



APPROVED  
AUG. 6, 2025

# Tulsa Metropolitan Area Planning Commission

## Minutes of Meeting No. 2941

Wednesday, July 16, 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 July 9, 2025, at 3:06 p.m.

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

**Members Absent:** Bulmash, Craddock, Fugate

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

**County Staff Present:** Kendal Davis, Sherri Tauber

### 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

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**Chairman’s Report:** None

**Director’s Report:** None

## Approval of Minutes

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### 1. Minutes from Meeting 2940, July 02, 2025

Motion: Approval of the minutes of Meeting 2940 from July 02, 2025.

Motion by: Shivel                    Second by: Hood

Vote: 7-0-0

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

Nays: none

Abstentions: none

Absent: Bulmash, Craddock, Fugate

## Consent Agenda

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### **2. PUD-168-A-2**

Location: South of the southeast corner of East 81st Street South and South Harvard Avenue

City Council District: 8

Applicant: Encinos 3D Custom Products, LLC

#### **Action Requested**

PUD minor amendment to allow an increased sign height

#### **Staff Recommendation**

The applicant is proposing a minor amendment to increase the permitted height from 16-feet to 18-feet for a tenant identification sign for the development. The base zoning of CS would permit a height of 25 feet for a freestanding sign. This will be a static monument style sign. The amendment would only be applicable to the sign along the Harvard Avenue Street frontage shown in the exhibit.

With consideration given to the factors listed herein, staff recommends approval of the application per the attached conceptual sign plan.

Staff has reviewed the request and determined:

- 1) PUD-168-A-2 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.
- 2) PUD-168-A-2 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-168-A.
- 3) All remaining development standards defined in PUD-168-A-2 and subsequent amendments shall remain in effect.

## Comprehensive Plan Considerations

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### **Land Use Plan**

The subject property is designated as a **Local Centers**. 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	CS/RS-2/PUD-168-A	Local Center	Convenience Store
East	RS-2/PUD-168	Neighborhood	Detached Single-family Housing
South	RS-2/PUD-168	Neighborhood	Detached Single-family Housing
West	CS/OL	Local Center	Retail Strip Center

**Small Area Plans**

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

**Development Era**

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

**Transportation**

Major Street & Highway Plan: Harvard Avenue is classified as a Secondary Arterial, all right-of-way has been dedicated.

Comprehensive Plan Street Designation: Harvard Avenue is classified as a Multi-Modal Street. 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: not served.

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: None.

**Property Description**

PRT LT 1 BEG SWC TH N550.10 E5 N215 E5 N145 NE28.34 E40 N10 E224.31 S170 W35.81 S165.56 E241.5 S606.86 NW CRV LF 35.41 W464.65 POB LESS BEG 750.10N & 5E SWC THEREOF TH N14.99 E5 N145 NE28.34 E40 N10 E224.31 S170 W35.81 S20 W253.50 POB & LESS BEG 605N & 5E NWC THEREOF TH N145.1 E253.50 S145.54 W253.5 POB, BLK 1, FOREST CREEK CENTER

**Commission Action**

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

Motion by: Turner-Addison Second by: Hood

Vote: 7-0-0

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

Nays: none

Abstentions: none

Absent: Bulmash, Craddock, Fugate

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## Public Hearing – Rezoning

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

#3 was continued to August 6, 2025, per County staff recommendation

### **3. CZ-567 (County)**

Location: Northwest corner of W 161<sup>st</sup> St South and S Elwood Ave

County Commission District: 3

Applicant: Monty Bradford

#### **Action Requested**

Rezoning subject property from AG to CS (Staff requests continuance to August 6, 2025)

#### **Commission Action**

Motion: To continue CZ-567 to August 6, 2025, per staff's recommendation.

Motion by: Hood                      Second by: Whitlock

Vote: 7-0-0

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

Nays: none

Abstentions: none

Absent: Bulmash, Craddock, Fugate

Items #4 and #7 were presented together.

#### **4. Z-7822 (Related to CPA-121)**

Location: West of the southwest corner of Highway 75 and East Mohawk Boulevard

City Council District: 1

Applicant: Nathan Cross

#### **Action Requested**

Rezone from RS-3 and CS to IL with an optional development plan

#### **Staff Recommendation**

The applicant is proposing to rezone the subject property from RS-3 and CS to IL w/ODP to permit an industrial park and prohibit a Low-impact Medical Marijuana Processing Use. The subject property is near the right-of-way for Highway 75 and has access to both Mohawk Boulevard and East 36<sup>th</sup> Street North.

The western boundary of the property abuts warehousing use, vehicle repair use and a retirement home and the northeastern boundary abuts property with a single detached house. A mix of floodplain and industrial building setbacks would provide a buffer between the retirement home and the detached house.

IL is the lowest intensity industrial zoning district and requires all industrial activities to take place within enclosed buildings. Off-site impacts such as noise, odors, and dust are prohibited in the IL district. Approval of the comprehensive plan amendment (CPA-121) would establish an appropriate land use for the proposed IL zoning.

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-7822 Development Standards**

Property included within the Z-7822 development plan shall be developed in accordance with the IL zoning district with the additional provisions outlined herein.

Z-7822 shall prohibit the following Use within the Industrial/Low-impact Manufacturing and Industry Use Category/Subcategory:

- Low-impact Medical Marijuana Processor

#### **Comprehensive Plan Considerations**

##### **Land Use Plan**

Existing:

**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.

Proposed:

**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	RS-3	Neighborhood	Industrial
East	RS-3	Neighborhood	US Highway 75, Residential
South	RS-3	Neighborhood	Safety Service
West	RS-3, RM-2, CS	Multiple Use	Elderly/Retirement Center, Vehicle Repair Maintenance

**Small Area Plans**

The subject property is not included 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: All right-of-way is in place to serve the following street designations:

**East Mohawk Boulevard:** Residential Collector.

**East 36th Street North:** Secondary Arterial

**Highway 75:** Freeway.

Comprehensive Plan Street Designation: N/A

Transit: Not Served.

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: None.

Arterial Traffic per Lane:

- North** (Mohawk Blvd - 674 Vehicles per Lane)
- East** (N Harvard Ave - 618 Vehicles per Lane)
- South** (E 36th St N - 2,477 Vehicles per Lane)
- West** (N Lewis Ave - 2,198 Vehicles per Lane)

**Environmental Considerations**

Flood Area: The subject properties has significant amount of Regulatory flood plain and include tributaries of Flat Rock Creek. This limit the intensity of development on the site, the graphic below taken from the City of Tulsa Engineering Atlas approximate the developable area on the site.



Tree Canopy Coverage: Tree canopy in the area is 12%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A.

### **Zoning History**

Ordinance 11802, dated June 26<sup>th</sup>, 1970, established zoning for the subject property.

### **TMAPC Comments**

None

The applicant indicated their agreement with staff's recommendation.

### **Applicant Comments**

Mr. Cross stated he was available for questions.

### **Speakers**

None.

### **Commission Action**

Motion: Recommend approval of the IL zoning with an optional development plan, per staff's recommendation.

Motion by: Humphrey      Second by: Rosene Robinson

Vote: 7-0-0

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

Nays: none

Abstentions: none

Absent: Bulmash, Craddock, Fugate

### **Property Description**

TRACT NO. 1

A tract of land situated in the West Half (W/2) of Lot Eight (8), BARRETT & EVANS SUBDIVISION, Tulsa County, Oklahoma, according to the recorded plat thereof, being more particularly described as follows:

Beginning at a point on the West line of said lot 8, said point lying 317 feet North of the Southwest corner thereof; thence Due East 317.91 feet to a point on the North and South center line of said Lot 8; thence N00°01'34"E along said center line a distance of 202.2 feet; thence S89° 25'43"W, a distance of 136.16 feet; thence S61°07'49"W a distance of 74.54 feet; thence S89°52'08"W a distance of 117.61 feet to a point on the West line of said Lot 8; thence S00° 03'07"W along said West line a distance of 148 feet to the point of beginning, containing 1.2479 acres more or less.

Less the South 37 feet thereof more particularly described as follows:

A tract of land 37.00 feet in width situated in the West Half (W/2) of Lot Eight (8), BARRETT & EVANS SUBDIVISION, Tulsa County, Oklahoma, according to the recorded plat thereof, being more particularly described as follows, to-wit:

Beginning at a point on the West boundary of said Lot 8, a distance of 317.00 feet North of the Southwest corner of said Lot 8; thence Due East a distance of 317.91 feet to a point in the North and South center line of said Lot 8; thence N00°01'34"E along the said center line a distance of 37.00 feet; thence Due West a distance of 317.90 feet to a point in the West boundary of said Lot 8; thence S0°03'07"W along the West boundary of said Lot 8, a distance of 37.00 feet to the point of beginning, containing 0.2700 acres more or less.

#### TRACT NO. 2

A tract of land situated in the West Half (W/2) of Lot Eight (8), BARRETT & EVANS SUBDIVISION, Tulsa County, Oklahoma, according to the recorded plot thereof being more particularly described as follows:

Commencing at the Southwest corner of said Lot 8; thence Due East along the South line there a distance of 218.05 feet to a point; thence N00°01'34"E a distance of 50.00 feet to the point of Beginning; thence N00°01'34"E a distance of 167.00 feet to a point; thence Due East a distance of 100.00 feet to a point on the North and South center line of said Lot 8; thence S00°01'34"W along said center line a distance of 167.00 feet to a point lying 50.00 feet North of the South line of said Lot 8; thence Due West a distance of 100.00 feet to the point of Beginning, containing 0.3834 acres more or less.

#### TRACT NO. 3

A tract of land situated in the East Half (E/2) of Lot Eight (8), BARRETT & EVANS SUBDIVISION, Tulsa County, Oklahoma, according to the recorded plat thereof, being more particularly described as follows:

Commencing at the Southeast corner of said Lot 8; thence Due West along the South line thereof a distance of 318.05 feet to the Southwest corner of the East Half of said Lot 8, said point lying 318.05 feet East of the Southwest corner of said Lot 8; thence N00° 01'34"E along the North and South center line thereof a distance of 50.00 feet to the point of Beginning; thence N00°01'34"E along said center line a distance of 610.85 feet to a point on the North line of said Lot 8; thence S89°59'28"E along said North line a distance of 105.75 feet to a point; thence Due South a distance of 605.13 feet to a point lying 55.70 feet North of the South line of said Lot 8; thence S78°42'02"W a distance of 29.09 feet to a point lying 50.00 feet North of the South line of said Lot 8; thence Due West a distance 77.50 feet to the point of Beginning, containing 1.4830 acres more or less.

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## Public Hearing – Plats

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### **5. Old Dominion Freight**

Location: Northwest corner of East 36th Street North and North David Patrick Avenue

City Council District: 3

Applicant: Will Hay, Hoyt + Berenyi

#### **Action Requested**

Extension of a Preliminary Plat Approval (Preliminary plat originally approved on 06/21/2023)

The applicant was not present.

#### **TMAPC Comments**

None

#### **Speakers**

None.

#### **Commission Action**

Motion: Approve the preliminary subdivision plat extension for Old Dominion Freight to June 21, 2026, per staff's recommendation.

Motion by: Hood                      Second by: Rosene Robinson

Vote: 7-0-0

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

Nays: none

Abstentions: none

Absent: Bulmash, Craddock, Fugate

## **6. Hidden Meadows**

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**

Preliminary Plat Approval and a modification of Section 5.030 Table 5-1 of the Subdivision and Development Regulations to permit greater block lengths.

### **Staff Recommendation**

The plat consists of 107 lots, 9 blocks, ±26 acres. Staff recommends **approval** of the preliminary subdivision plat and modification of Section 5.030 Table 5-1 of the Subdivision and Development Regulations to permit greater block lengths subject to the following conditions provided by the Technical Advisory Committee (TAC), all other requirements of the Subdivisions Regulations. Staff finds that the proposed preliminary subdivision plat complies with all applicable regulations with the exception of the requested modification. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

**Zoning:** Property is zoned RS-5 with Optional Development Plan ODP-7752, the intended use and proposed lot layouts meet the standards of that district.

### **Engineering Graphics**

- Submit subdivision control data sheet with the final plat.
- Provide the individual lot addresses on the face of the plat.
- In the Location Map add missing platted properties for section 1 between E Admiral PI/I-44 and S 177<sup>th</sup> East Ave and S 193<sup>rd</sup> East Ave.
- Under the Basis of Bearings information provide a bearing angle preferably shown on the face of the plat.
- The bearing angle from the Point of Commencement (POC) to the Point of Beginning (POB) on the face of the plat does not match the written legal description on page 2, correct for final plat.
- Provide graphically on the face of the plat all proposed street names.
- Add note to the face of the plat stating that the street running east/west on the northern part of this plat is a temporary turnaround and subject to future development to the west (66 Crossing Blocks 11-28).

### **Addressing**

- Addresses will be assigned by the City of Tulsa and be provided at a later date.
- Street between Block 3 and 9 is E 5TH PL S
- Street between Block 9 and 8 is E 6TH PI S
- Street between Block 7 and 1 is E 8TH PI S
- Street between Block 8 and 2 is S 190TH E AVE
- Street Between Block 1 and 6 is S 190TH E PL
- Street between Block 8 and 5 is S 190TH E PL (AR)

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

### **Required Infrastructure and Public Improvements (5-020)**

- Infrastructure plans shown in TAC set differ meaningfully from those approved in IDP 184725. Cul-de-sac at NE has been removed; design for E 9th St appears to differ. Detention designs are not clearly indicated, and lots have been placed in the location of the approved south pond. At a minimum, an IDP addendum must be reviewed for these and any other changes.

**Blocks Lengths (5-030.3)**

- Applicant is requesting to extend the allowed block lengths per the attached request. Staff finds the existing development surrounding the subject property makes shorter block lengths or midblock connections undesirable and impractical due to the subdivision in development on the Western Boundary of this proposal.

**Streets (transportation) (5-060)**

- Per the Subdivision Regulations 5-060.8.B, private streets are prohibited in subdivisions of more than 20 acres in the City of Tulsa, unless approved as a part of a Development Plan. Optional Development Plan Z-7752 permits the use of private streets.

**Streets (fire) (5-060)**

- Per IFC 2018 Appendix D Section D107, One- or two-family developments with more than 30 dwellings, all units shall be equipped throughout with an approved automatic sprinkler system or provide two remote fire access roads for entry. Where fire access road entries are required, they shall be placed a distance apart not equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served measured in a straight line between accesses. D107.2. If gates are across the fire access roads, please meet Appendix D Section 103.5 and Knox access will be required. For emergency access.

**Sidewalks (5-070)**

- Per the Subdivision Regulations 5-060.8.D, private streets must be constructed in accordance with the same regulations that apply to public streets and must include sidewalks and all street fixtures required for public streets, private streets.

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

- No comments.

**Stormwater Management (5-100)**

- There was a difficult issue with lot-to-lot drainage along the W boundary of this subdivision identified in IDP 184725.
- Match approved detention designs or provide new designs for IDP review that meet city criteria. Keep in mind that the runoff leaves CoT jurisdiction to the east.

**Sewage Disposal (5-130)**

- The sanitary sewer plan submitted does not match approved IDP plans.
- The submitted utility plan shows sanitary sewer located along the easement line along the west and south sides. There must be minimum easement width equal to depth of sanitary sewer on either side of a sewer line. The width requirement is in addition to the overlapping fence easement.
- Provide easement for sanitary sewer between lots 14/15 block 9.
- The covenants state that walls may be constructed in the fence easements which is generally not allowed inside easements unless a construction agreement is obtained from the City of Tulsa.
- IDP 184725 for Hidden Meadows does not call out the fence easement. The IDP shows 17.5' feet of easement along the west side. On the draft plat there is only 11' of UE shown on the west side. Reducing it by 5' leaves only 6' of UE. Similar reduction of width occurs on all sides.

**Water Supply (5-130)**

- The private western roadway has the proposed water line and storm water pipe installed within the proposed 20' B/U. Proposed waterlines by design standards are installed on the east and south sides of roadways.

**Easements (5-150)**

- There needs to be side lot easements between lots 14 & 15, block 9 for the proposed sanitary sewer.

**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 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-1	Neighborhood	Non-conforming Salvage Yard
East	RS-1	Neighborhood	Residential lots that are mostly vacant
South	RS-1 and AG-R	Local Center	Detached houses on large lots
West	RS-4 w/ ODP and AG-R	Neighborhood	Residential Subdivision under development

**Small Area Plans**

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

**Development Era**

The subject property is located in an area designated as 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**

Comprehensive Plan Street Designation: N/A

Arterial Traffic per Lane:

North: E. Admiral Pl. : 4,831 Vehicles per lane

East: S. 193rd E. Ave.: 5,216 Vehicle per lane

South: E. 11th St. : 1,484 Vehicles per lane  
West: S. Lynn Lane Rd.: 1,902 Vehicles per lane

**Environmental Considerations**

Flood Area: None.  
Parks & Open Space: N/A

The applicant indicated their agreement with staff's recommendation.

**TMAPC Comments**

None

**Speakers**

None.

**Commission Action**

Motion: Approve the preliminary subdivision plat for Hidden Meadows and a modification of Section 5.030 Table 5-1 of the Subdivision and Development Regulations to permit greater block lengths, per staff's recommendation.

Motion by: Humphrey      Second by: Shivel

Vote: 7-0-0

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

Nays: none

Abstentions: none

Absent: Bulmash, Craddock, Fugate

## Public Hearing – Comprehensive Plan Amendments

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

### **7. CPA-121 (Related to Z-7822)**

Location: West of the southwest corner of Highway 75 and East Mohawk Boulevard

City Council District: 1

Applicant: Nathan Cross

#### **Action Requested**

Change Land Use designation from Multiple Use to Employment

#### **Staff Recommendation**

The applicant is proposing a comprehensive plan amendment for ± 15.03 acres to be changed from Multiple Use to Employment.

As part of the application, applicants are asked the following questions: how conditions on the subject site, adjacent properties, and the immediate area have changed; how changes have affected the subject site to warrant the proposed amendment; and how the proposed change will further other City of Tulsa goals, strategies, and actions as outlined in the Comprehensive Plan. The applicant's responses are attached as an exhibit to the staff report; staff responses are below.

- 1) How conditions on the subject site, adjacent properties, and the immediate area have changed?

Applicant: (see exhibit)

#### Staff Response:

Staff finds that the Neighborhood designation in the surrounding area is comprised of mostly non-sensitive land uses with many Employment and Multiple Use designations along Mohawk Boulevard.

- 2) How have changes affected the subject site to warrant the proposed amendment?

Applicant: (see exhibit)

#### Staff Response:

Staff finds amending the land use designation from Multiple Use to Employment is compatible with actual surrounding uses and the proximity to highway infrastructure.

- 3) How the proposed change will further other City of Tulsa goals, strategies, and actions as outlined in the Comprehensive Plan?

Applicant: (see exhibit)

#### Staff Response:

#### Future Land Use

- GOAL LU 3 - Economic development is facilitated at the neighborhood, city, and regional scales.
- ACTION LU 3.2.3 - Locate industrial uses in areas that are most economically suitable and have minimal negative impact on sensitive land uses.

- STRATEGY LU 3.3 - Ensure there is an adequate supply of pad ready sites for the full range of employment land uses.
  - ACTION LU 3.3.1 - Monitor and address employment land needs through a reoccurring suitability analysis in order to meet industrial and commercial demand.

Economic Development

- GOAL ED 5 - An adequate and appropriate supply of employment land is maintained to meet local industrial and commercial needs.
  - STRATEGY ED 5.4 - Establish economic development plans for rail, highway, and turnpike corridors.
    - ACTION ED 5.4.1 - Prioritize commercial, retail, and industrial uses along highways to capitalize on the high level of transportation access and to mitigate against the negative health impacts of sensitive land uses being exposed to highway pollution.

Concluding Statement:

With consideration given to the factors listed herein, staff recommends **approval** of the proposed comprehensive plan amendment.

**Land Use Plan Designation**

Existing:

**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.

Proposed:

**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	RS-3	Neighborhood	Industrial
East	RS-3	Neighborhood	US Highway 75, Residential
South	RS-3	Neighborhood	Safety Service
West	RS-3, RM-2, CS	Multiple Use	Elderly/Retirement Center, Vehicle Repair Maintenance

**Small Area Plans**

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

**Development Era**

The subject property is in an area developed during the Early Automobile Era (1930s-50s), which retained a high degree of 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:**

To the east of the subject property is US Highway 75 which is considered a Freeway. The southern border of the subject property is bounded by E 36th Street N (State Highway 11) which is considered a Secondary Arterial. Mohawk Boulevard, which bounds the northern portion of the subject property, is considered a Residential Collector.

The applicant indicated their agreement with staff's recommendation.

**TMAPC Comments**

None

**Speakers**

None.

**Commission Action**

Motion: To approve CPA-121, changing the Land Use designation to Employment, per staff's recommendation.

Motion by: Humphrey      Second by: Rosene Robinson

Vote: 7-0-0

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

Nays: none

Abstentions: none

Absent: Bulmash, Craddock, Fugate

**Property Description**

TRACT NO. 1

A tract of land situated in the West Half (W/2) of Lot Eight (8), BARRETT & EVANS SUBDIVISION, Tulsa County, Oklahoma, according to the recorded plat thereof, being more particularly described as follows:

Beginning at a point on the West line of said lot 8, said point lying 317 feet North of the Southwest corner thereof; thence Due East 317.91 feet to a point on the North and South center line of said Lot 8; thence N00°01'34"E along said center line a distance of 202.2 feet; thence S89° 25'43"W, a distance of 136.16 feet; thence S61°07'49"W a distance of 74.54 feet; thence S89°52'08"W a distance of 117.61 feet to a point on the West line of said Lot 8; thence S00° 03'07"W along said West line a distance of 148 feet to the point of beginning, containing 1.2479 acres more or less.

Less the South 37 feet thereof more particularly described as follows:

A tract of land 37.00 feet in width situated in the West Half (W/2) of Lot Eight (8), BARRETT & EVANS SUBDIVISION, Tulsa County, Oklahoma, according to the recorded plat thereof, being more particularly described as follows, to-wit:

Beginning at a point on the West boundary of said Lot 8, a distance of 317.00 feet North of the Southwest corner of said Lot 8; thence Due East a distance of 317.91 feet to a point in the North and South center line of said Lot 8; thence N00°01'34"E along the said center line a distance of 37.00 feet; thence Due West a distance of 317.90 feet to a point in the West boundary of said

Lot 8; thence S0°03'07"W along the West boundary of said Lot 8, a distance of 37.00 feet to the point of beginning, containing 0.2700 acres more or less.

TRACT NO. 2

A tract of land situated in the West Half (W/2) of Lot Eight (8), BARRETT & EVANS SUBDIVISION, Tulsa County, Oklahoma, according to the recorded plot thereof being more particularly described as follows:

Commencing at the Southwest corner of said Lot 8; thence Due East along the South line there a distance of 218.05 feet to a point; thence N00°01'34"E a distance of 50.00 feet to the point of Beginning; thence N00°01'34"E a distance of 167.00 feet to a point; thence Due East a distance of 100.00 feet to a point on the North and South center line of said Lot 8; thence S00°01'34"W along said center line a distance of 167.00 feet to a point lying 50.00 feet North of the South line of said Lot 8; thence Due West a distance of 100.00 feet to the point of Beginning, containing 0.3834 acres more or less.

TRACT NO. 3

A tract of land situated in the East Half (E/2) of Lot Eight (8), BARRETT & EVANS SUBDIVISION, Tulsa County, Oklahoma, according to the recorded plat thereof, being more particularly described as follows:

Commencing at the Southeast corner of said Lot 8; thence Due West along the South line thereof a distance of 318.05 feet to the Southwest corner of the East Half of said Lot 8, said point lying 318.05 feet East of the Southwest corner of said Lot 8; thence N00° 01'34"E along the North and South center line thereof a distance of 50.00 feet to the point of Beginning; thence N00°01'34"E along said center line a distance of 610.85 feet to a point on the North line of said Lot 8; thence S89°59'28"E along said North line a distance of 105.75 feet to a point; thence Due South a distance of 605.13 feet to a point lying 55.70 feet North of the South line of said Lot 8; thence S78°42'02"W a distance of 29.09 feet to a point lying 50.00 feet North of the South line of said Lot 8; thence Due West a distance 77.50 feet to the point of Beginning, containing 1.4830 acres more or less.

## **Other Business**

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### **Commissioner Comments**

None

## **Adjournment**

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### **Commission Action**

Motion: Adjourn

Motion by: Walker            Second by: Humphrey

Vote: 7-0-0

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

Nays: none

Abstentions: none

Absent: Bulmash, Craddock, Fugate

There being no further business, the meeting adjourned at 1:08 p.m.