



APPROVED  
Feb. 7, 2024

# Tulsa Metropolitan Area Planning Commission

## Minutes of Meeting No. 2906

Wednesday, January 17, 2024, 1:00 p.m.

Tulsa City Council Chambers, 175 E. 2nd St., Tulsa, OK 74103

The notice and agenda of said meeting were posted in the City Clerk’s office on January 12, 2024 at 11:19a.m.

**Members Present:** Carr, Covey, Craddock, Fugate, Hood, Robinson, Shivel, Walker

**Members Absent:** Humphrey, Whitlock, Zalk

**Staff Present:** Nathan Foster, Jay Hoyt, Susan Miller, Kim Sawyer, Dylan Siers, Jeff Stephens, Sherri Tauber

### Speaker Key:

- (+) indicates a speaker generally supportive of an item;
- (-) indicates a speaker generally opposed to an item; and
- (=) indicates a speaker generally neutral or who has questions about an item.

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

## Reports

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**Chairman’s Report:** None

**Director’s Report:** Ms. Miller thanked Mr. Covey for serving on the Planning Commission. Ms. Carr presented Mr. Covey with a proclamation from the Mayor.

## Approval of Minutes

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### 1. Minutes from Meeting #2905, January 3, 2024

Motion: Approval of the minutes of Meeting #2905 from January 3, 2024.

Motion by: Shivel                    Second by: Craddock

Vote: 8-0-0

Ayes: Carr, Covey, Craddock, Fugate, Hood, Robinson, Shivel, Walker

Nays: none

Abstentions: none

Absent: Humphrey, Whitlock, Zalk

**Public Hearing - Rezoning**

**2. CZ-550**

Subject Property: West of the southwest corner of East 76<sup>th</sup> Street North and North Owasso Place

County District: 1

Applicant: Luz Ayuso

**Action(s) Requested:** Rezoning from RS to AG

**Detailed Staff Recommendation**

The applicant is proposing to rezone from RS to AG to permit Agricultural Animals on the subject tract.

The applicant has existing Residentially zoned land with a single-family residence and agricultural animals. They are requesting to rezone from RS to AG so that their existing animals can continue to be raised on the subject tract. Other than the land to the south designated as Industrial by the Tulsa County Comprehensive Plan the land in the general vicinity of the subject tract is designated as Rural Residential/Agricultural which the proposed rezoning would be compatible with.

Staff has reviewed the request and finds that it is non-injurious to the surrounding proximate properties and consistent with the Tulsa County Comprehensive Plan and the anticipated future development pattern of the surrounding area, therefore;

With consideration given to the factors listed herein, staff recommends **approval** of the application.

**Comprehensive Plan Considerations**

**Land Use Plan**

The subject property is designated as Rural Residential/Agricultural. Defined as *“Land that is sparsely occupied and used primarily for farmland, agricultural uses, and single-family homes on large lots. Residential lots generally range from one-half acre or greater and may use on-site services where public utilities are not available.”*

Surrounding Properties:

| <u>Location</u> | <u>Existing Zoning/Overlay</u> | <u>Existing Land Use Designation</u> | <u>Existing Use</u>        |
|-----------------|--------------------------------|--------------------------------------|----------------------------|
| North           | AG                             | Rural Residential/Agricultural       | Single-Family              |
| East            | RS                             | Rural Residential/Agricultural       | Single-Family              |
| South           | IM                             | Industrial                           | Vacant                     |
| West            | AG                             | Rural Residential/Agricultural       | Vacant/Osage Prairie Trail |

**Small Area Plans**

None

**Transportation**

Major Street & Highway Plan: E 76<sup>th</sup> St N is designated as a Secondary Arterial, which includes a proposed 100 ft Right-Of-Way.

Transit: None

Existing Bike/Ped Facilities: The site is located adjacent to the Osage Prairie Trail

Planned Bike/Ped Facilities: The GO Plan shows a sidewalk gap along E 76<sup>th</sup> St N

**Environmental Considerations**

Flood Area: None

Parks & Open Space: The site is located adjacent to the Osage Prairie Trail.

**Zoning History**

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Resolution 98254, dated September 15 1980, established zoning for the subject property.

**TMAPC Comments**

Mr. Craddock was concerned about the AG zoning backing up to RS and the allowance of agricultural animals.

The applicant indicated their agreement with staff's recommendation.

**Speakers**

None.

**Commission Action**

Motion: Recommend approval of the AG zoning, per staff's recommendation.

Motion by: Covey            Second by: Shivel

Vote: 7-1-0

Ayes: Carr, Covey, Fugate, Hood, Robinson, Shivel, Walker

Nays: Craddock

Abstentions: none

Absent: Humphrey, Whitlock, Zalk

**Property Description**

LT 13 LESS E132 N330 THEREOF & LESS N25 THEREOF FOR RD, DELAWARE GARDENS B12&13

**3. Z-7757**

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

Council District: 6

Applicant: Nathan Cross

**Action(s) Requested:** Rezoning from RS-3 to RS-5

**Detailed Staff Recommendation**

The applicant is proposing to rezone the subject property from RS-3 to RS-5 to permit higher density single-family residential development.

The application is consistent with several other rezoning requests that have been approved in the immediate area. There is existing RS-5 zoning to the north with pending rezonings for RS-5 to the northwest.

RS-5 permits detached houses by right with a minimum lot width of 30’ and a minimum lot area of 3,300 square feet. The rezoning would permit more lots as part of future subdivisions. The rezoning would allow more lots to be served by the required public infrastructure required to be installed as part of any subdivision.

RS-5 is consistent with the land use designation for the property and the development pattern in the surrounding area.

With consideration given to the factors listed herein, staff recommends **approval** of the application.

**Comprehensive Plan Considerations**

**Land Use Plan**

The subject property is designated as “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.

Surrounding Properties:

| <u>Location</u> | <u>Existing Zoning/Overlay</u> | <u>Existing Land Use Designation</u> | <u>Existing Use</u> |
|-----------------|--------------------------------|--------------------------------------|---------------------|
| North           | RS-5                           | Neighborhood                         | Vacant              |
| East            | AG/RM-0                        | Neighborhood                         | Vacant              |
| South           | AG                             | Local Center                         | Vacant              |
| West            | RS-4                           | Neighborhood                         | Vacant              |

**Small Area Plans**

None.

**Development Era**

The subject property is in an area designated as future growth. Future growth areas consist of primarily undeveloped property and present opportunities to ensure the pattern of development is efficient and fiscally responsible.

**Transportation**

Major Street & Highway Plan: East 41<sup>st</sup> Street South is designated as a secondary arterial. Secondary arterials require an ultimate right-of-way of 100 feet. Appropriate right-of-way dedications for public streets will be required as subdivision plats for the property are reviewed.

Comprehensive Plan Street Designation: East 41<sup>st</sup> Street South is designated as a future multi-modal corridor. As development of the street occurs, improvements should anticipate future road users in addition to personal vehicles.

Transit: There are currently no transit facilities serving the immediate area.

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

**Environmental Considerations**

Flood Area: The subject property contains City of Tulsa Regulatory Floodplain in the southeast portion of the property. Development of floodplain areas should be avoided. If any development is proposed within the floodplain area, it will be required to comply with all floodplain development requirements in the Tulsa Revised Ordinances.

Tree Canopy Coverage: Tree canopy in the area is shown at 48%. It is recommended that new developments incorporate additional trees to maintain or increase the tree canopy coverage. Trees serve as mitigation to both urban heat and stormwater runoff.

Parks & Open Space: There are currently no designated park areas in the vicinity. Open space will be required on each lot within any subdivision per the Tulsa Zoning Code.

**Zoning History**

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Ordinance 11826, dated June 26, 1970, established zoning for the subject property.

**TMAPC Comments**

The applicant indicated their agreement with staff's recommendation.

**Speakers**

None.

**Commission Action**

Motion: Recommend approval of the RS-5 zoning, per staff's recommendation.

Motion by: Covey      Second by: Shivel

Vote: 8-0-0

Ayes: Carr, Covey, Craddock, Fugate, Hood, Robinson, Shivel, Walker

Nays: none

Abstentions: none

Absent: Humphrey, Whitlock, Zalk

**Property Description**

A TRACT OF LAND THAT IS PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (S/2 SE/4) OF SECTION TWENTY-TWO (22), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH 88°44'18" WEST ALONG THE SOUTH LINE OF THE SE/4 A DISTANCE OF 320.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°44'18"W ALONG SAID SOUTH LINE 1357.67 FEET; THENCE N01°25'41"W 1320.32 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (S/2 SE/4) OF SAID SECTION 22; THENCE N88°44'00"E ALONG SAID NORTH LINE 72.76 FEET; THENCE S73°16'42"E 169.33 FEET; THENCE S58°37'24"E A DISTANCE OF 139.92 FEET; THENCE S83°02'51"E 48.78 FEET; THENCE N88°44'00"E 632.35 FEET; THENCE S01°36'29"E 698.49 FEET; THENCE N88°23'31"E 172.06 FEET; THENCE S46°36'29"E 212.13 FEET; THENCE S01°36'29"E 339.14 FEET TO THE POINT OF BEGINNING.

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## Other Business

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### 4. Consider adopting revised TMAPC Policies and Procedures

#### **Commission Action**

Motion: to continue item 4 to February 7, 2024.

Motion by: Covey      Second by: Shivel

Vote: 8-0-0

Ayes: Carr, Covey, Craddock, Fugate, Hood, Robinson, Shivel, Walker

Nays: none

Abstentions: none

Absent: Humphrey, Whitlock, Zalk

### 5. Commissioners' Comments

Mr. Covey thanked Commissioners and TMAPC staff for all their hard work.

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## Adjournment

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#### **Commission Action**

Motion: Adjourn

Motion by: Walker      Second by: Craddock

Vote: 8-0-0

Ayes: Carr, Covey, Craddock, Fugate, Hood, Robinson, Shivel, Walker

Nays: none

Abstentions: none

Absent: Humphrey, Whitlock, Zalk

There being no further business, the meeting adjourned at 1:10 p.m.