CONSIDER, DISCUSS AND/OR TAKE ACTION ON

1. Call to Order:

REPORTS

2. Chairman's Report:

3. Worksession Report:

4. Director's Report:

5. Minutes of January 3, 2007, Meeting No. 2467

6. 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.

a. **PUD-417-C – Royal Sign & Graphic, Inc./Sign Plan** (PD-6) (CD-4)
   
   1717 South Utica Avenue (Sign Plan for a new urgent care facility within the St. John Hospital Campus.)

7. COMPREHENSIVE PLAN

a. Review the Capital Improvement Plans for FY 2008 as submitted by the City of Tulsa to determine that they are in accord with the Comprehensive Plan.

b. *Consider Proposed Urban Renewal Plan Amendment to determine whether or not the changes are in accord with the Comprehensive Plan. Property located on Lot 3, Block 102, Tulsa-Original Town (214 South Cheyenne W. Avenue)*

8. OTHER BUSINESS

a. **PUD-533-B – Sack & Associates, Inc./Jim Beach** (PD-5) (CD-5)

   Northeast corner of East 27th Street South and Skelly Drive (Detail Site Plan for on-site sale and furniture manufacturing facility.)

b. Commissioners' Comments

ADJOURN

PD = Planning District/CD = Council District
NOTICE: 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 pagers must be turned off during the Planning Commission.

Visit our website @ www.tmapc.org

The mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide comprehensive planning, zoning and land division services for the City of Tulsa and Tulsa County through a joint city-county cooperative planning commission resulting in the orderly development of the Tulsa Metropolitan Area and enhancing and preserving the quality of life for the region’s current and future residents.

TMAPC Mission Statement

AGENDA

Tulsa Metropolitan Area Planning Commission

WORKSESSION

Francis Campbell City Council Room
Plaza Level

Wednesday, January 24, 2007 – 1:45 p.m.*
(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Report on Comprehensive Plan Update (Neal/Treadway)
2. Review and discuss City of Tulsa Mitigation Plan (Stout)
3. Review and discuss timely continuances (Bayles)

Adjourn. www.tmapc.org

If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526
AGENDA
Tulsa Metropolitan Area Planning Commission

WORKSESSION

INCOG
201 West 5th Street, Suite 550
5th Floor Conference Room

Wednesday, January 24, 2007 – 11:00 a.m.

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Planning Commission Training Session. (Staff)

Adjourn.

www.tmapc.org

If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526
January 24, 2007

STAFF RECOMMENDATION

PUD-417-C
Sign Plan – St. John Urgent Care; 1717 South Utica; Lots 4-8, 12-13, Block 17, Orcutt Addition; Development Area I; RS-3/OL/OM; PD-6; CD-4

In January of 2002, the City of Tulsa Board of Adjustment approved a variance (BOA-19277) of the provisions of Section 1221.C.4.j.o permit directional, warning and building identification signs to exceed 3 square feet of display surface area for the St. John Hospital campus, subject to the approval of such signs by the TMAPC as part of a detail sign plan under PUD 417. Subsequently, TMAPC approved a corresponding minor amendment to PUD 417 (PUD 417-6). The intention of the variance and minor amendment was to permit signage beyond what the code would allow subject to TMAPC review so as to provide sufficient signage for clear direction in a hospital campus environment.

In keeping with this determination, the applicant is now requesting TMAPC approval of a detail sign plan for wall signage related to a new Urgent Care facility within the St. John Hospital campus. The signage is proposed on the south and west walls, with 64.4 square feet and 49.6 square feet, respectively, of display surface area. There is an existing 27 square foot wall sign on the west elevation which would remain.

Staff finds the proposed wall signs to be appropriate for the hospital campus and in accord with PUD 417-6 as approved by TMAPC and recommends APPROVAL of the detail sign plan for PUD 417-C as proposed.
SOUTH WALL

1. J-box on back of wall provided connection of power to entire sign.

2. ST. JOHN 3M dual color film shows black during the day but illuminates as white at night with white LED illum.

3. Bronze colored flashing

4. Blue trimcap and returns

5. External raceway to house power supplies

6. Channel letters acrylic faces w/ 6" returns

7. Red acrylic w/ red LED illum, red trimcap and returns 168"

8. Connect raceways on ext. wall

9. Existing fire alarm

10. Lighting: 120V LED - all power supplies to house in wall mounted raceways. Power (120V) to connect on back of false wall
WEST WALL

St. John Urgent Care

Bronze Flashing

Downspout

This line represents the top on all awnings
MEMORANDUM

TO: TMAPC MEMBERS

FROM: DANE MATTHEWS, AICP
ASSISTANT MANAGER, LAND DEVELOPMENT SERVICES

SUBJECT: PROPOSED URBAN RENEWAL PLAN AMENDMENT

DATE: JANUARY 17, 2007

COPIES: JIM COLES, CITY OF TULSA
PAT TREADWAY, CITY OF TULSA

The TMAPC has been requested by the staff of the Tulsa Development Authority (TDA) to review its proposal to acquire the now-vacant Towerview Apartments (north of northwest corner of 3rd and Cheyenne) for demolition and redevelopment purposes. This involves an amendment to the adopted Urban Renewal Plan, which is an instrument of the Tulsa Development Authority. The TMAPC’s role in review of changes to Urban Renewal Plans, by provisions of State Statutes, is to determine whether or not the changes are in accord with the Comprehensive Plan. In this case, the portion of the Comprehensive Plan that is involved is the District One (downtown) Detail Plan, and all of the downtown is within an Urban Renewal Area.

The District One Plan contemplates and encourages redevelopment by both public and private means. It also recommends use of Urban Renewal powers to revitalize the central business district.

For these reasons, staff finds that the proposed amendment to the adopted Urban Renewal Plan to acquire the former Towerview Apartments in accord with the Comprehensive Plan, and recommends that the TMAPC do likewise.
Property under consideration for Plan Amendment (acquisition)

Parcel Information:
Legal Description - Lt. 3 Blk. 102, Tulsa Original Town
Assessor Number - 005800-9202-35100
TDA Parcel Number - 25-99-2
RELOCATION PLAN FOR THE
CONTINUED IMPLEMENTATION OF THE
URBAN RENEWAL PLAN FOR THE DOWNTOWN TULSA
INCLUDING THE
DOWNTOWN NORTHWEST PROJECT
TULSA, OKLAHOMA

INTRODUCTION
No relocation is anticipated as a result of this acquisition. The building has been vacant for over a year by order of the City of Tulsa due to numerous code and safety violations. Should the building regain occupancy during the acquisition process, all relocation will be done in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as Amended.

DESCRIPTION OF PROJECT AREA
The proposed acquisition is a 50' x 140' rectangular parcel totaling 7,000 square feet. Land improvements consist of a forty (40) unit, 25,728 square foot apartment building constructed in 1922. The legal description is Lot 3, Block 102, Tulsa-Original Town and the physical address is 214 S. Cheyenne W. Avenue. See attached acquisition map for further detail.

DISPLACEMENT OF RESIDENTS
As previously stated, no relocation is expected. However, if displacement of residents did become necessary, we anticipate no problems. A recent Rental Survey within the City of Tulsa identified an availability of 468 one (1) bedroom units and 419 two (2) bedroom units. This represents a ratio of available units to displaced units in excess of 20:1.

TEMPORARY MOVES
Temporary moves are not anticipated. Temporary relocation will not diminish the responsibility of the Tulsa Development Authority to offer relocation assistance to achieve permanent relocation into suitable replacement units.

RIGHT OF APPEAL
Any displacee who feels aggrieved by the determination of the Tulsa Development Authority as to eligibility for, or the amount of, a payment under the current regulations of the Uniform Act shall have the right to have his claim reviewed by a designee of the Tulsa Development Authority.

ASSURANCES
Assurances of compliance to the Uniform Relocation and Real Property Acquisition Policy Act of 1970 (P.L. 91-646) as Amended were submitted to the Department of Housing and Urban Development on April 11, 1972.
DOWNTOWN NORTHWEST REDEVELOPMENT
FINANCIAL INFORMATION

Acquisition: TBD by Appraisal

Relocation: None Anticipated

Demolition: $88,175.00

Contingency: $50,000.00

Total: Pending Appraisal

DOWNTOWN NORTHWEST REDEVELOPMENT
PARCEL ACQUISITION INFORMATION

<table>
<thead>
<tr>
<th>ASSESSORS NUMBER</th>
<th>IDA PARCEL #</th>
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<tr>
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<td>25-99-2</td>
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STAFF RECOMMENDATION

PUD: 533-B  Detail Site Plan – Grizzly Mountain Mercantile; 22623 South 85th East Avenue Northeast corner of East Skelly Drive and East 27th Street South); CG/PUD; PD-5; CD-5

The applicant is requesting approval of a detail site plan for on-site sale and furniture manufacturing facility. The proposed use is in conformance with Development Standards of PUD 533-B.

The proposed building complies with setback, height and floor area restrictions. Proposed parking and site lighting comply with development standards and the zoning code. Net lot landscaped area and street yard calculations exceed minimum requirements. Sidewalks will be installed along Skelly By-Pass, East 27th Street South and South 35th East Avenue per City of Tulsa and Subdivision Regulations.

Exhibit ‘A’ – Revised Conceptual Site Plan for PUD 533-B indicates a 10-foot landscaped strip and a screening fence along the boundaries in common with Lots 4 and 5 of Tri-Center Village. Development standards require that ‘A’ landscaped area of not less than 10 feet in width and a minimum six-foot tall screening fence shall be located along the perimeter boundaries of Development Area ‘A-2’ of PUD 533.’ Lots 4 and 5 of Tri-Center Village are not part of Area ‘A-2’, but it is clear per Exhibit ‘A’ – Revised Conceptual Site Plan for PUD 533-B that this is what was intended to properly buffer the existing residential on Lots 4 and 5 from the manufacturing and sales use in Area B-1. Therefore, it is staff’s opinion that the 10-foot landscape buffer and six-foot screening fence be provided as indicated in the conceptual plan.

Therefore, staff recommends DENIAL of PUD 533-B detail site plan for Grizzly Mountain Mercantile as proposed. However, Staff would recommend approval of the site plan subject to provision of a 10-foot wide landscape buffer and six-foot tall screening fence adjacent to the boundaries of Lots 4 and 5 as indicated in the Conceptual Plan – Exhibit ‘A’ of PUD 533-B.

(Note: Detail site plan approval does not constitute landscape and sign plan approval.)