



APPROVED
Aug. 7, 2024

Tulsa Metropolitan Area Planning Commission

Minutes of Meeting No. 2917

Wednesday, July 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 and the County Clerk's office on July 10, 2024 at 2:20 p.m.

Members Present: Craddock, Hood, Humphrey, Rosene Robinson, Shivel, Turner-Addison, Walker, Whitlock

Members Absent: Carr, Fugate, Zalk

Staff Present: Austin Chapman, Nathan Foster, Susan Miller, Kim Sawyer, 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

Chairman's Report: None

Director's Report: Ms. Miller reported on City Council actions and other special projects. She reminded Commissioners that there will be a work session on August 7, 2024.

Approval of Minutes

1. Minutes from Meeting 2916, June 26, 2024

Motion: Approval of the minutes of Meeting 2916 from June 26, 2024.

Motion by: Shivel Second by: Hood

Vote: 8-0-0

Ayes: Craddock, Hood, Humphrey, Rosene Robinson, Shivel, Turner-Addison, Walker, Whitlock

Nays: none

Abstentions: none

Absent: Carr, Fugate, Zalk

Consent Agenda

2. **PUD-592-D-2**

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

City Council District: 9

Applicant: TriArch, Ethan Arch

Action(s) Requested: PUD minor amendment to establish a 10-foot setback from all property lines

Staff Recommendation

The applicant is requesting approval of a minor amendment to PUD-592-D to reduce all building setbacks from the boundaries of Development Area B and the street setback from East 41st Street South to 10 feet to permit future additions to the existing religious assembly.

The reduction in setbacks is consistent with the typical setbacks for commercial uses along arterial streets and would match the required setbacks for developments to the west and to the south of the subject property.

No other development standards are proposed to be amended as part of the minor amendment.

Amendment Proposal:

Current PUD Standards:

Minimum Building Setbacks:

From East 41st Street South – 50 feet

From eastern boundary of Development Area B – 34 feet

From western boundary of Development Area B – 80 feet

From northern boundary of Development Area B – 110 feet

Proposed PUD Standards:

Minimum Building Setbacks:

From East 41st Street South – 10 feet

From eastern boundary of Development Area B – 10 feet

From western boundary of Development Area B – 10 feet

From northern boundary of Development Area B – 10 feet

The minor amendment does not amend any other standards for PUD-592-D.

Building height is still limited to 35 feet, not to exceed 2 stories. The maximum floor area for buildings allowed on the site is limited to 19,285 square feet, including any basement floor area.

Staff has reviewed the request and determined:

- 1) PUD-592-D-2 is consistent with the provisions for administration and procedures of a PUD in Section 30.010-H.
- 2) PUD-592-D-2 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-592-D.

3) All remaining development standards defined in PUD-592-D 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 where the sign is proposed to be located 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	RS-3/CH/PUD-592	Neighborhood/Local Center	Single-Family Residential/Commercial
East	RS-3/PUD-592/PUD-592-C	Local Center	Bank
South	CS/RS-1/PUD-761, 761-A, 761-B	Local Center	Commercial
West	CS	Local Center	Commercial

Small Area Plans

The subject properties are not within a 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.

Transportation

Major Street & Highway Plan: East 41st Street South is designated as a secondary arterial that requires 100 feet of ultimate right-of-way width.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks along East 41st Street South

Planned Bike/Ped Facilities: N/A

Environmental Considerations

Flood Area: The subject property is not within a flood area.

Tree Canopy Coverage: Tree canopy in the area is 18%. 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

Property Description

Lot 2, Block 1, Forty-First Place, City of Tulsa, Tulsa County, State of Oklahoma

3. **PUD-686-13**

Location: East of the northeast corner of Riverside Parkway and East 118th Street South (4310 E. 116th Pl. S.)

City Council District: 8

Applicant: Real Okie Outdoor Living

Action(s) Requested: PUD minor amendment to reduce the rear setback

Detailed Staff Recommendation

The applicant is requesting approval of a minor amendment to PUD-686 to reduce the required rear setback and permit an addition to an existing single-family residence. The applicant is connecting what was previously a detached accessory building to the principal home which requires compliance with the principal building setbacks.

The PUD requires a minimum setback of 20 feet for principal buildings from rear lot lines. The applicant is requesting a reduction of the rear yard to 15 feet to permit an addition.

TMAPC has approved 5 other minor amendments in the PUD to reduce the required rear yard.

Amendment Proposal:

Current PUD Standards:

Rear Building Setback – 20 feet

Proposed PUD Standards:

Rear Building Setback – 15 feet

The minor amendment does not amend any other standards for PUD-686.

Staff has reviewed the request and determined:

- 1) PUD-686-13 is consistent with the provisions for administration and procedures of a PUD in Section 30.010-H.
- 2) PUD-686-13 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-686.
- 3) All remaining development standards defined in PUD-686 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 where the sign is proposed to be located 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 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-2/PUD-686	Neighborhood	Single-Family Residential
East	RS-2/PUD-686	Neighborhood	Single-Family Residential
South	RS-2/PUD-686	Neighborhood	Single-Family Residential
West	RS-2/PUD-686	Neighborhood	Single-Family Residential

Small Area Plans

The subject properties are not within a small area plan.

Development 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: N/A

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks along East 116th Place South

Planned Bike/Ped Facilities: N/A

Environmental Considerations

Flood Area: The subject property is not within a flood area.

Tree Canopy Coverage: Tree canopy in the area is 58%. 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

Property Description

Lot 9, Block 15, Wind River, City of Tulsa, Tulsa County, State of Oklahoma

4. Z-5956-SP-2d

Location: East of the southeast corner of East 61st Street South and Highway 169

City Council District: 7

Applicant: Nathalie Cornett

Action(s) Requested: Minor Amendment to a Corridor Development Plan to permit a dynamic display as a component of a ground sign

Staff Recommendation

The applicant is requesting approval of a minor amendment to Z-5956-Sp-2 to permit a dynamic display as a component of the previously permitted ground sign in Development Area A. The intended use of the dynamic display is limited to LED gas prices in place of the changeable copy prices present today.

A previous amendment, Z-5956-2c, was approved on May 15th that permitted a dynamic display as a component of the ground sign along East 61st Street at 25 feet in height and 240 square feet of display area.

The code has additional standards for dynamic displays that need to be modified before the proposed sign can be permitted. This amendment establishes all the required development standards to permit a dynamic display in the proposed location.

Amendment Proposal:Current PUD Standards:

One ground sign permitted for Development Area along the East 61st Street frontage not to exceed 25 feet in height and 240 square feet of display surface area. The ground sign may contain a dynamic display, limited to the LED display of gasoline prices.

Proposed PUD Standards:

One ground sign permitted for Development Area along the East 61st Street frontage not to exceed 25 feet in height and 240 square feet of display surface area. The ground sign may contain a dynamic display, limited to the LED display of gasoline prices.

Minimum Sign Setbacks:

From the driving surface of East 61st Street: 20 feet
 From the driving surface of South 107th East Avenue: 20 feet
 From an R-district: 145 feet

The minor amendment does not amend any other sign standards for Z-5956-Sp-2.

Staff has reviewed the request and determined:

- 1) Z-5956-Sp-2d is consistent with the provisions for administration and procedures of a corridor development plan in Section 25.040-E.
- 2) Z-5956-Sp-2d does not represent a significant departure from the approved development standards in the corridor development plan and is considered a minor amendment to Z-5956-Sp-2.
- 3) All remaining development standards defined in Z-5956-SP-2 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 where the sign is proposed to be located 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	RS-3	Park and Open Space	Park/Drainage
East	RM-1	Neighborhood	Multifamily Residential
South	CO	Park and Open Space	Vacant/Drainage
West	CO	Employment	Commercial

Small Area Plans

The subject properties are not within a small area plan.

Development 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: East 61st Street South is designated as a secondary arterial and South 107th East Avenue is designated as a commercial collector.

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 property is not within a flood area.

Tree Canopy Coverage: Tree canopy in the area is 13%. 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

Property Description

Lot 1 Block 1, QuikTrip No. 83R, City of Tulsa, Tulsa County, State of Oklahoma

Commission Action

Motion: Approve consent agenda items 2 through 4, per staff's recommendation.

Motion by: Craddock Second by: Whitlock

Vote: 8-0-0

Ayes: Craddock, Hood, Humphrey, Rosene Robinson, Shivel, Turner-Addison, Walker, Whitlock

Nays: none

Abstentions: none

Absent: Carr, Fugate, Zalk

Public Hearing - Rezoning

5. **Z-7778**

Location: East of the intersection of Southwest Boulevard and Riverside Drive

City Council: 4

Applicant: Tulsa City Council

Action(s) Requested: Rezoning from CH, RM-2 and RS-3 to CH (**Staff requests a continuance to August 7, 2024**)

Speakers

None.

Commission Action

Motion: To continue Z-7778 to August 7, 2024, per staff's recommendation.

Motion by: Craddock Second by: Shivel

Vote: 8-0-0

Ayes: Craddock, Hood, Humphrey, Rosene Robinson, Shivel, Turner-Addison, Walker, Whitlock

Nays: none

Abstentions: none

Absent: Carr, Fugate, Zalk

6. Z-7779

Location: North of the northeast corner of Mohawk Boulevard and North Columbia Avenue

City Council: 1

Applicant: Jose Manuel Escobedo

Action(s) Requested: Rezoning from CG and RD to AG

Staff Recommendation

The applicant is proposing to rezone the subject property from RD (Residential Duplex) and CG (Commercial General) to AG (Agriculture) to permit the existing residence and agricultural animals.

The subject property meets and exceeds the minimum requirements for AG zoning. There is existing AG zoning adjacent to the site on the east and across North Columbia Avenue.

Under the existing CG and RD zoning, the property could be developed into a range of residential and commercial uses that have never been pursued on the subject property. The current zoning line bisects the property and does not align with the property lines or the existing use on the property. The rezoning would bring the entire site into one zoning district and allow the existing use to continue with the addition of agricultural animals as requested by the applicant.

AG zoning is commonly seen within areas designated as neighborhood by the comprehensive plan, especially in cases where large acreages have never been platted or developed.

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 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	RD	Park and Open Space	Public Park
East	AG	Neighborhood	Vacant
South	CG/RS-3	Neighborhood	Residential
West	AG	Neighborhood	Agriculture/Residential

Small Area Plans

The subject property is not located within any adopted small area plans.

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.

Transportation

Major Street & Highway Plan: Mohawk Boulevard, adjacent to the subject property on the southeast corner, is considered a residential collector that requires an ultimate right-of-way width of 60 feet.

Comprehensive Plan Street Designation: N/A

Transit: None.

Existing Bike/Ped Facilities: There are sidewalks and a signed bicycle route along Mohawk Boulevard.

Planned Bike/Ped Facilities: None.

Environmental Considerations

Flood Area: The subject property contains a small portion of City of Tulsa regulatory floodplain on the eastern boundary.

Tree Canopy Coverage: Tree canopy in the area is 16%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: The subject property is adjacent to a public park, Lakeview Park, to the north.

Zoning History

Ordinance 11802, 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 AG zoning, per staff's recommendation.

Motion by: Craddock Second by: Humphrey

Vote: 8-0-0

Ayes: Craddock, Hood, Humphrey, Rosene Robinson, Shivel, Turner-Addison, Walker, Whitlock

Nays: none

Abstentions: none

Absent: Carr, Fugate, Zalk

Property Description

N/2 LT 5 LESS E1 ACRE THEREOF & LESS BEG APP 132.20W SECR N/2 LT 5 THNE AP 50.55 S APP 23.46 POB FOR ST, Barrett & Evans Sub, City of Tulsa, Tulsa County, State of Oklahoma

Ms. Carr arrived at 1:07pm.

Items 7 and 8 were presented together.

7. CZ-554 (County)

Location: West of the Southwest Corner of East 141st Street South and South 193rd East Avenue

County Commission District: 3

Applicant: C. Joseph Watt P.E

Action Requested: Rezoning from AG to RS (Related to Ridgeview Estates Preliminary Plat)

Staff Recommendation

The applicant is proposing to rezone from AG to RS to permit a residential subdivision.

The applicant intends to develop the subject tracts into a residential subdivision. A concurrent preliminary plat has also been submitted for this location, Ridgeview Estates, which will establish the lots of the subdivision. The site is located within the Level 1 – Rural Residential (Broken Arrow) Land Use designation of the Tulsa County Comprehensive Plan. This proposal would be compatible with that designation.

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 Level 1 – Rural Residential, defined as *“Level 1 represents the lowest intensity of land use in Broken Arrow. It is used primarily in the non-urbanized areas of Broken Arrow or to reflect established areas of very low-density residential development that may be expected to remain as an exception in urbanized areas. The principal uses in this level are either agriculturally related or single-family homes on large lots.”*

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	AG (Tulsa County) A-RE/A-R-1 (Broken Arrow)	Level 2 – Urban Residential	Single-Family / Agricultural
East	AG	Level 1 – Rural Residential	Single-Family
South	AG	Level 1 – Rural Residential	Agricultural
West	AG	Level 1 – Rural Residential	Agricultural

Small Area Plans

None

Transportation

Major Street & Highway Plan: East 141st Street South does not have a designation.

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: A proposed signed bicycle route is shown on the GO Plan along E 141st St S

Environmental Considerations

Flood Area: A portion in the SW of the lot is located within the 500-year floodplain.

Parks & Open Space: None

Zoning History

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

The applicant indicated their agreement with staff's recommendation.

TMAPC Comments

None

Speakers

None.

Commission Action

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

Motion by: Whitlock Second by: Hood

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Fugate, Zalk

Property Description

A TRACT OF LAND THAT IS PART OF THE NORTH HALF (N/2) OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) 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:

BEGINNING AT THE NORTHWEST CORNER OF THE NE/4 OF SAID SECTION 13; THENCE NORTH 88°50'58" EAST ALONG THE NORTH LINE OF SAID NE/4 FOR 1,700.00 FEET; THENCE SOUTH 01°37'33" EAST FOR 1,025.00 FEET; THENCE SOUTH 88°50'58" WEST FOR 1,700.00 FEET; THENCE NORTH 01°37'33" WEST ALONG THE WEST LINE OF SAID NE/4 FOR 1,025.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND. SAID TRACT OF LAND CONTAINING 40.00 ACRES, MORE OR LESS.

Public Hearing – Plats

8. **Ridgeview Estates** (County)

Location: West of the Southwest Corner of East 141st Street South and South 193rd East Avenue

County Commission District: 3

Applicant: C. Joseph Watt P.E.

Action Requested: Preliminary Plat for Single-Family Subdivision (Related to CZ-554 rezoning)

Staff Recommendation

Ridgeview Estates - (County)

West of the Southwest Corner of East 141st Street South and South 193rd East Avenue

This plat consists of 19 lots, 5 blocks on 40 ± acres.

The Technical Advisory Committee (TAC) met on June 20th, 2024 and provided the following comments:

1. **Zoning:** Proposed lots conform to the requirements of the RS district. Development Standards shown on the Covenants and Restrictions note a PUD. No PUD is planned so will not be enforced by Tulsa County. Covenants and Restrictions are to be privately enforced. Planning Services will provide comments prior to final plat release.
2. **Addressing:** INCOG will assign addresses. Include assigned addresses on the face of the final plat and provide address disclaimer.
3. **Transportation & Traffic:** Final street construction plans must be approved by the County Engineer and installed prior to final plat release. 50 ft of Right-Of-Way required for open channel drainage and 60 ft of Right-Of-Way required for curb and gutter.
4. **Sewer/Water:** On-site sewage disposal via ODEQ approved system. Water line plans must be submitted to Rural Water District No. 5. All requirements of the district must be met for final plat approval.
5. **Stormwater, Drainage, & Floodplain:** Plans for stormwater and drainage must be approved by the Tulsa County Engineer and improvements must be in place prior to final plat approval. Provide access to reserve area for maintenance.
6. **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. Tulsa County release is required prior to final plat approval.

The applicant indicated their agreement with staff's recommendation.

TMAPC Comments

None

Speakers

None.

Commission Action

Motion: Approve the preliminary subdivision plat for Ridgeview Estates, per staff's recommendation.

Motion by: Whitlock Second by: Hood

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Fugate, Zalk

9. ASCO Equipment

Location: East of the southeast corner of East 56th Street North and North Mingo Road

City Council: 3

Applicant: Wallace Design Collective

Action Requested: Approval of Preliminary Plat

Staff Recommendation

The plat consists of 1 lot, 1 block on ±25 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:

Zoning: The property is zoned IH, the proposed subdivision meets the standards of that district.

Specification for Documents**Engineering Graphics**

- Submit subdivision control data sheet with the final plat.
- Remove contours on the final plat submittal.
- Provide the individual lot address on the face of the plat.
- In the Location Map change State Highway 169 to US Highway 169

Addressing

- Add the following address to the plat pdf: Lot 1 Block 1: 10276 E 56TH ST N

Article 5 of the Subdivision and Development Regulations: Design and Improvements**Required Infrastructure and Public Improvements (5-020)**

- IDP improvement will be required at least for sanitary sewer, and potentially water and stormwater management. Driveways and sidewalks would then be incorporated into the IDP permit. A predevelopment meeting should be scheduled.

Streets (transportation) (5-060)

- No comments.

Streets (fire) (5-060)

- No comments.

Sidewalks (5-070)

- No comments.

Protection From Flooding and Other Natural Hazards (Floodplain) (5-090)

- Per FEMA FIRM Panel 40143C0251L and Cot Atlas Panel 24, there are no regulatory floodplains on the site. The site is within 0.25 miles of the Mingo Creek floodplain just south of the confluence with Bird Creek.

Stormwater Management (5-100)

- Stormwater runoff hazard mitigation will require some consideration. The site could potentially be allowed fee-in-lieu-of detention if no-rise is shown in 100yr peak WSE and runoff conveyed to

floodway in Mingo Creek and/or Bird Creek. Otherwise, peak discharge must be mitigated to maintain or decrease from current condition via storm water detention.

Sewage Disposal (5-130)

- Sewer main extension required. IDP plans need to be submitted.

Water (5-140) lines

- Confirm if a 06-inch or larger water meter vault fit inside the street right a way of E 56th St N.

Easements (5-150)

- A detention or overland drainage easement may be required, potentially to include offsite areas.
- Confirm if additional waterline easements be needed for 06-inch or larger meter vaults if they are unable to be installed in the street right-a-way of E 56th St N.

Perpetual Maintenance of Common Areas and Improvements (5-200)

- No comment.

Streets and Stormwater

- Sidewalks will be required along the south side of E 56th St N
- Both driveways will need to have an ADA compliant sidewalk section through the driveway
- Both driveways will need to have City of Tulsa Standard radius protection (Standard # 712)
- Will need a vehicle turn around area if both driveways have fence/gates across them. Vehicles should not be forced to back out onto an arterial street to turn around.
- Advertising signage will not be allowed in the ROW or Easement without an agreement. The location of the signage should be determined now.

Legal Comments : Legal will review final plat submittals including the deed of dedication.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Neighborhood 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	Unincorporated Tulsa County	Unincorporated Tulsa County	Manufacturing
East	IH	Employment	Vacant
South	IH	Employment	Vacant
West	IM	Employment	Manufacturing

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 Late Automobile Era. In the late 1950s and early 1960s the suburbs grew at a tremendous rate in the Tulsa metropolitan area. It was at this time that surrounding communities, such as Broken Arrow, began to grow at a rapid pace. At this time, the City of Tulsa annexed more than 100 square miles, and neighborhood subdivisions began to proliferate from the core of the city toward the suburban communities.

Transportation

Comprehensive Plan Street Designation: None.

Arterial Traffic per Lane:

North (E 56th St N - 808 Vehicles per Lane)

East (N 145th East Ave - 1,300 Vehicles per Lane)

South (E 46th St N - 1,176 Vehicles per Lane)

West (N Mingo Rd/N 129th East Ave - 2,611 Vehicles per Lane)

Environmental Considerations

Parks & Open Space: Not applicable.

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Approve the preliminary subdivision plat for ASCO Equipment, per staff's recommendation.

Motion by: Craddock Second by: Shivel

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Fugate, Zalk

10. The Crossing at Battle Creek Phases VI-VII

Location: North and East of the Northeast corner of East 41st Street South and South 124th East Avenue

City Council: 6

Applicant: Tanner Consulting, LLC

Action Requested: Approval of Preliminary Plat 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 344 lots, 7 blocks on ±57.564 acres. Staff recommends **approval** of the preliminary subdivision plat and 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), all other requirements of the Subdivisions Regulations and the phasing plan provided by the applicant. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

Zoning:

- Property is zoned RS- 5, and all lots will meet those standards.

Phasing Plan:

- Phase VI approval expiration: 3 years from TMAPC approval.
- Phase VII approval expiration: 4 years from TMAPC approval.

Specification for Documents

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 Jamestown Phase I. Only show filed platted properties.
- Under the Basis of Bearings information include the coordinate system used. Provide a bearing angle preferably shown on the face of the plat. See example below.

BASIS OF BEARINGS

Horizontal Datum based upon NAD 83 (1993)
 Oklahoma State Plane Coordinate System North
 Zone 3501 Vertical Datum based upon NAVD 88
 using N. 88°42'00" E. as the North line of the
 Northwest Quarter of Section 28, Township 19
 North, Range 14 East of the Indian Base and
 Meridian was used as the bearing for this survey.

- Provide the date of the last survey site visit on the face of the plat.
- Under "Notes" add an explanation of what will be the intent or if surrounding future development will continue the street to the adjacent properties. This is for E 36th Pl S, E 38th St S, S 154th E Ave, S 157th E Pl, and S 155th E Ave..

Addressing

- Addresses will be assigned by the City of Tulsa at a later date. (JP)
- S 37TH CT S needs to be E 37TH PL S
- S 38TH ST S needs to be E 37TH PL S in Phase VII
- E 38TH PL S needs to be E 38TH ST S (AR)

Article 5 of the Subdivision and Development Regulations: Design and Improvements**Required Infrastructure and Public Improvements (5-020)**

- Battle Creek Ph VI improvements were previously approved and permitted under IDP 083438- 2021, which had permit issued on 05-15-2023, but then subsequently cancelled on 08-03-2023. Battle Creek Ph VI & VII improvements will require public extensions to water, sewer, storm sewer, roads, sidewalks, and drives. Stormwater detention will also be required, and this was one item that was started prior to cancellation of IDP 083438. A new pre-development meeting should be scheduled to discuss the project needs and consider new infrastructure developments since then that could affect it.

Blocks Lengths (5-030.3)

- Applicant is requesting to modify blocks lengths of 600 feet without a mid-block ped connection and 700 feet with a mid-block connection. Staff finds that the general modification approval criteria is met and that topography, natural resources (e.g., wetlands, woodlands, floodplains, wildlife habitats), existing development or other physical constraints make shorter block lengths or midblock connections undesirable or impractical or that it is unreasonable to impose otherwise applicable block length and mid-block connection regulations based on the existing pattern of development, or other relevant factors.

Streets (transportation) (5-060)

- Provide dimensions for all streets within the proposed subdivision.

Streets (fire) (5-060)

- No comments.

Sidewalks (5-070)

- No comments.

Protection From Flooding and Other Natural Hazards (Floodplain) (5-090)

- There are no regulatory floodplains on the site per FEMA FIRM Panel 40143C0385M and CoT Atlas panel 50.

Stormwater Management (5-100)

- Stormwater detention comparable to previous plan will be required but must be reviewed through the IDP process for any changes that impact the design.

Sewage Disposal (5-130)

- Wastewater design for each phase subject to capacity evaluation upon detailed design. Additional off-site improvements to the existing, receiving public system(s) may be required.
- From the proposed utility plan Phase VI lots 12 & 13 of Block 5 do not appear to be served by sanitary sewer. On Phase VII lots 13 & 14 of block 2 do not appear to have sanitary sewer service.

Water (5-140) lines

- IDP water main line extension required.
- No comments.

Easements (5-150)

- Detention reserves A&B may require adjustments following review of pond designs through IDP.
- Offsite OD/E may be required for pond discharge depending on design.

Perpetual Maintenance of Common Areas and Improvements (5-200)

- Planning Office to comment.

Streets and Stormwater

- Any dead-end street will need to conform to dead end requirements found in section 5-060.5.
- All streets will need to have sidewalks along both sides of the street
- All intersections will need to have ADA compliant ramps on 90 degrees (straight) across the street.
- Inlets, manholes and fire hydrants should take into account the ramps locations on the corners
- All streets that abut a reserve will need to have the Developer install the sidewalks and ramps.
- The plans show that the detention ponds will collect, concentrate and direct water onto the unplatted property to the south. Has this property owner agreed to this?
- Some of these lots only have a small amount of straight street frontage. When adding in the inlets, manholes and fire hydrants these small areas may not be sufficient for driveways.
- Lots / driveways will need to conform to City Standard 711B for street access.

Legal Comments: Legal will review final plat submittals including the deed of dedication.

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 of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of 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-3	Neighborhood	Undeveloped
East	RS-4/RS-3	Neighborhood	Undeveloped
South	RS-5	Neighborhood	Undeveloped
West	RS-3	Neighborhood	Residential Subdivision

Small Area Plans

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

Development Era

The subject property is located in an area to be developed in the Future Growth Era. Some areas of the city have yet to be developed, and it is important to consider the impacts of converting land from a rural or natural setting to that of a developed area. These areas should be ready for growth to occur with regard to infrastructure, the distribution of public services, and the fiscal and economic realities of the region.

Transportation

Comprehensive Plan Street Designation: Not designated.

Arterial Traffic per Lane:

- Arterial Traffic - North (E 21st St S - 1,964 Vehicles per Lane)
- Arterial Traffic - East (S Lynn Lane Rd - 2,402 Vehicles per Lane)
- Arterial Traffic - South (E 41st St S - 3,811 Vehicles per Lane)
- Arterial Traffic - West (S 145th East Ave - 3,720 Vehicles per Lane)

Environmental Considerations

Parks & Open Space: N/A

The applicant indicated their agreement with staff’s recommendation.

Speakers

None.

Commission Action

Motion: Approve the preliminary subdivision plat and modification of the Subdivision and Development Regulations for The Crossing at Battle Creek Phases VI-VII, per staff’s recommendation.

Motion by: Hood Second by: Craddock

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Fugate, Zalk

11. Maybelle Villas II

Location: South of the southeast corner of West 81st Street South and South Maybelle Avenue

City Council District: 2

Applicant: Wallace Design Collective

Action(s) Requested: Approval of an Accelerated Release of a Building Permit and a Modification of Sec. 5-180 of the Subdivision and Development Regulation to remove the Performance Guarantees and Security requirements from the Accelerated Release application.

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Approve an Accelerated Release of a Building Permit and a Modification of the Subdivision and Development Regulation for Maybelle Villas II to remove the Performance Guarantees and Security requirements from the Accelerated Release application, per staff's recommendation.

Motion by: Craddock Second by: Whitlock

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Fugate, Zalk

12. Costco North Tulsa

Location: Northeast corner of East 46th Street North and Highway 169

City Council: 3

Applicant: Winkelmann & Associates, Inc.

Action Requested: Approval of Minor Subdivision Plat

Staff Recommendation

The plat consists of 1 lot, 1 block on ±27.07 acres. Staff recommends **approval** of the minor subdivision plat; the plat has been released by all members of the Technical Advisory Committee. The subdivision was previously approved as a Preliminary Plat on October 6th, 2021, but that approval has since expired. The plat was submitted as a minor subdivision since it has secured all releases need for execution and filing.

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	IM	Employment	Vacant
East	AG	Employment	Quarry
South	IM	Employment	Vacant
West	IL	Employment	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 developed during the Late Automobile Era. In the late 1950s and early 1960s the suburbs grew at a tremendous rate in the Tulsa metropolitan area. It was at this time that surrounding communities, such as Broken Arrow, began to grow at a rapid pace. At this time, the City of Tulsa annexed more than 100 square miles, and neighborhood subdivisions began to proliferate from the core of the city toward the suburban communities.

Transportation

Comprehensive Plan Street Designation: Not designated.

Arterial Traffic per Lane:

Arterial Traffic - North (E 56th St N - 808 Vehicles per Lane)
Arterial Traffic - East (N 145th East Ave - 1,300 Vehicles per Lane)
Arterial Traffic - South (E 46th St N - 1,176 Vehicles per Lane)
Arterial Traffic - West (N Mingo Rd - 2,611 Vehicles per Lane)

Environmental Considerations

Parks & Open Space: Not applicable.

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Approve the minor subdivision plat for Costco North Tulsa, per staff's recommendation.

Motion by: Turner-Addison Second by: Hood

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Fugate, Zalk

Public Hearing – Subdivision and Development Regulations Modifications

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

13. **LS-21585**

Location: 1910 West 89th Street

City Council: 2

Applicant: Ariel Pearce

Action(s) Requested: Modification of the Subdivision and Development Regulations Section 10-060.6-C

Staff Recommendation

The application LS-21585 is a lot split where the property owner is splitting 2.20 acres from the original 11.64 acre tract.

During the review process the applicant received comments regarding the sanitary sewer. Currently, the existing configuration does not have access to sanitary sewer, and neither would the proposed split lot. The modification request would allow the lot split application to be approved without an extension of the sanitary sewer line; however, it would not waive any future development requirements prior to a building permit.

The applicant is proposing the use of a septic system on the newly created lot that would be required to be approved by the City of Tulsa and the Oklahoma Department of Environmental Quality before any new building permits could be issued.

The proposed lot obtained a variance from the Board of Adjustment for the minimum street frontage requirement on July 9, 2024.

The applicant has requested a modification to Section 10-060.6-C of the *Subdivision and Development Regulations* which would require the applicant extend sanitary sewer service to the lots. The applicant is continuing to work with Development Services on a sewage disposal solution. Development Services would still be required to permit alternative sewage solutions prior to the issuance of a building permit, but the modification would allow the lot split to move forward.

No objections were raised to allowing the lot split to move forward without the extension given the assurances provided through the building permit process to ensure appropriate disposal systems will be installed.

Staff recommends **APPROVAL** of the modification to Section 10-060.6-C of the *Subdivision and Development Regulations*.

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 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	Neighborhoods	Residential
East	AG	Neighborhoods	Residential
South	AG	Neighborhoods	Residential
West	AG	Neighborhoods	Residential

Small Area Plans

The subject properties are not within a small area plan.

Development 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: 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 not within a flood area.

Tree Canopy Coverage: Tree canopy in the area is 30-50% Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: N/A

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Approve the modification to the Subdivision and Development Regulations to remove the requirement to extend sanitary sewer for LS-21585, per staff's recommendation.

Motion by: Carr Second by: Rosene Robinson

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Fugate, Zalk

Other Business

None

14. Commissioner Comments

None

Adjournment

Commission Action

Motion: Adjourn

Motion by: Walker Second by: Craddock

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Fugate, Zalk

There being no further business, the meeting adjourned at 1:22 p.m.