

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
**Meeting No. 2901**

**November 1, 2023, 1:00 PM**  
**175 East 2nd Street, 2nd Level, One Technology Center**  
**Tulsa City Council Chamber**

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Carr	Bayles	Chapman	Jordan, COT
Covey	Craddock	Foster	Silman, COT
Hood		Miller	Swiney, Mark, Legal
Humphrey		Sawyer	
Krug		Siers	
Shivel			
Walker			
Whitlock			
Zalk			

The notice and agenda of said meeting were posted in the Office of the City Clerk, as well as in the Office of the County Clerk on Thursday, October 26, 2023, at 1:22 p.m.

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 actions and other special projects.

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**Minutes:**

1. Minutes of October 18, 2023 Meeting No. 2900

Approval of the Minutes of **October 18, 2023 Meeting No. 2900**

**TMAPC Action; 9 members present:**

On **MOTION** of **WALKER**, the TMAPC voted 8-0-1 (Covey, Hood, Humphrey, Krug, Shivel, Walker, Whitlock, Zalk, “aye”; no “nays”; Carr, “abstaining”; Bayles, Craddock, “absent”) to **APPROVE** the minutes of **October 18, 2023 Meeting No. 2900**

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## 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. **Z-7460a Randy Branstetter** (CD 2) Location: North of the northeast corner of West 91st Street South and South Maybelle Avenue requesting a **ODP Minor Amendment** to allow 7 building permits before the required street extension is complete

### **STAFF RECOMMENDATION:**

#### **SECTION I:**        Z-7460a Minor Amendment

##### **Amendment Request:**

The applicant requests an amendment to Optional Development Plan standards for Z-7460 to allow a maximum of 7 building permits for residential construction before the required street extension is complete but after the final plat is approved. No certificates of occupancy will be issued until the Maybelle Extension, IDP-107645-2022, is completed and approved by the City.

The Optional Development Plan Standards require completion of South Maybelle Avenue meeting or exceeding the minimum standards of a residential collector street including required sidewalks. The Maybelle extension has been on hold since 8/24/22 due to utilities needing to be moved. The applicant provided the attached letter describing the construction delays associated with the project.

The applicant has executed an Agreement Guaranteeing Installation of Improvements and provided a letter of credit to the City of Tulsa to provide additional assurance for the street construction.

**Staff Comment:** *This request is considered a Minor Amendment as outlined by Section 70.040.I.1.a(1) of the City of Tulsa Zoning Code.*

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in Z-7460.
- 2) Z-7460a is consistent with the provisions for administration and procedures of a corridor development plan in section 25.040.E.5.
- 3) If approved, all remaining development standards defined in Z-7460 shall remain in effect.

Staff recommends **approval** of the minor amendment to allow building permits for the 7 lots included in this application subject to the following conditions:

1. No certificates of occupancy shall be issued on new homes until the extension of South Maybelle Avenue has been completed, inspected, and accepted by the City of Tulsa.
2. No building permits will be issued for any additional lots in the subdivision until the extension of South Maybelle Avenue has been completed, inspected, and accepted by the City of Tulsa.

**The applicant indicated his agreement with staff's recommendation.**

**There were no interested parties wishing to speak.**

**Legal Description for Z-7460a:**

Lot 2, 11, 15, 23, 26, 27 Block 1

Lot 3 Block 3

The Estates at Tulsa Hills

**TMAPC Action; 9 members present:**

On **MOTION** of **WALKER**, the TMAPC voted 9-0-0 (Carr, Covey, Hood, Humphrey, Krug, Shivel, Walker, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; Bayles, Craddock, "absent") to **APPROVE** Item 2 per staff recommendation.

## **PUBLIC HEARING-REZONING**

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

3. **Z-7743 United Wall Systems, Inc** (CD 9) Location: South of the southeast corner of East 56<sup>th</sup> Street South and South Quincy Avenue requesting rezoning from **RS-3 to RM-2**

### **STAFF RECOMMENDATION:**

#### **SECTION I: Z-7743**

**DEVELOPMENT CONCEPT:** The applicant is proposing to rezone the subject property from RS-3 to RM-2 to permit the construction of 4 multifamily units. The property is adjacent to the Cornerstone Apartments and across Quincy Avenue from the South Glen Apartments.

#### **DETAILED STAFF RECOMMENDATION:**

The Tulsa Comprehensive Plan designates this area as Neighborhood. RM-2 zoning aligns with the recommendations for the Neighborhood land use designation in this area.

The existing structure on the property has been vacant for some time.



Rezoning to RM-2 would permit redevelopment of the site with the addition of more housing units. The neighboring lot to the north contains the Cornerstone

Apartment development. Across Quincy to the west is a large multifamily complex, The South Glen Apartments.

RM-2 zoning requires 1,100 square feet of lot area and 200 square feet of open space per unit in addition to the required landscaping and parking associated with any new development of the property. The maximum building height allowed in the RM-2 district is 35 feet which is consistent with the surrounding zoning districts in the area.

Rezoning of the property would increase the potential of this property and permit the addition of needed new housing units in the area while maintaining an appropriate scale for the surrounding area.

Staff recommends approval of Z-7743 to rezone the property from RS-3 to RM-2.

## **SECTION II: Supporting Documentation**

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

**Staff Summary:** The subject property is designated as “Neighborhood” by the Comprehensive Plan land use map. The proposed RM-2 district aligns with the recommendations of the “Neighborhood” land use designation in this area.

### **Land Use Vision:**

#### **Neighborhood**

Neighborhoods are “Mostly Residential Uses” which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off a lower-order street separated from the arterial, then it would be considered Neighborhood.

### **Transportation Vision:**

***Major Street and Highway Plan:*** None

***Trail System Master Plan Considerations:*** East 56<sup>th</sup> Street South is a designated bike route and has existing striping for bicycle shared lanes.

**Small Area Plan:** Riverwood Small Area Plan

The small area plan focused on infrastructure improvements for the area without many specific recommendations for zoning in the area. The rezoning would align with the goal to provide a diversity of housing.

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The subject property is adjacent to existing multifamily residential to the north and west with single-family zoning to the south and east.

**Streets:**

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Quincy Avenue	None	50'	2

**Utilities:**

The subject tract has municipal water and sewer available.

**Surrounding Properties:**

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	RM-1	Neighborhood	Multifamily
East	RS-3	Neighborhood	Single-Family Residential
South	RS-3	Neighborhood	Single-Family Residential
West	RM-2	Neighborhood	Multifamily

**SECTION III: Relevant Zoning History**

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

**The applicant was not present.**

**There were no interested parties wishing to speak.**

**TMAPC Action; 9 members present:**

On **MOTION** of **WALKER**, the TMAPC voted 9-0-0 (Carr, Covey, Hood, Humphrey, Krug, Shivel, Walker, Whitlock, Zalk, “aye”; no “nays”; none “abstaining”; Bayles, Craddock, “absent”) to recommend **APPROVAL** of the RM-2 zoning for Z-7743 per staff recommendation.

**Legal Description for Z-7743:**

LT 17 BLK 2, RIVERVIEW ACRES, CITY OF TULSA, TULSA COUNTY,  
STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

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4. **Z-7744 Jeremy Wilkinson** (CD 5) Location: Northeast corner of East 15<sup>th</sup> Street South and South Fulton Avenue requesting rezoning from **CS to RM-2**

**STAFF RECOMMENDATION:**  
**SECTION I: Z-7744**

**DEVELOPMENT CONCEPT:** The applicant is proposing to rezone the subject property from CS to RM-2 to permit the construction of multifamily units. The property is adjacent to East 15<sup>th</sup> Street and is currently zoned CS (Commercial – Shopping). Rezoning would align the zoning regulations with the applicant's proposed concept while removing commercial uses.

**DETAILED STAFF RECOMMENDATION:**

The Tulsa Comprehensive Plan designates this property as Multiple Use. RM-2 zoning aligns with the recommendations for the Multiple Use land use designation in this area.

The property is currently vacant.



Rezoning to RM-2 would permit redevelopment of the site as multifamily while removing commercial allowance currently afforded by the CS zoning district. CS requires additional setbacks for buildings regardless of use which were incompatible with the applicant's proposed development.

CS zoning anticipates a variety of uses and larger lots for development of multifamily which limits the potential redevelopment proposed by the applicant.

RM-2 zoning requires 1,100 square feet of lot area and 200 square feet of open space per unit in addition to the required landscaping and parking associated with any new development of the property. The maximum building height allowed in the RM-2 district is 35 feet which is consistent with the surrounding zoning districts in the area.

Staff recommends approval of Z-7744 to rezone the property from CS to RM-2.

## **SECTION II: Supporting Documentation**

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

**Staff Summary:** The subject property is designated as “Multiple Use” by the Comprehensive Plan land use map. The proposed RM-2 district aligns with the recommendations of the “Multiple Use” land use designation in this area.

### **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.

The Neighborhood land use designation considers multifamily residential projects taking access from an arterial as “Multiple Use”

Neighborhoods are “Mostly Residential Uses” which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. **Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center.** If a multi-dwelling unit housing property takes access off a lower-order street separated from the arterial, then it would be considered Neighborhood.

### **Transportation Vision:**

***Major Street and Highway Plan:*** East 15<sup>th</sup> Street South is considered a secondary arterial requiring an ultimate right-of-way of 100 feet.

***Trail System Master Plan Considerations:*** None

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The subject property is adjacent to an existing single-family neighborhood to the north with a multifamily project to the west along 15<sup>th</sup> Street. There is IM (Industrial Moderate) zoning to the west and south of the site with existing industrial and commercial uses.

**Streets:**

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 15 <sup>th</sup> Street South	Secondary Arterial	100'	4
South Fulton Avenue	None	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	Single-Family Residential
East	IM	Employment	Industrial
South	IM	Employment	Industrial
West	CS/PUD-665	Multiple Use	Multifamily

**SECTION III: Relevant Zoning History**

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

**The applicant indicated his agreement with staff's recommendation.**

**There were no interested parties wishing to speak.**

**TMAPC Action; 9 members present:**

On **MOTION** of **WALKER**, the TMAPC voted 9-0-0 (Carr, Covey, Hood, Humphrey, Krug, Shivel, Walker, Whitlock, Zalk, “aye”; no “nays”; none “abstaining”; Bayles, Craddock, “absent”) to recommend **APPROVAL** of the RM-2 zoning for Z-7744 per staff recommendation.

**Legal Description for Z-7744:**

LT 9 BLK 6, SMITHVILLE ADDN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

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5. **Z-7745 Lou Reynolds** (CD 6) Location: South and west of the intersection of East 11<sup>th</sup> Street South and the Creek Turnpike requesting rezoning from **AG** to **IL**

**STAFF RECOMMENDATION:**

**SECTION I: Z-7745**

**DEVELOPMENT CONCEPT:** The applicant is proposing to rezone the subject property from AG to IL to permit construction of a data center with related uses. The property is roughly 340 acres of undeveloped land designated as Employment by the Tulsa Comprehensive Plan. The property is adjacent to the Creek Turnpike and East 11<sup>th</sup> Street.

**DETAILED STAFF RECOMMENDATION:**

The Tulsa Comprehensive Plan designates this property as Employment. IL zoning aligns with the recommendations for the Employment land use designation in this area.

The property is currently vacant and has never been developed. AG zoning was established upon annexation of the property.

The property is adjacent to the Creek Turnpike and has highway access via East 11<sup>th</sup> Street. When determining suitability for industrial uses, highway access and arterial street frontage are two critical components to serve the potential uses. The proximity of this property to the turnpike and adjacency to an arterial street are conducive to the requested IL zoning.

Staff recommends approval of Z-7745 to rezone the property from AG to IL.

**SECTION II: Supporting Documentation**

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

**Staff Summary:** The subject property is designated as “Employment” by the Comprehensive Plan land use map. The proposed IL district aligns with the recommendations of the “Employment” land use designation in this area.

**Land Use Vision:**

**Employment**

The employment designation is intended to accommodate offices, warehousing and storage, manufacturing and assembly, and industrial processes. The “Industrial Site Suitability” map corresponds to the Employment land use designation and indicates where uses that are potentially incompatible with sensitive land uses are best suited to locate. This directs industrial uses to particular areas of the city while discouraging industrial in close proximity to Neighborhood areas.

The “Industrial Site Suitability” map found in the Tulsa Comprehensive Plan Development Review Guide designates this site as more suitable for industrial development. IL zoning would be compatible with the designation, but a more intense industrial zoning would not.

**Transportation Vision:**

***Major Street and Highway Plan:*** East 11<sup>th</sup> Street South is designated as a secondary arterial requiring an ultimate right-of-way width of 100 feet. The Creek Turnpike is designated as a freeway with variable right-of-way requirements.

***Trail System Master Plan Considerations:*** None

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The subject property is vacant and has never been developed. It is immediately adjacent to the Creek Turnpike along the entire east boundary. The primary frontage of the property is located on East 11<sup>th</sup> Street South which is designated as a secondary arterial. The surrounding properties consist of large undeveloped AG tracts with an existing single-family neighborhood to the north and northwest. The existing neighborhood area directly north is located within unincorporated Wagoner County and has not been annexed into the City of Tulsa.

**Streets:**

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 11 <sup>th</sup> Street South	Secondary Arterial	100'	2
Creek Turnpike	Freeway	Variable	4

**Utilities:**

The subject tract has municipal water available. Public sanitary sewer is not available at the site and will require an extension to serve new development.

**Surrounding Properties:**

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	AG	None	Single-Family Residential
East	AG	Regional Center	Vacant/Creek Turnpike
South	AG	Employment	Vacant
West	AG	Neighborhood	Vacant/Single-Family Residential

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 20244 dated November 8, 2001, annexed the property into the City of Tulsa and established zoning for the subject property.

Ordinance number 20267 dated December 20, 2001, provided corrected legal descriptions for Ordinance number 20244.

**TMAPC Comments:**

Mr. Covey asked if there was any IL zoning in the vicinity.

Staff stated “no,” that this was a very large AG tract from residential properties in the area. He stated there were a lot of undeveloped tracts in this area.

**Applicant Comments:**

**Lou Reynolds** 2727 East 21st Street Tulsa 74114

The applicant stated this case involves about 340 acres of land. He stated this use is highly appropriate and fits with the old and new Comprehensive Plan. The applicant stated this change would be to allow a Data Center.

**Interested Parties:**

**Corie Acree** 1030 S Front Street, Catoosa, OK 74015

Ms. Acree stated she lives across the street from the subject property. She stated most of her questions are for the applicant. Ms. Acree asked where the entrances to the development would be. She asked would Evans Rd. be opened to 21st Street or 31st Street; will there be Turnpike exits at 21st Street due to the amount of traffic from project, and will there be traffic signals at Front Street or Cimarron also because of traffic. Ms. Acree stated they are hoping that there might be street lighting at 11th Street and that 11th Street would be improved between the Turnpike and 193rd Street, also known as County Line Road. She stated it is a two-lane road that the City of Tulsa resurfaced a few years ago and

they really appreciate that because it is a safety hazard with the very deep ravine and the curves makes it difficult to pass. Ms. Acree stated after the resurfacing there is a drainage problem in the area. She stated there are about 40 houses that have no high-speed internet and the only way for her to carry on a conversation on her cell phone was to sit on her 2nd step from the bottom and face east. Ms. Acree stated they currently do not have natural gas and asked if natural gas would be a possibility in their area. She asked if there would be a sound barrier or wall to protect them from the traffic. She asked will the industrial park be a giant concrete pad, or will it be nicely landscaped and something that they will be proud to live across the street from. Ms. Acree asked when construction would start. She would also like to know how this is going to affect their property values and that is what they are most concerned about.

**Mike Raines** 20313 East 11<sup>th</sup> Street, Tulsa, OK 74108

Mr. Raines stated they have 200 acres in the area. He stated they farm and have cattle and run a youth camp for young people. He stated it has been there since the 60's and was run by the Campfire until 2019. Mr. Raines stated the Campfire could not afford to run it any longer, so they took it over and made it available to the community at no cost. He stated they run hundreds of kids through it every year. Mr. Raines stated they did not learn about this rezoning until last week. He stated they tried to very quickly get up to speed by asking questions from a few people but have not received any answers. Mr. Raines stated his friend Jeff Stava reached out to the applicant but did not receive a call back. He stated they tried to reach staff and the City Councilor and a ton of other people with questions but no real answers. Mr. Raines stated their camp borders 1000 feet of the subject property, and they are concerned about the plan for building development, and they are happy that the first building will be over by the creek, but they are interested in what the rest of the development plan is going to be. Mr. Raines stated he believes the statutory setback is 75 feet from IL and they would like a larger setback than that, if possible, for privacy and for the security of their campers. He stated they own property on both sides of 11th Street, and he heard the applicant say that the plan was to get this rezoned and then to worry about the traffic plan and sewer later. Mr. Raines stated he also read in the agenda packet that there is a 100-foot easement that is going to be sought for the road and he would like to know where the easement will be located. He stated his mother's house is 80 feet from the road and will be encroaching on her house. Mr. Raines stated the proposed sewer easement is shown to run through their property and they have not been contacted by the City of Tulsa but were contacted by a private engineering company for the City a couple of weeks ago to engage in a discussion about a sewer easement. He stated the private company told them that the City will take 3000 feet of their property. He stated a 100 foot right of way will go through the camp property and through the picnic shelters, which has them concerned. Mr. Raines stated it will change the complexity and the privacy of their property. It will impact the facilities of the camp which is 25 acres with 3 1/2 miles of hiking trails, campsites, 4-acre park, a stocked pond with a fishing dock, covered and open picnic areas and office



facility and bathrooms. Mr. Raines stated they support the project, and understand how important this project is but the sheer scale of this first tract in what the Mayor says is going to be the largest industrial site in the United States, is concerning for them and what it will mean to their property values, their enjoyment and he has to believe that members of this Commission, if they were in the same position as these property owners they would want some questions answered too. He asks this Commission to delay the vote to allow some time to get their questions answered.

The applicant stated in the big picture this is how development progresses. He stated the zoning is established and then they do a traffic impact analysis and then the platting process. The applicant stated this is part of an overall Fair Oaks development plan. He stated there is \$62 million in ARPA money that is going to be spent on phase 1, bringing sewer lines from the lower Bird Creek wastewater treatment plant at the Port of Catoosa through this development down to 15<sup>th</sup> Street. He stated the next phase is to continue the same line to 25<sup>th</sup> or 26<sup>th</sup> Street. The applicant stated this will allow thousands of acres in East Tulsa to be opened for development. He stated the previous speakers have some interesting questions, but they are not zoning related questions, they're just related to what is going to happen. The applicant stated from traffic engineering standpoint intersections are lined up with streets and Front Street on the east and Cimarron Street on the west is where he believes access points will go unless something comes up in the traffic engineering analysis and they need to go somewhere else.

Mr. Zalk asked if there was already enough sewage and what was the discussion with the Engineers about the easement that would go through the adjacent property.

The applicant stated "yes". He stated the easement is needed to open this property up for development.

Mr. Zalk stated this easement will happen whether this case is approved or not.

The applicant stated "yes", the City is legally obligated to spend the ARPA money within a certain amount of time.

Mr. Whitlock stated he wanted to let the neighbors without high-speed internet know that if the infrastructure is upgraded, it will benefit the whole area.

Mr. Covey stated he doesn't have a problem with the rezoning, it fits within the Comprehensive Plan. As stated today is just for the rezoning.

**TMAPC Action; 9 members present:**

On **MOTION** of **WALKER**, the TMAPC voted 9-0-0 (Carr, Covey, Hood, Humphrey, Krug, Shivel, Walker, Whitlock, Zalk, "aye"; no "nays"; none

“abstaining”; Bayles, Craddock, “absent”) to recommend **APPROVAL** of the IL zoning for Z-7745 per staff recommendation.

**Legal Description for Z-7745:**

Thence on the south line of said northwest quarter of the northwest quarter N88°59'14"E, 1319.08 feet to the southeast corner of the northwest quarter of the northwest quarter; Thence on the east line of said northwest quarter of the northwest quarter N01°34'23"W, 1320.26 feet to a point on the north line of the northwest quarter of said Section 8; Thence on said north line of the northwest quarter of Section 8 N89°00'04"E, 1066.01 feet to the west right-of-way line of Creek Turnpike; Thence on said west right-of-way line of Creek Turnpike for the following **14** described courses:

1. S01°00'00"E, 85.34 feet;
2. N88°58'26"E, 254.82 feet;
3. N88°58'26"E, 133.21 feet;
4. S45°58'59"E, 42.41 feet;
5. S01°03'02"E, 1028.62 feet;
6. S31°03'21"E, 810.01 feet;
7. S15°26'06"E, 419.15feet;
8. S00°58'35"E, 799.95 feet;
9. N88°05'44"E, 40.00 feet;
10. S00°58'34"E, 2115.51 feet;
11. S89°07'16"W, 113.07 feet;
12. S82°06'35"W, 375.14 feet;
13. S89°00'11"W, 384.60 feet;
14. S00°37'49"E, 70.37 feet to a point on the south line of the southwest quarter of said Section 8;

Thence on said south line of the southwest quarter of Section 8 S88°59'43"W, 2427.60 feet to the point of beginning.

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Items 6 and 7 were presented together.

6. **CO-17 John Droz** (CD 7) Location: North of the northwest corner of East 67<sup>th</sup> Street South and South 105<sup>th</sup> East Avenue requesting a **Corridor Development Plan** for redevelopment of a CO zoned property (Related to Jack Wills Preliminary Plat)

**STAFF RECOMMENDATION:**

**SECTION I: CO-17 – Corridor Development Plan**

**DEVELOPMENT CONCEPT:**

**DETAILED STAFF RECOMMENDATION:**

The applicant is proposing a new corridor development plan for the subject tract to permit a range of commercial uses. The current proposal for the site is a retail sales facility.

The property is located along South 105<sup>th</sup> East Avenue which is adjacent to Highway 169. The development standards in CO-17 are consistent with the Regional Center designation of the Tulsa Comprehensive Plan.

**Staff recommends approval of CO-17 to rezone the property from CO-2 to CO-17 with the development standards outlined in Section II.**

**SECTION II: CO-17 DEVELOPMENT PLAN STANDARDS:**

This Corridor Plan will conform to the provisions of the Tulsa Zoning Code for development in a CO district and its supplemental regulations as identified in Section 25 in the Tulsa Zoning Code.

All use categories, subcategories or specific uses and residential building types or building types that are not listed below are prohibited.

**Permitted Use Categories, Subcategories, and specific uses:**

PUBLIC, CIVIC AND INSTITUTIONAL (limited to the following subcategories and specific uses)

- 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
- School
- Minor Utilities and Public Service Facility
- Wireless Communications Facility

COMMERCIAL (limited to the following subcategories and specific uses)

- Animal Service
- Assembly and Entertainment
- Broadcast or Recording Studio
- Commercial Service
- Financial Services
- Funeral or Mortuary Service (No Crematorium)
- Lodging (limited to the following specific uses)
  - Bed & Breakfast
  - Short-term rental
  - Hotel/motel
- Office
- Restaurants and Bars
  - Restaurant
  - Bar
  - Brewpub
- Retail Sales (limited to the following specific uses)
  - Building supplies and equipment
  - Consumer shopping goods
  - Convenience goods
  - Grocery Store
  - Small Box Discount Store
- Studio, Artist, or Instructional Service
- Trade School

INDUSTRIAL (limited to the following specific uses in the Low-impact Manufacturing and Industry subcategory)

- Microbrewery
- Micro Distillery
- Coffee roasting with a maximum roasting capacity of 45 kilograms per batch

AGRICULTURAL (limited to the following specific uses)

- Community Garden
- Farm, Market- or Community-Supported

OTHER (limited to the following subcategories)

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

Off-Premise Outdoor Advertising Sign (Only allowed when located inside freeway sign corridors and subject to all regulations in Chapter 60 of the Tulsa Zoning Code)

**Lot and Building Regulations:**

Minimum Lot Area	None
Minimum Street Frontage	None
Minimum Street Setback	20 feet
Maximum Floor Area Ratio (FAR)	None
Minimum Building Setbacks	
1. From AG, AG-R, or R district	40 feet
Maximum Building Height	60 feet

**Parking:**

Minimum Parking ratios shall be 50% of the minimums required for each specific use as defined in the Tulsa Zoning Code referenced in CH districts.

**Landscaping and Screening:**

Landscaping shall meet or exceed the minimum standards in Chapter 65 of the Tulsa Zoning Code defined and shall also be subject to the following requirements:

1. Perimeter Landscape requirements when abutting R-zoned lots  
F1 screening is required where abutting R-zoned lots.
2. Properties may utilize Sec. 65.100-D of the Tulsa Zoning Code to allow the use of an Alternative Compliance Landscape and Screening Plan without the need to amend the standards of the CO Development Plan.
3. Dumpsters and mechanical equipment shall be screened as defined in the Tulsa Zoning Code, Section 65.070 and shall be placed a minimum of 120 feet from any property boundary abutting residential uses.

**Outdoor Lighting:**

Outdoor lighting shall conform to the general standards for lighting in the Tulsa Zoning Code as defined in section 67.030.

**Signage:**

**Freestanding Signs**

A maximum of two freestanding signs will be permitted as follows:

1. Freestanding signs are limited to a maximum of 150 square feet of display surface area.
2. Freestanding signs are limited to a maximum height of 12 feet.
3. Freestanding signs must be oriented to South 105<sup>th</sup> East Avenue and are prohibited on South 103<sup>rd</sup> East Avenue

**Wall Signs**

Wall signs are permitted at 2 square feet per 1 linear foot of wall to which the sign is attached with the following conditions:

1. Wall signs are prohibited on the west wall of any building.
2. No wall signs are permitted within 75 feet of adjacent R-zoned properties.

**Dynamic Displays**

Dynamic displays are prohibited.

**SECTION III: Supporting Documentation**

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

**Staff Summary:** The subject property is designated as “Regional Center” by the Tulsa Comprehensive Plan Land Use Map. The proposed CO development plan complies with the recommendations of the Regional Center designation.

**Land Use Vision:**

**Regional Center**

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

**Transportation Vision:**

***Major Street and Highway Plan:***

***Trail System Master Plan Considerations:*** None

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The site is currently vacant. It is adjacent to Highway 169 with existing residential properties to the west. There are additional CO-zoned properties to the north and south of the subject property.

**Streets:**

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
South 105 <sup>th</sup> East Avenue	None	Variable	2
South 103 <sup>rd</sup> East Avenue	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	CO	Regional Center	Vacant
South	CO	Regional Center	Vacant
East	N/A	None	Highway 169
West	RS-3	Neighborhood	Residential

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 18448 dated April 27, 1995, established zoning for the subject property.

**CO-2:** Ordinance number 23527 dated August 2, 2016 established CO-2 development plan for the property.

**The applicant indicated his agreement with staff's recommendation.**

**There were no interested parties wishing to speak.**

**TMAPC Action; 9 members present:**

On **MOTION** of **WALKER**, the TMAPC voted 9-0-0 (Carr, Covey, Hood, Humphrey, Krug, Shivel, Walker, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; Bayles, Craddock, "absent") to recommend **APPROVAL** of CO-17 per staff recommendation.

**Legal Description for CO-17:**

Lot 5 & 6, Block 6, Union Gardens, City of Tulsa, Tulsa County, State of Oklahoma

\* \* \* \* \*

## **PUBLIC HEARING-PLATS**

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

7. **Jack Wills** (CD 7) Preliminary Plat, Location: North of the northwest corner of East 67<sup>th</sup> Street South and South 105<sup>th</sup> East Avenue (Continued from September 20, 2023 and October 4, 2023) (Related to CO-17)

### **STAFF RECOMMENDATION:**

#### **Jack Wills** - (CD 7)

North of the northwest corner of East 67<sup>th</sup> Street South and South 105<sup>th</sup> East Avenue

This plat consists of 1 lot, 1 block on 4.56 ± acres.

The Technical Advisory Committee (TAC) met on September 8, 2023 and provided the following conditions:

1. **Zoning:** The property is currently zoned CO with an adopted development plan CO-2. The proposed use and development for this site will require approval of CO-17, an amendment to the development plan. Final development plan standards must be incorporated into the final plat prior to approval. Development plan number will be required on the face of the plat.
2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat along with the address disclaimer.
3. **Transportation & Traffic:** Sidewalks and appropriate ADA compliant ramps are required along all street frontages adjacent to the property. Right-of-way permits will be required for driveways connecting to public streets. IDP approval is required prior to final plat approval. Label and dimension all street right-of-way adjacent to the site with either recording information or "dedicated by plat". Right-of-way dedications are required to comply with major street and highway plan.
4. **Sewer/Water:** Label and dimension all required or existing easements. Any required offsite easements are required to be recorded and recording information must be provided on the final plat. Internal lines that serve only this project should be made private.
5. **Engineering Graphics:** Submit subdivision control data sheet with final plat. Remove contours from final plat. Engineer CA number has expired. In the location map, include all platted boundaries and label all other property has unplatted. Under the basis of bearing heading include the coordinate system used. Graphically show all pins found or set that are associated with the plat. Graphically label the point of beginning on the face of the plat.



6. **Stormwater, Drainage, & Floodplain:** IDP approval for storm sewer improvements is required prior to final plat 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.

Staff recommends **APPROVAL** of the preliminary subdivision plat 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 final plat approval.

**The applicant indicated his agreement with staff's recommendation.**

**There were no interested parties wishing to speak.**

**TMAPC Action; 9 members present:**

On **MOTION** of **WALKER**, the TMAPC voted 9-0-0 (Carr, Covey, Hood, Humphrey, Krug, Shivel, Walker, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; Bayles, Craddock, "absent") to **APPROVE** the Preliminary Subdivision Plat for Jack Wills per staff recommendation.

\* \* \* \* \*

8. **Brookside Marketplace** (CD 9) Preliminary Plat and modification to reduce the required right-of-way dedication along S. Peoria Ave from 50-feet to 35-feet. Location: South of the southeast corner of East 41st Street South and South Peoria Avenue

**STAFF RECOMMENDATION:**

**PRELIMINARY SUBDIVISION PLAT**

**Brookside Marketplace** - (CD 9)

South of the southeast corner of East 41st Street South and South Peoria Avenue

This plat consists of 4 lots, 1 block, 3.47 + acres

The Technical Advisory Committee (TAC) met on October 19<sup>th</sup>, 2023 and provided the following conditions:

1. **Zoning:** Proposed lots conform to the requirements of the CH and MX-3-U-U zoning districts.
2. **Addressing:** Addresses have been provided, City of Tulsa addresses and street names must be affixed to the face of the final plat along with the address disclaimer.
3. **Transportation & Traffic:**
  - The Major Street and Highway Plan shows that additional ROW will need to be dedicated along S Peoria Ave. (Applicant is seeking modification to reduce the amount of Right-of-way dedicated along S. Peoria Ave.)
  - The applicant needs to check with Transportation Design and determine if additional ROW will need to be granted for turn lanes south of the intersection.
  - All existing driveway openings that will not be reused along both E 41st Pl and E 42nd St should have the curbs replaced.
  - The sidewalks around the entire site need to be reviewed to ensure that they comply with ADA. Any sections that are not in compliance should be part of the construction project and be replaced.
  - Sidewalks will be required to be constructed along S Peoria and along both streets for the full length of the property.
  - Sidewalk compliant sections will be required to be built through all proposed driveways.
  - The Radius for the northern driveway for Lot 1, Blk 1 extends beyond the property line. This needs to be corrected.
  - The Radius for the eastern driveway for Lot 1, Blk 1 extends beyond the property line. This needs to be corrected.

- It appears that the radius and curb at the Northeast Corner of S Peoria and E 42nd St will be modified. This radius needs to be approved before installation and the inlet adjusted to match the curb.

- There is an inlet that is currently in the curb line of E 42nd St that will have its hood removed for a new driveway. Relocation of the inlet will require IDP approval as part of the site development.

4. **Sewer/Water:** The proposed relocation of City sanitary sewer (and any other improvements required to City infrastructure) requires plan approval through the IDP process. IDP plans have not yet been received by the City. The plat cannot be approved until IDP plans are approved.

5. **Engineering Graphics:**

Submit subdivision control data sheet with the final plat. (20)

- Under the Surveyor information provide CA Number with expiration date and an email address. (1)

- Provide the individual lot addresses on the face of the plat. (16)

- In the Location Map add missing platted properties within section 30. Label all other land in the section as "un-platted". Add Interstate 44 to the location map. (3)

- Under the Basis of Bearings information add 3501 after North Zone.

- The written legal does not match the face of the plat. (4)

- Provide the Surveyor's last site visit date on the face of the plat.

6. **Stormwater, Drainage, & Floodplain:**

- Combined lots have frontage which access public storm sewer, with no increase in runoff, requirements can be addressed.

- There are no FEMA flood plains on the site per FIRM panel 40143C0351L. The site contains Tulsa Regulatory shallow floodplain that is addressed with compensatory storage via FP/E Plat 6215.

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.

Staff recommends **APPROVAL** of the preliminary subdivision plat and a modification to reduce the required right-of-way dedication along S. Peoria Ave from 50-feet to 35-feet, 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 final plat approval.

**Applicant Comments:**

**Mike Thedford, Wallace Design Collective** 123 Martin Luther King Jr. Blvd., Tulsa, OK 74103

The applicant stated there is an existing Arby's building that has been closed and is already zoned appropriately for the proposed use that will happen later in the development process. He stated no public infrastructure is needed. The applicant stated the eastern half of the site, roughly half of the site, that was previously platted will be vacated with no reservation, there was no infrastructure, no development improvements. He stated this will be 4 lots, the northwest quarter of the side will include the existing buildings that front Peoria Avenue are going under this and that's why they are requesting a modification. The applicant stated that would impede the right of way dedication.

**Interested Parties:**

**Alexande Hewitt** 1336 E 42nd Street, Tulsa, OK 74105

Mr. Hewitt stated his property is across the street from the subject property and it is currently zoned for mixed use. He stated his understanding of mixed-use means commercial on the bottom and apartments on the top. He stated he believes it was changed to mixed-use to encourage more residential or apartment complexes in Brookside. Mr. Hewitt stated everybody knows Brookside is a desirable place and a lot of people want to live there. He stated he thought if anything went on the subject lot it would add to the neighborhood as far as architecture or more residential. He stated the change being proposed and the conceptual drawing is not something Mr. Hewitt would be in favor of. Mr. Hewitt stated it would increase the traffic on 42nd Street. He stated if approved he would be looking conceptually into a concrete parking lot full of cars coming and going from 7:00 AM till 10:00 PM. Mr. Hewitt stated the subject property is surrounded by residential. He stated his questions are, what is the business, what is the increased traffic flow and what is the noise pollution and light pollution going to look like. Mr. Hewitt stated he would like these things considered before the change in zoning is approved.

**Gabriele Tvedt** 1332 E 42<sup>nd</sup> Street, Tulsa, OK 74105

Ms. Tvedt stated she also lives directly across from the subject property. She stated she has lived in her home for 22 years and to see this property used for commercial purposes saddens her. Ms. Tvedt stated like the previous speaker the last thing she wants to do is look out her window and see cars zooming up and down this street. She stated there are animals and children in the neighborhood and the traffic is already terrible. Ms. Tvedt stated her second concern is that people will utilize her property and her driveway upon entering or exiting the site. She stated she will not tolerate that. Ms. Tvedt stated there are already so many things available on Brookside, fast food, shops, and restaurants. She asked why do they need another restaurant, plus commercial property, right in the middle of a residential area. She stated as the previous speaker said everything around the subject property is residential with an apartment complex. Ms. Tvedt stated she loves her home and does not want to see it destroyed.

**Applicant Rebuttal:**

The applicant stated the existing buildings on the northwest corner will remain. He stated this development is focused on the southern portion. The applicant stated the use has already been discussed and approved as MX at a previous meeting. He stated the Arby's location was already zoned CH and that use is going to continue. The applicant stated this meeting is about the plat and the development of this site. He stated as far as traffic and curb cuts, those will be dealt with when the site plan is submitted. This is a conceptual based site plan because they are required to send in something that shows generally how the utilities are going to be laid out and where the buildings are going to go for the plat. The applicant stated the points that the speakers made may or may not be valid and they may have come to those rezoning meetings, express their concern but they are there to rezone today.

**TMAPC Comments:**

Mr. Walker asked if the Brookside Small Area Plan stopped at 41<sup>st</sup> Street.

Staff stated that the Small Area Plan went to 51<sup>st</sup> Street. He stated he agrees with the applicant that the zoning is already in place and that they are not discussing the use today. Staff stated he wanted to make it clear that this property is zoned MX, and it will require the applicant to go to the Board of Adjustment for approval of the drive through.

Mr. Hood stated we are being asked to look at the plat and make sure it meets all the requirements and it does. He stated the Planning Commission is not dealing with the right of way along South Peoria or the zoning.

Mr. Covey stated it is not in the Planning Commissions purview today to look at zoning that was all decided weeks or years ago. He stated all they are deciding as Mr. Hood stated is does it meet the plat requirements.

**TMAPC Action; 9 members present:**

On **MOTION** of **WALKER**, the TMAPC voted 9-0-0 (Carr, Covey, Hood, Humphrey, Krug, Shivel, Walker, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; Bayles, Craddock, "absent") to **APPROVE** the Preliminary Subdivision Plat and the modification to the Subdivision Regulations for Brookside Marketplace per staff recommendation.

\* \* \* \* \*

9. **Wind River** (CD 8) Preliminary Plat, Location: Northwest corner of East 121st Street South and South Yale Avenue

**STAFF RECOMMENDATION:**

**PRELIMINARY SUBDIVISION PLAT**

**Wind River Plaza (2023)** - (CD 8)

Northwest corner of East 121st Street South and South Yale Avenue. This plat consists of 28 lots, 5 blocks, 13.41 + acres

The Technical Advisory Committee (TAC) met on October 19<sup>th</sup>, 2023 and provided the following conditions:

1. **Zoning:** Proposed lots conform to the RS-4 Zoning District and the development standards of Z-7588.
2. **Addressing:** Addresses have been provided, City of Tulsa addresses and street names must be affixed to the face of the final plat along with the address disclaimer.
3. **Transportation & Traffic:**
  - Corner clip is needed at the intersection of E 119th ST S & S Yale Ave of 25'.
  - Right-of-way dedication should conform to the requirement of the Major Street and Highway Plan.
  - Proposed access points must be approved by Traffic Engineering. Align limits of no access with conditions of Traffic Engineering.
  - Sidewalks are required along all public streets and must be ADA compliant.
4. **Sewer/Water:** None.
5. **Engineering Graphics:** No comments.
6. **Stormwater, Drainage, & Floodplain:** Per FEMA FIRM panel, the site is fully in Zone X "Areas of Other Flood Hazard" in the 0.2% Annual Chance flood plain but contains no Zone A 100-year Floodplains. Most of the site pre-development is in the Tulsa Regulatory 100-year Floodplain, but a plan for modification has been developed and approved.
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.

8. **Infrastructure and Public Improvements:** IDP's for required infrastructure must be approved before the release of the final plat.

Staff recommends **APPROVAL** of the preliminary subdivision plat 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 final plat approval.

**The applicant indicated his agreement with staff's recommendation.**

**There were no interested parties wishing to speak.**

**TMAPC Action; 9 members present:**

On **MOTION** of **WALKER**, the TMAPC voted 9-0-0 (Carr, Covey, Hood, Humphrey, Krug, Shivel, Walker, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; Bayles, Craddock, "absent") to **APPROVE** the Preliminary Subdivision Plat for Wind River per staff recommendation.

\* \* \* \* \*

**10. Stone Creek Hollow** (CD 2) Preliminary Plat, Location: South of the southwest corner of West 71st Street South and South Elwood Avenue

**STAFF RECOMMENDATION:**

**Stone Creek Hollow (2023)** - (CD 7)

South of the southwest corner of West 71st Street South and South Elwood Avenue.

This plat consists of 30 lots, 3 blocks, on 12.34 ± acres

The Technical Advisory Committee (TAC) met on October 19<sup>th</sup>, 2023 and provided the following conditions:

1. **Zoning:** Proposed lots conform to the RS-3 Zoning District.
2. **Addressing:** Addresses have been provided, City of Tulsa addresses and street names must be affixed to the face of the final plat along with the address disclaimer.
3. **Transportation & Traffic:** Streets and Stormwater will need to approve the median inside the right-of-way. ADA compliant sidewalks must be provided along all streets.
4. **Sewer/Water:** The plat appears to indicate that the easements to cover the sanitary sewer installed within the boundary of the proposed plat in conjunction with IDP 9397-2018 have been filed by separate instrument. Please either provide document numbers or include those easements with this plat. Records indicate that those easements were canceled and never filed.
5. **Engineering Graphics:** Subdivision control data sheet must be submitted with final plat. If it has changed from previous submittal.
  - Remove contours on final plat submittal.
  - Add note on the face of the plat for S. Guthrie Ave on the north side stating that this road is slated for future street extension. A temporary turnaround is not required since the length of the roadway is less than 150 feet in length currently.
6. **Stormwater, Drainage, & Floodplain:** FEMA and Tulsa Regulatory Floodplains are included on the site, per FIRM panel 40143C0361L and City of Tulsa Engineering atlas. Hager Creek Floodway is in the FEMA Zone AE. Required storm sewer and detention facilities were approved via IDP 21115-2019 and addenda. These improvements are required for the lots/blocks described.



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.
8. **Infrastructure and Public Improvements:** IDP's for required infrastructure must be approved before the release of the final plat.

Staff recommends **APPROVAL** of the preliminary subdivision plat 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 final plat approval.

**Interested Parties:**

**Brett Hutchens** 7635 S Guthrie Avenue, Tulsa, OK 74132

Mr. Hutchens stated he lives next to the subject property, and he is here to oppose the current plat. He stated there is currently a dead-end street where there is proposed through street, and he thinks the property values will significantly be affected if this happens. Mr. Hutchens stated this a quiet neighborhood in the very loud Tulsa Hills area. He stated there is an enormous amount of traffic going in and out of the neighborhood that may or may not be preventable. He stated adding another through street to it does not seem like it would be beneficial to anyone and would only provide more traffic. Mr. Hutchens stated Elwood Avenue is a disaster at 81<sup>st</sup> Street with a 4 way stop. He stated during normal rush hours, you are probably going to spend 5 minutes trying to get through the intersection and traffic is usually backed up to the elementary school. He stated he has not seen any kind of plan to fix this soon and adding more residential houses right next to it doesn't seem like that would help the problem. Mr. Hutchens stated a retention pond has been added and it's basically just a snake pond that does not drain properly. He stated he is opposed to the plat because he does not think there is enough infrastructure to support the development.

**Karl Bode** 7636 S Guthrie Ave, Tulsa, OK 74132

Mr. Bode stated he lives directly across Guthrie Avenue from the prior speaker. He stated his house is adjacent to the subject property and adjacent to the reserve area. He stated he has some of the same concerns as the prior speaker and would like to invite the developer to respond to their questions. Mr. Bode stated he would like to know about the drainage on the property. He stated the elevation currently allows for the subject site to drain to the reserve area and he wants to know how runoff will be handled and maintained. Mr. Bode stated he would also like to know if there is a wall or fence planned for the area between the 2 properties.

**Applicant Comments:**

**Nicole Watts, Wallace Design Collective**, 123 MLK Jr. Blvd, Tulsa, OK

The applicant stated this is for a preliminary plat the zoning is RS-3. She stated the plat does meet all the subdivision regulations. The applicant stated concerning the Guthrie connection to the south that is a planned stub street continuation from when it was developed. She stated for emergency access it is required to have 2 access points. The applicant stated as the other subdivisions are developed around this one, they will also connect to this subdivision. She stated that is part of City planning requirements. The applicant stated they expect normal subdivision traffic in this area but the Elwood and 81<sup>st</sup> Street infrastructure is currently being assessed by the City. She stated all runoff will be collected underground and taken to the detention pond and will discharge into the creek at or below existing conditions. The applicant stated there is currently not a wall or fence proposed on the south property line because the abutting zoning is comparable, and it is not required by the code.

**TMAPC Action; 9 members present:**

On **MOTION** of **SHIVEL**, the TMAPC voted 9-0-0 (Carr, Covey, Hood, Humphrey, Krug, Shivel, Walker, Whitlock, Zalk, “aye”; no “nays”; none “abstaining”; Bayles, Craddock, “absent”) to **APPROVE** the Preliminary Subdivision Plat for Stone Creek Hollow per staff recommendation.

\* \* \* \* \*

**OTHER BUSINESS**

**11. Commissioners' Comments**

**ADJOURN**

**TMAPC Action; 9 members present:**

On **MOTION** of **WALKER**, the TMAPC voted 9-0-0 (Carr, Covey, Hood, Humphrey, Krug, Shivel, Walker, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; Bayles, Craddock, "absent") to **ADJOURN** TMAPC meeting of November 1, 2023, Meeting No. 2901.

**ADJOURN**

There being no further business, the Chair declared the meeting adjourned at 2:10 p.m.

Date Approved:

\_\_\_\_\_

\_\_\_\_\_

Chair

ATTEST: \_\_\_\_\_

Secretary

## OTHER BUSINESS

### 11. Commissioners' Comments

### ADJOURN

#### **TMAPC Action; 9 members present:**

On **MOTION** of **WALKER**, the TMAPC voted 9-0-0 (Carr, Covey, Hood, Humphrey, Krug, Shivel, Walker, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; Bayles, Craddock, "absent") to **ADJOURN** TMAPC meeting of November 1, 2023, Meeting No. 2901.

### ADJOURN

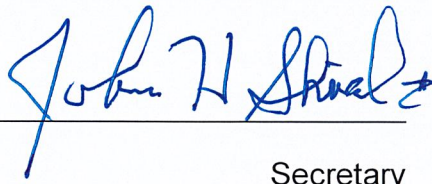
There being no further business, the Chair declared the meeting adjourned at 2:10 p.m.

Date Approved:

11-15-2023

  
Chair

ATTEST:

  
Secretary