



APPROVED
Nov. 05, 2025

Tulsa Metropolitan Area Planning Commission

Minutes of Meeting No. 2947

Wednesday, October 15, 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 October 8, 2025, at 3:08 p.m.

Members Present: Bulmash, Craddock, Krug, Rosene Robinson, Shivel, Turner-Addison, Walker,

Members Absent: Fugate, Hood, Humphrey, Whitlock

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

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

Chairman’s Report: None

Director’s Report: Ms. Miller reported on City Council actions.

Approval of Minutes

1. Minutes from Meeting 2946, October 1, 2025

Motion: Approval of the minutes of Meeting 2946 from October 1, 2025.

Motion by: Craddock Second by: Shivel

Vote: 6-0-1

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

Nays: none

Abstentions: Bulmash

Absent: Fugate, Hood, Humphrey, Whitlock

Consent Agenda

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

2. PUD-397-B-4

Location: Multiple properties at the northeast corner of East 62nd Street South and South 92nd East Ave.

City Council District: 7

Applicant: Karl Fritschen, Wallace Design Collective

Action Requested

PUD minor amendment to clarify and list allowable uses

Staff Recommendation

The applicant is proposing a minor amendment to PUD-397-B to clarify and list allowable uses.

The original development plan was adopted under the previous City of Tulsa Zoning Code and stated that allowable uses were those permitted in the OL district. Uses allowed under the OL district at the time of adoption were different than those permitted under the current Tulsa Zoning Code. The previous zoning code provided use unit numbers for all uses rather than the use categories included in the current zoning code.

The minor amendment updates the allowable uses for the PUD based on the list below using categories and subcategories found in the current zoning code.

RESIDENTIAL

- Household Living
 - Single household
 - Detached house
 - Patio house
 - Townhouse (All building types)
 - 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
 - Cottage house development
 - Multi-unit house
 - Apartment/Condo
 - Mixed-use building
 - Vertical mixed-use building

Group Living

- Assisted living facility
- Community group home
- Convent/monastery/novitiate
- Elderly/retirement center
- Fraternity/Sorority
- Life care retirement center
- Rooming/boarding house

PUBLIC, CIVIC, AND INSTITUTIONAL

- Day Care (All specific uses)
- Natural Resource Preservation
- School (All specific uses)
- Wireless Communication Facility (All specific uses)

COMMERCIAL

- Broadcast or Recording Studio
- Farmers Market
- Financial Services (excluding Personal Credit Establishments)
- Funeral or Mortuary Service
- Lodging
 - Bed & Breakfast
 - Short-term rental
- Office
 - Business or professional office
 - Medical, dental, or health practitioner office
- Self-service Storage Facility
- Studio, Artist or Instructional Service

AGRICULTURAL

- Community Garden

Staff has reviewed the request and determined:

- 1) PUD-397-B-4 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.
- 2) PUD-397-B-4 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-397-B.
- 3) All remaining development standards defined in PUD-397-B and subsequent amendments shall remain in effect.

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

Comprehensive Plan Considerations

Land Use Plan

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

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RM-1/PUD-397-B	Multiple Use	Vacant
East	RS-3	Neighborhood	Stormwater
South	RM-1/PUD-397-B	Multiple Use	Vacant
West	RM-1/PUD-397-B	Multiple Use	Vacant

Small Area Plans

The subject property is not located in 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: N/A.

Comprehensive Plan Street Designation: N/A

Transit: Regular route service is provided along East 61st Street South.

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 property is not located within a designated flood area.

Tree Canopy Coverage: Tree canopy in the area is 32%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: N/A

Property Description

Lots 4 and 5, Block 3, Woodland Valley Office Park, City of Tulsa, Tulsa County, Oklahoma

3. PUD-457-6

Location: West of the Northwest corner of East 79th Street South and South Hudson Avenue

City Council District: 8

Applicant: Ryan Lawson

Action Requested

PUD minor amendment to reduce the rear setback

Staff Recommendation

The applicant is proposing a minor amendment to reduce the required setback from 25 feet to 14.5 feet. The base zoning of RS-3 would permit a setback of 20 feet which could be reduced to 15 feet using an administrative adjustment process. The amendment would only be applicable to the proposed covered patio described in the conceptual site plan.

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:

- 4) PUD-457-6 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.
- 5) PUD-457-6 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-457.
- 6) All remaining development standards defined in PUD-457-6 and subsequent amendments shall remain in effect.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Neighborhood. **Neighborhoods** are mostly residential uses, which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3/PUD-457	Neighborhood	Detached Single-family House
East	RS-3/PUD-457	Neighborhood	Detached Single-family House
South	RS-3/PUD-457	Neighborhood	Detached Single-family House
West	RS-3/PUD-457	Neighborhood	Detached Single-family House

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: Regular route along East 81st Street South.

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: None.

Property Description

LT 10 BLK 2 HOLLAND POINTE, City of Tulsa, Tulsa County, Oklahoma

Commission Action

Motion: Approval of Consent Agenda items 2 and 3, per staff's recommendation.

Motion by: Craddock Second by: Shivel

Vote: 7-0-0

Ayes: Bulmash, Craddock, Krug, Rosene Robinson, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Fugate, Hood, Humphrey, Whitlock

Public Hearing – Rezoning

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

4. **Z-7838**

Location: Northwest corner of East Admiral Place and North 109th East Avenue

City Council District: 3

Applicant: Premier Management Group LLC

Action Requested: Rezoning from RS-3 and CS to CS

Action Requested

Rezone subject property from RS-3 and CS to CS

Staff Recommendation

The applicant is proposing to rezone the entire property to CS. There are currently two zoning districts on the property. The northern portion of the property, which is requested for rezoning, is zoned RS-3. The remainder of the property is zoned CS.

The property is currently being used as an office and storage area for a building service/HVAC company. Rezoning the entire property to CS will assist in addressing zoning compliance issues that are created by the existing use. The current uses in the RS-3 portion of the property are not permitted.

There is existing CS zoning to the west and east of the subject property. The City of Tulsa owns all property to the north which contains a training facility and stormwater infrastructure.

All properties on the north side of East Admiral Place from Highway 169 to North Garnett Road are designated as multiple use by the Tulsa Comprehensive Plan. The multiple use designation is supportive of commercial zoning along the corridor. The proposal for CS zoning is consistent with the recommendations of the land use plan and the existing zoning along the Admiral corridor.

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

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Multiple Use	Stormwater
East	CS	Multiple Use	Commercial
South	RS-3	Neighborhood	Single-Family Residential
West	CS	Multiple Use	Single-Family Residential

Small Area Plans

The subject property is located within the East Tulsa Neighborhood implementation plan. (2005)

Development Era

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

Transportation

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

Comprehensive Plan Street Designation: N/A

Transit: MetroLink Tulsa provides regular route service along East Admiral Place.

Existing Bike/Ped Facilities: Sidewalks are in place along East Admiral Place.

Planned Bike/Ped Facilities: Sidewalks are planned along all public streets in the City of Tulsa. Future development/redevelopment may require the installation of a sidewalk along North 109th East Avenue.

Environmental Considerations

Flood Area: The subject property does not contain any designated flood areas.

Tree Canopy Coverage: Tree canopy in the area is 34%. 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 11817, 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 CS zoning, per staff's recommendation.

Motion by: Craddock Second by: Shivel

Vote: 7-0-0

Ayes: Bulmash, Craddock, Krug, Rosene Robinson, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Fugate, Hood, Humphrey, Whitlock

Property Description

E/2 LT 1 LESS S75 E25 THEREOF & LESS BEG E/2 NWC LT 1 TH E140 S102.14 SW132.52 SW26.90 N174.04 POB, SPRING GROVE SUB, City of Tulsa, Tulsa County, State of Oklahoma

Applicant requested continuance to November 5, 2025

5. **PUD-286-B**

Location: West of the southwest corner of East 47th Place South and South Mingo Road

City Council District: 7

Applicant: John W. Moody

Action Requested

PUD Major Amendment to allow uses permitted in the IL district

Staff Recommendation

The applicant is proposing a major amendment to PUD-286-B to add low-impact manufacturing and industry uses and lower intensity uses within the PUD.

PUD-286 was adopted in 1982 and consisted of approximately 2.53 acres and limited uses to those included in Use Unit 15, Other Trades and Businesses. A major amendment, PUD-286-A, was adopted in 1983 to permit a portion of the property to be used as a restaurant and maintain the other standards in the PUD.

Industrial uses designated as Low-impact require all activities to take place within enclosed buildings. Off-site impacts such as noise, odors, and dust are prohibited in association with this use.

The property is designated as Employment in the Comprehensive Plan, and the additional uses would be consistent with the surrounding properties and the anticipated development of the subject property.

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

PUD-286-B Development Standards

Development within PUD-286-B shall conform to the City of Tulsa Zoning Code adopted November 5, 2015 and as subsequently amended except as modified herein.

Permitted Use Categories, Subcategories, and Specific Uses:

PUD-286-B 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.

RESIDENTIAL

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

Single Household

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
- Group Living
 - Assisted Living Facility
 - Community Group Home
 - Elderly/retirement center
 - Life Care retirement center
 - Re-entry facility
 - Residential treatment center
 - Rooming/ Boarding house
 - Transitional living center
- PUBLIC, CIVIC, AND INSTITUTIONAL Use Category
 - Day Care
 - Child Care Center
 - Safety Service
 - Natural Resource Preservation
 - Postal Services
 - Religious Assembly
 - School
 - Utilities and Public Service Facility
 - Minor
 - Wireless Communication Facility
 - Freestanding tower
 - Building or tower-mounted antenna
- COMMERCIAL Use Category
 - Animal Service
 - Boarding or shelter
 - Grooming
 - Veterinary
 - Broadcast or Recording Studio
 - Commercial Service
 - Building service
 - Building support service
 - Consumer maintenance/repair service
 - Personal improvement service
 - Research service
 - Financial Services (including all specific uses)
 - Funeral or Mortuary Service
 - Lodging
 - Short-term rental
 - Office
 - Business or professional office
 - Medical, dental or health practitioner office
 - Plasma center
 - Parking, Non-accessory
 - Restaurants and Bars
 - Restaurant

- 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
 - Fueling station
 - Personal vehicle repair and maintenance
 - Personal vehicle sales and rentals
 - Vehicle part and supply sales
 - Vehicle body and paint finishing shop

WHOLESALE, DISTRIBUTION & STORAGE Use Category

Equipment & Materials Storage, Outdoor (May not be located in the building setbacks from the Eastern boundary of PUD-286-B nor within the setback from East 47th Place South)

Warehouse

Wholesale Sales and Distribution, excluding medical marijuana uses

INDUSTRIAL Use Category (all industrial uses must be located inside a building)

Low-impact Manufacturing & Industry, excluding Medical Marijuana Processing

RECYCLING Use Category

Consumer Material Drop-off Station

AGRICULTURAL Use Category

Horticulture Nursery, excluding Medical Marijuana Grower Operations

OTHER Use Category

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

Off-Premise Outdoor Advertising Sign

Lot and Building Regulations:

Maximum Building Floor Area: 45,000 square feet

Maximum Building Height: 1-story not to exceed 20 feet

Minimum Building Setbacks:

- From easterly boundary of PUD-286-B: 25 feet
- From southerly boundary PUD-286-B: 45 feet
- From westerly boundary of PUD-286-B: 45 feet
- From property line abutting East 47th Place South: 50 feet

Parking:

3 parking spaces are required for every 1,000 square feet of building floor area.

Signs:

Dynamic Display Signs:

Dynamic display signage is prohibited inside PUD-286-B.

Ground Signs:

One ground sign shall be permitted along the East 47th place South frontage not to exceed 20 feet in height and 200 square feet in display area.

Wall Signs:

Wall signs shall be permitted not exceeding 1.5 square feet of display surface area per lineal foot of building wall to which attached.

Landscaping and Screening:

Landscaping and screening for the project shall conform to the requirements identified in Chapter 65 of the Tulsa Zoning Code and the supplemental regulations for specific use categories, except as modified herein. Properties may utilize Sec. 65.100-D of the Tulsa Zoning Code to allow the use of an Alternative Compliance Landscape and Screening Plan without the need to amend the standards of the PUD Development Plan.

Lighting:

Lighting for the project shall conform to the lighting requirements identified in Chapter 67 of the Tulsa Zoning Code.

General Provisions:

No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted and approved as being in compliance with the approved PUD development standards.

A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed as a continuing condition of the granting of an occupancy permit.

No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that has been submitted and approved as being in compliance with the approved PUD development standards.

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	IL	Employment	Animal Boarding
East	CS/IL	Employment	Vehicle Repair and maintenance
South	OM/IL/PUD-425	Employment	Parking

West	RS-3	Neighborhood	Residential
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Small Area Plans

The subject properties are 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: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 9%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A

Zoning History

Ordinance 11824, dated June 26, 1970, established zoning for the subject property.

Ordinance 14222, dated August 14th, established IL zoning for the East half of the subject property.

Ordinance 15424, August 3, 1982, adopted PUD-286 on the subject property.

Ordinance 15858, dated November 4th, 1983, adopted PUD-286-B on the subject property.

TMAPC Comments

None

Speakers

None.

Commission Action

Motion: To continue item 5 to November 5, 2025.

Motion by: Craddock Second by: Shivel

Vote: 7-0-0

Ayes: Bulmash, Craddock, Krug, Rosene Robinson, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Fugate, Hood, Humphrey, Whitlock

Public Hearing – Plats

6. **The Peak at the Parkway**

Location: Southeast corner of West Apache Street and the L.L. Tisdale Parkway

City Council District: 1

Applicant: Michael Ledford, Cyntergy

Action Requested

Approval of Preliminary Plat

Staff Recommendation

The plat consists of 38 lots, 4 blocks on ±16.81 acres. Staff recommends **approval** of the preliminary subdivision plat subject to the following conditions provided by the Technical Advisory Committee (TAC) and all other requirements of the Subdivision and Development Regulations, finding that the proposed preliminary subdivision plat complies with all applicable regulations. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

Zoning: Property is zoned MX2-V-55. The intended use of the lots in the subdivision is permitted. Lot 3 Block will need to be given at least 20 feet of street frontage to meet zoning requirements.

Engineering Graphics

- Submit subdivision control data sheet with the final plat.
- Under both the Engineer and Surveyor heading please provide the engineer's name and surveyor's name and email address.
- In the plat subtitle add "City of Tulsa" before Osage County.
- Provide the date of the last survey site visit to the face of the plat.
- Provide the individual lot addresses on the face of the plat.
- In the Location Map add missing platted properties. Label all other land in the sections shown as "Unplatted". Add LL Tisdale Expwy/Osage Expwy to the location map. Label the location of the plat in Location Map as either "project location" or "site".
- Provide graphically on the face of the plat the address disclaimer/caveat.
- Under the Basis of Bearings information include the coordinate system used. Provide a bearing angle, preferably shown on the face of the plat. See example below.
- Graphically show all property pins found or set that are associated with the plat. Either have a legend entry showing the found or set symbology or label each location with text.
- The written legal description for the subject tract does not match a chord bearing angle four calls in. What is shown is the directional opposite of the written legal. It should be North and West. Add missing bearing angle and distance N00°54'03"W with 95.46 feet to the face of the plat.

Addressing

- Addresses and street names will be assigned by the City of Tulsa and be provided at a later date.

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

Required Infrastructure and Public Improvements (5-020)

- Required improvements must be approved through the IDP process, to include water, sanitary sewer, storm sewer, streets, driveways, & ADA compliance.

Streets (transportation) (5-060)

- Coordinate the street dead-ends/intersects at the intersection of North Olympia Avenue and West Zion Street with Traffic Operations and Planning.

- At the intersection of North Olympia Ave and North Nogales Ave, you have an odd configuration of the Right-of-way and the proposed street. This will need to be reworked on the street layout and determine what will be the use for the blank land that it will leave behind.
- What is depicted on the Conceptual Utility plan as L.L. Tisdale Trail is going to be a public roadway. Public roadways and sidewalks must be contained in public right-of-way. Confirm if the improvements will be inside right-of-way. The portion of Olympia that continues to the north and ties to Denver Avenue is required for this development, so this information needs to be shown on the plat.
- Clarify on the face of the plat that the street is to be public.
- Provide road access for Lot 3 Block 1.
- Clarify access for Lots 22,23 and 24 of Block 3.

Streets (fire) (5-060)

- No comments.

Sidewalks (5-070)

- ADA/PROWAG compliant Sidewalks are required along all City Of Tulsa streets and provide the sidewalks covenants section within the Deed of Dedication.

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

- No comments.

Stormwater Management (5-100)

- City of Tulsa understands that the issue of conveyance and capacity of regional detention facility Osage Detention Pond remains to be resolved. No signed approval for FILO detention has yet been issued for this project.
- All proposed storm sewers must address erosive considerations from the significant vertical drop; most shown outlets do not connect to existing systems or demonstrate outlet protection measures.

Sewage Disposal (5-130)

- 15 feet is the minimum width required for sanitary sewer easement. Depending on the depth of the sewer line and manholes greater width may be required.
- Show the Location of tie-in manhole for the southern section.

Water Supply (5-130)

- Install the proposed waterline on the south side of West Young Street from North Olympia Avenue to North Nogales Avenue. City standard location policy.
- Install the proposed waterline on the eastside of North Nogales Avenue from W Young St to N Olympia Ave. City standard location policy.
- Waterline on the east side of Lot 3, Block 1, is shown jogging into the existing PSO easement. It should remain in a Restricted Waterline Easement that does not conflict with other easements.
- 90-degree bends on public waterlines are discouraged. Please review and fix 3 90-degree bends shown on Conceptual Utility Plan.
- Consider routing proposed 8" Waterline adjacent to lot lines rather than through the middle of Lots 2 and 3, Block 1.
- Waterline bends under paving should be avoided when possible. Consider moving the Waterline along Zion to the south side of the street.

Easements (5-150)

- Proposed storm sewers require drainage easement coverage (width requires design information).
- Label WL/E widths on the existing 24 inch and 36-inch transmission lines on Blk 1 Lot 2.
- Provide a minimum of 15' U/E along public roadways on each side for meter cans.
Required separate instrument, off-site sanitary sewer easement for public connection to the south needs to be shown on the face of the plat. The easement will need to be filed, and its recording information included prior to filing the plat.

Deed of Dedication:

- Legal to comment after submittal of Final Plat.

Water Sewer and Sewer Department:

- The developer cannot connect their proposed waterline to the 6-inch valve on the existing 39-inch transmission main on West Young Street. The 39” transmission main is on the Primary pressure zone and phase 1 of this development will need to be served by the Gilcrease Secondary pressure zone due to site elevation. Location for connection on West Young Street within the Gilcrease Secondary pressure zone to be determined by City of Tulsa during the IDP process.

Street and Stormwater:

- Off-site improvements to the L.L. Tisdale Trail and Osage Drive will need to be designed and constructed to City of Tulsa Standards.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Multiple Use by the Tulsa Comprehensive 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	RM-1	(none)	LL Tisdale Parkway
East	RS-2/HNO	Neighborhood	Residential/Reservoir
South	RM-1	Neighborhood	Vacant
West	RS-3	(none)	LL Tisdale Parkway

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: West Apache Street is considered a secondary arterial which requires an ultimate right-of-way width of 100 feet. The major street and highway plan also calls for a residential collector to be implemented through the subject property. Residential collectors require a 60-foot right-of-way dedication. Locations for collector streets are determined during a subdivision platting process.

Comprehensive Plan Street Designation: West Apache Street 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: There is an existing trail along the west and north of the subject property. There are sidewalks along West Apache Street.

Planned Bike/Ped Facilities: The GO Plan calls for a multi-use trail to remain along the western boundary of the property and extend along West Apache Street. Sidewalks are planned along all public streets in Tulsa and will be required to be installed along any new streets.

Arterial Traffic per Lane:

Arterial Traffic - North (E Apache St - 915 Vehicles per Lane)
Arterial Traffic - East (Martin Luther King Jr Blvd - 1,993 Vehicles per Lane)
Arterial Traffic - South (Pine St - 4,599 Vehicles per Lane)
Arterial Traffic - West (N/A)

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 59%. Development will naturally have an impact on tree canopy, but all effort should be taken to preserve a substantial portion of the tree canopy in these areas. These areas should have the highest level of preservation to maintain the existing habitat and recreational places in the city. Future land use planning for Future Growth areas should include the goal of tree canopy preservation.

Parks & Open Space: N/A

TMAPC Comments

None

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Approve the preliminary subdivision plat for The Peak at the Parkway, per staff's recommendation.

Motion by: Craddock Second by: Shivel

Vote: 7-0-0

Ayes: Bulmash, Craddock, Krug, Rosene Robinson, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Fugate, Hood, Humphrey, Whitlock

7. Greenhill Phase III

Location: Southwest corner of East 46th Street North and David Patrick Avenue

City Council District: 3

Applicant: John Droz, Route 66 Engineering

Action Requested

Approval of Preliminary Plat

Staff Recommendation

The plat consists of 1 lot, 1 block on ±46.38 acres. Staff recommends **approval** of the preliminary subdivision plat subject to the following conditions provided by the Technical Advisory Committee (TAC) and all other requirements of the Subdivision and Development Regulations, finding that the proposed preliminary subdivision plat complies with all applicable regulations. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

Zoning: Property is zoned IH the intended use and proposed lot layout meets the standards of that district.

Engineering Graphics

- Submit subdivision control data sheet with the final plat.
- Remove contours on the final plat submittal.
- Provide the individual lot addresses on the face of the plat.
- Graphically show all property pins found or set that are associated with the plat. Either have a legend entry showing the found or set symbology or label each location with text.
- Label graphically on the face of the plat the POC (point of commencement) and POB (point of beginning). Provide the bearing angle and distance from the POC to POB on the face of the plat.
- Label David Patrick Ave as North David Patrick Ave on the face of the plat.
- Site Plan and Utility plan associated with the Preliminary Plat do not show proposed platted easements. This makes it hard to evaluate easement needs as they relate to proposed public infrastructure. Please include with future preliminary plat submittals.

Addressing

- Add the following addresses to the plat pdf:
- Lot 1 Block 1: 4315 N 125TH E AVE
- Lot 2 Block 1: 4575 N 125TH E AVE

Article 5 of the TMAPC Subdivision and Development Regulations: Design and Improvements**Required Infrastructure and Public Improvements (5-020)**

- Required improvements must be approved through the IDP permit process, to include detention, public storm sewer, water and sanitary sewer extensions, driveways in the public right of way, & ADA compliance.

Streets (transportation) (5-060)

- Provide LNA's along E 46th St N. This is an Arterial to which Limits of Access is required along all Arterial Streets

Streets (fire) (5-060)

- No Comments.

Sidewalks (5-070)

- No comments.

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

- No comments.

Stormwater Management (5-100)

- Proposed detention and drainage facilities need to be reviewed in IDP permit.

Sewage Disposal (5-130)

- No comments.

Water Supply (5-130)

- The waterline in the NW corner of the Lot 1 is required to be inside an easement extending out to 125th E Ave.

Easements (5-150)

- Ensure private storm sewer stays out of easements (See near N boundary).
- Site Plan and Utility plan associated with the Preliminary Plat do not show proposed platted easements. All public infrastructure must be covered by the appropriate easement.
- Are there existing easements to cover the existing public sanitary sewer and existing public waterline in the southeast corner of Lot 1, Block 1? All existing easements need to be depicted on the face of the plat. If there is not an easement for the waterline, it looks like additional easement (beyond the proposed 17.5' perimeter easement) will be needed to cover the existing public waterline in that area.

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

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	Quarry	Employment	IH/AG
East	Quarry	Employment	IM/ AG
South	Warehousing	Employment	IH
West	Warehousing	Employment	IH

Small Area Plans

The subject properties are not located within 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:

- N. David Patrick Avenue : Secondary Arterial. Right-of-way is to be dedicated as a part of this plat.
- E. 46th Street North: Primary arterial. Right-of-way has already been dedicated.

Comprehensive Plan Street Designation: N/A

Transit: None available.

Existing Bike/Ped Facilities: None.

Arterial Traffic per Lane:

Arterial Traffic - North (E 46th St N - 2,086 Vehicles per Lane)
Arterial Traffic - East (N. David Patrick Avenue - 2,097 Vehicles per Lane)
Arterial Traffic - South (E 36th St N - 1,438 Vehicles per Lane)
Arterial Traffic - West (N Mingo Rd - 1,354 Vehicles per Lane)

Environmental Considerations

Tree Canopy Coverage: Tree canopy in the area is 10-20%. 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.

TMAPC Comments

None

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Approve the preliminary subdivision plat for Greenhill Phase III, per staff's recommendation.

Motion by: Craddock Second by: Shivel

Vote: 7-0-0

Ayes: Bulmash, Craddock, Krug, Rosene Robinson, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Fugate, Hood, Humphrey, Whitlock

8. The Reserve on 64 (County)

Location: Southwest corner of South 157th Avenue East and East 169th Street South (State Highway 64)

County Commission District: 3

Applicant: Preston Bartley, Westwood PS

Action Requested

Approval of Preliminary Plat

Staff Recommendation

This plat consists of 29.65 Acres containing 34 0.52 Acre lots.

The Technical Advisory Committee (TAC) met on September 17th, 2025, and provided the following comments:

- 1. Zoning:** Proposed lots conform to the requirements of the RE district. Planning Services will provide comments prior to final plat release.
- 2. Addressing:** INCOG will assign addresses. Include assigned addresses on the face of the final plat and provide address disclaimer.

3. Transportation & Traffic:

Oklahoma Department of Transportation – 1. ODOT has jurisdictional authority over Highway 64 and the right of way thereof. We feel that a letter from ODOT stating that they have no objection to the street connection on the NW corner, as well as no objection to the stormwater discharge from the site should suffice for final plat approval.

2. 157th E Ave Right-of-Way Dedication - Major Street and Highway plan calls for this to a secondary arterial (100' of right of way total.) With the 157th E Ave roadway not being centered on the property line. Research will need to be done to determine the total right of way needed from this proposed plat. Below is a snip of our old right of way map that shows the part of the original plat of Leonard. S 157th E Ave used to be a part of highway 64, and I did find a right of way document (Book 360/Page 160 attached) that is part of the southern parcel of the Reserve on 64 plat. I'm not sure of the history on this right of way after the realigning of Highway 64. The future dedicated right of way would just overlap this right of way document

- 4. Sewer/Water:** Sewer is onsite septic systems. Water service is provided by the City of Bixby.
All requirements of the district must be met for final plat approval.

- 5. Stormwater, Drainage, & Floodplain:** Detention - After a discussion with the County Engineer, Alex Mills, detention will be required for this development. The post-development runoff rate cannot exceed the pre-existing conditions for this site.

Drainage Easements - Not sure what flow rates come down 157th E Ave, but from past history, we know the Leonard area has had flooding issues. To make sure that the stormwater has an uninhibited path to the box culvert structure under Highway 64, we feel that a drainage easement needs to be put in place across the corner of this lot, with the B/L adjusted accordingly. Areas that have a BL and DE, these will need match as to not give a builder the misconception of being allowed to build a fence in a drainage easement.

- 6. Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

7. Tulsa County Engineering: U/E Lines - In regard to U/E lines, a minimum 11' width would be required along the rear lot lines. I also typically see a 25' U/E line along the front of lots. A 15' U/E to tie in the front to the back would be good where needed. Sec. 5-150.1 Easements must be provided by the developer when review agencies and authorized decision-making bodies determine that such easements are necessary or desirable to accommodate utilities, drainage facilities (surface or subsurface), best management practices, pedestrian access, emergency vehicle access or other necessary facilities and improvements. Sec. 150.2 Utility easements with a width of up to 17.5 feet may be required around a subdivision perimeter. Sec. 5-150.3 Utility easements with a width of up to 11 feet (22 feet back-to-back) may be required along rear lot lines and side lot lines when necessary to accommodate utilities. **Lot lines and Right of Way lines** - Remove the edge of paving lines from the plat and the width denotation. (Tulsa County minimum required roadway width is 24' should you want to reduce paving, impervious surface, runoff, etc.) Right of way lines within the plat will be solid lines, which will be a lot line. At the corners, the right of way will need to be curved, and the curve values added to the curve table.

- Add (A PRIVATE SUBDIVISION) under plat title.
- Driveway Culvert Table - As discussed in TAC meeting, add Driveway culvert table.
- Add Block #

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

TMAPC Comments

None

Speakers:

None

Applicant Comments

Applicant agreed with Staff recommendation and stated that he appreciated all the help from INCOG.

Commission Action

Motion: Approve the preliminary subdivision plat for The Reserve on 64, per staff's recommendation.

Motion by: Craddock Second by: Shivel

Vote: 7-0-0

Ayes: Bulmash, Craddock, Krug, Rosene Robinson, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Fugate, Hood, Humphrey, Whitlock

9. Sunset Meadows (County)

Location: Northwest corner of 106th Street North and North Memorial Drive

County Commission District: 1

Applicant: Lisa Miller, 3D Conservation Group

Action Requested

Approval of Minor Subdivision Plat

Staff Recommendation

This plat consists of ± 51 Acres containing 10 lots in 1 Block.

The Technical Advisory Committee (TAC) met on September 17th, 2025, and provided the following comments:

1. **Zoning:** Proposed lots conform to the requirements of the RE district. Planning Services will provide comments prior to final plat release.
2. **Addressing:** INCOG will assign addresses. Include assigned addresses on the face of the final plat and provide address disclaimer.
3. **Transportation & Traffic:** N/A
4. **Sewer/Water:** RWD # 3; No comments
5. **Stormwater, Drainage, & Floodplain:** N/A
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.
7. **Tulsa County Engineering:** Engineering plans and a drainage report would need to be submitted and approved prior to filing plat.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Tulsa County Zoning Code and Tulsa Metropolitan Area Subdivisions and Development Regulations. Tulsa County Engineering release letter is required prior to final plat approval.

TMAPC Comments

None

Applicant Comments

The applicant was not present, but staff had a letter from applicant stating that they agreed with staff recommendation.

Speakers

None.

Commission Action

Motion: Approve the preliminary subdivision plat for Sunset Meadows, per staff's recommendation.

Motion by: Craddock Second by: Shivel

Vote: 7-0-0

Ayes: Bulmash, Craddock, Krug, Rosene Robinson, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Fugate, Hood, Humphrey, Whitlock

Other Business

10. 2026 Proposed TMAPC Meeting dates

2026 Schedule

Regular meetings of the TMAPC are held on the first and third Wednesday of each month at 1:00 p.m. at One Technology Center, 175 E. 2nd St., City Council Chamber, 2nd Level, Tulsa, Oklahoma.

Work sessions of the TMAPC are held as necessary, typically prior to regular TMAPC business, at One Technology Center, 175 E. 2nd St., in a room location to be announced at the time an agenda is posted.

January 7 21	February 4 18	March 4 18
April 1 15	May 6 20	June 3 17
July 1 15	August 5 19	September 2 16
October 7 21	November 4 18	December 2 16

Commission Action

Motion: Approve the 2026 TMAPC Meeting Calendar as presented.

Motion by: Craddock Second by: Shivel

Vote: 7-0-0

Ayes: Bulmash, Craddock, Krug, Rosene Robinson, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Fugate, Hood, Humphrey, Whitlock

11. Commissioner Comments

None

Adjournment

Commission Action

Motion: Adjourn

Motion by: Craddock Second by: Shivel

Vote: 7-0-0

Ayes: Bulmash, Craddock, Krug, Rosene Robinson, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Fugate, Hood, Humphrey, Whitlock

There being no further business, the meeting adjourned at 2:43 p.m.