* of the screening requirements where the purpose of the screening requirements cannot be achieved in a CS District, on property located at 12835 East 11th Street.

BOA-8185 February 1974: The Board of Adjustment **approved** a *Special Exception* to permit a building for American Legion Mohawk Post No. 308 and utilize residence on property in an RS-2 District, on property located at 920 South 129th East Avenue.

Z-4636 June 1974: All concurred in **approval** of a request for *rezoning* a tract of land from RS-2 to OL on property located 12828 East 11th Street South.

BOA-8028 September 1973: The Board of Adjustment **approved** a *Variance* to permit a boat and camper storage facility (enclosed mini-Storage) in a CS District, on property located at 12835 East 11th Street.

TMAPC Action; 7 members present:

On **MOTION** of **REEDS**, the TMAPC voted 7-0-0 (Bayles, Covey, Craddock, Kimbrel, Reeds, Shivel, Whitlock, “aye”; no “nays”; none “abstaining”; Blair, Krug, Walker, Zalk,

“absent”) to recommend **APPROVAL** of the CS zoning for Z-7640 per staff recommendation.

Legal Description for Z-7640:

A TRACT OF LAND IN THE SW/4 OF THE SE/4 OF THE SE/4 OF THE SE/4 OF SECTION 5, T19N, R14E OF THE I.M., TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID SECTION 5; THENCE ALONG THE SOUTH LINE OF SAID SECTION 5 S 88°49'14" W - 335.76 FEET; THENCE DEPARTING SAID SECTION 5 N 01°35'23" W - 50.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 11TH ST., AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINES 88°49'14" W - 283.75 FEET TO A POINT ON THE EASTERNMOST CORNER OF A TRACT DESCRIBED IN EXHIBIT 'A' OF BOOK 6394 PAGES 1851-1854; THENCE ALONG THE BOUNDARY OF SAID TRACT SO DESCRIBED N 44°48'24" W - 21.90 FEET; THENCE N 01°34'41" W - 14.18 FEET; THENCE S 88°25'19" E-5.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S. 127TH E. AVE.; THENCE ALONG SAID EAST RIGHT-OF-WAY LINEN 01°34'41" W - 249.26 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINEN 88°50'18" E-303.69 FEET; THENCE S 01°35'23" E - 279.17 FEET TO THE POINT OF BEGINNING, CONTAINING 84,531.50 SQUARE FEET OR 1.94 ACRES, MORE OR LESS.

OTHER BUSINESS

Mr. Blair arrived at 1:30p.m.

Work Session items

- 6. ZCA-22, Zoning Code amendments - Neighborhood Infill Overlay

STAFF REPORT:

Item

Discuss various proposed amendments to the City of Tulsa Zoning Code in the following sections:

- **Chapter 20 Overlay Districts:** Section 20.080-C Residential Building Types for Household Living, Table 20-4.5 Notes, [1]; Section 20.080-E Parking Regulations, 2. Location
- **Chapter 5 Residential Districts:** Section 5.030-B Table Notes, [4]
- **Chapter 40 Supplemental Use and Building Regulations:** Section 40.030 Apartments/Condos
- **Chapter 55 Parking:** Section 55.080-C Parking Setbacks

Background

On June 16, 2021, TMAPC recommended approval of an amendment to the Tulsa Zoning Code to create the Neighborhood Infill Overlay (NIO). The overlay is intended to expand the types of housing that can be developed in the near-downtown neighborhoods to address the lack of “missing middle” housing identified by the 2019 Downtown & Surrounding Neighborhoods Housing Study & Strategy (DSNHSS). Following City Council approval, the ordinance was published on August 1, 2021, and became effective on August 31, 2021.

On June 16, 2021, The City Council initiated zoning map amendments to apply NIO zoning to properties in alignment with the DSNHSS boundaries, excluding properties located within the Inner Dispersal Loop (IDL). Due to a high level of opposition, several areas were removed from the proposed map amendment during public engagement and public hearings. The final map (attached SA-5 maps) was approved and became effective on December 7, 2021.

During the map amendment process, Councilor McKee committed to revisiting the allowable number of apartments within single-family residential districts and consider a text amendment to reduce the maximum number from 8 units to 6 units. During a review of the adopted text, other items were identified that needed clarification or adjustments based on feedback received from interested parties. The amendments are a result of the zoning code implementation team’s work to address the follow-up items and clarify the adopted text. The proposed amendments are in Chapters 5, 20, 40, and 55 of the zoning code.

The amendments proposed to the City of Tulsa Zoning Code, Title 42 Tulsa Revised Ordinances, are shown in strike through/underline in **Attachment I**.

Attachments

- Summary of changes and justifications for zoning code amendments
- SA-5 maps of adopted NIO boundary

OVERLAY:

Revise Section 20.080-C to reduce the allowable number of units for apartments/condos located in RS districts within the Neighborhood Infill Overlay from 8 to 6.

20.080-C Residential Building Types for Household Living

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Table 20-4.5: Neighborhood Infill Overlay District Building Type Regulations for Household Living

USE CATEGORY	Base Zoning Districts:							
	RS-			RD	RT	RM-		
Subcategory	3	4	5			0	1	2
Specific use								
Building Types								
RESIDENTIAL								
Household Living								
Single household								

USE CATEGORY Subcategory Specific use Building Types	Base Zoning Districts:								
	RS-			RD	RT	RM-			
	3	4	5			0	1	2	3
Detached house	P	P	P	P	P	P	P	P	P
Patio House	P	P	P	P	P	P	P	P	P
Townhouse									
2-unit townhouse	P	P	P	P	P	P	P	P	P
3+-unit townhouse	P	P	P	P	P	P	P	P	P
Manufactured housing unit	S	S	S	S	S	S	S	S	S
Manufactured housing subdivision	-	-	-	-	-	-	-	-	-
Mobile home	-	-	-	-	-	-	-	-	-
Mixed-use building	-	-	-	-	-	-	S	S	S
Vertical mixed-use building	-	-	-	-	-	-	S	S	S
Two households on single lot									
Duplex	P	P	P	P	P	P	P	P	P
Mixed-use building	-	-	-	-	-	-	P	P	P
Vertical mixed-use building	-	-	-	-	-	-	P	P	P
Three or more households on single lot									
Cottage house development	P	P	P	P	P	P	P	P	P
Multi-unit house	P	P	P	P	P	P	P	P	P
Apartment/condo	P [1]	P [1]	P [1]	P [1]	P [1]	P	P	P	P
Mobile home park	-	-	-	-	-	-	-	-	-
Mixed-use building	-	-	-	-	-	-	P	P	P
Vertical mixed-use building	-	-	-	-	-	-	P	P	P

1. Table 20-4.5 Notes

The following notes refer to the bracketed numbers (e.g., " [1]") in (Table 20-4.5):

[1] Apartment/condo is limited to no more than 86 dwelling units on a single lot.

Revised language for parking locations to clarify that driveways can be permitted in the space between buildings and street right-of-way while maintaining the prohibition on parking spaces in the defined area.

20.080-E Parking Regulations

1. Minimum Parking Ratios

The minimum parking ratios established in Section 55.020, Table 55-1 for a Household Living use are reduced by 50% in the Neighborhood Infill Overlay district.

2. Location

The parking area spaces, not including drive aisles, is prohibited between building and street right-of-way (see Figure 20-5) on lots occupied by a 3+ Unit Townhouse, Cottage House Development, Multi-unit House and Apartment/Condo.

Figure 20-5: Parking Prohibited between Building and Street Right-of-Way



CITY-WIDE:

Update “Table Note [4]” to clarify additional setback for non-residential uses applies to vacant lots, as well as lots occupied by residential uses.

5.030 Lot and Building Regulations

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Table 0-1: R District Lot and Building Regulations

Regulations	RE	RS-1	RS-2	RS-3	RS-4	RS-5	RD	RT	RM-0	RM-1	RM-2	RM-3	RMH
Minimum Lot Area (sq. ft.)													
Detached house	22,500	13,500	9,000	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	5,500
Patio house	-	-	-	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	-
Townhouse	-	-	-	4,500	4,500	2,200	2,750	1,600	1,600	1,600	1,600	1,600	-
Cottage house dev't	-	-	-	-	-	10,000	10,000	10,000	10,000	10,000	10,000	10,000	-
Duplex	-	-	-	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	-
Multi-unit house	-	-	-	-	-	3,300	6,900	5,500	5,500	5,500	5,500	5,500	-
Apartment/condo	-	-	-	-	-	-	-	-	10,000	10,000	6,000	24,000	-
Mobile home park	-	-	-	-	-	-	-	-	-	-	-	-	[1]
Other allowed buildings/uses													
Permitted by right	22,500	13,500	9,000	6,900	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500
Special exceptions	22,500	13,500	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Min. Lot Area per Unit (sq. ft.)													
Detached house	22,500	13,500	9,000	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	-
Patio house	-	-	-	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	-
Townhouse	-	-	-	4,500	4,500	2,200	2,750	1,600	1,600	1,600	1,600	1,600	-
Cottage house dev't	-	-	-	-	-	2,500	2,500	2,500	2,500	2,500	2,500	2,500	-
Duplex	-	-	-	3,450	2,750	1,650	2,750	2,750	2,750	2,750	2,750	2,750	-
Multi-unit house	-	-	-	-	-	1,100	1,800	1,800	1,800	1,375	1,100	900	-
Apartment/condo	-	-	-	-	-	-	-	-	2,900	1,750	1,100	400	-
Other allowed buildings/uses													
Permitted by right	-	-	-	-	-	-	-	-	5,500	5,500	5,500	5,500	5,500
Special exceptions	22,500	13,500	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Minimum Lot Width (ft.)													
Detached house	150	100	75	60	50	30	50	50	50	50	50	50	-
Patio house	-	-	-	60	50	30	50	50	50	50	50	50	-
Townhouse	-	-	-	30	25	20	25	20	20	20	20	20	-
Cottage house dev't	-	-	-	-	-	75	75	75	75	75	75	75	-
Duplex	-	-	-	60	50	30	50	50	50	50	50	50	-
Multi-unit house	-	-	-	-	-	30	50	50	50	50	50	50	-
Apartment/condo	-	-	-	-	-	-	-	-	100	100	50	100	-
Other allowed buildings/uses													
Permitted by right	150	100	75	60	50	50	50	50	50	50	50	50	50
Special exceptions	150	100	100	100	100	100	100	100	100	100	100	100	100
Minimum Street Frontage													
Residential bdgs/uses [2]	30	30	30	30	30	30	30	30	30	30	30	30	30
Min. Building Setbacks (ft.)													
Street [3]													
Arterial or fwy service rd.	35	35	35	35	35	35	35	35	10	10	10	10	35
Other streets	35	35	30	25	20	20	25	10	10	10	10	10	25
Side (interior) [4]	15	5	5	5	5	5	5	5[5]	5[6]	5[6]	5[6]	5[7]	10
Rear [4]	25	25	25	20	20	20	20	20	20	20	10	20	15

Regulations	RE	RS-1	RS-2	RS-3	RS-4	RS-5	RD	RT	RM-0	RM-1	RM-2	RM-3	RMH
Min. Open Sp./Unit (sq. ft.)	12,000	7,000	5,000	4,000[8]	2,500	600	2,000	1,200	1,200	600	200	-	2,500
Max. Building Height (feet)	35	35	35	35	35	35	35	35	35	35	35	-	35

5.030-B Table Notes

The following notes refer to the bracketed numbers (e.g., " [1]") in Table 5-3:

...

- [4] Non-residential uses requiring special exception approval in R zoning districts require minimum 25-foot building setback from R-zoned lots that are vacant or occupied by residential uses.

...

Remove language that limits screening requirements to apartments over 5 units and apply screening requirements to all apartment/condos adjacent to RE, RS, or AG-R districts.

40.030 Apartments/Condos

Whenever an apartment/condo building ~~containing more than 5 dwelling units~~ is located on a lot abutting an RE, RS, or AG-R district, a screening wall or fence must be provided along the common lot line in accordance with the F1 screening fence or wall standards of §65.070-C.

Remove additional setback applied to parking lots accessory to apartment/condo buildings due to the application of new landscaping and screening requirements.

55.080-C Parking Setbacks

...

~~2. Unenclosed off-street parking areas (including drive aisles) that are accessory to apartment/condo buildings or group living uses must be set back at least 25 feet from any abutting RE or RS zoning district.~~

~~3.~~ 2. All unenclosed, non-accessory off street parking areas must be screened from abutting R- or AG-R- zoned lots by an F1 screening fence or wall, in accordance with §65.070-C.

~~4.~~ 3. All unenclosed, accessory off street parking areas containing 6 or more spaces must be screened from abutting RE-, RS-, or AG-R- zoned lots by an F1 screening fence or wall, in accordance with §65.070-C, provided that accessory parking areas located more than 50 feet from abutting RE-, RS-, or AG-R- zoned lots are not required to provide such screening.

* * * * *

7. planitulsa Update and Enhancements

STAFF REPORT:

Item

Progress presentation on the ongoing update to the City of Tulsa Comprehensive Plan, planitulsa.

Background

In 2019 the Tulsa Planning Office began updating the City of Tulsa Comprehensive Plan as it approached 10 years since it was adopted in 2010. This update process has included a great deal of internal research, analysis, and mapping to understand what has changed since plan adoption and what best practices for comprehensive planning processes have emerged in other cities.

After establishing the base understanding for what each portion of the comprehensive plan needed to be updated, internal teams were established for each of the nine proposed plan chapters. These teams conducted significant subject matter expert engagement with more than 200 interviews, meetings, and discussions to inform policy development for each chapter. Engagement with the general public followed this subject matter expert engagement, including public meetings about infill development, a series of development roundtable discussions, multiple surveys, a substantial series of virtual public meetings, a planitulsa contact email account, and a planitulsa telephone hotline. Across these formats more than 3,000 Tulsans outside of the subject matter expert group have contributed their ideas, concerns, and priorities to the process. Draft versions are in review for all 9 topic chapters and the Development Review Guide. Since the presentation at the last work session in August 2021, staff has completed drafts of each chapter, and 8 of 9 content chapters, and the Development Review Guide, have been reviewed internally by staff for proofreading, policy modifications, and other content alterations as needed.

Next Steps

Three content chapters and the Development Review Guide are now being reviewed by City Legal and INCOG leadership. Staff has begun to meet with City department heads to review content as we finish the reviews with City Legal and INCOG leadership. So far Tulsa Planning Office staff has met with Development Services, Engineering Services, and Streets & Stormwater, and will be working with those departments to review specific plan chapters and all plan recommendations that cite their departments. The next set of departments that staff will engage with includes: Tulsa Police Department, Tulsa Fire Department, Asset Management, Working in Neighborhoods, Water & Sewer, and Municipal Courts.

After all chapters have been reviewed by City Legal, INCOG leadership, and City department heads, a finalized internal draft will be developed prior to beginning public review. Public review will include numerous ways to provide feedback on the draft plan, and modifications will be made to the final plan based on that engagement before moving to final approvals.

TMAPC Comments:

Ms. Kimbrel asked who was a part of the internal review.

Staff stated all of the Planning Office and INCOG staff.

Ms. Kimbrel asked for the external review, how will comments from the public be incorporated.

Staff stated comments will be reviewed and sorted based on general opinions about planning or government, cosmetic changes, and actual content comments. He stated staff will organize and address each and every one of them and at the next presentation to Planning Commission he will include all the changes that were made based on those comments.

Mr. Covey asked when looking up addresses on the web page will it have all the overlays that the property would be subject to, such as Historic Preservation District.

Staff stated "yes", as well as incentives like TIF districts and new market tax credits, opportunity zones, those things as well. He stated to help people when they are researching what they can do with their property. Staff stated it will help connect people to incentive programs.

Mr. Reeds asked if there will be a difference between a designated historic district and just an historic district on the website.

Staff stated "yes", anything Planning Commission hears will be in the database.

Ms. Kimbrel asked if the comments of the initial groups that gave feedback are incorporated into the document. She stated she is asking because these groups are going to come to Planning Commission and ask how staff integrated their concerns. Ms. Kimbrel stated she is particularly concerned about residents and community organizations from neighborhoods that feel marginalized or feel like they don't have access to decision making as it relates to development. She asked will there be a circle back process to say, this is what we heard from you and this is how we addressed those concerns in this Comprehensive Plan.

Staff stated they met with 200 organizations over 7 chapters and a lot of ideas got synthesized together but they will engage directly with those organizations and allow them to read and ask us questions and they can let staff know if something was missed that is important to them. He stated staff members are being recruited to have meetings with groups that would like a meeting.

Mr. Covey asked how many times this will go out for public comment. He asked will you open for public comment then close and incorporate those concerns into the document and have another meeting presenting those changes and then do it all over again.

Staff stated the expectation would be that initial round and then the new draft would go out and that would be the last chance to provide comments and feedback. Staff stated so twice, the initial release and then after the revisions. He stated after that the focus would shift to engagement.

* * * * *

Mr. Reeds left at 1:47p.m.

8. Neighborhood Health Assessments

STAFF REPORT:

Item

Present and discuss the Neighborhood Health Assessment program, a tool of Strategic Planning

Background

Strategic Planning is a data-oriented process that directs the allocation of programs and services towards specific areas where funds and resources are most needed, can be readily utilized, and are most likely to achieve sustainable success in alignment with City priorities. To assist and inform all residents in the City of existing conditions, and to allocate resources under the principals of Strategic Planning, the Tulsa Planning Office has created the **Neighborhood Health Assessment (NHA)** program, a tool designed to inform residents of the overall “health” of their neighborhoods by utilizing data analysis and identifying how specific indicators are performing in comparison with the remaining parts of the city.

The goal of the health assessment is to identify neighborhood health risks and encourage stakeholders to proactively pursue opportunities for improving their own neighborhood health conditions. The Tulsa Planning Office will periodically gather and analyze up-to-date data to monitor progress and provide the most current assessment of conditions.

Staff will create Neighborhood Health Assessment Reports for all neighborhoods in the city. To achieve this, staff divided the city into 80 Neighborhood Statistical Areas (NSA), which are groupings of Census Tracts that align with neighborhoods of similar character. These areas can be compared to each other, and the city based on a list of preselected indicators across the nine chapters of planitulsa, Tulsa’s Comprehensive Plan. NSAs house stakeholder representation through various organizations including nonprofits and homeowner and neighborhood associations that can facilitate coordination and resource implementation to proactively address their issues, serving as partners.

PROGRAM OVERVIEW

Strategic Planning will offer a two-level approach to serve neighborhood residents, which will assist them in project implementation. The program intends to be proactive, and each level presents a different implementation approach. Progress will depend on each NSA's capacity to build partnerships and pursue opportunities.

- **Level 1 – Analyze.** All 80 NSAs will have their own Neighborhood Health Assessment report. Residents will also have access to a Neighborhood Toolkit and a Commercial Toolkit that includes a list of programs and resources available to assist them in addressing issues.
- **Level 2 – Connect.** Staff will identify the lowest performing neighborhoods and engage with stakeholder leadership to work on specific resources and challenge prioritization. Any NSA representatives interested in further assistance for their neighborhood may approach the Tulsa Planning Office to request this service as well. Staff will evaluate requests and address them based on need, rank among the overall citywide NSA list, stakeholder interest, and available resources.

For implementation, neighborhood stakeholders will address their low scores utilizing available programs and resources, such as those included in the Neighborhood Toolkit and/or the Commercial Toolkit, both produced at the Tulsa Planning Office.

Each Neighborhood Health Assessment report will include the following six sections:

- **Overview.** Section includes a map of the analyzed Neighborhood Statistical Area, its location within city limits, and an introductory description of the NSA, covering information such as neighborhood character, history, landmarks, land uses, and key destinations.
- **Diagnosis.** Section will describe main takeaways and identify the area's overall health score, rank out of the 80 NSAs, and underperforming indicators that may require attention.
- **Strategic Planning Screening.** Section consists of the NSAs health evaluation, including a list of data points grouped under nine indicator categories, representative of planitulsa's chapters. Data points were selected and weighted as metrics that could be used to evaluate the success of achieving the goals established in planitulsa and will be scored and classified as 'Good', 'Average', or 'Poor'.
- **Next Steps.** Describes the two levels of service and provides guidance to serve residents.
- **Area Snapshot.** Presents specific data on the NSA's composition and compares it with the city, including demographics, economy, and available public services. It also lists potential partner organizations that could assist in project implementation
- **Data Points Glossary.** Describes each category and datapoint included in the assessment, as well as the level of analysis that was conducted.

Additionally, the report includes a map with all 80 NSA, ranked and grouped per the assessment's overall scoring.

PROGRESS & NEXT STEPS

The following tasks have been achieved/will initiate:

- Completed the framework for the program, creating a one-page, two-sided information document that describes the tool, and three sample reports.
- Initiated presenting the tool to various city divisions and department heads to gather feedback before official program launch.
- Staff will initiate production of the 80 Neighborhood Health Assessment Reports, as well as a website with an interactive map showing all NSAs within city of Tulsa limits, potentially completing the tasks by August 2022.
- Staff will create a library that compiles available resources to address low scores throughout all indicator categories and datapoints in the Strategic Planning Screening health evaluation. Library will potentially lead to the creation of an Implementation Toolkit that compiles information from existing documents such as the Neighborhood and/or Commercial Toolkits.
- Staff will initiate offering Level 2 service as soon as all reports have been completed and are available online.

ATTACHED DOCUMENTS

- Neighborhood Health Assessment Program Information Brochure
- Crutchfield Neighborhood Health Assessment Sample
- Renaissance Neighborhood Health Assessment Sample
- Neighborhood Toolkit
- Commercial Toolkit

TMAPC Comments:

Mr. Covey asked if the neighborhood numbers are rankings.

Staff stated "yes", there is a ranking component to the neighborhood statistical areas.

Ms. Kimbrel asked if staff had already selected the indicators.

Staff stated they have been going through that process and for the most part feel pretty confident with what indicators have been selected.

Ms. Kimbrel asked how this information going to be utilized in the terms of the differences as it relates to the Equality Indicators and what type of action are you hoping to see from this, that we are not necessarily seeing from the Equality Indicators currently.

Staff stated a lot of the Equality Indicators compliment the same data that was used for this research. He stated the hope is that this information can be used to make changes in their neighborhood where they see deficiencies. Staff stated this information could help focus some of the implementation programs that Tulsa Planning Office administers namely the Destination Districts program, the Vibrant Neighborhoods Partnership Program, and a few others. He stated he anticipates that this would help in prioritizing the focus where there are resources and help decide where they should be spending those resources. Staff stated he doesn't know specifically what that looks like as far as what types of projects they are going to improve, is it sidewalks, is it housing conditions, is it adding a park or a community center. He stated it could be all of those things, but he thinks they are not quite there yet in understanding what they could implement at this point.

Ms. Kimbrel stated she thinks this is great. She stated something that she learned with the child equity index at Impact Tulsa. The careful line that you have to really balance with data like this and wanting to make sure that certain residents and communities don't feel like this information is perpetuating deficit based beliefs or sentiments about their community. Ms. Kimbrel stated some of the work that they are trying to do is really amplify the community points and pair that with qualitative components and experiential components of how these factors impact wellbeing outcomes in residents saying these indicators show that your neighborhood is bad. She stated we really want to be careful not to go there especially when you see 70s to the 80s in North Tulsa, staff needs to be very careful about the messaging of that and what that means for to be in the bottom quartile. Ms. Kimbrel stated hopes that as a city, as a planning office, they can be much more deliberate in what will this mean for creating sustainable communities, healthy communities, and communities that people can feel proud of.

Staff stated that is something that they have wrestled with quite a bit while developing these reports. He stated what is somebody who just picks it up and starts reading going to interpret that to mean. Staff stated they have been talking a lot about the language used and how it's communicated from that perspective of how people are going to interpret it because we think we understand what it means when we are showing these things and saying these things, but to others who don't have their heads in these details, all the time they are going take it potentially a totally different way.

Ms. Kimbrel stated she thinks it is worth getting community input on the indicators to contextualize some of the indicators because some of them could objectively be negative, but when you talk to be community, they say no, that

means something else to them. She stated community pride about certain factors look differently in completely different neighborhoods.

Staff stated they appreciate the feedback and that is definitely something at the top of their mind as they think about how to roll this out and communicate it to the city as a whole.

Mr. Whitlock asked why technology, such as fiber optic broadband, is nowhere on here other than public services. He stated fiber optic access is a sure sign of a healthy neighborhood.

Ms. Kimbrel stated she agrees and would push strongly for good broadband.

Mr. Craddock stated some other indicators of a healthy neighborhood for him is good infrastructure and this may be helpful to review when doing a Neighborhood Health Assessment. He stated some things to look at are how old is the infrastructure, the condition of the roads and sewer lines, what is the volume of funds from bond issues that have been spent in these areas.

Staff stated they have talked about looking at infrastructure. He stated they can look at water and sewer infrastructure and by virtue of the material type can start to get a sense of it is failing or going to fail soon. Staff stated they feel pretty good about where they are with the indicators, but he thinks there is some room for looking at infrastructure. He stated the fiber optic was not one staff had looked at but he thinks it makes sense.

Ms. Kimbrel asked who the audience for this program would be. She stated this would be a great tool for Neighborhood Associations and civic organizations. She stated the reason she asked who the audience was because these groups that feel like they are not receiving adequate resources are going to ask who is accountable. Ms. Kimbrel asked if there were examples in other cities or states of how to use the data for more institutional accountability or City accountability versus saying it's the people in the neighborhoods that need to make the neighborhoods better.

Staff stated they have talked about how to define leadership in neighborhoods which is why they included potential partner organizations to work with neighborhood associations.

Ms. Kimbrel stated some of the neighborhoods that feel they don't have adequate fire or police service are going to say this is the City's responsibility.

Staff stated that is why they want to create a resource library so that neighborhoods can see what is available to help them improve their neighborhood.

Mr. Blair stated it is interesting to him that Ms. Kimbrel perceived this tool to be for the neighborhoods because when it was presented in a managers meeting Mr. Blair thought it was a tool to help the City. He stated it is just a difference in perspective. He stated the program has benefit and value and he agrees that caution should be taken on how the information is presented to neighborhoods but he thinks it's a great program.

* * * * *

9. Commissioners' Comments

None

* * * * *

ADJOURN

TMAPC Action; 7 members present:

On **MOTION** of **COVEY**, the TMAPC voted 7-0-0 (Bayles, Blair, Covey, Craddock, Kimbrel, Shivel, Whitlock, "aye"; no "nays"; none "abstaining"; Krug, Reeds, Walker, Zalk, "absent") to **ADJOURN** TMAPC meeting of February 16, 2022, Meeting No. 2860.

ADJOURN

There being no further business, the Chair declared the meeting adjourned at 2:13 p.m.

Date Approved:

03-02-2022


Chair

ATTEST: 
Secretary