



APPROVED
Sept. 18, 2024

Tulsa Metropolitan Area Planning Commission

Minutes of Meeting No. 2920

Wednesday, September 4, 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 September 3, 2024 at 10:27a.m.

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

Members Absent: Carr, Fugate,

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, Vice-Chair Zalk called the meeting to order at 1:02 p.m.

Reports

Chairman’s Report: Vice-Chair Zalk wished Chair Mr. Walker a speedy recovery after his recent surgery.

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

Approval of Minutes

1. Minutes from Meeting 2918, August 7, 2024

Motion: Approval of the minutes of Meeting 2918, August 7, 2024.

Motion by: Zalk Second by: Hood

Vote: 8-0-0

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

Nays: none

Abstentions: none

Absent: Carr, Fugate, Humphrey

2. Minutes from Meeting 2919, August 21, 2024

Motion: Approval of the minutes of Meeting 2919, August 21, 2024.

Motion by: Zalk Second by: Hood

Vote: 8-0-0

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

Nays: none

Abstentions: none

Absent: Carr, Fugate, Humphrey

Consent Agenda

None

Mr. Humphrey arrived at 1:04pm.

Public Hearing – Rezoning

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

Items 3 and 10 were presented together.

3. **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 with a corridor development plan (Related to CPA-112)
(Continued from August 7, 2024 and August 21, 2024)

Staff Recommendation

The applicant is proposing to rezone approximately 20 acres to corridor (CO) with a development plan (CO-19) to permit development of the property as a mixture of uses including commercial and residential. The development plan submitted by the applicant proposes 4 development areas that would restrict the commercial uses to the eastern half of the property, closer to South Mingo Road. The westernmost development area would be limited to storm water detention facilities and open space. A range of residential uses would be permitted between the open space area and the commercial uses along South Mingo Road.

A comprehensive plan amendment (CPA-112) has been submitted with the rezoning application to change the land use designation for the eastern portion of the site from Neighborhood to Local center. The change to the land use plan is required to support the proposed development of commercial uses along South Mingo Road.

South Mingo Road is designated as a Secondary Arterial at this location. The properties both north and south of the subject properties are zoned for a mixture of commercial, office, and residential uses. The Local Center land use designation requested by the applicant is adjacent to the south. The land use designates the property to the north as Neighborhood, but the adopted Corridor Plan, CO-9, allows for commercial and office development along the Mingo Corridor. The western development area of CO-9 is limited to office and group living uses. The proposed uses of CO-19, outlined below, align with the anticipated use and development of the adjacent properties to the north and south.

The proposed Corridor zoning would be consistent with the Local Center land use designation proposed under CPA-112 and staff has recommend approval. The residential uses proposed within the development areas on the western portion of the property align with the Neighborhood designation of the land use plan.

The development standards outline below include additional restrictions on density of residential uses and landscape requirements to ensure compatibility with the adjacent single-family neighborhood to the west.

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

CO-19 Development Standards

CO-19 shall conform to the provisions of the Tulsa Zoning Code for development in a CO district and its supplemental regulations as identified in Chapter 25 of the Tulsa Zoning Code. CO-19 consists of 4 development areas. All development areas are subject to requirements outlined below in addition to the general requirements applicable to all development areas.

CO-19 shall only allow the uses identified below within each development area. Development area boundaries are depicted on the attached development area map.

Development Area A:***Permitted Use Categories, Subcategories, and Specific Uses:***

RESIDENTIAL Use Category

Household Living Subcategory (if in allowed building types identified below):

Single household

2-unit townhouse

3+ unit townhouse

Mixed-use building

Vertical mixed-use building

Two households on a single lot

Mixed-use building

Vertical mixed-use building

Three or more households on single lot

Multi-Unit House

Apartment/Condo

Mixed-Use Building

Vertical Mixed-Use Building

Group Living, limited to the following specific uses

Assisted living facility

Elderly/retirement center

Life care retirement center

PUBLIC, CIVIC, AND INSTITUTIONAL Use Category

College or University

Day Care (All specific uses)

Fraternal Organization

Governmental Service or Similar Functions

Hospital

Library or Cultural Exhibit

Natural Resource Preservation

Parks and Recreation

Postal Services

Religious Assembly

Safety Service

School

Utilities and Public Service Facility (All specific uses)

Wireless Communication Facility (All specific uses)

COMMERCIAL Use Category

Animal Service (All specific uses)

Assembly and Entertainment, limited to the following specific uses

Small (up to 250-person capacity)

Broadcast or Recording Studio

Commercial Service (All specific uses)

Financial Services, excluding Personal Credit Establishment

Funeral or Mortuary Service, no crematorium

Lodging, limited to the following specific uses

Hotel/motel

Office, limited to the following specific uses

Business or professional office

- Medical, dental, or health practitioner office
- Restaurants and Bars (All specific uses)
- Retail Sales (All specific uses)
- Studio, Artist or Instructional Service
- Trade School
- Vehicle Sales and Service, limited to specific uses below.
 - Personal Vehicle Repair and Maintenance

INDUSTRIAL

- Low-impact Manufacturing and Industry, limited to specific uses below
 - Microbrewery
 - Micro Distillery
 - Coffee Roasting with a maximum roasting capacity of 45 kilograms per batch

AGRICULTURAL

- Community Garden
- Farm, Market-, or Community-supported

OTHER

- Drive-in or drive-through facility (as a component of an allowed use)

Lot and Building Regulations:

Property located within Development Area A will be subject to the lot and building regulations for the CH district, as defined in the Tulsa Zoning Code.

Signs:

Signage shall conform to the provisions of the Tulsa Zoning Code in a CO district with the following additional standards:

1. A single ground sign is allowed on any lot. The ground sign shall be monument style with a maximum height of 25 feet and 128 square feet of display surface area and may be a multi-tenant project sign or single user ground sign but not both.
2. Dynamic display signage with display area greater than 48 square feet is prohibited.
3. Wall signs shall not exceed an aggregate area of more than 2 square feet per linear foot of building wall to which they are attached.
4. Multi-tenant project signs are permitted, subject to the following:
 - a. Multi-tenant signs shall not be closer than 300 feet from another ground sign.
 - b. Multi-tenant signs shall not exceed 25 feet height and 128 square feet of display surface area.
 - c. Multi-tenant signs must only represent tenants inside the boundaries of the corridor development plan and may only advertise for tenants on the same side of a public street.

Development Area B:

Permitted Use Categories, Subcategories, and Specific Uses:

RESIDENTIAL Use Category

Household Living Subcategory (if in allowed building types identified below):

- Single household
- 2-unit townhouse
- 3+ unit townhouse

- Mixed-use building
- Vertical mixed-use building
- Two households on a single lot
- Mixed-use building
- Vertical mixed-use building
- Three or more households on single lot
- Multi-Unit House
- Apartment/Condo
- Mixed-Use Building
- Vertical Mixed-Use Building
- Group Living, limited to the following specific uses
 - Assisted living facility
 - Elderly/retirement center
 - Life care retirement center

PUBLIC, CIVIC, AND INSTITUTIONAL Use Category

- College or University
- Day Care (All specific uses)
- Fraternal Organization
- Governmental Service or Similar Functions
- Hospital
- Library or Cultural Exhibit
- Natural Resource Preservation
- Parks and Recreation
- Postal Services
- Religious Assembly
- Safety Service
- School
- Utilities and Public Service Facility (All specific uses)
- Wireless Communication Facility (All specific uses)

COMMERCIAL Use Category

- Assembly and Entertainment, limited to specific uses below
 - Small (up to 250-person capacity)
- Financial Services, excluding Personal Credit Establishment
- Funeral or Mortuary Service, no crematorium
- Lodging, limited to the following specific uses
 - Hotel/motel
- Office, limited to the following specific uses
 - Business or professional office
 - Medical, dental, or health practitioner office
- Studio, Artist or Instructional Service
- Trade School

INDUSTRIAL

- Low-impact Manufacturing and Industry, limited to specific uses below
 - Microbrewery
 - Micro Distillery
 - Coffee Roasting with a maximum roasting capacity of 45 kilograms per batch

AGRICULTURAL

- Community Garden
- Farm, Market-, or Community-supported

OTHER

Drive-in or drive-through facility (as a component of an allowed use)

Lot and Building Regulations:

Property located within Development Area A will be subject to the lot and building regulations for the CH district, as defined in the Tulsa Zoning Code.

Signs:

Signage shall conform to the provisions of the Tulsa Zoning Code in a CO district with the following additional standards:

1. A single ground sign is allowed on any lot. The ground sign shall be monument style with a maximum height of 25 feet and 128 square feet of display surface area and may be a multi-tenant project sign or single user ground sign but not both.
2. Dynamic displays are prohibited.
3. Wall signs shall not exceed an aggregate area of more than 2 square feet per linear foot of building wall to which they are attached.
4. Multi-tenant project signs are permitted, subject to the following:
 - a. Multi-tenant signs shall not be closer than 300 feet from another ground sign.
 - b. Multi-tenant signs shall not exceed 25 feet height and 128 square feet of display surface area.
 - c. Multi-tenant signs must only represent tenants inside the boundaries of the corridor development plan and may only advertise for tenants on the same side of a public street.

Development Area C:

Permitted Use Categories, Subcategories, and Specific Uses:

RESIDENTIAL Use Category

Household Living Subcategory (if in allowed building types identified below):

Single household

Detached house

Patio house

2-unit townhouse

3+ unit townhouse

Two households on a single lot

Duplex

Three or more households on single lot

Cottage House Development

Multi-Unit House

Apartment/Condo

Group Living, limited to the following specific uses

Assisted living facility

Elderly/retirement center

Life care retirement center

Lot and Building Regulations:

Property located within Development Area C shall be subject to the lot and building regulations of the RM-1 district with the following additional restriction:

Buildings shall be set back 30 feet from the western boundary of Development Area C.

Signs:

Signage within Development Area C shall conform to Section 60.050 of the Tulsa Zoning Code for signs in an R-district.

Development Area D:

Permitted Use Categories, Subcategories, and Specific Uses:

PUBLIC, CIVIC, AND INSTITUTIONAL Use Category

Natural Resource Preservation

Parks and Recreation

Lot and Building Regulations:

Property located within Development Area D shall be subject to the lot and building regulations of the AG district.

General Requirements for All Development Areas:

Access:

Access to the site shall be limited to two access points on South Mingo Road. One access point shall align with East 88th Street South across South Mingo Road unless otherwise determined by the City Traffic Engineer. The alignment with East 88th Street will allow future pedestrian connections to the medical facilities and the trail system located across Mingo Road. Final access limitations shall be applied during the subdivision platting process.

Parking:

Parking requirements within CO-19 will be the minimum parking ratios for specific use categories in the CH District as outlined in Chapter 55 of the Tulsa Zoning Code. All parking constructed on site shall conform to the design standards outlined in Chapter 55 of the Tulsa Zoning Code.

Landscaping and Screening:

Landscaping and screening for the project shall conform to the requirements identified in Chapter 65 of the Tulsa Zoning Code and the supplemental regulations for specific use categories with the following additional requirements:

Within Development Area C, a 20-foot-wide landscape buffer shall be maintained along the western boundary of the development area that contains evergreen trees. Said evergreen trees must meet or exceed the minimum tree size outlined in the Tulsa Zoning Code for a large tree at the time of planting. Trees shall be planted in a line or grouped so not more than 40 feet of space exists between trees.

Within Development Area D, anywhere stormwater infrastructure is not required, the existing tree canopy shall be maintained.

Lighting:

Lighting for the project shall conform to the lighting requirements identified in Chapter 67 of the Tulsa Zoning Code.

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	CO (CO-9)	Neighborhood	Residential
East	CO (PUD-559)	Regional Center	Vacant
South	RS-3	Local Center	Vacant
West	RS-3/PUD-298	Neighborhood	Residential

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 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 Mingo Road is designated as a secondary arterial which will require an ultimate right-of-way width of 100 feet.

Comprehensive Plan Street Designation: N/A

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None adjacent to the subject property. The Mingo Trail is located across South Mingo Road to the east. There are existing sidewalks on the west side of South Mingo Road that connect to the trail corridor.

Environmental Considerations

Flood Area: The subject property contains City of Tulsa Regulatory Floodplain. Development in the floodplain is subject to additional requirements. The area of floodplain on the subject property is located within the proposed development area reserved for stormwater management and open space.

Tree Canopy Coverage: Tree canopy in the area is 42%. 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 11829, dated June 26, 1970, established zoning for the subject property.

TMAPC Comments

Mr. Craddock asked if there would be any street connections to the subdivision that is west of the subject property.

Staff stated that there are no existing stub streets and that all traffic would be directed to Mingo Road.

Speakers

(=) Lori Decter Wright, 175 East 2nd Street, 4th floor, Tulsa, OK 74103, submitted a letter from the Homeowners Association (HOA) President, John Shelton. Ms. Decter Wright stated that after several meetings with the applicant and the neighborhood both parties have reached a mutual agreement regarding buffers and density. Ms. Decter Wright stated she understands the pain points for the existing residents, because she is one of them, but she thinks this development aligns with the land use plan.

Commission Action

Motion: Recommend approval of the CO zoning with a development plan, per staff's recommendation.

Motion by: Craddock Second by: Whitlock

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Carr, Fugate

Property Description

The North Half of the South Half of the Northeast Quarter of the Southeast Quarter (N/2 S/2 NE/4 SE/4) and the South Half of the South Half of the Northeast Quarter of the Southeast Quarter (S/2 S/2 NE/4 SE/4) of Section Thirteen (13), Township Eighteen (18) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

4. Z-7784

Location: North of the northeast corner of East Easton Street and North Memorial Drive

City Council District: 3

Applicant: Walters Way Regaining Your Life Foundation

Action(s) Requested: Rezoning from RS-2 to CG

Staff Recommendation

The applicant is proposing to rezone the property from RS-2 to CG to allow redevelopment with commercial uses. The property is currently zoned RS-2 with an existing religious assembly.

The property is situated between North Memorial Drive and Highway 11. There are existing commercial uses to the north, west, and south of the subject property including a commercial truck sales facility and the American Airlines maintenance facility.

The Tulsa Comprehensive Plan designates the property as Employment which would support the rezoning to a commercial zoning district. The Employment land use designation covers the existing commercial uses in the immediate area.

Given the location of the property along a secondary arterial with nearby highway corridors, residential development is unlikely. The CG zoning district would be consistent with the expected development pattern in the area and allow productive redevelopment of the property.

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	IL	Employment	Bank
East	IL	Employment	Vacant
South	RS-2	Employment	Car Sales
West	CS	Employment	Truck Sales

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: North Memorial Drive is designated as a secondary arterial which will require an ultimate right-of-way width of 100 feet.

Comprehensive Plan Street Designation: Commuter streets prioritize the efficient movement of large numbers of automobiles, with access management techniques utilized to minimize the frequency of turning movements along the corridor. This reduces the chance of collisions that could lead to congestion. Other transportation modes, such as public transit and pedestrian infrastructure, are provided and designed in ways that protect the users from dangerous interactions with automobile traffic. Medians and pedestrian islands are appropriate for increased pedestrian safety, as well as separation between traffic heading in each direction. Bicycle infrastructure is not recommended on Commuter Streets unless it is a multi-use path separated from the street.

Transit: None.

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: None.

Environmental Considerations

Flood Area: The subject property does not contain any floodplain areas.

Tree Canopy Coverage: Tree canopy in the area is 19%. 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 11910, dated June 26, 1970, established zoning for the subject property.

The applicant was not present.

TMAPC Comments

None

Speakers

None.

Commission Action

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

Motion by: Hood Second by: Craddock

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Carr, Fugate

Property Description

Lot Nine (9), Block One (1), Mingo Heights Subdivision, City of Tulsa, Tulsa County, State of Oklahoma according to the recorded plat thereof.

5. Z-7785

Location: South of the southeast corner of West 10th Street South and South 61st West Avenue

City Council District: 4

Applicant: Bell Land Use LLC, Robert Bell

Action(s) Requested: Rezoning from RM-2 to AG

Staff Recommendation

The applicant is proposing to rezone approximately 7 acres from RM-2 to AG to permit the establishment of agricultural uses in conjunction with a new cottage house development being constructed on the northern part of the property. The proposal is to establish a farm to include agricultural animals, as well as a variety of crops on the southern 7 acres that will be maintained and operated by residents/employees of the cottage house facility.

Agricultural uses are not permitted within the existing RM-2 zoning district.

The 7-acre area under application is not intended to be split from the overall property to include the cottage house development. It is not served by any public streets or public infrastructure. It is adjacent to the Gilcrease Expressway on the west and the Arkansas River and levee system to the south. There is an existing Tulsa Housing Authority apartment complex to the west of the subject property.

Rezoning to agriculture is consistent with the Neighborhood land use designation and would align with similar underdeveloped areas of the City of Tulsa that lack necessary infrastructure.

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	RM-2	Neighborhood	Cottage House Development
East	RM-2	N/A	Gilcrease Expressway
South	AG	N/A	Arkansas River
West	RM-2	Neighborhood	Apartments

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 Streetcar Era (1910s-30s), prior to the proliferation of automobiles, when streetcars facilitated growth beyond downtown. Land uses range from fully integrated to somewhat separated, on a half-mile grid, with a mix of housing options. Priorities in these areas include

walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, transit-oriented development, commercial districts, and well-designed streetscapes.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: Metrolink Route 114 serves the Sandy Park apartments to the west of the subject property.

Existing Bike/Ped Facilities: The Gilcrease Expressway trail system is adjacent to the subject property to the east.

Planned Bike/Ped Facilities: None.

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is minimal. 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: Terwilliger Park is north of the development on this property.

Zoning History

Ordinance 11813, dated June 26, 1970, 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 AG zoning, per staff's recommendation.

Motion by: Turner-Addison Second by: Craddock

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Carr, Fugate

Property Description

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4, NW/4) OF SECTION EIGHT (8), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING (P.O.C.) AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4, NW/4) SAID SECTION EIGHT (8); THENCE S01°01'03"E FOR A DISTANCE OF 742.35 FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE N88°58'57"E FOR A DISTANCE OF 11.47 FEET; THENCE S42°45'28"E FOR A DISTANCE OF 53.07 FEET; THENCE S75°00'47"E FOR A DISTANCE OF 50.35 FEET; THENCE S47°54'13"E FOR A DISTANCE OF 32.48 FEET; THENCE N89°30'42"E FOR A DISTANCE OF 701.10 FEET; THENCE S01°01'03"E FOR A DISTANCE OF 362.19 FEET; THENCE S89°59'52"W FOR A DISTANCE OF 820.09 FEET; THENCE N01°01'03"W FOR A DISTANCE OF 429.81 FEET TO THE POINT OF BEGINNING (P.O.B.)
SAID TRACT CONTAINS 6.85 ACRES, MORE OR LESS

6. Z-7571-A

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

City Council District: 9

Applicant: Lou Reynolds

Action(s) Requested: Amending optional development plan for Z-7571 to Z-7571-A to allow for additional uses

Staff Recommendation

The applicant is proposing an amendment to a previously adopted optional development plan to add financial services, excluding personal credit establishments, and offices as permitted uses. All other requirements of the optional development plan and the MX zoning would remain in place.

Z-7571 was approved in February of 2021. At that time, the property was rezoned from RS-3 to MX1-U-45 with an optional development plan that restricted the permitted uses on the property to apartments with no commercial or office uses.

MX1 is a neighborhood-level mixed use district that requires certain building placement and design standards. The proposed amendment to the development plan does not alter any of the underlying zoning requirements and does not alter other standards adopted as part of the original development plan. Buildings in the MX district are required to adhere to a build-to-zone and specific transparency standards to facilitate walkable and mixed-use development along primary corridors. MX districts are recommended in areas near major transit routes, such as the Aero BRT along South Peoria.

Staff has reviewed the amendment to the optional development plan and has determined that the additional uses would not be injurious to surrounding properties. The development of a bank or a mixed-use building at this location would be in line with the anticipated development of the area.

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

Z-7571-A Development Standards

In connection with the following described property, to-wit:

Lot 11 and the East Half of Lot 12, Block 4, OLIVERS ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof (the "Property"),

zoned MX1-U-45 (Mixed Use) District, the Applicant respectfully requests that pursuant to Section 70.040-B.2 of the Tulsa Zoning Code, the optional development plan approved in Z-7571 be amended as follows:

PERMITTED USE CATEGORY

A) RESIDENTIAL (see allowed residential building types below)

Household Living

Three or more households on single lot

COMMERCIAL

Financial Services, excluding personal credit establishments

Office

Business or Professional Office

PERMITTED RESIDENTIAL BUILDING TYPES

Apartment/Condo

B) BUILD-TO-ZONE (BTZ)

(Minimum/maximum in feet) 5/20*

*except that the above reduction in the BTZ shall not apply to Juliet balconies and/or awnings and a blade sign located near the southwest corner of the building.

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	OL/PUD-718	Multiple Use	Townhomes
East	RS-3	Neighborhood	Single-Family Residential
South	MX1-P-U	Multiple Use	Vacant Church/Single-Family Residential
West	PK	Multiple Use	Parking

Small Area Plans

The subject properties are located within the Brookside Small Area Plan. The small area plan encourages walkable, mixed-use development along the primary street corridors. The proposed addition of financial services and offices along the East 36th Street Corridor at this location would align with the recommendations of the small area plan.

Development Era

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

Transportation

Major Street & Highway Plan: East 36th Street South is designated as a collector street. Collector street right-of-way requirements vary depending on the surrounding uses. The subject properties were previously platted and included the required right-of-way for East 36th Street South.

Comprehensive Plan Street Designation: N/A

Transit: The Aero BRT line operates along South Peoria Avenue in close proximity to the subject properties.

Existing Bike/Ped Facilities: East 36th Street South includes an on-street sharrows for bicycle travel. There are existing sidewalks along East 36th Street South.

Planned Bike/Ped Facilities: None.

Environmental Considerations

Flood Area: The subject property does not contain any floodplain areas.

Tree Canopy Coverage: Tree canopy in the area is 12%. 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.

Zoning History

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

Ordinance 24571, dated March 7, 2021, rezoned the subject property from RS-3 to MX1-U-45 with an optional development plan Z-7571.

The applicant indicated their agreement with staff's recommendation.

TMAPC Comments

Mr. Craddock asked if a drive through would be allowed.

Ms. Addison-Turner asked if payday loan businesses be allowed

Staff responded that drive throughs and payday loans services would not be allowed.

Speakers

None.

Commission Action

Motion: Recommend approval of amending the optional development plan to add financial services, excluding personal credit establishments, and offices as permitted uses, per staff's recommendation.

Motion by: Shivel Second by: Rosene Robinson

Vote: 8-1-0

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

Nays: Craddock

Abstentions: none

Absent: Carr, Fugate

Property Description

Lot 11 and the East Half of Lot 12, Block 4, OLIVERS ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

Mr. Walker left the room at 1:33pm and returned at 1:35pm.

Items 7 and 8 were presented together.

7. CZ-555 (County)

Location: East of the Northeast Corner of East 191st Street South and South Memorial Drive

County Commission District: 3

Applicant: STP Solutions, Inc.

Action Requested: Rezoning from AG to RS (Related to PUD-868)

Staff Recommendation

The applicant is requesting to rezone from AG to RS to permit a single-family subdivision. A PUD (PUD-868) is being concurrently proposed with this rezoning to establish the allowable use and the bulk and area requirements. The lots within the PUD area are to provide a minimum of 0.5 acres per dwelling unit. The proposal lies within the Rural Agricultural designation of the Tulsa County Comprehensive Plan, which adopted the land use designations in place by the City of Bixby Comprehensive Plan, which envisions agricultural and large lot residential uses. This proposal, along with the accompanying PUD are compatible with this designation.

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

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

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as:

Rural Agricultural, defined as *“The Rural Agriculture designation denotes areas within the City of Bixby’s fenceline, but not within the city limits, that have large tracts of land for agricultural purposes. Agricultural uses may also include large lot detached residential, accessory agricultural uses and structures to support agricultural uses. Improvements in this designation should be low impact and retain the rural character of the area.”*

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	AG	Rural Agricultural	Agricultural
East	AG	Rural Agricultural	Agricultural
South	AG	Rural Agricultural	Agricultural / Single-Family
West	AG	Rural Agricultural	Agricultural

Small Area Plans

None

Transportation

Major Street & Highway Plan: East 191st Street South is designated as a Secondary Arterial

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: A sidewalk gap is shown along 191st St S as well as a proposed signed bike route.

Environmental Considerations

Flood Area: None

Parks & Open Space: None

Zoning History

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

TMAPC Comments

None

Speakers

(-) Stephen Gund, 18711 South Mingo Road, Bixby, Oklahoma 74008 stated that he thought it was too dense with that many lots and thought there should only be three lots.

(-) Jared Redyk, 18727 South Memorial Avenue, Bixby, Oklahoma 74008 stated that he thought there were too many houses for a one lane road.

(-) Ron King, 9002 East 191st Street, Bixby, Oklahoma 74008 stated that the road could not handle that much traffic until it is widened.

(-) Angela Wilson, 18624 South Mingo Road, Bixby, Oklahoma 74008 stated that they had originally stated that there were only going to be three lots, and the roads and area could not support that many cars and trucks.

Applicant Comment:

Terry Pollock, 7006 NW 63rd St. Suite 102, Bethany, Oklahoma 73008, requested a continuance until October 16, 2024, to discuss going back to three lots as originally proposed.

Commission Action

Motion: Continue CZ-555 to October 16, 2024, per applicant's request.

Motion by: Zalk Second by: Rosene Robinson

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Carr, Fugate

8. PUD-868 (County)

Location: East of the Northeast Corner of East 191st Street South and South Memorial Drive

County Commission District: 3

Applicant: STP Solutions, Inc.

Action Requested: Planned Unit Development for a residential subdivision (Related to CZ-555)

Staff Recommendation

The applicant is requesting to rezone from AG to RS to permit a single-family subdivision. A PUD (PUD-868) is being concurrently proposed with this rezoning to establish the allowable use and the bulk and area requirements. The lots within the PUD area are to provide a minimum of 0.5 acres per dwelling unit. The proposal lies within the Rural Agricultural designation of the Tulsa County Comprehensive Plan, which adopted the land use designations in place by the City of Bixby Comprehensive Plan, which envisions agricultural and large lot residential uses. This proposal, along with the accompanying PUD are compatible with this designation.

Staff has reviewed the request and finds that it is non-injurious to the surrounding proximate properties and consistent with the 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.

DEVELOPMENT STANDARDS

Public Road R/W: 40'

Minimum Lot Size: 0.5 acres

Building Height: 35'

Building Setback:

Front Yard: 25'

Rear Yard: 20'

Side Yards (all): 10'

Permitted Uses: Residential Single Family

Livability Space Per Dwelling: 4000 sf

Auxiliary Building Max. Size: 1500 sf

Maximum Number of

Dwelling Units: 10

VEHICULAR & PEDESTRIAN CIRCULATION

The location of this project is approximately ½ mile East of Memorial Road. This major roadway will provide quick access for homeowners and emergency responders to the site. The proposed roadway will be a public hard surfaced road (concrete or asphalt) without curbs. Driving surface will be 22' in width and have bar ditches (both sides of road) for conveyance of storm water to designed detention ponds. Exhibit A shows the proposed roadway alignment. Final roadway design will be approved by Tulsa County engineering and state Fire Marshal.

INTENSITY OF RESIDENTIAL USES

All 10 lots of North Wind Addition will be a minimum of 0.5 acres in size. Non-Residential uses will not be allowed.

SCREENING AND LANDSCAPING

Screening and Landscaping shall conform to Tulsa County Zoning Code regulations.

SIGNS

North Wind Addition shall have only one ground sign at the entrance of the subdivision. This sign shall comply with all Tulsa County codes for height, lighting and landscaping.

All other standards per the Tulsa County Zoning Code requirements for the RS district.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as:

Rural Agricultural, defined as *“The Rural Agriculture designation denotes areas within the City of Bixby’s fenceline, but not within the city limits, that have large tracts of land for agricultural purposes. Agricultural uses may also include large lot detached residential, accessory agricultural uses and structures to support agricultural uses. Improvements in this designation should be low impact and retain the rural character of the area.”*

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	AG	Rural Agricultural	Agricultural
East	AG	Rural Agricultural	Agricultural
South	AG	Rural Agricultural	Agricultural / Single-Family
West	AG	Rural Agricultural	Agricultural

Small Area Plans

None

Transportation

Major Street & Highway Plan: East 191st Street South is designated as a Secondary Arterial

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: A sidewalk gap is shown along 191st St S as well as a proposed signed bike route.

Environmental Considerations

Flood Area: None

Parks & Open Space: None

Zoning History

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

TMAPC Comments

None

Speakers

(-) Stephen Gund, 18711 South Mingo Road, Bixby, Oklahoma 74008 stated that he thought it was too dense with that many lots and thought there should only be three lots.

(-) Jared Redyk, 18727 South Memorial Avenue, Bixby, Oklahoma 74008 stated that he thought there were too many houses for a one lane road.

(-) Ron King, 9002 East 191st Street, Bixby, Oklahoma 74008 stated that the road could not handle that much traffic until it is widened.

(-) Angela Wilson, 18624 South Mingo Road, Bixby, Oklahoma 74008 stated that they had originally stated that there were only going to be three lots, and the roads and area could not support that many cars and trucks.

Applicant Comments:

Terry Pollock, 7006 NW 63rd St. Suite 102, Bethany, Oklahoma 73008, requested a continuance until October 16, 2024, to discuss going back to three lots as originally proposed.

Commission Action

Motion: Continue PUD-868 to October 16, 2024, per applicant's request.

Motion by: Zalk Second by: Rosene Robinson

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Carr, Fugate

Mr. Walker left at 2:03pm

9. CZ-557 (County)

Location: East of the Southeast Corner of East 126th Street North and North 97th East Avenue

County Commission District: 1

Applicant: Bell Land Use, LLC, Robert Bell

Action Requested: Rezoning from AG to IL

Staff Recommendation

The applicant is requesting to rezone from AG to IL to a permit pharmaceutical distribution.

The proposed pharmaceutical distribution facility falls within the allowable uses of the Industrial Light – IL district. The proposal lies within the Industrial designation of the Tulsa County Comprehensive Plan, which adopted the land use designations in place by the City of Owasso Comprehensive Plan. The areas to the North, South, East and West are also designated as Industrial by both the City of Owasso and the City of Collinsville. This proposal is compatible with this designation.

Staff has reviewed the request and finds that it is non-injurious to the surrounding proximate properties and consistent with the 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: Industrial

“The Industrial/Regional Employment Land Use District represents the highest intensity of land use in Owasso. The Plan calls for industrial uses to be targeted around existing patterns of industrial activity, including locations near S. 5th St. and Main St. east and west sides of US-169 south of 76th St. N. and near the existing quarry sites near 66th St. N. and 129th E. Ave. Most of Owasso’s current industrial activity includes light industrial uses, such as warehousing and storage and facilities and small manufacturing shops. It is expected that this trend will continue with perhaps targeted efforts for research and development facilities. Some higher intensity commercial uses may be appropriate in the Industrial/Regional Employment Use district. These may include more intensity auto and truck repair, truck rental facilities, lumber yard, etc., which are also found in the CH zoning district.”

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	IM	Industrial (Collinsville)	Industrial
East	AG	Industrial	Agricultural / Single-Family
South	AG	Industrial	Agricultural / Single-Family
West	AG	Industrial	Agricultural / Single-Family

Small Area Plans

None

Transportation

Major Street & Highway Plan: E 126th St N is designated as a Secondary Arterial

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: A sidewalk gap is shown along both E 126th St N

Environmental Considerations

Flood Area: None

Parks & Open Space: None

Zoning History

Resolution 98254, dated September 15, 1980, 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: Turner-Addison Second by: Rosene Robinson

Vote: 8-0-0

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

Nays: none

Abstentions: none

Absent: Carr, Fugate, Walker

Property Description

A tract of land located in Township 21, Range 14 East, Section 6 of the Indian Base and Meridian and more particularly described as the North 450 feet of the East 180 feet of the W/2 of Government Lot 3, Less and Except the West 244 feet of the North 600 feet Government Lot 3, Less and Except the north 50 for Road Right of Way being 1.65 +/- Acres.

Public Hearing – Comprehensive Plan Amendments

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

10. 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 and August 21, 2024)

Staff Recommendation

The applicant is proposing a comprehensive plan amendment for ± 10 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 this area has seen recent developments with the expansion of medical facilities and other offices including the Veteran's Affairs Clinic. Changing the eastern side of the subject property that fronts on to the secondary arterial, Mingo Road, is consistent with changes on adjacent properties and in the immediate area north, south, and east of the subject property.

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

Applicant: (see exhibit)

Staff Response:

Staff agrees that the portion of the subject property facing the secondary arterial could support a change from Neighborhood to Local Center, and leaving the portion of the property in the west as Neighborhood will ensure an appropriate transition of uses down to the existing neighborhood to the west.

- 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.
 - ACTION LU 5.3.1 - Encourage infill development that adds complementary uses and is compatible in form and scale to the immediate surrounding development.

Transportation

- GOAL TR 5 - Transportation investments support the land uses they serve and increase access to places that Tulsans need to visit.
 - STRATEGY TR 5.2 - Ensure land use decisions are reflective of and responsive to the transportation infrastructure context.
 - ACTION TR 5.2.1 - Encourage compact and infill development to optimize the use of existing infrastructure.
 - ACTION TR 5.2.2 - Encourage mixed-use developments and housing near employment areas to decrease long vehicle trips.

Housing & Neighborhoods

- GOAL HN 3 - Tulsa has a robust housing stock with an adequate mix of housing sizes, types, costs, and locations.
- STRATEGY HN 3.2 - Ensure housing is well connected to basic services and land uses that support residents' daily needs.
 - ACTION HN 3.2.1 - Incentivize property owners to pursue zoning that permits residential density and infill in well-connected centers and corridors that is consistent in scale with surrounding property.

Public Services

- GOAL PS 1 - Tulsa's land use pattern enables efficient and cost-effective distribution of public services.
 - STRATEGY PS 1.3 - Encourage infill development or development that is currently served by existing City services and infrastructure.

Many residential developments in this area including those proposed in this in this project could be served by extending the Local Center land use designation to the subject area as stated in Strategy LU 3.5, Strategy LU 3.6, and Action LU 3.6.2. Furthermore, the proposed project provides a buffer between the Regional Center to the east and the Neighborhood land use to the west. A mix of housing in this area also provides convenient access to jobs in the nearby Regional Center that could minimize long vehicle trips as described in Strategy TR 5.2 and Actions TR 5.2.1 and TR 5.2.2.

Concluding Statement:

With consideration given to the factors listed herein, staff recommends **approval** of the proposed Local Center 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-9	Neighborhood	Agricultural/vacant
East	CO	Regional Center	Agricultural/vacant
South	RS-3/OL	Local Center	Agricultural/vacant
West	RS-3 (proposed CO-19)	Neighborhood	Residential

Small Area Plans

The subject property is not in a Small Area Plan.

Development Era

The subject property is located in an area designated as Late Automobile Era.

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

Transportation

Major Street & Highway Plan:

S Mingo Rd E is classified as Secondary Arterial.

Comprehensive Plan Street Designation:

N/A

Commission Action

Motion: To adopt CPA-112 as an amendment to the Tulsa Comprehensive Plan, changing the Land Use designation from Neighborhood to Local Center, per staff’s recommendation.

Motion by: Craddock Second by: Whitlock

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Carr, Fugate,

Public Hearing - Plats

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

11. 66 Crossing

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

City Council District: 6

Applicant: Tanner Consulting, LLC - Megan Pasco

Action Requested: Preliminary Plat Approval 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 437 lots, 28 blocks, , ±80.205 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 inside a development plan (Z-7774), all lots must meet those standards.

Phasing Plan:

- Applicant is requesting to include a three part phasing plan with their preliminary plat with all phases to be complete within 5 year of the approval of this preliminary plat. An exhibit describing those phases is included in your packet.

Specification for Documents

- Submit subdivision control data sheet with the final plat.
- Provide the individual lot addresses on the face of the plat.
- In the Location Map add missing platted properties. Those are Hall Brothers Sub, The Plains, Caroline Addn, Lakeshore Food, Bright Industrial Park, G4 Hospitality, Bogart Center, Kuykendall Industrial Park, Thurman Addn, Indian Hills, and Harrison Addn. Label all other land in the section as "unplatted".
- Provide on the face of the plat the date of the last survey site visit.
- Under the Basis of Bearings information include the vertical datum. See example below.
- It is preferred to see the plat tied to a section corner, half section, or quarter section. That being labeled graphically on the face of the plat as the POC (point of commencement) with a bearing angle and distance to the POB (point of beginning) if applicable. All of this incorporated into a metes and bounds written legal description of the property.
- Provide graphically on the face of the plat all proposed street names.
- Add signature block for officials to sign to the face of the plat.
- Are private streets going to be gated with limited access?
- Add additional notes explaining roadway connectivity or no connectivity on the face of the plat. Temporary turnarounds may be necessary depending on length of road segment.

Addressing

- Addresses will be assigned by the City of Tulsa and provided at a later date. Streets Names to be added to final plat:
- Street starting from Block 10 Lot 25 to E 11TH ST S is going to be S 188TH E AVE
- Street starting from Block 8 Lot 24 to Block 3 Lot 9 is going to be S 189TH E AVE
- Street starting from Block 10 Lot 25 to Block 8 Lot 24 is going to be E 5TH PL S.
- Street starting from Block 12 lot 10 to Lot 19 is going to be S 185TH E PL.

- Street starting from Block 12 Lot 19 to the junction of S 188th E AVE is going to be E 5TH PL S.
- Street starting from Block 18 Lot 11 to S 188th E Ave is going to be E 7TH ST S .
- Street starting from Block 17 Lot 1 to Block 27 Lot 13 is going to be S 185TH E AVE.
- Street starting from Block 7 Lot 11to S 189th E Ave is going to be E 7TH PL S .
- Street starting from Block 23 Lot 1 to S 188th E Ave is going to be E 8TH ST S.
- Street between Block 20 and Block 27 is going to be E 8TH PL S .
- Street starting from Block 23 Lot 20 to S 188th E Ave is going to be E 8TH PL S.
- Street between Block 7 and Block 5 is going to be E 8TH PL S .
- Street between Block 6 and Block 3 is going to be E 9TH ST S .
- Street Starting from Block 25 Lot 20 to S 185th E Ave is going to be E 9TH ST S .
- Street starting from Block 4 Lot 18 to S 189TH E Ave is going to be E 10TH PL S. (AR)

Article 5 of the Subdivision and Development Regulations: Design and Improvements

Required Infrastructure and Public Improvements (5-020)

- Sanitary sewer and Water extensions, public roads, drives, sidewalks and ADA compliance, and stormwater runoff mitigation including public storm sewer and possible detention must be reviewed and approved via the IDP permitting process. An IDP pre-development meeting was held on 05/06/2024 (AKA 80 acres @ 11th & 193rd). A secondary supporting IDP for off-site sanitary sewer extension is also to be addressed.

Blocks Lengths (5-030.3)

- Applicant is requesting to extend the allowed block length of Blocks 3, 6, 8, 9 and 10 per the preliminary plat submitted. The longest block submitted would be approximately 1,320 feet.

Streets (transportation) (5-060)

Provide limits of access along E 11th St.

Streets (fire) (5-060)

- If any fire access roads exceed 150ft dead ended, please provide an approve turn around in accordance with IFC 2018 Section Appendix D103.1

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

- The site includes regulatory floodplain and designated floodway, as well as CoT regulatory floodplain beyond the FEMA floodplain, per FIRM panel 40143C0270M and CoT Atlas panel 40. Appropriate floodplain change documents will need to be submitted if final designs include fill in the floodplain or any modification of the reach including floodway, including CLOMR (Spunky Creek), T-CLOMR (Bee Creek), LOMR, & T-LOMR.

Stormwater Management (5-100)

- Increases in peak runoff from the site can be mitigated via detention, with designs to be reviewed as part of the IDP process. The site is also a good candidate for Fee-in-lieu of detention due to its basin locations. An appropriate engineering recommendation per CoT criteria should be submitted ahead of or concurrent to initial IDP submittal.

Sewage Disposal (5-130)

- Coordinate with Engineering Services about when Spunky Creek Interceptor will be available for connection.

Water (5-140) lines

- Please provide fire hydrant coverage per City of Tulsa standards and IFC 2018.
- A IDP waterline extension is required for serving each lot.

Easements (5-150)

- West property line of Block 2 requires minimum 15’ easement or 11’ back -to-back since sanitary sewer is located in it.
- Sanitary sewer crosses Reserve C therefore it must also be designated as a sanitary sewer easement or utility easement.
- Sanitary sewer crosses Reserve K therefore it must also be designated as a sanitary sewer easement or utility easement.
- South property line of Block 13 requires minimum 15’ easement or 11’ back -to-back since sanitary sewer is located in it.
- Reserve L must be designated as sanitary sewer or utility easement since sanitary sewer crosses it.
- Reserve J and K must also be bounded by overland drainage easement if they extend through the area under the collector street bridge over floodway.
- Section III.C. language for reserve areas C,J, & K must include language for floodplain usage including non-allowance of unpermitted fill and obstruction. If compensatory storage is part of the ultimate floodplain modification design, it should also be addressed here.
- Any offsite easements to cover public infrastructure extensions 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:

- The plans do not show the proposed sidewalks within the neighborhood. Sidewalks will be required to be constructed along all streets, including 11th.
- The block lengths are unusually long, especially along the east property line of the neighborhood. Traffic calming devices should be installed to reduce speeds along these streets.
- The proposed installations of the stormwater inlets at the corners needs to be evaluated in conjunction with the installation locations of the ADA ramps to ensure that there are NOT any conflicts.
- The entrance to the neighborhood will need to conform to City of Tulsa Standards 711a and 712. When the plans are finalized and submitted the city for review there may be additional comments or requirements added to this proposal.

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. 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-3	Neighborhood	Single-Family Residential
East	RS-3, RS-1	Neighborhood	Single-Family Residential
South	AG	Neighborhood	Vacant/Single-Family Residential
West	RS-4/AG	Neighborhood	Vacant/Single-Family Residential

Small Area Plans

The subject properties are not located within any adopted small area plans.

Development Era

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

Transportation

Major Street & Highway Plan: East 11th Street South is designated as a secondary arterial.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: East 11th Street South has a planned on-street signed bike route.

Environmental Considerations

Flood Area: The subject property contains both City of Tulsa Regulatory Floodplain and FEMA floodways. Development is encouraged to avoid flood areas. Any development in the floodplain areas is required to comply with all related City of Tulsa ordinances.

Tree Canopy Coverage: Tree canopy in the area is 44%. 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.

TMAPC Comments

None

Speakers

None.

Commission Action

Motion: Approve the preliminary subdivision plat and modification of the Subdivision and Development Regulations to permit greater block lengths for 66 Crossing, per staff's recommendation.

Motion by: Humphrey Second by: Whitlock

Vote: 8-0-0

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

Nays: none

Abstentions: none

Absent: Carr, Fugate, Walker,

Public Hearing – City Zoning Code Amendments

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

12. ZCA-25, Housing Feasibility Zoning Code amendments Consider various amendments to the City of Tulsa Zoning Code in the following sections: Section 5.020 Use Regulations, Table 5-2: R District Use Regulations, and Table 5-2 Notes; Section 15.020 Use Regulations, Section 15.020-H Residential Building Types, Table 15-2.5: O, C, and I District Building Type Regulations for Household Living; Section 15.030 Lot and Building Regulations, Section 15.030-A Table of Regulations, Table 15-3: O, C and I District Lot and Building Regulations; Section 15.030-B Table Notes; Section 20.080 NIO, Neighborhood Infill Overlay, Section 20.080-B Use Regulations – Residential, Household Living, Table 20-4: Neighborhood Infill Overlay District Use Regulations for Household Living, and Subsection 4. Table 20-4 Notes; Section 20.090 NCO, Neighborhood Character Overlay, Section 20.090-C Accessory Building Regulations; Section 20.100 NIO-2, Neighborhood Infill Overlay – 2, Section 20.100-B Use Regulations – Residential, Household Living, Table 20-6: NIO-2 District Use Regulations for Household Living, and Subsection 4. Table 20-6 Notes; Section 25.020 AG, Agricultural District and AG-R, Agricultural-Residential District, Section 25.020-B Use Regulations, Table 25-1: AG District Use Regulations, and Subsection 3. Table Notes; Section 40.110 Cottage House Developments; Section 40.210 Manufactured Housing Units; Section 45.030 Accessory Buildings and Carports in R Districts, Section 45.030-A Accessory Building Size; Section 45.031 ADU, Accessory Dwelling Units in R, AG, and AG-R Districts; Section 55.010 General, Section 55.010-B Applicability, Subsection 3. Change of Use; Section 55.020 Minimum Parking Ratios, Table 55-1: Minimum Motor Vehicle Parking Ratios; Section 90.090 Setbacks, Section 90.090-C Permitted Setback Obstructions in R Zoning Districts, Subsection 2. Detached Accessory Buildings, including Accessory Dwelling Units, in RE, RS, RD Districts and RM Zoned Lots Used for Detached Houses or Duplexes, and Figure 90-9: Maximum Height of Accessory Buildings, Including Accessory Dwelling Units In Rear Setbacks (RE, RS and RD Districts or RM Zoned Lots Used for Detached Houses or Duplexes), and Table 90-2: Accessory Building, Including Accessory Dwelling Units, Coverage Limits in Rear Setback, and Figure 90-10: Required Setbacks for Accessory Buildings, Including Accessory Dwelling Units, in Rear Setbacks (RE, RS and RD Districts and RM Zoned Lots Used for Detached Houses and Duplexes)

Background

As announced in the 2023 housing study, Tulsa is experiencing a housing crisis that will require the construction of at least 12,900 housing units over the next ten years, representing a 55% increase in current housing production. Regulatory barriers such as zoning regulations are often cited by home builders, housing nonprofits, policy makers, and researchers as one of many factors leading to reduced housing production that does not keep up with demand.

As opportunities for greenfield housing development at the edge of the city continue to dwindle, attention has shifted toward infill development in the past decade. Through conversations with homebuilders, housing advocates, policymakers, citizens, development services staff, and our own team of planners, plus considering the recommendations of the 2023 AARP Tulsa Zoning Code Audit, we have identified many regulatory barriers that prevent the development of neighborhood-scale infill housing.

In the past few years, the Planning Office began implementing recommendations found in adopted small area plans and the 2019 downtown housing study. In 2021, the Neighborhood Infill Overlay (NIO) was adopted for many neighborhoods surrounding downtown. The overlay changed lot, building, and parking regulations, and allows additional housing types to be constructed by right, including townhouses, duplexes, multi-unit houses (triplexes and quadplexes), cottage court developments, small apartment buildings with up to six units, and accessory dwelling units (ADUs), which are also known as backyard cottages, granny flats, and garage apartments.

This was the traditional mix of housing types in neighborhoods until zoning regulations in the 1940s prohibited it. In 2023, a modified version of the NIO was also adopted for the Dawson area.

Key Concepts in ZCA-25

1) **Housing Types in Office & Commercial Districts**

Allow Duplexes, Multi-Unit Houses, Apartments, and Cottage House Developments by right in more Office and Commercial Districts. Other higher-density residential building types are already allowed in these zoning districts.

2) **Hotel/Office-to-Residential Conversions**

To accommodate the conversion of vacant commercial buildings and hotels to housing, replace references to *minimum lot area per unit* and *open space per unit* with established Floor Area Ratios in O, C, and I zoning districts.

3) **Removing the Time Limit on Special Exception Approvals of Manufactured Housing**

Allow manufactured housing approved by special exception to remain on a lot for more than one year, to which they are currently limited. The Board may still choose to impose a time limit if necessary, applicants will no longer be required to request extensions with each initial application. Currently, every Special Exception request for Manufactured Houses include such an extension request.

4) **Cottage House Developments**

Clarify that more than one grouping of cottage houses are allowed on a single lot and reduce the minimum number of houses required from 4 to 3 to make it more feasible to build small cottage house developments on existing infill lots.

5) **Accessory Dwelling Units / Backyard Cottages**

Reduce regulatory barriers to the construction of accessory dwelling units (ADUs)/backyard cottages/granny flats/garage apartments, by:

- a. Simplifying building size limits for accessory buildings
- b. Increasing the height limit to allow a two-story accessory building if it includes an accessory dwelling unit
- c. Increasing the allowable rear setback coverage
- d. Introduce measures to address common privacy concerns of neighbors

6) **Reducing and Simplifying Mandatory Parking Requirements**

Minimum parking requirements are a major factor in restricting housing and commercial development, and they add considerable construction costs that then get passed on to consumers, home buyers, and renters. To make many projects more feasible and facilitate reuse of existing vacant structures, the proposal includes reducing all districts to the existing CH/MX ratios, and simplifying the Household Living category, which will make the requirements far easier to understand.

- a. Merge the CH/MX and *All Other Districts* columns, applying the existing requirements for CH and MX districts to all zoning districts except CBD (which has no minimum ratios).
- b. Merge the Household Living subcategories and set the minimum to one space per dwelling unit

The proposed amendments were presented to TMAPC at a work session on March 22, 2023, and August 7, 2024. The proposed amendments were initiated by City Council on April 19, 2023, and the Planning Office has had continued conversations with Councilors about the amendment details and other housing-related issues. The Planning Office discussed the proposed amendments at a Developer Roundtable meeting on April 24, 2024, and at a Municipal Roundtable event, including HBA, NAIOP, CCIM, and GTAR on August 13, 2024.

Staff Recommendation

Approval of the proposed amendments to the City of Tulsa Zoning Code as shown in the attachment

TMAPC Comments

Ms. Turner-Addison asked if there could be commercial and apartments in the same building.

Staff stated "yes" that would be allowed.

Speakers

(+) Jeff Hall, 401 South Boston Avenue, STE 2700, Tulsa, OK 74103, is the Senior Program Officer for the Henry Zarrow Foundation. He supports the Zoning Code Amendments.

Commission Action

Motion: Motion: Approve the Zoning Code amendments for ZCA-25, per staff's recommendation.

Motion by: Hood Second by: Turner-Addison

Vote: 8-0-0

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

Nays: none

Abstentions: none

Absent: Carr, Fugate, Walker,

Public Hearing – County Zoning Code Amendments

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

13. Tulsa County Zoning Code- Review and make recommendation to the Board of County Commissioners (BOCC) regarding adoption of changes to Chapters 14, 15 and 17 of the Tulsa County zoning code. The entire code was recommended for approval by the Planning Commission on December 7, 2022. The staff report reflects the changes requested by the Board of County Commissioners during their August 12, 2024, meeting, at which BOCC voted to remand back to Planning Commission to review the changes.

Staff Recommendation

All chapters of the proposed new zoning regulations were recommended for approval by the Tulsa Metropolitan Area Planning Commission at the December 7th, 2022, hearing. The Planning Commission voted to recommend approval at the January 18th, 2023, hearing. After the Planning Commission recommendation for approval the Tulsa County District Attorney office provided modifications to Chapters 14, 15 and 17 and further determined that those chapters should be presented to the Planning Commission in a new hearing. August 12th, 2024, the Tulsa County Board of County Commission unanimously voted to remand those three chapters back to the Planning Commission. The following three chapters of the Tulsa County Zoning Code are what is to be considered:

Chapter 14 Procedures

Chapter 15 Administration

Chapter 17 Violations, Penalties, and Enforcement

The items that have been shown in red on the Tulsa County Zoning Code pages included with this report are the items that have been amended from the version of the Tulsa County Zoning Code that had been recommended for approval by the Tulsa Metropolitan Area Planning Commission at the December 7th, 2022, hearing. These changes are the subject of this hearing and the items being currently sought for approval.

Staff Recommendation

Staff recommends that TMAPC recommend **approval** of the revisions to the Tulsa County Zoning Code.

Speakers

None.

Commission Action

Motion: Recommend approval of the Tulsa County Zoning Code amendments, per staff's recommendation.

Motion by: Craddock Second by: Humphrey

Vote: 8-0-0

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

Abstentions:

Absent: Carr, Fugate, Walker

Other Business

None

13. Commissioner Comments

None

Adjournment

Commission Action

Motion: Adjourn

Motion by: Zalk Second by: Whitlock

Vote: 8-0-0

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

Nays: none

Abstentions: none

Absent: Carr, Fugate, Humphrey

There being no further business, the meeting adjourned at 2:30 p.m.