



APPROVED
Jan. 7, 2026

Tulsa Metropolitan Area Planning Commission

Minutes of Meeting No. 2951

Wednesday, December 17, 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 December 10, 2025, at 3:55 p.m.

Members Present: Travis Hulse (sitting in for Bulmash), Craddock, Fugate, Hood, Humphrey, Krug, Rosene Robinson, Turner-Addison, Walker, Whitlock

Members Absent: Shivel

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

County Staff Present: Kendal Davis, Javier Villarroel Rojas, 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 and reminded Commissioners of officer elections at the first meeting in January.

Approval of Minutes

1. Minutes from Meeting 2950, December 3, 2025

Motion: Approval of the minutes of Meeting 2950 from December 3, 2025.

Motion by: Whitlock Second by: Craddock

Vote: 9-0-1

Ayes: Craddock, Fugate, Hood, Humphrey, Krug, Rosene Robinson, Turner-Addison, Walker, Whitlock

Nays: none

Abstentions: Hulse

Absent: Shivel

Consent Agenda

2. PUD-792-1

Location: Southeast corner of West Edison Street and North 27th West Avenue

City Council District: 4

Applicant: Kayla Nsien, House of Eden

Action Requested

PUD minor amendment to add Assisted Living Facility as permitted use

Staff Recommendation

The applicant is proposing a minor amendment to add Assisted Living facility as an allowed use. Currently the PUD is restricted to what was described as Use Unit 5, Community Services and Similar Uses, and Use Unit 11, Office, in the zoning code in effect at the time it was established. It is understood the intent is to utilize the existing building without the need to build any new principal structures.

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

Staff has reviewed the request and determined:

- 1) PUD-792-1 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.
- 2) PUD-792-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-792.
- 3) All remaining development standards defined in PUD-792 and subsequent amendments remain in effect.

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	Neighborhood	Detached Single-family House
East	OL	Multiple Use	Medical Office
South	RS-3/ PK	Neighborhood	Detached Single-family Housing/ Vacant
West	CS	Multiple Use	Martial Arts Studio

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 Streetcar Era (1910s-30s), prior to the proliferation of automobiles, when streetcars facilitated growth beyond downtown. Land uses range from fully integrated to somewhat separated, on a half-mile grid, with a mix of housing options. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, transit-oriented development, commercial districts, and well-designed streetscapes.

Transportation

Major Street & Highway Plan:

West Edison Street: Secondary Arterial .

Comprehensive Plan Street Designation: N/A

Transit: Regular Route.

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: Go plan recommends Bike Lanes on Edison.

Property Description

LTS 1 THRU 4 BLK 1 LESS BEG NWC LT 1 BLK 1 EASTON HEIGHTS 2ND ADDN Th E240 S10 W215 CRV LF 39.17 SW35.28 N34.90 POB & BEG SWC LT 1 BLK 1 TH N25 CRV LF 39.27 W25 POB BLK 1 EASTON HGTS 2ND ADDN, City of Tulsa, Tulsa County, State of Oklahoma

Commission Action

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

Motion by: Walker Second by: Craddock

Vote: 10-0-0

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

Nays: none

Abstentions: none

Absent: Shivel

Public Hearing – Rezoning

3. Z-7841

Location: West of the southwest corner of East 19th Street South and South 85th East Avenue

City Council District: 5

Applicant: John Manuele

Action Requested: Rezoning from RS-2 to RM-2

Action Requested

Rezoning subject property from RS-2 to RM-2

Staff Recommendation

The applicant is proposing to rezone the subject property from RS-2 to RM-2 to permit the development of a multifamily residential project. The site is adjacent to commercially zoned property to the south and an existing townhome development to the west. There are existing single-family developments to the north and east.

The proposed RM-2 zoning will maintain the maximum 35-foot building height that aligns with the surrounding RS-zoned properties while permitting additional building types such as townhomes and apartments. There is an existing townhome project located adjacent to the subject property with similar uses to those proposed by this applicant.

RM-2 zoning would maintain residential uses on the subject property while allowing more density adjacent to the commercial corridor along 21st Street. The request is consistent with the recommendation of the neighborhood land use designation and would facilitate additional housing units.

If the rezoning is approved, the subject property will be required to comply with all Subdivision and Development Regulations prior to the issuance of building permits. This process will ensure adequate infrastructure capacity for the proposed project and require improvements to any public infrastructure as necessary to support the increased intensity allowed by the zoning district.

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

Comprehensive Plan Considerations

Land Use Plan

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

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-2	Neighborhood	Single-Family Residential
East	RS-1	Neighborhood	Single-Family Residential
South	CS	Multiple Use	Parking
West	RD/PUD-308	Neighborhood	Townhomes

Small Area Plans

The subject property is not included in 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: 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. New sidewalks will be required with construction of new principal buildings.

Environmental Considerations

Flood Area: The subject property is not located within an adopted flood zone.

Tree Canopy Coverage: Tree canopy in the area is 20%. 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 11816, 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 RM-2 zoning, per staff's recommendation.

Motion by: Craddock Second by: Hood

Vote: 10-0-0

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

Nays: none

Abstentions: none

Absent: Shivel

Property Description

W 150' E 300' N 1/2 BLK 9, O'CONNOR PARK, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

Items 4 and 5 were presented together.

4. Z-7843 (Related to PUD-159-C)

Location: North of the northwest corner of West 71st Street South and South Union Avenue

City Council District: 2

Applicant: Tanner Consulting, LLC

Action Requested

Rezone from RS-3, RM-1 and CS to CS

Staff Recommendation

The applicant is proposing to rezone the subject property which currently has three separate zoning designations (CS, RM-1, and RS-3) to CS to align with the local center comprehensive plan designation and permit the development of a multifamily residential project.

There is an associated application to abandon two existing planned unit developments (PUD-159 and PUD-159-A) that currently establish development standards for the property. The applicant’s proposal is to abandon the existing PUDs and rezone the entire site to CS and develop the property under straight CS zoning. The original PUD was adopted in 1974, and a major amendment was adopted in 1986. The original PUD permitted a 166-bed nursing home facility at the subject location.

The property is bordered on two sides by the Page Belcher Golf Course. There are existing residential uses across South Union Avenue; however, those residential uses are located within an area designated for multiple use by the City’s comprehensive plan.

The proposed CS zoning is consistent with the local center land use designation at this location and with the anticipated land uses along the South Union corridor. If approved, the CS zoning would be an extension of the existing CS zoning area that currently exists to the south and all the way to the West 71st Street and South Union intersection. The existing CS area is also located within a local center land use designation.

The applicant is proposing a multifamily residential project subject to the requirements of the CS zoning district. The abandonment of the PUDs and rezoning would remove outdated zoning regulations and require new projects to conform with our current zoning standards while affording new opportunities for housing development.

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

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3/PUD-159	Park and Open Space	Page Belcher Golf Course
East	RS-1/AG	Multiple Use	Residential
South	CS	Local Center	Vacant
West	RS-3/PUD-159	Park and Open Space	Page Belcher Golf Course

Small Area Plans

The subject property is located within the West Highlands/Tulsa Hills Small Area Plan. The local center designation on the subject property is echoed by the recommendations of the small area plan. CS zoning is consistent with the local center designation.

Development Era

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

Transportation

Major Street & Highway Plan: South Union Avenue is designated as a secondary arterial on the Major Street and Highway Plan which will require an ultimate right-of-way of 100 feet.

Comprehensive Plan Street Designation: Multi-modal streets support commercial and residential development along major arterial streets. These streets align with the recommendations for on-street bicycle infrastructure established in the 2015 GO Plan, and they should be evaluated for feasibility with regard to the reallocation of street space for bicycle facilities.

Transit: Regular route bus service is available along South Union Avenue from MetroLink Tulsa.

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: Sidewalks are planned along all public streets in the City of Tulsa. Sidewalks will be required to be constructed as part of any new principal building construction. South Union Avenue is designated as a bicycle corridor by the GO Plan which recommends on-street bike lanes.

Environmental Considerations

Flood Area: The subject property contains a minimal amount of City of Tulsa Regulatory Floodplain along the southern boundary. Most of the property is outside of any designated flood areas.

Tree Canopy Coverage: Tree canopy in the area is 33%. 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 11827, dated June 26, 1970 established zoning for the subject property.

PUD-159 was adopted in June 1974.

Ordinance 16604, dated May 30, 1986, established PUD-159-A.

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: Turner-Addison Second by: Hood

Vote: 10-0-0

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

Nays: none

Abstentions: none

Absent: Shivel

Property Description

A TRACT OF LAND LOCATED IN THE EAST HALF (E/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THREE (3), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT LOCATED ON THE EAST LINE OF SAID SECTION THREE (3), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, SAID POINT BEING 1,005.0 FEET NORTH 0 DEGREES 26 MINUTES 22 SECONDS EAST OF THE SOUTHEAST CORNER OF SAID SECTION THREE (3), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, THENCE NORTH 89 DEGREES 33 MINUTES 38 SECONDS WEST A DISTANCE OF 605.19 FEET, THENCE NORTH 8 DEGREES 20 MINUTES 00 SECONDS EAST A DISTANCE OF 676.59 FEET, THENCE SOUTH 77 DEGREES 20 MINUTES 00 SECONDS EAST A DISTANCE OF 473.0 FEET, THENCE SOUTH 89 DEGREES 33 MINUTES 38 SECONDS EAST A DISTANCE OF 50 FEET, THENCE SOUTH 0 DEGREES 26 MINUTES 22 SECONDS WEST A DISTANCE OF 570.0 FEET TO THE POINT OF BEGINNING.

5. PUD-159-C (Related to Z-7843)

Location: North of the northwest corner of West 71st Street South and South Union Avenue

City Council District: 2

Applicant: Tanner Consulting, LLC

Action Requested

Abandon a portion of PUD-159 and abandonment of PUD-159-A

Staff Recommendation

The applicant is proposing to abandon PUD-159-A and partially abandon PUD-159 in conjunction with a request to rezone the underlying property to CS.

The applicant’s proposal is to abandon the existing PUDs and rezone the entire site to CS and develop the property under straight CS zoning. The original PUD was adopted in 1974, and a major amendment was adopted in 1986. The original PUD permitted a 166-bed nursing home facility at the subject location and 59 multifamily residential dwelling units. The PUD included additional site standards that would not be consistent with the City’s current zoning ordinance.

The portions of PUD-159 that do not apply to this specific property would remain in effect and would not be amended by the abandonment of this area. The subject property was contained within a separate development area than the remaining portions of the PUD.

The property is bordered on two sides by the Page Belcher Golf Course. There are existing residential uses across South Union Avenue; however, those residential uses are located within an area designated for multiple use by the City’s comprehensive plan.

The abandonment of the PUDs and rezoning to CS is consistent with the local center land use designation at this location and with the anticipated land uses along the South Union corridor. If approved, the CS zoning would be an extension of the existing CS zoning area that currently exists to the south and all the way to the West 71st Street and South Union intersection. The existing CS area is also located within a local center land use designation.

The applicant is proposing a multifamily residential project subject to the requirements of the CS zoning district. The abandonment of the PUDs and rezoning would remove outdated zoning regulations and require new projects to conform with our current zoning standards while affording new opportunities for housing development.

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

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3/PUD-159	Park and Open Space	Page Belcher Golf Course

East	RS-1/AG	Multiple Use	Residential
South	CS	Local Center	Vacant
West	RS-3/PUD-159	Park and Open Space	Page Belcher Golf Course

Small Area Plans

The subject property is located within the West Highlands/Tulsa Hills Small Area Plan. The local center designation on the subject property is echoed by the recommendations of the small area plan. CS zoning is consistent with the local center designation.

Development Era

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

Transportation

Major Street & Highway Plan: South Union Avenue is designated as a secondary arterial on the Major Street and Highway Plan which will require an ultimate right-of-way of 100 feet.

Comprehensive Plan Street Designation: Multi-modal streets support commercial and residential development along major arterial streets. These streets align with the recommendations for on-street bicycle infrastructure established in the 2015 GO Plan, and they should be evaluated for feasibility with regard to the reallocation of street space for bicycle facilities.

Transit: Regular route bus service is available along South Union Avenue from MetroLink Tulsa.

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: Sidewalks are planned along all public streets in the City of Tulsa. Sidewalks will be required to be constructed as part of any new principal building construction. South Union Avenue is designated as a bicycle corridor by the GO Plan which recommends on-street bike lanes.

Environmental Considerations

Flood Area: The subject property contains a minimal amount of City of Tulsa Regulatory Floodplain along the southern boundary. Most of the property is outside of any designated flood areas.

Tree Canopy Coverage: Tree canopy in the area is 33%. 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 11827, dated June 26, 1970 established zoning for the subject property.

PUD-159 was adopted in June 1974.

Ordinance 16604, dated May 30, 1986, established PUD-159-A.

TMAPC Comments

None

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Recommend approval of PUD-159-C, per staff's recommendation.

Motion by: Hood Second by: Rosene Robinson

Vote: 10-0-0

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

Nays: none

Abstentions: none

Absent: Shivel

Property Description

A TRACT OF LAND LOCATED IN THE EAST HALF (E/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THREE (3), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT LOCATED ON THE EAST LINE OF SAID SECTION THREE (3), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, SAID POINT BEING 1,005.0 FEET NORTH 0 DEGREES 26 MINUTES 22 SECONDS EAST OF THE SOUTHEAST CORNER OF SAID SECTION THREE (3), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, THENCE NORTH 89 DEGREES 33 MINUTES 38 SECONDS WEST A DISTANCE OF 605.19 FEET, THENCE NORTH 8 DEGREES 20 MINUTES 00 SECONDS EAST A DISTANCE OF 676.59 FEET, THENCE SOUTH 77 DEGREES 20 MINUTES 00 SECONDS EAST A DISTANCE OF 473.0 FEET, THENCE SOUTH 89 DEGREES 33 MINUTES 38 SECONDS EAST A DISTANCE OF 50 FEET, THENCE SOUTH 0 DEGREES 26 MINUTES 22 SECONDS WEST A DISTANCE OF 570.0 FEET TO THE POINT OF BEGINNING.

Public Hearing – Plats

6. Settler's Hill

Location: Southwest corner of East 31st Street South and South 177th East Avenue

City Council District: 6

Applicant: Route 66 Engineering

Action Requested

Preliminary Plat Approval

Staff Recommendation

The plat consists of 108 lots, 5 blocks, ±48.237 acres. Staff recommends **approval** of the preliminary subdivision plat. Subject to the following conditions provided by the Technical Advisory Committee (TAC) and all other requirements of the Subdivisions Regulations. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

General Conditions/Comments

Zoning:

- The proposed lots meet the RS-4 standards.

Engineering Graphics

- Submit subdivision control data sheet with the final plat.
- Provide the name and email address of both the engineer and surveyor on the face of the plat.
- Provide the individual lot addresses on the face of the plat.
- In the Location Map label all other land in the section as "unplatted". Label the location of the plat in Location Map as either "project location" or "site".
- Remove contours from the face of the plat on the final plat submittal.
- Add note(s) to face of plat if streets are subject to future extension/expansion with other phases.

Addressing

- Addresses will be assigned by the City of Tulsa and be provided at a later date.
- S 175TH E Ave needs to be S 175TH PL E.
- E 32ND St S needs to be E 32ND PL S.
- The street that runs from Lot 7 to Lot 13 in Block 2 will be E 33RD ST S
- The street that runs from Lot 26, Block 1 all the way to Lot 19, Block 3 will be E 33RD PI S.

Article 5: Design and Improvements

Required Infrastructure and Public Improvements (5-020)

- No Comments.

Block Length (5-030)

- No modifications requested.

Streets (transportation) (5-060)

- Provide a corner clip at the intersection of E 31st St S & S 177th E Ave. (RR)
- Add the language for the LNAs within the DOD.

Streets (fire) (5-060)

- None.

Sidewalks (5-070)

- Sidewalks are required along all COT public streets and provide the sidewalk language within the DOD.

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

- None.

Stormwater Management (5-100)

-

-At this time it does not appear addendum 2 will require changes to the plat, but it should be approved prior to Draft Final Plat approval.

Sewage Disposal (5-130)

- Call out easement width along north property line of lots 1-5 Block 1.
- On blocks 2 and 3 call out 11’ UE on both sides of the property line.
- 15’ wide utility easement is required between lots 18-19 Block 1.
- Call out 11’ utility easement along south property line of Block 5.
- Reserve F and N must also be designated as utility easements or the abutting UE widths in which sanitary sewers are located must be increased to minimum 17.5’ Additionally, sanitary sewer easement must be provided across Reserve N for sanitary sewer.

Water Supply (5-130)

- No comments.

Water (5-140) lines

- An IDP looped waterline extension is required along the public roadways of the development.

Easements (5-150)

- Verify that all easements and ROWs are adjusted and sufficient to cover the final/as-built roadway and utility configurations

Streets and Stormwater

- None.

Deed of Dedication:

- Legal to comment after submittal of Final Plat.

Comprehensive Plan Considerations

Land Use Plan

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

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-5	Neighborhood	vacant
East	RS-5	Neighborhood	Vacant
South	RS-5	Neighborhood	Vacant
West	RS-5	Neighborhood	Vacant

Small Area Plans

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

Development Era

The subject property is located in an area developed during the Future Growth These areas of the city have yet to developed beyond agricultural uses and present opportunities to ensure the pattern of development is efficient and fiscally responsible. The two primary regions that have yet to develop are the northwest corner of the city, which is all located within Osage County and where the Gilcrease Expressway will connect, and the far east area of the city from roughly 145th E Ave. to beyond the Creek Turnpike.

Transportation

Comprehensive Plan Street Designation: South 177th East Avenue (Lynn Lane) is 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.

Arterial Traffic per Lane:

Arterial Traffic - North (E 21st St S - 1,964 Vehicles per Lane)
Arterial Traffic - East (S Lynn Lane Rd - 2,402 Vehicles per Lane)
Arterial Traffic - South (E 41st St S - 3,811 Vehicles per Lane)
Arterial Traffic - West (S 145th East Ave - 3,720 Vehicles per Lane)

Environmental Considerations

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 Settler's Hill, per staff's recommendation.

Motion by: Humphrey Second by: Rosene Robinson

Vote: 10-0-0

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

Nays: none

Abstentions: none

Absent: Shivel

7. Project Blue

Location: North of the northwest corner of East 36th Street North and North 129th East Avenue

City Council District: 3

Applicant: Route 66 Engineering

Action Requested

Minor Subdivision Plat Approval

Staff Recommendation

The plat consists of 1 lot, 1 block on ±34.28 acres. Staff recommend **approval** of the Minor Subdivision plat, finding that the proposed preliminary subdivision plat complies with all applicable regulations. City of Tulsa Development Services has released this plat for filing.

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	Vacant	Employment	IH
East	Quarry	Employment	IM
South	Distribution	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.

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 129th East Ave - 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 Minor subdivision plat for Project Blue, per staff's recommendation.

Motion by: Craddock Second by: Turner-Addison

Vote: 10-0-0

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

Nays: none

Abstentions: none

Absent: Shivel

8. Battle Creek Park Phase IV

Location East of the Northeast corner of South 152nd East Avenue and East 41st Street South

City Council District: 6

Applicant: Wallace Design Collective

Action Requested

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

Staff Recommendation

The plat consists of 44 lots, 6 blocks, ±8.91 acres. Staff recommends **approval** of the preliminary subdivision plat and a modification of Section 5.030 Table 5-1 of the Subdivision and Development Regulations to permit greater block lengths. Subject to the following conditions provided by the Technical Advisory Committee (TAC) and all other requirements of the Subdivisions Regulations. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

General Conditions/Comments**Zoning:**

- The proposed lots meet the RS-5 standards.

Engineering Graphics

- Submit subdivision control data sheet with the final plat.
- Provide the individual lot addresses on the face of the plat.
- In the Location Map add missing platted property Battle Creek Park Duplexes.
- 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.

Addressing

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

Article 5: Design and Improvements**Required Infrastructure and Public Improvements (5-020)**

- It is recommended to schedule a pre-development meeting to discuss infrastructure concerns.
- Designs for waterline, sanitary sewer, storm sewer, roads, sidewalks, ADA compliance & possibly private Stormwater detention must be reviewed and approved through the IDP process.

Block Length (5-030)

- Applicant is requesting to extend the allowed block lengths per the attached request. Staff finds the existing development surrounding the subject property makes shorter block lengths or midblock connections undesirable and impractical due to precedent set by previous subdivisions for which the project will connect. Proposed block length of Block 2 is 794.05 feet, the regulations would permit a length of 700 feet without the modification.

Streets (transportation) (5-060)

- Temporary turnarounds must be provided at the end of stub streets that are intended for extension when a subsequent phase of the development is completed or when the abutting property is developed if the stub street is more than 150 feet in length, as measured from the centerline of the intersecting street to the perimeter of the subdivision to which the stub street extends.
- The following notation must be incorporated into any Plat showing a stub street: THIS STREET RIGHT-OF-WAY IS NOT INTENDED TO BE A PERMANENT DEAD-END STREET. IT IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONNECTED TO STREETS THAT MAY BE BUILT IN THE FUTURE, THEREBY PROVIDING ACCESS TO AND FROM ABUTTING PROPERTIES.

- Stub streets must be clearly marked on plats and labeled "Future Street Extension." In addition, developers must post an approved sign in the right-of-way of the stub street indicating that the temporary dead-end (stub) street is intended as a "Future Street Extension."
- All "if any" approved (by Traffic Engineering) permanent dead-end streets must comply with International Fire Code standards.

Streets (fire) (5-060)

- None.

Sidewalks (5-070)

- None.

-

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

- None.

Stormwater Management (5-100)

- Majority of this area bypasses the detention pond designed with IDP-139603. Increase in runoff will need to be mitigated. All Tulsa developments must comply with stormwater law requirements to receive existing drainage from other properties. At the north of BCPIV, Lts1-4 Blk4, a natural stream drainage basin must be addressed. Part of that stream's function has been degraded by spoil fill, but the contributing area is still concentrated toward these lots. Any approved plat must resolve this conveyance of offsite drainage. The issue is complicated by the neighboring IDP in progress (201621-2024; Crossing at Battle Creek Ph VI) which could create the appearance of nuisance drainage directed toward the lots in BCPIV. Detention outfall of that development is aligned with the Timber Creek tributary stream channel and adopts the approved plan from cancelled IDP 083438-2021

Sewage Disposal (5-130)

- Sanitary sewer capacity downstream needs to be analyzed.
- Minimum easement width required between lots 5 and 6 Block 2 is 15'. Lot 4, Block 4 and Lot 4, Block 5 do not display a building line on the East lot lines.

Water (5-140) lines

- An IDP looped waterline extension is required along the public roadways of the development.

Easements (5-150)

- Easement and Reserve boundaries cannot be verified without infrastructure designs submitted through IDP

Streets and Stormwater

- None.

Deed of Dedication:

- Legal to comment after submittal of Final Plat.

Comprehensive Plan Considerations

Land Use Plan

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

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-5	Neighborhood	vacant
East	RS-5	Neighborhood	Vacant
South	RS-5	Neighborhood	Vacant
West	RS-5	Neighborhood	Vacant

Small Area Plans

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

Development Era

The subject property is located in an area developed during the Future Growth These areas of the city have yet to developed beyond agricultural uses and present opportunities to ensure the pattern of development is efficient and fiscally responsible. The two primary regions that have yet to develop are the northwest corner of the city, which is all located within Osage County and where the Gilcrease Expressway will connect, and the far east area of the city from roughly 145th E Ave. to beyond the Creek Turnpike.

Transportation

Comprehensive Plan Street Designation: None.

Arterial Traffic per Lane:

- Arterial Traffic - North (E 21st St S - 1,964 Vehicles per Lane)
- Arterial Traffic - East (S Lynn Lane Rd - 2,402 Vehicles per Lane)
- Arterial Traffic - South (E 41st St S - 3,811 Vehicles per Lane)
- Arterial Traffic - West (S 145th East Ave - 3,720 Vehicles per Lane)

Environmental Considerations

Parks & Open Space: N/A

TMAPC Comments

None

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Move approval of item 8 per staff recommendation, subject to the conditions noted in the staff report, including approval of the requested modification to Section 5.030 Table 5-1 of the Subdivision and Development Regulations to permit greater block lengths for the reasoning stated in the staff report.

Motion by: Walker Second by: Craddock

Vote: 10-0-0

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

Nays: none

Abstentions: none

Absent: Shivel

9. Yale Estates (County)

Location: East of East 126th Street North at North Yale Avenue

County Commission District: 1

Applicant: Tanner Consulting, LLC

Action Requested

Preliminary Plat Approval and a modification Section 10-040.4(F)(1) of the Subdivision and Development Regulations to allow a five-year extension of the Preliminary Plat approval period

Staff Recommendation

The preliminary plat for Yale Estates is presented with two phases and an anticipated completed schedule that exceeds the two years outlined in the subdivision regulations. Tulsa County will not release the final plat until required infrastructure is installed and accepted by Tulsa County engineering department. It is unlikely that both phases will be completed within 2 years as required in the TMAPC Subdivision and Development Regulations. In an effort to support longer range planning efforts Staff supports the concurrent request for a modification of Section 10-040.4 F (1) of the TMAPC Subdivision and Development regulations and supports the request for 5-year completion from the Planning Commission approval date.

Yale Estates - (County)

East of East 126th Street North at North Yale Avenue

This plat consists of 102 lots, 11 blocks on 80.03 ± acres.

TMAPC recommended approval for RS-1 zoning at the December 3, 2025 meeting and will be forwarded to the Tulsa County Board of County Commissioners at the next available meeting for the final zoning resolution.

The Technical Advisory Committee (TAC) met on December 4, 2025, and provided the following comments:

1. **Zoning:** Proposed lots conforms to the requirements of the RS-1 district. Planning Services will provide comments prior to final plat release.
2. **Addressing:** INCOG will assign addresses. Include assigned addresses on face of the final plat and provide address disclaimer.
3. **Transportation & Traffic:** Final Street construction plans must be approved by the County Engineer and installed prior to final plat release.
4. **Sewer/Water:** On-site sewage disposal via ODEQ approved system. Water line plans must be submitted to Rural Water District No. 3, Washington County. All requirements of the district must be met for final plat approval.
5. **Stormwater, Drainage, & Floodplain:** Plans for stormwater and drainage must be approved by the Tulsa County Engineer and improvements must be in place prior to final plat approval. Provide access to reserve area for maintenance.
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. **Engineering:** They'll need to add Limits of No Access (LNA) along Yale Ave and E 126th St N, except at the subdivision's ingress/egress points.

- They will need to add a driveway culvert table that includes Block #, Lot #, Size and type of Culvert needed for each lot.
- Street names will need to be in conformance to Tulsa County Street Name nomenclature. (They had put in street names for north/south streets that fit City of Tulsa. This subdivision is actually within the City of Collinsville fenceline.)

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as: Rural Residential/Agricultural

Designation Description: Land that is sparsely occupied and used primarily for farmland, agricultural uses, and single-family homes on large lots. Residential lots generally range from one-half acre or greater and may use on-site services where public utilities are not available. The proposed residential subdivision would be compatible with this designation.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North (Collinsville)	AG	Rural Residential/Agricultural	Vacant
East (Collinsville)	AG	Rural Residential/Agricultural	Vacant
South (North Tulsa County)	AG	Rural Residential/Agricultural	Vacant
West (North Tulsa County)	AG, CG, IL	Highway 75 Planning Corridor	Residential & Commercial

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the following:

- 1) Conditions provided by TAC,
- 2) Requested time extensions for 5 years from TMAPC preliminary plat approval date,
- 3) All other requirements of the TMAPC Subdivision and Development Regulations.
- 4) Tulsa County Engineering Department release is required prior to final plat approval.

(=) Sam Avant, P.O. Box 9, Skiatook, Oklahoma 74070, stated that he owns the forty acres to the north of property in question. Mr. Avant did not have any problems with the zoning aspect of this request; however, he did have a couple of concerns. His first concern was access to water, and the second concern is that it is a hayfield presently and has a barbed wire fence on the north side of the property. He would like to see the barbed wire fence stay and wanted to know what type of fence the developer would be putting in.

Applicant Comments:

T.J. Guglielmo, with Rausch Coleman Seventy Sixth LLC, P.O. Box 10560, Fayetteville, Arkansas 72703 stated that he is with the owner of the property. Regarding the water line, they will be extending the 12-inch line along the frontage so they will have access to water. Regarding fencing, they will not be removing the barbed wire fence if it is on the owner’s property but there will be another fence put up. The fencing is being put up by the builders so the decision on the type of fence will be made by them.

Mr. Craddock asked if the fencing had been addressed in the preliminary plat.

Mr. Guglielmo stated that they as the developer will put fencing along the road frontage and the perimeter fencing will be left up to the builder. No other fencing is required.

Commission Action

Motion: Approval of Item 9 per staff recommendation subject to the conditions noted in the staff report and including the approval of the requested modification of the Subdivision and Development Regulations to extend the preliminary plat expiration date to five years as set forth in the phasing plan for Yale Estates.

Motion by: Walker Second by: Humphrey

Vote: 10-0-0

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

Nays: none

Abstentions: none

Absent: Shivel

Other Business

None

Commissioner Comments

None

Adjournment

Commission Action

Motion: Adjourn

Motion by: Walker Second by: Humphrey

Vote: 10-0-0

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

Nays: none

Abstentions: none

Absent: Shivel

There being no further business, the meeting adjourned at 1:25 p.m.