



Tulsa Metropolitan Area Planning Commission

APPROVED
Sept. 4, 2024

Minutes of Meeting No. 2919

Wednesday, August 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 August 15, 2024 at 12:23 p.m.

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

Members Absent: Fugate, Rosene Robinson

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: Chairman Walker announced that he would not be attending the next few meetings and that Vice-Chair Zalk would be conducting the meetings.

Director's Report: Ms. Miller reported on City Council actions and other special projects.

Consent Agenda

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

Item 1 was removed from Consent Agenda and placed on the Public Hearing by Mr. Craddock.

Public Hearing - Rezoning

1. PUD-651-1

Location: West of the southwest corner of South Harvard Avenue and East 81st Street South

City Council District: 2

Applicant: Branch Communications

Action(s) Requested: PUD minor amendment to add wireless communications facility, freestanding tower as an allowed use

Staff Recommendation

The applicant is requesting approval of a minor amendment to PUD-651 to add "Wireless Communication Facility, Freestanding Tower" as an allowed use within the CS portion of the PUD. Freestanding towers are permitted uses within CS districts. The original PUD approval did not include the use in the list of permitted uses. When a use is permitted by the underlying zoning and not explicitly prohibited by the planned unit development, the use can be added as a minor amendment.

If approved, the freestanding tower will be subject to the zoning code regulations on freestanding towers found in Section 40.420 of the Tulsa Zoning Code.

Amendment Proposal:

Addition of Wireless Communication Facility, Freestanding Tower to list of permitted uses within PUD-651. The location of the freestanding tower shall be limited to the CS-zoned portion of the subject property.

Freestanding towers are subject to the supplemental regulations of the Tulsa Zoning Code, Section 40.420.

Staff has reviewed the request and determined:

- 1) PUD-651-1 is consistent with the provisions for administration and procedures of a PUD in Section 30.010-H.
- 2) PUD-651-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-651.
- 3) All remaining development standards defined in PUD-651 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-2	Neighborhood	Single-Family Residential
East	CS	Local Center	Commercial
South	CS/RS-2	Local Center/Neighborhood	Commercial/Single-Family Residential
West	OL/RS-2/PUD-651	Local Center	Commercial/Office

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 81st Street South is designated as a secondary arterial that requires 100 feet of ultimate right-of-way width.

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.

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks along East 81st Street South

Planned Bike/Ped Facilities: East 81st Street South is designated for an on-street bike corridor by the GO Plan.

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 26%. 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

Speakers

None.

TMAPC Comments

Mr. Craddock stated the original PUD did not include a freestanding tower by right and he asked if staff had any history as to why this was excluded in the original PUD.

Staff stated he did not find anything specific in the original PUD related to that. He stated he thought it was because the developer didn't anticipate that this was going to be possibility. Staff stated this would be a major amendment if there were one of two things. If it didn't have underlying zoning that supported the use, or if the original PUD had explicitly stated that these were prohibited in the area. However, since this use was simply omitted, it can be processed as a minor amendment.

Commission Action

Motion: Approve PUD-651-1 minor amendment, per staff's recommendation.

Motion by: Shivel Second by: Walker

Vote: 8-0-1

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

Nays: none

Abstentions: Whitlock

Absent: Fugate, Rosene Robinson

Property Description

Lot Five (5), Block One (1), WALNUT CREEK OFFICE PARK, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma According to the recorded plat thereof.

Public Hearing - Rezoning

2. PUD-836-1

Location: Southwest corner of East 99th Street South and South Hudson Place

City Council District: 8

Applicant: Aquatic Outdoor Living, LLC

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

Staff Recommendation

The applicant is requesting approval of a minor amendment to PUD-836 to reduce the required side yard setback for a residential lot from 5 feet to 0 feet to permit the construction of a pergola. Plans submitted with the application illustrate a footprint of 10 feet by 24 feet for the proposed structure. Approval of the minor amendment would permit the structure to encroach within the side setback and be placed adjacent to the neighboring residential lot line.

In addition to the required setback of the PUD, there is an existing 10-foot utility easement along the southern boundary of the property. If the minor amendment were approved, the applicant would also be required to obtain a license agreement from the City of Tulsa to place a structure within a recorded utility easement.

There have been no previous amendments to PUD-836 for setback reductions. The request represents a significant departure from the approved development standards for PUD-836 by removing the required setback between residential lots that is applicable to all other lots in the development and allowing a new structure to be placed immediately adjacent to a neighboring property. Given that there is available space to the rear of the existing home, staff has not found any justification for reducing/removing the side setback requirement at this location.

Amendment Proposal:

PUD-836 requires all structures to be set back 5 feet from interior side lot lines.

The applicant is requesting a full reduction of the setback to permit a structure on the lot line.

Staff has reviewed the request and determined:

- 1) PUD-836-1 is inconsistent with the adopted development standards for PUD-836 that apply to all other lots within the development plan.
- 2) PUD-836-1 would represent a significant departure from the approved development standards in the PUD and should not be approved as a minor amendment to PUD-836.

With consideration given to the factors listed herein, staff recommends **denial** 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-836	Neighborhood	Single-Family Residential
East	RS-2/PUD-836	Neighborhood	Single-Family Residential
South	RS-2/PUD-836	Neighborhood	Single-Family Residential
West	RS-2/PUD-836	Neighborhood	Single-Family Residential

Small Area Plans

The subject property is 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 are in place along all residential street surrounding the subject property.

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 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

TMAPC Comments

Mr. Zalk asked if the pergola was already built.

Mr. Hood stated if TMAPC approves this they are basically excusing building something with no permit, with no zoning correction and allowing them to use the utility easement.

Staff stated that it was built without a permit and was ultimately given a notice of violation by the city.

Speakers

- (-) Tracy Upton, 10019 South Hudson Place, Tulsa, OK 74137, is opposed to the application.
- (=) David Lanham, 9914 South Hudson Avenue, Tulsa, OK 74137, is there to support the HOA Board and hopes there could be a compromise that would satisfy all parties.
- (=) Richard Kosman, 9910 South Hudson Place, Tulsa, OK 74137, is the neighbor to the south of the subject property. He said he had no problems with the structure if all building and zoning codes are followed. Mr. Kosman stated that there is a utility easement that runs under the pergola
- (-) Jan Wade, 9911 South Hudson Avenue, Tulsa, OK 74137, is Vice-President of the HOA and she opposes this application.
- (-) Barbara Smith, 9911 South Hudson Avenue, Tulsa, OK 74137, is opposed to the application. She is concerned about fire, safety and the lack of permits. Ms. Smith stated in October of 2023 the applicant asked for permission to built a slab in his back yard. In April of 2024 he wanted to build a pergola and hot tub in the side yard. She stated the HOA Board President signed off on the side yard project, but the bylaws stated there needed to be 2 signatures.

Applicant comments

Charles Pierce 9906 South Hudson Place, Tulsa, OK 74137, stated he is not a contractor nor a city inspector. All he wanted to do is a backyard project. He stated the HOA President came over to survey the property and review the plans. After looking at all the paperwork the HOA President send him an email approving the project. Mr. Pierce stated he wanted to do this the proper way and is here today to do that.

Staff stated this is not an HOA issue. That is a privately enforced board. He stated the Zoning Code for this subdivision says every house must maintain a five-foot clear area on the side setbacks, which is very typical in residential subdivisions. The request in front of TMAPC is to remove the five-foot requirement to allow the structure as is, in its location. Staff stated in their review they are looking to see is there a justification on this lot to make that reduction and allow something within the five foot side setback that is applied to every other lot in the subdivision. He stated no one else would be allowed to put something in that side set back and that is why there is a recommendation of denial.

Commission Action

Motion: Recommend denial of PUD-836-1, per staff's recommendation.

Motion by: Hood Second by: Turner-Addison

Vote: 8-0-1

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

Nays: none

Abstentions: Carr

Absent: none

Property Description

Lot Thirteen (13), Block Three (3), Oakmont Estates, as Subdivision to the City of Tulsa, Tulsa County, States of Oklahoma according to the recorded plat thereof.

Items 3 and 7 were presented together.

3. Z-7780

Location: North of the northwest corner of East 101st Street South and South Garnett Road

City Council District: 7

Applicant: Priscila Jelsing

Action(s) Requested: Rezoning from AG to OL (Related to CPA-111) (Continued from August 7, 2024)

Staff Recommendation

The applicant is proposing to rezone a 1.81-acre tract from AG to OL to permit a dental office. The subject property is located on South Garnett Road with direct access to the secondary arterial.

A concurrent application to amend the Tulsa Comprehensive Plan has been submitted under CPA-111. The requested CPA seeks to change the land use designation for the property from "Neighborhood" to "Local Center".

The change to OL would be consistent with the proposed "Local Center" designation by allowing small-scale commercial and office development to serve surrounding neighborhoods.

OL would not be injurious to the surrounding neighborhood and would not change the character of the surrounding area. Immediately to the north of this property, a large multifamily development was recently completed. The Creek Turnpike is across South Garnett Road from the subject property which would prevent any future neighborhood development to the east.

The proposed OL district would not align with the existing "Neighborhood" land use designation. Staff is recommending approval of the CPA.

With consideration given to the factors listed herein, staff recommends **approval** of the application only if the proposed change under CPA-111 is also approved.

Comprehensive Plan Considerations

Land Use Plan

Existing:

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.

Proposed:

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	CO-5	Neighborhood	Vacant
East	N/A	N/A	Creek Turnpike/Vacant

South	Agriculture	Neighborhood	Residential
West	Agriculture	Neighborhood	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 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: South Garnett Road is designated as a secondary collector which requires an ultimate right-of-way width of 100 feet.

Comprehensive Plan Street Designation: Multi-Modal Corridor

Transit: N/A

Existing Bike/Ped Facilities: Liberty Trail is located across South Garnett Road from the subject property.

Planned Bike/Ped Facilities: N/A

Environmental Considerations

Flood Area: Most of the subject property is located within the City of Tulsa Regulatory Floodplain. Development in the floodplain comes with additional requirements that will be required to be addressed through the permitting process.

Tree Canopy Coverage: Tree canopy in the area is 16%. 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

Zoning History

Ordinance 11834, dated June 26, 1970, established zoning for the subject property.

TMAPC Comments

The applicant indicated their agreement with staff’s recommendation.

Speakers

Stephen Gray 2400 West Detroit, Broken Arrow, OK 74012, stated that the applicant and the neighbors came to an agreement in order to preserve the privacy and the trees on both properties.

Commission Action

Motion: Recommend approval of the OL zoning, per staff’s recommendation.

Motion by: Humphrey Second by: Whitlock

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Fugate, Rosene Robinson

Property Description

A tract of land that is part of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter (NE¼ SE¼ SE¼) of Section Nineteen (19), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract of land being more particularly described as follows, to-wit:

BEGINNING at the Southeast Corner of said SE¼ of Section Nineteen (19); thence North 01°23'58" West along the Easterly line of the SE¼ for 794.28 feet; thence South 88°56' 52" West for 50.00 feet; thence North 01°23'58" West and parallel with said Easterly line for 205.03 feet to the Point of Beginning of said tract of land; thence South 88°56'47" West and parallel with the Northerly line of the SE¼ of the SE¼ for 270.00 feet; thence North 01°23' 58" West and parallel with the Easterly line of the SE¼ for 322.67 feet to a point on said Northerly line; thence North 88°56'47" East along the Northerly line for 270.00 feet to a point that is 50.00 feet Westerly of said Easterly line; thence South 01°23'58" East and parallel with said Easterly line for 322.67 feet to the POINT OF BEGINNING of said tract of land.

4. CO-19

Location: North of the northwest corner of East 91st Street South and South Mingo Road

City Council District: 7

Applicant: Nathan Cross

Action(s) Requested: Rezoning from AG to CO (Related to CPA-112) (Continued from August 7, 2024) **(Staff requests continuance to September 4, 2024)**

Commission Action

Motion: To continue CO-19 to September 4, 2024, per staff's recommendation.

Motion by: Walker Second by: Shivel

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Fugate, Rosene Robinson

5. Z-7782

Location: North of the northwest corner of East 11th Street South and South 123rd East Avenue

City Council District: 3

Applicant: Miguel Gomora

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

Staff Recommendation

The applicant is proposing to rezone the subject property from RS-3 to CS to permit commercial development. The subject property is surrounded by other commercial uses with no adjacent residential uses. The RS-3 zoning was established in 1970 and the property is currently vacant. It is unlikely that residential development would ever occur on the subject property due to the surrounding properties and the existing development pattern in the area.

The Tulsa Comprehensive Plan designates the property as an "Employment" area. The proposed CS zoning is more aligned with the designated land use than the existing RS-3 zoning. CS is the least intensive commercial district found in the Tulsa Zoning Code and permits a range of smaller-scale commercial, office, and multifamily residential uses.

The southern portion of the subject property is located within the Route 66 overlay. The rezoning would allow the property to take advantage of the provisions in the Route 66 overlay through the installation of roadside attractions approved by the Route 66 Commission or neon signage.

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 employment. Employment 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	CO	Employment	Vacant
East	CS/PUD-539	Employment	Self-Storage/Boat Sales
South	CS/PUD-392	Employment	Commercial Retail
West	CS/PUD-392/PUD-392-A	Employment	Parking

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 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: South 123rd East Avenue is designated as a collector street by the Tulsa Major Street and Highway plan which will require an ultimate right-of-way width of 80 feet for commercial areas.

Comprehensive Plan Street Designation: None.

Transit: None.

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: None.

Environmental Considerations

Flood Area: The subject property is not located within any floodplain areas.

Tree Canopy Coverage: Tree canopy in the area is 16%. 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

Zoning History

Ordinance 11817, dated June 26, 1970, established zoning for the subject property.

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

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

Motion by: Zalk Second by: Shivel

Vote: 8-0-1

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

Nays: none

Abstentions: Craddock

Absent: Fugate, Rosene Robinson

Property Description

N815 LT 33 LESS E5 for ST, Plainview Heights Addition, City of Tulsa, Tulsa County, State of Oklahoma

6. Z-7783

Location: North and west of the northwest corner of North Lewis Avenue and East Ute Street

City Council District: 1

Applicant: Lou Reynolds

Action(s) Requested: Rezoning from CS and RS-3 to IL

Staff Recommendation

The applicant is proposing to rezone approximately 5 acres of property contained within 7 existing parcels to IL to permit the expansion of the adjacent industrial use. The existing parcels along South Lewis Avenue are zoned CS while the rest of the properties are zoned RS-3. There are industrial uses to the north and west of the subject properties.

The Tulsa Comprehensive Plan designates the properties under application as employment which is consistent with the land use assigned to the other industrial uses in the immediate area.

IL is the least intensive industrial district in the Tulsa Zoning Code. If approved, the IL zoning establishes a 75-foot setback from any residential districts remaining in the area. It would also establish screening and landscaping standards anywhere the property is adjacent to residential districts. Light industrial uses permitted by right in the IL district are required to be contained within enclosed buildings and cannot generate any off-site impacts including noise, odor, or vibrations.

IL zoning is consistent with the land use designation of employment and the existing development pattern in the area.

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

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as employment. Employment 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	Industrial
East	CS	Multiple Use	Commercial
South	CS/RS-3	Multiple Use/Neighborhood	Commercial/Residential
West	IL	Employment	Industrial

Small Area Plans

The subject properties are 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: North Lewis Avenue is designated as an urban arterial which requires an ultimate right-of-way width of 70 feet.

Comprehensive Plan Street Designation: North Lewis Avenue is designated as a multi-modal corridor. 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.

Transit: North Lewis Avenue is served by regular route service.

Existing Bike/Ped Facilities: There are existing sidewalks along North Lewis Avenue.

Planned Bike/Ped Facilities: The GO Plan calls for on-street bike lanes along North Lewis Avenue.

Environmental Considerations

Flood Area: The subject properties do not contain any floodplain areas.

Tree Canopy Coverage: Tree canopy in the area is 20%. 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

Zoning History

Ordinance 11809, 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 IL zoning, per staff's recommendation.

Motion by: Craddock Second by: Shivel

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Fugate, Rosene Robinson

Property Description**Parcel 1**

Address: 2030 N Lewis Ave

Zoning: Commercial

Legal Description:

All the North Fifty Feet of Lot 1, Less the East 8.5 Feet Thereof, in Block 1 of Conservation Acres Subdivision, an Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof.

Parcel 2:

Address: 2020 N. Lewis Ave

Zoning: Commercial

Legal Description:

The North Fifty (50) Feet of the South Half (S1/2) of Lot One (1), and the North Half (N1/2) of Lot One (1), Less the North Fifty (50) Feet of Lot One (1), Block One, (1) Conservation Acres Subdivision, and Less the East Eight and one-Half (8 ½) Feet of the South Two Hundred Six and Fifty-Four Hundredths (206.54) Feet of the North Two Hundred Fifty-Six and fifty-Four Hundredths (256.540 Feet of Said Lot One (1), Block One(1) Conservation Acres Subdivision, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

Parcel 3:

Address: 2177 E Utes St. N

Zoning: Residential Single- Family

Legal Description:

The East 81.01 of Lot 2, Block 1, Conservation Acres Subdivision, City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, aka 2177 E. Ute Street, Tulsa, Ok.

Parcel 4:

Address: 2171 E Ute St N

Zoning: Residential Single Family

Legal Description:

The West Ninety-Eight (98) feet of Lot Two (2), Block One (1), Conservation Acres Subdivision, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

Parcel 5:

Address: 2161 E Ute St. N.

Zoning; Residential Single Family

Legal Description:

The North 206.54 feet of the East 89.505 feet of lot Three (3), Block One (1), CONSERVATION ACRES SUBDIVISION, Tulsa County, State of Oklahoma, according to the Recorded plat No. 286.

Parcel 6:

Address: N/A

Zoning: Residential Single Family

Legal Description:

The East 49.5 feet (49.5') of the South 228.8 feet (228.8') of the West Half (W ½) and West ten feet (W10') of the South Half (S ½), of the East Half (E ½) of Lot Three (03), Block One (01), CONSERVATION ACRES SUBDIVISION, City of Tulsa, County of Tulsa, State of Oklahoma, according to the recorded plat thereof.

Parcel 7:

Address: 2155 E Ute Street North

Zoning: Residential Single Family

Legal Description:

The North 185 Feet of the West Half (W/2) of Lot Three 93), Block one (1), CONSERVATION ACRES SUBDIVISION, Tulsa County, State of Oklahoma, according to the Recorded Plat No. 286.

Public Hearing – Comprehensive Plan Amendments

7. **CPA-111**

Location: North of the northwest corner of East 101st Street South and South Garnett Road

City Council District: 7

Applicant: Priscila Jelsing

Action(s) Requested: Change Land Use designation from Neighborhood to Local Center (Related to Z-7780)
(Continued from August 7, 2024)

Staff Recommendation

The applicant is proposing a comprehensive plan amendment for ± 1.81 acres to be changed from Neighborhood to Local Center.

As part of the application, applicants are asked the following questions: how conditions on the subject site, adjacent properties, and the immediate area have changed; how changes have affected the subject site to warrant the proposed amendment; and how the proposed change will further other City of Tulsa goals, strategies, and actions as outlined in the Comprehensive Plan. The applicant's responses are attached as an exhibit to the staff report; staff responses are below.

- 1) How conditions on the subject site, adjacent properties, and the immediate area have changed?

Applicant: (see exhibit)

Staff Response:

Staff agrees that a multi-family property has been developed generally north of the subject property. Staff has not found that this section of Garnett Road is planned for a road expansion at this time.

- 2) How changes have affected the subject site to warrant the proposed amendment?

Applicant: (see exhibit)

Staff Response:

Staff agrees that the subject property facing a Secondary Arterial with increasing densities in the area could support a change from Neighborhood to Local Center at this location.

- 3) How the proposed change will further other City of Tulsa goals, strategies, and actions as outlined in the Comprehensive Plan?

Applicant: (see exhibit)

Staff Response:

Future Land Use

- GOAL LU 3 - Economic development is facilitated at the neighborhood, city, and regional scales.
 - STRATEGY LU 3.5 - Promote quality Local Centers which serve the needs of the surrounding neighborhood population.
 - STRATEGY LU 3.6 - Encourage development that fills existing market gaps and provides for the necessities of life.
 - ACTION LU 3.6.2 - Promote a mix of essential services in Local Centers including grocery stores, education, childcare, health, and social services.

- GOAL LU 5 - Tulsa's neighborhoods are recognized for distinct characteristics, and development occurs with sensitivity to local context.
 - STRATEGY LU 5.3 - Ensure appropriate transitions are provided between nonresidential and residential uses.

Economic Development

- GOAL ED 1 - Economic growth and development contribute to a prosperous and diverse economy capable of providing access to economic opportunity for all Tulsans.
- GOAL ED 5 - An adequate and appropriate supply of employment land is maintained to meet local industrial and commercial needs.
 - STRATEGY ED 5.4 - Establish economic development plans for rail, highway, and turnpike corridors.
 - ACTION ED 5.4.1 - Prioritize commercial, retail, and industrial uses along highways to capitalize on the high level of transportation access and to mitigate against the negative health impacts of sensitive land uses being exposed to

Concluding Statement:

With consideration given to the factors listed herein, staff recommends **approval** of the proposed land use designation.

Land Use Plan Designation

Existing:

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.

Proposed:

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	CO-5	Neighborhood	Vacant
East	N/A	N/A	Creek Turnpike/Vacant
South	Agriculture	Neighborhood	Residential
West	Agriculture	Neighborhood	Residential

Small Area Plans

The subject property is not in 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.

TransportationMajor Street & Highway Plan:

S Garnett Rd E is classified as a Secondary Arterial.

Comprehensive Plan Street Designation:

Multi-Modal Corridor

TMAPC Comments

None

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: To adopt CPA-111 as an amendment to the Tulsa Comprehensive Plan, changing the Land Use designation from Neighborhood to Local Center, per staff's recommendation.

Motion by: Humphrey Second by: Whitlock

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Fugate, Rosene Robinson

Property Description

A tract of land that is part of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter (NE¼ SE¼ SE¼) of Section Nineteen (19), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract of land being more particularly described as follows, to-wit:

BEGINNING at the Southeast Corner of said SE¼ of Section Nineteen (19); thence North 01°23'58" West along the Easterly line of the SE¼ for 794.28 feet; thence South 88°56' 52" West for 50.00 feet; thence North 01°23'58" West and parallel with said Easterly line for 205.03 feet to the Point of Beginning of said tract of land; thence South 88°56'47" West and parallel with the Northerly line of the SE¼ of the SE¼ for 270.00 feet; thence North 01°23' 58" West and parallel with the Easterly line of the SE¼ for 322.67 feet to a point on said Northerly line; thence North 88°56'47" East along the Northerly line for 270.00 feet to a point that is 50.00 feet Westerly of said Easterly line; thence South 01°23'58" East and parallel with said Easterly line for 322.67 feet to the POINT OF BEGINNING of said tract of land.

8. CPA-112

Location: North of the northwest corner of East 91st Street South and South Mingo Road

City Council District: 7

Applicant: Nathan Cross

Action(s) Requested: Change Land Use designation from Neighborhood to Local Center (Related to CO-19)
(Continued from August 7, 2024) **(Staff requests continuance to September 4, 2024)**

Commission Action

Motion: To continue CPA-112 to September 4, 2024, per staff's recommendation.

Motion by: Walker Second by: Shivel

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Fugate, Rosene Robinson

Public Hearing – Plats

9. **Chick-Fil-A # 05429**

Location: Northwest corner of East 13th Place and South Utica Avenue

City Council District: 4

Applicant: Lou Reynolds

Action Requested: Approval of an Accelerated Release of a Building Permit

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Approve the Accelerated Release of a Building Permit for Chick-Fil-A # 05429, per staff's recommendation.

Motion by: Turner-Addison Second by: Carr

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Fugate, Rosene Robinson

10. The Reserve at Prairie Hills Phase 1

Location: West of the Northwest corner of E. 31st Street South and South 193rd East Avenue

City Council District: 6

Applicant: Route 66 Engineering

Action Requested: Approval of Preliminary Plat

Staff Recommendation

The plat consists of 15 lots, 2 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:

Zoning

- Property is zoned RS- 1, and all lots will meet those standards.

Specification for Documents

- Submit subdivision control data sheet with the final plat.
- Remove contours on the final plat submittal.
- Under the surveyor heading provide the name of the surveyor.
- Provide the individual lot addresses on the face of the plat.
- In the Location Map label all other land in the section as "unplatted". Remove the label Carl Smith Sports Complex and boundary for phase 2. Only show the project site boundary for this plat.
- Under the Basis of Bearings information include the vertical datum.
- 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.
- Per Section 5-060.5 of the Subdivision and Development Regulations, provide a note on the face of the plat indicating that E 29th St S is planned to continue to phase 2 of this housing development in the future. Place the following notation on the face of the plat:
"This street right-of-way is not intended to be a permanent dead-end street. It is platted with the intent of being extended and connected to streets that may be built in the future, thereby providing access to and from abutting properties."

Addressing

- Addresses will be assigned by the City of Tulsa at a later date and must be added to the face of the final plat.

Article 5 of the Subdivision and Development Regulations: Design and

Improvements

Required Infrastructure and Public Improvements (5-020)

- Required infrastructure improvements will include waterline extension, stormwater runoff mitigation, roads, drives, and sidewalks. Although the proposed lots will be on private septic sewer, a dry line for future sanitary sewer extension will be required. A proposed detention pond can meet the stormwater needs. An IDP application and plan set has not yet been submitted for review. A Predevelopment meeting was held on 06/24/24. (WLD)

Streets (transportation) (5-060)

- E 29th St S will need a temporary turn-around on the west end of the street.

Streets (fire) (5-060)

- Please ensure cul de sacs if on a fire access road dead end exceeding 150 feet maintains a 96 ft diameter.

Stormwater Management (5-100)

- Peak discharge increase will be mitigated by private detention facilities. Overland drainage swales shown may need to be changed to public storm pipe; designs must be reviewed in the IDP process.

Sewage Disposal (5-130)

- Dry sanitary sewer lines approved by COT at predevelopment. Will require future connection.

Water (5-140) lines

- The existing 16-inch is unavailable for connection at this time because it's unclear how tracts above elevation of 780 can be served without the construction of a water tank or pump station or both.
- Evaluate fire hydrant requirements and please view Allen Holdman's comment about possible tank or pump station or tank.

Easements (5-150)

- Drainage swales shown collecting multiple lot runoff to pond (or alternative design) will need to be placed in overland drainage/drainage easements or a reserve.
- Proposed overland drainage swale, temporary turnaround, and detention are outside the platted area and will each respectively require an off-site Overland Drainage, Access, and detention easement. These must be filed prior to plat approval.
- Recording information for all required off-site easements shall be shown on the face of the plat prior to filing the plat.

Streets and Stormwater:

- The street section along E 31st will need to be a full new arterial street width and will need to meet City of Tulsa requirements for an arterial cross section.
- A sidewalk will be required along the entire street frontage of all streets
- Any street that dead ends and is longer than 150' will have to comply with Tulsa Subdivision Regulations for Dead end Streets (5-060.5)

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	AG	Neighborhood	Undeveloped
East	AG	Neighborhood	Undeveloped

South	Ag	Neighborhood	Undeveloped
West	RS-1	Neighborhood	Undeveloped

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 present opportunities to ensure the pattern of development is efficient and fiscally responsible. The two primary regions that have yet to develop are the northwest corner of the city, which is all located within Osage County and where the Gilcrease Expressway will connect, and the far east area of the city from roughly 145th E Ave. to beyond the Creek Turnpike.

Transportation

Comprehensive Plan Street Designation: N/A

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)

TMAPC Comments

None

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Approve the preliminary subdivision plat for The Reserve at Prairie Hills Phase 1, per staff's recommendation.

Motion by: Walker Second by: Shivel

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Fugate, Rosene Robinson

11. The Hills of Northwest Passage

Location: East of the Northeast corner of Gilcrease Museum Road and East Apache Street North

City Council District: 1

Applicant: Route 66 Engineering

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 100 lots, 6 blocks, ±[Company Phone] acres. Staff recommends **approval** of the preliminary subdivision plat and the 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:

Zoning

- Property is zoned RS-3 and inside PUD-624-A, all lots must meet those standards.

Specification for Documents

- Submit subdivision control data sheet with the final plat.
- In the plat subtitle add "City of Tulsa" before Osage County. Add "State of" before Oklahoma.
- Remove contours on the final plat submittal.
- Provide the individual lot addresses on the face of the plat.
- In the Location Map add missing platted properties.
- Under the Basis of Bearings information 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.
- Label graphically on the face of the plat the POC (point of commencement) with a bearing angle and distance to the POB (point of beginning). Label the POB on the face of the plat as well.

Addressing

- Addresses will be assigned by the City of Tulsa at a later date and must be added to the face of the final plat

Article 5 of the Subdivision and Development Regulations: Design and

Improvements

Required Infrastructure and Public Improvements (5-020)

- Required infrastructure improvements will include waterline extension, sanitary sewer extension, storm sewer, roads, drives, and sidewalks. Developer has provided documentation for an ODOT modified regional pond to the NW (along Gilcrease EWPY) which can mitigate increases in runoff, although the collected discharge may need to be conveyed through a public storm ditch yet to be designed. An IDP application and plan set has not yet been submitted for review. A Predevelopment meeting was held on 07/01/24.

Blocks Lengths (5-030.3)

- Applicant is requesting to extend the allowed block length of 600-feet to approximately 1,000-feet.

The applicant has provided a justification letter in the packet.

Streets (transportation) (5-060)

- West Apache Street is a secondary arterial which requires a total ROW of 100' or 50' from the section line/centerline of the street.

Streets (fire) (5-060)

- Please ensure cul de sacs if on a fire access road dead end exceeding 150 feet maintains a 96 ft diameter.

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

- There are no regulatory floodplains on site per FEMA FIRM Panel 40143C0210L or CoT Atlas panel 28. There is a portion of Federal blue line stream in the Dirty Butter Creek basin at the NW.

Stormwater Management (5-100)

- ODOT Gilcrease EXPY plans dated 01/31/2008 provided detention for the fully urbanized runoff in this area. Developer will cite and as necessary confirm information from the Swift Water Resources H&H report prepared for that design to comply with IDP permit and FP management requirements. Storm sewers and public conveyances will be reviewed in the IDP plan permit application and supporting documentation provided.
-

Sewage Disposal (5-130)

- Public sanitary sewer main extension required.

Water (5-140) lines

- The existing 24-inch is unavailable for connection at this time because it's unclear how tracts above elevation of 780 can be served without the construction of a water tank or pump station or both.
- Evaluate fire hydrant requirements and please view Allen Holdman's comment about possible tank or pump station or tank.

Easements (5-150)

- Type and width of easement needs to be called out everywhere. For example, sanitary sewer is located between lots 2-3 and lots 17-18 Block 1, Lots 11-12 Block 5 and lots 3- 4 Block 6 . These should all be called out as UE with a minimum width of 15'. Do this everywhere sanitary sewer is located between lots. Perimeter easement must be called as 17.5' UE all around the subdivision. Call out 17.5' utility easement along Apache. Minimum 11' easement required on the property line next to Gilcrease Hills IV subdivision. On the Gilcrease Hills side there is an existing 15' UE called out as "by Plat". Provide Plat #. Reserve A must also be called out as UE since sanitary sewer will be located in it.
- Off-site OD/E will likely be needed to convey water through a public improvement to Dirty Butter Creek and the regional detention facility; this will need to be filed prior to approval of plat. There are a number of formatting issues and typos on page 2 of the preliminary plat, including Reserve description language that should be addressed. There appears to be no definition difference in Reserves A, B, and C. Reserve D is not mentioned in plat language, that will need to be corrected in the final plat submission. Public storm sewer has not been shown on face so it cannot be confirmed that it will be contained in the appropriate RoW or Easement.
- All offsite easements to cover infrastructure required by this project will need to be filed and the recording information shown on the face of the plat prior to filing the plat.

Streets and Stormwater:

- There are multiple streets that are intended for extension when a subsequent phase of the

development is completed. These streets must adhere to temporary dead-end streets of the Tulsa Subdivision Regulations. (5-060.5)

- Sidewalks will be required along all new streets and along the north side of Apache.
- All reserves will require that the developer install the sidewalks as part of the construction of the streets within the development.
- Access to Reserve A must be provided so that maintenance and upkeep of the property can be performed.
- It appears that the proposed entry island in Vancouver will conflict with the access to the oil well on Reserve D. The driveway or the island needs to be adjusted to allow for large truck traffic.
- There is not an ADA ramp shown on the Southwest corner of Vancouver and 28th St. It appears that the ramp would be in the middle of Lot 14, Block 1. Please review and adjust as necessary.
- The inlet location for Lot 14, Block 6 appears to be in the middle of the lot and would conflict with a proposed driveway. Please review and adjust as necessary.
- The inlet location for Lot 22, Block 6 appears to be in the middle of the lot and would conflict with a proposed driveway on 28th St. Please review and adjust as necessary. Or add a note to this lot that the driveway will be off of N Union Ave.

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/ PUD-624-A	Neighborhood	Undeveloped
East	RS-3/ PUD-624-A	Neighborhood/ Local Center	Undeveloped
South	RS-3	Neighborhood	Residential Subdivision
West	RS-3/ PUD-624	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 a Future Growth Era. These areas of the city have yet to developed beyond agricultural uses and present opportunities to ensure the pattern of development is efficient and fiscally responsible. The two primary regions that have yet to develop are the northwest corner of the city, which is all located within Osage County and where the Gilcrease Expressway will connect, and the far east area of the city from roughly 145th E Ave. to beyond the Creek Turnpike.

Transportation

Comprehensive Plan Street Designation: N/A

Arterial Traffic per Lane:

Arterial Traffic - North (W. 36th St. N. , 247 Vehicles Per Lane)

Arterial Traffic - East (North Osage Dr., 984 Vehicles per Lane)

Arterial Traffic - South (W Apache St - 996 Vehicles per Lane)

Arterial Traffic - West (Gilcrease Museum Rd. ,1,583 Vehicles per Lane)

TMAPC Comments

None

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Approve the preliminary subdivision plat for The Hills of Northwest Passage Preliminary Plat and a modification of Section 5.030 Table 5-1 of the Subdivision and Development Regulations to permit greater block lengths, per staff's recommendation.

Motion by: Walker Second by: Craddock

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Fugate, Rosene Robinson

Other Business

None

12. Commissioner Comments

None

Adjournment

Commission Action

Motion: Adjourn

Motion by: Walker Second by: Craddock

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Fugate, Rosene Robinson

There being no further business, the meeting adjourned at 1:58 p.m.