



APPROVED
Dec. 4, 2024

Tulsa Metropolitan Area Planning Commission

Minutes of Meeting No. 2924

Wednesday, November 6, 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 October 30, 2024 at 4:34 p.m.

Members Present: Craddock, Fugate, Hood, Humphrey, Rojas, Rosene Robinson, Shivel, Walker, Whitlock, Zalk

Members Absent: Turner-Addison

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 1:03 p.m.

Reports

Chairman’s Report: Chair Walker thanked Vice-Chair Zalk for chairing the last few meetings while his voice recovered.

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

Approval of Minutes

1. Minutes from Meeting 2923, October 16, 2024

Motion: Approval of the minutes of Meeting 2923 from October 16, 2024.

Motion by: Zalk Second by: Shivel

Vote: 10-0-0

Ayes: Craddock, Fugate, Hood, Humphrey, Rojas, Rosene Robinson, Shivel, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Turner-Addison

Consent Agenda

2. **Magnolia Ridge III** (County)

Location: North and West of the intersection of East 86th Street North and North Memorial Drive

County Commission District: 1

Applicant: Braden Kellogg

Action Requested: Amendment to Deed of Dedication

3. PUD-813-1

Location: Southwest corner of East 41st Place South and South 166th East Avenue

City Council: 6

Applicant: Marsha Richardson

Action Requested: PUD Minor Amendment to reduce the required street setback

Staff Recommendation

The applicant is proposing a minor amendment to PUD-813 to reduce the required 20-foot street setback by 1.1 feet to resolve an encroachment by a newly constructed home.

The approved plans for the home showed the house setback 20 feet from the street right-of-way of South 166th East Avenue, but after construction a survey was conducted that noted the building was built 1.1 feet into the setback line.

The frontage of the subject property is an unusual shape due to a street bump-out for the intersection that pushes the street setback further into the lot unlike a typical rectangular residential lot.

The proposed minor amendment would only apply to the lot under application. Legally described as:

Lot 14 Block 2 of Sunset Hills Estates

Staff has reviewed the request and determined:

- 1) PUD-813-1 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.
- 2) PUD-813-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-813.
- 3) All remaining development standards defined in PUD-813 and subsequent amendments shall remain in effect.

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

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as...

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-4/PUD-813	Neighborhood	Residential
East	RS-4/PUD-813	Neighborhood	Residential
South	RS-4/PUD-813	Neighborhood	Residential
West	AG	Neighborhood	Residential

Small Area Plans

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

Development Era

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

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks are in place along South 166th East Avenue.

Planned Bike/Ped Facilities: None.

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 49%. 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 11826, dated June 26, 1970, established zoning for the subject property.

Ordinance 21690, dated December 20, 2007, rezoned the subject property from AG to RS-4.

Ordinance 23177, dated September 15, 2014, adopted PUD-813 for the subject property.

Property Description

Lot Fourteen (14), Block Two (2), Sunset Hills Estates, a subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof

4. PUD-579-A-13

Location: South of the Southwest corner of East 79th Street South and South 101st East Avenue

City Council: 7

Applicant: Justin Haynes, Precision Sign and Design

Action Requested: PUD Minor Amendment to permit additional ground sign

Staff Recommendation

The applicant is proposing to add an additional ground sign for an office use within PUD-579-A. The existing PUD standards limit signage to one ground sign per lot. The requested amendment would increase the allowable number of ground signs from 1 to 2 on the lot under application.

The existing sign on the lot is located near the main entrance of the existing building. The building is located on a cul-de-sac which creates an unusual frontage for the lot. The second proposed sign would be located to the south and east of the building with additional visibility from South 101st East Avenue which is the primary corridor street that serves the office development.

Staff has reviewed the request and determined:

- 1) PUD-579-A-13 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.
- 2) PUD-579-A-13 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-579-A.
- 3) All remaining development standards defined in PUD-579-A and subsequent amendments shall remain in effect.

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

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Regional Center. Regional Centers are defined by existing regional trip generators, in contrast to Local Centers. These centers should be the most connected land use pockets outside of downtown for public transit access and high-capacity arterial streets. New regional trip generators should be permitted in the area with special consideration given to transportation access and circulation. Regional trip generators include universities, malls, large medical campuses, casinos, big-box shopping centers, and very large churches.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CO/PUD-579-A	Regional Center	Vacant
East	CO/PUD-579-A	Regional Center	Office
South	CO/PUD-579-A	Regional Center	Office
West	CO/PUD-579-A	Regional Center	Office

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: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks are present along East 80th Street South.

Planned Bike/Ped Facilities: None.

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 46%. 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 11830, dated June 26, 1970, established zoning for the subject property.

Ordinance 17622, dated December 6, 1991, rezoned the subject property from RS-3 to CO.

Ordinance 19200, dated February 13, 1998, adopted PUD-579 for the subject property.

Ordinance 19475, dated February 12, 1999, adopted PUD-579-A for the subject property.

Property Description

Lot One (1), Block One (1), TALLGRASS OFFICE PARK, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

Commission Action

Motion: Approve Consent Agenda items 2 through 4, per staff's recommendation.

Motion by: Shivel Second by: Zalk

Vote: 10-0-0

Ayes: Craddock, Fugate, Hood, Humphrey, Rojas, Rosene Robinson, Shivel, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Turner-Addison

Public Hearing - Rezoning

5. **CZ-558** (County)

Location: Northeast corner of East 56th Street North and US Highway 75

County Commission District: 1

Applicant: Tanner Consulting, LLC

Action Requested: Rezoning from AG to IL (Related to TCCP-13)

Staff Recommendation

The applicant is requesting to rezone from AG to IL to permit a trade center/office-warehouse.

The proposed trade center/office-warehouse falls within the allowable uses of the IL district. A large portion of the subject tract lies within the 100-year floodplain. The proposed building would be constructed in the southwest corner of the lot, which is outside of the floodplain. Future development is also possible within the floodplain area, subject to floodplain mitigation. The proposal lies within the Rural Residential/Agricultural designation of the Tulsa County

Comprehensive Plan, which the proposed IL zoning would not be compatible with, however a request for a comprehensive plan amendment (TCCP-13) has also been submitted for the subject tract requesting the land use be changed to Industrial which this proposal would be compatible with.

Staff has reviewed the request and finds that it is non-injurious to the surrounding proximate properties and anticipated future development pattern of the surrounding area, but is not consistent with the Comprehensive Plan, without the proposed land use change also being approved and the, therefore;

With consideration given to the factors listed herein, staff recommend approval of the application subject to the proposed comprehensive plan amendment being approved as well.

Comprehensive Plan Considerations

Land Use Plan

The subject property is currently designated as: Rural Residential/Agricultural

"Land that is sparsely occupied and used primarily for farmland, agricultural uses, and single-family homes on large lots. Residential lots generally range from one-half acre or greater and may use on-site services where public utilities are not available."

The proposed designation, per TCCP-13 is: Industrial

"This land use category is designed to accommodate industrial uses as well as wholesaling, warehousing, and distribution facilities, which tend to require large buildings and generate more large-truck traffic than other types of land uses."

Surrounding Properties:

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	AG	Rural Residential/Agricultural	Vacant
East	AG	Rural Residential/Agricultural	Landfill
South	AG (City of Tulsa)	Park and Opens Space	Sports Complex
West	IL	Industrial	Vacant/US Hwy 75

Small Area Plans

None

Transportation

Major Street & Highway Plan: E 56th St N is designated as a Secondary Arterial. US Hwy 75 is designated as a Freeway

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: A sidewalk gap is shown along both E 56th St N

Environmental Considerations

Flood Area: A large portion of the tract is in the 100-year floodplain, with the southwest area, where proposed building is to be located, outside of the floodplain

Parks & Open Space: None

Zoning History

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

The applicant indicated their agreement with staff's recommendation.

TMAPC Comments

None

Speakers

None.

Commission Action

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

Motion by: Craddock Second by: Whitlock

Vote: 10-0-0

Ayes: Craddock, Fugate, Hood, Humphrey, Rojas, Rosene Robinson, Shivel, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Turner-Addison

Property Description

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION FIVE (5), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT HIGHWAY 75 RIGHT OF WAY, AND LESS AND EXCEPT THE EAST 30.0 FEET OF THE SE1/4, SE1/4. (AS PROVIDED, SUPPLEMENTED BY RIGHT-OF-WAY DEDICATION DEED, BOOK 4035 PAGE 1745).

6. CZ-559 (County)

Location: East of Northeast corner of East 56th Street North and North Utica Place

County Commission District: 1

Applicant: MP Advocates

Action Requested: Rezoning from AG to RM-0

Staff Recommendation

The applicant is requesting to rezone from AG to RM-0 to permit duplex and townhouse units. The proposed duplex and townhouse units fall within the allowable uses of the RM-0 district. Per the site plan provided by the applicant, they are intending to provide a mixture of duplex houses (shown to the north and south ends) and townhouse units (shown in the center). The subject tract abuts Industrial zoning to the north as well as a small lot single-family neighborhood and commercial use to the west. The proposal lies within the Rural Residential/Agricultural designation of the Tulsa County Comprehensive Plan. 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 recommend **approval** of the application.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as: Rural Residential/Agricultural
"Land that is sparsely occupied and used primarily for farmland, agricultural uses, and single-family homes on large lots. Residential lots generally range from one-half acre or greater and may use on-site services where public utilities are not available."

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	IL	Industrial	Industrial
East	RS	Rural Residential/Agricultural	Vacant
South	RS-3 (City of Tulsa)	Neighborhood	Single-Family
West	AG/RS	Rural Residential/Agricultural and Rural Commercial	Single-Family/Commercial

Small Area Plans

None

Transportation

Major Street & Highway Plan: E 56th 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 56th 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.

Speakers

(-) Derrick Brown, 5630 North Utica Place, Tulsa, Oklahoma, 74130 stated he was speaking for several people that live on the block. This is a dead-end street and there are no issues with traffic or crime. He thought that these were too expensive for the area.

Mr. Craddock stated that this development would have a positive effect on the neighborhood.

Applicant Comments

Jessica Shelton, 8500 East 41st, #202, Tulsa Oklahoma 74145 stated that they want to enhance the Turley area. They have been proactive in talking to the neighbors regarding this project. They will be able to revisit the through street in the planning stage and meet with the fire department for their access. The site plan shows about forty-seven units. These will be higher end duplexes, and we will have about a 50/50 division of owners versus renters.

TMAPC Comments

Mr. Zalk stated that there is a need for more housing in the Tulsa area and he will be supporting this request.

Commission Action

Motion: Recommend approval of the RM-0 zoning, per staff's recommendation.

Motion by: Zalk Second by: Humphrey

Vote: 10-0-0

Ayes: Craddock, Fugate, Hood, Humphrey, Rojas, Rosene Robinson, Shivel, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Turner-Addison

Property Description

THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (W/2 E/2 SW/4 SE/4) OF SECTION SIX (6), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE WEST 40 FEET OF THE NORTH 330 FEET THEREOF, AND LESS AND EXCEPT THE SOUTH 50 FEET THEREOF FOR ROAD.

7. Z-7793

Location: East of the northeast corner of East 35th Street South and South Peoria Avenue

City Council: 9

Applicant: Stacy Park, LLC

Action Requested: Rezoning from RS-3 to OL

Staff Recommendation

The applicant is proposing to rezone the subject property from RS-3 to OL to permit an existing dental office. The existing office use was permitted as a use variance in 1985 and has operated as an office since that time. Properties on both sides of the subject property were rezoned to OL, but due to the use variance, this property was never rezoned.

The property is designated as multiple use by the Tulsa Comprehensive Plan which would support the request for OL zoning at this location. If rezoned, the property would be brought into compliance with the current use and a rezoning would clarify the additional provisions of the zoning code that apply to office uses.

OL is the lowest intensity commercial district in the Tulsa Zoning Code. It maintains a 35-foot maximum building height that is consistent with the surrounding properties and the neighborhood area to the east.

The request is consistent with the Comprehensive Plan designation and the anticipated and current development pattern in the area.

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

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as "Multiple Use". Multiple Use areas are mostly commercial or retail uses, which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	PK	Multiple Use	Parking
East	OL/PUD-430	Multiple Use	Office
South	CH	Multiple Use	Parking
West	OL	Multiple Use	Office

Small Area Plans

The subject property is located within the boundaries of the Brookside Infill Plan. The rezoning to OL would align with the recommendations of the small area plan by ensuring compatible new development as it relates to use and scale.

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: The Aero BRT route runs along South Peoria Avenue to the west of this property.

Existing Bike/Ped Facilities: Sidewalks are in place along East 35th Street South.

Planned Bike/Ped Facilities: None.

Environmental Considerations

Flood Area: The subject property is not located within a designated floodplain area.

Tree Canopy Coverage: Tree canopy in the area is 10%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A

Zoning History

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

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

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

Motion by: Hood Second by: Whitlock

Vote: 10-0-0

Ayes: Craddock, Fugate, Hood, Humphrey, Rojas, Rosene Robinson, Shivel, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Turner-Addison

Property Description

E 1/2 OF LT 12 BLK 2 OLIVERS ADDN, City of Tulsa, Tulsa County, State of Oklahoma

Items 8 and 12 were presented together.

8. Z-7794

Location: Multiple lots south and east of the intersection of East 33rd Street North and North Norfolk Avenue

City Council: 1

Applicant: Ryan McCarty, Select Design

Action Requested: Rezoning from RS-3 and OL to RS-4 (Related to Wilshire Trails Preliminary Plat)

Staff Recommendation

The applicant is proposing to rezone 4 lots as a continuation of a single-family residential development in the area. A previous request included approximately 12 lots in the immediate area that were approved for rezoning to RS-4. The lots under this application would be included in a future subdivision plat for new single-family homes.

3 of the 4 lots under consideration are currently zoned RS-3 with 1 lot along East 33rd Street North being zoned OL. The request is to take all lots to RS-4 to permit additional lots for residential development.

RS-4 zoning requires a minimum lot width of 50 feet and a minimum lot area of 5,500 square feet. The existing RS-3 zoning on most of the lots establishes greater minimums for residential development so the rezoning will allow a reconfiguration of the property into additional lots. The applicant has submitted a preliminary plat in conjunction with the rezoning request that illustrates the proposed layout.

The properties are designated as a Regional Center by the Tulsa Comprehensive Plan. Regional Centers support a wide range of uses and would support more intense uses along the North Peoria Avenue corridor, like what is present south of the subject proposal. The immediate area is and has been residential for many years. The proposal would be consistent with the anticipated development of the area.

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

Comprehensive Plan Considerations

Land Use Plan

The subject properties are designated as a "Regional Center". Regional Centers are defined by existing regional trip generators, in contrast to Local Centers. These centers should be the most connected land use pockets outside of downtown for public transit access and high-capacity arterial streets. New regional trip generators should be permitted in the area with special consideration given to transportation access and circulation. Regional trip generators include universities, malls, large medical campuses, casinos, big-box shopping centers, and very large churches.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3/RS-4	Regional Center/Neighborhood	Residential/Vacant
East	CG/RS-4	Regional Center	Residential/Commercial
South	RS-3/RS-4	Regional Center	Residential/Vacant
West	RS-3/RS-3	Regional Center	Residential/Vacant

Small Area Plans

The subject properties are located within the 36th Street North small area plan.

Development Era

The subject properties are 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: The Aero BRT Route runs along North Peoria Avenue to the east of the subject properties.

Existing Bike/Ped Facilities: The Osage Trail is to the west of the proposed rezoning and will be adjacent to the proposed subdivision plat.

Planned Bike/Ped Facilities: None

Environmental Considerations

Flood Area: The subject properties are not located within a designated flood area.

Tree Canopy Coverage: Tree canopy in the area is 10%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A

Zoning History

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

The applicant indicated their agreement with staff's recommendation.

TMAPC Comments

Mr. Craddock asked staff why a Land Use map change did not accompany the zoning change.

Staff stated that if the map change was included with the zoning change it would have only included the subject property. He stated that they anticipate a future cleanup amendment for the area to align with the requested use.

Commission Action

Motion: Recommend approval of the RS-4 zoning, per staff's recommendation.

Motion by: Craddock Second by: Rosene Robinson

Vote: 10-0-0

Ayes: Craddock, Fugate, Hood, Humphrey, Rojas, Rosene Robinson, Shivel, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Turner-Addison

Property Description

N/2 of Lot 8, Block 4, and Lots 1, 3, & 9, Block 5, Wilshire (Plat #954), City of Tulsa, Tulsa County, State of Oklahoma

9. CO-20

Location: South and west of the southwest corner of East 81st Street South and South Garnett Road

City Council: 7

Applicant: John Droz, Route 66 Engineering

Action Requested: Rezoning from CO to CO-20

Staff Recommendation

The applicant is proposing a corridor development plan to establish development standards for commercial and office uses within the Corridor (CO) zoning district.

The property has been zoned CO since 1970. Development within CO zoning districts requires review and approval of a development plan by TMAPC and the Tulsa City Council. A previous Planned Unit Development (PUD-716) was approved on the property in 2005 but was later abandoned in 2015 (PUD-716-A).

At the time of the abandonment of PUD-716, a new Corridor development plan was adopted (Z-6054-SP-9). The adopted development plan permitted offices, mini-storage, and stormwater facilities on the subject property as part of Development Area B. It also adopted development standards for the assisted living facility located north of the subject property as Development Area A. Other limitations provided by the development plan included building setbacks, a maximum floor area ratio of 1.25, signage standards, and landscaping/screening requirements.

CO-20, as presented, would be considered a major amendment to the previous development plan and per the Tulsa Zoning Code shall be reviewed as a new development plan. Standards adopted under CO-20 would replace the previously adopted standards for Development Area B under Z-6054-SP-9.

The applicant has presented a concept for a new athletics facility on the subject property that would be classified as a large assembly and entertainment use per the Tulsa Zoning Code. In addition to permitted uses, the proposed corridor development plan will establish regulations for lot size, setbacks, signage, landscaping, screening, and lighting.

The Tulsa Comprehensive Plan designates the property as multiple use. Multiple use encourages commercial and retail uses. The proposed uses in the development plan align with the multiple use designation. There are existing residential developments adjacent to the property on the south and west. The development standards provide additional setbacks from the residential development and will require screening and landscaping per the Tulsa Zoning Code.

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

CO-20 Development Standards

CO-20 shall allow only the uses identified below, along with the customary accessory uses, and subject to the supplemental regulations of the Tulsa Zoning Code. Uses identified below are permitted by right.

Uses that cannot be reasonably interpreted to fall within a permitted use, as stated in Section 35.020-E of the Tulsa Zoning Code are prohibited.

Permitted Use Categories, Subcategories, and Specific Uses:

RESIDENTIAL Use Category

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

Three or more households on single lot

- Apartment/Condo
- Mixed-Use Building
- Vertical Mixed-Use Building

PUBLIC, CIVIC, AND INSTITUTIONAL Use Category

- Library or Cultural Exhibit
- Natural Resource Preservation
- Parks and Recreation
- Postal Services
- Religious Assembly

COMMERCIAL Use Category

- Animal Service (All specific uses)
- Assembly and Entertainment
 - Indoor Assembly and Entertainment (All specific uses, excluding gun clubs)
- Broadcast or Recording Studio
- Commercial Service (All specific uses)
- Financial Services, excluding Personal Credit Establishment
- Office (All specific uses)
- Parking, Non,accessory
- Restaurants and Bars (All specific uses)
- Retail Sales, excluding Medical Marijuana Dispensary
- Studio, Artist or Instructional Service

AGRICULTURAL

- Community Garden

Lot and Building Regulations:

Property located within CO-20 will be subject to the lot and building regulations for the CG district, as defined in the Tulsa Zoning Code with the following additional requirements:

Minimum Building Setbacks:

- From South 107th East Avenue: 20 feet
- From South Boundary of CO-20: 30 feet
- From North Boundary of CO-20: 20 feet
- From East Boundary of CO-20: N/A

Maximum Building Height: 45 feet

Parking:

Parking requirements within CO-20 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.

F1 screening is required along the common lot line at the south boundary of CO-20.

Signs:

Ground Signs:

A maximum of two (2) ground signs are permitted. Ground signs shall be located adjacent to vehicular entrances from South 107th East Avenue. Each ground sign shall be limited to a maximum display surface area of 150 square feet and a maximum height of 12 feet.

Wall Signs:

Wall signs are permitted at 2 SF per linear foot of building wall to which they are attached. No illumination shall be permitted for wall signs.

Dynamic Displays:

Dynamic displays are prohibited within CO-20.

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 Multiple Use. Multiple Use areas are mostly commercial or retail uses, which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CO	Multiple Use	Senior Living Facility
East	CO	Local Center	Vacant
South	CO	Neighborhood	Residential
West	CO	Neighborhood	Residential

Small Area Plans

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

Development Era

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

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks are in place along South 107th East Avenue

Planned Bike/Ped Facilities: None

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 47%. 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 11830, dated June 26, 1970, established zoning for the subject property.

Commission Action

Motion: To continue CO-20 to November 20, 2024.

Motion by: Craddock Second by: Rosene Robinson

Vote: 10-0-0

Ayes: Craddock, Fugate, Hood, Humphrey, Rojas, Rosene Robinson, Shivel, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Turner-Addison

Public Hearing – County Comprehensive Plan Amendments

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

10. **TCCP-13** (County)

Location: Northeast corner of East 56th Street North and US Highway 75

County Commission District: 1

Applicant: Tanner Consulting, LLC

Action Requested: Change Land Use designation from Rural Residential/Agricultural to Industrial (Related to CZ-558)

Staff Recommendation

The applicant is requesting a comprehensive plan amendment from Rural Residential/Agriculture to Industrial to accommodate IL zoning to permit a trade center/office-warehouse.

The subject tract is located at the intersection of East 56th Street North and US Highway 75. East 56th Street North is designated as a secondary arterial by the Major Street and Highway Plan. Given the tract's proximity to the intersection of an arterial street and a Highway, commercial or industrial would be a justifiable use for the subject tract in lieu of a lower traffic use, such as agricultural or residential. Also, there currently exists a landfill site on the property immediately to the east, which, given the proximity of the landfill, would not be compatible with an agricultural or residential development on the subject tract. Additionally, land designated as Industrial by the Tulsa County

Comprehensive Plan lies to the west, with a similar position of being at the intersection of East 56th Street North and US Highway 75. A sports complex exists to the south, which would not be adversely affected by the proposed land use.

Staff has reviewed the request and finds that it is compatible with the conditions and surroundings of the subject tract and that the amendment to Industrial land use would be non-injurious to the surrounding proximate properties and anticipated future development pattern of the surrounding area, therefore;

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

Applicant's Justification

"In 2018, Tulsa County recognized the need to have an adopted Comprehensive Land Use Plan for the unincorporated areas of Tulsa County and to update or establish plans as necessary for the remainder of Tulsa County.

"The planning process was initiated in 2018, and substantial plan components were adopted in 2019 and 2020.

Since and contemporaneously with the adoption of the Comprehensive Plan, this U.S. Highway 75 corridor has continued to see expansion of commercial and industrial development, including within the Cherokee Industrial Park and at the highway intersections with 66th Street North and 76th Street North. Further, an IL rezoning along with PUD-853 of 68 acres, approved in 2019, is located across U.S. Highway 75 to the west. That rezoning was to support a pipe, valve, and fitting distribution business's new facility, which business acquired the site in 2019. The Site was included in the Tulsa County Land use map study that was adopted in or around 2020. The conditions in this area of U.S. Highway 75 have changed with recent industrial growth beyond what was anticipated at that time. The proposed rezoning and development associated with this Comprehensive Plan Amendment will increase an opportunity for industrial development and manufacturing jobs to this northeast corner of 56th Street North and U.S. Highway 75. The existing Cherokee Industrial Park and the expansion tracts surrounding it have provided employment and manufacturing jobs for Tulsa County and this land use change opens an opportunity to use the existing highway and utility infrastructure in the area for further industrial development.

Along with the current Rural Residential/Agricultural designation, the site is supplementally designated "Floodplain," corresponding with the FEMA Regulatory Floodplain. Historically, the site had only an old farmhouse and some barns.

These conditions may have caused the site to have been overlooked as a nonresidential development site during the initial Comprehensive Plan planning process.

Due to its location and surrounding conditions, the site is not suitable for residential development, rural or otherwise."

Comprehensive Plan Considerations

Land Use Plan

The subject property is currently designated as: **Rural Residential/Agricultural**

"Land that is sparsely occupied and used primarily for farmland, agricultural uses, and single-family homes on large lots. Residential lots generally range from one-half acre or greater and may use on-site services where public utilities are not available."

The proposed designation is: **Industrial**

"This land use category is designed to accommodate industrial uses as well as wholesaling, warehousing, and distribution facilities, which tend to require large buildings and generate more large-truck traffic than other types of land uses."

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	AG	Rural Residential/Agricultural	Vacant
East	AG	Rural Residential/Agricultural	Landfill
South	AG (City of Tulsa)	Park and Opens Space	Sports Complex
West	IL	Industrial	Vacant/US Hwy 75

Small Area Plans

None

Transportation

Major Street & Highway Plan: E 56th St N is designated as a Secondary Arterial. US Hwy 75 is designated as a Freeway

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: A sidewalk gap is shown along both E 56th St N

Environmental Considerations

Flood Area: A large portion of the tract is in the 100-year floodplain, with the southwest area, where proposed building is to be located, outside of the floodplain

Parks & Open Space: None

Zoning History

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

TMAPC Comments

None

Speakers

None.

Commission Action

Motion: Recommend approval of the County Comprehensive Plan amendment to change the land use designation from Rural Residential/Agricultural to Industrial, per staff's recommendation.

Motion by: Craddock Second by: Whitlock

Vote: 10-0-0

Ayes: Craddock, Fugate, Hood, Humphrey, Rojas, Rosene Robinson, Shivel, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Turner-Addison

Public Hearing – Plats

11. QT 0018

Location: Southwest corner of South 33rd West Avenue and West 45th Street South

City Council: 2

Applicant: Alan Betchan, AAB Engineering

Action Requested: Approval of a Preliminary Plat (Preliminary Plat Originally approved on 5/4/2022, expired 5/4/2024)

Staff Recommendation

The plat consists of 1 lot, 1 block on ±2.87 acres. Staff recommends **approval** of the preliminary subdivision plat subject to the following conditions provided by the Technical Advisory Committee (TAC) and all other requirements of the Subdivisions Regulations. The subdivision was previously approved as a Preliminary Plat on May 4th, 2022, but that approval has since expired. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

Zoning

- Property is zoned IL, the proposed lot meet those standards.

Specification for Documents

Engineering Graphics

- No comments.

Addressing

- Include the following address on the plat pdf: Block 1 Lot 1: 3322 W 45TH ST S.

Article 5 of the Subdivision and Development Regulations: Design and

Improvements

Required Infrastructure and Public Improvements (5-020)

- Public infrastructure improvements required for this project include waterline extension, sanitary sewer and waterline segment abandonments, storm sewer, roads, driveways, sidewalks, and ramps. An application for IDP plan review (IDP 154852-2023) was submitted 07/13/2023. The plans have most recently been through third review and returned to applicant with a letter of deficiency on 09/18/2024. The most recent submittal is under review.

Streets (transportation) (5-060)

- No Comments.

Streets (fire) (5-060)

- No comments.

Sidewalks (5-070)

- No comments.

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

- The site is in Zone X and outside the CoT regulatory floodplain, respectively per FEMA FIRM panel 40143C0332L and CoT Atlas panel 45.

Stormwater Management (5-100)

- IDP plans have demonstrated a slight reduction in peak discharge where runoff leaves the site. No additional mitigation is required.

Sewage Disposal (5-130)

- No Comments.

Water Supply (5-130)

- No comments.

Easements (5-150)

- No comments.

-

Streets and Stormwater:

- No Comments.

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 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	IL	Local Center	Commercial
East	CS	Neighborhood	ROW
South	IL	Employment	ROW
West	IL	ROW	ROW

Small Area Plans

The subject properties is located within the area covered by Plan 66.

Development Era

The subject property is located in an area developed during the Streetcar Era. Upon the implementation of streetcar alignments in Tulsa, new neighborhoods began to develop beyond the Downtown area. While this area's urban form was initially determined during the time period between 1910 and 1930, growth has been somewhat continuous throughout history, with a good deal of infill development occurring each decade. This Development Era contains some of Tulsa's oldest residential areas, and there are great examples of how different housing types, different architectural styles, and land uses that support residents' daily needs and lifestyles can exist in proximity to each other. Alterations to the urban form have occurred, primarily to accommodate automobile access, with the introduction of highways that disconnected pre-existing streets.

Transportation

Comprehensive Plan Street Designation: Southwest Boulevard is planned 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 established in the 2015 GO Plan, and they should be evaluated for feasibility with regard to the reallocation of street space for bicycle facilities.

Arterial Traffic per Lane:

Arterial Traffic - North (N/A)

Arterial Traffic - East (S 33rd West Ave) - 2,985 Vehicles per Lane)

Arterial Traffic - South (W 61st St S) - 3,647 Vehicles per Lane)

Arterial Traffic - West (Southwest Blvd) - 1,739 Vehicles per Lane)

Environmental Considerations

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 for QT0018 per staff's recommendation.

Motion by: Zalk Second by: Hood

Vote: 10-0-0

Ayes: Craddock, Fugate, Hood, Humphrey, Rojas, Rosene Robinson, Shivel, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Turner-Addison

12. Wilshire Trails

Location: Multiple lots south and west of the southwest corner of Wilshire Drive and East 33rd Street North

City Council: 1

Applicant: Ryan McCarty, Select Design

Action Requested: Approval of a Preliminary Plat (Preliminary Plat Originally approved on 9/7/2022, expired 9/7/2024) (Related to Z-7794)

Staff Recommendation

The plat consists of 30 lots, in 4 blocks, on ±5.22 acres. Staff recommends **approval** of the preliminary subdivision plat subject to the following conditions provided by the Technical Advisory Committee (TAC) and all other requirements of the Subdivisions Regulations. The subdivision was previously approved as a Preliminary Plat on September 7th, 2022, but that approval has since expired and additional property has been added to the proposed plat. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

Zoning

- The proposed zoning for the property is RS-4, the proposed lot meet those standards.

Specification for Documents

- Submit subdivision control data sheet with the final plat.
- Remove contours on the final plat submittal.
- Provide the date of the last survey site visit on the face of plat.
- Under the Basis of Bearings information include the coordinate system and vertical datum used.
- Provide a bearing angle preferably shown on the face of the plat.
- Graphically show all property pins found or set that are associated with the plat. Either have a legend entry showing the found or set symbology or label each location with text.

Addressing

- Include the following addresses on the plat pdf:
- TRACT NO 2 LOT 1: 973 E 32ND ST N and 3204 N MADISON AVE E
- TRACT NO 4 LOT 1: 3241 N NORFOLK AVE E and 1104 E 33RD ST N
- TRACT NO 4 LOT 2: 3244 N WILSHIRE DR E and 1114 E 33RD ST N
- No comments on the streets.

Article 5 of the Subdivision and Development Regulations: Design and

Improvements

Required Infrastructure and Public Improvements (5-020)

- Required infrastructure improvements include water and sanitary sewer extensions, surface drainage and storm sewer, roads, drives, and ADA compliant sidewalks. These items have been designed under IDP 126109-2022. Plans were approved on 5th review on 12/29/2023. Permit was issued on 06/21/2024.
- A portion of the public sanitary sewer extension will be constructed with Capital money.

Streets (transportation) (5-060)

- You have limits of access listed in the DoD but none shown on the proposed plat. Show limits of access on the plat or remove from the DoD.

Streets (fire) (5-060)

- Please provide approved turn around on 32nd St North and 32 PL North if fire access road exceeds 150 ft per IFC 2018 Table 103.4.

Sidewalks (5-070)

- No Comments.

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

- The site is in Zone X and outside the CoT regulatory floodplain, respectively per FEMA FIRM panel 40143C0228L and CoT Atlas panel 28.

Stormwater Management (5-100)

- Mitigation requirements are addressed through IDP 126109.

Sewage Disposal (5-130)

- Sanitary sewer is being constructed through IDP 126109. Sewer Alignment has not been finalized due to uncertainty regarding easement acquisition by separate instrument. Document numbers on the face of Plat are required for these separate instrument easements.

Water Supply (5-130)

- No Comments.

Easements (5-150)

- On block 2 Lot 6 change the 15' U/E to 15' WL/E to match what's shown on block 2 lot 5.
- This project involves several offsite easements to cover public infrastructure extensions. All separate instrument easements will need to be filed and the recording information shown on the face of the plat prior to filing the plat. This includes easements associated with the sanitary sewer that is being constructed with Capital money.

Streets and Stormwater:

- No comments.

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 Regional Center by the Tulsa Comprehensive Plan. Existing regional trip generators define the Regional Centers in contrast to Local Centers. These centers should be the most connected land use pockets outside of downtown for public transit access and high-capacity arterial streets. New regional trip generators should be permitted in the area with special consideration given to the transportation access and circulation. Regional trip generators include universities, malls, large medical campuses, casinos, big-box shopping centers, and very large churches.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Neighborhood/ Parks and Open Space	School
East	CG/IM	Regional Center	Vacant Commercial
South	IM/PUD-487	Regional Center	Auto Salvage
West	RS-3	Neighborhood	Residential Subdivision

Small Area Plans

The subject properties is located within the 36th Street North small area plan.

Development Era

The subject property is located in an area developed during the Early Automobile Era. As automobile use began to supplant the use of streetcars in cities across the country, the pattern of urban development changed. From the time of the Great Depression, through World War 2, and prior to the development of the Interstate Highway System, Tulsa's land use pattern became more centered around the mile-by-mile grid of major streets that follows the boundaries of the township and range system. During this time period, Tulsa saw some of the fastest growth that has occurred in the city's history, consistent with population growth across the United States. Detached house neighborhoods with a variety of architectural styles proliferated through the area, and a relatively low level of redevelopment has occurred over time as compared to the Downtown Era and the Streetcar Era.

Transportation

Comprehensive Plan Street Designation: N/A.

Arterial Traffic per Lane:

Arterial Traffic - North (E 36th St N - 1,809 Vehicles per Lane)
Arterial Traffic - East (N Peoria Ave - 2,851 Vehicles per Lane)
Arterial Traffic - South (Mohawk Blvd - 1,114 Vehicles per Lane)
Arterial Traffic - West (Martin Luther King Jr Blvd - 1,541 Vehicles per Lane)

Environmental Considerations

Parks & Open Space: N/A

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Approve the preliminary subdivision plat for Wilshire Trails, per staff's recommendation.

Motion by: Craddock Second by: Rosene Robinson

Vote: 10-0-0

Ayes: Craddock, Fugate, Hood, Humphrey, Rojas, Rosene Robinson, Shivel, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Turner-Addison

Other Business

None

13. Commissioner Comments

None

Adjournment

Commission Action

Motion: Adjourn

Motion by: Walker Second by: Craddock

Vote: 10-0-0

Ayes: Craddock, Fugate, Hood, Humphrey, Rojas, Rosene Robinson, Shivel, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Turner-Addison

There being no further business, the meeting adjourned at 1:33 p.m.