

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 2872

Wednesday, August 17, 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	Carr	Foster	Stephens, COT
Carr	Krug	Hoyt	Silman, COT
Covey	Reeds	Miller	VanValkenburgh, Legal
Craddock	Zalk	Sawyer	
Kimbrel		Siers	
Shivel			
Walker			
Whitlock			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday August 11, 2022 at 3:47 p.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 City Council and Board of County Commissioner actions and other special projects. She stated a worksession will be needed September 21, 2022 to discuss the Tulsa County Zoning Code, Kirkpatrick Heights/Greenwood Master Plan and Planitulsa update. Ms. Miller stated they hope to roll out the Neighborhood Condition Index at that time also.

* * * * *

Minutes:

1. Minutes of August 3, 2022 Meeting No. 2871

Approval of the minutes of **August 3, 2022 Meeting No. 2871**

TMAPC Action; 7 members present:

On **MOTION** of **WALKER**, the TMAPC voted 7-0-0 (Bayles, Covey, Craddock, Kimbrel, Shivel, Walker, Whitlock, “aye”; no “nays”; none “abstaining”; Carr, Krug, Reeds, Zalk, “absent”) to **APPROVE** the minutes of August 3, 2022 Meeting No. 2871

* * * * *

2. Amend the minutes of July 6, 2022 Meeting No. 2869 to correct legal (page 56)

Approval of the amended minutes of **July 6, 2022 Meeting No. 2869**

TMAPC Action; 7 members present:

On **MOTION** of **WALKER**, the TMAPC voted 7-0-1 (Bayles, Covey, Craddock, Shivel, Walker, Whitlock, “aye”; no “nays”; Kimbrel, “abstaining”; Carr, Krug, Reeds, Zalk, “absent”) to **APPROVE** the amended minutes of July 6, 2022 Meeting No. 2869

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.

3. **Z-7625a Lou Reynolds** (CD 8) Location: Northeast corner of East 81st Street South and South Harvard Avenue requesting a **Minor Amendment** to allow retaining wall tie-backs to be located in a portion of the 25 foot landscape buffer (Continued from August 3, 2022) (**Applicant requests a continuance to September 7, 2022**)

TMAPC Action; 7 members present:

On **MOTION** of **WALKER**, the TMAPC voted 7-0-0 (Bayles, Covey, Craddock, Kimbrel, Shivel, Walker, Whitlock, “aye”; no “nays”; none “abstaining”; Carr, Krug, Reeds, Zalk, “absent”) to **CONTINUE** Item 3 to September 7, 2022.

* * * * *

4. **Z-7140-SP-1i Gant Hinkle** (CD 2) Location: South of the southwest corner of West 81st Street South and South Maybelle Avenue requesting a **Corridor Minor Amendment** to reduce the side yard setback

STAFF RECOMMENDATION:

SECTION I: Z-7140-SP-1i Minor Amendment

Amendment Request: Modify the Corridor Plan to reduce the side yard setback.

The current requirements for side yards within Hyde Park are either 0 ft on one side and 10 ft at the other or 5ft at one side and 5 ft at the other. The applicant wishes to construct a home that utilizes the 0 ft and 10 ft option, but which encroaches into the 10 ft setback. They propose to reduce the side yard setback from 10 ft to 5 ft to permit a single-family residence.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 25.040D.3.b(5) of the Corridor District Provisions of the City of Tulsa Zoning Code.*

“Minor amendments to an approved corridor development plan may be authorized by the Planning Commission, which may direct the processing of an amended development plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved development plan. “

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in Z-7140-SP-1.
- 2) All remaining development standards defined in Z-7140-SP-1 and subsequent amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the side yard setback from 10 ft to 5 ft.

Legal Description for Z-7140-SP-1i:

Lot 24, Block 2 Hyde Park at Tulsa Hills

TMAPC Action; 7 members present:

On **MOTION** of **WALKER**, the TMAPC voted 7-0-0 (Bayles, Covey, Craddock, Kimbrel, Shivel, Walker, Whitlock, “aye”; no “nays”; none “abstaining”; Carr, Krug, Reeds, Zalk, “absent”) to **APPROVE** Item 4 per staff recommendation.

PUBLIC HEARING – PLATS

Mr. Covey left at 1:05 and returned at 1:07.

5. **Tulsa Classical Academy** (CD 8) Preliminary Plat and Modification of the Subdivision & Development Regulations to remove the requirement to install permanent turnarounds at the end of existing stub streets, Location: North of the northeast corner of South Sheridan Road and East 101st Street South

STAFF RECOMMENDATION:

Tulsa Classical Academy - (CD 8)

North of the northeast corner of South Sheridan Road and East 101st Street South

This plat consists of 1 lot, 1 block, 14.83 ± acres.

The Technical Advisory Committee (TAC) met on July 21, 2022, and provided the following conditions:

1. **Zoning:** The property is currently zoned AG (Agriculture). The City Board of Adjustment approved a special exception to permit a school on the site (BOA-23305) which requires the property to be platted.
2. **Addressing:** City of Tulsa will assign a final address to the plat. Address assignments must be shown on the face of the final plat along with the standard address disclaimer.
3. **Transportation & Traffic:** Sidewalks are required along South Sheridan Road. Provide limits of no access along South Sheridan Road. The Subdivision & Development Regulations require adjacent stub streets to either be connected through the subdivision or the installation of a permanent turnaround. Current proposal requires approval of the requested modification to remove the requirement.
4. **Sewer/Water:** Water and sanitary sewer extensions are required to obtain IDP approval prior to release of the final plat. Adequate easement must be provided to cover all proposed extensions. Offsite easements must be recorded and reflected on the final plat. Provide easement for access to public water mains intersecting the site.
5. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Remove contours from final plat submittal. Add "City of Tulsa" before Tulsa County in the plat subtitle. In the location map, label all platted properties and label the plat location as "project location" or "site". Provide graphically on the face of the plat all property pins found or set associated with the plat. Under the basis of bearing information include the coordinate system used and provide a bearing angle shown on the face of the plat. Add 3501 after North Zone toward the right-hand corner of the face. Graphically label the point of beginning on the face of the plat. Provide a date of preparation.
6. **Stormwater, Drainage, & Floodplain:** Drainage plans must be submitted and approved through the IDP process. Approval for IDP must be obtained

prior to approval of the final plat. This site does not contain any FEMA or City of Tulsa Regulatory floodplain. If offsite easements are needed for drainage purposes, those easements must be recorded and shown on the face of the final plat prior to final approval.

7. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site. Infrastructure located in the gas company easement must receive written acceptance by the easement holder.

Modification of the Subdivision & Development Regulations:

Section 5-060.5 – A.2

“At the time that the temporary dead-end street is extended or connected to another street segment, any existing temporary turnaround must be removed by the developer responsible for extending the street. **If for any reason the stub street is not extended, a permanent turnaround must be constructed by the subject developer on the abutting site being developed.**”

The applicant has requested a modification to remove the requirement to install a permanent turnaround at the end of the 3 existing stub streets adjacent to the site. Tulsa Planning Office met with staff from Engineering Services, Streets & Stormwater, Development Services, and the Tulsa Fire Department to discuss the modification request. Staff is in favor of removing the requirement for cul-de-sacs finding that the adjacent subdivisions were platted over 25 years ago and the stub streets have been sufficient. The support for the modification includes the following conditions:

1. Internal private drives should be extended to all 3 stub street locations to provide emergency access to the existing subdivisions. Stubs can remain gated with emergency gates for fire and emergency access. Pedestrian access, controlled or not, should be considered at these entry points prior to final plat approval.

Staff recommends **APPROVAL** of the preliminary subdivision plat and the modification of the Subdivision & Development Regulations subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter is required prior to approval of the final plat.

TMAPC Comments:

Mr Craddock asked if where would be crash gates on South 67th Street or will there be a tie-in to that street.

Staff stated that will be an emergency access. He stated that was the only one originally shown on the concept but the final plat will show the internal road connecting to all 3 stub streets.

Mr. Craddock asked if all internal City staff and Fire Department were okay with the crash gates.

Staff stated “yes”, the real concern was that the neighborhood to the north currently only has one point of access and they do exceed 30 homes which typically would mean you had to sprinkle the homes within the subdivision but that didn't happen. He stated under the old Fire Code they were allowed to use a stub street as a potential secondary access that removed that requirement. Staff stated the Fire Department was adamant that they wanted to maintain access both ways to get into that subdivision both from the school site but also to provide additional access to the site. Once that proposal was brought forward, everyone agreed that it would satisfy the requirements.

The applicant indicated his agreement with staff’s recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **WALKER**, the TMAPC voted 7-0-0 (Bayles, Covey, Craddock, Kimbrel, Shivel, Walker, Whitlock, “aye”; no “nays”; none “abstaining”; Carr, Krug, Reeds, Zalk, “absent”) to **APPROVE** the Preliminary Subdivision Plat and Modification of the Subdivision & Development Regulations per staff recommendation.

PUBLIC HEARING - REZONING

- 6. Z-7671 Ryan McCarty** (CD 1) Location: Multiple properties west of the southwest corner of East 33rd Street North and North Peoria Avenue requesting rezoning from **RS-3 and OL to RS-4**

STAFF RECOMMENDATION:

SECTION I: Z-7671

DEVELOPMENT CONCEPT: Rezone for the construction for small lot single family residential redevelopment.

DETAILED STAFF RECOMMENDATION:

The 36th Street North Small Area Plan encourages new development and redevelopment contribute to the vibrancy of the plan area. The small area plan promotes a mix of uses in new development and redevelopment and supports zoning changes to areas identified with Regional Center, Town Center and Main Street designations conducive to mixed uses and multiple uses. Zoning changes should support neighborhood-level amenities and retail services which are close to both single-family and multi-family residential units. This residential development area will support future neighborhood level amenities and,

RS-4 zoning supports residential use development opportunities that are consistent with the Town Center Land Use designation and,

The redevelopment of this site will require street improvements and sidewalks that are essential to the improved vibrancy of this area therefore,

Staff recommends Approval of Z-7671 to rezone several lots to RS-4.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: RS-4 zoning is consistent with the Town Center Land Use designation that can include townhouses and small lot single family homes.

Land Use Vision:

Land Use Plan map designation: Town Center

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors 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: None

Trail System Master Plan Considerations: The lots on the western boundary of this site are adjacent to the Osage Trail system that provides a continuous trail from Skiatook to midtown Tulsa. The development should consider and include sidewalk connections to the trail from the streets that end at the trail.

Small Area Plan: The subject tract is in the center of the 36th Street North Small Area plan that was adopted in 2013 and amended in September 2016. The Town Center land use designation was part of the plan vision. Prior to 2016 the site was considered an existing neighborhood and it was changed to town center in an effort to encourage density along the Bus Rapid Transit Corridor.

Special District Considerations: None except that this site is in the Healthy Neighborhood Overlay. The overlay district limits density of small box discount stores and does not affect residential site development.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The lots that are included in the subject properties are vacant without any residential homes.*

Environmental Considerations: None that would affect site redevelopment

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 32 nd Place North	None	50 feet	1-1/2 lane no curb
North Madison Avenue	None	50 feet	1-1/2 lane no curb
North Norfolk Avenue	None	50 feet	1-1/2 lane no curb
North Wilshire Drive	None	50 feet	1-1/2 lane no curb
Un-named partial street right of way	None	50 feet will be required during plat process	Not paved

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-3	Town Center	Growth	Vacant lots and single-family
East	RS-3, CG and CH	Town Center	Growth	Single family and industrial outdoor pallet storage
South	IM (PUD-487)	Town Center	Growth	Auto Salvage
West	RS-3	Town Center and Existing Neighborhood	Stability	Single family and vacant

SECTION III: Relevant Zoning History

History: Z-7671

Subject Property:

ZONING ORDINANCE: Ordinance number 11918 dated September 1, 1970, established zoning for the subject property.

SA-3 April 2018: All concurred in **approval** at city council (TMPAC recommended **denial**) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7).

BOA-11885 September 1982: The Board of Adjustment **approved** a *Variance* to permit storage of material in an RS-3 District, on property located at Northeast corner of North Norfolk Avenue and Wilshire Drive.

Z-4330 February 1973: All concurred in **approval** of a request for *rezoning* a acre tract of land from RS-3 & CS to CG on property located Lots 1, 2, 3, 4, 5, 6, and 7, Block 6, Wilshire Addition.

BOA-4318 March 1964: The Board of Adjustment **approved** a *Request* to permit permission to divide the South 35 feet of Lot 4, All of Lot 5, Block 4, Wilshire

addition into two lots, being two 55' x 140' and 80' x 140' in a U-1-C District, on property located at Lot 5, Part of Lot 4, Block 4, Wilshire Addition.

Surrounding Property:

BOA-23280 March 2022: The Board of Adjustment **approved** a *Special Exception* to permit a Dynamic Display sign in a Residential District containing a School Use, on property located at 1105 E. 33 St. N. (Hawthorne Elementary School).

BOA-20101 August 2005: The Board of Adjustment **approved** a *Special Exception* to permit a storage building in a CG district; & a Special Exception to permit a single-family residential use in a CG district, on property located at 3245 North Wilshire Drive East.

BOA-17674 April 1997: The Board of Adjustment **approved** a *Special Exception* to permit amended site plan to construct and addition to Hawthorne School, on property located at East 33rd Street North and North Peoria.

BOA-17237 November 1995: The Board of Adjustment **approved** a *Minor Special Exception* to permit one classroom trailer at a public school in a RS-3 zoned district. (Minor amendment to an approved site plane), on property located at 1105 East 33rd Street North.

BOA-16996 March 1995: The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in a CG zoned district, on property located at 3245 North Wilshire Drive.

BOA-16555 January 1994: The Board of Adjustment **approved** a *Special Exception* to permit school use in an RS-3 zoned district, on property located at 1105 East 33rd Street North.

BOA-13022 January 1984: The Board of Adjustment **approved** a *Special Exception* to permit a residence in a CG district under the provisions of Section 1680, on property located at South of the Southeast corner of 33rd street North and Wilshire Drive.

BOA-8880 December 1975: The Board of Adjustment **approved** a *Special Exception* to permit a public park with improvements to consist of a junior pool complex; picnic shelter, playground development and water fountain; two picnic grills four picnic tables, outdoor gym; and 5,120' of sidewalk and landscaping in an RS-3 district, on property located at 33rd Street North and Madison Avenue.

Z-4330 February 1973: All concurred in **approval** of a request for *rezoning* a acre tract of land from RS-3 & CS to CG on property located Lots 1, 2, 3, 4, 5, 6, and 7, Block 6, Wilshire Addition.

BOA-2929 April 1957: The Board of Adjustment **approved** an *Appeal of decision of the Building Inspector* refusing to permit the maintenance of an automobile salvage business on Lots 1, 2, 3, 4, Block 7, All of Block 10, Wilshire Addition.

TMAPC Comments:

Mr. Craddock stated the Town Center designation shows small single family lots at the edges of neighborhoods and these subject lots are right in the middle. He asked if staff should look at a different land use category.

Staff stated he understands Mr. Craddock's point. He stated what an edge is to a Town Center is wide open for conversation. Staff stated the subject property does abut the west edge of the Town Center land use designation and it is very close to the north edge. He stated staff felt in this instance it really wasn't necessary to change that land use designation, because of the wide variety of uses that can be part of a Town Center designation. Staff stated because the lots are fragmented with a lot of existing single family lots and homes that this particular developer does not own, it doesn't make sense to change just those lots.

Mr. Craddock asked who would be required to do the street improvements and sidewalks.

Staff stated that would be a requirement by developer per the Subdivision Regulations and the City of Tulsa that the developer bring the streets to some level of service and also provide sidewalks.

The applicant was not present.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **WALKER**, the TMAPC voted 7-0-0 (Bayles, Covey, Craddock, Kimbrel, Shivel, Walker, Whitlock, "aye"; no "nays"; none "abstaining"; Carr, Krug, Reeds, Zalk, "absent") to recommend **APPROVAL** of the RS-4 zoning for Z-7671 per staff recommendation.

Legal Description for Z-7671:

WILSHIRE TRAILS LEGAL DESCRIPTIONS...

LEGAL DESCRIPTION, TRACT NO. 1: A tract of land being Lots 5 and 6, Block 1 of Wilshire, a Sub-Division of the N/2 of the SE/4 of the NE/4 & SE/4 of the SE/4 of the NE/4 of Section Twenty-Four (24), Township Twenty (20) North, Range Twelve (12) East of the Indian Base & Meridian, City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, said tract of land being described by metes and bounds as follows: BEGINNING at the Northwest Corner of said Lot 6, said point also being the Southwest Corner of Lot 1 of said Block 1 of Wilshire; thence North 88°42'06" East along the northerly lines of said Lots 6 and 5 and along the southerly line of Lots 1 and 2 for 173.85 feet to the common Lot corner of Lots 2, 3, 4 and 5; thence South 01°28'00" East along the easterly line of said Lot 5 and the westerly line of said Lot 4 for 134.91 feet to the Southeast Corner of said Lot 5 and the Southwest Corner of said Lot 4; thence South 88°42'06" West along the southerly line of said lots 5 and 6 for 188.31 feet to the Southwest Corner of said Lot 6; thence North 04°39'09" East along the westerly line of said Lot 6 for 135.64 feet to the Northwest Corner of said Lot 6 and the Point of Beginning of said tract of land. Said described tract contains 24,429 square feet or 0.561 acres, more or less.

LEGAL DESCRIPTION, TRACT NO. 2: A tract of land being Lots 1, 2, 4, 5 and 6, Block 2 of Wilshire, a Sub-Division of the N/2 of the SE/4 of the NE/4 & SE/4 of the SE/4 of the NE/4 of Section Twenty-Four (24), Township Twenty (20) North, Range Twelve (12) East of the Indian Base & Meridian, City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, said tract of land being described by metes and bounds as follows: BEGINNING at the Northeast Corner of said Lot 2 and the Northeast Corner of Lot 3 of said Block 2 of Wilshire; thence South 01°28'00" East along the common Lot Line of said Lots 2 and 3 for 134.91 feet to the common lot Corner of said Lots 2, 3, 4 and 5; thence North 88°42'06" East along the northerly line of said Lot 4 and the southerly line of said Lot 3 for 100.00 feet to the common Lot Corner of said Lots 3 and 4; thence South 01°28'00" East along the easterly line of said Lot 4 for 134.91 feet to the Southeast Corner of said Lot 4; thence South 88°42'06" West along the southerly line of said Lots 4, 5 and 6 for 291.75 feet to the southwest corner of said Lot 6; thence North 01°28'00" West along the westerly line of said Lot 6 for 111.09 feet to a westerly point of said Lot 6; thence North 04°39'09" East along said westerly line of said Lots 6 and 1 for 159.59 feet to the Northwest Corner of said Lot 1; thence North 88°42'06" East along the northerly line of said Lots 1 and 2 for 174.75 feet to said common Lot Corner of lots 2 and 3 and the POINT OF BEGINNING. Said described tract contains 63,878 square feet or 1.466 acres, more or less.

LEGAL DESCRIPTION, TRACT NO. 3: A tract of land being Lots 3, 4, 5 and 6, Block 4 of Wilshire, a Sub-Division of the N/2 of the SE/4 of the NE/4 & SE/4 of the SE/4 of the NE/4 of Section Twenty-Four (24), Township Twenty (20) North, Range Twelve (12) East of the Indian Base & Meridian, City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, said tract of land being described by metes and bounds as follows: BEGINNING at the Northwest Corner of said Lot 3 and the Southwest Corner of Lot 2 of said Block 4 of Wilshire; thence North 88°37'34" East along the common Lot Line of said Lots 2 and 3 for 139.01 feet to the common Lot Corner of Lots 2, 3, 9 and 10, Block 4, Wilshire; thence South 01°11'03" East along the easterly line of said Lots 3, 4, 5 and 6 and the westerly line of Lots 7, 8, 9 and 10 for 360.27 feet to the common Lot Corner of said Lots 6 and 7; thence South 64°22'31" West along the southeasterly line of said Lot 6 for 95.61 feet to the most southerly Southeast Corner of said Lot 6; thence South 88°42'09" West along the southerly line of said Lot 6 for 50.00 feet to the Southwest Corner of said Lot 6; thence North 01°28'00" West along the

westerly line of said Lots 6, 5, 4 and 3 for 399.47 feet to said northwest corner of Lot 3 and the POINT OF BEGINNING. Said described tract contains 53,437 square feet or 1.227 acres, more or less.

LEGAL DESCRIPTION, TRACT NO. 4: A tract of land being Lots 2, 4, 5, 6, 7, and 8, Block 5, Wilshire, a Sub-Division of the N/2 of the SE/4 of the NE/4 & SE/4 of the SE/4 of the NE/4 of Section Twenty-Four (24), Township Twenty (20) North, Range Twelve (12) East of the Indian Base & Meridian, City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, said tract of land being described by metes-and-bounds as follows: BEGINNING at the common Easterly Lot Corner Lots 9 and 8 of said Block 5; thence southerly, southwesterly and westerly along the southeasterly lines of said lots 8, 7, 6 and 5 along a non-tangent curve to the right having a radius of 424.35 feet, a central angle of 62°31'21", a chord bearing of South 33°16'38" West, a chord distance of 440.42 feet, for an arc length of 463.06 feet to a point of tangency; thence South 64°22'30" West along said tangency and along said southerly line of Lot 5 for 18.72 feet to the Southwest Corner of said lot 5; thence North 01°11'03" West along the westerly lines of said Lots 5 and 4 for 170.30 feet to the Northwest Corner of said Lot 4, said point also being the Southwest Corner of Lot 3 of said Block 5, Wilshire; thence North 88°42'49" East along the common Lot Line of said Lots 3 and 4 for 132.13 feet to the common Easterly Lot Corner of said Lots 4 and 3, said point also being on the westerly Lot Line of said Lot 6; thence North 00°43'50" West along the easterly line of said Lot 3 and the westerly line of said Lots 6 and 7 for 100.02 feet to the common Lot Corner of said Lots 2, 3, 7 and 8; thence South 88°42'21" west along the common lot line of said Lots 2 and 3 for 132.92 feet to the Northwest Corner of said Lot 3, said point also being the Southwest Corner of said Lot 2; thence North 01°11'03" West along the westerly line of said Lot 2 for 100.00 feet to the Northwest Corner of said Lot 2; thence North 88°41'54" East along the common Lot Line of said Lots 1 and 2 for 133.71 feet to the common Lot Corner of said Lots 1, 2, 8 and 9; thence North 88°40'59" East along the common Lot Line of said Lots 8 and 9 for 132.55 feet to said common Easterly Lot Corner Lots 9 and 8 of said Block 5 and the POINT OF BEGINNING. Said described tract contains 56,542 square feet or 1.298 acres, more or less.

* * * * *

7. **Z-7672 Tulsa City Council** (CD 6) Location: 9 properties between the northeast corner of East 21st Street and South 145th East Avenue and the southwest corner of East Admiral Place and South 193rd East Avenue requesting rezoning from **RS-3 and RS-1 to AG-R**

STAFF RECOMMENDATION:
SECTION I: Z-7672

DEVELOPMENT CONCEPT: This group of zoning requests is part of a City Council initiated program to allow AG-R rezonings at no charge to interested property owners in East Tulsa neighborhood areas. This application includes remaining property from the Phase I and Phase II areas that missed the initial opportunity to apply.

DETAILED STAFF RECOMMENDATION:

Z-7672 includes 9 properties located between East Admiral Place and East 21st Street and between South 145th East Avenue and South 193rd East Avenue

In March, City Council initiated a voluntary AG-R zoning program for this area to assist residents with R zoned property who wish to maintain their agricultural uses. The proposed program serves as a tool for property owners to apply to rezone their properties to AG-R with no application fee.

Staff has found the AG-R zoning to align with the existing development patterns of the area. Lots included meet the minimum requirements of AG-R zoning.

Staff recommends **approval** of Z-7672 to rezone properties from RS-1/RS-3 to AG-R.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Property owners have taken advantage of a voluntary rezoning opportunity initiated by the Tulsa City Council. The program allows for eligible properties to be rezoned from residential designations to AG-R, Agriculture-Residential. AG-R sets larger lot minimums and allows for select agricultural uses that would be prohibited under RS districts. The areas under application consist of large tract, single-family homes, many of which include some agricultural component. AG-R zoning would address compliance issues while aligning the zoning regulations with the development patterns in the area.

Land Use Vision:

Land Use Plan map designation: New Neighborhood, Mixed-Use Corridor, Neighborhood Center

The New Neighborhood is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of

internal and external connectivity and shall be paired with an Existing or New Neighborhood or Town Center land use designation.

Mixed-Use Corridors are Tulsa's modern thoroughfares that pair high-capacity transportation facilities with housing, commercial, and employment uses. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods. Mixed-Use Corridors usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind

Neighborhood Centers are 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

The purpose of Areas of Growth is 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.

Transportation Vision:

Major Street and Highway Plan: The remaining area under application includes 3 square mile sections with a variety of major street and highway plan designations. Those designations include Primary Arterials, Secondary Arterials, Residential Collectors, and standard residential streets. In areas where Residential Collectors are planned but not constructed, further subdivision of property would come with a requirement to implement the planned collector streets.

Trail System Master Plan Considerations: None related to AG-R consideration.

Small Area Plan: None

Special District Considerations: **East Tulsa Neighborhood Implementation Plan** provides guidance for development review and capital project

implementation. The plan would be utilized for review of new development proposals or subdivisions.

Historic Preservation Overlay: None.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The majority of the area under application includes large-lot single-family homes with a range of select agricultural uses. Many of the tracts are unplatted and are not served by municipal sanitary sewer. AG-R zoning aligns with the existing development patterns of the area more closely than the existing RS zoning districts.

Environmental Considerations:

There are existing FEMA and City of Tulsa Regulatory Floodplain areas included within the project area geography. Development of these areas will be restricted and required to comply with applicable floodplain regulations if proposed.

Streets:

Properties under application are served by a range of existing public streets including arterials, collectors, and residential streets. Close-up aerial images are attached and illustrate the accessible street networks for each property.

Utilities:

The subject tracts are served by municipal water. Many tracts under application utilize on-site sewage disposal and do not have direct access to municipal sanitary sewer service.

Surrounding Properties:

There is a mixture of zoning districts and land use designations in the surrounding areas. Maps of the land use, growth & stability areas, and aerial photos are included with the attached exhibits.

SECTION III: Relevant Zoning History

History: Z-7672

ZONING ORDINANCE: Ordinance number 11818 dated June 26, 1970, established zoning for the subject properties.

Surrounding Property:

SA-4 (Route 66 Overlay) June 2018: All concurred in **approval** to apply supplemental zoning, RT66 (Route 66 Overlay), to multiple properties along

South 193rd East Avenue, East 11th Street, South Mingo Road, East Admiral Boulevard, East Admiral Place, West 11th Street South, and Southwest Boulevard, on a portion of the subject property along Southwest Boulevard.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **WALKER**, the TMAPC voted 7-0-0 (Bayles, Covey, Craddock, Kimbrel, Shivel, Walker, Whitlock, "aye"; no "nays"; none "abstaining"; Carr, Krug, Reeds, Zalk, "absent") to recommend **APPROVAL** of the AG-R zoning for Z-7672 per staff recommendation.

Legal Description for Z-7672:

1. Subdivision: UNPLATTED
Legal: N/2 NE NW SW LESS 30 W & S FOR RD SEC 10 19 14
Section: 10 Township: 19 Range: 14

2. Subdivision: INDIAN HILLS
Legal: LT 8 BLK 5
Section: 01 Township: 19 Range: 14

3. Subdivision: INDIAN HILLS
Legal: LT 1 BLK 5
Section: 01 Township: 19 Range: 14

4. Subdivision: INDIAN HILLS
Legal: LT 2 BLK 5
Section: 01 Township: 19 Range: 14

5. Subdivision: INDIAN HILLS
Legal: LT 7 BLK 5
Section: 01 Township: 19 Range: 14

6. Subdivision: INDIAN HILLS
Legal: LT 3 BLK 5
Section: 01 Township: 19 Range: 14

7. Subdivision: INDIAN HILLS
Legal: LT 6 BLK 5
Section: 01 Township: 19 Range: 14

8. Subdivision: RADIO HGTS
Legal: LT 6 BLK 2
Section: 10 Township: 19 Range: 14

9. Subdivision: UNPLATTED
Legal: W168.32 OF E763.94 OF LT 7 SEC 2 19 14 2.55AC
Section: 02 Township: 19 Range: 14

* * * * *

OTHER BUSINESS

8. Commissioners' Comments

None

* * * * *

ADJOURN

TMAPC Action; 7 members present:

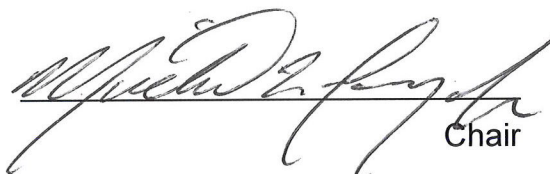
On **MOTION** of **WALKER**, the TMAPC voted 7-0-0 (Bayles, Covey, Craddock, Kimbrel, Shivel, Walker, Whitlock, "aye"; no "nays"; none "abstaining"; Carr, Krug, Reeds, Zalk, "absent") to **ADJOURN** TMAPC meeting of August 17, 2022, Meeting No. 2872.

ADJOURN

There being no further business, the Chair declared the meeting adjourned at 1:17 p.m.

Date Approved:

09-07-2022


Chair

ATTEST:


Secretary