



**APPROVED**  
Oct. 15, 2025

## Tulsa Metropolitan Area Planning Commission

### Minutes of Meeting No. 2946

**Wednesday, October 1, 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 September 24, 2025, at 3:45 p.m.

**Members Present:** Craddock, Hood, Hulse (sitting in for Mayor office designee Bulmash), Humphrey, Krug, Rosene Robinson, Shivel, Turner-Addison, Walker,

**Members Absent:** Fugate, Whitlock

**City Staff Present:** Austin Chapman, Nathan Foster, Erin Roark, Susan Miller, Kim Sawyer, Jeff Stephens

**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 1:00 p.m.

### Reports

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**Chairman’s Report:** None

**Director’s Report:** Ms. Miller reported on City Council actions and other announcements.

### Approval of Minutes

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**1. Minutes from Meeting 2945, September 17, 2025**

Motion: Approval of the minutes of Meeting 2945 from September 17, 2025.

Motion by: Shivel                    Second by: Humphrey

Vote: 7-0-1

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

Nays: none

Abstentions: Hulse

Absent: Craddock, Fugate, Whitlock

### Consent Agenda

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**None**

Mr. Craddock arrived at 1:03p.m.

**Public Hearing – Rezoning**

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

**2. Z-7832**

Location: Multiple properties west of the southwest corner of West 37th Place South and South Elwood Avenue  
City Council District: 2  
Applicant: Westside Industrial LLC

**Action Requested**

Rezone subject property from IL and RS-3 to IM

**Staff Recommendation**

The applicant is proposing to rezone 14 properties from RS-3 and IL to IM to permit moderate industrial uses. The proposed use is a major utility which will still require approval of a special exception in the IM district.

The site is adjacent to other IM-zoned properties on the east, south, and west. There is existing IM zoning on a portion of the properties to the north with the remaining properties being zoned IL and RS-3.

The employment land use designation from the Tulsa Comprehensive Plan contemplates a variety of uses that would be permitted by the requested IM zoning. The surrounding area is also designated for employment use, including those properties that are still zoned residential. The comprehensive plan anticipates this area transitioning primarily to industrial/employment uses. There are significant industrial uses including refineries, trucking operations, and manufacturing in the immediate area making this a suitable location for industrial zoning.

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 employment. **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/IL/IM                     | Employment                           | Residential/Vacant/Industrial |
| East            | IM                             | Employment                           | Industrial                    |
| South           | IM                             | Employment                           | Industrial                    |
| West            | IM                             | Employment                           | Industrial                    |

**Small Area Plans**

The subject properties are 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: None.

Planned Bike/Ped Facilities: West 37<sup>th</sup> Place South is planned as an on-street, signed bicycle route.

**Environmental Considerations**

Flood Area: A portion of the subject properties is located in both FEMA and City of Tulsa regulatory floodplain. Development within floodplain areas is subject to additional restrictions and will be required to comply with all applicable

Tree Canopy Coverage: Tree canopy in the area is 11%. The area would benefit from additional trees, which also capture and treat runoff before it enters the river. 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**

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Ordinance 11822, dated June 26, 1970, established zoning for the subject property.

Ordinance 24879, dated August 14, 2022, rezoned the eastern portion of the subject property from RS-3 to IL.

**TMAPC Comments:**

None

**Applicant Comments**

The applicant indicated their agreement with staff's recommendation.

**Speakers**

None.

**Commission Action**

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

Motion by: Shivel                      Second by: Humphrey

Vote: 9-0-0

Ayes: Craddock, Hood, Hulse, Humphrey, Krug, Rosene Robinson, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Fugate, Whitlock

**Property Description**

Z-7832 Legal Description

Lot Two (2), Block Three (3), GARDEN CITY, an Addition to Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

AND

Lot Three (3), Block Three (3), GARDEN CITY, an Addition to Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

AND

Lot Four (4), Block Three (3), GARDEN CITY, an Addition to Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

AND

Lot Five (5), Block Three (3), GARDEN CITY ADDITION, an Addition to Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

AND

Lot Six (6), Block Three (3), GARDEN CITY ADDITION, an Addition to Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

AND

The East 50 Feet of Lot Seven (7), Block Three (3), GARDEN CITY ADDITION, an Addition to Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

AND

The West 30 feet of Lot Seven (7) and the East 25 feet of Lot Eight (8), Block Three (3), GARDEN CITY ADDITION, an Addition to Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

AND

The North 158 feet of the West 55 feet of Lot Eight (8), Block Three (3), GARDEN CITY ADDITION, an Addition to Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

AND

The North 147.5 feet of Lot Nine (9), Block Three (3), GARDEN CITY ADDITION, an Addition to Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

AND

The North 47.5 feet of the South Half of the West 55 feet of Lot Eight (8) and the North 57.5 feet of the South 167.5 feet of Lot Nine (9), Block Three (3), GARDEN CITY ADDITION, an Addition to Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

AND

The South 110 feet of the West 55 feet of Lot Eight (8) and the South 110 feet of Lot Nine (9), Block Three (3), GARDEN CITY ADDITION, an Addition to Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

AND

The South 122 feet of Lot Ten (10), Block Three (3), GARDEN CITY ADDITION, an Addition to Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

AND

Lot Ten (10) less the South 122 feet of Lot Ten (10), Block Three (3), GARDEN CITY ADDITION, an Addition to Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

AND

Lot Eleven (11), Block Three (3), GARDEN CITY ADDITION, an Addition to Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

Items 3 and 9 were presented together.

### **3. Z-7833 (Related to CPA-123)**

Location: South of the southeast corner of East 51st Street South and South Delaware Place

City Council District: 9

Applicant: Landon Brown

#### **Action Requested**

Rezone subject property from RS-2 to CG with an optional development plan

#### **Staff Recommendation**

The applicant is proposing to rezone the subject property from RS-2 to CG with an optional development plan to permit an office/warehouse. The optional development plan included with the application will limit the uses typically allowed under a CG zoning district and apply additional development standards including a maximum building height and signage restrictions for commercial uses.

The application has a related application for a comprehensive plan amendment to change the land use designation from neighborhood to multiple use (CPA-123). Staff has reviewed the property conditions and the provisions for a comprehensive plan amendment and have recommended approval of that change.

The CG zoning district with the optional development plan standards included will conform to the multiple use designation.

While the neighborhood designation remains to the south of the subject property, the site immediately south is occupied by a substation that provides a physical barrier between the property and the neighborhood area. There is an existing residence to the west, apartments to the north, and a self-storage facility to the east. The optional development plan applies a maximum building height of 35 feet to align with the surrounding residential districts and a greater setback from South Delaware Place to ensure compatibility with the existing residence. Screening in the form of a low wall or landscape barrier will be required along South Delaware Place and additional screening will be required between commercial uses and R-zoned districts per the zoning code.

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

#### **Z-7833 Development Standards**

Z-7833 shall allow only the uses identified below, along with the customary accessory uses, and subject to the supplemental regulations of the Tulsa Zoning Code. Uses identified below are permitted by right. Uses denoted by "\*" require special exception approval by the City of Tulsa Board of Adjustment.

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

#### ***Permitted Use Categories, Subcategories, and Specific Uses:***

RESIDENTIAL Use Category

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

- 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
  - Apartment/Condo
  - Mixed-Use Building
  - Vertical Mixed-Use Building
- PUBLIC, CIVIC, AND INSTITUTIONAL Use Category
  - Day Care (All specific uses)
  - Library or Cultural Exhibit
  - Natural Resource Preservation
  - Parks and Recreation
  - Religious Assembly
  - Safety Service
  - School
  - Utilities and Public Service Facility
    - Minor
    - Wireless Communication Facility (All specific uses)
- COMMERCIAL Use Category
  - Animal Service (All specific uses)
  - Broadcast or Recording Studio
  - Commercial Service, limited to specific uses below
    - Building service
    - Business support service
    - Consumer maintenance/repair service
    - Personal improvement service
  - Office, limited to specific uses below
    - Business or professional office
    - Medical, dental or health practitioner office
  - Studio, Artist or Instructional Service
  - Trade School
- WHOLESALE, DISTRIBUTION & STORAGE Use Category
  - Warehouse
- AGRICULTURAL
  - Community Garden
  - Farm, Market-, or Community-supported

**Lot and Building Regulations:**

Property located within Z-7833 will be subject to the lot and building regulations for the CG district, as defined in the Tulsa Zoning Code except as modified below.

Maximum Building Height – 35 feet

Street Setback from South Delaware Place – 30 feet

**Signs:**

Signage for the project shall conform to the sign regulations identified in Chapter 60 of the Tulsa Zoning Code except as modified below.

Freestanding signs shall be limited to monument style signs with a maximum height of 6 feet.

Dynamic displays are prohibited within the boundary of the development plan.

## Comprehensive Plan Considerations

### Existing:

**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.

### Proposed:

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

### Surrounding Properties:

| <u>Location</u> | <u>Existing Zoning/Overlay</u> | <u>Existing Land Use Designation</u> | <u>Existing Use</u> |
|-----------------|--------------------------------|--------------------------------------|---------------------|
| North           | RD                             | Multiple Use                         | Apartments/Condos   |
| East            | RM-1                           | Multiple Use                         | Apartments/Condos   |
| South           | RS-2                           | Neighborhood                         | PSO Substation      |
| West            | RS-2                           | Neighborhood                         | Residential         |

### 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: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

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 do not contain any designated flood areas.

Tree Canopy Coverage: Tree canopy in the area is 23%. 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**

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

**TMAPC Comments**

None

**Applicant Comments**

The applicant indicated their agreement with staff's recommendation.

**Speakers**

None.

**Commission Action**

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

Motion by: Craddock      Second by: Shivel

Vote: 9-0-0

Ayes: Craddock, Hood, Hulse, Humphrey, Krug, Rosene Robinson, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Fugate, Whitlock

**Property Description**

S/2 AND N/2 LT 4 BLK 1, VILLA GROVE GARDENS AMD, City of Tulsa, Tulsa County, State of Oklahoma

#### 4. **CO-21**

Location: South of the southwest corner of East 63rd Street South and South 105th East Avenue

City Council District: 7

Applicant: John Easton

#### **Action Requested**

Major Amendment to adopt a new Corridor (CO) development plan

#### **Staff Recommendation**

The applicant is proposing a corridor development plan for the subject property which was previously zoned CO without a development plan. Development in a corridor district requires approval of a development plan outlining approved uses and development standards prior to any construction.

The applicant's proposal is a combination of retail sales and building service uses. These uses are consistent with the properties in the immediate area and would be an appropriate use of the property.

The proposed development plan outlined below aligns with the development plan previously approved on the property immediately to the south and permits a range of commercial uses that are consistent with the regional center land use designation.

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

### **CO-21 Development Standards**

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This Corridor Plan will conform to the provisions of the Tulsa Zoning Code for development in a CO district and its supplemental regulations as identified in Chapter 25 of the Tulsa Zoning Code. All use categories, subcategories or specific uses and residential building types or building types that are not listed below are prohibited.

#### **Permitted Use Categories, Subcategories, and specific uses:**

PUBLIC, CIVIC, AND INSTITUTIONAL (limited to the following subcategories and specific uses):

- College or University

- Day Care

- Fraternal Organization

  - Governmental Service or Similar Functions

  - Hospital

  - Library or Cultural Exhibit

  - Natural Resources Preservation

  - Parks and Recreation

  - Postal Services

  - Religious Assembly

  - Safety Service

  - School

  - Minor Utilities and Public Service Facility

  - Wireless Communications Facility

COMMERCIAL (limited to the following subcategories and specific uses):

- Animal Service

- Assembly and Entertainment, limited to the following specific uses

  - Indoor

Small (up to 250-person capacity)

Large (>250-person capacity)

Broadcast or Recording Studio

Commercial Service (All specific uses)

Financial Services, excluding personal credit establishments

Funeral or Mortuary Service (No crematorium)

Lodging, limited to the following specific uses

Bed & Breakfast

Short-term rental

Hotel/motel

Office, limited to the following specific uses

Restaurant and Bars

Restaurant

Bar

Brewpub

Retail Sales (limited to the following specific uses):

Building supplies and equipment

Consumer shopping goods

Convenience goods

Grocery Store

Small Box Discount Store

Studio, Artist or Instructional Service

Trade School

INDUSTRIAL (limited to the following specific uses in the Low-impact Manufacturing and Industry subcategory):

Microbrewery

Micro Distillery

Coffee roasting with a maximum roasting capacity of 45 kilograms per batch

AGRICULTURAL (limited to the following specific uses):

Community Garden

Farm, Market- or Community-Supported

OTHER (limited to the following specific uses):

Drive-in or Drive-through Facility (as a component of an allowed use)

Off-Premise Outdoor Advertising Sign (Only allowed when located inside free sign corridors and subject to all regulations in Chapter 60 of the Tulsa Zoning Code)

**Lot and Building Regulations:**

Building Setbacks (measured from development plan boundary):

From North Boundary 10'

From South Boundary 10'

From West Boundary 50'

Maximum Building Height: 60'

Minimum Off-Street Parking Spaces: As provided by Tulsa Zoning Code

Minimum Bicycle Parking Spaces: As provided by Tulsa Zoning Code

Other Lot and Building Regulations: As established within CH District

**Signs:**

*South 105<sup>th</sup> East Avenue*

A maximum of two ground signs will be permitted as follows:

Ground signs are only allowed near vehicular entrances on South 105<sup>th</sup> East Avenue. Each ground sign will be limited to a maximum of 150 square feet of display surface area and 12 feet in height.

*South 103<sup>rd</sup> East Avenue*

No signage will be allowed on the 103<sup>rd</sup> frontage.

*Wall Signs*

Wall signs shall be permitted on the easterly wall of the buildings, the northerly wall of the north building, and the southerly wall of the south building with a display area not to exceed 100 square feet and in no event shall such signs be located further than seventy-five (75) feet from the northeasterly or southeasterly corner of such buildings.

*Dynamic Displays*

Dynamic displays are prohibited.

**Landscaping:**

Landscaping shall, at a minimum, comply with the Landscaping Standards of the Tulsa Zoning Code, Chapter 65.

**Comprehensive Plan Considerations**

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**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                             | Regional Center                      | Pool Sales          |
| East            | Highway 169                    | N/A                                  | Highway             |
| South           | CO-17                          | Regional Center                      | Vacant              |
| West            | RS-3                           | Multiple Use                         | Residential         |

**Small Area Plans**

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

**Development Era**

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and

destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

### **Transportation**

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks and the Mingo Trail are present along South 105<sup>th</sup> East Avenue

Planned Bike/Ped Facilities: None

### **Environmental Considerations**

Flood Area: The subject properties are not located within any designated flood areas.

Tree Canopy Coverage: Tree canopy in the area is 13%. 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**

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Ordinance 11830, dated June 26, 1970, established zoning for the subject property.

Ordinance 19484, dated February 23, 1999, rezoned the property from RS-3 to CO.

### **TMAPC Comments**

None

### **Applicant Comments**

The applicant indicated their agreement with staff's recommendation.

### **Speakers**

None.

### **Commission Action**

Motion: Recommend approval of the Major Amendment CO-21, per staff's recommendation.

Motion by: Turner-Addison Second by: Humphrey

Vote: 9-0-0

Ayes: Craddock, Hood, Hulse, Humphrey, Krug, Rosene Robinson, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Fugate, Whitlock

### **Property Description**

Lots Three (3) and Four (4), Block (6), Union Gardens, A Subdivision in Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, LESS AND EXCEPT the West 25 feet thereof.

**5. Z-7834**

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

City Council District: 6

Applicant: Brian Henley

**Action Requested**

Rezone subject property from RS-1 to AG-R

**Staff Recommendation**

The applicant is proposing to rezone the subject property from RS-1 to AG-R to permit agricultural uses in conjunction with the residential use on the property. The property is 2.14 acres and is adjacent to residential zoning on three sides. The property is included in the Indian Hills Subdivision that was platted in 1920's though most streets dedicated in that subdivision were not constructed.

AG-R, the agriculture residential district, permits greater accessory building size than residential zoning which is an allowance being sought by the applicant. AG-R would permit agriculture uses in conjunction with residential uses; the property would comply with all lot and area requirements of the AG-R district.

AG-R is consistent with the neighborhood land use designation and would be an appropriate zoning classification for this property.

With consideration given to the factors listed herein, staff recommends **approval** of AG-R.

**Comprehensive Plan Considerations**

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**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           | RS-1                           | Neighborhood                         | Residential          |
| East            | AG                             | Employment                           | Vacant/ Agricultural |
| South           | RS-1                           | Local Center                         | Commercial           |
| West            | RS-5 w/ Z-7815 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 193<sup>rd</sup> 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 193<sup>rd</sup> 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**

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

### **TMAPC Comments**

None

### **Applicant Comments**

The applicant indicated their agreement with staff's recommendation.

### **Speakers**

None.

### **Commission Action**

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

Motion by: Humphrey      Second by: Rosene Robinson

Vote: 9-0-0

Ayes: Craddock, Hood, Hulse, Humphrey, Krug, Rosene Robinson, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Fugate, Whitlock

### **Property Description**

LT 3 & LT 6, BLK 1, INDIAN HILLS, City of Tulsa, Tulsa County, State of Oklahoma

**6. Z-7835**

Location: Southwest corner of East 41st Street South and South 145th East Avenue

City Council District: 7

Applicant: Preston Bartley

**Action Requested**

Rezone subject property from AG to RS-5

**Staff Recommendation**

The applicant is proposing to rezone 160 acres from AG to RS-5 to permit the development of a single-family subdivision. The conceptual plan provided by the applicant shows a total of 613 lots. The lot configuration would include a variety of lot sizes. The subdivision would include the construction of new public infrastructure including public sanitary sewer, water, and streets. The conceptual plan includes a proposal for a residential collector to provide a connection through the subdivision from East 41<sup>st</sup> Street to South 145<sup>th</sup> East Avenue.

RS-5 zoning is a single-family residential zoning district that allows a minimum lot width of 30 feet and a minimum lot area of 3,300 square feet. Uses permitted by right are limited to detached houses, patio houses, 2-unit townhouses, and cottage house developments.

The property is adjacent to two arterial streets that will serve as the primary access points for the proposed subdivision.

The property is adjacent to existing residential to the west and east. There is vacant property across East 41<sup>st</sup> Street South to the north that is zoned both RS-4 and AG. To the south, the property is zoned OL with an existing public school.

The Tulsa Comprehensive Plan designates the majority of the property as neighborhood. The proposed RS-5 zoning is consistent with the neighborhood land use designation. Single-family residential uses are consistent with the surrounding properties and would not represent a departure from the existing development pattern.

If approved, the development will require approval of a subdivision plat and public infrastructure plans prior to development of the new homes. The subdivision process will provide a review of public infrastructure capacity and ensure any required improvements to infrastructure are in place prior to building permit issuance for new homes.

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:LocationExisting Zoning/OverlayExisting Land Use DesignationExisting Use

|       |                          |                                  |             |
|-------|--------------------------|----------------------------------|-------------|
| North | RS-4/AG                  | Neighborhood/Local Center        | Vacant      |
| East  | Broken Arrow City Limits | Broken Arrow                     | Residential |
| South | OL                       | Neighborhood                     | School      |
| West  | RS-3, PUD-221            | Neighborhood, Parks & Open Space | Residential |

**Small Area Plans**

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

**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:

East 41<sup>st</sup> Street South – Secondary Arterial requiring an ultimate right-of-way width of 100 feet.

South 145<sup>th</sup> East Avenue – Primary Arterial requiring an ultimate right-of-way width of 120 feet.

Comprehensive Plan Street Designation: South 145<sup>th</sup> East Avenue is designated as a multi-modal corridor. Multi-modal streets support commercial and residential development along major arterial streets. These streets align with the recommendations for on-street bicycle infrastructure established in the 2015 GO Plan, and they should be evaluated for feasibility with regard to the reallocation of street space for bicycle facilities.

Transit: None.

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: Sidewalks are planned along all public streets in the City of Tulsa. There is an off-street sidepath planned along South 145<sup>th</sup> East Avenue.

**Environmental Considerations**

Flood Area: The subject property contains City of Tulsa Regulatory Floodplain at the northeast corner. The conceptual plan proposes detention facilities in the designated floodplain areas.

Tree Canopy Coverage: Tree canopy in the area is 24%. 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 11825, dated June 26, 1970, established zoning for the subject property.

**TMAPC Comments**

Ms. Krug asked the project developer if anyone had spoken with the neighborhood school about the additional traffic.

The developer stated that he and the applicant had visited the school during peak hours to observe the traffic issues in the area.

**Applicant Comments**

The project developer spoke about additional neighborhood meetings that had been held. He stated traffic seemed to be the main concern.

**Speakers**

None.

**Commission Action**

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

Motion by: Craddock      Second by: Humphrey

Vote: 9-0-0

Ayes: Craddock, Hood, Hulse, Humphrey, Krug, Rosene Robinson, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Fugate, Whitlock

**Property Description**

NE LESS BEG NEC TH S49.72 SW24.75 NW35.37 N24.75 NE49.72 POB SEC 28 19 14

**7. Z-7836**

Location: North and west of the northwest corner of East 63rd Street South and South 101st East Avenue

City Council District: 7

Applicant: Tulsa Industrial

**Action Requested**

Rezone subject property RS-3 to CG with optional development plan

**Staff Recommendation**

The applicant is proposing to rezone the subject property from RS-3 to CG to permit office/warehouse development.

There is existing corridor and industrial zoning to the west of the subject property, but the majority of the development in the area is still zoned RS-3 and occupied by detached houses. CG is the lowest intensity commercial district that would permit a warehousing use by right and the CG zoning request aligns with the Multiple-Use land use designation.

The land use recommendations for the broader area anticipate that it will be to accommodate multiple uses and future rezonings will be away from Residential Single-family districts. Staff requested an optional development plan (ODP) with this application to limit some uses that may be of negative impact to the surrounding neighbors as this area is still in transition.

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-7836 Development Standards**

Z-7836 shall allow only the uses identified below, along with the customary accessory uses, and subject to the supplemental regulations of the Tulsa Zoning Code. Uses identified below are permitted by right.

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

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

***Permitted Use Categories, Subcategories, and Specific Uses:***

RESIDENTIAL

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

Single Household

Detached House\*

Townhouse

Patio House\*

Manufactured housing unit\*

Mixed-Use building

Vertical mixed-use building

Two households on a single lot

Duplex

Mixed-Use building

Vertical mixed-use building

Three or more households on a single lot

Multi-unit House

- Apartment/Condo
  - Mixed-Use building
  - Vertical mixed-use building
  - Cottage House development

Group Living

- Assisted living facility
  - Community Group Home
- Convent/monastery/novitiate
- Elderly/retirement center
- Fraternity/Sorority
- Homeless Shelter\*
- Life care retirement center
- Re-entry facility\*
- Residential treatment center\*
- Rooming/boarding house
- Shelter, emergency and protective\*
- Transitional Living center\*

PUBLIC, CIVIC, AND INSTITUTIONAL Use Category

- Day Care
  - Child Care Center
  - Family Childcare Home
- Library of Cultural Exhibit
- Natural Resource Preservation
- Religious Assembly
- School
- Utilities and Public Service Facility
  - Minor
  - Major\*
- Wireless Communication Facility
  - Freestanding tower
  - Building or tower-mounted antenna

COMMERCIAL Use Category

- Animal Service
  - Boarding or shelter
  - Grooming
  - Veterinary
- Assembly and Entertainment
  - Indoor
    - Small (up to 250-person capacity)\* (Use requires special exception approval if alcoholic beverages are sold or served, and the subject lot is located within 150 feet of any residential zoning district other than R-zoned street right-of-way see Table 15.020-G [2] of the zoning code)
    - Large (greater than 250-person capacity)\*
  - Outdoor\*
- Broadcast or Recording Studio
- Commercial Service
  - Building service
  - Building support service

- Consumer maintenance/repair service
- Personal improvement service
- Research service
- Financial Services, excluding personal credit establishment.
- Funeral or Mortuary Service
- Lodging
  - Short-term rental
  - Hotel/motel
- Office
  - Business or professional office
  - Medical, dental or health practitioner office
  - Plasma Center
- Parking, Non-accessory
- Restaurants and Bars
  - Restaurant
  - Bar\* (Use only requires special exception approval if alcoholic beverages are sold or served, and the subject lot is located within 150 feet of any residential zoning district other than R-zoned street right-of-way see Table 15.020-G [2] of the zoning code)
  - Brewpub\*
- Retail Sales
  - Building supplies and equipment
  - Consumer shopping goods
  - Convenience goods
  - Grocery Store
- Self-service Storage Facility
- Studio, Artist or Instructional Service
- Trade School
- Vehicle Sales and Service
  - Commercial vehicle repair/maintenance
  - Commercial vehicle sales and rentals (Outdoor storage and display of vehicles for sale is prohibited)
  - Fueling station
  - Personal vehicle repair and maintenance
  - Personal vehicle sales and rentals (Outdoor storage and display of vehicles for sale is prohibited)
  - Vehicle part and supply sales
  - Vehicle body and paint finishing shop
- WHOLESALE, DISTRIBUTION & STORAGE Use Category
  - Warehouse
  - Wholesale Sales and Distribution
- INDUSTRIAL Use Category (all industrial uses must be located inside a building)
  - Low-impact Manufacturing & Industry, excluding Medical Marijuana Processing\*
  - Moderate impact Manufacturing & Industry\*
- RECYCLING Use Category
  - Consumer Material Drop-off Station
- AGRICULTURAL Use Category
  - Community Garden
  - Farm, Market or Community supported Farm
  - Horticulture Nursery, Excluding medical marijuana grower operation

OTHER Use Category  
 Drive-in or Drive-through Facility (as a component of an allowed principal use)

**Comprehensive Plan Considerations**

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**Land Use Plan**

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

Surrounding Properties:

| <u>Location</u> | <u>Existing Zoning/Overlay</u> | <u>Existing Land Use Designation</u> | <u>Existing Use</u> |
|-----------------|--------------------------------|--------------------------------------|---------------------|
| North           | RS-3                           | Neighborhood                         | Residential         |
| East            | RS-3                           | Neighborhood                         | Residential         |
| South           | RS-3                           | Neighborhood                         | Residential         |
| West            | IL and CO                      | Multiple Use                         | Building Services   |

**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 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: All right-of-way is in place to serve the following street designations:

South 101<sup>st</sup> East Avenue: Residential Collector

Comprehensive Plan Street Designation: N/A

Transit: None.

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: None.

Arterial Traffic per Lane:

Arterial Traffic - North (E 61st St S - 6,758 Vehicles per Lane)

Arterial Traffic - East (S Garnett Rd - 4,584 Vehicles per Lane)

Arterial Traffic - South (E 71st St S - 5,204 Vehicles per Lane)

Arterial Traffic - West (S Mingo Rd - 5,244 Vehicles per Lane)

**Environmental Considerations**

Flood Area: None.

Tree Canopy Coverage: Tree canopy in the area is 14%. 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: N/A.

## **Zoning History**

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Ordinance 11830, dated June 26<sup>th</sup>, 1970, established zoning for the subject property.

### **TMAPC Comments**

None

### **Applicant Comments**

The applicant indicated their agreement with staff's recommendation.

### **Speakers**

None.

### **Commission Action**

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

Motion by: Hood                    Second by: Humphrey

Vote: 9-0-0

Ayes: Craddock, Hood, Hulse, Humphrey, Krug, Rosene Robinson, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Fugate, Whitlock

### **Property Description**

LT 3, BLK 4, Union Gardens AND E.164 W.308 LT 4, BLK 4, Union Gardens, City of Tulsa, Tulsa County, State of Oklahoma

Item 8 was withdrawn on September 23, 2025, by the applicant.

**8. Z-7837 (Related to CPA-124)**

Location: Multiple properties east and northeast of the northeast corner of East 21st Street South and South 193rd East Avenue

City Council District: 6

Applicant: Lou Reynolds

Action Requested: Rezoning from AG to IL **(Withdrawn by applicant on September 23, 2025)**

## Public Hearing – Comprehensive Plan Amendments

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

### 9. **CPA-123** (Related to Z-7833)

Location: South of the southeast corner of East 51st Street South and South Delaware Place

City Council: 9

Applicant: : Landon Brown

### **Action Requested**

Change Land Use designation from Neighborhood to Multiple Use

### **Staff Recommendation**

The applicant is proposing a comprehensive plan amendment for ± .46 acres to be changed from Neighborhood to Multiple Use.

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: *“They have not.”*

Staff Response:

Staff agrees that nothing in the immediate area has changed in recent past.

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

Applicant: *“They have not; however, the likelihood of single-family construction at this location is low due to neighbors/electrical substation.”*

Staff Response:

Staff agrees with applicant that new single-family construction at this location is unlikely.

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

Applicant: *“It will become a revenue producing property by building on a vacant lot.”*

Staff Response: The Comprehensive Plan contains Goals, Strategies, and Actions that encourage infill development on lots served by existing City services and infrastructure. The adjacency of other properties designated Multiple use, the context of other intensive uses to the north and east of this property, and the substation immediately to its south support changing the land use designation of the subject property from Neighborhood to Multiple use as an appropriate transition to the existing residential uses to the south and west.

### Future Land Use

- GOAL LU 5 – Tulsa's neighborhoods are recognized for distinct characteristics, and development occurs with sensitivity to local context.
  - STRATEGY LU 5.3 – Ensure appropriate transitions are provided between nonresidential and residential uses.
    - ACTION LU 5.3.1 - Encourage infill development that adds complementary uses and is compatible in form and scale to the immediate surrounding development.

Public Services

- GOAL PS 1 – Tulsa’s land use pattern enables efficient and cost-effective distribution of public services.
  - STRATEGY PS 1.3 - Encourage infill development or development that is currently served by existing City services and infrastructure.

Concluding Statement:

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

**Land Use Plan Designation**

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Existing:

**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.

Proposed:

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

Surrounding Properties:

| <u>Location</u> | <u>Existing Zoning/Overlay</u> | <u>Existing Land Use Designation</u> | <u>Existing Use</u> |
|-----------------|--------------------------------|--------------------------------------|---------------------|
| North           | RD                             | Multiple Use                         | Apartments/Condos   |
| East            | RM-1                           | Multiple Use                         | Apartments/Condos   |
| South           | RS-2                           | Neighborhood                         | PSO Substation      |
| West            | RS-2                           | Neighborhood                         | Residential         |

**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**

No planitulsa street types

**TMAPC Comments**

None

**Applicant Comments**

The applicant indicated their agreement with staff's recommendation.

**Speakers**

None.

**Commission Action**

Motion: To approve CPA-123, changing the Land Use designation to Multiple Use, per staff's recommendation.

Motion by: Craddock      Second by: Shivel

Vote: 9-0-0

Ayes: Craddock, Hood, Hulse, Humphrey, Krug, Rosene Robinson, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Fugate, Whitlock

**Property Description**

S/2 AND N/2 LT 4 BLK 1, VILLA GROVE GARDENS AMD, City of Tulsa, Tulsa County, State of Oklahoma

Item 10 was withdrawn on September 23, 2025, by the applicant.

**10. CPA-124** (Related to Z-7837)

Location: Multiple properties east and northeast of the northeast corner of East 21st Street South and South 193rd East Avenue

City Council: 6

Applicant: : Lou Reynolds

**Action Requested**

Change Land Use designation from Neighborhood to Employment **(Withdrawn by applicant on September 23, 2025)**

## **Other Business**

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None

## **11. Commissioner Comments**

None

## **Adjournment**

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### **Commission Action**

Motion: Adjourn

Motion by: Walker            Second by: Craddock

Vote: 9-0-0

Ayes: Craddock, Hood, Hulse, Humphrey, Krug, Rosene Robinson, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Fugate, Whitlock

There being no further business, the meeting adjourned at 1:26 p.m.