

# TULSA METROPOLITAN AREA PLANNING COMMISSION

## Minutes of Meeting No. 2786

Wednesday, January 16, 2019, 1:30 p.m.

City Council Chamber

One Technology Center – 175 E. 2<sup>nd</sup> Street, 2<sup>nd</sup> Floor

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Covey		Chapman	Jordan, COT
Doctor		Foster	Silman, COT
Fothergill		Hoyt	VanValkenburgh, Legal
Fretz		Miller	
McArtor		Sawyer	
Millikin		Wilkerson	
Reeds			
Ritchey			
Shivel			
Walker			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, January 10, 2019 at 3:45 p.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

After declaring a quorum present, Chair Covey called the meeting to order at 1:30 p.m.

### **REPORTS:**

#### **Chairman's Report:**

#### **Director's Report:**

Ms. Miller reported on City Council and Board of County Commission actions and other special projects. Ms. Miller stated a work session may be needed on February 6, 2019 to discuss the Crutchfield Small Area Plan as well as the short term rental proposal.

\* \* \* \* \*

(Covey, Doctor, Fothergill, Fretz, Loving, McArtor, Millikin, Reeds, Ritchey, Shivel, Walker, "aye"; no "nays"; none "abstaining"; none "absent")

**1. Minutes:**

**Approval of the minutes of January 2, 2019 Meeting No. 2786**

On **MOTION** of **WALKER**, the TMAPC voted 10-0-0 (Covey, Doctor, Fothergill, Fretz, McArtor, Millikin, Reeds, Ritchey, Shivel, Walker, "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE** the minutes of the meeting of January 2, 2019, Meeting No. 2786.

**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.

Item 2 was removed from the Consent Agenda and placed on Public Hearing.

\* \* \* \* \*

Ms. Millikin read the opening statement and rules of conduct for the TMAPC meeting.

**PUBLIC HEARINGS:**

Mr. Covey stated the continuances would be addressed first.

- 3. **MR-2, The Summit at Tulsa Hills** (CD 2) Modification to Subdivision and Development Regulations to remove sidewalk requirement along Union Avenue, Location: South of the southeast corner of West 71<sup>st</sup> Street South and South Union Avenue (Continued from December 19, 2018)

**There were no interested parties wishing to speak.**

**TMAPC Action; 10 members present:**

On **MOTION** of **WALKER**, the TMAPC voted 10-0-0 (Covey, Doctor, Fothergill, Fretz, McArtor, Millikin, Reeds, Ritchey, Shivel, Walker, "aye"; no "nays"; none

“abstaining”; none “absent”) to **CONTINUE** MR-2 to February 6, 2019 per applicant’s request.

4. **Z-7466 Lou Reynolds** (CD 1) Location: South and West of the southwest corner of East 36<sup>th</sup> Street North and North Yale Avenue requesting rezoning from **IL and AG** to **IH** (Continued from January 2, 2019)

**There were no interested parties wishing to speak.**

**TMAPC Action; 10 members present:**

On **MOTION** of **WALKER**, the TMAPC voted 10-0-0 (Covey, Doctor, Fothergill, Fretz, McArtor, Millikin, Reeds, Ritchey, Shivel, Walker, “aye”; no “nays”; none “abstaining”; none “absent”) to **CONTINUE** Z-7466 to February 6, 2019 per applicant’s request.

\* \* \* \* \*

Item 2 was moved from Consent Agenda to Public Hearing

2. **PUD-761-B-1 Lou Reynolds** (CD 9) Location: Southeast corner of East 41<sup>st</sup> Street South and South Harvard Avenue requesting a **PUD Minor Amendment** to allow 24-hour access to studio space

**STAFF RECOMMENDATION:**

**SECTION I:** PUD-761-B-1 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Revise the PUD Development Standards to allow 24 hour access to a studio space.

The applicant proposes to allow 24 hour access to a studio space located within the existing retail center. The access would be granted via active keycards to members of the studio with normal, public hours limited to 6:00 am to 11:00 pm, as outlined in the existing standards for the PUD.

*Staff Comment: This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c (15) of the City of Tulsa Zoning Code.*

*“Changes in an approved use to another use may be permitted, provided the underlying zoning on the particular site within the PUD would otherwise permit such use as of right and the proposed use*

*will not result in any increase of incompatibility with the present and future use of nearby properties.”*

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) The request shall be limited to Suites 104 & 105. All other business hour shall remain as stated in the PUD Development Standards.
- 3) All remaining development standards defined in PUD-761 shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment request to allow 24 hour access to the subject studio space.

**TMAPC COMMENTS:**

Mr. Covey asked staff what the original PUD stated regarding hours of operation.

Staff answered 6:00 AM to 11:00 PM.

Mr. Covey asked staff why those hours were adopted.

Staff answered the specifics were not known.

**Applicant's Comments:**

Mr. Reynolds stated he has the tenant and the landlord of the property is with him if anyone has any questions of them. Mr. Reynolds stated the PUD was approved about 8 years ago. The hours of operation were an agreement with the neighbors to limit the noise from trucks behind the business and next to the neighbor's fence. Mr. Reynolds stated the current application is for an infrared fitness spa. Mr. Reynolds stated before the meeting with the neighbors the applicant agreed to 24-hour access with card keys only for members. Mr. Reynolds stated the sign out at the street will omit the words "24-hour infrared spa" and only have the company name. Mr. Reynolds stated there would be no patron parking in the back after hours.

Mr. Covey asked the applicant what kind of business Hotworx is.

Mr. Reynolds stated it is an infrared spa. He said patron's workout under an infrared light which has benefits to the body. Mr. Reynolds read a letter from Toni Graber, President of the Patrick Henry Neighborhood Association who was

unable to attend who requested that the application be approved but that TMAPC uphold the request from the neighbors to hold Hotworx to the PUD standards.

Mr. Shivel asked if Mr. Reynolds stated the customers would be using the back entrance.

Mr. Reynolds answered no they would not be using the back entrance to enter the spa after business hours.

Mr. Shivel asked if there was parking in the back.

Mr. Reynolds stated there is not much room back there and its dark.

**INTERESTED PARTIES:**

**Kay Claxton** 4122 South Jamestown Avenue, Tulsa, OK 74135

Ms. Claxton stated she bought her house 31 years ago and it backs up to the subject property. Ms. Claxton stated he was a quiet area in the past but since Sprouts and the liquor store opened there were delivery trucks at 2 am. Ms. Claxton stated there is also a problem with homeless people behind the shopping center. Ms. Claxton stated she is not asking TMAPC to deny the application but instead to provide protection for the neighborhood to enjoy their property. Ms. Claxton stated the PUD states there can be no traffic between 9 PM and 7AM which would be fine but because the truck drivers and delivery people ignore the restriction Ms. Claxton believes it would be helpful to have a security guard for the safety of the patrons who are at Hotworx after hours and the safety of the neighbors. Ms. Claxton they would also like to limit construction after 9 PM because of the noise.

Mr. Fothergill asked Ms. Claxton if she was alright with the 24-hour access to the spa if the rest of the PUD standards are followed.

Ms. Claxton stated "yes".

**Elizabeth Alpert** 4130 South Jamestown Avenue, Tulsa, OK 74135

Ms. Alpert stated the hours of operation on the front of the store is from 6 AM to 11 PM. On the backside of the building there is not supposed to be any activity from 9 PM to 7 AM and there is a sign posted to reflect this. Ms. Alpert stated there are parking spaces behind the center and employees can park there during the day, but the neighbors are asking if there can be assurances put in place that there will be no people behind the center between the hours of 9 PM and 7AM. Ms. Alpert stated a security guard would be more cost effective than the zoning violations that have been received or the police reports. Ms. Alpert stated she gives violators the opportunity to move before she calls the police. Ms. Alpert stated she wants the Tulsa businesses to thrive but would like peaceful co-

existence. Ms. Alpert stated the applicant has agreed to hire a security guard and she would like that put in the provisions.

Mr. McArtor asked if Ms. Alpert had made police reports from violations in the past.

Ms. Alpert answered, "yes sir".

Mr. McArtor stated with police and Working in Neighborhoods Code Enforcement?

Ms. Alpert answered, "yes", also with Sprouts management. Ms. Alpert stated she has a voicemail from someone in the neighborhood association stating Code Enforcement did not care.

Mr. McArtor stated but that is just the way it is being interpreted. Mr. McArtor stated so this is a matter of enforcement and you asking the Planning Commission to enforce the standards of the PUD and not necessarily to make any changes other than the security guard.

Ms. Alpert stated she is asking the security guard to be included in the PUD just as it is in other shopping centers.

Mr. Fothergill asked Ms. Alpert if she was alright with the 24-hour access to the spa if the rest of the PUD standards are followed.

Ms. Alpert stated if the other stipulations are met.

Mr. Reynolds stated the property owners are fine with having a security guard come through the center on a random basis once a night after Sprouts closes.

Mr. Covey asked Mr. Reynolds if he stated a security guard would come though once a night randomly.

Mr. Reynolds answered "yes".

Mr. Covey asked Ms. VanValkenburgh if the security guard could be proposed as a condition in the PUD. He stated Mr. McArtor asked this question earlier.

Ms. VanValkenburgh answered this couldn't be required but if the applicant is happy to offer it then you can include it.

Mr. Covey asked if the other conditions such as the 24-hour access removed from the sign on the street, no access from the back and no customer parking in the back.

Ms. Millikin asked legal counsel if the Planning Commission can ensure the standards of the PUD are enforced.

Mr. Doctor stated after hearing the letter from the Neighborhood Association Code Enforcement went to the shopping center and made sure the key violations were addressed and they will continue to do so.

**TMAPC Action; 10 members present:**

On **MOTION** of **COVEY**, the TMAPC voted 10-0-0 (Covey, Doctor, Fothergill, Fretz, McArtor, Millikin, Reeds, Ritchey, Shivel, Walker, “aye”; no “nays”; none “abstaining”; none “absent”) to **APPROVE** the PUD-761-B-1 Minor Amendment per staff recommendation with the following additional conditions: The street sign will only say Hotworx with no reference to 24 hour access or infrared spa. There will be no entrance for customers through the back entrance and no customer parking in the back. The applicant will provide a security guard at least once a night at random times.

**Legal Description of PUD-761-B-1:**

Lot 2, Block 1 Harvard Square South Amended

4123 S Harvard Ave, Suites 104 & 105

\* \* \* \* \*

5. **PUD-479-A BJ’s Restaurant, INC.** (CD 7) Location: East of the northeast corner of East 71<sup>st</sup> Street South and South Memorial Drive requesting a **PUD Major Amendment** to increase the allowable floor area

**STAFF RECOMMENDATION:**

**SECTION I: PUD-479-A**

**DEVELOPMENT CONCEPT:** The applicant is proposing to increase the allowable floor area for the subject lot and increase the height and area of the permitted ground sign.

The PUD currently restricts the subject lot to 6,000 sf of floor area. The applicant has proposed to increase this to 7,557 sf to permit their proposed new restaurant. The CS zone allows floor area up to a Floor Area Ratio of 0.5. On a 1.53 Acre lot, this would allow over 33,000 sf of floor area. The floor area proposed by the applicant is reasonable, given the allowances of the underlying zoning. Staff proposes to amend the PUD to allow 15,000 sf of floor area. Less than half of that permitted by the underlying zoning, but with enough area to not limit future development of the subject lot.

The ground sign permitted for this site is limited by the PUD to 75 sf in area and 15 ft in height. The CS zone allows a sign of 2 sf per linear foot of frontage and a height of 25 ft. With a frontage of approximately 175 feet, this would allow up to a 350 sf sign. The applicant's request of 111 sf in area and 20 ft in height is significantly less than what is permitted in the underlying zoning. Staff proposes to amend the PUD to allow a sign 150 sf in area and 25 ft in height.

**DETAILED STAFF RECOMMENDATION:**

The applicants proposal is consistent with the Tulsa Comprehensive Plan, and;

The applicant's proposal is consistent with the provisions of the PUD chapter of the Tulsa Zoning Code, and;

The PUD development standards are consistent with the anticipated growth and future uses in this area, and;

The development standards identified in this PUD are non-injurious to the existing proximate neighborhood, therefore;

**Staff recommends Approval of PUD-479-A to increase the allowable floor area and modify the ground sign standards.**

**Development Standards:**

Development standards from PUD-479 and subsequent amendments shall remain in effect unless otherwise modified below:

<b>Floor Area:</b>	<b>Current - 6,000 sf</b> <b>Amended - 15,000 sf</b>
<b>Ground Signage:</b>	<b>Current – 75 sf Area</b> <b>15 ft Height</b>  <b>Amended – 150 sf Area</b> <b>25 ft Height</b>

**SECTION II: Supporting Documentation**

RELATIONSHIP TO THE COMPREHENSIVE PLAN:



Staff Summary: *The subject lot is located within the Regional Center designation of the City of Tulsa Comprehensive Plan.*

Land Use Vision:

*Land Use Plan map designation: Regional Center*

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

*Areas of Stability and Growth designation: Area of Growth*

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile

Transportation Vision:

*Major Street and Highway Plan:* East 71<sup>st</sup> St S is a Primary Arterial

*Trail System Master Plan Considerations:* The site is just under one mile from the Mingo Trail

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The site currently contains a vacant, former restaurant building with associated surface parking.*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 71 <sup>st</sup> St S	Primary Arterial	120 feet	8

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area Stability or Growth</u>	<u>Existing Use</u>
North	CS/PUD-736	Regional Center	Growth	Vacant pad site
South	CS/PUD-179-D	Regional Center	Growth	Restaurant
East	CS/PUD-479	Regional Center	Growth	Retail
West	CS	Regional Center	Growth	Restaurant

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 17665 dated February 13, 1992, established zoning for the subject property.

***Subject Property:***

**PUD-479/Z-6340 February 1992:** All concurred in **approval** of a proposed *Planned Unit Development* and **approval** of a request for *rezoning* a 5± acre tract of land from AG/PK to CS for commercial development on property located east of the northeast corner of East 71<sup>st</sup> Street South and South Memorial Drive; the subject property. (Ordinance #17665)

***Surrounding Property:***

**PUD-186-A/Z-6854 May 2002:** All concurred in **approval** to rezone a 2.9+ acre tract of land from RM-1 to CS and **approval** of a proposed *Major Amendment* to PUD for retail and office uses on property located on the east side of South 85<sup>th</sup> East Avenue and south of East 66<sup>th</sup> Street South.

**BOA-17807 August 1997:** The Board of Adjustment **approved** a *variance* of the frontage requirements with a CG and PK district in order to transfer ownership of parking lots from one owner to the other with the Mall development. The transfer of these tracts was required in order for Dillard's to meet their parking requirements due to the expansion of the store, on property located east of the northeast corner of East 71<sup>st</sup> Street South and South Memorial Drive.

**PUD-179-T/Z-6478:** All concurred in **approval** of a request for *rezoning* a 1± acre tract of land from OL to CS and approval of a proposed *Planned Unit Development* to allow Use Unit 19 to allow for a hotel use; to increase building height to 3 stories; and to amend setbacks with a condition of no accessory bar use in permitted hotels and motels, on property located east of the southeast corner of East 71<sup>st</sup> Street South and South Memorial Drive.

**PUD-507/Z-6420 February 1994:** All concurred in **approval** of a request for *rezoning* a 25.4± acre tract of land from AG to CS/RM-1/PUD and **approval** of a proposed *Planned Unit Development* for a mixed-use development on property located east of the southeast corner of East 71<sup>st</sup> Street South and South Memorial Drive.

**BOA-13835 November 1985:** The Board of Adjustment **approved** a *variance* of the required frontage on a public street to allow a lot split. The anchor stores and the mall own the parking areas and the expansion of an anchor store precipitated additional parking. The requested lot-split was requested in order to balance the shared parking for all mall occupants, on property located east of the northeast corner of East 71<sup>st</sup> Street South and South Memorial Drive.

**Applicant's Comments:**

The applicant gave a brief description of the restaurant's menu and stated they plan to hire around 150 people.

Mr. Walker asked the applicant what the square footage of the building was.

The applicant answered 75507 square feet.

Mr. Reeds asked if this was a scrap and rebuild.

The applicant answered "yes".

**There were no interested parties wishing to speak.**

**TMAPC Action; 10 members present:**

On **MOTION** of **WALKER**, TMAPC voted **10-0-0** (Covey, Doctor, Fothergill, Fretz, McArtor, Millikin, Reeds, Ritchey, Shivel, Walker, “aye”; no “nays”; none “abstaining”; none “absent”) to **APPROVE** the PUD-479-A Major Amendment to increase the allowable floor area to permit a restaurant and adjust ground sign standards per staff recommendation.

**Legal Description of PUD-479-A:**

A TRACT OF LAND THAT IS PART OF LOT ONE(1), BLOCK ONE(1), WOODLAND HILLS MALL EXTENDED, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 4049, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

STARTING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1 OD 'WOODLAND HILLS MALL EXTENDED'; THENCE DUE WEST ALONG THE SOUTHERLY LINE OF LOT 1 FOR A DISTANCE OF 489.74 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING DUE WEST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 185.00 FEET; THENCE NORTH 53°07'48" WEST FOR A DISTANCE OF 0.00 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY AND NORTHERLY ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 53°07'48" AND A RADIUS OF 50.00 FEET FOR A DISTANCE OF 46.36 FEET TO A POINT OF TANGENCY; THENCE DUE NORTH ALONG SAID TANGENCY FOR A DISTANCE OF 104.03 FEET TO A POINT OF CURVE; THENCE NORTHERLY AND NORTHWESTERLY ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 39°37'08" AND A RADIUS OF 230.00 FEET FOR A DISTANCE OF 159.04 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHWESTERLY AND NORTHERLY ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 26°16'01" AND A RADIUS OF 45.00 FEET FOR A DISTANCE OF 20.63 FEET; THENCE DUE EAST AND PARALLEL WITH THE SOUTHERLY LINE OF LOT 1 FOR A DISTANCE OF 267.41 FEET; THENCE SOUTH 00°05'09" WEST FOR A DISTANCE OF 309.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

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6. **PUD-694-C JR Donelson** (CD 2) Location: Northeast corner of West 91<sup>st</sup> Street South and South Union Avenue requesting a **PUD Major Amendment** to permit a Self-Service Storage Facility as an allowable use.

**STAFF RECOMMENDATION:**

**SECTION I: PUD-694-C**

**DEVELOPMENT CONCEPT:** The applicant is proposing to add a Self-Service Storage Facility as an allowable use as well as allow Outdoor Advertising Signs in Development Area A.

Currently, the allowable uses for Development Area A are Parking (Non-Accessory), Offices Studios and Support Services, Restaurants and Bars, Business Signs and Retail Sales. The amendment proposes to add Self-Service Storage Facility and Off-Premise Outdoor Advertising Sign to the allowable uses of Area A.

The current Development Area B (Northern portion of the PUD) currently allows Self-Service Storage Facilities and Off-Premise Outdoor Advertising signs as an allowed use. The addition of the Self-Service Storage Facility in Area A would be an extension of the existing use in Area B. If approved, the Off-Premise Outdoor Advertising Sign would be required to comply with the dimensional and spacing requirements (1,200 feet) for such signs as specified by the City of Tulsa Zoning Code.

**DETAILED STAFF RECOMMENDATION:**

**Staff recommends Approval of PUD-694-C to add Self-Storage and Off-Premise Outdoor Advertising as allowable uses.**

**PUD-694-C DEVELOPMENT STANDARDS:**

**Uses Allowed:**

**As currently permitted by PUD-694 and amendments, with the addition of Self-Service Storage Facility and Off-Premise Outdoor Advertising\* as allowable uses for Development Area A.**

**\*Off-Premise Outdoor Advertising subject to the requirements of the City of Tulsa Zoning Code that is current at the time of permitting.**

**All other development standards of remaining development areas within PUD-694 and subsequent amendments to remain unchanged.**

**SECTION II: Supporting Documentation**

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

Staff Summary: *The subject lot is located within the Regional Center designation of the City of Tulsa Comprehensive Plan.*

Land Use Vision:

*Land Use Plan map designation: Neighborhood Center*

Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

*Areas of Stability and Growth designation: Area of Growth*

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile

Transportation Vision:

*Major Street and Highway Plan:* Union Avenue is classified as a Secondary Arterial

*Trail System Master Plan Considerations:* None

Small Area Plan: West Highlands

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The site is currently vacant land, adjacent to Highway 75 and south of the existing storage facility.*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
Union Avenue	Secondary Arterial	100 Feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	CO/PUD-694-B	Mixed-Use Corridor	Growth	Self-Storage
South	CS	N/A	N/A	Vacant
East	AG/CO	N/A / New Neighborhood	Growth	Hwy 75 / Vacant
West	RS-3	Neighborhood Center	Growth	Single-Family/Agricultural

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 21443 dated December 21, 2006, established zoning for the subject property.

***Subject Property:***

**PUD-694-B/Z-6916-SP-3 January 2007:** All concurred in **approval** of a proposed *Major Amendment* to PUD on an 8.3± acre tract to reallocate and

approve Use Unit 21 from Development Area A (Lot 1) to Development Area B (Lot 2) in order to meet the 1,200 feet spacing requirement for an outdoor advertising sign, on property located north of northwest corner of West 91<sup>st</sup> Street South and Highway 75 South. (Ordinance #21443)

**PUD-694/Z-6916 December 2003:** All concurred in **approval** of a proposed *Planned Unit Development* on an 8.37± acre tract of land, subject to striking Use Unit 15 Uses and Use Unit 16 uses as follows: mini-storage and drive-in restaurants and subject to a detail site plan be required for anything to be constructed on the property as modified by the Planning Commission; and **approval** of a request *rezoning* the tract of land from AG to CS/CO (CS zoning was approved on the south 467' of the subject property and CO zoning was approved on the balance), on property located on the northeast corner of West 91<sup>st</sup> Street South and South Union Avenue. (Ordinance #20777)

***Surrounding Property:***

**BOA-20824 December 2010:** The Board of Adjustment **approved** a *special exception* to permit a church (Use Unit 5) in the AG district, on property located north of the northeast corner of West 91<sup>st</sup> Street South and South Union Avenue.

**BOA-21163 November 2010:** The Board of Adjustment **approved** a *special exception* to permit (Use Unit 5) church use in the RS-3 district, on property located west of the northwest corner of West 91<sup>st</sup> Street South and South Union Avenue.

**PUD-694-A/Z-6916-SP-2 September 2005:** All concurred in **approval** of a proposed *Major Amendment* to PUD on a 4.61± acre tract of land, to allow Use Unit 16 for mini-storage, on property located north of the northwest corner of West 91<sup>st</sup> Street and Highway 75 South; abuts subject property to the north.

**TMAPC COMMENTS:**

Mr. Covey stated this subject property is designated a Neighborhood Center and the other self-storage in the area is in a Mixed-Use Corridor does a storage facility go in any designation.

Staff answered “no”. It is marginal to fit in a Neighborhood Center, but it would be an allowed use because it does serve the neighborhood surrounding it. It may be more straight forward in other designations.

Mr. Covey stated during PlaniTulsa he didn't think people got together and said “we would really like a Neighborhood Center” but in their mind they were thinking we would like a storage facility.

**The applicant indicated his agreement with staff's recommendation.**



**INTERESTED PARTIES:**

**Jane Duenner** 2320 West 92<sup>nd</sup> Street, Tulsa, OK 74132

Ms. Duenner stated there is already a self-storage at 98<sup>th</sup> and Union Avenue which would be next door to this one. This existing one looks decent as far as self-storage is concerned. Ms. Duenner stated she considers most self-storage facilities an eye sore and there is a second self-storage being built on Elwood at 88<sup>th</sup> Street which is one mile east. Ms. Duenner stated she has lived in the area since 1986 and moved there because it was pretty and rural. But it seems there is a constant fight against high density apartments and things such as the self-storage. Ms. Duenner respectfully requests the Planning Commission deny this application. Ms. Duenner stated she just heard about the outdoor sign and is against it also because there is a lot of outdoor billboard signs between 71<sup>st</sup> Street and 96<sup>th</sup> Street.

**Applicant's Comments:**

The Applicant stated the owner of the self-storage next door and the subject property is the same. The applicant stated a lot line adjustment has been approved and that allows the expansion of this facility.

Mr. Reeds asked the applicant if they looked at the property to the north for the expansion?

The applicant answered "yes" but the owner felt since he already owned the property to the south it was a better choice.

Mr. Reeds stated he has a problem with a self-storage in a neighborhood on a corner that could be developed nicely.

The applicant stated if you look at the lot line adjustment exhibit you will see the entire area is not used. The PUD only covers tract 1 and tract 2 would be available for development as Mr. Reeds just stated in the future.

Mr. McArtor asked the applicant if he was saying the facility would only be built on tract 1?

Applicant stated "yes".

**TMAPC Action; 10 members present:**

On **MOTION** of **WALKER**, TMAPC voted **8-2-0** (Covey, Doctor, Fothergill, Fretz, Millikin, Reeds, Shivel, Walker, "aye"; McArtor, Ritchey, "nays"; none "abstaining"; none "absent") to **APPROVE** the PUD-694-C Major Amendment to permit Self-Serve Storage facility as an allowable use on Tract 1 only per staff recommendation.

**Legal Description of PUD-694-C:**

LT 1 BLK 1, 75 SOUTH MINI STORAGE, City of Tulsa, Tulsa County, State of Oklahoma

\* \* \* \* \*

- 7. **CPA-78** consider adoption of **Crosbie Heights Small Area Plan** as an amendment to the Tulsa Comprehensive Plan.

**STAFF RECOMMENDATION:**

- A. Item for consideration:** Consider adoption of the **Crosbie Heights Small Area Plan** as an amendment to the Tulsa Comprehensive Plan.

The Crosbie Heights plan boundary encompasses 0.36 square miles, located just west of the Inner Dispersal Loop (I-244) and downtown Tulsa. Bordered on the north by the Sand Springs Expressway (State Highway 51/412), Highway 412/64/51 to the east, and the Arkansas River on the south and southwest.

- B. Related Plans:** The Charles Page Boulevard Are Neighborhood Revitalization Plan covers a large area that includes the Crosbie Heights Neighborhood.

- C. Background:** The City of Tulsa undertook a Small Area Planning process to develop a Small Area Plan for the Crosbie Heights neighborhood. This Plan is a tool to guide the actions of the City of Tulsa and partners to make strategies that create desired change in the Crosbie Heights Neighborhood. The purpose of this plan is to provide clear and updated community based vision that guides land use decisions, capital improvement investments, and other catalytic actions necessary to address anticipated needs of the neighborhood on a long range scale. The Plan was guided by feedback from the Citizens Advisory Team (CAT), Community Design Workshop, and other public engagement.

This Plan coordinates with the concurrent efforts of the proposed Crosbie Heights Sector Plan, which addresses strategies to immediately improve conditions within the neighborhood.

- D. Process:** Plan development followed the six step process prescribed in PLANiTULSA's appendix and in A Guide to Small Area Planning.

Crosbie Heights was selected from a group of 9 potential SAP's.

City Councilor Blake Ewing (District 4) invited twelve stakeholders with interests in Crosbie Heights to serve on the Citizen Advisory Team (CAT); the CAT remained engaged throughout the process by representing their constituents in the plan area, reviewing and validating key information, and crafting the plan area's Vision and recommendations.

The plan initiated with a community bike tour, survey, and kick-off meetings in April of 2015. A series of meetings in May and June of 2015 laid the ground work for the plan through a SWOT analysis, visual preference survey, and discussion of the plan vision and guiding principles. A visioning workshop in August of 2015 allowed community members to collaborate on maps depicting their vision for the future of the neighborhood.

In April and May of 2016, an open house with the "Big Ideas" of the plan was held in the WaterWorks facility adjacent to the neighborhood. A survey was held along with the open house to gather feedback. A CAT meeting was held in July of 2017 to find consensus among the team members that the draft plan represented the planning process.

The subsequent key step, Technical Review, extended the opportunity for relevant departments of the City of Tulsa and allied agencies to review, comment and clarify findings within the draft plan. Significant responses are reflected in the plan's narrative and recommendations and provided to the CAT for final review. With the CAT's consent and acceptance of a plan draft to forward to TMAPC for adoption, the CAT assumed the role of advocate for the plan's implementation.

Following edits from the technical review, the Small Area Plan was joined with the Sector Plan process which concluded in November 2018. The SAP's land use recommendations were further vetted during these public meetings. The Sector Plan used the same CAT as the SAP process.

#### **E. Conformance with the Tulsa Comprehensive Plan:**

The Crosbie Heights Small Area Plan is in conformance with the following Priorities, Goal and Policies in the Comprehensive Plan.

##### **1. Land Use Map**

The Crosbie Heights Small Area Plan recommends the following land use designations from the **Tulsa Comprehensive Plan**.

**The Existing Residential Neighborhood** category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-

scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

**Neighborhood Center** are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to a number of destinations.

**Employment** areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

**Parks and Open Space** provide recreational opportunities, community gathering places, shade and sunlight, air and water pollution filtration, natural beauty, habitat, and benefit surrounding uses.

**Mixed-Use Corridor** is a plan category used in areas surrounding Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate single family neighborhoods.

**Downtown Neighborhoods** are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed use residential areas. Downtown Neighborhoods are primarily

pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.

## 2. Areas of Stability and Growth Map

The Crosbie Heights Small Area Plan uses the “Areas of Stability” and “Area of Growth” designations from the **Tulsa Comprehensive Plan**.

**The Areas of Stability** includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

## 3. Comprehensive Plan Priorities and Recommendations

### **LAND USE PRIORITY 1**

Make land use decisions that contribute to Tulsa’s fiscal stability and move the city towards the citizen’s vision.

### **LAND USE PRIORITY 3**

Focus redevelopment, revitalization and enhancement programs on areas that have been severely economically disadvantaged.

**Goal 8—** *Underutilized land in areas of growth is revitalized through targeted infill and reinvestment.*

**Goal 9—** *Tulsa North’s economy is at least as robust, sustainable and as stable as the remainder of Tulsa’s economy.*

*Policies to support this goal include:*

9.1 Focus planning, reinvestment and rehabilitation programs in Goal 8 in the Tulsa North area to provide opportunities for residents and businesses to improve economic stability.

#### **LAND USE PRIORITY 4**

Maintain, stabilize and strengthen existing neighborhoods, making them places where new residents are attracted to live.

**Goal 11**— *Residents in established neighborhoods have access to local commercial areas, schools, libraries, parks and open space areas within walking distance of their homes.*

**Goal 12**— *Residents in established neighborhoods have access to multiple modes of transportation.*

*Policies to support this goal include:*

12.2 Leverage the benefits of urban design to create walking and biking transportation options in neighborhoods.

- Develop urban design guidelines for small area and neighborhood planning that encourage walkable mixed-use centers or main streets.
- Use Context Sensitive Solutions process to ensure that centers and corridors are designed to support transit riders.

**Goal 13**— *Existing neighborhoods are stable and infill development revitalizes, preserves and enhances these urban areas. Policies to support this goal include:*

13.1 Promote the unique characteristics of existing neighborhoods as key to the city's long-term health and vitality.

- Maintain the desirability of existing neighborhoods through public and private investment.

Recognize adopted area/neighborhood plans in guiding development and zoning decisions.

- Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

- Provide appropriate transitions between nonresidential uses and neighborhoods to protect stability and quality of life.

- Create and encourage the use of an infill and revitalization toolkit to help facilitate

housing development in existing residential neighborhoods.

- Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks, cultural areas and open space, libraries and schools. Encourage the development of these facilities in Small Area Plans.

**Goal 14**— *The city’s historic resources are protected and programs promote the reuse of this important cultural resource. Policies to support this goal include:*

14.1 Support the Tulsa Strategic Preservation Action Plan preservation objectives and actions.

14.2 Assure that Neighborhood Plans & Small Area Plans support preservation and revitalization objectives.

## **Transportation Priority 1**

Provide a wide range of reliable transportation options so every Tulsan can efficiently get where they want to go

**Goal 1**—*All Tulsans have a variety of transportation options for getting around the city.*

**Goal 2**— *Tulsa has a sustainable network of roadways, trails and transit infrastructure that is well maintained and not a burden on future generations to operate. Policies to support this goal include:*

2.1 Adopt a network approach to transportation projects that focuses on connecting people to places — ultimately allowing places to become more intense centers of economic development.

**Goal 12**— *Tulsans can rely on a variety of transit options to take them to jobs, shopping and entertainment.*

**Goal 13**— *Pedestrians have easy access to jobs, shopping and recreation*

## **Housing Priority 1**

Promote Balanced Housing Across Tulsa

**Goal 1**— *A robust mix of housing types and sizes are developed and provided in all parts of the city.*

**Goal 5**— *Tulsa’s existing housing inventory is revitalized, preserved and maintained.*

## **Housing Priority 2**

Ensure Housing Affordability for All Residents

**Goal 7**— *Low-income and workforce affordable housing is available in neighborhoods across the city.*

**Goal 8**— *The combined cost of housing and transportation to Tulsa’s residents is reduced. Policies to support this goal include:*

8.1 Coordinate planning of housing and public transportation with the goal of helping

residents reduce housing and transportation costs to less than 48% of gross income.

## **Parks, Trails and Open Space Priority 5**

Improve Access and Quality of Parks and Open Space

**GOAL 12**— *Neighborhoods have adequate access to parks and open space areas. Policies to support this goal include:*

12.1 Work with other government agencies and community partners to improve walkable access to parks and recreation opportunities throughout Tulsa.

12.2 Make parks desirable destinations for walking by providing comfort and convenience facilities, especially restrooms and drinking fountains, wherever possible and feasible.

12.3 Partner with schools, libraries and other public places to provide amenities close to homes.

12.4 Look for opportunities for trails in areas that currently have few or none and connect these areas to existing trails.

12.5 Provide trails and loop walks within existing parks.

12.6 Develop partnerships with utility companies for trail corridors.

12.7 Work with public agencies and community groups to ensure safe pedestrian corridors.

12.8 Provide trail links to specific destinations like schools.

12.9 Add and improve sidewalks through a sidewalk improvement program; prioritize areas based on adjacency to schools and community centers.

12.10 Connect existing undeveloped areas in parks with developed park areas.

12.11 Convert parts of existing parks to more natural conditions, where feasible.

12.12 Create a series of Local Destination Parks throughout Tulsa.

12.13 Achieve appropriate levels of parks services for all parts of Tulsa.

12.14 Maintain existing facilities as appropriate.

12.15 Provide additional components in areas with relatively low levels of service.

12.16 Provide new parks and components as warranted by population growth and changing demographics.

**Goal 13**— *Partnerships and collaborative efforts support the management and provision of parks and open space.*

**Goal 14**— *Parks and recreational facilities are updated to address changing needs and desires. Policies to support this goal include:*

14.1 Add comfort and convenience features to parks.



As included above, the Tulsa Comprehensive Plan contains Priorities, Goals and Policies that have provided guidance regarding land use, transportation, housing, and open space for the strategies proposed in the Crosbie Heights Small Area Plan. Therefore, the Crosbie Heights Small Area Plan is in accordance with the Tulsa Comprehensive Plan.

**F. Staff Recommendation:** Staff recommends that TMAPC adopt the Crosbie Heights Small Area Plan as an amendment to the Tulsa Comprehensive Plan.

**TMAPC COMMENTS:**

Mr. Ritchey asked staff what they would consider in a perfect world, would be located at the corner of Archer and Quanah. Mr. Ritchey asked what we want as a city to be in our Neighborhood Centers.

Staff answered he thinks the Crosbie Heights neighborhood would like to see small-scale mixed-use development it could be small scale retail or small office space or art studio.

**INTERESTED PARTIES:**

**Larry Mitchell** 1211 West 2<sup>nd</sup> Street, Tulsa, OK 74127

Mr. Mitchell thanked Philip Berry and everyone who helped with the planning process. Mr. Mitchell stated it was a great education for him and a chance for the voices in the neighborhood to be heard. Mr. Mitchell stated the City planning Department were very responsive to the neighbors and he is excited for the prospects of Crosbie Heights.

**TMAPC Action; 10 members present:**

On **MOTION** of **WALKER**, TMAPC voted **10-0-0** (Covey, Doctor, Fothergill, Fretz, McArtor, Millikin, Reeds, Ritchey, Shivel, Walker, “aye”; no “nays”; none “abstaining”; none “absent”) to **ADOPT** CPA-78 the Crosbie Heights Small Area Plan as an amendment to the Tulsa Comprehensive Plan.

**Other Business**

8. Adopt a resolution of the Tulsa Metropolitan Area Planning Commission determining that the **Unity Heritage/Greenwood Neighborhoods Plan Amendment** is in conformance with the Tulsa Comprehensive Plan and providing a recommendation to City Council.

**STAFF RECOMMENDATION:**

- A. Item for consideration:** Adopt a resolution of the Tulsa Metropolitan Area Planning Commission (TMAPC) determining that the proposed amendment to the Unity Heritage/Greenwood Neighborhoods Plan is in conformance with the Tulsa Comprehensive Plan and providing a recommendation to City Council.

The plan's study area is bounded by I-244/Crosstown Expressway on the South, Highway 75/Cherokee Expressway on the East, the Gilcrease Expressway on the North, and the L.L. Tisdale Parkway on the West, excluding the areas east of Yorktown Avenue. A triangular site on the east side of Highway 75, bounded by Pine Street, Utica Avenue, and Highway 75 is also included. The plan area includes landmarks such as the Brady Heights Historic District, Oklahoma State University's Tulsa campus, Langston University Tulsa, Booker T. Washington High School, and Lacy Community Center.

- B. Background:** The proposed amendment to the Unity Heritage/Greenwood Neighborhoods Plan provides necessary statutory language to define the plan area as an Urban Renewal Area. It also includes a blight study, which was done in 2018 by the City of Tulsa Working in Neighborhoods (WIN) Department.

The Unity Heritage/Greenwood Neighborhoods Plan is prepared and adopted pursuant to the Oklahoma Urban Redevelopment Law, 11 O.S. 38 – 101, et seq. ("Act"). It creates a new urban renewal area in Tulsa's Unity Heritage/Greenwood neighborhoods. Tools provided by the Act, coupled with appropriate financial support, will facilitate neighborhood stabilization, infill housing development, job creation, public infrastructure upgrades, as well as parks and open space enhancements.

The *Unity Heritage/Greenwood Neighborhoods Plan* was adopted in 2016 as an update to a series of urban renewal plans located throughout the planning area. The plan also included several areas not covered by previous urban renewal plans. The large planning area bordered downtown Tulsa and is an important regional connection in Tulsa. The planning area included much of North Tulsa, which was focused on in the Tulsa Comprehensive Plan (PLANiTULSA) as an area for reinvestment and opportunity. The plan was prepared on behalf of the City of Tulsa and the Tulsa Development Authority (TDA) by Houseal Lavigne Associates.

- C. Process:** This is a request for the Tulsa Metropolitan Area Planning Commission to consider approving a recommendation to the Tulsa City Council finding the proposed amendment to the Unity Heritage/Greenwood Neighborhoods Plan in conformance with the Tulsa Comprehensive Plan. The following process requirements will be met:

- On December 6, 2018, the TDA Board of Commissioners reviewed and approved Resolution No. 6479, approving the amendment to the Unity Heritage/Greenwood Neighborhoods Plan.
- Prior to consideration, the amendment was submitted to INCOG Staff for determination of conformity with the Tulsa Comprehensive Plan and submission by TMAPC of a written recommendation within 60 days of receipt of the amendment.
- Public notices regarding the date, time and place of the public meetings will be published in the Tulsa World, and posting of notice signs in the affected areas, each having a display area of 9 sq. ft. for a period of 15 successive days, including the day of the hearing, outlining the nature and scope of the proposed Amendment.
- After public notice, Tulsa City Council will hold two public hearings.
- Adoption of a Resolution by the City Council that the area in question is blighted and appropriate for an urban renewal/sector plan project.

**D. Conformance with the Tulsa Comprehensive Plan:**

The Unity Heritage/Greenwood Neighborhoods Plan amendment is in conformance with the following Priorities, Goal and Policies in the Comprehensive Plan.

**LAND USE PRIORITY 2**

Put procedures, processes and tools in place to effectively and equitably implement PLANiTULSA.

***Goal 5—** Tulsa’s regulatory programs support desired growth, economic development, housing, a variety of transportation modes and quality of life priorities.*

**LAND USE PRIORITY 3**

Focus redevelopment, revitalization and enhancement programs on areas that have been severely economically disadvantaged.

***Goal 8—** Underutilized land in areas of growth is revitalized through targeted infill and reinvestment.*

***Goal 9—** Tulsa North’s economy is at least as robust, sustainable and as stable as the remainder of Tulsa’s economy. Policies to support this goal include:*

- 9.1 Focus planning, reinvestment and rehabilitation programs in Goal 8 in the Tulsa North area to provide opportunities for residents and businesses to improve economic stability.

The proposed amendment is in conformance with the following Goals and Objectives in the Unity Heritage/Greenwood Neighborhoods Plan.

**Goal 1**—*Enhance the desirability of all neighborhoods in the planning area.*

**1.5** Establish a residential tax abatement program for new development or rehabilitation projects that result in lower lot vacancy, increased home ownership, and higher local property values.

**Goal 3**—*Transform and revitalize neighborhoods most impacted by vacancy or poor maintenance.*

**3.2** Utilize the Tulsa Development Authority to acquire vacant, dilapidated or tax delinquent properties, assemble larger project sites, and transfer properties to preapproved developers.

**3.4** Support the removal of vacant and dilapidated structures

**3.5** Establish a “vacant neighbor” program that would allow for the acquisition of undeveloped lots by individuals for an expansion of their lot, or by neighborhood organizations for the development of local open spaces and amenities.

**3.6** Utilize special zoning overlays to allow for innovative and sustainable uses—such as urban agriculture or stormwater management—as primary uses on blocks with large areas of vacancy.

**3.9** Assemble vacant lots and develop neighborhood parks in areas underserved by existing open spaces and access to recreation.

As included above, the Tulsa Comprehensive Plan contains Priorities, Goals and Policies that have provided guidance regarding land use, transportation, housing, and open space for the strategies proposed in the Unity Heritage/Greenwood Neighborhoods Plan. Therefore, the Unity Heritage/Greenwoods Neighborhoods Plan is in accordance with the proposed amendment to the Tulsa Comprehensive Plan.

**E. Staff recommendation:**

Staff recommends that the Tulsa Metropolitan Area Planning Commission adopt a resolution determining that the amendment to the Unity Heritage/Greenwood Neighborhoods Plan is in conformance with the Tulsa Comprehensive Plan and provide a recommendation of approval to City Council.

**There were no interested parties wishing to speak.**

**TMAPC Comments:**

Mr. Reeds asked staff how many acres the plan covered.

Staff answered it is huge.

Mr. Reeds believes the area should have been divided into 2 parts to make this more fundable.

Ms. Miller stated this was the boundary of the combined Small Area and Sector Plan that was adopted a few years ago. Ms. Miller stated the history of the area was that it was multiple Urban Renewal areas combined.

**TMAPC Action; 10 members present:**

On **MOTION** of **WALKER**, TMAPC voted **10-0-0** (Covey, Doctor, Fothergill, Fretz, McArtor, Millikin, Reeds, Ritchey, Shivel, Walker, “aye”; no “nays”; none “abstaining”; none “absent”) to **ADOPT** a resolution of the Tulsa Metropolitan Area Planning Commission determining that the Unity Heritage/Greenwood Neighborhoods Plan Amendment is in conformance with the Tulsa Comprehensive Plan.

\* \* \* \* \*

Fretz left at 2:37 p.m.

9. Adopt a resolution of the Tulsa Metropolitan Area Planning Commission determining that the **Crosbie Heights Sector Plan** is in conformance with the Tulsa Comprehensive Plan and providing a recommendation to City Council.

**STAFF RECOMMENDATION:**

- A. Item for consideration:** Adopt a resolution of the Tulsa Metropolitan Area Planning Commission determining that the Crosbie Heights Sector Plan is in conformance with the Tulsa Comprehensive Plan and providing a recommendation to City Council.

The Crosbie Heights plan boundary encompasses 0.36 square miles, located just west of the Inner Dispersal Loop (I-244) and downtown Tulsa. Bordered on the north by the Sand Springs Expressway (State Highway 51/412), Highway 412/64/51 to the east, and the Arkansas River on the south and southwest.

- B. Background:** The Tulsa Development Authority and the City of Tulsa engaged the services of Fregonese Associates, a planning and design firm, to develop a Sector/Urban Renewal Plan for the Crosbie Heights Neighborhood Area. This Plan is a tool to guide the actions of the Tulsa Development Authority (TDA) to make strategies investments that create desired change in the Crosbie Heights Neighborhood. The purpose of this plan is to provide clear and updated guidance for investment decisions and other catalytic actions necessary to address anticipated needs of the

neighborhood on the immediate horizon. The Plan was guided by feedback from the Citizens Advisory Team (CAT), Community Design Workshop, and other public engagement.

The Crosbie Heights Sector/Urban Renewal Plan is prepared and adopted pursuant to the Oklahoma Urban Redevelopment Law, 11 O.S. 38 – 101, et seq. (“Act”). It creates a new urban renewal area in Tulsa’s Crosbie Heights neighborhood. Tools provided by the Act, coupled with appropriate financing support, will facilitate neighborhood stabilization, infill housing development, job creation, public infrastructure upgrades, parks and open space enhancements.

This Plan coordinates with the concurrent efforts of the proposed Crosbie Heights Small Area Plan, establishes a community-based vision for the area, and address issues not covered, mobility, long term land use, adjacency and other neighborhood compatibility standards.

- C. Process:** This is a request for the Tulsa Metropolitan Area Planning Commission (TMAPC) to consider approving a recommendation to the Tulsa City Council adopting the Crosbie Heights Sector/Urban Renewal Plan prepared by Fregonese Associates, in accordance with TDA’s Policies and Procedures, Section 14.2, regarding the Approval Process. The following process requirements will be met:
- a. On January 3, 2018, the TDA Board of Commissioners reviewed and approved the Crosbie Heights Neighborhood Sector/Urban Renewal Plans.
  - b. Prior to consideration, the Plan was submitted to the INCOG Staff for determination of conformity with the Tulsa Comprehensive Plan (PlaniTulsa) and submission by TMAPC of a written recommendation within 60 days of receipt of the Plans.
  - c. Public notices regarding the date, time and place of the public meetings will be published in the Tulsa World, and posting of notice signs in the affected areas, each having a display area of 9 sq. ft. for a period of 15 successive days, including the day of the hearing, outlining the nature and scope of the proposed Plan.
  - d. After public notice, Tulsa City Council will hold two public hearings.
  - e. Adoption of a Resolution by the City Council that the area in question is blighted and appropriate for an urban renewal/sector plan project.

The plan also considered the following:

- Blighted Physical Conditions

- Existing Land Use
- Zoning
- Past Planning Efforts
- PlaniTulsa Comprehensive Plan
  - Downtown Neighborhood
  - Employment
  - Neighborhood Center
  - Mixed-Use Corridor
  - Existing Neighborhood
  - Park and Open Space
- Demographics Snapshot
- Community Workshops

**D. Conformance with the Tulsa Comprehensive Plan:**

The Crosbie Heights Sector Plan is in conformance with the following Priorities, Goal and Policies in the Comprehensive Plan.

**LAND USE PRIORITY 3**

Focus redevelopment, revitalization and enhancement programs on areas that have been severely economically disadvantaged.

***Goal 8—** Underutilized land in areas of growth is revitalized through targeted infill and reinvestment.*

***Goal 9—** Tulsa North’s economy is at least as robust, sustainable and as stable as the remainder of Tulsa’s economy.*

*Policies to support this goal include:*

9.1 Focus planning, reinvestment and rehabilitation programs in Goal 8 in the Tulsa North area to provide opportunities for residents and businesses to improve economic stability.

**LAND USE PRIORITY 4**

Maintain, stabilize and strengthen existing neighborhoods, making them places where new residents are attracted to live.

***Goal 11—** Residents in established neighborhoods have access to local commercial areas, schools, libraries, parks and open space areas within walking distance of their homes.*

***Goal 12—** Residents in established neighborhoods have access to multiple modes of transportation.*

*Policies to support this goal include:*

12.2 Leverage the benefits of urban design to create walking and biking transportation options in neighborhoods.

- Develop urban design guidelines for small area and neighborhood planning that encourage walkable mixed-use centers or main streets.
- Use Context Sensitive Solutions process to ensure that centers and corridors are designed to support transit riders.

**Goal 13—** *Existing neighborhoods are stable and infill development revitalizes, preserves and enhances these urban areas. Policies to support this goal include:*

13.1 Promote the unique characteristics of existing neighborhoods as key to the city's long-term health and vitality.

- Maintain the desirability of existing neighborhoods through public and private investment.

Recognize adopted area/neighborhood plans in guiding development and zoning decisions.

- Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

- Provide appropriate transitions between nonresidential uses and neighborhoods to protect stability and quality of life.

- Create and encourage the use of an infill and revitalization toolkit to help facilitate

housing development in existing residential neighborhoods.

- Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks, cultural areas and open space, libraries and schools. Encourage the development of these facilities in Small Area Plans.

**Goal 14—** *The city's historic resources are protected and programs promote the reuse of this important cultural resource. Policies to support this goal include:*

14.1 Support the Tulsa Strategic Preservation Action Plan preservation objectives and actions.

14.2 Assure that Neighborhood Plans & Small Area Plans support preservation and revitalization objectives.

## **Transportation Priority 1**

Provide a wide range of reliable transportation options so every Tulsan can efficiently get where they want to go

**Goal 1—** *All Tulsans have a variety of transportation options for getting around the city.*

**Goal 2—** *Tulsa has a sustainable network of roadways, trails and transit infrastructure that is well maintained and not a burden on future generations to operate. Policies to support this goal include:*



2.1 Adopt a network approach to transportation projects that focuses on connecting people to places — ultimately allowing places to become more intense centers of economic development.

**Goal 12**— *Tulsans can rely on a variety of transit options to take them to jobs, shopping and entertainment.*

**Goal 13**— *Pedestrians have easy access to jobs, shopping and recreation.*

## **Housing Priority 1**

Promote Balanced Housing Across Tulsa

**Goal 1**— *A robust mix of housing types and sizes are developed and provided in all parts of the city.*

**Goal 5**— *Tulsa’s existing housing inventory is revitalized, preserved and maintained.*

## **Housing Priority 2**

Ensure Housing Affordability for All Residents

**Goal 7**— *Low-income and workforce affordable housing is available in neighborhoods across the city.*

**Goal 8**— *The combined cost of housing and transportation to Tulsa’s residents is reduced. Policies to support this goal include:*

8.1 Coordinate planning of housing and public transportation with the goal of helping residents reduce housing and transportation costs to less than 48% of gross income.

## **Parks, Trails and Open Space Priority 5**

Improve Access and Quality of Parks and Open Space

**GOAL 12**— *Neighborhoods have adequate access to parks and open space areas. Policies to support this goal include:*

12.1 Work with other government agencies and community partners to improve walkable access to parks and recreation opportunities throughout Tulsa.

12.2 Make parks desirable destinations for walking by providing comfort and convenience facilities, especially restrooms and drinking fountains, wherever possible and feasible.

12.3 Partner with schools, libraries and other public places to provide amenities close to homes.

- 12.4 Look for opportunities for trails in areas that currently have few or none and connect these areas to existing trails.
- 12.5 Provide trails and loop walks within existing parks.
- 12.6 Develop partnerships with utility companies for trail corridors.
- 12.7 Work with public agencies and community groups to ensure safe pedestrian corridors.
- 12.8 Provide trail links to specific destinations like schools.
- 12.9 Add and improve sidewalks through a sidewalk improvement program; prioritize areas based on adjacency to schools and community centers.
- 12.10 Connect existing undeveloped areas in parks with developed park areas.
- 12.11 Convert parts of exiting parks to more natural conditions, where feasible.
- 12.12 Create a series of Local Destination Parks throughout Tulsa.
- 12.13 Achieve appropriate levels of parks services for all parts of Tulsa.
- 12.14 Maintain existing facilities as appropriate.
- 12.15 Provide additional components in areas with relatively low levels of service.
- 12.16 Provide new parks and components as warranted by population growth and changing demographics.

**Goal 13**— *Partnerships and collaborative efforts support the management and provision of parks and open space.*

**Goal 14**— *Parks and recreational facilities are updated to address changing needs and desires. Policies to support this goal include:*

- 14.1 Add comfort and convenience features to parks.

As included above, the Tulsa Comprehensive Plan contains Priorities, Goals and Policies that have provided guidance regarding land use, transportation, housing, and open space for the strategies proposed in the Crosbie Heights Sector Plan. Therefore, the Crosbie Heights Sector Plan is in accordance with the Tulsa Comprehensive Plan.

**E. Staff recommendation:**

Staff recommends that the Tulsa Metropolitan Area Planning Commission adopt a resolution determining that the Crosbie Heights Sector Plan is in conformance with the Tulsa Comprehensive Plan and provide a recommendation of approval to City Council.

**There were no interested parties wishing to speak.**

**TMAPC Action; 10 members present:**

On **MOTION** of **WALKER**, TMAPC voted **9-0-0** (Covey, Doctor, Fothergill, McArtor, Millikin, Reeds, Ritchey, Shivel, Walker, “aye”; no “nays”; none “abstaining”; Fretz “absent”) to **ADOPT** a resolution of the Tulsa Metropolitan Area Planning Commission determining that the **Crosbie Heights Sector Plan** is in conformance with the Tulsa Comprehensive Plan.

Fretz returned at 2:40 p.m.

\* \* \* \* \*

10. Consider a motion and vote to enter Executive Session pursuant to Title 25 O.S. Section 307(B)(4) to discuss pending litigation in case of Wilson et al v. TMAPC et al, Tulsa County District Court Case No. CV-2019-00013, for the purpose of allowing confidential communications between a public body and its attorney concerning a pending claim, investigation, or litigation.

**TMAPC Action; 10 members present:**

On **MOTION** of **McARTOR**, TMAPC voted **10-0-0** (Covey, Doctor, Fothergill, Fretz, McArtor, Millikin, Reeds, Ritchey, Shivel, Walker, “aye”; no “nays”; none “abstaining”; none “absent”) to enter Executive Session pursuant to Title 25 O.S. Section 307(B)(4) to discuss pending litigation.

11. Leave Executive Session on discussion of pending litigation in case Wilson et al v. TMAPC et al, Tulsa County District Court Case No. CV-2019-00013 for the purpose of taking any appropriate related actions.

Mr. Covey stated TMAPC has exited the Executive Session and nothing was disclosed other than the items listed in item 10. There are no follow up actions to be taken at this time and therefore there not be any actions under item 11.

**12. Commissioners' Comments**

**ADJOURN**

**TMAPC Action; 10 members present:**

On **MOTION** of **REEDS**, TMAPC voted **10-0-0** (Covey, Doctor, Fothergill, Fretz, Loving, McArtor, Millikin, Reeds, Ritchey, Shivel, Walker, “aye”; no “nays”; none “abstaining”; none “absent”) to **ADJOURN** TMAPC meeting 2786.

**ADJOURN**

There being no further business, the Chair declared the meeting adjourned at 3:04 p.m.

Date Approved:

\_\_\_\_\_

\_\_\_\_\_

Chairman

ATTEST: \_\_\_\_\_

Secretary