



APPROVED  
Oct. 2, 2024

## Tulsa Metropolitan Area Planning Commission

### Minutes of Meeting No. 2921

Wednesday, September 18, 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 13, 2024 at 1:39 p.m.

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

**Members Absent:** Craddock,

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

#### Speaker Key:

- (+) indicates a speaker generally supportive of an item;
- (-) indicates a speaker generally opposed to an item; and
- (=) indicates a speaker generally neutral or who has questions about an item.

After declaring a quorum present, Chair Walker called the meeting to order at 1:00 p.m.

### Reports

---

**Chairman’s Report:** None

**Director’s Report:** Ms. Miller reported on City Council actions and other special projects. She announced that today’s meeting was Cassia Carr’s last meeting on Planning Commission. Ms. Miller stated that Rodrigo Rojas, who is the Managing Director of Community Development, will be replacing Ms. Carr.

### Approval of Minutes

---

#### 1. Minutes from Meeting 2920, September 4

Motion: Approval of the minutes of Meeting 2920 from September 4 2024.

Motion by: Shivel                      Second by: Walker

Vote: 10-0-0

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

Nays: none

Abstentions: none

Absent: Craddock

**Consent Agenda**

---

None

**Public Hearing - Rezoning**

---

**2. Z-7775**

Location: Multiple lots at the southeast corner of North Denver Avenue and North Elwood Avenue

City Council: 1

Applicant: Kayla Lee, Lee Simon Design,

**Action(s) Requested:** Rezoning from RS-2 to RS-4 (Applicant amended their request from RS-5 to RS-4)  
(Continued from June 5, 2024 and June 26, 2024)

**Staff Recommendation**

Z-7775 was submitted on April 25, 2024. The original proposal was to rezone the subject properties from RS-2 to RS-5 to permit cottage houses and a townhome development. TMAPC heard the case on June 6, 2024, where a significant amount of opposition was presented by surrounding property owners. The case was continued to June 26, 2024, to allow additional time for neighborhood engagement. At the June 26, 2024 meeting, the applicant requested an additional continuance to revise their application and present an alternative proposal.

On September 9, 2024, the applicant provided the attached letter revising their proposed zoning to RS-4. The applicant is now proposing three single-family residences on the subject properties and is no longer proposing cottage homes or townhouses. A conceptual plan was provided that is attached.

The RS-4 zoning would reduce the lot area and lot width requirements to allow the existing two lots to be divided into three lots. RS-4 permits detached houses by right and would maintain single-family residential uses rather than adding additional housing types sought by the previous proposal.

Emails received prior to the June 6<sup>th</sup> and June 26<sup>th</sup> hearing are included with the packet.

The RS-4 zoning is consistent with the neighborhood land use designation and the recommendations of the Tulsa Comprehensive Plan.

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	RS-2	Neighborhood	Single-Family Residential
East	RS-2/RS-3	Neighborhood	Single-Family Residential
South	RS-3	Neighborhood	Single-Family Residential
West	RS-2/RS-3	Neighborhood	Single-Family Residential

**Small Area Plans**

The subject properties are located within the Unity Heritage Neighborhood Plan area.

**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: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

**Environmental Considerations**

Flood Area: The subject properties are not located within any designated flood areas.

Tree Canopy Coverage: Tree canopy in the area is 18%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A

**Zoning History**

Ordinance 11918, dated September 1, 1970, established zoning for the subject property.

**Applicants Comments**

Miesha Smith 7957 North Sheridan Road, Owasso, OK 74405, stated since the last meeting they have revived their request and are now asking for RS-4 zoning. She stated at the last meeting they were asking for 6 units to be built on the subject property, and they have revised that to 3 single family units. Ms. Smith stated the 3 units will be 1400-1800 square feet in size. She stated the size and price of the homes will fit in the missing middle category. Ms. Smith stated they have carefully considered all the comments and concerns from the neighborhood and have made reasonable adjustments to the project in response to their input.

Mr. Hood asked if these homes would be single family homes or townhomes.

Ms. Smith stated they will single-family homes but townhome style.

Kayla Lee 616 South Main Street, Tulsa, OK 74103 is the architect for the project and she explained but the style will be more modern like but not a townhome as the Zoning Code describes it.

### **Speakers**

- (-) Stanford Pape, 2422 North Denver Place, Tulsa, OK 74106, asked why the applicant is taking 3 homes and putting them on 2 lots. He stated that the proposal increases the density in a neighborhood that is traditionally a single-family neighborhood where most of the lots are a third of an acre if not larger.
- (-) Dave Keener, 1946 North Elwood Avenue, Tulsa, OK 74106, stated the smaller lot that is included in the application does not have access for a driveway. He stated that lot is not buildable it has never had a house on it. Mr. Keener stated he had a petition with 84 signatures of Reservoir Hill residents that are opposed to anything other than RS-2 single-family dwellings. He stated they have no problem with the conceptual drawings because the area is an eclectic neighborhood with homes that were built 100 years ago.
- (-) Lisa Young, 2338 North Elwood Avenue, Tulsa, OK 74106, her concern is the increased density. She stated as she understands the charter for the Planning Commission, the inlay of additional density is reserved for RS-3 and above and they are RS-2. Ms. Young stated she has never seen a proposal from the applicant that has shown 2 houses on 2 lots. Ms. Young read a statement from neighbors Eric and Casey Clure who lives at 2216 North Elwood Avenue and are concerned about the increased density and is opposed to the RS-2 zoning.
- (+) Collin Cory, 3435 East 64<sup>th</sup> Street, Tulsa, OK 74106, stated that the applicant has tried to compromise, they went from six units to 3. He stated that he is impressed with the applicant's quality of work and their character. Mr. Cory stated that this development will add value to the neighborhood and the houses around it.
- (=) Elaine Scott, 1902 North Denver Avenue, Tulsa, OK 74106, stated she has lived in the area since 1983. She stated she has no problem with the homes that are proposed. She stated she understands others concerns because your home is everything,
- (+) Jay Jones, 1931 North Denver Avenue, Tulsa, OK 74106, stated he is a business owner and operates a short-term rental in the neighborhood. He stated that people should mind their own business. Mr. Jones stated that he has a cleaning crew that cleans his short-term rental, and they were stopped by residents in the neighborhood wanting to know what they were doing in the neighborhood. He stated the residents also stopped his contractor because they thought he was doing something that he was not allowed to do.
- (-) Phil Friedl, 2270 North Denver Place, Tulsa, OK 74106, stated that there was a house on one of the lots that burned down. He stated he thought the lots would be better with only one single-family lot. Mr. Friedl stated the other lot is not big enough for a house and it will create erosion if a structure is built there. He is opposed to this application because it is not an appropriate site for 3 units.
- (-) Damon Ousley, 2245 North Main Street, Tulsa, OK 74102, stated he is builder in Tulsa and does not see a problem with building these 3 houses. Ms. Smith has professionals to oversee her project, and they say this can be done. He stated that he sees nothing wrong with the design of this project.

Mr., Fugate asked if he is an architect, and he delivers a set of plans is it his understanding that Mr. Ousley is saying that no matter what is on the plans it can be built.

Mr. Ousley stated yes if it is approved and stamped plans.

Mr. Fugate asked if that included drainage, and any other issues presented today.

Mr. Ousley stated, "correct".

- (-) Mark Radcliff, 260 West Victoria Street, Tulsa, OK 74106, stated he is there to represent Casey Stowe who lives in Reservoir Hill and works at City Hall. Mr. Radcliff stated that Mr. Stowe is in support of the applicant building on these lots and he is enthusiastic about something modern being built there but he is opposed to the zoning change because this could bring increased density in the future. Mr. Radcliff read Casey Stowe's letter which stated that Mr. Stowe was against the RS-4 zoning change. He stated that the majority of the neighborhood feels this way. Almost the entire hill is zoned RS-2, and the homes constructed in this area represent that. He stated many homes would fit in RE zoning. Mr. Stowe stated zoning to RS-4 is inconsistent. He stated that the RS-2 zoning with a Special Exception from the Board of Adjustment would allow duplexes, townhomes and allow 2 houses to be constructed on a single lot. Mr. Stowe stated rezoning to RS-4 opens up the possibility of more density and that is inappropriate for the neighborhood. When someone buys a home there is an expectation that the neighborhood will relatively stay the same. This is particularly true of a 100-year-old classic historic neighborhood like Reservoir Hill.
- (-) Chad Hinrichs, 2151 North Elwood Avenue, Tulsa, OK 74106, stated he is concerned about density. He stated the neighborhood has always had large homes on large lots and he does not want this development to set a precedent. Mr. Hinrichs is also concerned about a blind steep grade that causes issues in the winter. He stated these 3 homes will be in the safety landing spot for cars that slide on that hill.
- (-) Valerie Gerhart, 1917 North Denver Avenue, Tulsa, OK 74106, stated RS-4 is out of place in this neighborhood.
- (-) Darby Thomas, 2144 North Denver Avenue, Tulsa, OK 74106, stated he is a homeowner, and a home builder, and as a home builder you need to consider what is appropriate for the current neighborhood. Mr. Thomas stated the current lot should stay RS-2 and the second lot should be handled through the Board of Adjustment and not through rezoning. He does not think the current infrastructure is adequate because the neighborhood loses power often.
- (-) Melissa McCelvey, 2144 North Elwood Avenue, Tulsa, OK 74106, stated she is an owner of a design firm. She stated she is not opposing development. Ms. McCelvey stated her 100-year-old house is on 3 lots. She stated most of the lots in the area qualify for RE zoning and RS-2 is already a compromise based on how the hill has developed. Ms. McCelvey stated she is not a fan of Homeowners Associations because she does not want someone to tell her what color she can paint her house. But she expects the Zoning Code to protect her interest. She stated changing zoning from RS-2 to RS-4 is not in alignment with the spirit of the Zoning Code.
- (-) Ashlee Reamy, 1934 North Denver Avenue, Tulsa, OK 74106, stated that she is opposed to this development. She abuts the subject property and thinks the lots are small for what is being proposed.
- (-) Dawn Oliver, 1934 North Denver Avenue, Tulsa, OK 74106, stated the previous owner of the subject property would have never sold this property to the applicant if he had known what they were going to attempt to do with the property.

Sarah Whitney, 2257 North Denver Place, Tulsa, OK 74106, did not want to speak.

Kenneth Bratcher, 2257 North Denver Place, Tulsa, OK 74106, did not want to speak.

Laura Clegg, 1947 North Denver Avenue, Tulsa, OK 74106, did not want to speak.

### **Applicants Comments**

Carl Smith, 7957 North Sheridan Road, Owasso, OK 74405, stated he is the husband of Miesha Smith. He stated that change is not always comfortable but once it is achieved you realize how much better it can be. Mr. Smith stated their intention is to improve this community and to bring a significant value to the area. He believes this development will enhance the area tremendously. He hopes that the community will remain open minded and support this development.

Miesha Smith stated that starting with 6 units and ending with 3 units is what she considers a reasonable change considering the topography of the land. She stated adding the additional unit will help cover costs of the infrastructure that will need to be added.

**TMAPC Comments**

Mr. Fugate stated from a cost prospective the applicant would need the 3<sup>rd</sup> lot to make this development financially feasible.

Mr. Hood asked if an optional development plan on residential zoning to limit this development to exclude townhomes, apartments and duplexes, etc. but allowed only single-family houses.

Staff stated they can do ODP on residential that could limit the uses of RS-4 to single family detached houses. He stated that would prevent a future request for a Special Exception for a duplex or townhome on the subject lots.

Ms. Turner-Addison stated with the restrictions could the Commission prohibit Short Term Rentals.

Staff stated that within the development plan uses such as short-term rentals could be prohibited.

Mr. Humphrey asked if an optional development plan could be approved today or would this need to be continued.

Staff stated if everyone agreed those standards could be approved today.

Mr. Whitlock stated he thinks this is a great project and will be voting to approve it.

**Commission Comments**

Mr. Humphrey made a motion to approve the zoning change from RS-2 to RS-4 with an optional development plan limited to detached houses.

Staff stated by limiting this to detached houses you are eliminating short term rentals, duplexes and townhomes. He asked if that was what Mr. Humphrey had in mind. Staff stated currently short-term rentals are allowed in every residential zoning district in Tulsa.

Mr. Fugate stated he thinks it is unfair to exclude brand new construction out of short-term rental when short term rentals already exist in the neighborhood.

Mr. Humphrey withdrew his motion.

Ms. Carr left the room at 2:30 p.m.

Ms. Turner-Addison supports the RS-4 zoning change as presented by the applicant.

Motion: Recommend approval of the RS-4 zoning with an optional development plan limited to short term rentals and detached single-family houses.

Motion by: Rosene Robinson    Second by: Turner-Addison

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Carr, Craddock

**Property Description**

Lot One (1) and Lot Fourteen (14), Block Three (3), OAK TERRACE ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof

**3. Z-7786**

Location: North and east of the northeast corner of East 49th Street North and North Lewis Avenue

City Council: 1

Applicant: Guadalupe Ayuzo

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

**Staff Recommendation**

The applicant is proposing to rezone the subject property from RS-3 to AG to permit agricultural animals on the property in conjunction with the existing single-family residence. Agricultural animals are only permitted within AG and AG-R districts in the City of Tulsa.

The property is 2.19 acres which meets the minimum requirements of the AG district. The property has frontage on both North Lewis Avenue and East 49<sup>th</sup> Street North. The City Limits of the City of Tulsa end at East 56<sup>th</sup> Street North which is approximately a half mile away from the subject property. There are existing agricultural uses to the north and east of the subject property.

Agricultural animals are regulated by Title 2, Chapter 2 of the Tulsa Code of Ordinances. AG would permit cows and horses on the subject property subject to the supplemental regulations of the ordinance. Those regulations limit the number of agricultural animals based on the overall size of the subject property. Both horses and cows are limited to one animal per one acre of land area. For the subject property, this would permit two agricultural animals. All agricultural animals kept in the City of Tulsa must be registered with Tulsa Animal Welfare.

Enclosures for agricultural animals are required to be maintained in a sanitary condition not offensive or dangerous to the public. Structures for housing agriculture animals are subject to the zoning regulations and would require all appropriate building permits.

The size of the property and the density of the surrounding area is consistent with the proposed agricultural zoning district. Many areas of the City of Tulsa that are undeveloped with large tracts remain zoned AG.

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	RS-3	Neighborhood	Residential/Agriculture
East	RS-3	Neighborhood	Residential/Agriculture
South	RS-3	Neighborhood	Residential
West	RS-3	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 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 a secondary arterial street at this location which will require an ultimate right-of-way width of 100 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: None.

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: Sidewalks are required with new development along any public street. On-street bike plans are planned for North Lewis Avenue at this location.

**Environmental Considerations**

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

Tree Canopy Coverage: Tree canopy in the area is 48%. 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 11802, dated June 26, 1970, established zoning for the subject property.

**Applicants Comments**

Mr. Ayuzo stated he bought this home 4 years ago and cleaned the property up. He stated he needs to move his cows from a field to his backyard because where they are currently located there are a lot of snakes.

**Speakers**

- (-) Michael Rogers, 2409 East 49<sup>th</sup> Street North, Tulsa, OK 74130, stated that the applicant's property surrounds his property. He stated that the applicant had a bull in the backyard and the only fencing to contain it was 4 foot tall and belonged to Mr. Rogers. Mr. Rogers stated the property was residential before the applicant bought it and should remain residential.
- (-) Daniel Tobey, 4901 North Lewis Avenue, Tulsa, OK 74130, stated he feels the same as the last speaker. The property was residential when the applicant bought it 5 years ago. He opposes this application and wants

Planning Commission to leave the subject property residential. He stated the cows smell bad and he thinks it will decrease his property values and he would like this rezoning denied.

### **TMAPC Comments**

Ms. Rosene Robinson asked the applicant why the applicant needed AG zoning.

The applicant stated he wanted to legally be allowed to have the cows on his property. He stated the City Inspector gave him a week to move the cows.

Ms. Turner-Addison asked what the restrictions were for animals in AG zoning.

Staff stated the property is just over 2 acres and the zoning code requires 1 acre per agricultural animal. He stated a maximum of 2 cows would be allowed on this size of a lot if it were rezoned to AG.

Mr. Turner Addison stated she drove by the property, and it is very clean. She stated the area does have an agricultural feel.

Mr. Fugate stated he agrees with the speakers. He stated to have a bull on the other side of a 4-foot fence is a safety issue and the smell would affect residential properties.

### **Commission Action**

Motion: To deny the AG zoning.

Motion by: Fugate      Second by: Whitlock

Vote: 5-4-0

Ayes: Fugate, Hood, Humphrey, Rosene Robinson, Whitlock

Nays: Shivel, Turner-Addison, Walker, Zalk

Abstentions: none

Absent: Carr, Craddock

### **Property Description**

A tract of land in the NW/4 of the SW/4 of Section 8, Township 20 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma, more particularly described as beginning 660 feet South of the Northeast Corner of the NW/4 SW/4 of said Section 8; thence East 495 feet; thence South 330 feet; thence West 330 feet; thence North 165 feet to the Point of Beginning LESS the South 50 feet and the West 30 feet thereof for roadway purposes.

**4. Z-7787**

Location: Southwest corner of East 7th Street South and South Zunis Avenue

City Council: 4

Applicant: JMAX Home, Jon Brent

**Action(s) Requested**: Rezoning from RS-4 to RM-2

**Staff Recommendation**

The applicant is proposing to rezone the subject property from RS-4 to RM-2 to permit the development of a quadplex or multi-unit house including 4 units. The property is currently used as a single-family residence with a large, attached garage. There is an existing quadplex across South Zunis Avenue from the subject property which would make the proposal for the subject property consistent with other land uses in the immediate area.

Rezoning to RM-2 would allow higher density residential development by permitting a range of housing types. The addition of these new housing types would benefit the area by providing a variety of housing options. RM-2 zoning maintains the same height maximum as the surrounding RS-4 zoning while permitting smaller lot sizes and additional building types.

RM-2 zoning is consistent with the neighborhood land use designation.

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	RS-4	Neighborhood	Single-Family Residential
East	RS-4	Neighborhood	Quadplex/Multifamily
South	RS-4	Neighborhood	Single-Family Residential
West	RS-4	Neighborhood	Single-Family Residential

**Small Area Plans**

The subject property is located within the Kendall-Whittier Sector Plan area. The area is designated as low-density residential which is described as primarily single-family residential which can include small townhouses or apartment buildings. The proposed RM-2 would be consistent with the recommendation to maintain a low-density residential development on the subject property.

**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: N/A

Existing Bike/Ped Facilities: Sidewalks are present on East 7<sup>th</sup> Street.

Planned Bike/Ped Facilities: None.

**Environmental Considerations**

Flood Area: The subject property contains City of Tulsa Regulatory Floodplain. Development within floodplain designated areas are subject to all development requirements of the floodplain ordinance.

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.

Parks & Open Space: N/A

**Zoning History**

---

Ordinance 11815, dated June 26, 1970, established zoning for the subject property.

Ordinance 18062, dated November 5, 1993, rezoned the subject property from RM-2 to RS-4.

**TMAPC Comments**

Ms. Rosene Robinson asked what was currently on the lot.

Staff stated it was a very large, detached house and a large attached garage.

The applicant indicated their agreement with staff's recommendation.

**Speakers**

None.

**Commission Action**

Motion: Recommend approval of the RM-2 zoning, per staff's recommendation.

Motion by: Zalk                      Second by: Rosene Robinson

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Carr, Craddock

**Property Description**

Lot Five (5), Block Eight (8), Hillcrest Addition to the City of Tulsa, Tulsa County, State of Oklahoma according to the recorded plat thereof.

Item 5 and related item 6 were withdrawn by applicant on September 15, 2024.

**5. Z-7788**

Location: Northwest corner of East 31st Street South and South 193rd East Avenue

City Council: 6

Applicant: Lou Reynolds

Action(s) Requested: Rezoning from AG to RS-5 (Related to CPA-113) **Withdrawn**

---

**Public Hearing – Comprehensive Plan Amendments**

---

**6. CPA-113**

Location: Northwest corner of East 31st Street South and South 193rd East Avenue

City Council: 6

Applicant: Lou Reynolds

Action(s) Requested: Change Land Use designation from Local Center to Neighborhood (Related to Z-7788)

**Withdrawn**

## Public Hearing – Subdivision and Development Regulations Modifications

---

### 7. **MR-24**

Location: North of the Northeast corner of East Pine Street and North David Patrick Avenue (North 129<sup>th</sup> East Avenue)

City Council: 3

Applicant: Karl Fritschen, Wallace Design Collective

**Action(s) Requested**: Modification of Subdivision and Development Regulations to remove the requirement that the property provide an internal sanitary sewer collection system including unconnected sewer taps for future sanitary sewer connections (Sec. 5-130.1.B and D. of the Subdivision and Development Regulations).

### **Staff Recommendation**

The applicant is requesting a Modification of Subdivision and Development Regulations to remove the requirement that the property provide an internal sanitary sewer collection system including unconnected sewer taps for future sanitary sewer connections (Sec. 5-130.1.B and D. of the Subdivision and Development Regulations). This property was rezoned from AG to IL case Z-7171 on July 6<sup>th</sup>, 2011. This rezoning triggered a requirement to plat the property or in the alternative apply for a Subdivision Compliance Review which was done by the applicant.

### **Requirement from the Subdivision:**

#### **5.030.1.B**

The developer must provide an internal sanitary sewer collection system in accordance with Title 17 (Section 906), Tulsa Revised Ordinances.

#### **5.030.1.D.1**

In addition to installation of the private sewage disposal systems, the developer must install a sewer collection system within the subdivision that can be connected to an approved public sanitary sewer system when available and provide each lot in the subdivision with an individual sewer tap.

### **Justification provided by the applicant:**

Sanitary sewer is not required for the proposed use since no buildings will be constructed on this site. The site will be used solely for secured outdoor storage by contractors. Additionally, this is a one-lot, one-block development with no plans for subdivision. The neighboring properties are not connected to sanitary sewer systems, as the residential lots to the north and the few structures to the south rely on septic systems. The remaining surrounding area is mostly undeveloped. The nearest sewer main is nearly half a mile away, and requiring an extension for a single lot development that won't utilize it would be unnecessary and excessively burdensome. If the site's use changes in the future to require sewer service, or if it's subdivided into additional lots, addressing sewer extensions at that time would be more appropriate.

Staff recommends **approval** of the modification 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 release of Subdivision Compliance Application. TAC Conditions:

- Sidewalks will be required across the entire frontage of the property per City ordinances.
- The driveway will need to conform to City of Tulsa Standards 711a and 712.
- The gate off of 129th will need to have a 2-car storage capacity.
- The driveway will need a culvert, and it will need to be sized and placed at flow line of the ditch.
- When the plans are finalized and submitted the city for review there may be additional comments or requirements added to this proposal.

- Detention easement size will have to be determined as adequate or not based on approved IDP designs with plans yet to be submitted.
- Limits of Access are to be recorded on the property per Traffic Engineering recommendations.
- Right-of-way to be dedicated along David Patrick Avenue to conform to Major Street and Highway Plan.
- A culvert under 129th will be required to convey site discharge to floodplain, or acceptable alternative provided to city engineer to address pond discharge to public RoW and/or over sidewalks.
- Division of the property would require compliance with the addressed sections.
- Modification does not relieve any provision of City of Tulsa ordinances that may require and internal sanitary sewer system be installed including but not limited to application for a building permit.
- Fire Department Comments:
  - Please provide Knox Lock access at main entrance
  - Fire hydrants will be required to be located a minimum of 600ft from any portion of the available lots.
  - Fire hydrants are required be installed on a minimum of 6-inch water line

**Comprehensive Plan Considerations**

**Land Use Plan**

The subject property is designated as Employment by the Tulsa Comprehensive Plan. The employment designation is intended to accommodate offices, warehousing and storage, manufacturing and assembly, and industrial processes. The “Industrial Site Suitability” map corresponds to the Employment land use designation and indicates where uses that are potentially incompatible with sensitive land uses are best suited to locate. This directs industrial uses to particular areas of the city while discouraging industrial in close proximity to Neighborhood areas.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3/IL	Employment	Residential and a Sports Field
East	IL	Employment	Vacant
South	CH/ RS-3	Employment	Several Vacant Properties and a Plumbing Service
West	IL	Employment	Vacant

**Small Area Plans**

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

**Development Era**

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

**Transportation**

Comprehensive Plan Street Designation: None.

Arterial Traffic per Lane:

North (E Apache St - 958 Vehicles per Lane)  
Arterial Traffic - East (N 145th East Ave - 904 Vehicles per Lane)  
Arterial Traffic - South E Pine St - 2,501 Vehicles per Lane)  
Arterial Traffic - West (N 129th East Ave - 1,460 Vehicles per Lane)

**Environmental Considerations**

Parks & Open Space: N/A

**TMAPC Comments**

None

The applicant indicated their agreement with staff's recommendation.

**Speakers**

None.

**Commission Action**

Motion: Approval of the Modification of the Subdivision and Development Regulations to remove the requirement that the property provide an internal sanitary sewer collection system including unconnected sewer taps for future sanitary sewer connections, per staff recommendation.

Motion by: Shivel Second by: Whitlock

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Carr, Craddock



---

## **Other Business**

---

None

## **8. Commissioner Comments**

None

---

## **Adjournment**

---

### **Commission Action**

Motion: Adjourn

Motion by: Zalk

Second by: Walker

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Carr, Craddock

There being no further business, the meeting adjourned at 2:53 p.m.