



APPROVED
Mar. 6, 2024

Tulsa Metropolitan Area Planning Commission

Minutes of Meeting No. 2908

Wednesday, February 21, 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 February 20, 2024 at 9:05 a.m.

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

Members Absent: Hood, Humphrey,

Staff Present: 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

Work Session Report: None

Chairman’s Report: Mr. Walker asked Commissioners to please respond to the quorum call email when they receive it.

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

Approval of Minutes

1. Minutes from Meeting 2907, February 7, 2024

Motion: Approval of the minutes of Meeting 2907 from February 7, 2024.

Motion by: Shivel Second by: Zalk

Vote: 8-0-0

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

Nays: none

Abstentions: none

Absent: Carr, Hood, Humphrey

Consent Agenda

Item 2 was moved from the Consent Agenda to the Public Hearing.

Ms. Carr arrived at 1:03pm.

Public Hearing-Items removed from Consent Agenda

2. PUD-187-A-1

Location: North and East of the northeast corner of S. 75th E. Avenue and E. 63rd Pl. South

City Council District: 7

Applicant: Nathalie Cornett

Action(s) Requested: PUD Minor Amendment to add household living as a permitted use and adjust lot and building regulations.

Staff Recommendation

The applicant is proposing a Minor Amendment request to add household living (Single household) as a permitted use in the PUD and adjust lot and building regulations to adjust for new residential building types.

This proposal would add two new permitted building types and update some development standards. The two new permitted building types consist of Townhouse and Detached house.

The updated development standards discuss the Residential lot and building regulations and how the new permitted building types adjust to those regulations.

Underlined and Italicized items are additions to the previous development regulations.

Development Regulations:

Permitted Use Categories:

Residential (only if within a permitted building type)

Single Household

Commercial

Office

Business or professional office

Medical, dental or health practitioner office

Permitted Building Types:

Detached House

Townhouse

Residential Development Standards:

Residential buildings shall comply with the applicable* Residential Lot and Building Regulations of the OL District.

* For purposes of clarity, the Maximum Floor Area Ratio (FAR) shall not be applicable to residential buildings.

Commercial Development Standards:

BUILDING REQUIREMENTS:

Maximum Building Height: (35 feet)

Primary building entrances shall face north. Only emergency exits shall be allowed on the south wall of any commercial building. Second floor windows on any commercial building facing south shall be at least 6 feet above the second-floor elevation.

Staff has reviewed the request and determined:

- 1) is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.
- 2) does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-187-A.
- 3) All remaining development standards defined in PUD-187-A and subsequent amendments shall remain in effect.

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 Local Center

Local Centers serve the daily needs of those in the surrounding neighborhoods. This designation implies that the center generally does not serve an area beyond the nearby neighborhoods. Typical uses include commercial or retail uses that serve the daily needs of nearby residents. In order to introduce a regional trip generator, the entire local center designation should be amended to be Regional Center with significant input from all affected properties and nearby neighborhoods.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CG w ODP Z-7407	Local Center	Self-Storage
East	RS-3/PUD-202-B	Local Center	Business Center
South	RS-3/PUD-187	Neighborhood	Single Family Home
West	RS-3/PUD-187	Neighborhood	Single Family Home

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 Late Automobile Era.

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: None

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

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 10% The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space: N/A

With considerations listed herein, staff recommends **approval** of PUD-187-A-1 per staff recommendation.

The applicant indicated their agreement with staff's recommendation.

Speakers

(+) Jack Themier PO Box 23610 Santa Barbara, California 93121

Mr. Themier thinks this will be a good buffer between commercial properties and single-family homes.

(-) Tom Duncan 7313 East 63rd Place, Tulsa, OK 74133

Mr. Duncan wanted to make sure the covenant, of the neighborhood, in regards to the building materials, were followed.

(-) Tamera Zilar 7517 East 63rd Place, Tulsa, OK 74133

Ms. Zilar was concerned about the height of the townhomes and did not want them to tower over her yard.

TMAPC Comments

Ms. Robinson asked if the units would be sold as townhomes.

The applicant answered that they would be sold as townhomes.

Mr. Fugate was hopeful that Mr. Duncan and the applicant could work together to assure the building materials would be adequate to satisfy the covenant.

Commission Action

Motion: to approve PUD-187-A-1, per staff's recommendation.

Motion by: Shivel Second by: Craddock

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Hood, Humphrey

Property Description

Lot 1 Block 5, Shadow Mountain, City of Tulsa, Tulsa County, State of Oklahoma

Public Hearing - Rezoning

3. Z-7758

Location: Northeast corner of East 56th Street South and South Peoria Avenue.

City Council District: 9

Applicant: Chase Lord

Action(s) Requested: Rezoning from OL/RS-3 to MX1-U-45

Staff Recommendation

The applicant is proposing to rezone the site from OL (Office – Low) and RS-3 (Residential Single-family 3) to MX1-U-45 (Neighborhood Mixed-Use). The rezoning would expand development opportunities on the site. The MX1 district is considered a neighborhood mixed-use designation with use limitations to prevent inappropriate uses at a neighborhood level. The applicant has proposed an urban character designation that establishes appropriate build-to zone requirements, transparency, and other building requirements. The requirements of the MX district will ensure walkable and active development on the site.

The property is located adjacent to South Peoria Avenue and East 56th Street South. South Peoria Avenue is served by the Aero BRT route and 56th Street is a shared bike route. MX zoning will complement the desired development for the multiple-use corridor.

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 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.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CS	Multiple Use	Commercial
East	RS-3	Multiple Use	Residential – Duplex
South	RM-2	Neighborhood	Residential - Apartments
West	OL/RS-3	Multiple Use	Office/Residential

Small Area Plans

The subject property is located within the Riverwood Small Area Plan. The Riverwood Small Area Plan encourages walkable and mixed-use development along the Peoria corridor. The proposed MX zoning aligns with the recommendations of the small area plan.

Development Era

The subject property is in an area developed during the Early Automobile Era (1930s-50s), which retained a high degree of the connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

Major Street & Highway Plan: South Peoria Avenue is designated as a secondary arterial that requires an ultimate right-of-way of 100'. East 56th Street South is designated as a residential collector that require an ultimate right-of-way of 60'.

Comprehensive Plan Street Designation: N/A

Transit: BRT Route – South Peoria Avenue

Existing Bike/Ped Facilities: 56th Street South is a shared bike route.

Planned Bike/Ped Facilities: N/A

Environmental Considerations

Flood Area: The subject property is located in the FEMA 500-year floodplain.

Tree Canopy Coverage: Tree canopy in the area is 10%. 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. The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space: N/A

Zoning History

Ordinance 11823, dated June 26, 1970, established zoning for the subject property.

TMAPC Comments

None

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Recommend approval of the MX1-U-45, per staff's recommendation.

Motion by: Zalk Second by: Shivel

Vote: 9-0-0

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

Nays: none

Abstentions: none

Property Description

E 185' OF W 200' BLK 5; W 100' OF E 400' BLK 5, J E NICHOLS SUB, City of Tulsa, Tulsa County, State of Oklahoma

4. Z-7759

Location: Multiple lots at the northeast corner of East 36th Street South and South Braden Avenue

City Council District: 5

Applicant: Select Design

Action(s) Requested: Rezoning from RS-2 to RT **(Staff requests a continuance to March 6, 2024)**

Commission Action

Motion: Continue Z-7759 to March 6, 2024 per staff's recommendation due to sign posting error from sign company.

Motion by: Craddock Second by: Shivel

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Hood, Humphrey,

Public Hearing – Plats

5. 41st and Lynn Lane

Location: West of the southwest corner of East 41st Street South and South 177th East Ave

City Council District: 6

Applicant: Chad Brixey, Brixey Engineering and Land Surveying

Action Requested: Preliminary Plat for new subdivision

Staff Recommendation

The plat consists of 53 lots, 3 blocks, ±[Company Phone] acres. Staff recommends **approval** of the preliminary subdivision plat subject to the following conditions provided by the Technical Advisory Committee (TAC) 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 RS-4, the proposed lots meet the lot and area requirements of that district.
2. Addressing: The address is shown incorrectly in the pdf for Block 3 Lot 12. The address should be 4119 S 175th PL.
Added addresses for two lots in Block 3:
Lot 21 – 17522 E 42ND PL.
Lot 22 – 17526 E 42ND PL.
3. Transportation: Sidewalks and ADA ramps are required to be installed along all streets. Any proposed driveway that will connect to Lynn Lane will need to be approved by Traffic Operations before construction.
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.
IDP plans have been approved and final inspection has been completed.
5. Engineering Graphics: Remove contours on final plat submittal and provide the date of the last survey site visit on the face of the plat.
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 Local Center by the Tulsa Comprehensive Plan. **Local Centers** serve the daily needs of those in the surrounding neighborhoods. This designation implies that the center generally does not serve an area beyond the nearby neighborhoods. Typical uses include commercial or retail uses that serve the daily needs of nearby residents. In order to introduce a regional trip generator, the entire local center designation should be amended to be Regional Center with significant input from all affected properties and nearby neighborhoods.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	AG	Local Center	Undeveloped
East	AG	Local Center	Church
South	RS-3	Neighborhood	Single-family Residential
West	RS-3	Neighborhood	Single-family Residential

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 Future Growth Era. These areas of the city have yet to be developed beyond agricultural uses, and they present opportunities to ensure the pattern of development is efficient and fiscally responsible. These areas typically do not have subdivision streets or connectivity beyond the mile-by-mile grid, have poor public service distribution (fire, police, transit, etc.) and lack utility infrastructure (water, sewer, broadband, etc.) Some areas also include exposed bedrock and/or extreme slopes. Priorities in these areas include ensuring the ability to provide adequate public services, the implementation of planned streets in the Major Street and Highway Plan, land use planning to establish frameworks for decision making, and conservation of natural areas.

Transportation

Comprehensive Plan Street Designation: Multi-modal streets support commercial and residential development along major arterial streets. These streets align with the recommendations for on-street bicycle infrastructure establish in the 2015 GO Plan, and they should be evaluated for feasibility with regard to the reallocation of street space for bicycle facilities.

Arterial Traffic per Lane:

- Arterial Traffic - North (E. 41st St. S. - 3,811 Vehicles per Lane)
- Arterial Traffic - East (S. Lynn Lane Rd. - 4,166 Vehicles per Lane)
- Arterial Traffic -South (E. 51st St. S. - 6,268 Vehicles per Lane)
- Arterial Traffic - West (S. 145th East Ave. - 6,604 Vehicles per Lane)

Environmental Considerations

Tree Canopy Coverage: Tree canopy in the area is 10-20%. 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: N/A

Staff recommends **approval** of the Preliminary Plat, 41st and Lynn Lane, per staff recommendation.

TMAPC Comments

None

The applicant indicated their agreement with staff’s recommendation.

Speakers

None.

Commission Action

Motion: Approve the preliminary subdivision plat for 41st and Lynn Lane, per staff's recommendation.

Motion by: Zalk Second by: Whitlock

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Hood, Humphrey,

6. Flat Rock Terrace

Location: East of the northeast corner of East 36th Street North and North Peoria Avenue

City Council District: 1

Applicant: Nathan Cross

Action Requested: Preliminary Plat for new subdivision and a modification of Section 5.030 Table 5-1 of the Subdivision and Development Regulations to permit greater block lengths.

Staff Recommendation

The plat consists of 74 lots, 8 blocks, ±[Company Phone] acres. Staff recommends **approval** of the preliminary subdivision plat and a modification of Section 5.030 Table 5-1 of the Subdivision and Development Regulations to permit greater block lengths subject to the following conditions provided by the Technical Advisory Committee (TAC) 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 RMH and is currently in the process of rezoning to RS-5. Proposed lots meet the standards of the RS-5 district.
2. Addressing: Addresses are required to be shown on the face of the final plat. Provide standard address disclaimer.
3. Transportation:
 - Provide Limits of No Access on the plat and the language within the Deed of Dedication.
 - Provide ROW dedication document number or book and page information.
 - Two points of fire access will be required for residential developments of one-two family dwellings when the development exceeds 30 units. Requirements for remoteness of access points will also be required to be met. Reference 2018, IFC, Appendix D107.
 - The emergency access easements being used as turn-around points will need to meet the requirements of 2018 IFC, Appendix D and Title 14 of the City of Tulsa Charter.
 - The dead ends north of the addition must adhere to Tulsa Subdivision Regulations 5-060.5. Any phasing of the project that will leave a dead end of more than 150 feet must adhere to Tulsa Subdivision Regulations 5-060.5.
 - Sidewalks are required throughout the addition and along 36th St N – 4ft on residential - 5Ft Arterial.
 - The proposed locations of any ADA Ramps should be reviewed as it appears that there will be several new inlets that will conflict.
 - The proposed trail behind Blocks 8 and 7 needs to be privately maintained by the HOA.
 - The proposed trail between blocks 8 and 7 should be privately maintained by the HOA.
 - The parking lot will require a License Agreement.
4. Sewer and Water:
 - A predevelopment meeting was held with the Developer on 29JAN24. Public water, sanitary sewer, storm sewer, streets, drives, sidewalks will be permitted under the IDP Plan process. IDP plans can't be approved prior to accepted T-CLOMR. IDP approval is required prior to final plat approval.
 - An IDP water main line extension and sewer main extension is required to serve each lot.
 - An off-site waterline extension is required from N St Louis Ave eastward to N Troost Ave along the property north boundary line for eliminating the dead-end waterlines.
5. Engineering Graphics:
 - Submit subdivision control data sheet with the final plat.
 - Provide the individual lot addresses on the face of the plat.

- In the Location Map remove parcel lines and Flat Rock Creek Park labels. The written legal description does not match the face of the plat.
- Graphically label the Point of Commencement and the Point of Beginning on the face of the plat.
- Provide the bearing angle and distance from the POC to the POB.
- Provide date of last survey site visit. (stall)

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.
- Developer has stated intent to adjust Tulsa Regulatory FP via City T-LOMR process, while keeping all lots out of FEMA flood zone AE. Developer will submit Engineering recommendation for Fee-in-lieu-of detention due to location adjacent to floodplain and near junction of Flat Rock Creek & Bird Creek.
- Public Storm pipe as shown will be permitted under IDP process and is appropriately located in public Right-of-way and utility or storm sewer easements.
- Stormwater access will need to be designed and constructed for the city to have access to FEMA Reserve.

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 Neighborhood by the Tulsa Comprehensive Plan. 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 an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from 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	AG	Neighborhood	Vacant
East	AG	Parks and Open Space	Vacant
South	RMH/ AG/ IM	Employment	Vacant
West	RM-1/MX3-F-65/ MX2-V-65	Regional Center	Comanche Park Apartments

Small Area Plans

The subject properties is located in the 36th St. North Small Area Plan location. Proposed development is consistent with the recommendations of the plan.

Development Era

The subject property is located in an area developed during the Early Automobile Era. The subject property is in an area developed during the Early Automobile Era (1930s-50s), which retained a high degree of the connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and

libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

Transportation

Arterial Traffic per Lane:

- North: E. 46th St. N.: 2,059 Vehicles per lane
- East: N. Lewis Ave. : 3,368 Vehicles per day
- South: E. 36th St. N.: 2,122 Vehicles per day
- West: N. Peoria Ave.: 2,441 Vehicles per day

Environmental Considerations

Tree Canopy Coverage: Tree canopy in the area is Greater than 50%. Development will naturally have an impact on tree canopy, but all effort should be taken to preserve a substantial portion of the tree canopy in these areas. These areas should have the highest level of preservation to maintain the existing habitat and recreational places in the city. Future land use planning for Future Growth areas should include the goal of tree canopy preservation.

Parks & Open Space: N/A.

Staff recommends **approval** of the preliminary subdivision plat and a modification of the Subdivision and Development Regulations to permit greater block lengths subject to the conditions provided by the Technical Advisory Committee (TAC) and all other requirements of the Subdivisions Regulations.

TMAPC Comments

The applicant indicated their agreement with staff’s recommendation.

Speakers

None.

Commission Action

Motion: Approve the preliminary subdivision plat for Flat Rock Terrace, per staff’s recommendation.

Motion by: Zalk Second by: Carr

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Hood, Humphrey,

7. Hidden Meadows

Location: North of the northwest corner of East 11th Street South and South 193rd East Avenue

City Council District: 6

Applicant: Mike Thedford

Action Requested: Preliminary Plat for new subdivision and a modification of Section 5.030 Table 5-1 of the Subdivision and Development Regulations to permit greater block lengths.

Staff Recommendation

The plat consists of 90 lots, 4 blocks, ±[Company Phone] acres. Staff recommends **approval** of the preliminary subdivision plat and a modification of Section 5.030 Table 5-1 of the Subdivision and Development Regulations to permit greater block lengths subject to the following conditions provided by the Technical Advisory Committee (TAC) 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 RS-1 and is in the process of re-zoning to RS-3 with an optional development plan to allow for private streets. The proposed lots must comply with the standards of the RS-3 district and any additional requirements of the development plan.
2. Addressing: Addresses must be included on the face of the final plat. Provide the standard address disclaimer.
3. Streets:
 - Private streets must be built using COT design standards.
 - Be sure ROW has been dedicated along S 193rd E Ave. This is a Primary Arterial Street which requires a total ROW of 120' or 60' from the section line/centerline of the street.
 - The emergency fire access road (7th Street) and all other roads will be required to meet the fire access road requirements within the 2018 IFC and Title 14 of the City of Tulsa Charter. Among other access road requirements within Title 14, the access roads must meet the 88,000-pound weight requirement. If a gate is going to be installed across the fire access road, a Knox box will be required.
 - Sidewalks are required along all COT streets and must be ADA compliant. 5' sidewalks along the Arterials and 4' for residential sidewalks.
 - Planned ROW closures can only be completed after addressing the frontage requirements of lots between the E edge of plat area and S 193rd E Ave.
 - The access point in the northeast corner of the addition should have enough storage for at least 2 vehicles to prevent stacking on 193rd.
 - The access point in the northeast corner of the addition should have a turnaround built into the entrance in case someone is denied access to the addition.
 - Water distribution to determine need for a bridging structure over the 54-inch City Flow line along S 193rd E Ave.
 - Easements are needed for the City's 54-inch Flow line along S 193rd E Ave.
 - The proposed access point for the neighborhood at the northeast corner of the addition should be reviewed and approved by the City's Traffic Engineer Kurt Kraft.
4. Sewer and Water:
 - Developer reached out to staff for preliminary discussion of infrastructure issues on 30JAN24. Items to be permitted through the IDP process will include sanitary sewer, waterline, storm sewer, detention facilities, culverts, streets, and driveways. Plans will need to be approved before approving the plat.
 - IDP water line extension along Street D & E.
 - Extend the waterline along Street D along the north side of the roadway and install the waterline 4' from the backside of the curb.

- Along Street E shift the waterline to the west side of the roadway and install waterline 4' from the backside of the curb. A waterline extension across the property frontage of 9th St S., along the southside is required.
- Sanitary sewer main extension required to serve all lots.

5. Engineering Graphics:

- Submit subdivision control data sheet with the final plat.
- Remove contours on final plat submittal.
- In the Location Map label the location of the plat in Location Map as either "project location" or "site".
- 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.
- Graphically label the Point of Beginning on the face of the plat. We 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.
- Provide graphically on the face of the plat all proposed street names.

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.
- Detention facilities are appropriately located in Reserves with the necessary language. Public water, sewer, and storm pipes are located in RoW or utility easements.
- Off-site easements may be required for stormwater hazard mitigation plan, which could be in both the Tulsa and Catoosa municipalities.

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 Neighborhood by the Tulsa Comprehensive Plan. 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 an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from 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-1	Neighborhood	Non-conforming Salvage Yard

East	RS-1	Neighborhood	Residential lots that are mostly vacant
South	RS-1 and AG-R	Local Center	Detached houses n large lots
West	AG	Neighborhood	Vacant

Small Area Plans

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

Development Era

The subject property is located in an area designated as Future Growth Area. These areas of the city have yet to be developed beyond agricultural uses, and they present opportunities to ensure the pattern of development is efficient and fiscally responsible. These areas typically do not have subdivision streets or connectivity beyond the mile-by-mile grid, have poor public service distribution (fire, police, transit, etc.) and lack utility infrastructure (water, sewer, broadband, etc.) Some areas also include exposed bedrock and/or extreme slopes. Priorities in these areas include ensuring the ability to provide adequate public services, the implementation of planned streets in the Major Street and Highway Plan, land use planning to establish frameworks for decision making, and conservation of natural areas.

Transportation

Comprehensive Plan Street Designation: N/A

Arterial Traffic per Lane:

North: E. Admiral Pl. : 4,831 Vehicles per lane

East: S. 193rd E. Ave.: 5,216 Vehicle per lane

South: E. 11th St. : 1,484 Vehicles per lane

West: S. Lynn Lane Rd.: 1,902 Vehicles per lane

Environmental Considerations

Tree Canopy Coverage: Tree canopy in the area is 30-50%. Development will naturally have an impact on tree canopy, but all effort should be taken to preserve a substantial portion of the tree canopy in these areas. These areas should have the highest level of preservation to maintain the existing habitat and recreational places in the city. Future land use planning for Future Growth areas should include the goal of tree canopy preservation.

Parks & Open Space: N/A

Staff recommends **approval** of the preliminary subdivision plat and a modification of the Subdivision and Development Regulations per staff’s recommendation.

TMAPC Comments

The applicant indicated their agreement with staff’s recommendation.

Speakers

None.

Commission Action

Motion: Approve the preliminary subdivision plat for Hidden Acres, per staff’s recommendation.

Motion by: Craddock Second by: Turner-Addison

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Hood, Humphrey,

Public Hearing – Comprehensive Plan Conformance

8. Public hearing approving new capital improvement projects for the Capital Improvement Plan (CIP), Fiscal Year 2025-2029

Staff Recommendation

Item

Public hearing to approve new capital improvement projects for the City of Tulsa Capital Improvement Plan, **Fiscal Year 2025 to 2029.**

Background

The Capital Improvement Plan (CIP), containing recommended capital projects for the next five years, is a tool to implement the Comprehensive Plan. State Statutes provide that once a comprehensive plan has been adopted, no capital project shall be constructed or authorized without approval of its location, character, and extent by the Planning Commission.

City departments generated the list of new capital improvements in the plan. The City of Tulsa prepares an annual Capital Improvement Plan that is published with the fiscal year budget. The Planning Commission generally reviews any new additions proposed for inclusion in the proposed capital plan before the draft budget and capital plan are published.

Review for Conformance with the Tulsa Comprehensive Plan

Planning staff reviewed the newly proposed Capital Improvement Plan projects for consistency with the City of Tulsa's Comprehensive Plan, including the Major Street and Highway Plan, the GO Plan, and small area plans, all of which are adopted as amendments to the Comprehensive Plan. In general, the improvements listed **are** consistent with the Comprehensive Plan.

A summary list of CIP projects is below, including: the name of requesting Department, the proposed projects, and staff comments regarding relationship and consistency with the Comprehensive Plan, including Major Street and Highway Plan, GO Plan and small area plans.

A. BOK Center

- **Replace and upgrade hockey dasher system**
- **Replace and upgrade digital signage throughout the venue**
- **Build out 2 additional platinum suites**
- Staff comments: These proposed projects will replace, upgrade, and build infrastructure improvements in the BOK Center, which is consistent with Tulsa's Comprehensive Plan – planitulsa, Chapter 2 Future Land Use, Chapter 4 Economic Development, and Chapter 10 Public Services, specifically:
 - LU 3.4 Encourage continued growth and investment in downtown as a major center for jobs, transit, services, and civic and cultural institutions for the entire city and region.
 - LU 3.4.3 Encourage a 24-hour downtown with a diverse mix of uses and activation at all different times of the day.
 - ED 4.6 Foster the success of the downtown area through target investment, incentives, and revitalization strategies.

- HCC 6.3 Continue to position Tulsa as the premier events center in Oklahoma through partnerships with major event organizers and seek to streamline regulations to more easily facilitate large-scale events.
 - HCC 6.3.2 Support the Cox Convention Center, the BOK Center, and Performing Arts Center through promotional support, inclusion in capital improvement programs, and coordination on policy changes to enhance their operations.
- PS 2 Public facilities in Tulsa are efficient, well-maintained, and properly funded.

B. Cox Business Convention Center

- **Install fire suppression system in Conference Hall, Legacy Hall, Meeting Rooms**
- **Removal of any asbestos during renovation**
- **Installation of more security equipment**
- **Renovate area that new hotel connection will attach, including renovation of all 3 floors that have not been improved**
- **Replace existing digital signage and add room signage**
- **Replace the existing stage extension pit cover due to wear & tear causing it to be unsafe**
- **Replace the existing portable stage due to age, wear & and tear causing it to be unsafe**
- Staff comments: These proposed projects will replace, upgrade, and build infrastructure improvements in the Cox Business Convention Center, which is consistent with Tulsa's Comprehensive Plan – planitulsa, Chapter 4 Economic Development, Chapter 6 History, Culture, and Creativity, and Chapter 10 Public Services; furthermore, these proposed projects are also consistent with Tulsa's Arena District Master Plan, specifically:
 - ED 4.6 Foster the success of the downtown area through target investment, incentives, and revitalization strategies.
 - HCC 6.3 Continue to position Tulsa as the premier events center in Oklahoma through partnerships with major event organizers and seek to streamline regulations to more easily facilitate large-scale events.
 - HCC 6.3.2 Support the Cox Convention Center, the BOK Center, and Performing Arts Center through promotional support, inclusion in capital improvement programs, and coordination on policy changes to enhance their operations.
 - PS 2 Public facilities in Tulsa are efficient, well-maintained, and properly funded.
 - Arena District Master Plan: Cox Business Center Summary of Key Recommendations: Continue to advance Cox Business Center renovations utilizing Vision Tulsa funds.
 - Arena District Master Plan: Convention Center Hotel Summary of Key Recommendations: Analyze the potential for expanded convention center activity to confirm that a convention hotel can induce additional demand that grows the market. Target the block that currently houses the Tulsa Police Department and Municipal Court for a convention center hotel since the site is City-controlled so it can be targeted for a later intervention once the City has a clear strategy for Convention Center and other upgrades.

C. Fire Department

- **Electric Vehicle Preparation**
- Staff comments: The proposed projects will prepare the City of Tulsa Fire Department stations for non-carbon emission vehicles which is consistent with Tulsa's Comprehensive Plan – planitulsa, Chapter 7 Transportation, Chapter 9 Environment and Natural Resources, and Chapter 10 Public Services, specifically:

- TR 6.1 Improve air quality by supporting related programs and investing in the expansion of alternative modes of transportation.
 - TR 6.1.2 Conduct an analysis of City fleet vehicles and usage patterns and establish targets for the proportion of the fleet comprised of electric vehicles.
- TR 7.4 Encourage the use of electric vehicles and other clean fuel technologies.
 - TR 7.4.1 Seek capital funding and grants to increase the number of electric vehicle charging stations.
- EN 5 Tulsa works collaboratively to expand the regional portfolio of energy production options and to manage the region's carbon footprint.
 - EN 5.1 Seek ways to expand the utilization of renewable energy resources in the city, and work with the state and private sector partners to reduce barriers and promote their deployment.
 - EN 5.2 Ensure that Tulsa is prepared for innovations in transportation by providing education and incentives to residents regarding electric vehicles (EV) and alternative fuels.
 - EN 5.2.4 Promote the use of low carbon and high fuel efficiency vehicles, as well as non-motorized transportation.
 - EN 5.4 Promote green buildings and energy efficiency.
- PS 2 Public Facilities are efficient, well-maintained, and properly funded.
 - PS 2.4 Assure adequate resources for fleet maintenance.
 - PS 2.4.4 Coordinate departmental efforts related to fleets and fueling facilities for alternative fuels.

D. Parks

- **McClure Park Sports Court Lighting**
- **Systemwide Park Furniture**
- Staff comments: These proposed projects will install LED lighting for the McClure Park courts and replace and install new park furniture at various locations citywide, prioritizing walkability in downtown parks and the Midland, Osage, and Mingo trails, which is consistent with Tulsa's Comprehensive Plan – planitulsa, Chapter 2 Future Land Use, Chapter 3 Transportation, and Chapter 8 Parks and Recreation. Furthermore, these proposed projects are also consistent with parks and trail facility improvements recommended in Plan66 (McClure Park), and Downtown Small Area Plans, specifically:
 - LU 8.4.2 Add park amenities and opportunities for education, recreation, and conservation within natural areas.
 - TR HW.1 Ensure there is dedicated funding specifically for sidewalks and other pedestrian improvements.
 - PR 1 Tulsa's parks and trails systems are enhanced and maintained through coordinated efforts and funding from public, private, non-profit, and philanthropic entities.
 - PR 1.2 Develop a long-term and sustainable funding strategy for deferred maintenance issues, new projects, and programming needs.
 - PR 1.5 Coordinate improvements to the trails network at the regional level in collaboration with all relevant agencies.
 - PR 2 Park and recreational assets are tailored to the specific needs of the surrounding neighborhoods and communities.
 - PR 3.4.1 Evaluate destination parks to determine needs for capital improvements or additional programming.
 - PR 3.6 Where redevelopment is occurring, evaluate the need for improvements to existing under-utilized parks facilities to serve the residents of the area.

- PR 7 Tulsa’s parks are a model for best practices in sustainability.
 - PR 7.2 Incorporate sustainable design elements into park facility improvements.
 - PR 7.4 Promote recycling facilities in parks along trails where appropriate.
 - PR 7.4.1 Ensure that golf courses, disc golf courses, and other outdoor facilities have adequate waste and recycling receptacles.
 - PR 7.4.2 Provide waste containers in areas with high numbers of pet dogs with noticeable signage to encourage depositing waste in containers.
- PR 8 Tulsa’s parks and trails systems are designed and operated so that all users feel safe and secure.
 - PR 8.1 Incorporate design elements into parks and trails facilities that increase safety.
 - PR 8.1.1 Place directional light fixtures to promote feelings of safety while minimizing impact on nocturnal wildlife.
- Plan66, Strategy 2.3 Promote public space investment to increase safety and accommodate recreation, events, and entertainment.
- Downtown Area Master Plan: Open Space & Recreation Plan General Goals
 - Complete Pedestrian/Bicycle Trail System in the Downtown Area and into surrounding neighborhoods
 - Connect to significant open spaces near downtown (Owen Park, O.S.U./Langston Campus, Central and Tracy Parks, Maple Ridge, Newblock, and River Parks).
 - Complete downtown streetscape projects to improve walkability.
- Arena District Master Plan: Public Realm Projects include Convention Center Linear Park, Civic Center Commons, Denver Avenue Park, and Plaza of the Americas Enhancement.

E. Police

- **Uninterrupted Power Supply (UPS) & Static Transfer Switch x 2**
- **Liebert Cooling System x 3**
- **Systems Hardware – Computer Aided Dispatch Server(s), Nimble Storage (SAN), Switches, Replacement**
- **CADS Disaster Recovery Servers, Storage, and SAN Switches**
- **Police Academy Firing Range Renovation**
- **Armored Track Loader**
- Staff comments: The proposed projects will provide the City of Tulsa Police Department with updated equipment and technology that will contribute to public safety and maintenance of existing City facilities. These projects are consistent with Tulsa’s Comprehensive Plan – planitulsa, Chapter 10 Public Services, specifically:
 - PS 2 Public facilities in Tulsa are efficient, well-maintained, and properly funded.
 - PS 2.2 Develop a “Preventative and Predictive Maintenance” approach by procuring full funding and progressive reserves for ongoing and future maintenance needs.
 - PS 3 Tulsa Police Department develops partnerships and works collaboratively to build public trust and keep Tulsans safe through data-driven, community-based best practices.
 - PS 3.1 Proactively advocate for capital funding needs for TPD to enhance existing facilities, fleet, and other equipment.
 - PS 3.3 Invest in technological systems that utilize data analytics and evidence-based approaches to inform crime prevention efforts.

F. Public Works

- **41st St & 145th Ave Intersection**

- **Construction Completion Incentives**
- **Engineering Inspection & Testing**
- Staff comments: These proposed projects will provide funding for various general fund projects, incentives for timely construction, capacity expansion, right-of-way acquisition, and engineering, testing and studies, which align with Tulsa’s Comprehensive Plan – planitulsa Chapter 3 Transportation, specifically:
 - TR 2 Tulsa has a wide range of reliable transportation options that are properly planned, funded, and coordinated.
 - TR 2.2.1 Continue to work with partner agencies to maintain and/or expand the transportation system in ways that are plan-driven and fiscally sustainable.
 - TR 2.3 Ensure adequate funding for the implementation of transportation plan recommendations.
 - TR 2.3.1 Include specific and dedicated funding for all modes of transportation in capital improvement plans and funding packages.
 - TR 3 Existing transportation infrastructure is well maintained through strategic investments.
 - TR 3.1 Optimize maintenance and repair of existing infrastructure to adequately meet the needs of the current and projected population.
 - TR 3.2 Use monitoring and data collection to maintain and optimize current transportation systems.
 - TR 3.2.1 Continue to use Pavement Conditions Index data and traffic data among the data used to prioritize street projects.
 - TR 3.2.2 Continue to include data related to the usage and condition of roadways, transit routes, bicycle, and pedestrian infrastructure in level of service (LOS) analyses.
 - T.R. 3.3 Use data-driven approaches to optimize maintenance investments where needed and explore alternative funding options.

G. Department of City Experience

- **Housing**
- Staff comments: This proposed project will establish a \$104.2M Tulsa Housing Initiative by combining with ARPA (\$5m), DDRF (\$8.1M), HOME-ARP (\$5M), Affordable Housing Trust Fund (\$8.4M), and opioid settlement funds (currently \$2.7M), which is consistent with Tulsa’s Comprehensive Plan – planitulsa, Chapter 2 Future Land Use and Chapter 5 Housing and Neighborhoods, specifically:
 - LU 4.4 Promote the adaptive reuse and rehabilitation of vacant or underutilized structures and buildable land to aid the revitalization of area neighborhoods and development of affordable housing.
 - LU 4.5.1 Implement the use of public trusts, including Neighborhood Real Estate Investment Trusts, Community Investment Trusts, and land banks, to provide funding for targeted neighborhood needs, including affordable housing, affordable commercial space, and infrastructure improvements.
 - HN 2.3.3 Identify flexible funding resources for tenants and landlords to prevent eviction.
 - HN 3.3 Encourage the development, preservation, and maintenance of well-constructed affordable housing.

- HN 3.3.3 Consolidate information for prospective affordable housing developers, including information about City processes and financial incentives.
 - HN 4.3 Identify and establish programs, partnerships, and funding to meet the evolving needs of affordable housing in Tulsa.
 - HN 4.3.5 Embed affordable housing goals and funding into Tax Increment Financing (TIF) and other public incentives, particularly in areas of high need.
 - HN 4.3.6 Align local CDBG and HOME investments and activities to prioritize affordable housing development.
 - HN 6.1.1 Encourage a continuum of safe and affordable housing opportunities and related supportive services, including rent assistance, permanent supportive housing, transitional housing, micro-housing communities, emergency shelters, warming centers, and transitional campgrounds/rest areas.
- **Neighborhood Revitalization**
- Staff comments: This proposed item will fund the implementation of projects identified in Small Area Plans, Vibrant Neighborhoods Partnership, and Complete Streets, including improvements in active transportation, parks & trails, trees & landscaping, and neighborhood identity, which are consistent with Tulsa's Comprehensive Plan – planitulsa, Chapter 2 Future Land Use, Chapter 3 Transportation, Chapter 4 Economic Development, Chapter 5 Housing and Neighborhoods, Chapter 8 Parks and Recreation, and Chapter 9 Environment and Natural Resources, specifically:
 - LU 4.4.5 Work with neighborhoods to foster revitalization through the Vibrant Neighborhoods Partnership program.
 - TR 2.1 Implement the recommendations of transportation plans and policy guides including, but not limited to: • Mobility Innovation Strategy (2022) • Tulsa Regional Coordinated Public Transit-Human Services Transportation Plan (2020) • Connecting Progress (2018) - transit plan • Connected 2045 Regional Transportation Plan (2017) • GO Plan (2015) - bicycle and pedestrian plan • Complete Streets Procedural Manual (2013) • ADA Transition Plan (2012). Fast Forward Regional Transit System Plan (2011) • Major Street and Highway Plan (1968 - revised 2018)
 - TR 4.1 Ensure that the City's transportation systems are integrated, efficiently planned, and coordinated with relevant stakeholders.
 - TR 4.1.4 Continue to encourage community involvement in the planning, design, construction, and maintenance of improvement projects.
 - TR 5.3 Establish standards for streetscaping projects that enhance safety, aesthetics, and promote placemaking.
 - TR 5.3.3 Enhance neighborhood and city identity through gateways using public art, landscaping, and signage.
 - TR 6.1.6 Increase tree canopy along transportation corridors to mitigate urban heat island effect and assist in improving air quality.
 - TR.HW.1 Ensure that there is dedicated funding specifically for sidewalks and other pedestrian improvements.
 - TR.HW.2 Incorporate the principles in the Complete Streets Procedural Manual into project identification and implementation.
 - ED 1.1.1 Target public resources at the neighborhood level through the Vibrant Neighborhood Partnership program to enhance residents' quality of life and address economic opportunity access.

- HN 1.3 Encourage the implementation of City-led neighborhood revitalization initiatives and make other resources available to assist residents with neighborhood improvements.
 - HN 1.3.1 Promote the City's Vibrant Neighborhoods Partnership to assist neighborhoods in holistically improving their built environment and quality of life.
- HN 1.4 Seek a variety of funding opportunities to encourage neighborhood revitalization.
- HN 3.2.3 Promote a walkable and active environment in tandem with housing, including sidewalk, trail, park, and bicycle amenities.
- PR 1 Tulsa's parks and trails systems are enhanced and maintained through coordinated efforts and funding from public, private, non-profit, and philanthropic entities.
- PR 2 Park and recreational assets are tailored to the specific needs of the surrounding neighborhoods and communities.
- EN 4.1.8 Through collaboration with community members, address inequities in tree canopy coverage in neighborhoods.

Staff Recommendation

Staff recommends **approval**, based on the finding that the projects within the Capital Improvements Plan, FY 2025 - 2029, **are** in conformance with the Tulsa Comprehensive Plan.

TMAPC Comments

None

Speakers

None.

Commission Action

Motion: Approve the preliminary subdivision plat for Admiral Place Warehouse, per staff's recommendation.

Motion by: Walker Second by: Craddock

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Hood, Humphrey,

Other Business

9. Consider adopting revised TMAPC Policies and Procedures (Continued from January 17, 2024 and February 7, 2024) **(INCOG Staff requests a continuance to March 20, 2024)**

Commission Action

Motion: To continue item 9 to March 20, 2024 per staff's recommendation.

Motion by: Craddock Second by: Whitlock

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Hood, Humphrey,

10. Commissioners' Comments

None

Adjournment

Commission Action

Motion: Adjourn

Motion by: Walker Second by: Craddock

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Hood, Humphrey,

There being no further business, the meeting adjourned at 1:35pm.