



Tulsa Metropolitan Area Planning Commission

APPROVED
Apr. 2, 2025

Minutes of Meeting No. 2933

Wednesday, March 19, 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 12, 2025 at 3:43 p.m.

Members Present: Bulmash, Craddock, Fugate, Humphrey, Rosene Robinson, Shivel, Turner-Addison, Walker, Whitlock

Members Absent: Hood, Zalk

Staff Present: Nathan Foster, Jay Hoyt, Erin Roark, Susan Miller, Kim Sawyer, Jeff Stephens, Sherri Taubert

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: None

Approval of Minutes

1. Minutes from Meeting 2932, March 5, 2025

Motion: Approval of the minutes of Meeting 2932 from March 5, 2025.

Motion by: Craddock Second by: Shivel

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Hood, Zalk

Consent Agenda

2. The Retreat at Brookside South

Location: East of the southeast corner of East 41st Place South and South Peoria Avenue

City Council District: 9

Applicant: Tim Clark

Action Requested: Vacation of Plat

Commission Action

Motion: Approve Consent Agenda item 2, per staff's recommendation.

Motion by: Craddock Second by: Whitlock

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Hood, Zalk

Public Hearing – Rezoning

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

3. CZ-562 (County)

Location: Northwest corner of East 105th Street North and North 135th East Avenue

County Commission District: 1

Applicant: Dustin Kiley Mitchell, Mitchell Investment Properties

Action Requested: Rezoning from AG to CS

Staff Recommendation

The applicant is requesting to rezone from AG to CS to permit a commercial plumbing service.

The proposed CS zoning would allow commercial uses on the subject lots. The applicant has stated that they proposed to build a commercial plumbing service. Plumbing services fall under the Commercial – Building Services category of the allowable uses listed on table 6-1 of the Tulsa County Zoning Code. This proposed use is allowed by right within the CS zoning district. The site lies within the Commercial designation of the Tulsa County Comprehensive Plan, which adopted the land use designations in place by the City of Owasso Comprehensive Plan. The proposed use is compatible with this designation.

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

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

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as: Commercial

“The Commercial Land Use District represents areas of retail trade and services. Typically, these areas are located around nodes of arterial street intersections or in some cases, at intersections of collectors and arterials. Commercial Districts can also be found in corridors that have an established commercial use pattern, such as the Smith Farm area, or highly visible areas, such as along US-169, SH-20, and 116th St. N. west of US-169. The Commercial District includes uses that range from small neighborhood convenience shopping areas, single free-standing buildings, big box retailers, restaurants, automotive services centers, and other similar retail uses.”

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
<u>North</u>	<u>CS (Owasso)</u>	<u>Commercial</u>	<u>Vacant</u>
<u>East</u>	<u>AG (Owasso)</u>	<u>None (US Hwy 169)</u>	<u>Highway</u>
<u>South</u>	<u>AG</u>	<u>Commercial</u>	<u>Single-Family/Vacant</u>
<u>West</u>	<u>RE</u>	<u>Commercial</u>	<u>Single-Family</u>

Small Area Plans

None

Transportation

Major Street & Highway Plan: E 105th St N has no designation and N 135th E Ave is designated as a Residential Collector

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environmental Considerations

Flood Area: None

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.

Speakers

None.

Commission Action

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

Motion by: Craddock Second by: Whitlock

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Hood, Zalk

Property Description

SW NW NE NW LESS S25 THEREOF FOR RD SEC 16 21 14 2.311ACS AND SE NW NE NW LESS S25 THEREOF SEC 16 21 14 2.31ACS County of Tulsa, State of Oklahoma

4. Z-7807

Location: Northeast corner of West 8th Street South and South 45th West Avenue
City Council District: 4
Applicant: Raul Cisneros

Action(s) Requested: Rezoning from RM-2 to RS-5

Staff Recommendation

The applicant is proposing to rezone a single lot from RM-2 to RS-5 to permit a lot split for additional residential units. The property is currently zoned RM-2 which is a multifamily residential district. The minimum lot requirements in multifamily districts are larger than those that apply in RS-5. RM-2 requires a minimum lot width of 50 feet and a minimum lot area of 5,500 square feet while RS-5 reduces the minimums to a 30-foot-wide lot with 3,300 square feet.

The minimum requirements of the existing zoning RM-2 would limit the lot to one single-family home. The applicant is proposing to split the lot to accommodate two single-family homes.

The RS-5 district 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

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	CH	Multiple Use	Commercial
East	RM-2	Neighborhood	Residential
South	RM-2	Neighborhood	Residential
West	CH/RM-2	Multiple Use/Neighborhood	Commercial/Residential

Small Area Plans

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

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 along West 8th Street South.

Planned Bike/Ped Facilities: Sidewalks are planned along all public streets in the City of Tulsa.

Environmental Considerations

Flood Area: The subject property contains FEMA 500-year 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: N/A

Zoning History

Ordinance 11813, dated June 26, 1970, established zoning for the subject property.

The applicant was not present.

Speakers

None.

Commission Action

Motion: Recommend approval of the RS-5 zoning, per staff’s recommendation.

Motion by: Craddock Second by: Rosene Robinson

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Hood, Zalk

Property Description

LT 25 BLK 1 HOMEGARDENS ADDN, City of Tulsa, Tulsa County, State of Oklahoma

Public Hearing – Comprehensive Plan Amendments

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

5. CPA-117 Consider adoption of proposed amendments to the Major Street and Highway Plan (MSHP).

Staff Recommendation

Consider adoption of proposed **Tulsa Metropolitan Area Major Street and Highway Plan amendments** (CPA-117) as shown in the attachments.

Background

The **Tulsa Metropolitan Area Major Street & Highway Plan (MSHP)** is a functional plan and was originally adopted as part of the Comprehensive Plan on February 28, 1968, and has been amended from time to time. The MSHP provides for a hierarchical street classification system that distinguishes streets based on width, and most recently amended in 2018. The MSHP identifies roadways based on their functional classification, which serves as the official basis for determining right-of-way requirements and numbers of traffic lanes.

INCOG Transportation Technical Advisory Committee (on 11/18/24) and INCOG Policy Committee (on 12/4/24) recommended the proposed changes to the MSHP, as shown in the attachments. The following provides background information for the proposed amendments.

- 1) **City of Tulsa Public Works - Charles Page Boulevard, Route 66 (E 11th Street South, E Admiral Boulevard and E Admiral Place), and E. 3rd Street S.** Current Street classifications per the Major Street and Highway Plan (MSHP) account for increasing vehicular traffic when in reality they present lower existing and future projected traffic volumes. The designated right-of-way widths discourage infill development along corridors such as Charles Page Boulevard, Route 66, and E. 3rd Street S., all of which have garnered interest for transit and pedestrian-oriented development, historic preservation, and their potential to become hubs for economic growth and tourism.
- 2) **Project Anthem & Robson Ranch.** Located on the far east end of Tulsa, planning documents for the Robson Ranch area were developed by the primary landowner. The land uses in their planning documents were included in the planitulsa comprehensive plan update. The area remains mostly undeveloped, and the current MSHP street alignments and classifications do not consider its unique geography and environmental features, nor align with the goals outlined in the planning documents, which seek to favor economic growth and more walkable, environmentally friendly communities. Project Anthem is immediately adjacent to Robson Ranch and will become a part of this connected community.
- 3) **Route 66/Riverside Drive.** Revisions along these segments will allow for more developable space at sites such as Cry Baby Hill and the OSU Medical Center with no impacts to the existing roadway configuration and encourage infill and pedestrian-oriented development. Roadway capacity is expected to remain reasonable for forecasted travel demand based on Federal Highway Administration (FHWA) standards.

- 4) **South Tulsa Bridge.** For years, discussions took place between the District 8 Councilor and community members regarding the alignment of the bridge. Several surrounding municipalities met with INCOG to discuss an MSHP adjustment with the planned alignment for the S Yale Avenue Bridge. It was determined that the alignment would not be on South Yale Avenue, rather connected to a proposed extension of Riverside Parkway considering surrounding future roads within Tulsa City limits.

Key Concepts in CPA-117

1) **City of Tulsa Public Works - Charles Page Boulevard, Route 66 (E 11th Street, E Admiral Boulevard and E Admiral Place), and E. 3rd Street S.**

Planned right-of-way width exceeds current and future demand and often interferes in infill situations with existing development patterns.

- a. The capacity analysis showed a downward trend in AADT on all analyzed corridors.
- b. The City of Tulsa Multimodal Mobility Study for E. 11th St. S. from S. Peoria Ave. to S. Memorial Dr. (2017) conducted its analysis assuming a 2% increase per year of peak hour turning movement, while historical AADT data shows a downward trend. Based on current conditions and future projections, reclassification of the segment from S. Harvard Ave. to S. Sheridan Rd. from Secondary Urban Arterial (100') to Urban Arterial (70') can be accommodated. The segment from S. Peoria Ave. to S Harvard Ave. is already classified as Urban Arterial (70').
- c. The City of Tulsa Multimodal Mobility Corridor Study for Charles Page Blvd./W. 3rd St. from S. 65th W. Ave. to S. Houston Ave. (2015) considers the MSHP roadway classification of Multimodal Urban Arterial (70') applicable to the entire corridor with the exception of the sidewalk widths, while its current classification, Multimodal Primary Arterial (120'), was deemed unsuitable based on current and anticipated future traffic volumes.
- d. The Crosbie Heights Small Area Plan (2015) supports the reclassification of Charles Page Blvd. under implementation measure 12.3, which states "Change the MSHP designation of Charles Page Blvd. to Multimodal Urban Arterial, as supported in the Multimodal Mobility Corridor Study prepared on September 2015".

2) **Project Anthem & Robson Ranch**

Robson Ranch spans across three municipalities (Fair Oaks, Broken Arrow and City of Tulsa). The 7,000-acre core of the ranch was master planned to become a mixed-use community that incorporates new urbanist design concepts such as streets that are walkable and bikeable; housing options; main street commercial corridors; accessible public spaces; and connections to major thoroughfares. Project Anthem is immediately adjacent to Robson Ranch and will become a part of this connected community. The MSHP amendments will align with these concepts.

3) **Route 66/Riverside Drive**

- a. AADT from INCOG's 2019, 2021, and 2022 data at Riverside Drive and South Denver Avenue, which would represent the highest traffic counts within the proposed segment, was analyzed. The average

AADT for those 3 years is 3,947, and FHWA guidance for Minor Collectors (their Urban Arterial equivalent) recommends up to 6,300 AADT.

- b. Reclassifying Riverside Drive from a Commercial/CBD/Industrial Collector to an Urban Arterial (80 to 70 feet of prescribed right-of-way) along the identified segments will unlock additional land and encourage infill. For instance, the Cry Baby Hill development would gain an additional 5' otherwise dedicated to right-of-way. This will allow the developer to maximize space for parking, River Design Overlay requirements, utilities, and the development on a site proven challenging for development. Roadway capacity will remain reasonable for forecasted travel demand based on FHWA standards.
- c. Reclassification of the segment will allow for the implementation and expansion of OSU's Medical Center Master Plan. The goal is to support plans to increase connectivity and walkability between their campus, Downtown, and Zink Lake.

4) **South Tulsa Bridge**

- a. On February 15, 2022, the INCOG Board of Directors approved INCOG's participation in the planning process for a possible South Tulsa Bridge. Five entities (Muskogee Nation, Tulsa Co., City of Bixby, City of Jenks, and City of Tulsa) funded a "South Tulsa Bridge Sketch-Level and Toll Revenue Study." This study contemplates that a bridge would connect to E 131st Street west of the river and to a new road alignment (Riverside Parkway) east of the Arkansas River.
- b. The landing spot on the Tulsa side (east side) calls for the need to amend the MSHP to reflect the new alignment, connecting the South Tulsa Bridge to a proposed extension of Riverside Parkway, so residents have an updated document to rely on when making land purchases and land use decisions.

The proposed amendments were presented to and discussed by the Planning Commission at their February 5, 2025, work session.

Staff Recommendation

Adopt proposed amendments to the Major Street and Highway Plan (MSHP).

TMAPC Comments

Mr. Walker asked regarding the South Tulsa Bridge, if Yale Avenue would still be a connection to the proposed bridge.

Staff stated the alignment would be to a new proposed extension of Riverside Parkway.

Mr. Craddock asked if the proposals for 11th Street from Harvard Avenue to Sheridan Road would narrow the road for cars.

Staff stated "yes", it would decrease the right-of-way from 100 feet to 70 feet to allow property owners to invest in their properties.

Mr. Craddock stated this was done at 11th Street and Lewis Avenue and it created a bottleneck for traffic.

Staff stated they are trying to encourage more infill.

Commission Action

Motion: Recommend adoption of CPA-117, Major Street and Highway Plan (MSHP) Amendments, per staff's recommendation.

Motion by: Bulmash Second by: Walker

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Hood, Zalk

Other Business

None

6. Commissioner Comments

None

Adjournment

Commission Action

Motion: Adjourn

Motion by: Walker Second by: Shivel

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Hood, Zalk

There being no further business, the meeting adjourned at 1:15 p.m.