



Tulsa Metropolitan Area Planning Commission

APPROVED
Mar. 19, 2025

Minutes of Meeting No. 2932

Wednesday, March 5, 2025, 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 March 4,, 2025 at 11:23 a.m.

Members Present: Fugate, Rosene Robinson, Shivel, Turner-Addison, Walker, Whitlock, Zalk

Members Absent: Bulmash, Craddock, Hood, Humphrey

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

Speaker Key:

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

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

Reports

Chairman’s Report: None

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

Approval of Minutes

1. Minutes from Meeting 2930, February 5, 2025

Motion: Approval of the minutes of Meeting 2930 from February 5, 2025.

Motion by: Shivel **Second by:** Rosene Robinson

Vote: 6-0-1

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

Nays: none

Abstentions: Whitlock

Absent: Bulmash, Craddock, Hood, Humphrey

Consent Agenda

2. MPD-FBC-1-a

Location: North of the northwest corner of East 8th Street South and South Peoria Avenue

City Council District: 4

Applicant: A-Max Sign Company

Action Requested Minor amendment to Master Plan Development (MPD) - Form-Based Code (FBC) to increase the permitted sign display area allowance

Staff Recommendation

The applicant is proposing an increase to the allowable wall sign area within a master planned development (MPD). MPD-FBC-1 is a form-based code that establishes standards for new development. The subject property is located within an urban general street frontage area of the development standards.

Wall signs within the MPD are restricted on location and size. The proposed sign complies with the placement standards of the MPD but exceeds the maximum display area allowed by the MPD.

The applicant is requesting an increase from 8 square feet to 21 square feet to permit a new business sign. The sign would be affixed to the east-facing wall of the building along South Peoria Avenue.

21 square feet would still be less than the permitted wall sign area in standard commercial districts and would maintain the intent of the MPD which seeks to regulate lower intensity, pedestrian-scale uses and signage.

The proposed minor amendment would be limited to the subject property and not extended to other areas within the MPD.

Staff has reviewed the request and determined:

- 1) MPD-FBC-1a is consistent with the provisions for administration and procedures of a development plan in section 70.040.
- 2) MPD-FBC-1a does not represent a significant departure from the approved development standards in the MPD and is considered a minor amendment to MPD-FBC-1.
- 3) All remaining development standards defined in MPD-FBC-1 and subsequent amendments shall remain in effect.

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

Legal Description – Lots 1-4 Block 2, The Village at Central Park, a subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof

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	MPD-FBC-1/NIO	Park and Open Space	Veterans Park
East	CH/NIO	Multiple Use	Commercial
South	MPD-FBC-1/NIO	Multiple Use	Mixed-Use
West	MPD-FBC-1/NIO	Multiple Use	Mixed-Use

Small Area Plans

The subject property is located within the Pearl District Small Area Plan.

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: South Peoria Avenue is designated as an urban arterial adjacent to the subject property. Urban arterials require an ultimate right-of-way width of 70 feet.

Comprehensive Plan Street Designation: South Peoria Avenue is designated as a Main Street. Main Streets are the streets whose land uses have maintained their historic or urban characteristics. Buildings have minimal setbacks, pedestrian infrastructure is safe and comfortable, and many buildings have a mix of uses, whether multiple storefronts, or a combination of retail and residential on different floors of the building. On-street parking, bicycle lanes, pedestrian islands, and curb extensions are used to slow traffic to a speed that is safe for pedestrians and cyclists. These streets are prime candidates for economic development and community development investment efforts.

New construction and renovations of existing properties should be consistent with the existing character of the Main Street and maintain a high degree of pedestrian accessibility. Setbacks should be minimal, and parking should be located on the street, on the side of a building, or behind the building. Uses should be predominantly mixed-use, commercial, or higher density residential. Connectivity should be maintained to surrounding neighborhoods, but transitions between Main Street and Neighborhood areas should be considerate of potential compatibility issues, such as noise, light, and parking. Interactions between Main Streets and neighborhoods should be identified and mitigated but should not cause a decrease in quality of either environment.

Transit: Aero BRT service is provided along South Peoria Avenue.

Existing Bike/Ped Facilities: Sidewalks are in place along South Peoria Avenue.

Planned Bike/Ped Facilities: The GO Plan designates South Peoria Avenue for on-street bike lanes at this location.

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 9%. 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: Veterans Park is adjacent to the subject property to the north and connected via sidewalks and mutual parking and driveways.

Property Description

Lots 1-4 Block 2, The Village at Central 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 item 2, per staff's recommendation.

Motion by: Zalk Second by: Whitlock

Vote: 7-0-0

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

Nays: none

Abstentions: none

Absent: Bulmash, Craddock, Hood, Humphrey

Public Hearing - Plats

3. The Reserve at Meridian (County)

Location: South of the Southwest corner of E 171st Street South and South Sheridan Road

County Commission District: 3

Applicant: Select Design

Action Requested: Preliminary Plat for Single-Family Subdivision

Staff Recommendation

This plat consists of 14 lots, 1 block on 23.35 ± acres.

The Technical Advisory Committee (TAC) met on February 20th, 2025 and provided the following comments:

1. **Zoning:** Proposed lots conform to the requirements of the RE district and PUD-863. Planning Services will provide comments prior to final plat release.
2. **Addressing:** INCOG has assigned addresses. Include assigned addresses on the face of the final plat and provide address disclaimer.
3. **Transportation & Traffic:** Final street construction plans must be approved by the County Engineer and installed prior to final plat release.
4. **Sewer/Water:** On-site sewage disposal via ODEQ approved system. Water line plans must be submitted to Okmulgee County Rural Water District #6. All requirements of the district must be met for final plat approval.
5. **Stormwater, Drainage, & Floodplain:** Plans for stormwater and drainage must be approved by the Tulsa County Engineer and improvements must be in place prior to final plat approval. Provide access to reserve area for maintenance.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.
7. **Tulsa County Engineering:** A Release letter will be required by Tulsa County Engineering prior to release of the final plat

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. Tulsa County release is required prior to final plat approval.

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: To approve the Preliminary Plat, The Reserve at Meridian, per staff's recommendation.

Motion by: Zalk Second by: Turner-Addison

Vote: 7-0-0

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

Nays: none

Abstentions: none

Absent: Bulmash, Craddock, Hood, Humphrey

Public Hearing – Accelerated Release of a Building Permit

4. Project Anthem (PSO Substation)

Location: Southwest of the intersection of the Creek Turnpike and East 11th Street South

City Council District: 6

Applicant: Torry Hurt

Action Requested: Accelerated Release of a Building Permit and a modification to Section 10-110.6-C of the *Subdivision and Development Regulations* which would require the developer to submit a financial guarantee to the City of Tulsa for outstanding infrastructure improvements required for the project.

TMAPC Comments

The applicant indicated their agreement with staff's recommendation.

Applicant Comments

Speakers

None.

Commission Action

Motion: To approve authorization of the accelerated release of building permits limited to the electrical substation shown on the site plan in the backup material, AND approval of modification to Section 10-110.6-C of the Subdivision and Development Regulations to not require a financial guarantee per Section 5-180 for the electrical substation, because the substation will not be connected to City infrastructure and the criteria set forth in Section 10-070.4 of the Subdivision and Development Regulations, per staff's recommendation.

Motion by: Walker Second by: Zalk

Vote: 7-0-0

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

Nays: none

Abstentions: none

Absent: Bulmash, Craddock, Hood, Humphrey

Public Hearing – Comprehensive Plan Conformance

5. Public hearing and possible approval of new capital improvement projects and finding of comprehensive plan conformance for the Capital Improvement Plan (CIP), Fiscal Years 2026-2030

Staff Recommendation

Item

Public hearing to approve new capital improvement projects for the City of Tulsa Capital Improvement Plan, **Fiscal Years 2026 to 2030.**

Background

The Capital Improvement Plan (CIP), containing recommended capital projects for the next five years, is a tool to implement the Comprehensive Plan. State Statutes provide that once a comprehensive plan has been adopted, no capital project shall be constructed or authorized without approval of its location, character, and extent by the Planning Commission.

City departments generated the list of new capital improvements in the plan. The City of Tulsa prepares an annual Capital Improvement Plan that is published with the fiscal year budget. The Planning Commission generally reviews any new additions proposed for inclusion in the proposed capital plan before the draft budget and capital plan are published.

Review for Conformance with the Tulsa Comprehensive Plan

Planning staff reviewed the newly proposed Capital Improvement Plan projects for consistency with the City of Tulsa's Comprehensive Plan, including the Major Street and Highway Plan, the GO Plan, and small area plans, all of which are adopted as amendments to the Comprehensive Plan. In general, the improvements listed **are** consistent with the Comprehensive Plan.

A summary list of CIP projects is below, including: the name of requesting Department, the proposed projects, and staff comments regarding relationship and consistency with the Comprehensive Plan, including Major Street and Highway Plan, GO Plan and small area plans.

A. BOK Center

- 1. Replace and upgrade hockey dasher system**
- 2. Replace and upgrade digital signage throughout the venue**
- 3. Build out 2 additional platinum suites**

Staff comments: These proposed projects will replace, upgrade, and build infrastructure improvements in the BOK Center, which is consistent with Tulsa's Comprehensive Plan – planitulsa, Chapter 2 Future Land Use, Chapter 4 Economic Development, and Chapter 10 Public Services, specifically:

- LU 3.4 Encourage continued growth and investment in downtown as a major center for jobs, transit, services, and civic and cultural institutions for the entire city and region.
 - LU 3.4.3 Encourage a 24 hour downtown with a diverse mix of uses and activation at all different times of the day.
- ED 4.6 Foster the success of the downtown area through target investment, incentives, and revitalization strategies.
- HCC 6.3 Continue to position Tulsa as the premier events center in Oklahoma through partnerships with major event organizers and seek to streamline regulations to more easily facilitate large-scale events.

- HCC 6.3.2 Support the Cox Convention Center, the BOK Center, and Performing Arts Center through promotional support, inclusion in capital improvement programs, and coordination on policy changes to enhance their operations.
- PS 2 Public facilities in Tulsa are efficient, well-maintained, and properly funded.

B. Cox Business Convention Center

- 4. Rehabilitation of Fire and Life Safety Systems**
- 5. Rehabilitation - Asbestos Abatement**
- 6. Security Upgrades - Expand access control and CCTV throughout the venue**
- 7. Renovate area that new hotel connection will attach, including renovation of all 3 floors that have not been improved**
- 8. Replace existing digital signage and add room signage**
- 9. Replace the existing stage extension pit cover due to wear & tear causing it to be unsafe**
- 10. Replace the existing portable stage due to age, wear & and tear causing it to be unsafe**

Staff comments: These proposed projects will replace, upgrade, and build infrastructure improvements in the Cox Business Convention Center, which is consistent with Tulsa's Comprehensive Plan – planitulsa, Chapter 4 Economic Development, Chapter 6 History, Culture, and Creativity, and Chapter 10 Public Services; furthermore, these proposed projects are also consistent with Tulsa's Arena District Master Plan, specifically:

- ED 4.6 Foster the success of the downtown area through target investment, incentives, and revitalization strategies.
- HCC 6.3 Continue to position Tulsa as the premier events center in Oklahoma through partnerships with major event organizers and seek to streamline regulations to more easily facilitate large-scale events.
 - HCC 6.3.2 Support the Cox Convention Center, the BOK Center, and Performing Arts Center through promotional support, inclusion in capital improvement programs, and coordination on policy changes to enhance their operations.
- PS 2 Public facilities in Tulsa are efficient, well-maintained, and properly funded.
- Arena District Master Plan: Cox Business Center Summary of Key Recommendations: Continue to advance Cox Business Center renovations utilizing Vision Tulsa funds.
- Arena District Master Plan: Convention Center Hotel Summary of Key Recommendations: Analyze the potential for expanded convention center activity to confirm that a convention hotel can induce additional demand that grows the market. Target the block that currently houses the Tulsa Police Department and Municipal Court for a convention center hotel since the site is City-controlled so it can be targeted for a later intervention once the City has a clear strategy for Convention Center and other upgrades.

C. Fire Department

- 11. Expansion of Fire Station at 21st and 193rd**
- 12. Replacement of Breathing Air Compressor**
- 13. Expansion of Fire Station around N 33rd W and Newton**

Staff comments: The proposed projects will expand two City of Tulsa Fire Department stations for areas experiencing growth and replacement of equipment which is consistent with Tulsa's Comprehensive Plan – planitulsa, Chapter 10 Public Services, specifically:

- PS 2 Public Facilities are efficient, well-maintained, and properly funded.
 - PS 2.2 Develop a "Preventative and Predictive Maintenance" approach by procuring full funding and progressive reserves for ongoing and future maintenance needs.

- PS 5 Tulsa Fire Department uses databased approaches, enhanced training, and public engagement to achieve an effective, efficient, and equitable distribution of fire and emergency services.
 - PS 5.1.2 Evaluate the future growth of the city, and plan for future station needs.
 - PS 5.4 Ensure that the growth of Tulsa Fire Department's fire service corresponds with the growth of the city.

D. PAC

- 14. Repair and upgrade west exterior steps and porches**
- 15. Remodel/Rehabilitation of north promenade exterior storage**
- 16. Repair and upgrade building carpets and hard floors**
- 17. Repair and upgrade domestic water re-plumb**
- 18. Replace/Rehabilitation of scrim soft goods**
- 19. Replace/Rehabilitation of theatrical company switch panels**
- 20. Remodel/Rehabilitation of dressing rooms**
- 21. Replace/Rehabilitation of laundry facility**

Staff comments: *These proposed projects will replace, repair, rehabilitate, and upgrade improvements to the Performing Arts Center, which is consistent with Tulsa's Comprehensive Plan – planitulsa, Chapter 2 Future Land Use; Chapter 4 Economic Development; Chapter 6 History, Culture and Creativity; and Chapter 10 Public Services, specifically:*

- LU 3.4 Encourage continued growth and investment in downtown as a major center for jobs, transit, services, and civic and cultural institutions for the entire city and region.
 - LU 3.4.3 Encourage a 24 hour downtown with a diverse mix of uses and activation at all different times of the day.
- ED 4.6 Foster the success of the downtown area through target investment, incentives, and revitalization strategies.
- HCC 6.3 Continue to position Tulsa as the premier events center in Oklahoma through partnerships with major event organizers and seek to streamline regulations to more easily facilitate large-scale events.
 - HCC 6.3.2 Support the Cox Convention Center, the BOK Center, and Performing Arts Center through promotional support, inclusion in capital improvement programs, and coordination on policy changes to enhance their operations.
- PS 2 Public facilities in Tulsa are efficient, well-maintained, and properly funded.
 - PS 2.2 Develop a "Preventative and Predictive Maintenance" approach by procuring full funding and progressive reserves for ongoing and future maintenance needs.

E. Police

- 22. Expansion of backup site with Motorola MCC7500 radio console (7)
- 23. Replacement of Radio consolettes and desksets at main 911 and backup centers**
- 24. Replacement of air chillers at 911 center**
- 25. Replacement of generator at 911 center**
- 26. Expansion of data center fire suppression system for 911 center**
- 27. Replacement of gas chromatograph/mass spectrometers (GCMS for Chemistry section**
- 28. Rehabilitation of 911 facility maintenance (exterior caulk, roof repairs)**
- 29. Expansion of lighting and acoustics for 911 center**
- 30. Replacement and new construction of roadway and parking lots at TPD Training Division/Range**
- 31. Replacement of 911 center roof**

Staff comments: The proposed projects *will replace, upgrade, and build infrastructure improvements and* provide the City of Tulsa Police Department with updated equipment and technology that will contribute to public safety and maintenance of existing City facilities. These projects are consistent with Tulsa’s Comprehensive Plan – planitulsa, Chapter 10 Public Services, specifically:

- PS 2 Public facilities in Tulsa are efficient, well-maintained, and properly funded.
 - PS 2.2 Develop a “Preventative and Predictive Maintenance” approach by procuring full funding and progressive reserves for ongoing and future maintenance needs.
- PS 3 Tulsa Police Department develops partnerships and works collaboratively to build public trust and keep Tulsans safe through data-driven, community-based best practices.
 - PS 3.1 Proactively advocate for capital funding needs for TPD to enhance existing facilities, fleet, and other equipment.
 - PS 3.3 Invest in technological systems that utilize data analytics and evidence-based approaches to inform crime prevention efforts.

F. Parks

32. Rehabilitation (Zoo) misc. maintenance needs for FY 2025

33. Replacement (Zoo) roofs

Staff comments: These proposed projects will provide for rehabilitation, replacement, and maintenance of roofs, exhibits, and other facilities for the Tulsa Zoo, which is consistent with Tulsa’s Comprehensive Plan – planitulsa, Chapter 8 Parks and Recreation, specifically:

- PR 1 Tulsa’s parks and trails systems are enhanced and maintained through coordinated efforts and funding from public, private, non-profit, and philanthropic entities.
 - PR 1.2 Develop a long-term and sustainable funding strategy for deferred maintenance issues, new projects, and programming needs.
- PR 3.4.1 Evaluate destination parks to determine needs for capital improvements or additional programming.
- PS 2 Public facilities in Tulsa are efficient, well-maintained, and properly funded.
 - PS 2.2 Develop a “Preventative and Predictive Maintenance” approach by procuring full funding and progressive reserves for ongoing and future maintenance needs.

G. Public Works

34. Replacement/Rehabilitation of 41st St & 145th Ave Intersection

35. Construction Completion Incentives

36. Engineering Inspection & Testing

Staff comments: These proposed projects will provide funding for various projects, incentives for timely construction, capacity expansion, right-of-way acquisition, and engineering, testing and studies, which align with Tulsa’s Comprehensive Plan – planitulsa Chapter 3 Transportation, specifically:

- TR 2 Tulsa has a wide range of reliable transportation options that are properly planned, funded, and coordinated.
 - TR 2.2.1 Continue to work with partner agencies to maintain and/or expand the transportation system in ways that are plan-driven and fiscally sustainable.
- TR 2.3 Ensure adequate funding for the implementation of transportation plan recommendations.

- TR 2.3.1 Include specific and dedicated funding for all modes of transportation in capital improvement plans and funding packages.
- TR 3 Existing transportation infrastructure is well maintained through strategic investments.
 - TR 3.1 Optimize maintenance and repair of existing infrastructure to adequately meet the needs of the current and projected population.
 - TR 3.2 Use monitoring and data collection to maintain and optimize current transportation systems.
 - TR 3.2.1 Continue to use Pavement Conditions Index data and traffic data among the data used to prioritize street projects.
 - TR 3.2.2 Continue to include data related to the usage and condition of roadways, transit routes, bicycle, and pedestrian infrastructure in level of service (LOS) analyses.
 - T.R. 3.3 Use data-driven approaches to optimize maintenance investments where needed and explore alternative funding options.

Staff Recommendation

Staff recommends **approval**, based on the finding that the projects within the Capital Improvements Plan, FY 2026 - 2030 **are** in conformance with the Tulsa Comprehensive Plan.

Speakers

None.

Commission Action

Motion: To approve based on the finding that the projects within the Capital Improvement Plan (CIP), Fiscal Years 2026-2030, are in conformance with the Tulsa Comprehensive Plan.

Motion by: Turner-Addison Second by: Rosene Robinson

Vote: 7-0-0

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

Nays: none

Abstentions: none

Absent: Bulmash, Craddock, Hood, Humphrey

Other Business

6. Commissioner Comments

None

Adjournment

Commission Action

Motion: Adjourn

Motion by: Walker Second by: Whitlock

Vote: 7-0-0

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

Nays: none

Abstentions: none

Absent: Bulmash, Craddock, Hood, Humphrey

There being no further business, the meeting adjourned at 1:12 p.m.