



APPROVED  
Feb. 21, 2024

## Tulsa Metropolitan Area Planning Commission

### Minutes of Meeting No. 2907

Wednesday, February 7, 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 and the County Clerk's office on January 31, 2024 at 2:47 p.m.

**Members Present:** Carr, Craddock, Fugate, Hood, Humphrey, Robinson, Shivel, Turner-Addison, Walker, Whitlock, Zalk

**Members Absent:** none

**Staff Present:** Austin Chapman, Nathan Foster, Susan Miller, Kim Sawyer, Dylan Siers, Jeff Stephens

#### 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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**Work Session Report:** None.

**Chairman's Report:** None.

**Director's Report:** Ms. Miller reported on City Council actions.

## Approval of Minutes

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### 1. Minutes from Meeting 2906, January 17, 2024

**Motion:** Approval of the minutes of Meeting 2906 from January 17, 2024.

**Motion by:** Shivel                      **Second by:** Zalk

**Vote:** 11-0-0

**Ayes:** Carr, Craddock, Fugate, Hood, Humphrey, Robinson, Shivel, Turner-Addison, Walker, Whitlock, Zalk

**Nays:** none

**Abstentions:** none

**Absent:** none

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## Consent Agenda

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### **2. Z-6310-SP-a/PUD-467-11**

Subject Property: East of the northeast corner of East 51st Street and South Harvard Avenue

Council District: 9

Applicant: Tracy Beswick

#### **Action(s) Requested**

Approval of PUD Minor Amendment to amend the height restrictions for a pole sign

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## Detailed Staff Recommendation

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The applicant is proposing to amend the height restrictions of the PUD to accommodate for an existing pole.

PUD-467-11 has a pole sign height restriction of 25', there was a pole sign that is 40'4" placed on the site with the previous business. The applicant is proposing to allow that sign by amending the PUD.

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

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## Comprehensive Plan Considerations

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### **Land Use Plan**

The subject property is designated as 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.

### **Small Area Plans**

The subject properties are not within a small area plan.

### **Development Era**

The subject property is located in an area developed during the Early Automobile Era.

As automobile use began to supplant the use of streetcars in cities across the country, the pattern of urban development changed. From the time of the Great Depression, through World War 2, and prior to the development of the Interstate Highway System, Tulsa's land use pattern became more centered around the mile-by-mile grid of major streets that follows the boundaries of the township and range system. During this time period, Tulsa saw some of the fastest growth that has occurred in the city's history, consistent with population growth across the United States. Detached house neighborhoods with a variety of architectural styles proliferated through the area, and a relatively low level of redevelopment has occurred over time as compared to the Downtown Era and the Streetcar Era.

### **Transportation**

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Arterial Traffic per Lane: N/A

**Environmental Considerations**

Flood Area: The subject properties are not within a flood area.

Tree Canopy Coverage: Tree canopy in the area is 0% The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space: None

With considerations listed herein, staff recommends **approval** of the PUD Minor amendment to amend the height restrictions for a pole sign from 25 feet to 41 feet.

**Property Description**

Part of Lot Two (2), Block one (1), Dickens Comments, and addition to the City of Tulsa, Tulsa County, State of Oklahoma.

**Speakers**

None.

**Commission Action**

Motion: Approve Consent Agenda item 2, per staff's recommendation.

Motion by: Shivel      Second by: Carr

Vote: 11-0-0

Ayes: Carr, Craddock, Fugate, Hood, Humphrey, Robinson, Shivel, Turner-Addison, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: none

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## Public Hearing – Plats

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### 3. Jain's Estate

Subject Property: Northwest corner of East Pine Street and North Memorial Drive

Council District: 3

Applicant: Mark Stacey

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### Detailed Staff Recommendation

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The plat consists of 9 lots, 2 blocks, ±3.68 acres. Staff recommends **approval** of the preliminary subdivision plat subject to the following conditions provided by the Technical Advisory Committee (TAC) at the January 18<sup>th</sup> meeting and all other requirements of the Subdivisions Regulations. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

1. Zoning: The property is zoned CH/ IL. Proposed uses and lot design meet standards for those districts.
2. Addressing: Addresses will be provided at a later date. Address assignments must be shown on the face of the final plat. Provide standard address disclaimer.
3. Transportation: Sidewalks and ADA ramps are required to be installed along all streets.
  - Major Street & Highway Plan: N. Memorial Drive and E. Pine St. are classified as secondary arterials, right-of-way must be dedicated to conform to the widths prescribed by the Major Street and Highway plan.
  - Transit: No service expansion planned as a part of this subdivision
  - Existing Bike/Ped Facilities: None.
4. Sewer and Water: Public sanitary sewer and water service are available for the subject property. Water meters must be located within right-of-way or dedicated utility easement. Label and dimension all utility easements either required or existing as part of the plat.
5. Engineering Graphics:
  - Submit subdivision control data sheet with the final plat.
  - In the plat subtitle add "STATE OF" before Oklahoma.
  - Under the surveyor's heading add the name of surveyor and the CA number with expiration date.
  - In the Location Map add missing platted properties. Those are Young Addn, Airport Quick Parking Facility, Airport Office & Warehouse, Newman Brothers Sub, Century Addn, Aerial Hgts Sub L5, Aerial Hgts, Aerial Hgts Sub L8-9, Aerial Hgts Sub L10-11, Aerial Hgts Sub L3-4, Aerial Hgts Sub L1-2, Douglas Park Amd Prt B9-10 & 2 & Resub B5 & L8 B2 . Label all other land in the section as "unplatted". Add State Highway 11 to the location map. (3)
  - Under the Basis of Bearings information include the coordinate system used. Provide a bearing angle preferably shown on the face of the plat.
  - Graphically show all property pins found or set that are associated with the plat. Either have a legend entry showing the found or set symbology or label each location with text.
  - Prefer to see the plat tied to a section corner, half section, or quarter section. That being labeled graphically on the face of the plat as the POC (point of commencement) with a bearing angle and distance to the POB (point of beginning). All of this incorporated into a metes and bounds written legal description of the property. (4)
  - Graphically label the POB (Point of Beginning) on the face of the plat.
  - Provide the date of the last survey site visit on the face of the plat. If it was consecutive days provide the range of dates.
  - Remove the contours on the final plat submittal.

- 6. Stormwater, Drainage, and Floodplain: Stormwater improvements are required to obtain IDP approval prior to final plat approval. Easements may be required for any public stormwater infrastructure required on the site.
- 7. Utilities (Telephone, Electric, Gas, Cable, Pipeline, Other): 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 and gas activity on the site.

## Comprehensive Plan Considerations

### Land Use Plan

The subject property is designated as Employment by the Tulsa Comprehensive Plan. 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.

#### Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	IL	Employment	Private park space a part of the Tulsa Public Schools facility
East	RS-3	Employment	Vacant property a part of the Highway 11 right-of-way.
South	CS and RS-3	Multiple Use and Neighborhood	Commercial property and detached houses in the RS-3 portion.
West	IL	Employment	Various industrial and automobile uses including the Transportation Center for Tulsa Public Schools.

### Small Area Plans

The subject properties are not located within a small area plan.

### Development Era

The subject property is located in an area developed during the Early Automobile Era. As automobile use began to supplant the use of streetcars in cities across the country, the pattern of urban development changed. From the time of the Great Depression, through World War 2, and prior to the development of the Interstate Highway System, Tulsa's land use pattern became more centered around the mile-by-mile grid of major streets that follows the boundaries of the township and range system. During this time period, Tulsa saw some of the fastest growth that has occurred in the city's history, consistent with population growth across the United States. Detached house neighborhoods with a variety of architectural styles proliferated through the area, and a relatively low level of redevelopment has occurred over time as compared to the Downtown Era and the Streetcar Era.

## **Transportation**

Major Street and Highway Plan: North Memorial Drive and East Pine Street are classified as 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 Pine Street 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.

## **Environmental Considerations**

Flood Plain: Property is located in the City of Tulsa Regulatory Floodplain. The City Regulatory Floodplain in Tulsa is based upon the floodplains delineated in the studies conducted for each of the City's drainage basins. It is drawn at the 1% per year storm event, commonly referred to as the 100-year floodplain. For new construction or substantial improvements, all uses will be required to follow City regulations to build up above the regulatory floodplain level. Onsite stormwater detention is proposed on site.

Tree Canopy Coverage: Tree canopy in the area is 0-10%. For areas on the map with this level of coverage, preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: None.

Staff recommends **approval** of the preliminary Plat Jains Estate subject to conditions provided by the Technical Advisory Committee (TAC) and all other requirements of the Subdivisions Regulations.

## **TMAPC Comments**

None

The applicant indicated their agreement with staff's recommendation.

## **Speakers**

None.

## **Commission Action**

Motion: Approve the preliminary subdivision plat for Jain's Estate, per staff's recommendation.

Motion by: Craddock      Second by: Whitlock

Vote: 11-0-0

Ayes: Carr, Craddock, Fugate, Hood, Humphrey, Robinson, Shivel, Turner-Addison, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: none

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## Other Business

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4. Consider adopting revised TMAPC Policies and Procedures (Continued from January 17, 2024) **(INCOG Staff requests a continuance to February 21, 2024)**

### **Commission Action**

Motion: Continue item 4 to February 21, 2024.

Motion by: Shivel      Second by: Carr

Vote: 11-0-0

Ayes: Carr, Craddock, Fugate, Hood, Humphrey, Robinson, Shivel, Turner-Addison, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: none

### 5. **Commissioners' Comments**

None

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## Adjournment

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### **Commission Action**

Motion: Adjourn

Motion by: Walker      Second by: Craddock

Vote: 11-0-0

Ayes: Carr, Craddock, Fugate, Hood, Humphrey, Robinson, Shivel, Turner-Addison, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: none

There being no further business, the meeting adjourned at 1:05 p.m.