

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 2673

Wednesday, May 7, 2014, 1:30 p.m.

City Council Chamber

One Technology Center – 175 E. 2nd Street, 2nd Floor

Members Present	Members Absent	Staff Present	Others Present
Carnes		Fernandez	Duke, COT
Covey		Hoyt	Edmiston, Legal
Dix		Huntsinger	
Liotta		Miller	
Midget		White	
Reeds			
Shivel			
Stirling			
Walker			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, April 1, 2014 at 3:07 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:

Director's Report:

Ms. Miller reported on the TMAPC receipts for the month of March 2014. Ms. Miller indicated that the numbers are consistent and there is an increase for March 2014 compared to March 2013.

Ms. Miller reported on the upcoming work sessions for the MXI designation, new Zoning Code update.

Ms. Miller reported on City Council agenda.

1. **Minutes:**

Approval of the minutes of April 16, 2014 Meeting No. 2672

On **MOTION** of **SHIVEL**, the TMAPC voted 8-0-1 (Carnes, Covey, Dix, Liotta, Midget, Reeds, Shivel, Walker “aye”; no “nays”; Stirling “abstaining”; none “absent”) to **APPROVE** the minutes of the meeting of April 16, 2014, Meeting No. 2672.

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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. **LC-572** (Lot-Combination) (CD-7) – Location: East of the southeast corner of East 91st Street South and South 101st East Avenue
3. **LS-20683**(Lot-Split) (CD-2) – Location: South of the southwest corner of West 31st Street South and Southwest Boulevard
4. **LC-573** (Lot-Combination) (CD-4) – Location: West of the southwest corner of East 1st Street South and South Peoria Avenue
5. **LS-20686** (Lot-Split) (County) – Location: South of the southeast corner of West 41st Street South and South 61st West Avenue
6. **LS-20687** (Lot-Split) (CD-3) – Location: South of the southeast corner of East Archer Street and North Utica Avenue (related to: LC-574) This Item removed from consent agenda.
7. **LC-574** (Lot-Combination) (CD-3) - Location: South of the southeast corner of East Archer Street and North Utica Avenue (related to: LS-20687) This Item removed from the consent agenda.
8. **LS-20688** (Lot-Split) (CD-7) – Location: East of the northeast corner of East 53rd Street South and South Toledo Avenue
9. **Sheridan Crossing Phase I – Final Plat**, Location: Northeast corner of East 86th Street and North Sheridan Road, (County)

STAFF RECOMMENDATION:

This plat consists of 47 lots, seven blocks on 39 acres.

Staff has received release letters for this plat; staff recommends **APPROVAL** of the final plat.

10. **Amendment to Covenants** – Plaza 41 Neighborhood Center, Planned Unit Development 566 B, Location: Northwest corner of South 57th West Avenue and West 41st Street South (CD-2) (Continued from 4/16/2014)
11. **PUD-808-1 – Lou Reynolds**, Location: East of Riverside Drive, north side of East 75th Place South (7201 South Quincy Avenue), Requesting a **PUD Minor Amendment** to allow for directional sign 12 feet in height and 72 SF in display surface area, (CD-2)

STAFF RECOMMENDATION:

Amendment Request: Modify the PUD Development Standards to allow for a directional sign 12 feet in height and 72 SF in display surface area in accordance with the conceptual plan.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 1107.H.12 PUD Section of the City of Tulsa Zoning Code.

“Modifications to approved signage provided the size, location, number and character (type) of the sign(s) is 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-808 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo

Applicants Sign Illustration
Applicants Site plan with location of proposed sign. (Sign L)

With considerations listed above, staff recommends **approval** of the minor amendment request to allow for a directional sign 12 feet in height and 72 SF in display surface area in accordance with the conceptual plan.

12. **PUD-480-3 – Architects Collective/Mark Thomas**, Location: Northeast of intersection of East 41st Street and South Peoria (3915 South Peoria Avenue), Requesting a **PUD Minor Amendment** to allow increase in building height from 35'-8" to 45'-0"; increase building area from 48,962 SF to 50,197 SF; reduction in existing vehicular parking from 271 cars to 263 cars, (CD-9)

STAFF RECOMMENDATION:

Amendment Request: Modify the PUD Development Standards to allow an increase in building height from 35'-8" to 45'-0"; increase building area from 48,962 SF to 50,197 SF.

Staff Comment: *This request can be considered a Minor Amendment as outlined in the by Section 1107.H.4 and Section 1107.H.9 PUD Section of the City of Tulsa Zoning Code.*

Paragraph 4. "Increases in permitted non-residential floor area, provided the increase in floor area is permitted by the underlying zoning and the floor area of the development is not increased by more than 15%." PUD 480-2 currently allows up to 49,750 square feet. This amendment request increases the floor area less than 1% and is well below the 15% allowed as a minor amendment.

Paragraph 9. "Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved Development Plan, the approved PUD standards and the character of the development area are not substantially altered."

The parking standards defined in the original PUD require minimum parking as defined in the applicable use unit. With consideration of the building expansion, the Tulsa Zoning Code requires 224 spaces for 50,197 square feet of building floor area. This amendment does not change that minimum requirement.

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-480 shall remain in effect.
- 3) During site plan review, staff will require bicycle parking for a minimum of 6 bicycles. The location for those spaces will be

determined during the site plan approval and may replace existing vehicular parking spaces.

With considerations listed above and supported by the applicant's renderings and illustrations, staff recommends **approval** of the minor amendment request to increase the allowable building height from its existing 35'-8" to 45'-0" as illustrated in the concept shown on the Applicants Front Elevation Illustration and to increase in the building floor area from its existing foot print of 48,962 SF to 50,197 SF.

13. **Z-4900-SP-8 – Rosenbaum Consulting, LLC**, Location: East of the northeast corner of Mingo Road and 75th Street South (7345 South 99th East Avenue), Requesting **Corridor Detail Site Plan** for new senior living facility with a three-story building in a corridor district, (CD-7)

STAFF RECOMMENDATION:

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for a new senior living facility in one three story building on a 5.5 acre site in a Corridor District. The detailed site plan includes one story garage buildings for the residents.

PERMITTED USES:

The allowed use defined in Z-4900-SP-8 is to permit Use Unit 8, Multifamily Dwelling and Similar Uses but limited to senior housing. The senior living facility proposed for this project is allowed by right.

DIMENSIONAL REQUIREMENTS:

The submitted site plan meets all applicable building height, floor area, density, open space, and setback limitations. No modifications of the previously approved Corridor Plan are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new buildings are not limited by architectural style in the Corridor Plan.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan exceeds the minimum parking defined in the Tulsa Zoning Code and the Corridor Plan.

LIGHTING:

Site lighting plans and details are provided. The Corridor Plan does not address site lighting; however the detail site plan illustrates a design that will meet the minimum standards outlined in the Zoning Code. Lighting

used to illuminate an off-street parking area shall be so arranged as to shield and direct the light away from properties within an R District which do not contain uses for which the parking is being provided. Shielding of such light shall be designed so as to prevent the light-producing element of the light fixture from being visible to a person standing in an R District.

SIGNAGE:

The site plan does not appear to illustrate ground or wall sign locations which require a separate permit. All signage will be required to meet the Corridor Plan Development Standards. Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening are consistent with the Corridor Plan Development requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code.

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays sidewalks along the full length of frontage of South 99th East Avenue. The site plan also shows adequate pedestrian circulation interior to the development.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **Z-4900-SP-8**. The site plan submittal meets or exceeds the minimum requirements of the Corridor Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Corridor Plan, and the stated purposes of the Corridor District section of the Zoning Code.

Staff recommends **APPROVAL** of the detail site plan for the proposed new senior living facility.

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

14. **PUD-284-A-1 – Tanner Consulting, LLC/Ricky Jones**, Location: 5170 South Vandalia Avenue, Lot 1, Block 1, Urbana Heights Two, Requesting **PUD Minor Amendment** to permit a lot-split of existing facilities. No additional building or change in use requested, (CD-9) This Item was removed from the consent agenda.

Mr. Covey stated that Items 6, 7 and 14 will be removed from the consent agenda.

The Planning Commission considered the consent agenda.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **DIX**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Liotta, Midget, Reeds, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE** the consent agenda Items 2-5, 8-13 per staff recommendation.

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Mr. Stirling read the opening statement and rules of conduct for the TMAPC meeting.

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

6. **LS-20687** (Lot-Split) (CD-3) – Location: South of the southeast corner of East Archer Street and North Utica Avenue (related to: LC-574) This Item removed from consent agenda.

STAFF RECOMMENDATION:

The applicant has requested a continuance to June 4, 2014.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Liotta, Midget, Reeds, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; none "absent") to **CONTINUE** the lot-split for LS-20687 to June 4, 2014.

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7. **LC-574** (Lot-Combination) (CD-3) - Location: South of the southeast corner of East Archer Street and North Utica Avenue (related to: LS-20687) This Item removed from the consent agenda.

STAFF RECOMMENDATION:

The applicant has requested a continuance to June 4, 2014.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **MIDGET**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Liotta, Midget, Reeds, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; none "absent") to **CONTINUE** the lot-combination for LC-574 to June 4, 2014.

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14. **PUD-284-A-1 – Tanner Consulting, LLC/Ricky Jones**, Location: 5170 South Vandalia Avenue, Lot 1, Block 1, Urbana Heights Two, Requesting **PUD Minor Amendment** to permit a lot-split of existing facilities. No additional building or change in use requested, (CD-9)

STAFF RECOMMENDATION:

Amendment Request: Modify the PUD Development Standards to permit a lot split of existing facilities. No additional building or change in use has been requested. Establish cross parking and access between the two proposed lots.

The structures, uses, parking and circulation are proposed to remain as they currently exist, without change.

The development standards are proposed to be modified as follows:

1. All previous approvals associated with Board of Adjustment or Planned Unit Development Actions shall remain in effect.
2. Internal Building Setbacks (to facilitate the lot split) – No building shall be located within two (2) feet of an internal lot line.
3. The Livability Space requirement of 50,000 square feet as established in the original PUD 284 may be located in either lot or combination of both.

4. The minimum 92 parking spaces established in the original PUD may be located in either lot or combination of both. Additionally, a cross access shall be permitted between both lots.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 1107.H.9 of the City of Tulsa Zoning Code.*

Paragraph 9. "Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved Development Plan, the approved PUD standards and the character of the development area are not substantially altered."

Staff has reviewed the request and determined:

- 3) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 4) A portion of the existing site was developed in 1968 and is non-conforming in many ways. The original PUD was prepared in 1982 for an expansion to the retirement and nursing center and included a concurrent rezoning. This minor amendment supports the ability to split the property but does not attempt to correct many issues that would be part of a contemporary site plan and Planned Unit Development. The existing site will remain as constructed; this amendment is only addressing items that would be affected by the lot split as shown on the attached illustrations.
- 5) All remaining development standards defined in PUD-284-A-1 shall remain in effect.

With considerations listed above, staff recommends **approval** of this minor amendment to provide minimum internal lot setbacks, spread livability space over both lots and provide the ability for both properties to share parking as outlined above and included in the following Supporting Documentation.

INTERESTED PARTIES COMMENTS:

Gerald H. Bornes, 5234 South Toledo Avenue, 74135, stated that he lives west of the subject property and expressed concerns with the building being enlarged, increased parking and flooding issues.

Applicant's Comments:

Ricky Jones, Tanner Consulting, 5323 South Lewis Avenue, 74105, stated that the application is for a lot-split and there will be no new

buildings and no new parking needed. The subject property will be under the same ownership and simply making this into two separate lots for some new financing opportunities.

TMAPC COMMENTS:

Mr. Liotta asked why the development standards are included if this is for a lot-split. Mr. Hoyt explained that without the standards the lot-split would be nonconforming and in order to make them conforming the standards are written to share the facility and cross parking.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Liotta, Midget, Reeds, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE** the minor amendment for PUD-284-A-1 per staff recommendation.

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PUBLIC HEARINGS:

- 15. **Z-7261 – H.I. Aston**, Location: East of North Utica Avenue, between East Latimer Court and East Latimer Street, Requesting rezoning from **RM-2/IL to CH**, (CD-1)

STAFF RECOMMENDATION:

DEVELOPMENT CONCEPT: The applicant has requested a rezoning from IL and RM-2 to CH. All of the property included in this request is owned by one business that is expanding and CH zoning will support this and future business opportunities in the area.

DETAILED STAFF RECOMMENDATION:

The requested CH zoning is consistent with the Tulsa Comprehensive Plan.

CH zoning is non injurious to the proximate properties and is consistent with the anticipated growth and development opportunities of the surrounding properties.

The requested CH zoning is consistent with the vision identified in the 1993 Springdale Neighborhood Economic Development Plan

Therefore, **Staff recommends Approval of Z-7261 to rezone the property from IL/RM-2 to CH.**

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The requested rezoning is consistent with the vision identified in the Tulsa Comprehensive Plan and is included entirely within the Mixed Use Corridor designation. This business expansion anticipates some new building construction and some new parking area adjacent to the neighborhood east of the site. A detailed site plan has not been provided however this request provides an opportunity to expand a larger business presence and take a step toward the vision identified in the comprehensive plan.

Land Use Vision:

Land Use designation:

The site is a Mixed Used Corridor. Mixed-Use Corridors are Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods. Mixed-Use Corridors 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.

Growth and Stability:

The entire site is in an Area of Growth. The purpose of an Area 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 in 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 Latimer Place is considered a residential street. There are no provisions in the Major Street and Highway plan for this street or future street improvements.

Trail System Master Plan Considerations:

South of the southern edge of the site is an abandoned rail spur, there are no known plans for using this rail right of way for future trail system expansion.

Small Area Plan:

The site is within the Springdale Area Plan that was adopted in 1993. The major components of the Springdale Area Plan were centered on capitalizing upon the Springdale Areas assets which are primarily associated with existing infrastructure. Appropriate zoning was one of the primary tools that could help spur commercial activity in this part of Tulsa. The public infrastructure is a major factor to growth, development or re-development of any urban area. This area is fully served with transportation and utilities ready for a much greater density of commercial and industrial uses. The Springdale Area geographic location is its most significant economic development asset. It is as near or nearer to Tulsa International Airport as any competing sub-region and it has the added asset of having competitively priced, undeveloped or underdeveloped land. The proximity to downtown and the major thoroughfare accessibility are also significant assets.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site is adjacent to a collection of buildings for a small business that has been part of the neighborhood fabric for years. The neighborhood continues to be an area in transition as it has been since before the 1993 plan.

There are no known physical constraints for redevelopment of this site.

Site Analysis: The subject property is approximately .66± acres in size and is located east of N. Utica Ave between E. Latimer Ct. and E. Latimer St. The property appears to be vacant and is zoned RM-2/ IL.

Surrounding Properties: The subject tract is abutted on the east and north by single family residential property, zoned RM-2; on the south by an abandoned rail spur then further south a large area is zoned IM; and on the west by a wide variety of business, zoned CH.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Latimer Street	None	50 feet	2

UTILITIES:

The subject tract has municipal water and sewer available.

SECTION III: Relevant Zoning History:

ZONING ORDINANCE: Ordinance number 20861 dated June 8, 2004, and 11814 dated June 26, 1970, established zoning for the subject property.

Z-6943 June 2004: All concurred in approval of a request for rezoning an 11875± square foot tract of land from RM-2 to IL for warehouse and office, on property located east of the North Utica Avenue between East Latimer Court and East Latimer Street and is a part of the subject property.

BOA-14430 April 2, 1987: The Board of Adjustment approved a Special Exception to allow for parking in an RM-2 district, subject to the execution of a tie contract, on property located east of the southeast corner of Latimer Court and North Utica Avenue.

Applicant's Comments:

H. I. Aston, 3242 East 30th Place, 74114, stated that the rezoning is necessary to build an additional warehouse on the subject property. Mr. Aston indicated that he is in agreement with the staff recommendation.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 9 members present:

On **MOTION** of **MIDGET**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Liotta, Midget, Reeds, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; none "absent") to recommend **APPROVAL** of the CH zoning for Z-7261 per staff recommendation.

Legal Description for Z-7261:

Lots 9-10, Block 8 and Lots 18-19, Block 7, Berry Hart Addition, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

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16. **Z-7262 – Garrison Hassenflu**, Location: West Archer Street, between North Denver Avenue and North Cheyenne Avenue, Requesting a rezoning from **IL to CBD**, (CD-4)

STAFF RECOMMENDATION:

DEVELOPMENT CONCEPT: The applicant has requested a rezoning from IL to CBD for redevelopment of an existing warehouse building for a mixed use retail and multifamily residential development. This city block is surrounded by CBD in all directions.

DETAILED STAFF RECOMMENDATION:

The requested CBD zoning is consistent with the Downtown Neighborhood vision of the Comprehensive Plan which includes the Downtown Master Plan.

The requested rezoning is non injurious to the proximate properties and consistent with the anticipated development of the surrounding properties.

Therefore: **Staff recommends Approval of Z-7262 to rezone the property from IL to CBD.**

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This site is within the inter dispersal loop in an area that historically has been considered the Central Business District. The existing structures appear to have been constructed as part of an industrial facility. This particular project will renovate that building into an affordable multifamily / mixed use project. Central Business District zoning will prohibit future industrial uses except that light manufacturing uses may be used when allowed by the Board of Adjustment through the special exception process defined

in the Zoning Code. This rezoning request complements the vision identified in the Downtown Tulsa Master Plan.

Land Use Vision:

Land Use designation:

The site is located in a Downtown Neighborhood:

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.

Growth and Stability:

The site is located in an 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:

All streets surrounding this block are Commuter Streets. The vision for those streets and are included in the Downtown Master Plan and include a broad mix of public transit, pedestrian and vehicular uses.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site is an industrial/warehouse site and surrounded by a wide mix of Central Business District uses including an electrical substation and 1920's style industrial/manufacturing buildings. This site is adjacent to a planned rail / transit system included in the Downtown Tulsa Master Plan. There is nothing in this rezoning request that will complicate that rail or any other concept illustrated in the Downtown Plan.

Site Analysis: The subject property is approximately 1± acre in size and is located north of the railroad tracks two blocks north of the BOK center. The property appears to be unoccupied and is zoned IL. A small area of IL zoning will remain on the remainder of the block when this project is rezoned. CBD zoning does not indirectly affect the remaining IL zoned property.

Surrounding Properties: The subject tract is abutted on the east and west by Central Business District (CBD) properties, on the north by small warehouse and industrial buildings, zoned IL; on the south by the railroad and further south a wide mix of property uses all zoned CBD;

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Denver Avenue	Downtown Collector	Existing 80'	4
West Archer Street	Downtown Collector	Existing 80'	4
North Cheyenne Avenue	Downtown Collector	Existing 80'	2+ (brick)

UTILITIES:

The subject tract has municipal water and sewer available.

SECTION III: Relevant Zoning History:

ZONING ORDINANCE: Ordinance number 11814 dated June 26, 1970, established zoning for the subject property.

There have been many rezoning actions in the downtown area since 1980 that involved rezoning to CBD designation. The pattern of redevelopment for all of those zoning request has been consistent with the Tulsa Comprehensive Plan.

Applicant's Comments:

Michael Sager, 14323 South Utica, Bixby, 74008, stated that he is representing David Sharp who is the owner of the subject property and the developer is in route from Missouri and caught in traffic. Mr. Sager stated that he is in agreement with staff's recommendation.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 9 members present:

On **MOTION** of **MIDGET**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Liotta, Midget, Reeds, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; none "absent") to recommend **APPROVAL** of the of the CBD zoning for Z-7262 per staff recommendation.

Legal Description for Z-7262:

South 75 ft. of Lot 2 and all of Lots 3, 4, 5 and 6, excepting the east 100 ft. and north 65 ft. of Block 62, Original Town of Tulsa, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

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OTHER BUSINESS

17. Commissioners' Comments

Mr. Shivel thanked staff for the new recommendation format.

Mr. Liotta stated that he would like the County Commissioners added to the recommendations, since they do get involved at times even though it is not a county case, but it is within their district.

Mr. Walker requested that the existing use and proposed use be added to the format.

* * * * *

ADJOURN

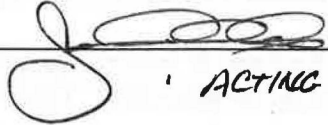
TMAPC Action; 9 members present:

On **MOTION** of **MIDGET**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Liotta, Midget, Reeds, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; none "absent") to **ADJOURN** TMAPC meeting No. 2673.

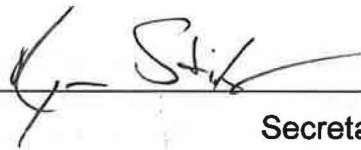
There being no further business, the Chair declared the meeting adjourned at 1:52 p.m.

Date Approved:

5-21-14



ACTING Chairman

ATTEST: 

Secretary