



APPROVED
Feb. 4, 2026

Tulsa Metropolitan Area Planning Commission

Minutes of Meeting No. 2953

Wednesday, January 21, 2026, 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 January 15, 2026 at 8:33 a.m.

Members Present: Bulmash, Craddock, Fugate, Hood, Humphrey, Shivel, Turner-Addison, Walker, Whitlock

Members Absent: Krug

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

County Staff Present: none

Speaker Key:

- (+) indicates a speaker generally supportive of an item;
- (-) indicates a speaker generally opposed to an item; and
- (=) indicates a speaker generally neutral or who has questions about an item.

After declaring a quorum present, Chair Walker called the meeting to order at 1:00 p.m.

Reports

Chairman’s Report: None

Director’s Report: Ms. Miller reported on City Council actions. She informed the Commission that the Board of County Commissioners had appointed a new Planning Commissioner who will replace Maggie Rosene Robinson. Ms. Miller stated there are multiple items we are working on that we need to discuss at a work session in March.

Approval of Minutes

1. Minutes from Meeting 2952, January 7, 2026

Motion: Approval of the minutes of Meeting 2952 from January 7, 2026.

Motion by: Bulmash Second by: Shivel

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Krug

Consent Agenda

None

Public Hearing – Rezoning

Mr. Whitlock left the room at 1:03pm and returned at 1:05pm

2. **Z-7846**

Location: Southwest and southeast corner of East Young Street and North Quaker Avenue

City Council District: 1

Applicant: Brook Reutter

Action Requested: Rezoning from RM-1 and RS-3 to RM-1

Staff Recommendation

The applicant is proposing to rezone the subject properties from RS-3 and RM-1 to RM-1 to expand the allowable uses on the subject property. The applicant would like to use the existing church building and parking lot on the subject properties as a funeral home which is not permitted under the existing RS-3 zoning. A rezoning to RM-1 would only permit the funeral home through a special exception approval by the City of Tulsa Board of Adjustment.

The rezoning to RM-1 would stay consistent with the neighborhood land use designation that applies to the subject property and all surrounding properties, while still providing a path to request approval of the funeral home use through the Board of Adjustment.

In addition to the allowance for funeral homes through a special exception request, the RM-1 zoning would also introduce additional housing types as permitted uses by right. RM-1 is the lowest density multifamily district in the Tulsa Zoning Code. It would add duplexes, multi-unit houses, cottage house developments, and apartments as a permitted use on the subject property. RM-1 maintains the same maximum building height as the surrounding RS-3 zoning and ensures development that would be compatible in scale with the surrounding area.

RM-1 is an appropriate zoning district for this location given the proximity to the North Peoria BRT line and the existing RM-1 zoning that is present along that corridor. RM-1 is consistent with the neighborhood land use designation which can include a variety of housing types, churches, and low-intensity uses that support neighborhood needs.

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-3/RM-1	Neighborhood	Single-Family Residential
East	RS-3	Neighborhood	Single-Family Residential
South	RS-3/RM-1	Neighborhood	Religious Assembly
West	RM-1	Neighborhood	Parking

Small Area Plans

The subject properties are located in the Unity Heritage Neighborhood Plan area. RM-1 is consistent with several recommendations of the small area plan.

Development Era

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

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: The Aero BRT Route is available along South Peoria Avenue to the west of the subject properties.

Existing Bike/Ped Facilities: There is an existing sidewalk along the west side of North Quaker Avenue.

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

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 10%. 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 11809, dated June 26, 1970, established zoning for the subject property.

TMAPC Comments

Mr. Bulmash asked if the RM rezoning would still allow residential.

Staff explained that residential would still be allowed.

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Recommend approval of the RM-1 zoning, per staff's recommendation.

Motion by: Humphrey Second by: Turner-Addison

Vote: 8-1-0

Ayes: Bulmash, Craddock, Fugate, Humphrey, Shivel, Turner-Addison, Walker, Whitlock

Nays: Hood

Abstentions: none

Absent: Krug

Ms. Turner-Addison stated that staff had received an email from Ms. Joyce H. Brown that she wanted to acknowledge and entered into the record after the approval.

Property Description

The North One Hundred Sixty-six and Ninety-nine Hundredths feet (166.99) of that certain tract of land described as follows: Beginning at a point 150 feet East and 25 feet South of the Northwest corner of Lot Two (2) of Section Thirty (30), Township Twenty (20) North, Range Thirteen (13) East, Tulsa County, State of Oklahoma; Thence running East 155 feet to a point; Thence South 231.99 feet to a point; Thence West 155 feet to a point; Thence North 231.99 feet to the Point of Beginning.

AND

A tract of land beginning at a point Twenty-five (25) feet South of the Northeast corner of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4), Section Thirty (30), Township Twenty (20) North, Range Thirteen (13) East; Thence West One Hundred Forty-five and nine-tenths (145.9) feet to a point; Thence South One Hundred Twenty (120) feet to a point, Thence East One Hundred Forty-five and nine-tenths (145.9) to a point; Thence North One Hundred Twenty (120) feet to the Point of Beginning; located in the North Three acres of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4), Section Thirty (30), Township Twenty (20) North, Range Thirteen (13) East in Tulsa County, State of Oklahoma, according to the United States Government Survey thereof.

3. Z-7847

Location: Southwest corner of E Latimer Street and North Mingo Road

City Council District: 3

Applicant: Dustin Stinson

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

Staff Recommendation

The applicant is proposing to rezone the RS-3 portion of the subject property to CH. The majority of the property is already zoned CH and has been since 1970; however, the western portion of the lot was never included in the CH district and remains zoned RS-3.

The application covers a single property which has been used as a commercial property for several years. The property owner was not aware of the zoning line that split the property into two separate zoning districts. The applicant is hoping to construct additional commercial buildings on the site that would not be permitted under the existing RS-3 zoning and has prompted the request to rezone the entire property to CH.

The property is designated as an employment area by the Tulsa Comprehensive Plan. CH zoning is consistent with the recommendations of the employment designation which recommends offices, warehousing, storage, manufacturing, and industrial processes. The CH zoning would be consistent with the surrounding area which includes a mixture of CH and IL zoning districts.

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

Comprehensive Plan Considerations

Land Use Plan

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

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CH	Multiple Use	Commercial
East	IL	Employment	Substation/Commercial
South	CH	Employment	Commercial
West	RS-3	Park and Open Space	Loving Park

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: North Mingo Road is designated as a secondary arterial at this location which requires and ultimate right-of-way width of 100 feet.

Comprehensive Plan Street Designation: N/A

Transit: Regular route bus service is provided along North Mingo Road by Metro Link Tulsa.

Existing Bike/Ped Facilities: None.

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

Environmental Considerations

Flood Area: The subject properties are located within the FEMA 100-year floodplain and the City of Tulsa Regulatory Floodplain. Most of the subject property is utilized for outdoor storage of vehicles; however, any new building construction will require compliance with the floodplain development standards outline in City of Tulsa ordinances.

Tree Canopy Coverage: Tree canopy in the area is 16%. 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: The site is adjacent to Loving Park which is a public park owned and maintained by the City of Tulsa. There is an existing screening wall located between the park and the commercial uses on this property. Future development requests may require additional landscaping to provide buffers between the commercial uses along North Mingo Road and the park.

Zoning History

Ordinance 11910, dated June 26, 1970, established zoning for the subject property.

TMAPC Comments

None

Applicant Comments

The applicant was not present.

Speakers

(=) Rachel Bunch, 8903 East Marshall Place, Tulsa, OK 74115, has no problems with the wrecking company but expressed concerns about potential manufacturing uses (e.g., roofing company operations) and chemical odors that are already present in the area. She stated she supported existing wrecking operations but sought assurance on future intensity.

Staff stated the applicant is 918 Wrecking is seeking expansion and storage. He stated that any manufacturing (even low-impact) in CH requires a special exception; future proposals would go to the Board of Adjustment.

Commission Action

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

Motion by: Craddock Second by: Shivel

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Krug

Property Description

N/2 S/2 NE NE SE & S/2 N/2 NE NE SE LESS E100 THEREOF FOR RD & E360 N/2 N/2 NE NE SE LESS N30 & E70
THEREOF FOR RD SEC 36 T-20-N R-13-E 5.13ACS

Public Hearing – Subdivision and Development Regulations Modifications

4. **MR-26**

Location: 719 South Trenton Avenue

City Council District: 4

Applicant: Femi Fasesin

Action Requested: Modification of Subdivision and Development Regulations to relieve the requirement that all flood hazard areas must be placed in a reserve area or overland drainage easement and preserved as open space (Sec. 5-090.2F of the Subdivision and Development Regulations).

Staff Recommendation

The applicant is requesting a Modification of Subdivision and Development Regulations to relieve the requirement that all flood hazard areas must be placed in a reserve area or overland drainage easement and preserved as open space (Sec. 5-090.2F of the Subdivision and Development Regulations). This requirement is being triggered by the proposed cottage house development which is required to meet the Subdivision and Development Regulations either through a new plat being recorded or a subdivision compliance application.

Requirement from the Subdivision and Development Regulations:

5-090.2 The requirements of this subsection (5-090.2) apply to all land divisions, new development and redevelopment in a flood hazard area.

....

F. All flood hazard areas must be placed in a reserve area or overland drainage easement and preserved as open space.

Justification for the request: Lot would not be usable if floodplain was placed in easement.

Staff recommends **denial** of the modification based on the following conditions provided by the Technical Advisory Committee (TAC):

The recommendation is based on the current Land Use Plan and those adopted by the Pearl District Small Area Plan which clearly identify this property as intended for use a regional flood control facility.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as **Parks and Open Space** by the Tulsa Comprehensive Plan.

Parks and Open Space includes parks, trails, public sports complexes, country clubs, stormwater facilities, forests, and cemeteries. While these individual uses differ greatly, the general goal of this designation is to ensure these areas remain in their current undeveloped state, and that new development in near proximity does not encroach in ways that undermine the purpose of the property. Active parks and open space should be further activated by development that faces these uses.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-4	Parks and Open Space	Residential
East	CH	Neighborhood	Studio/ Event Venue
South	RS-4	Parks and Open Space	Residential
West	RS-4	Parks and Open Space	Residential

Small Area Plans

The subject property is located within the Pearl District Small Area Plan. The Pearl District Small Area designates the land use as Parks and Open Space and referred to the Elm Creek/ 6th Street Drainage, Detention and Conveyance Plan in making that Determination.

inspired signage, especially neon, along and adjacent to the two alignments of Route 66 in Tulsa. The regulations are generally intended to guide the character of both public and private development as it occurs along Route 66, and within the Pearl District, apply to properties identified in Figure 23, to the left.

The overlay encourages the use of neon along Route 66 by relaxing certain sign regulations in the zoning code. Neon signs give Route 66 a unique identity, enhance the

for revitalization efforts.

ELM CREEK BASIN DETENTION PLAN

The Elm Creek Basin Detention Plan from March 2010 is a flood control plan which includes multiple drainage basins and a conveyance feature along East 6th Street. It includes the existing drainage basin at Centennial Park, and proposed East and West ponds. In addition to the 2010 plan, a conceptual design report was completed for West Pond in March 2018.



Figure 24 Elm Creek Detention Basin Plan

Development Era

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

Transportation

Major street & Highway plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Environmental Considerations

Flood Area: The subject property contains regulatory floodplain, the graphic below is taken from the City of Tulsa Engineering Atlas:



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

Parks & Open Space: N/A

TMAPC Comments

Mr. Craddock asked if the Elm Street Detention and Conveyance plan was still an active future plan.

Staff stated that the Public Works Department confirmed that it was an active plan.

Applicant Comments

Kevin Anderson, 8903 East Marshall Place, Tulsa, OK 74115, argued that the project provides needed homeownership opportunities and that the city's drainage plan is unfunded, speculative, and has seen no progress for decades.

Commissioners debated the issue, weighing the immediate need for housing against the potential future cost to the city if it needed to acquire the developed properties. It was highlighted that the ordinance's easement requirement is unique to cottage home developments other, denser forms of housing (like apartments) would not face the same restriction, suggesting a potential flaw in the code slated for future review.

Mr. Bulmash argued for approval of the modification, noting that denying this project could lead to a denser development that would be even more expensive for the city to acquire later.

Speakers

None.

Commission Action

Motion: To Approve the Modification of Subdivision and Development Regulations to relieve the requirement that all flood hazard areas must be placed in a reserve area or overland drainage easement and preserved as open space, per the reasoning provided by applicant.

Motion by: Bulmash Second by: Shivel

Vote: 6-3-0

Ayes: Bulmash, Fugate, Hood, Shivel, Turner-Addison, Walker

Nays: Craddock, Humphrey, Whitlock

Abstentions: none

Absent: Krug

Other Business

None

5. Commissioner Comments

None

Adjournment

Commission Action

Motion: Adjourn

Motion by: Craddock Second by: Shivel

Vote: 9-0-0

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

Nays: none

Abstentions: none

Absent: Krug

There being no further business, the meeting adjourned at 1:50 p.m.