



Tulsa Metropolitan Area Planning Commission

APPROVED
Jun. 4, 2025

Minutes of Meeting No. 2937

Wednesday, May 21, 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 May 14, 2025 at 4:28 p.m.

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

Members Absent: Craddock

City Staff Present: Austin Chapman, Nathan Foster, Erica Grayson, Erin Roark, Susan Miller, Kim Sawyer

County Staff Present: none

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 1:01 p.m.

Reports

Chairman’s Report: none

Director’s Report: none

Approval of Minutes

1. Minutes from Meeting 2936, May 7, 2025

Motion: Approval of the minutes of Meeting 2936 from May 7, 2025.

Motion by: Zalk Second by: Shivel

Vote: 10-0-0

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

Nays: none

Abstentions: none

Absent: Craddock

Item 3 from the Consent agenda was continued to June 4 ,2025.

Item 4 was moved to the Public Hearing at Ms. Turner-Addison's request and then approved.

Consent Agenda

2. PUD-675-4

Location: 10820 South Toledo Avenue

City Council District: 8

Applicant: Nathalie Cornett

Action Requested

PUD minor amendment to reduce the setback from the north boundary of the PUD from 25 feet to 10 feet to permit a garage addition

Staff Recommendation

The applicant is proposing a minor amendment to PUD-675 to reduce the required setback from the northern boundary of the PUD from 25 feet to 10 feet to permit a garage addition.

The property is uniquely situated on the northern edge of the adopted planned unit development. The PUD was set up for the single-family residential subdivision with private streets. All other lots adjacent to the northern boundary of the PUD are oriented to the south toward East 108th Place which makes the 25-foot setback from the northern boundary a rear setback. The subject property is the only lot that has a side yard along the north boundary.

The reduction from 25 feet to 10 feet would align the side setback for this property with the typical side setback requirement for RS-1 zoning while maintaining the 25-foot setback for all other lots. The applicant has provided a conceptual plan to illustrate the proposed garage expansion.

The proposed amendment would be limited to Lot 1, Block 2 Stonebriar Estates.

Staff has reviewed the request and determined:

- 1) PUD-675-4 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.
- 2) PUD-675-4 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-675.
- 3) All remaining development standards defined in PUD-675 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 neighborhood. **Neighborhoods** are mostly residential uses, which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local

Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-2	Neighborhood	Single-Family Residential
East	RS-1/PUD-675	Neighborhood	Single-Family Residential
South	RS-1/PUD-675	Neighborhood	Single-Family Residential
West	RS-2	Neighborhood	Single-Family 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 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: N/A

Planned Bike/Ped Facilities: N/A

Environmental Considerations

Flood Area: The subject properties are not located in any designated flood area.

Tree Canopy Coverage: Tree canopy in the area is 22%. 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

Property Description

Lot 1, Block 2, Stonebriar Estates

Staff requested and was granted by Planning Commission a continuance on Item 3 to June 4, 2025.

3. PUD-182-8

Location: North of the northwest corner of East 75th Street and South Atlanta Avenue

City Council District: 2

Applicant: Raul Cisneros

Action Requested

PUD minor amendment to reduce the side yard setback from 5' to 0' to permit a lot split between a duplex;
Related to LS-21622 **(Staff requests a continuance to June 4, 2025)**

Commission Action on item 3

Motion: To continue PUD-182-8 to June 4, 2025, per staff's recommendation.

Motion by: Zalk Second by: Rosene Robinson

Vote: 10-0-0

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

Nays: none

Abstentions: none

Absent: Craddock

Commission Action on item 2

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

Motion by: Zalk Second by: Whitlock

Vote: 10-0-0

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

Nays: none

Abstentions: none

Absent: Craddock

Ms. Turner-Addison requested that item 4 be moved from the Consent Agenda to the Public Hearing to hear more about the project.

Public Hearing – Item Removed from Consent Agenda

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

4. Z-7008-SP-1v

Location: South of the southwest corner of West 71st Street South and South Olympia Avenue

City Council District: 2

Applicant: Jenks Swim School, LLC

Action Requested

Minor amendment to a Corridor Development Plan to allow a Large (>250-person capacity) Indoor Assembly and Entertainment use to permit a swim school

Staff Recommendation

The applicant is proposing a minor amendment to Z-7008-SP-1, the corridor development plan that covers the majority of the Tulsa Hills Shopping Center. The amendment proposes the addition of a large indoor assembly and entertainment use as a permitted use in "Development Area A" of the development plan to permit a swim school within an existing commercial space.

The original development plan was adopted under the previous City of Tulsa Zoning Code and included a list of use units that were permitted within each development area. The use of a swim school would not fit within the previously approved use units for Development Area A which has led to the need for the minor amendment.

Large assembly and entertainment uses are permitted in other development areas of Z-7008-SP-1, but were not included in the list of uses for Development Area A.

The minor amendment request would be limited to the space identified on the attached site plan and would be limited to the proposed swim school. This amendment would not add large assembly and entertainment as a permitted use in the entire development area.

The use of swim school at this location would not be injurious to the surrounding properties or existing businesses and aligns with the overall intent of the corridor development plan.

Staff has reviewed the request and determined:

- 1) Z-7008-SP-1v is consistent with the provisions for administration and procedures of a corridor development plan in Section 25.040-E.5.
- 2) Z-7008-Sp-1v does not represent a significant departure from the approved development standards in the corridor development plan and is considered a minor amendment to Z-7008-SP-1.
- 3) All remaining development standards defined in Z-7008-SP-1 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, Z-7008-SP-1	Regional Center	Commercial
East	CO, Z-7008-SP-1	Regional Center	Commercial
South	CO, Z-7008-SP-1	Regional Center	Commercial
West	N/A	N/A	Highway 75

Small Area Plans

The subject property is located within the West Highlands/Tulsa Hills small area plan.

Development Era

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

Transportation

Major Street & Highway Plan: South Olympia Avenue is designated as a commercial collector street.

Comprehensive Plan Street Designation: N/A

Transit: Regular route service is provided along South Olympia Avenue

Existing Bike/Ped Facilities: Sidewalks are present along South Olympia Avenue

Planned Bike/Ped Facilities: None

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 28%. 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

Property Description

Lot 4, Block 1, Tulsa Hills, City of Tulsa, Tulsa County, State of Oklahoma

Ms. Turner-Addison asked if there had been any concerns or support from the neighbors. She also asked if there are any safety concerns

Staff stated there had not been any comments received on the added use and that during the permitting process they will decide what improvements need to be implemented in the space to accommodate the swim school. They will have to comply with all building code requirements.

Commission Action

Motion: To approve item 4 per staff recommendation.

Motion by: Zalk Second by: Shivel

Vote: 10-0-0

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

Nays: none

Abstentions: none

Absent: Craddock

Public Hearing – Rezoning

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

5. Z-7811

Location: Southwest corner of East 56th Street North and North 145th East Avenue

City Council District: 3

Applicant: Janet Kohls

Action Requested

Rezoning from AG to IM

Staff Recommendation

The applicant is proposing to rezone the subject property from AG to IM to accommodate future industrial uses on the site. The 10-acre property is currently undeveloped and used for agricultural purposes. The property is located on the edge of the city limits for the City of Tulsa. Properties to the north are in unincorporated Tulsa County and consist of large-lot residential uses. Properties to the east are in Rogers County and consist of existing industrial uses including a concrete plant and a stone quarry.

The comprehensive plan designates the property as an employment area which envisions warehousing, storage, manufacturing and assembly, and industrial processes. The proposed IM zoning aligns with the recommendations of the employment land use designation by allowing specific uses that are anticipated by the designation.

The IM zoning district requires a 75-foot setback from AG-zoned properties which would include the properties to the west and south of the subject property. The employment land use designation extends to all properties in the immediate area anticipating future employment growth on the surrounding properties.

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

Comprehensive Plan Considerations

Land Use Plan

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

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	N/A	Tulsa County – Rural/Residential	Residential
East	N/A – Rogers County	N/A – Rogers County	Industrial
South	AG	Employment	Agriculture
West	AG	Employment	Agriculture

Small Area Plans

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

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: East 56th Street North and North 145th East Avenue are both designated as secondary arterials by the major street and highway plan requiring and ultimate right-of-way width of 100 feet.

Comprehensive Plan Street Designation: N/A

Transit: Transit is not present.

Existing Bike/Ped Facilities: None.

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

Environmental Considerations

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

Tree Canopy Coverage: Development will naturally have an impact on tree canopy, but all effort should be taken to preserve a substantial portion of the tree canopy in these areas. These areas should have the highest level of preservation to maintain the existing habitat and recreational places in the city. Future land use planning for Future Growth areas should include the goal of tree canopy preservation.

Parks & Open Space: N/A

Zoning History

Ordinance 11804, dated June 26, 1970, established zoning for the subject property.

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

TMAPC Comments

Mr. Bulmash asked if residential is allowed in IM zoning.

Staff stated a manufactured home would be allowed by Special Exception.

Speakers

None.

Commission Action

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

Motion by: Zalk Second by: Turner-Addison

Vote: 10-0-0

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

Nays: none

Abstentions: none

Absent: Craddock

Property Description

NE/4 NE/4 NE/4 of Section Nine (9), Township Twenty (20) North, Range Fourteen (14) East, Tulsa County, Oklahoma

Item 6 was withdrawn by applicant on May 14, 2025.

6. Z-7812

Location: East of the northeast corner of East 15th Street South and South 83rd East Avenue

City Council District: 5

Applicant: Diego Toledo

Action Requested

Rezoning from RS-1 to RS-5 **(Withdrawn by applicant)**

7. Z-7813

Location: East of the northeast corner of East Apache Street and North 129th East Avenue

City Council District: 3

Applicant: George Daniel Harris

Action Requested

Rezoning from IL to AG

Note: The original request was listed as IM to AG due to an error on the Tulsa Zoning Map.

Staff Recommendation

The applicant is proposing to rezone the property from IL to AG to permit the expansion of a single-family residence on the property.

The original request was listed as IM to AG due to an error on the City of Tulsa Zoning Map. Staff determined that the property was zoned IL through research into previous ordinances, so the request has been updated to reflect the correct existing zoning district.

The property has been zoned IL since 1975 per ordinance 13394. It was rezoned from AG to IL in 1975, but it was never developed as an industrial use. The single-family home on the property has existed since 1955.

Industrial zoning districts do not permit single-family homes. The existing home would be considered legal non-conforming which permits the home to remain but would not permit expansions of the use. The applicant is proposing a new detached accessory building/garage for the existing residence that cannot be permitted under the IL zoning.

AG zoning remains consistent with the employment land use designation while allowing the existing property owner to utilize and expand the single-family home in compliance with the zoning ordinance.

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

Comprehensive Plan Considerations

Land Use Plan

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

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	IH	Employment	Residential
East	IM	Employment	Car disposal
South	IL	Employment	Car disposal
West	AG	Employment	Vacant

Small Area Plans

The subject property is not located in a small area plan.

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: East Apache Street is designated as a secondary arterial which requires an ultimate right-of-way width of 100 feet.

Comprehensive Plan Street Designation: N/A

Transit: Transit is not present.

Existing Bike/Ped Facilities: None

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

Environmental Considerations

Flood Area: The subject properties are not located within a floodplain.

Tree Canopy Coverage: Tree canopy in the area is...23%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: Not Applicable

Zoning History

Ordinance 11811, dated June 26, 1970, established AG zoning for the subject property.

Ordinance 13394, dated March 31, 1975, rezoned the property from AG to IL.

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

TMAPC Comments

None

Speakers

None.

Commission Action

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

Motion by: Zalk Second by: Humphrey

Vote: 10-0-0

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

Nays: none

Abstentions: none

Absent: Craddock

Property Description

The West Half (W/2) of the West Half (W/2) of the East Half (E/2) of the Southeast Quarter of the Southwest Quarter (SW/4) of Section Twenty-One (21), Township Twenty (20) North, Range Fourteen (14) East of the Indian Base and Meridian, in Tulsa County, according to the U.S Government Survey thereof

8. Z-7814

Location: West of the southwest corner of East 41st Street South and South Harvard Avenue

City Council District: 9

Applicant: Jill Ferenc

Action Requested

Rezoning from OL and RS-1 to CS with optional development plan

Staff Recommendation

The applicant is proposing to rezone the subject property from OL to CS with an optional development plan to permit the installation of a dynamic display sign and prohibit certain commercial uses. There is an existing office building on the property that will remain under the current proposal with the addition of a new dynamic display sign along the East 41st Street frontage.

The optional development plan is limited to use restrictions and does not include any additional development standards for the property. The existing OL zoning prohibits the use of dynamic display signs. The property owner would like to modify the freestanding sign adjacent to East 41st Street with a dynamic display element which has prompted the request to rezone the property.

There is existing CS zoning to the east of the subject property and the requested zoning is in alignment with the local center land use designation. Local centers accommodate uses that serve the needs of nearby residences with small-scale commercial and office developments.

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

Z-7814 Development Standards

Property included within the Z-7814 development plan shall be developed in accordance with the CS zoning district with the additional provisions outlined herein.

Z-7814 shall only permit the uses identified below, along with customary accessory uses, and subject to the supplemental regulations of the Tulsa Zoning Code. Uses not listed below are prohibited. Uses identified below are permitted by right.

Permitted Use Categories, Subcategories, and Specific Uses:

Uses denoted with "" require special exception approval by the City of Tulsa Board of Adjustment*

RESIDENTIAL Use Category

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

Single household

Detached house*

Townhouse

Patio house*

Mixed-use building

Vertical mixed-use building

Two households on single lot

Duplex

Mixed-use building

- Vertical mixed-use building
- Three or more households on single lot
- Multi-unit house
- Apartment/condo
- Mixed-use building
- Vertical mixed-use building
- Cottage house development

Group Living Subcategory

- Assisted living facility
- Convent/monastery/novitiate
- Elderly/retirement center
- Life care retirement center

PUBLIC, CIVIC, AND INSTITUTIONAL Use Category

- College or University
- Day Care
 - Family Child Care Home
 - Child Care Center
- Governmental Service or Similar Functions*
- Hospital
- Library or Cultural Exhibit
- Natural Resource Preservation
- Parks and Recreation
- Postal Services*
- Religious Assembly
- Safety Service
- School
 - Established on or before Jan. 1, 1998
 - Others
- Utilities and Public Service Facility
 - Minor
 - Major*
- Wireless Communication Facility
 - Building or tower-mounted antenna

COMMERCIAL Use Category

- Animal Service
 - Grooming
 - Veterinary
- Broadcast or Recording Studio
- Commercial Service
 - Business support service
 - Consumer maintenance/repair service
 - Personal improvement service
- Financial Services, excluding personal credit establishments
- Funeral or Mortuary Service
- Lodging
 - Bed & breakfast
 - Short-term rental
- Marina*
- Office

- Business or professional office
- Medical, dental or health practitioner office
- Restaurants and Bars
 - Restaurant
- Retail Sales
 - Consumer shopping goods
 - Convenience goods
 - Grocery store
 - Small box discount store
 - ~~Medical marijuana dispensary~~
- Self-service Storage Facility*
- Studio, Artist or Instructional Service
- AGRICULTURAL Use Category
 - Community Garden
 - Farm, Market-, or Community-supported
- OTHER Use Category
 - Drive-in or Drive-through Facility (as a component of an allowed principal use)

Comprehensive Plan Considerations

Land Use Plan

Local Centers serve the daily needs of those in the surrounding neighborhoods. This designation implies that the center generally does not serve an area beyond the nearby neighborhoods. Typical uses include commercial or retail uses that serve the daily needs of nearby residents. In order to introduce a regional trip generator, the entire local center designation should be amended to be Regional Center with significant input from all affected properties and nearby neighborhoods.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-1	Neighborhood	Residential Single Family
East	CS	Local Center	Commercial
South	OL	Local Center	Office
West	RS-3	Neighborhood	Townhomes

Small Area Plans

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

Development Era

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

Transportation

Major Street & Highway Plan: East 41st Street South is designated as a secondary arterial which requires an ultimate right-of-way width of 100 feet.

Comprehensive Plan Street Designation: 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.

Transit: Regular route service is available along East 41st Street South.

Existing Bike/Ped Facilities: Sidewalks are present.

Planned Bike/Ped Facilities: None

Environmental Considerations

Flood Area: The subject properties are not located within a floodplain.

Tree Canopy Coverage: Tree canopy in the area is 31%. 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 11823, dated June 26, 1970, established zoning for the subject property.

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

TMAPC Comments

Mr. Bulmash asked how the optional development plan compares to the existing zoning.

Staff stated the optional development plan would add a few things like restaurants as an allowed principal use in the CS district. In the OL district they are limited to a percentage of the office building. It will also allow additional small commercial uses.

Speakers

None.

Commission Action

Motion: Recommend approval of the CS zoning with an optional development plan, per staff's revised staff report omitting medical marijuana as a permitted use.

Motion by: Humphrey Second by: Turner-Addison

Vote: 10-0-0

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

Nays: none

Abstentions: none

Absent: Craddock

Property Description

LOT ONE (1), CHARLES TEEL ADDITION, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4 NE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

AND

THE NORTH 110 FEET OF THE EAST 25 FEET OF LOT SEVEN (7), BLOCK ONE, SUNNYBROOK ACRES ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 2632.

9. Z-7815

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

City Council District: 6

Applicant: Tanner Consulting, LLC

Action Requested

Rezoning from RS-3 with optional development plan to RS-5 with optional development plan

Staff Recommendation

The applicant is proposing to rezone the subject properties from RS-3 with an optional development plan (Z-7752) to RS-5 with an optional development plan.

The optional development plan is included to allow new subdivisions in the area to be served by private streets. The change to the underlying zoning would reduce the required lot minimums and increase the allowable density for future subdivision development. The change would align the subject property with the property immediately west which already has RS-5 zoning in place with an optional development plan for private streets.

Future development of the area will require the submittal of subdivision plats and infrastructure plans which will be subject to the Subdivision & Development Regulations and other development regulations for the City of Tulsa. Engineering for all public infrastructure including water, sewer, and drainage is required to be reviewed and approved for conformance to City regulation prior to the approval of any subdivision plats.

The request for RS-5 is consistent with the neighborhood land use designation and the expected development pattern of the surrounding area.

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

Z-7815 Development Standards

Z-7815 shall be developed in accordance with the RS-5 zoning district with the additional provisions outlined below.

Streets:

Lots in the subdivision may be served by private streets. Private streets are required to be reviewed by the City of Tulsa for conformance with all design and constructions standards per the Subdivision & Development Regulations.

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>
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North	RS-3 and RS-1	Neighborhood	Salvage
East	RS-1	Local Center/Neighborhood	Residential Single Family & Vacant
South	RS-1 and AG-R	Local Center	Commercial
West	RS-5 w/ Z-7774 ODP	Neighborhood	Vacant land

Small Area Plans

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

Development Era

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

Transportation

Major Street & Highway Plan: South 193rd East Avenue is designated as a primary arterial which requires an ultimate right-of-way width of 120 feet.

Comprehensive Plan Street Designation: N/A

Transit: Transit is not present.

Existing Bike/Ped Facilities: South 193rd East Avenue is a signed, on-street, bicycle route.

Planned Bike/Ped Facilities: None

Environmental Considerations

Flood Area: The subject properties are not located within a floodplain.

Tree Canopy Coverage: Tree canopy in the area is 44%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: N/A

Zoning History

Ordinance 11818, dated June 26, 1970, established zoning for the subject property.

Ordinance 18748, dated July 5, 1996, rezoned the northern portion of the property from RS-1 to AG.

Ordinance 25227, dated January 24, 2024, rezoned the property from RS-1 and AG to RS-3 with an optional development plan

TMAPC Comments

Mr. Hood asked what the density difference was between RS-3 and RS-5.

Staff stated RS- 3 would be a 60-foot, 6900 square foot minimum and RS-5 takes that to a 30-foot and a 3300 square foot minimum. He stated with RS-3 you are looking at about 6 lots an acre whereas with RS-5 it is closer to 12-13 lots per acre.

Mr. Bulmash referenced some emails that were received in opposition that were concerned about flooding in the area. He stated those issues get addressed as a developer goes through the planning process.

Staff stated that during the platting process the infrastructure requirements would be enforced including the need to provide adequate stormwater protection before a final plat could be approved and any lots could be developed.

Applicant Comments

Megan Pasco, Tanner Consulting 5323 S Lewis Ave., Tulsa, OK, represents the applicant. Ms. Pasco presented photos of the site plan. She stated it has about 107 lots on 26 acres. The lots are about 50 feet wide with gated private streets.

Mr. Bulmash asked if any consideration was given to townhomes instead of single-family homes.

The applicant stated currently the owner only wants single residential.

Speakers

(-) Bruce Denny, 905 South Lynn Lane Road, Tulsa, OK, 74108, represents the Lynn Lane Neighborhood Association and they are opposed to this proposed rezoning because the lots would be too small for the area. His concerns are that since this would have private streets where are those developers going to be when these private streets need to be replaced or repaired. He is concerned about stormwater retention. Mr. Denny stated he is also concerned about flooding.

(-) Valorey Totten, 17217 East Marshall Street, Tulsa, OK 74116, is opposed because the infrastructure in the area will not support new development. She stated she is concerned about flooding and traffic in the area.

The applicant stated whether they have private or public streets the City of Tulsa requires the developers to put in reserve areas that will be maintained by the HOA. She stated the language in the plat states that if the HOA does not maintain the reserve areas the City of Tulsa has the right to fix the problem and bill the HOA for the work.

Mr. Zalk asked if the increased number of lots were just because of economics.

Ms. Pasco stated "yes" that they were going to have to build public streets and right of ways off site that do not exist today.

Commission Action

Motion: Recommend approval of the RS-5 zoning with the optional development plan, per staff's recommendation.

Motion by: Bulmash Second by: Rosene Robinson

Vote: 9-1-0

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

Nays: Zalk

Abstentions: none

Absent: Craddock

Property Description

PER WARRANTY DEED DATED THE 16TH DAY OF NOVEMBER, 2022 AND FILED OF RECORD DECEMBER 07, 2022 AS DOCUMENT # 2022121876 IN THE RECORDS OF THE COUNTY CLERK, TULSA COUNTY, STATE OF OKLAHOMA:

ALL OF BLOCKS SIX (6) AND SEVEN (7), INDIAN HILLS ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

THE W/2 OF THE S/2 OF THE N/2 OF THE NE/4 OF THE SE/4 AND THE NORTH 132 FEET OF THE E/2 OF THE S/2 OF THE N/2 OF THE NE/4 OF THE SE/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE I.B.&M., TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING THE U. S. GOVERNMENT SURVEY THEREOF.

Public Hearing – Plats

10. 8Q Addition

Location: Southeast corner of East 8th Street South and South Quincy Avenue

City Council District: 4

Applicant: Route 66 Engineering

Action Requested

Approval of Preliminary Plat (Preliminary Plat previously approved on November 2nd, 2022, approval expired on November 2nd, 2024)

Staff Recommendation

The plat consists of 6 lots, 1 block, ±78.6 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, finding that the proposed preliminary subdivision plat complies with all applicable regulations. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

Zoning: Property is zoned RM-2 and is inside the Neighborhood Infill Overlay (NIO) the intended use and proposed lot layouts meet the standards of that district.

Engineering Graphics

- Submit subdivision control data sheet with the final plat.
- Remove contours on final plat submittal.

Addressing

- None.
-

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

Required Infrastructure and Public Improvements (5-020)

- Infrastructure requirements' designs approved under IDP 130068; It expired 12/02/2024. New IDP 210529 renews design and is approved. Permits not yet issued.

Streets (transportation) (5-060)

- None.

Streets (fire) (5-060)

- None.

Sidewalks (5-070)

- Sidewalks required along all streets i.e. 137th E. Ave. and 4th St. Sidewalks may be required along the MAE which serves as access for lot 2.

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

- No floodplain on site.

Stormwater Management (5-100)

- City of Tulsa Engineering atlas shows SD inlets connected to manhole at intersection of E 8th and S Quaker rather than the 30" line N-S line. Confirm field conditions.

Sewage Disposal (5-130)

- IDP 210529 extends sanitary sewer for this development.

Water Supply (5-130)

- None.

Easements (5-150)

- None.

Streets and Stormwater

- No comment.

Deed of Dedication:

- Legal to comment after submittal of Final Plat.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Neighborhood by the Tulsa Comprehensive 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 of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RM-3/NIO	Neighborhood	Multi-family
East	RS-4/NIO	Neighborhood	Parking for Religious Assembly Use
South	RS-4/NIO	Neighborhood	Detached House
West	RS-4/NIO	Neighborhood	Detached Houses

Small Area Plans

The subject properties are 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: N/A

Comprehensive Plan Street Designation: N/A

Transit: None available.

Existing Bike/Ped Facilities: None.

Arterial Traffic per Lane:

Arterial Traffic – North (E 6th St N - 2,430 Vehicles per Lane)
Arterial Traffic – East (S Utica Ave - 3,946 Vehicles per Lane)
Arterial Traffic – South (E 11th St S - 6,792 Vehicles per Lane)
Arterial Traffic - West (S Peoria Ave - 4,253 Vehicles per Lane)

Environmental Considerations

Tree Canopy Coverage: 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.

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

TMAPC Comments

None

Speakers

None

Commission Action

Motion: Approve the preliminary subdivision plat for 8Q Addition, per staff's recommendation.

Motion by: Humphrey Second by: Rosene Robinson

Vote: 10-0-0

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

Nays: none

Abstentions: none

Absent: Craddock

Public Hearing – Zoning Code Amendments

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

11. ZCA-35 Consider proposed amendments to the following section of the Tulsa Zoning Code (Title 42 Tulsa Revised Ordinances, Zoning and Property Restrictions): Chapter 20 Overlay Districts: Add new Section 20.110, NCO-2, Neighborhood Character Overlay 2

Staff Recommendation

Consider amendments (ZCA-35) to the City of Tulsa Zoning Code relating to the creation of a new overlay district in the following section:

Chapter 20 Overlay Districts:

Add new Section 20.110, NCO-2, Neighborhood Character Overlay 2

Background

Over the past few years residential infill development has increased within existing neighborhoods in the City of Tulsa. To ensure infill development is consistent with the existing neighborhood character, the Neighborhood Character Overlay (NCO) can establish zoning regulations to prevent certain negative effects of new development in these areas. In 2022, the Tulsa City Council approved an NCO for the Renaissance Neighborhood to address concerns from the neighborhood association that increased infill development would not be done in a manner to reflect the character of the neighborhood as was originally platted in the 1920's. The focus of their overlay was regulations relating to the scale of new buildings and allowing accessory dwelling units (ADUs) by right.

The Florence Park Neighborhood Association approached the District 4 City Councilor and Planning Office requesting similar protection for their neighborhood. The Planning Office met with the Florence Park Neighborhood Association on three separate occasions, most recently on November 14th, 2024. At that meeting, the Board of the Florence Park Neighborhood Association formally voted to request the initiation of an NCO for their neighborhood. In addition to addressing scale and ADUs like the Renaissance NCO, the association would like additional regulations to prescribe roof pitches and building orientations. Florence Park Neighborhood can be generally described as the residentially zoned property within the area surrounded by East 15th Street South; East 21st Street South; South Harvard Avenue; and the Broken Arrow Expressway.

The first step in adopting the overlay is to amend the City of Tulsa Zoning Code to establish the regulations of an NCO specific to Florence Park, then adopt a zoning map amendment to apply the NCO to the Florence Park Neighborhood.

The Tulsa Planning Office has held three public meetings with residents of the neighborhood to present recommendations. The first was at their annual neighborhood meeting on March 11th, the second was an open house on April 30th and the last time was on May 1st. All three public meetings occurred at the Tulsa Little Theater located on the Northern edge of the neighborhood. The current draft attached to this staff report was written with input from the Florence Park Neighborhood Association and the public meetings.

Staff Recommendation

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

TMAPC Comments

Mr. Hood asked what percentage of the property owners approved of the initiation of this amendment.

Staff stated they did not have signatures of property owners.

Mr. Hood asked if additional neighborhoods wanted NCO in their neighborhoods, would this process continue per neighborhood or would there be a possible unified NCO. Instead of 10-15 NCO's in the future with different guidelines per neighborhood. Mr. Hood had issues with the 20.100-B 7. That states primary building entrances must face the street.

Staff stated they would be open to changing that wording.

Mr. Humphrey referenced an email regarding a 1920 private covenant that restrict that neighborhood to single-family homes.

Staff stated there is impending litigation filed because a neighbor was approved by the Board of Adjustment for an accessory dwelling unit in the neighborhood and the neighbors are attempting to enforce the covenants. He stated the City of Tulsa doesn't enforce private covenants. The zoning code allows things that are in opposition to several things that are listed on private covenants, and we are not looking at those when making those decisions. It is a private contract between owners in the subdivision.

Ms. Addison-Turner asked what exactly is the intended benefit or problems that this amendment is seeking to address.

Staff stated it is seeking to look at infill housing in neighborhoods around downtown and midtown. He stated outside of historic preservation neighborhoods rarely are they tearing down a house and rebuilding a house at a similar scale as the rest of the neighborhood. This puts maximum baseline on what can be rebuilt.

Mr. Bulmash stated he has some of the same concerns as Mr. Hood has. He stated in 10 years we are going to be on NCO 744 and every neighborhood is going to have these specific requirements. Mr. Bulmash stated at some point these houses are going to need to be rebuilt they are not going to last forever, and his concern is that we are setting up a really difficult situation for any type of redevelopment.

Speakers

(-) Mark Wilkinson, 7071 East 125th Place South, Tulsa, OK, 74008 stated he represents a neighbor, Debbie Deibert, who could not attend. He stated that Ms. Deibert was approved by the Board of Adjustment for an ADU then after 2 months of building a neighbor filed a lawsuit challenging that ADU. Ms. Deibert was denied the occupancy permit and is 3 years into litigation and she has had to file for bankruptcy because this neighbor is citing the restrictive covenant against the ADU. She understands that this overlay is not going to impact her situation whatsoever but is concerned about future homeowners being told by a homeowner or a realtor that they can build an ADU when in fact they will not be able to build it and then find themselves litigating after they have started to build something.

Commission Action

Motion: Recommend approval of ZCA-35 with the revision to 20.100-B 7. The primary building entrances must be entered through the required porch or stoop. In the case of principal buildings on the corner lots, the primary entrance must be located on the street for which they have the least amount of frontage.

Motion by: Walker Second by: Humphrey

Vote: 8-2-0

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

Nays: Bulmash, Hood

Abstentions: none

Absent: Craddock

Other Business

None

Commissioner Comments

None

Adjournment

Commission Action

Motion: Adjourn

Motion by: Walker Second by: Hood

Vote: 10-0-0

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

Nays: none

Abstentions: none

Absent: Craddock

There being no further business, the meeting adjourned at 2:17 p.m.