

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2766

March 21, 2018, 1:30 PM

**175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber**

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Work session Report:

Director's Report:

Review TMAPC Receipts for the month of February 2018

1. Minutes of March 7, 2018, Meeting No. 2765

CONSENT AGENDA:

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

2. **LS-21105** (Lot-Split) (County) – Location: East of the southeast corner of South 47th West Avenue and West 41st Street South
3. **LS-21115** (Lot-Split) (CD 2) – Location: Northwest corner of East 67th Street South and South Birmingham Avenue
4. **LS-21120** (Lot-Split) (CD 6) – Location: Northwest corner of East 61st Street South and South Garnett Road
5. **LC-993** (Lot-Combination) (CD 4) – Location: Northwest corner of East 1st Street South and South Atlanta Avenue
6. **LS-21122** (Lot-Split) (County) – Location: South of the southeast corner of North Yale Avenue and East 66th Street North (Related to LC-1002)
7. **LC-1002** (Lot-Combination) (County) – Location: South of the southeast corner of North Yale Avenue and East 66th Street North (Related to LS-21122)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

8. **PUD-554-5 Jim Austin** (CD 8) Location: North and west of the northwest corner of East 101st Street South and South Memorial Drive requesting a **PUD Minor Amendment** to reduce the rear yard setback
9. **Z-7435 Tana Parks** (CD 9) Location: South of the southeast corner of South Peoria Avenue and East 44th Place South requesting rezoning from **CS to MX1-V-55**
10. **Z-7436 David Charney** (CD 4) Location: East of the southeast corner of South Lewis Avenue and East 6th Street South requesting rezoning from **RM-2 to MX1-U-45**
11. **ZCA-7, Tulsa City Council**, Amendment to the City of Tulsa Zoning Code to add Section 20.060 establishing the regulations of a Special Area (SA) overlay district (**Healthy Neighborhoods Overlay**); to amend Section 10.020 Table 10-2, Section 15.020 Table 15-2, and Section 25.060 Table 25-7 to include Small Box Discount Stores and Grocery Stores as specific uses; to amend Section 10.020-G, Section 15.020-G and Section 25.060-B.3 to include Table Notes for Small Box Discount Stores; to amend Section 35.050-L to include Small Box Discount Stores and Grocery Stores as specific retail use types; and to amend Section 55.020 Table 55-1 to establish minimum motor vehicle parking ratios for Small Box Discount Stores and Grocery Stores. (related to SA-3)
12. **SA-3, Healthy Neighborhoods Overlay, Tulsa City Council** (CD 1) Location: multiple properties that are within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan); 36th Street North Corridor Small Area Plan; and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7)

OTHER BUSINESS

13. **Commissioners' Comments**

ADJOURN

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526. Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG. Ringing/sound on all cell phones and paggers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org

email address: esubmit@incog.org

TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.

TMAPC RECEIPTS
Month of February 2018

	----- Current Period -----			----- Year To Date -----				
ZONING	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
Zoning Letters	8	\$375.00	\$375.00	\$750.00	76	4,150.00	4,150.00	\$8,300.00
Zoning	2	1,125.00	1,125.00	2,250.00	44	17,500.00	17,500.00	35,000.00
Plan Reviews	17	1,875.00	1,875.00	3,750.00	165	20,765.00	20,765.00	41,530.00
Refunds		0.00	0.00	0.00		0.00	0.00	0.00
NSF		0.00	0.00	0.00		0.00	0.00	0.00
		<u>\$3,375.00</u>	<u>\$3,375.00</u>	<u>\$6,750.00</u>		<u>\$42,415.00</u>	<u>\$42,415.00</u>	<u>\$84,830.00</u>
LAND DIVISION								
Minor Subdivision	0	\$0.00	\$0.00	\$0.00	1	\$435.00	\$435.00	870.00
Preliminary Plats	1	465.00	465.00	930.00	14	\$6,574.85	\$6,574.85	13,149.70
Final Plats	4	1,797.50	1,797.50	3,595.00	20	\$7,905.28	\$7,905.28	15,810.55
Plat Waviers	2	250.00	250.00	500.00	25	\$3,075.00	\$3,075.00	6,150.00
Lot Splits	9	550.00	550.00	1,100.00	90	\$5,000.00	\$5,000.00	10,000.00
Lot Combinations	8	400.00	400.00	800.00	67	\$3,375.00	\$3,375.00	6,750.00
Other	0	0.00	0.00	0.00	9	\$800.00	\$800.00	1,600.00
NSF		0.00	0.00	0.00		\$0.00	\$0.00	0.00
Refunds		0.00	0.00	0.00		(\$50.00)	(\$50.00)	(100.00)
		<u>\$3,462.50</u>	<u>\$3,462.50</u>	<u>\$6,925.00</u>		<u>\$27,115.13</u>	<u>\$27,115.13</u>	<u>\$54,230.25</u>
TMAPC COMP								
Comp Plan Admendment	1	\$250.00	\$0.00	\$250.00	4	\$1,000.00	\$0.00	\$1,000.00
Refund		<u>\$0.00</u>		<u>\$0.00</u>		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
		<u>\$250.00</u>	<u>\$0.00</u>	<u>\$250.00</u>		<u>\$1,000.00</u>	<u>\$0.00</u>	<u>\$1,000.00</u>
BOARDS OF ADJUSTMENT								
Fees	13	\$4,300.00	\$1,000.00	\$5,300.00	158	\$48,100.00	\$13,850.00	\$61,950.00
Refunds		0.00	0.00	\$0.00		(\$2,500.00)	\$0.00	(2,500.00)
NSF Check		0.00	0.00	\$0.00		(\$500.00)	\$0.00	(500.00)
		<u>\$4,300.00</u>	<u>\$1,000.00</u>	<u>\$5,300.00</u>		<u>\$45,100.00</u>	<u>\$13,850.00</u>	<u>\$58,950.00</u>
TOTAL		\$11,387.50	\$7,837.50	\$19,225.00		\$115,630.13	\$83,380.13	\$199,010.25
LESS WAIVED FEES *		(\$2,958.14)	(\$2,608.67)	(\$2,958.14)		(\$6,515.66)		(\$6,515.66)
GRAND TOTALS		<u>\$8,429.36</u>	<u>\$5,228.83</u>	<u>\$16,266.86</u>		<u>\$109,114.47</u>	<u>\$83,380.13</u>	<u>\$192,494.59</u>

* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers.

February 2018 Receipt Comparison

	Feb. 2018	Jan. 2018	Feb. 2017
Zoning Letters	8	7	7
Zoning	2	7	6
Plan Reviews	17	22	34
Minor Subdivisions	0	0	0
Preliminary Plats	1	1	3
Final Plats	4	2	1
Plat Waivers	2	4	0
Lots Splits	9	12	10
Lot Combinations	8	6	9
Other	0	0	2
Comp Plan Amendments	1	0	0

3/15/2018

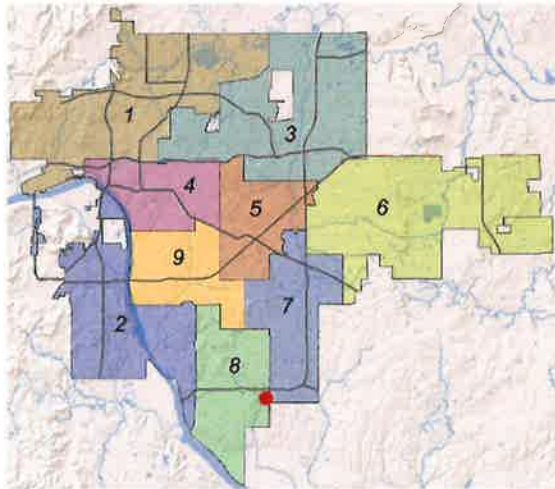


Case Number: PUD-554-5
Minor Amendment
Hearing Date: March 21, 2018

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Jim Austin
 Property Owner: Pam Smith

Location Map:
 (shown with City Council Districts)



Applicant Proposal:
 Concept summary: PUD minor amendment to reduce the rear yard setback from 15 feet to 11 feet to permit an addition.
 Gross Land Area: 0.15 acres
 Location: North and West of the NW/c of E 101st St S and S Memorial Dr.
 Lot 21, Block 4 Audubon Park
 9926 S 79th E Ave

Zoning:
 Existing Zoning: RS-3/PUD-554
 Proposed Zoning: No Change

Comprehensive Plan:
 Land Use Map: Existing Neighborhood
 Growth and Stability Map: Stability

Staff Recommendation:
 Staff recommends **approval**.

Staff Data:
 TRS: 8323
 CZM: 57 Atlas: 2271

City Council District: 8
 Councilor Name: Phil Lakin
County Commission District: 3
 Commissioner Name: Ron Peters

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SECTION I: PUD-554-5 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Revise the PUD Development Standards to reduce the rear yard setback in order to permit the construction of an addition to the existing home.

Currently, the development standards of the PUD call for a rear yard setback of 15 feet. The applicant is proposing to reduce the rear yard to 11 feet to permit the proposed addition.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.*

“Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved standards and the character of the development are not substantially altered.”

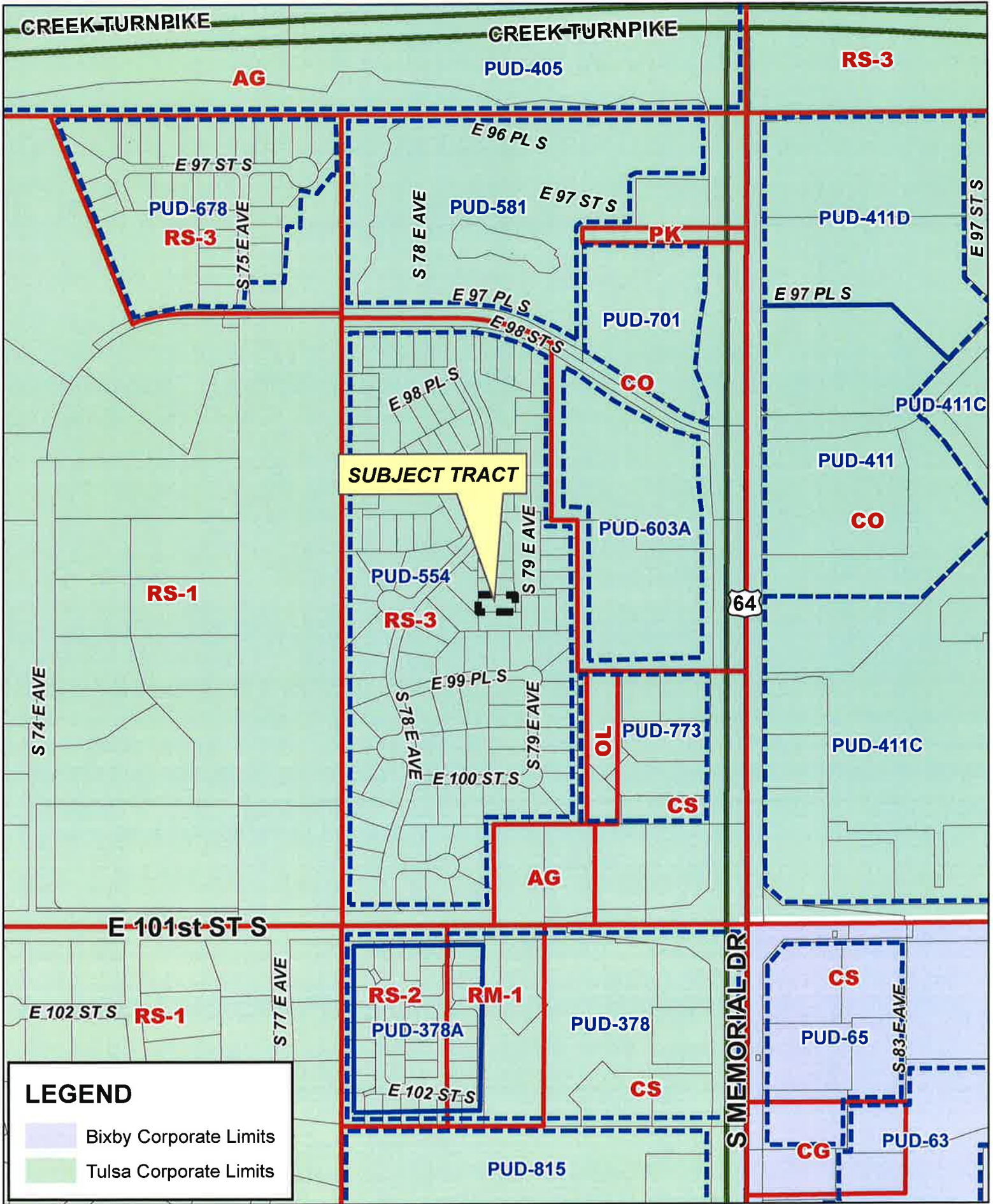
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-554 and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)

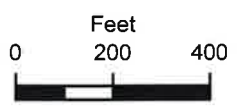
With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the rear yard setback from 15 feet to 11 feet.



SUBJECT TRACT

LEGEND

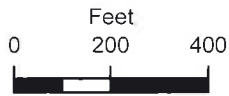
- Bixby Corporate Limits
- Tulsa Corporate Limits



PUD-554-5

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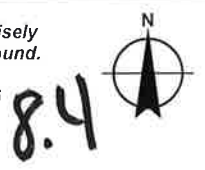
 Subject Tract

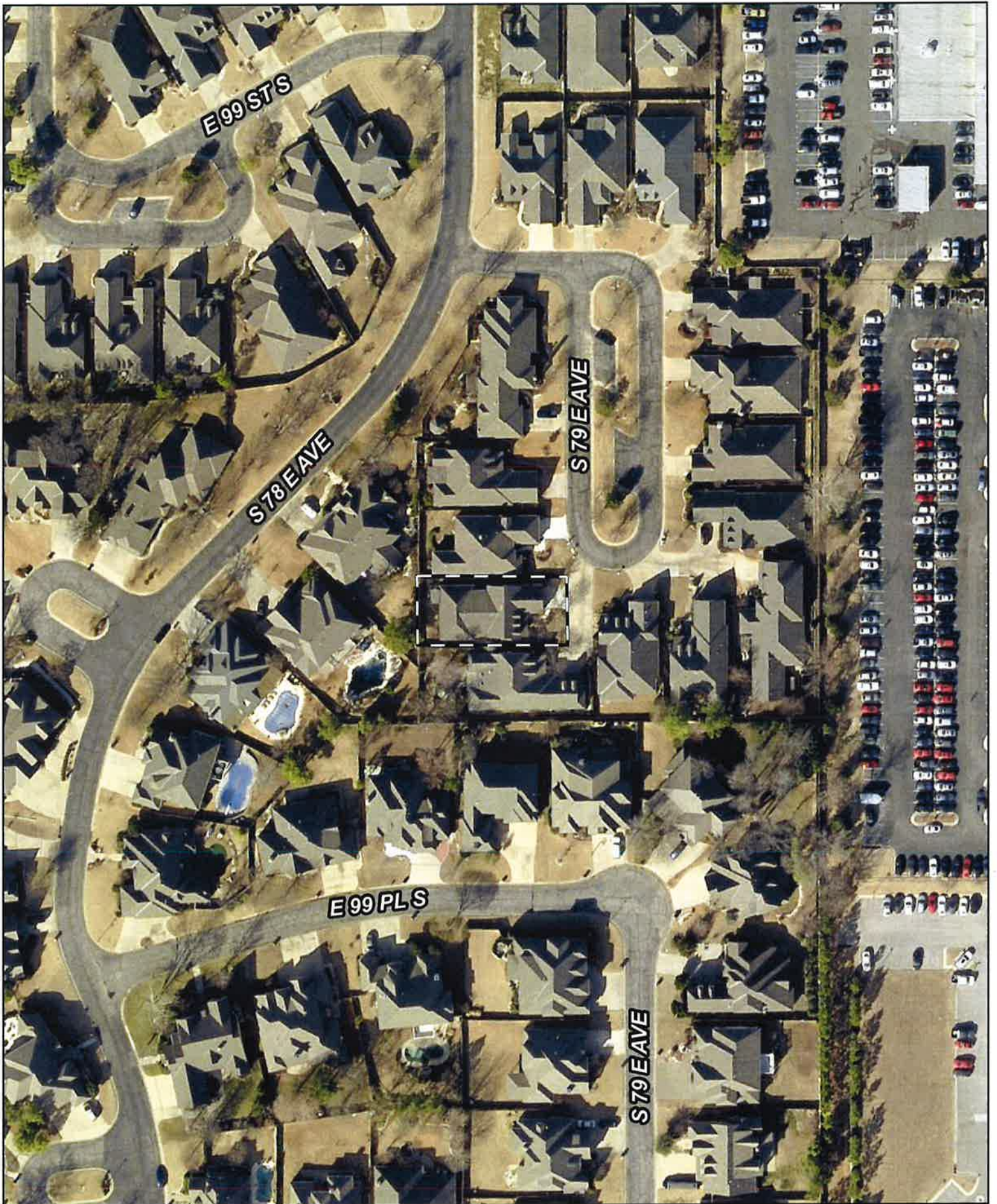
PUD-554-5

18-13 23

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016





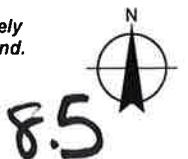
 Subject Tract

PUD-554-5

18-13 23

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7435

Hearing Date: March 21, 2018

Case Report Prepared by:

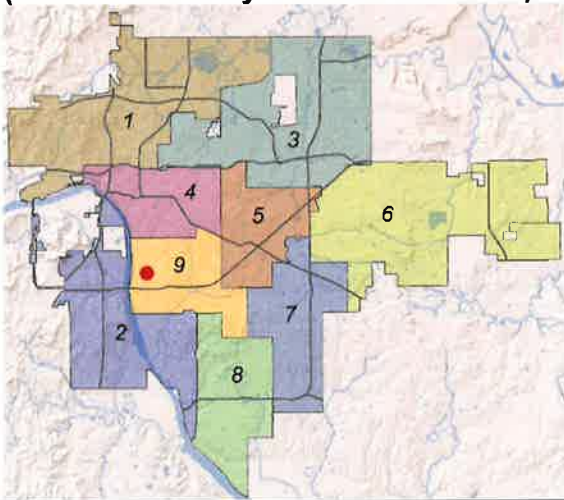
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Tana Parks

Property Owner: PARKS, TED LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: commercial

Proposed Use: mixed use

Concept summary: Rezoning request as part of the mixed-use zoning initiative associated with the bus rapid transit system.

Tract Size: 0.19 ± acres

Location: South of the southeast corner of South Peoria Avenue & East 44th Place South

Zoning:

Existing Zoning: CS

Proposed Zoning: MX1-V-55

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth,

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9330

CZM: 47

Atlas: 390

City Council District: 9

Councilor Name: Ben Kimbro

County Commission District: 2

Commissioner Name: Karen Keith

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SECTION I: Z-7435

DEVELOPMENT CONCEPT: This request for rezoning is responsive to a City Council initiative to encourage mixed-use development along the proposed bus rapid transit system route. The current zoning on the site is CS.

EXHIBITS:

INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
41st Street zoning initiative map
Applicant Exhibits:
None included

DETAILED STAFF RECOMMENDATION:

Case Z-7435 request MX1-V-55 is consistent with the expected development pattern in the area and,

MX1-V-55 is not injurious to the surrounding property owners and,

The MX1 requested is considered a neighborhood Mixed-Use district intended to accommodate small scale retail, service and dining uses that serve nearby residential neighborhoods. MX1 zoning supports the anticipated uses in this area location along South Peoria. The rezoning request is consistent with the Bus Rapid Transit System study and its land use recommendations and,

MX1-V-55 is consistent with the Brookside Infill Plan and,

MX1-V-55 is consistent with the Mixed-Use Corridor land use vision in the Tulsa Comprehensive Plan therefore

Staff recommends Approval of Z-7435 to rezone property from CS to MX1-V-55.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: MX1-V-55 is consistent with the land use vision in the Tulsa Comprehensive Plan and is also consistent with the goals, objectives and strategies of the Brookside Infill Plan.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

A 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

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include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.

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:

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design

Trail System Master Plan Considerations:

The trail system along the Riverside Drive is approximately ½ mile from this site. Pedestrian and bicycle connectivity should be an important concept with any new redevelopment opportunity.

Small Area Plan: Brookside Infill Design Recommendations (Completed 2002)

Concept statement: “As Tulsa continues to mature as a city, infill development will become more important as land on the perimeter is no longer available for development. Infill will no longer be the exception; it will be the rule in terms of predominant types of development. Support and encouragement of infill development are strongly recommended and should be implemented through City regulations, policies and philosophies in order to ensure quality and consistency in future development”.

Staff comment: *This was a statement from the infill task force prepared by the Mayor’s office and the Planning Commission in 1999 and continues to be more relevant today with*

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implementation of the Bus Rapid Transit system and the construction of the Gathering Place. It has taken almost 20 years for the City to adopt zoning categories to support infill development strategies that will encourage design standards and building placement strategies to help create an urban fabric along Peoria from East 36th South street to I-44. Many design recommendations were restricted to the street right of way. Some of that has been implemented from 41st Street to Crow Creek.

Peoria from 38th Street South to 51st Street South (Skelly Drive) Goals:

- A. It is intended that the physical environment and services in the business areas are maintained and enhanced to benefit existing business, as well as to promote and encourage revitalization, redevelopment and reuse of undervalued, vacant lots and obsolete buildings.
- B. Improvements in the area will be made to help provide a continuity of image and to foster an improved emphasis on pedestrians. This is to be accomplished in part by providing sidewalk design and replacement crosswalks at selected locations, streetscape elements and other features will link this area and connect with the other portions of Brookside
- C. The historical context of business development patterns in this area is encouraged to continue, but with the additional emphasis of accommodating pedestrians and linking with the overall Brookside marketplace.
- D. Business in this area along Peoria Avenue and those streets intersecting with Peoria Avenue may develop with buildings constructed nearer to the abutting street property line. Developments with storefront parking should provide no more than one or two rows of double-loaded parking in the front of buildings. Zero-setback from the front property lines is encouraged.
- E. Sufficient parking for all business land uses is intended to be provided for all new development and redevelopment.

Special District Consideration: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently occupied by a single-story office building. The building placement is consistent with the building placement requirements for MX1-V-55.

Environmental Considerations: No known environmental considerations that would affect rezoning decisions or redevelopment opportunities.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Peoria Avenue	Secondary Arterial with Multi Modal Corridor	100 feet	4 lanes with a center turn lane this site also has access to two lanes of a South Peoria Avenue frontage road.

Utilities:

The subject tract has municipal water and sewer available.

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Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	MX1-U-U	Mixed Use Corridor	Growth	Office
East	RS-3	Mixed Use Corridor	Stability	Single Family Residential
South	CS	Mixed Use Corridor	Growth	Multi Family
West (across Peoria)	CS	Mixed Use Corridor	Growth	Commercial

SECTION III: Relevant Zoning History

ZONING ORDINANCE:

- Ordinance number 18950 dated March 24, 1997, (Z-6581), amended zoning; (RM-2 to CS)
- Ordinance number 11823 dated June 26, 1970, established (RM-2) zoning for the subject property.

Subject Property:

BOA-21279 July 2011: The Board of Adjustment **approved** a *variance* of the parking requirement for an office use (Section 1211.D) in a CS district from 8 spaces to 3 spaces to permit an addition to an existing building, subject to site plan submitted, on the subject property.

BOA-19988 September 2004: The Board of Adjustment **approved** a *variance* of the required 25 ft. building setback to 10 ft. along South Peoria Avenue for Lot 14 and along South Peoria Avenue for Lot 13 to allow for the construction of an office building, on the subject property.

BOA-18897 November 2000: The Board of Adjustment **approved** a *special exception* to allow multifamily in a CS zoned district, subject to submitting a detail site plan to the BOA for approval on property located on the southeast corner of East 44th Place South and South Peoria Avenue, including the subject property.

Z-6581 January 1997: All concurred in **approval** of a request for rezoning a .69± acre tract of land from RM-2 to CS on property located on the southeast corner of East 44th Place South and South Peoria Avenue.

Surrounding Property:

Z-7428 December 2017: All concurred in **approval** of a request for rezoning a .21± acre tract of land from CS to MX1-V-U on property located on the southeast corner of East 44th Place South and South Peoria Avenue and abuts the subject property to the north.

BOA-20608 November 2007: The Board of Adjustment **approved** a *variance* of the setback requirement for a commercial parking lot within 50 ft. of an R district from 50' to 33' from the centerline of an abutting street (Section 1302.B) per plan, on property located south of South Peoria Avenue and East 43rd Court South.

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BOA-19916 September 2004: The Board of Adjustment **approved** a *variance* to reduce the off-street parking requirement from 117 spaces to 111 spaces to permit the enclosure of 400 square feet of outdoor dining space and deletion of two rear parking spaces, on property located on the northeast corner of South Peoria Avenue and East 44th Place South.

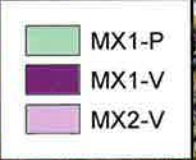
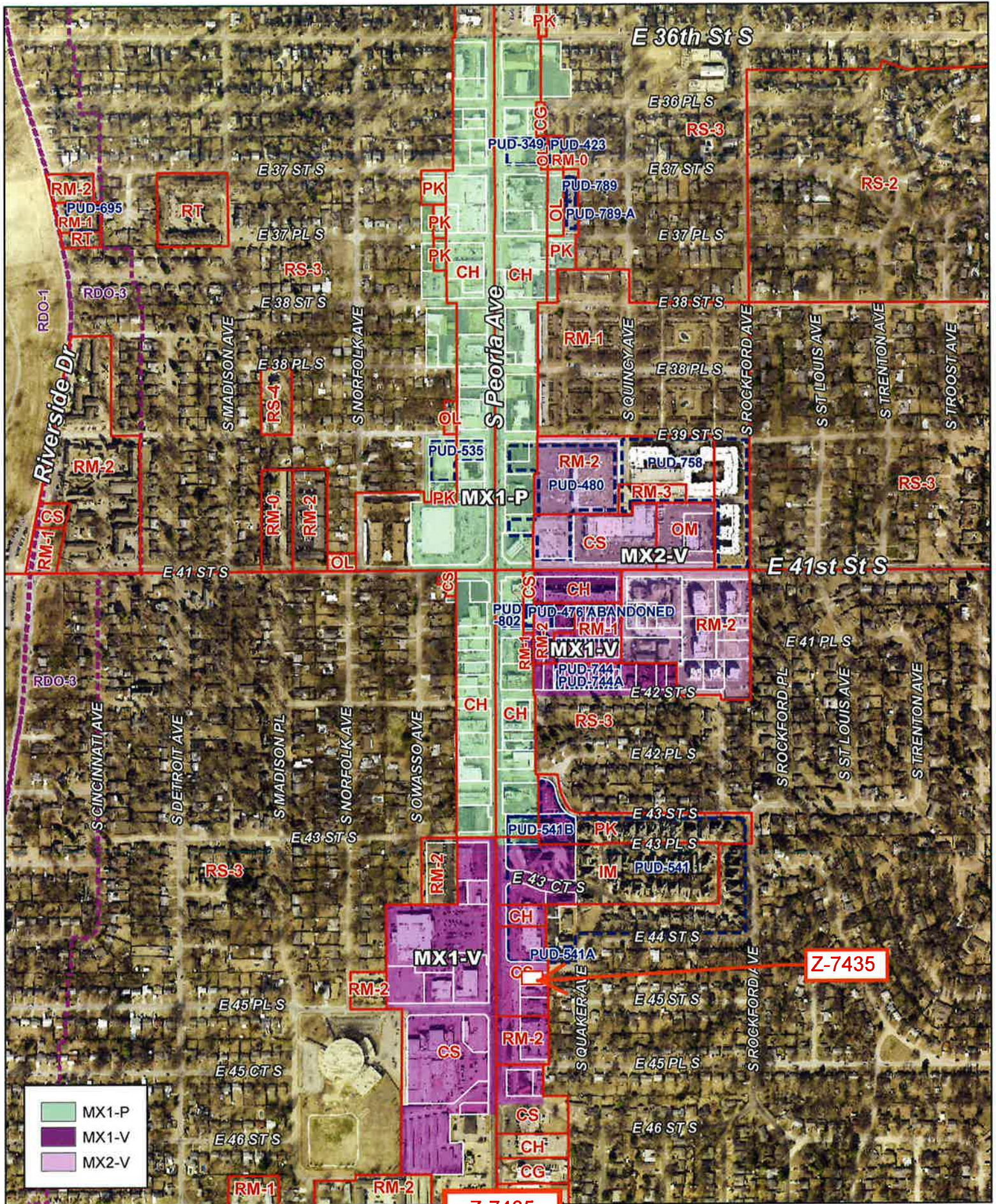
PUD-541-B July 1998: All concurred in **approval** of a proposed Major Amendment to PUD-541 permit an auto repair use subject to modifications on property located on the northeast corner of East 44th Place and South Peoria Avenue.

PUD-541-A October 1996: All concurred in **approval** of a proposed Major Amendment to PUD-541 to increase the PUD area by adding a 74.6 x 140' lot for off-street parking on property located on the northwest corner of East 44th Place and South Quaker Avenue.

PUD-541 January 1996: All concurred in **approval** of a proposed Planned Unit Development on a 16.8± acre tract of land from IM, CH, CS, PK and RS-3 to IM, CH, CS, PK, RS-3/PUD-541 for mixed use with commercial and office uses on property located on the east side of South Peoria between East 43rd Street South and West 44th Street South.

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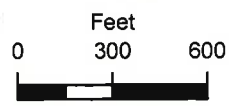


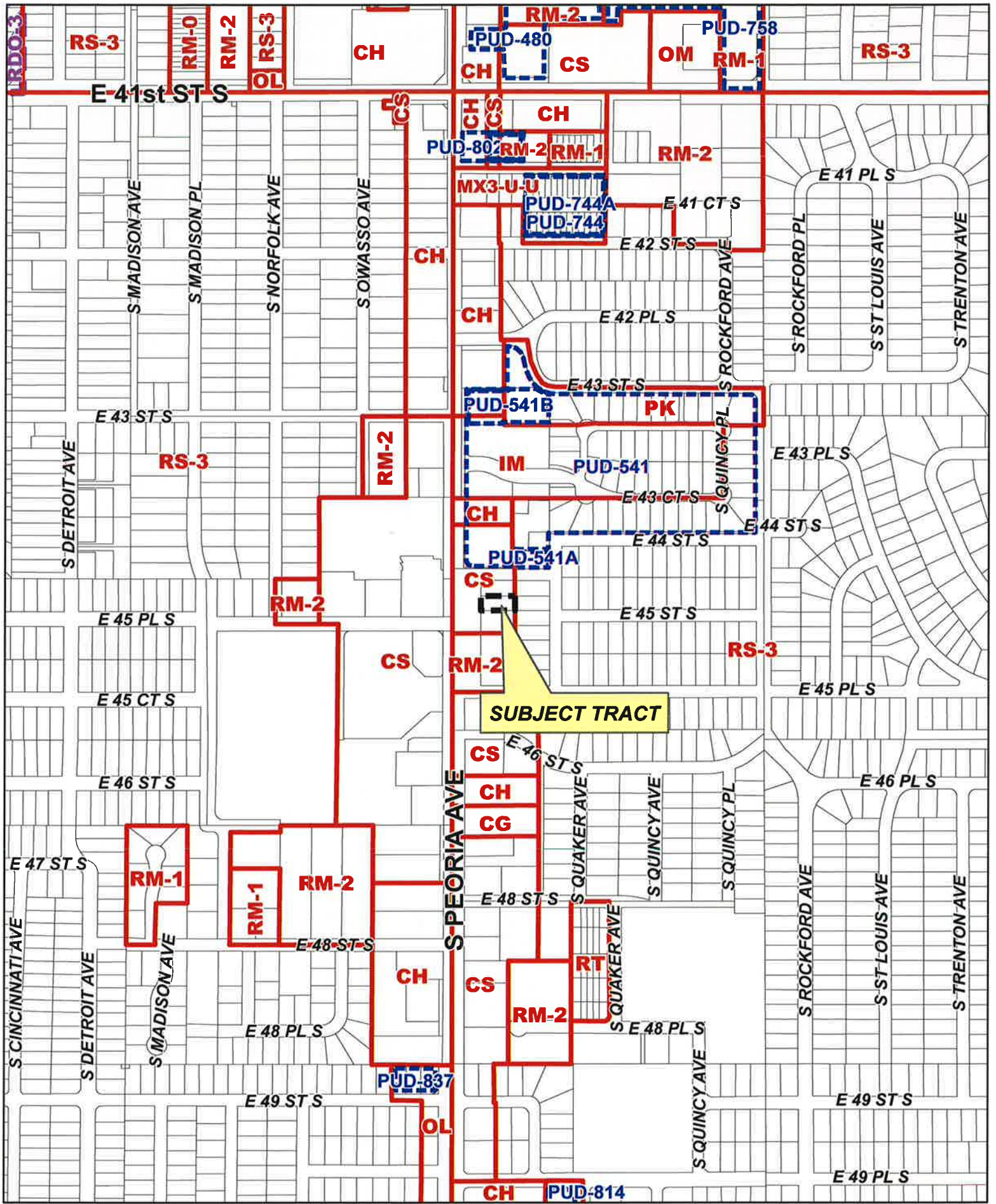
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016

41st Street

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Z-7435

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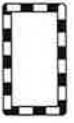
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Subject
Tract

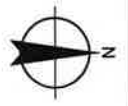
Z-7435

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Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: February 2016

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E 41st ST S

S MADISON AVE

S MADISON PL

S NORFOLK AVE

S OWASSO AVE

E 41 CT S

E 42 ST S

E 42 PL S

E 43 ST S

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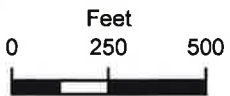
E 43 PL S

E 44 ST S

E 45 PL S

E 49 ST S

E 49 PL S



 Subject Tract

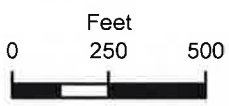
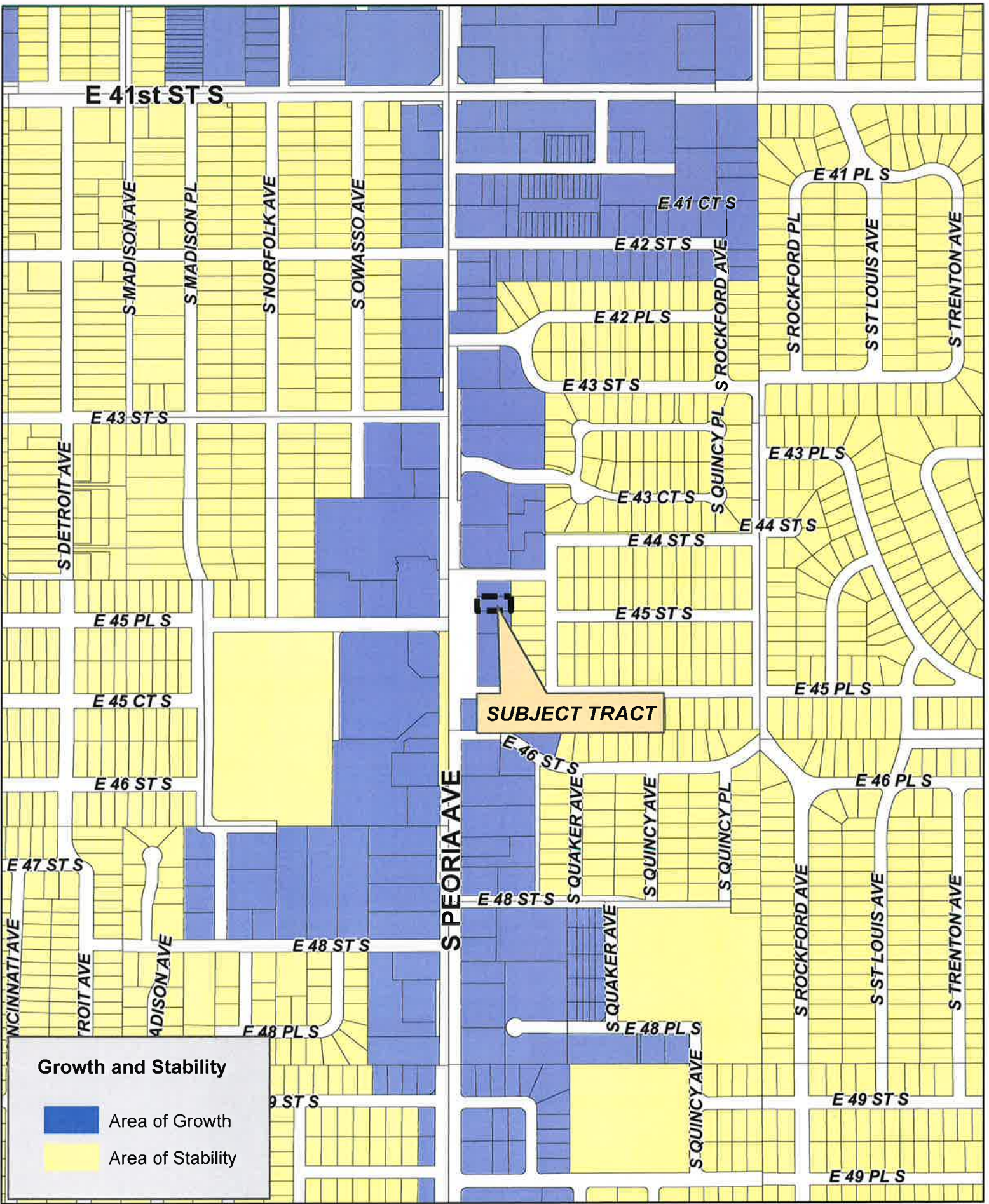
Z-7435

19-13 30

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016

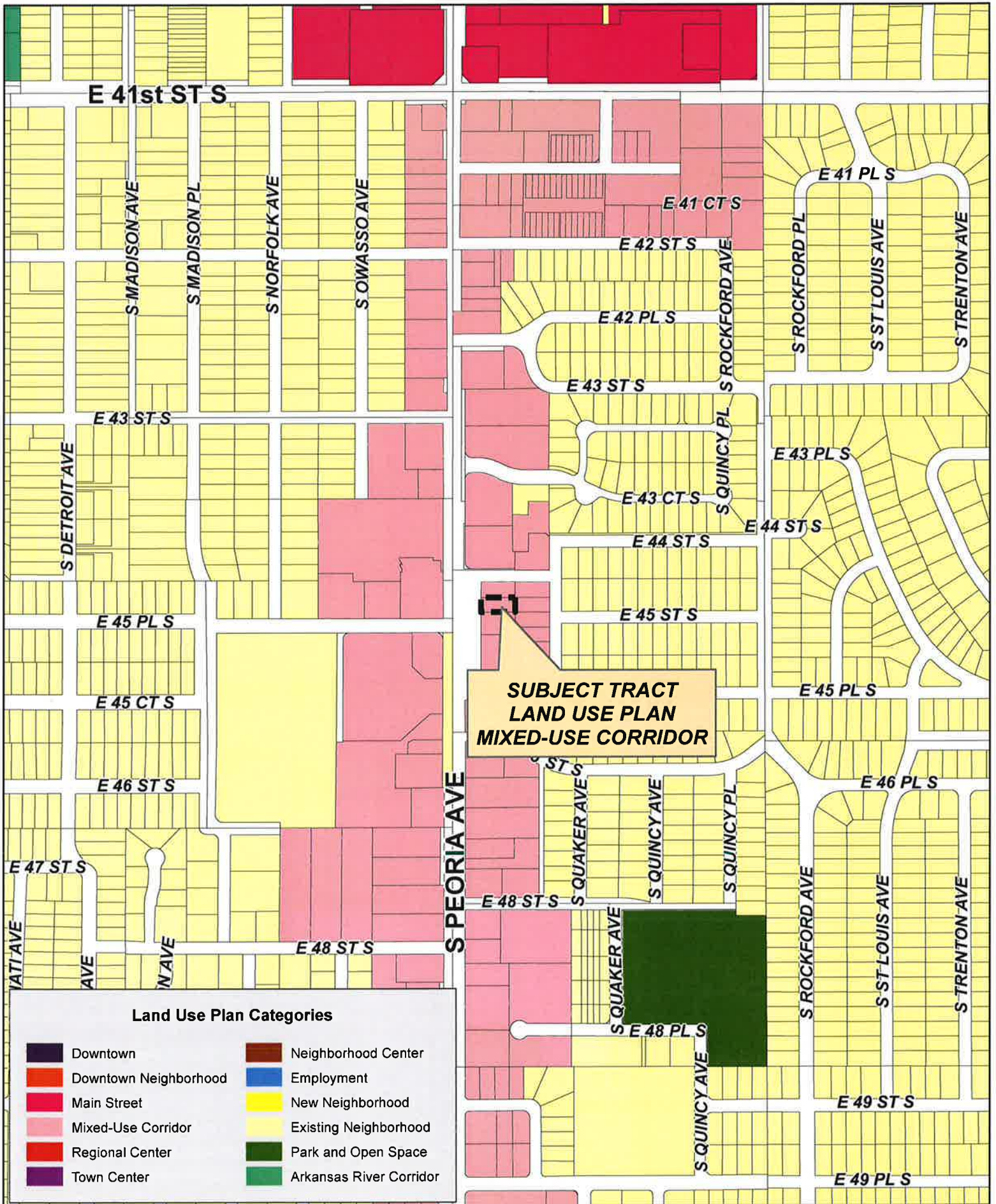




Z-7435

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Z-7435

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Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7436

Hearing Date: March 21, 2018

Case Report Prepared by:

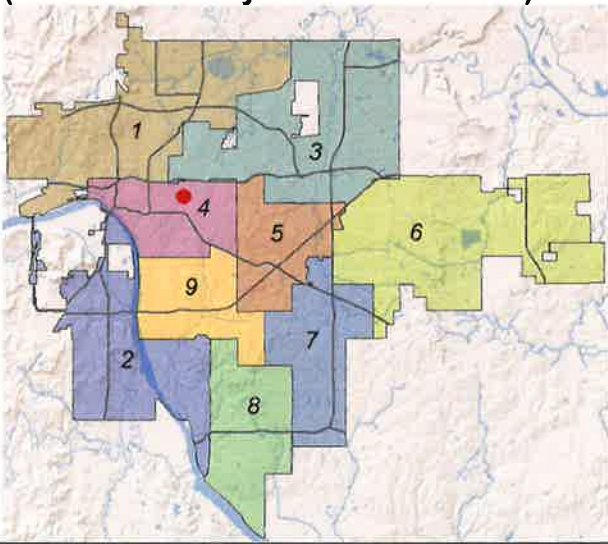
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: David Charney

Property Owner: PARSELLS, ART AND BARBARA

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant with the exception of one single family home.

Proposed Use: Mixed use development

Concept summary: Mixed use development

Tract Size: 1.21 ± acres

Location: East of the South East Corner of S. Lewis Ave. & E. 6th Street South

Zoning:

Existing Zoning: RM-2

Proposed Zoning: MX1-U-45

Comprehensive Plan:

Land Use Map: Existing Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9305

CZM: 37

Atlas: 28

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

10.1

SECTION I: Z-7436

DEVELOPMENT CONCEPT:

EXHIBITS:

INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
None included

DETAILED STAFF RECOMMENDATION:

Case Z-7436 requesting MX1-U-45 zoning is consistent with the expected development pattern in the and,

MX1-U-45 zoning is non-injurious to the surrounding property owners and,

MX1-U-45 zoning is consistent with the Existing Neighborhood land use vision identified the Tulsa Comprehensive Plan and,

MX1-U-45 zoning is consistent with the Kendall Whittier Small Area Plan therefore,

Staff recommends Approval of Z-7436 to rezone property from RM-2/ to MX1-U-45.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The mixed-use zoning requested for is consistent with the expected small scale infill project and mixed residential components of the Kendall Whittier Small area plan and the Tulsa Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

The Existing 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.

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: None affecting site redevelopment

Trail System Master Plan Considerations: None affecting site redevelopment

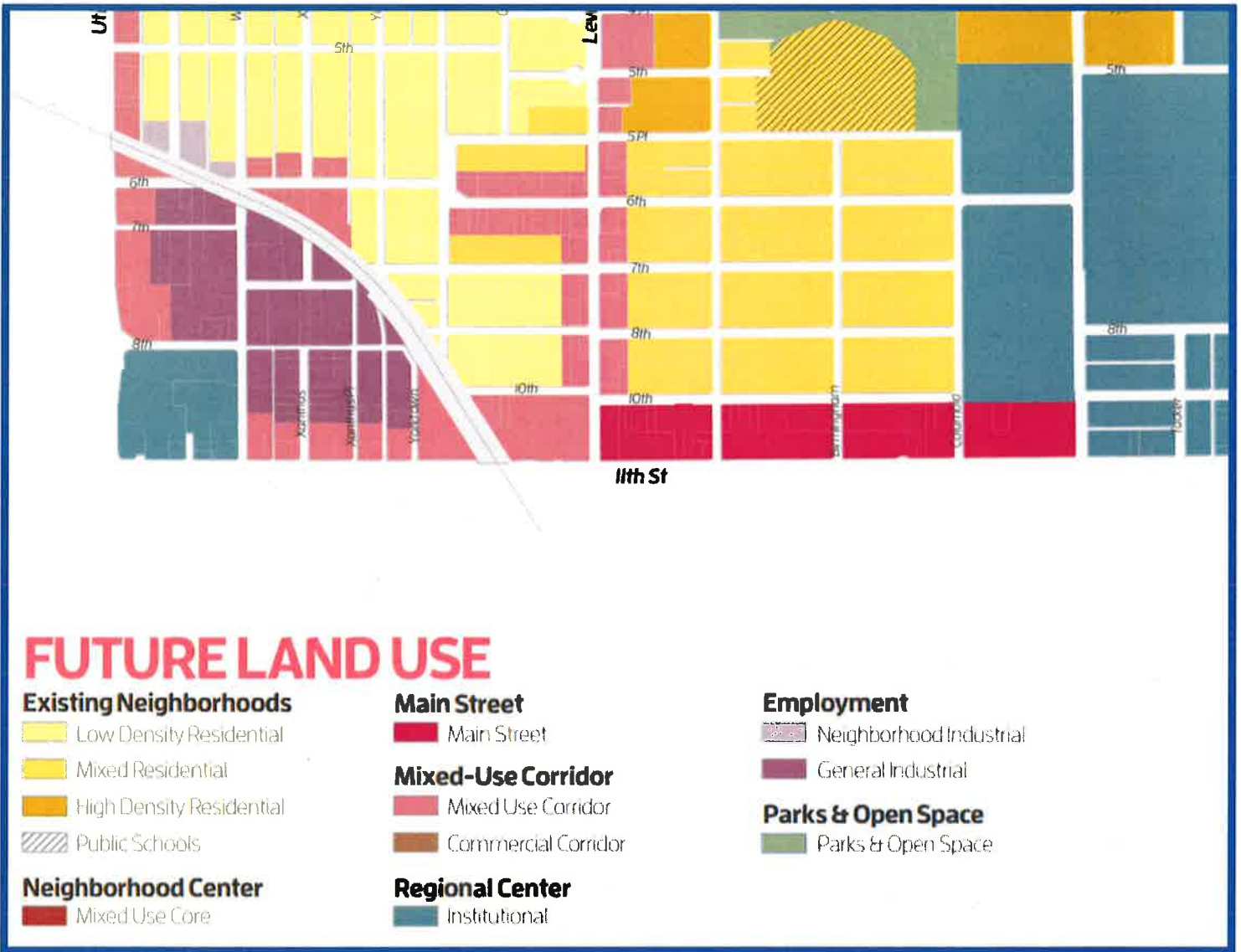
Sector Plan: This area is included in the Kendall-Whittier Sector Plan that was adopted November of 2016.

The small area plan provides a land use table demonstrating the relationship between the sector plan and the Tulsa Comprehensive plan. In this instance the existing neighborhood anticipated low, medium and high density residential uses. This mixed-use development is expected to be a medium density residential with some possible commercial or office component. At least two goals in the recognize the importance of high quality redevelopment opportunities in this area

Goal 1 in the plan recommends supporting the development of quality high-density residential development that appeals to a broad spectrum of potential tenants including students, seniors, young professionals and families of mixed incomes around the University of Tulsa.

Goal 4.2 specifically recognizes that senior and multifamily housing should be assessed on and approved on a case by case basis, especially in areas where it is expected to increase housing choice within Kendall Whittier and supports nearby commercial or public uses.

KENDALL WHITTIER SECTOR PLAN
LAND USE MAP: (see next page)



Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is vacant land with a single family residential homes on south east corner. The site was originally platted with small lots. The surrounding properties have been developed with a mix of small scale multifamily and single family residential.

Environmental Considerations: None that would affect site redevelopment

Streets:

Exist. Access	MSHP Design	MSHP RW	Exist. # Lanes
6 th Street South	Residential Collector	60 feet	2 with additional lanes for on street parking
7 th Street South	None	50 feet	2 lanes

10.4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North across 6 th street	RM-2	Existing Neighborhood	Growth	Empty land and single family residential
East	RM-2	Existing Neighborhood	Growth	Multifamily and single family residential
South across 7 th Street	RM-2	Existing Neighborhood	Growth	Single family residential
West	RM-2 and CS	Mixed Use Corridor and Existing Neighborhood	Growth	Office and multi family

SECTION III: Relevant Zoning History

History: Z-7436

ZONING ORDINANCE: Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

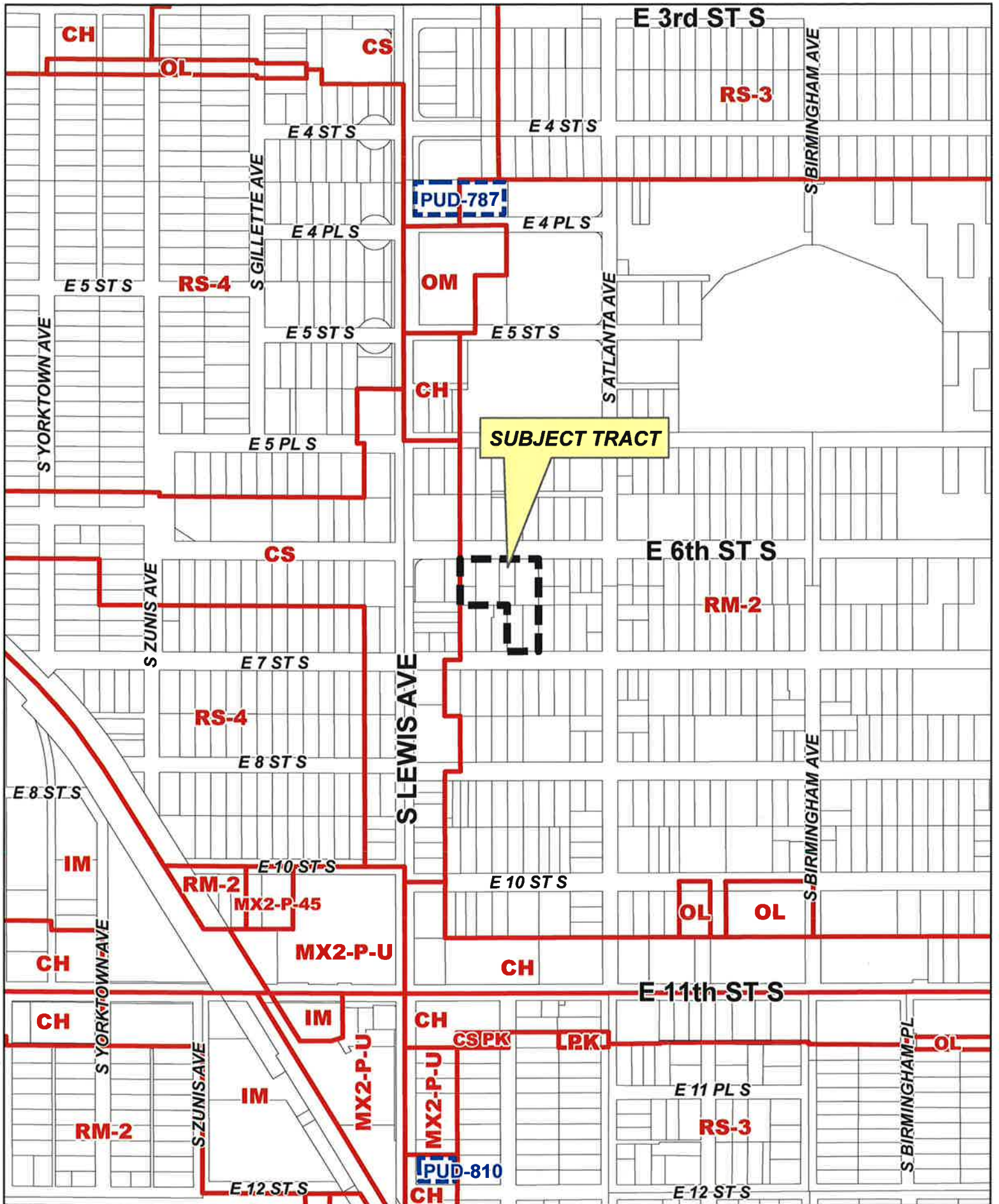
Subject Property: No relevant history.

Surrounding Property:

BOA-19914 September 2004: The Board of Adjustment approved a variance of required parking spaces from fourteen to ten, per plan, on property located at the southeast corner of South Lewis Avenue and East 6th Street South.

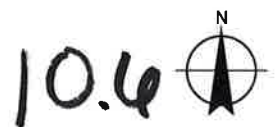
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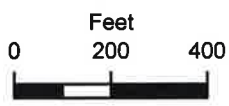
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Z-7436

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 Subject Tract

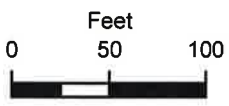
Z-7436

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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016





Subject Tract

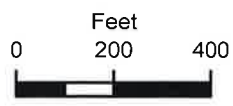
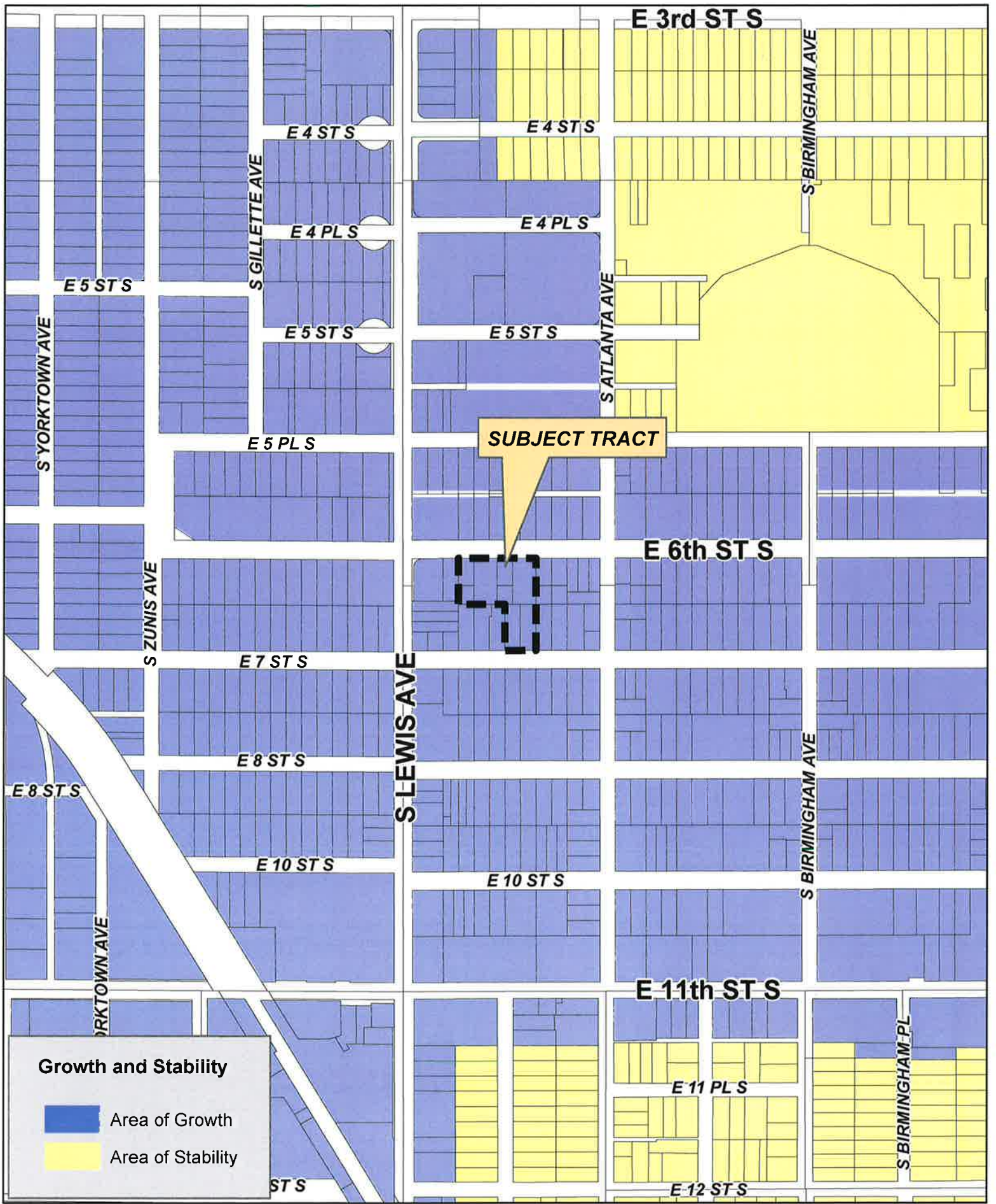
Z-7436

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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016

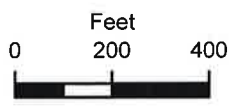
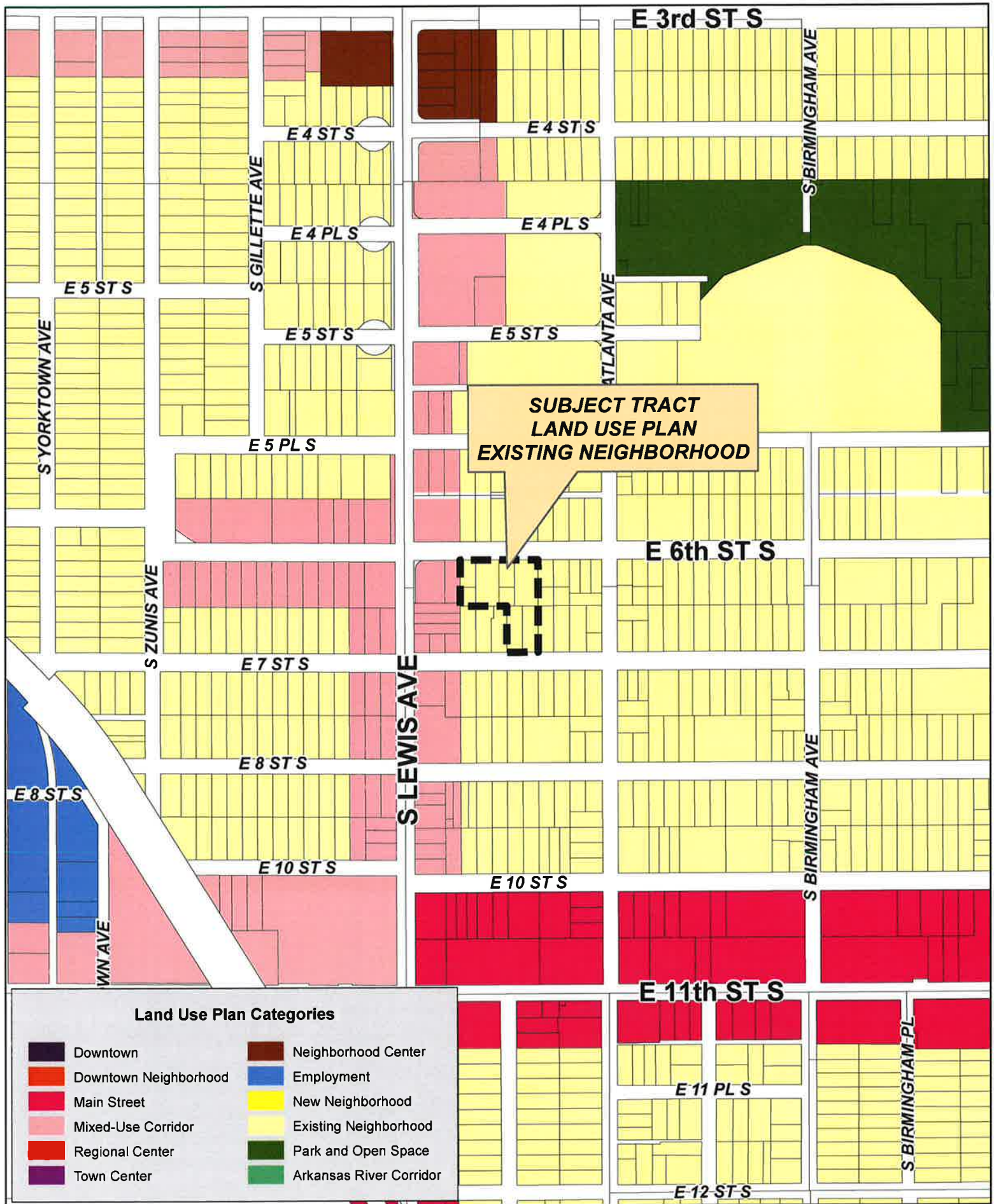




Z-7436

19-13 05





Z-7436

19-13 05



TMAPC Public Hearing
March 21, 2018
ZCA-7, Healthy Neighborhoods Overlay
(related to SA-3)

Item: Public hearing to provide a recommendation to the City Council regarding amending the City of Tulsa Zoning Code to add Section 20.060 establishing the regulations of a Special Area (SA) overlay district (**Healthy Neighborhoods Overlay**); to amend Section 10.020 Table 10-2, Section 15.020 Table 15-2, and Section 25.060 Table 25-7 to include Small Box Discount Stores and Grocery Stores as specific uses; to amend Section 10.020-G, Section 15.020-G and Section 25.060-B.3 to include Table Notes for Small Box Discount Stores; to amend Section 35.050-L to include Small Box Discount Stores and Grocery Stores as specific retail use types; and to amend Section 55.020 Table 55-1 to establish minimum motor vehicle parking ratios for Small Box Discount Stores and Grocery Stores. **[See Attachment I]**

- A. Background:** This proposed overlay was initiated by Tulsa City Council on December 20, 2017 to make permanent the spacing requirements for Small Box Discount Stores, as established and defined in **Moratorium, Ordinance No. 23783**, as adopted by City Council on September 20, 2017. The City Council motion to initiate the overlay also included a provision “to consider imposing other requirements and restrictions, as developed in the public hearing process”.

As initiated by City Council, the proposed overlay would apply only within the boundaries of following plan areas:

- Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan);
- The 36th Street North Corridor Small Area Plan; and
- The Crutchfield Neighborhood Revitalization Master Plan.

[See Attachment II]

Since Council initiation, INCOG and City of Tulsa planners facilitated two community input meetings, on January 29th at Rudisill Library and on February 5th at 36th Street North Event Center. Numerous public comments were received at the community input meetings and on FeedbackTulsa.org.

After reviewing the comments, staff is proposing a Healthy Neighborhoods Overlay in response to the input received from the community. The purpose of the Healthy Neighborhoods Overlay is to modify and supplement regulations in the plan areas listed

above where there is a desire for greater diversity in retail options and convenient access to fresh meats, fruits and vegetables.

These regulations are intended to:

- Avoid and reduce over-concentration of small box discount stores in the area.
- Encourage and streamline grassroots access to fresh produce.
- Encourage a greater diversity of retail activity and purchasing options within the area.
- Allow for a more community-based approach to distributing and purchasing fresh meats, fruits and vegetables options in a specified area.
- Promote investment and development in a community where change is desired.

Comments were made at the meeting regarding the need for exceptions from the spacing requirement for certain situations – as a result, the spacing requirement can be reduced through the special exception process (Board of Adjustment) and two additional exceptions were added to the definition of a Small Box Discount Store: 1) uses that dedicate a minimum floor area of 500 square feet to the sale of fresh meat, fruits and vegetables and 2) uses that meet the definition of a Grocery Store. In addition to the spacing requirement for Small Box Discount Stores, the overlay includes other zoning incentives to facilitate healthy neighborhoods, specifically: allowances for on-site sale of community garden products by right in all zoning districts within the boundaries of the overlay; and a 50% reduction in minimum parking ratios for grocery store within the boundaries of the overlay.

B. Healthy Neighborhoods Overlay Conformance with the Comprehensive Plan

Tulsa Comprehensive Plan

The Comprehension Plan states, "Tulsans want to encourage healthy lifestyles for our children and families...with access to grocery stores with healthy food choices." (page10)

The proposed HNO district will enable innovative parking solutions for grocery stores that want to locate within the plan area. This is a proposed strategy for economic development as recommended in the Comprehension Plan, page 40.

36th Street North Corridor Plan

Land Use Priority 2 – Encourage new development and redevelopment to contribute to the vibrancy of the plan area.

- *Goal 2 Promote a mix of uses in new development and redevelopment.*

2.2 Zoning changes should support neighborhood-level amenities and retail services (e.g., grocery stores, restaurants, shops) which are close to both single-family and multi-family residential units.

Greenwood Heritage Neighborhoods Sector Plan

- Goal 7 Enhance local commerce and access to important goods and services.
7.4 Provide municipal incentives for healthy food stores, pharmacies, medical services, and other uses that enhance access to critical goods and services.
- 7.7 Support collaboration among the Tulsa Regional Chamber of Commerce, Greenwood Chamber, and other business development advocates to market commercial development opportunities in the area.

Crutchfield Neighborhood Revitalization Master Plan

- *Goal 2 Modify current land use practices to more closely reflect the existing uses and conditions within the neighborhood to infill on small lots and ensure compatible infill development in the future. Modify design and land use standards to support improved design as a means of protecting residential areas from incompatible commercial/industrial uses.*
Objective 1.D Flexibility in parking requirements to encourage and support the reuse of existing commercial properties and existing, smaller commercial lots.

The Healthy Foods Overlay (HNO) will provide an incentive to grocery stores by decreasing the minimum parking ratios for grocery stores in the plan area by 50% (Section 55.020, Table 55-1). Community gardens within the HNO will allow for the on-site sales of community garden products which encourages greater diversity of retail activity and purchasing options within the area. Therefore, the Neighborhoods Overlay is consistent with the Comprehensive Plans and applicable small area plans.

C. Staff Recommendation

Staff recommends **approval** of Zoning Code amendments to establish the regulations of a Special Area (SA) overlay district (**Healthy Neighborhoods Overlay**) and amend other relevant sections as shown in Attachment I.

Attachment I: Proposed draft of the Healthy Neighborhoods Overlay

Attachment II: Boundary maps of the area subject to the overlay

Attachment I

Chapter 10 | Mixed-Use Districts

Section 10.020, Table 10-2

USE CATEGORY	MX1	MX2	MX3	Supplemental Regulations
Subcategory				
Specific use				
Retail Sales				<u>Section 40.340</u>
Building supplies and equipment	-	S	P	
Consumer shopping goods	P	P	P	
Convenience goods	P	P	P	<u>Section 40.300</u>
Grocery Store	P	P	P	
Small Box Discount Store	P[2]	P[2]	P[2]	

10.020-G Table Notes

The following notes refer to the bracketed numbers (e.g., "[1]") in Table 10-2:

- [1] Proposed use requires special exception approval if selling
- [2] When located in the Healthy Neighborhoods Overlay (HNO) district the use is regulated as stated in Section 20.060-C.

Chapter 15 | Office, Commercial and Industrial Districts

Section 15.020, Table 15-2

USE CATEGORY	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
Subcategory Specific use												
Retail Sales												Section 40.340
Building supplies and equipment	-	-	-	-	P	P	P	P	P	P	P	
Consumer shopping goods	-	S[3]	S[3]	P[3]	P	P	P	P	P	P	P	
Convenience goods	-	S[3]	S[3]	P[3]	P	P	P	P	P	P	P	Section 40.300
Grocery Store	-	S[3]	S[3]	S[3]	P	P	P	P	P	P	P	
Small Box Discount Store	-	S[3,6]	S[3,6]	S[3,6]	P[6]	P[6]	P[6]	P[6]	P[6]	P[6]	P[6]	

15.020-G Table Notes

The following notes refer to the bracketed numbers (e.g., " [1]") in Table 15-2:

- [1] Restaurant is permitted as accessory use in OL, OM, and O....
- [2]
- [6] When located in the Healthy Neighborhoods Overlay (HNO) district the use is regulated as stated in Section 20.060-C.

Chapter 25 | Special Districts
Section 25.060, Table 25-7

USE CATEGORY		IMX	Supplemental Regulations
Subcategory	Specific Use		
Retail Sales			
Building supplies and equipment		S[2]	
Consumer shopping goods		P[4]	
Convenience goods		P	Section 40.300
Grocery Store		P	
Small Discount Box Store		P[5]	

3. Table Notes

The following notes refer to the bracketed numbers (e.g., " [1]") in [Table 25-7](#).

- [1] Requires special exception approval if intoxicating beverages or
- [5] When located in the Healthy Neighborhoods Overlay (HNO) district the use is regulated as stated in Section 20.060-C.

Chapter 20 | Overlay Districts

Section 20.060

Healthy Neighborhoods Overlay

Purpose and Intent

The regulations of this section are established for properties located within the boundaries of the healthy neighborhoods overlay (HNO) district. The purpose of the healthy neighborhoods overlay (HNO) is to modify and supplement regulations in a specified area where there is a desire for greater diversity in retail options and convenient access to fresh meats, fruits and vegetables.

These regulations are intended to:

- a. Avoid and reduce over-concentration of small box discount stores in the area.
- b. Encourage and streamline grassroots access to fresh meats, fruits and vegetables
- c. Encourage a greater diversity of retail activity and purchasing options within the area.
- d. Allow for a more community-based approach to distributing and purchasing fresh meats, fruits and vegetables in a specified area.
- e. Promote investment and development in a community where change is desired.

Section 20.060-A

Applicability

Except as otherwise expressly stated, the regulations of this section apply within the boundaries of the HNO district to all new uses and structures and all building alterations and site modifications that require a building permit.

Section 20.060-B

Exemptions

- a. Uses that contain a prescription pharmacy or offer for sale gasoline or diesel fuel are exempt from the dispersal standards established in Section 20.060-C.
- b. Uses that dedicate a minimum floor area of 500 square feet to the sale of fresh meat, fruits or vegetables are exempt from the dispersal standards established in Section 20.060-C.
- c. Grocery Stores are exempt from the dispersal standards established in Section 20.060-C.

Section 20.060-C

Dispersal Standards for Small Box Discount Stores

To avoid over-concentration, a small box discount store, as defined in Section 35.050-L4, within the overlay area must be separated from another small box discount store within or outside the overlay area by a minimum distance of 5,280 feet. The required separation distance must be measured in a straight line from the nearest point on the lot line of the property occupied by a small box discount store to the nearest point on a lot line of the other property occupied by a small box discount store. The separation distance requirements of this section may be reduced if approved through the special exception approval process.

Section 20.060-D

Community Gardens

Community gardens within the boundaries of the HNO district are governed by the regulations of Section 40.090, unless expressly stated by this section. On-site sale of community garden products is permitted by right in all zoning districts within the boundaries of the HNO district.

Section 20.060-E

Grocery Store

The minimum parking ratios established in Section 55.020, Table 55-1 for a Grocery Store use are reduced by 50% for in the HNO district.

Section 20.060-F

Nonconformities

Nonconformities that exist within the HNO district are governed by the regulations of Chapter 80.

Chapter 35 | Building Types and Use Categories

.....

35.050-L Retail Sales

Uses involving the sale, lease or rental of new or used goods to the ultimate consumer.

Examples of specific retail use types include:

1. Convenience Goods

Retail sales uses that sell or otherwise provide (1) sundry goods; (2) products for personal grooming and for the day-to-day maintenance of personal health or (3) food or beverages for off-premise consumption, ~~including grocery stores~~, retail bakeries and similar uses that provide incidental and Typical uses include convenience stores, drug stores, ~~grocery and~~ specialty food stores, wine or

4. Small Box Discount Store

Retail sales uses with a floor area less than 12,000 square feet that offer for sale a combination and variety of convenience shopping goods or consumer shopping goods; and continuously offer a majority of the items in their inventory for sale at a price less than \$10.00 per item.

5. Grocery Store

Retail sales uses that sell or otherwise provide assorted goods; products for personal grooming and for the day-to-day maintenance of personal health; and that sell food and beverages for off-premise consumption; and that have a minimum floor area of 500 square feet dedicated to the sale of fresh meat, fruits and vegetables. A principal use Grocery Store may include an accessory use restaurant or dining area for on-premise consumption of food and beverage items.

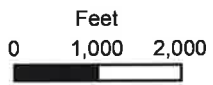
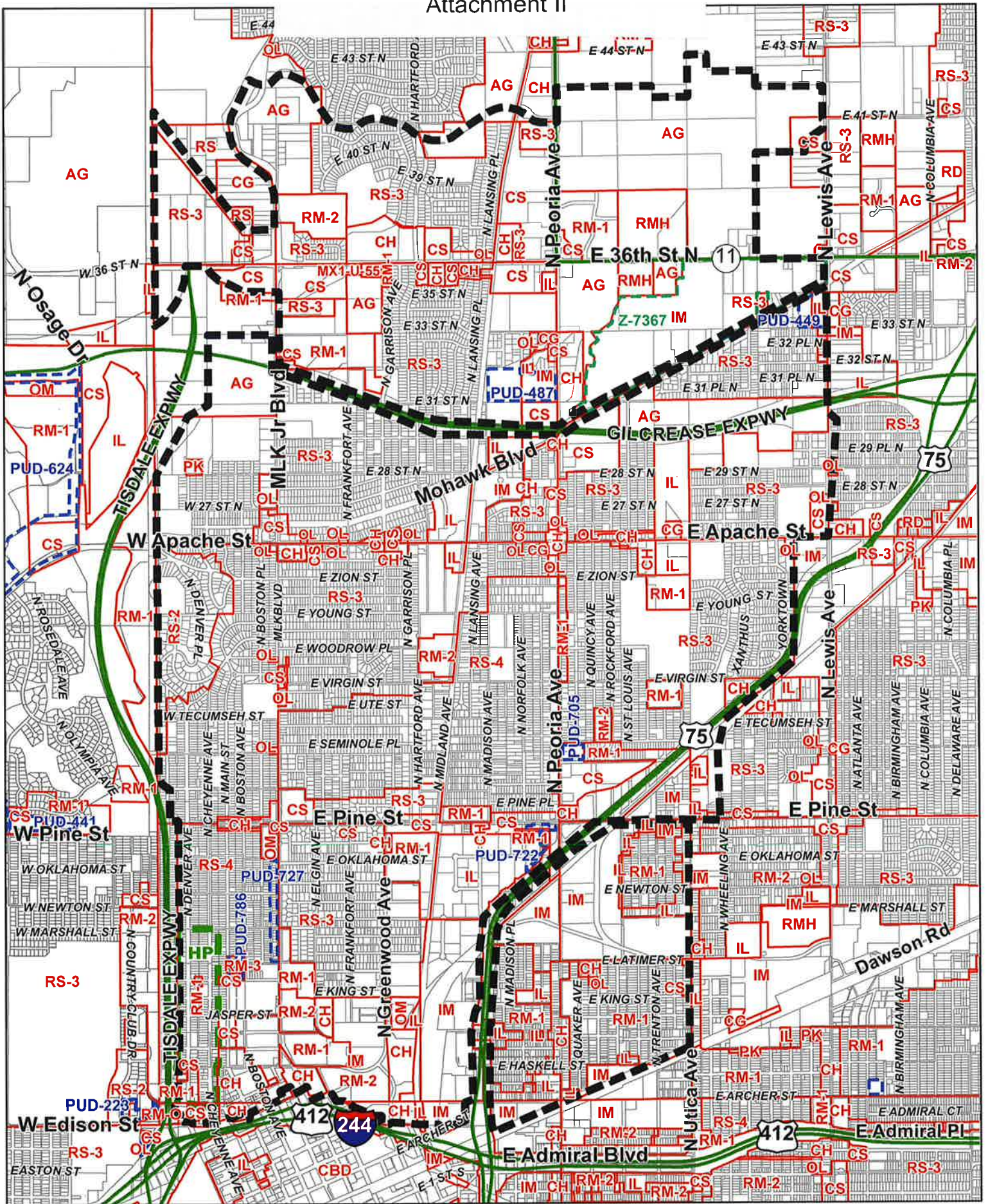
Chapter 55 | Parking

Section 55.020, Table 55-1: Minimum Motor Vehicle Parking Ratios

	Measurement (spaces per)	CDB	CH district and MX districts	All Other Districts and PI Overlay	Additional requirement/notes
Retail Sales					
Convenience Goods	1000 sq. ft.	0.00	2.50*	3.33	*None for first 5,000 sq. ft.
<u>Small Box Discount Store</u>	<u>1,000 sq. ft.</u>	<u>0.00</u>	<u>2.50*</u>	<u>3.33</u>	<u>*None for first 5,000 sq. ft.</u>
<u>Grocery Store</u>	<u>1000 sq. ft.</u>	<u>0.00</u>	<u>2.50*</u>	<u>3.33</u>	<u>*None for first 5,000 sq. ft.</u>

11.12

Attachment II



 Subject Tract

SA-3





Feet
0 1,000 2,000



Subject
Tract

SA-3

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016



11.14



Tulsa Metropolitan Area
Planning Commission

Case Number: SA-3
(related to ZCA-7)

Hearing Date: March 21, 2018

Case Report Prepared by:

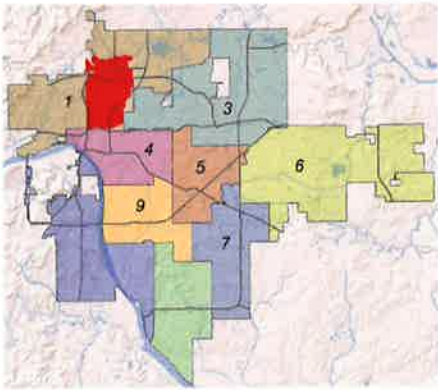
Susan Miller, AICP
Robi Jones

Owner and Applicant Information:

Applicant: Initiated by Tulsa City Council

Property Owner: Multiple Owners

Location Map:
(shown with City Council Districts)



Proposal:

Apply Healthy Neighborhoods Overlay (HNO)
Zoning

Location: 36th Street North Corridor Small Area
Plan, Greenwood (Unity) Heritage Neighborhoods
Sector Plan, Crutchfield Neighborhood
Revitalization Master Plan

Zoning:

Existing Zoning: Multiple zoning districts
Proposed Zoning: Current zonings with
supplemental HNO (Healthy Neighborhoods
Overlay) Zoning

Comprehensive Plan:

Land Use Map: Multiple Land Use Plan
Categories

Stability and Growth Map: Areas of Growth and
Areas of Stability within the plan areas

Staff Recommendation:

**Staff recommends Approval of the Healthy
Neighborhoods Overlay.**

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: John Smaligo

12.1

SECTION I: SA-3

Healthy Neighborhoods Overlay (HNO)

The HNO is a Special Area (SA) overlay. Overlay districts “over-lay” applicable base zoning district classifications to alter some or all of the base zoning district regulations that apply to particular sites.

HNO Purpose

The purpose of the healthy neighborhoods overlay (HNO) is to modify and supplement regulations in a specified area where there is a desire for greater diversity in retail options and convenient access to fresh meats, fruits and vegetables.

These regulations are intended to:

- a. Avoid and reduce over-concentration of small box discount stores in the area.
- b. Encourage and streamline grassroots access to fresh meats, fruits and vegetables
- c. Encourage a greater diversity of retail activity and purchasing options within the area.
- d. Allow for a more community-based approach to distributing and purchasing fresh meats, fruits and vegetables in a specified area.
- e. Promote investment and development in a community where change is desired.

HNO Background

The initial overlay proposal began as a way to limit the number of small box discount stores in areas of North Tulsa. The initial proposed overlay was called the Small Box Discount Store Overlay and it called for all new small box discount stores opening in the overlay area to meet a minimum separation distance of 5,280 feet from other small box discount stores within or outside the overlay area.

This proposed overlay was initiated by Tulsa City Council on December 20, 2017 to make permanent the spacing requirements for Small Box Discount Stores, as established and defined in Moratorium, Ordinance No. 23783, as adopted by City Council on September 20, 2017. The City Council motion to initiate the overlay also included a provision “to consider imposing other requirements and restrictions, as developed in the public hearing process”.

As initiated by City Council, the proposed overlay would apply only within the boundaries of following plan areas:

- Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan);
- The 36th Street North Corridor Small Area Plan; and
- The Crutchfield Neighborhood Revitalization Master Plan.

HNO Public Process Summary

During the adoption process of the new code, provisions were incorporated to ensure that any future overlays “be based on an adopted plan or be prepared following an inclusive, transparent, and equitable planning and public involvement process that includes opportunities for affected property

12.2

owners and residents to participate in the formulation of the district regulations or otherwise offer recommendations and provide input.” The following section outlines the public process to date.

On January 17, 2017, approximately 6,100 notices were mailed to property owners and those within 300’ of the affected area. The notices let property owners know when and where the community input meetings would be held and notice was given for the public meeting to be held on March 21, 2018. It also included a map of the proposed overlay area.

Community Input Meeting #1

Monday January 29, 2018, 6:00 p.m.
Rudisill Library – Ancestral Hall
1520 N. Hartford Avenue
Tulsa, OK 74106

Community Input Meeting #2

Monday February 5, 2018, 6:00 p.m.
36th Street North Event Center – Conference Room
1125 E. 36th Street North
Tulsa, OK 74106

On February 28, 2018, a public notice was published in the Tulsa World and 10 signs were posted in the main intersections of the affected area to notify people.

INCOG and The City of Tulsa planners associated with the case kept a log of all phone calls and emails from the property owners inquiring about the proposed overlay. In addition, a public input website was initiated by the City of Tulsa, feedbacktulsa.org. The public was asked to give their thoughts on the Healthy Neighborhoods Overlay (formally called the Small Box Discount Store Overlay). None of the property owners specifically requested to be removed from the boundaries of the proposed overlay. Section 20.0010-D.3.d of the Zoning Code requires, “A map showing the boundaries of the proposed overlay, including all lots included within the boundaries and identifying those owners of property within the proposed overlay who have indicated, in writing, their support or opposition to the overlay district text or map amendment.”

EXHIBITS:

- INCOG Case map
- INCOG Aerial
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map

DETAILED STAFF RECOMMENDATION:

Staff recommends Approval of SA-3 to apply supplemental HNO (Healthy Neighborhoods Overlay) zoning to properties within the 36th Street North Corridor Small Area Plan, Greenwood (Unity) Heritage Neighborhoods Sector Plan, and the Crutchfield Neighborhood Revitalization Master Plan.

During the public input process, the people living in the area repeatedly expressed the need for grocery stores and/or access to healthy food choices. The needs of the community were taken into consideration and the Small Box Discount Store Overlay evolved into the Healthy Neighborhoods Overlay. The revision keeps the spacing requirement and adds additional language to provide incentives for grocery stores to locate in the area by reducing the parking ratios by 50%, allowing on-site sales in community gardens, and expanding the definition of a grocery store so that small box discount store will qualify if they agree to maintain a minimum floor area of 500 square feet dedicated to the sale of fresh meat, fruits or vegetables.

The proposed Healthy Neighborhoods Overlay is consistent with the vision set forth in the 36th Street North Corridor Small Area Plan, Greenwood (Unity) Heritage Neighborhoods Sector Plan, Crutchfield Neighborhood Revitalization Master Plan, and the Tulsa Comprehensive Plan.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The proposed HNO district will enable innovative parking solutions for grocery stores that want to locate within the plan area. This is a proposed strategy for economic development as recommended in the Comprehension Plan, page 40.

The Comprehension Plan states, "Tulsans want to encourage healthy lifestyles for our children and families...with access to grocery stores with healthy food choices." (page10) The Healthy Neighborhoods Overlay is a big step in helping Tulsans reach this goal.

Small Area Plans:

The Healthy Neighborhood Overlay is for properties within the boundaries of three small areas plans in North Tulsa: Greenwood (Unity) Heritage Neighborhoods Sector Plan, Crutchfield Neighborhood Revitalization Master Plan, and 36th Street North Corridor Small Area Plan. The Healthy Neighborhood Overlay is consistent with the following recommendations.

36th Street North Corridor Plan

Land Use Priority 2 – Encourage new development and redevelopment to contribute to the vibrancy of the plan area.

- *Goal 2 Promote a mix of uses in new development and redevelopment.
2.2 Zoning changes should support neighborhood-level amenities and retail services (e.g., grocery stores, restaurants, shops) which are close to both single-family and multi-family residential units.*

Greenwood Heritage Neighborhoods Sector Plan

- *Goal 7 Enhance local commerce and access to important goods and services.*

12.4

- 7.4 Provide municipal incentives for healthy food stores, pharmacies, medical services, and other uses that enhance access to critical goods and services.
- 7.7 Support collaboration among the Tulsa Regional Chamber of Commerce, Greenwood Chamber, and other business development advocates to market commercial development opportunities in the area.

Crutchfield Neighborhood Revitalization Master Plan

- *Goal 2 Modify current land use practices to more closely reflect the existing uses and conditions within the neighborhood to infill on small lots and ensure compatible infill development in the future. Modify design and land use standards to support improved design as a means of protecting residential areas from incompatible commercial/industrial uses.*

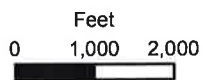
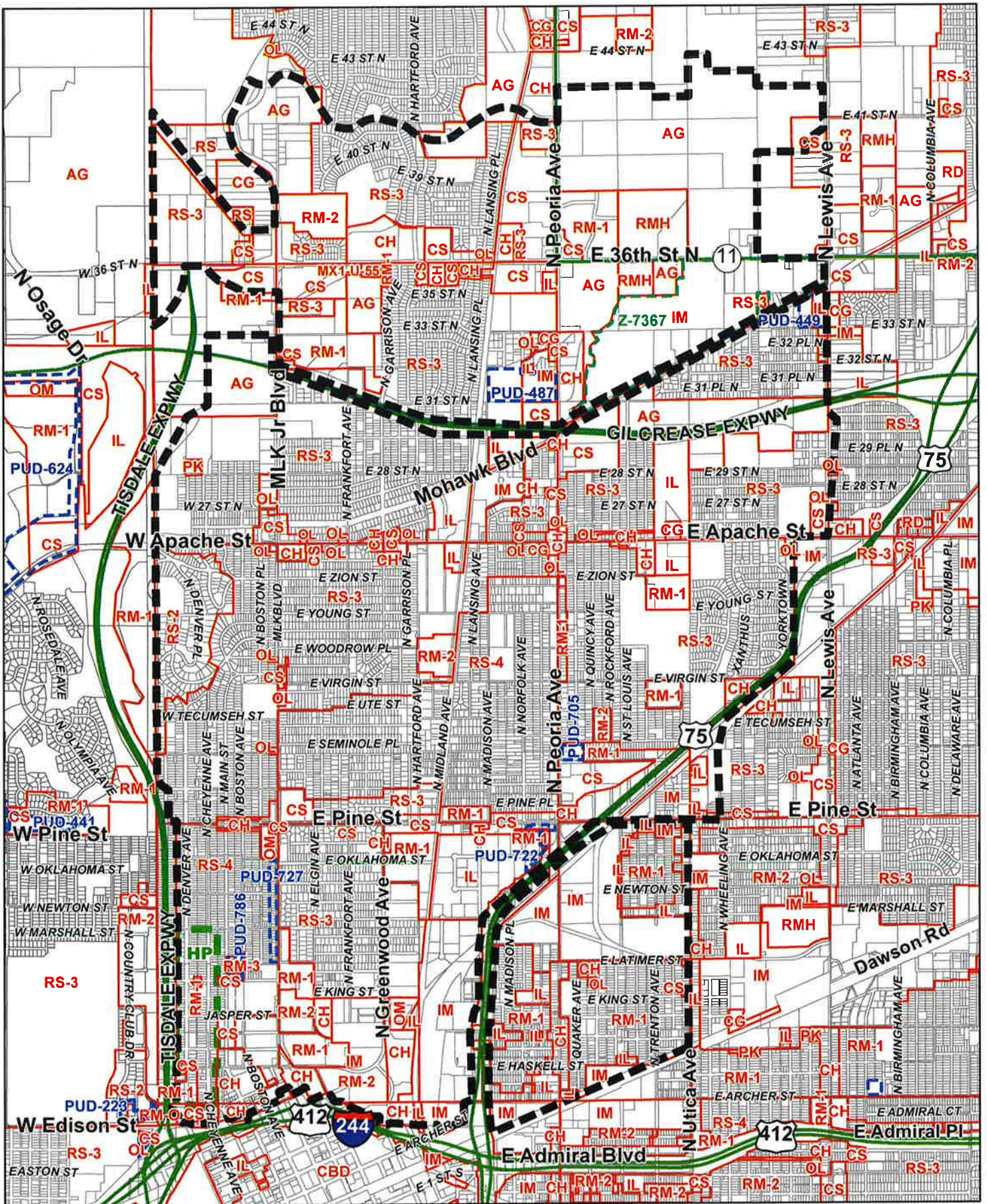
Objective 1.D Flexibility in parking requirements to encourage and support the reuse of existing commercial properties and existing, smaller commercial lots.

The Healthy Foods Overlay (HNO) will provide an incentive to grocery stores by decreasing the minimum parking ratios for grocery stores in the plan area by 50% (Section 55.020, Table 55-1). Community gardens within the HNO will allow for the on-site sales of community garden products which encourages greater diversity of retail activity and purchasing options within the area.

SECTION III: Relevant Zoning History

There are 9,828 properties within the boundaries of the proposed Healthy Neighborhood Overlay with various zoning designations. Within the boundary are 5 existing Planned Unit Developments (PUDs), all at various stages of development (not built with no approved site plan, not built with an approved site plans, partially built and fully built out).

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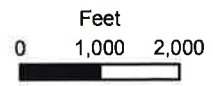


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SA-3



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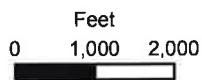
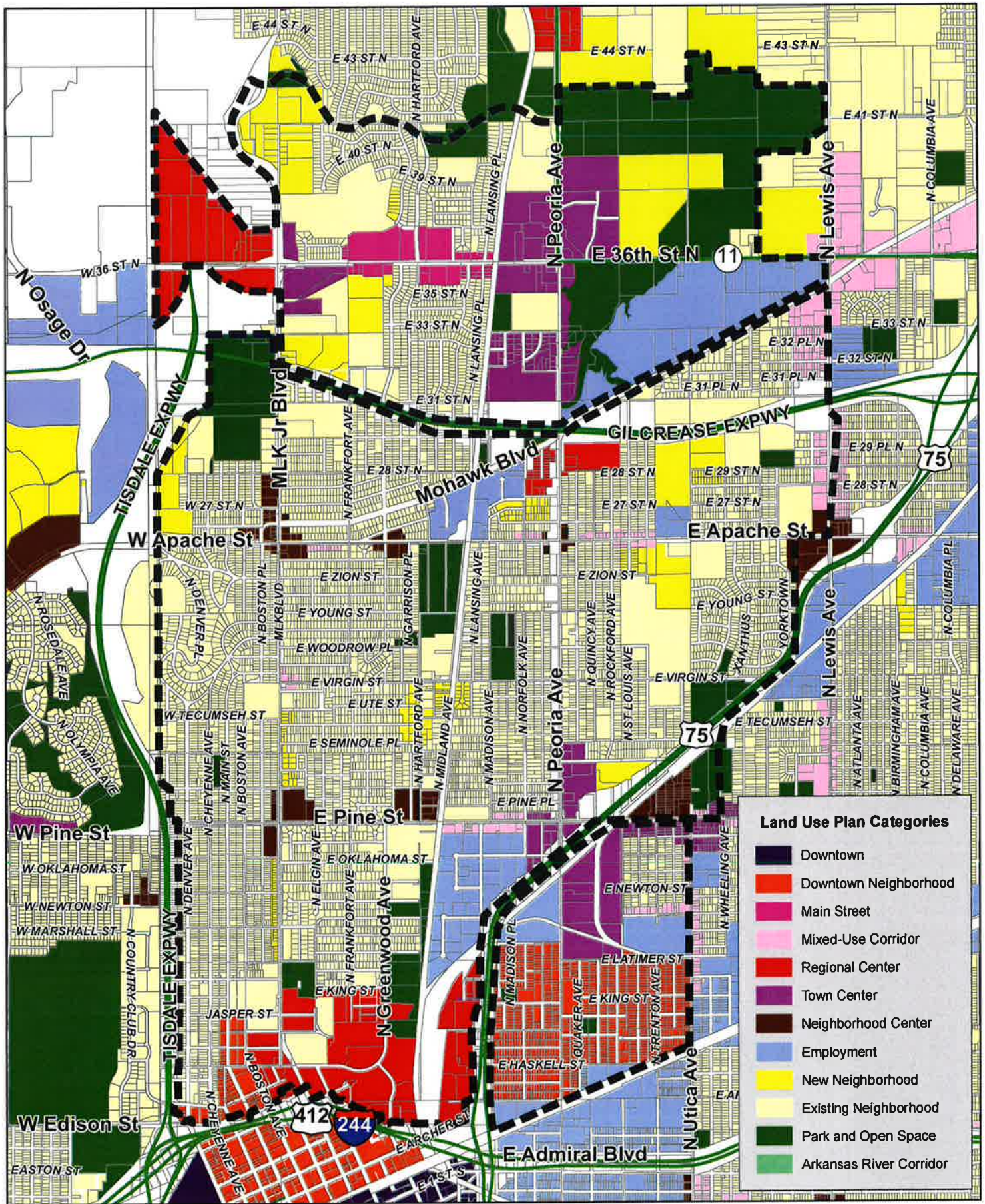
SA-3

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016



12.8

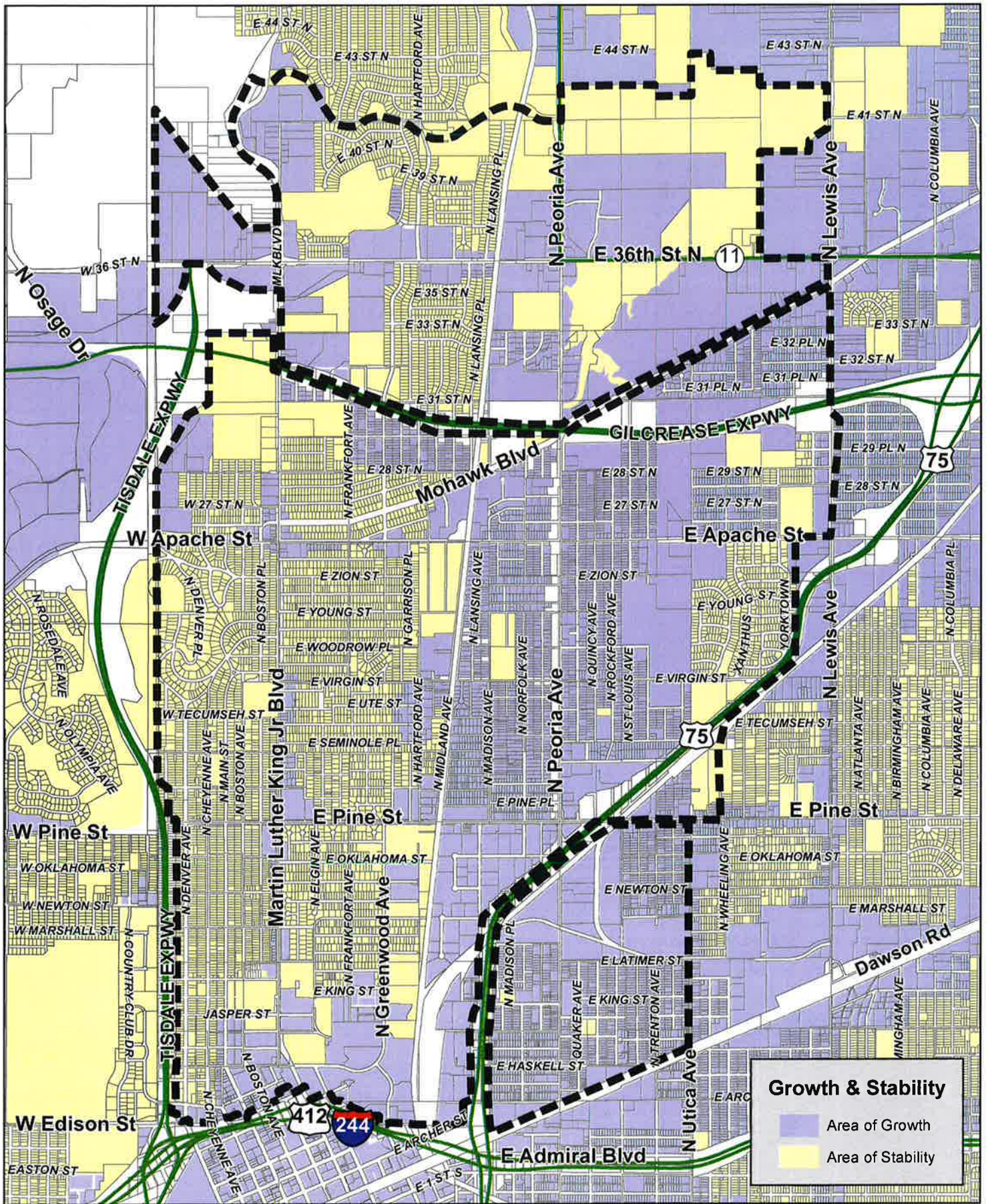


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