

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 2681

Wednesday, September 3, 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
Covey	Carnes	Foster	VanValkenburgh, Legal
Dix		Hoyt	
Fretz		Huntsinger	
Liotta		Miller	
Midget		White	
Millikin		Wilkerson	
Reeds			
Shivel			
Stirling			
Walker			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Wednesday, August 27, 2014 at 3:00 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 July 2014 and indicated that they the numbers are closely the same as July of 2013.

Ms. Miller reported on the City Council and Board of County Commission agendas and actions.

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1. **Minutes:**

Approval of the minutes of July 23, 2014 Meeting No. 2678

On **MOTION** of **MIDGET** the TMAPC voted 9-0-1 (Covey, Dix, Fretz, Liotta, Midget, Millikin, Reeds, Shivel, Walker “aye”; no “nays”; Stirling “abstaining”; Carnes “absent”) to **APPROVE** the minutes of the meeting of July 23, 2014, Meeting No. 2678.

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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-597** (Lot-Combination) (CD 4) – Location: Southeast corner of West Cameron Street and North Main Street
3. **LS-20707** (Lot-Split) (CD 9) – Location: Southeast corner of East 36th Street South and South Yorktown Avenue
4. **LC-598** (Lot-Combination) (CD 8) – Location: Northeast corner of East 89th Street South and South Winston Avenue
5. **LC-599** (Lot-Combination) (CD 1) – Location: Southeast corner of East Zion Street and North Oswego Avenue
6. **LS-20708** (Lot-Split) (CD 5) – Location: Northwest corner of East Admiral Place and South Lakewood Avenue

STAFF RECOMMENDATION:

Applicant has withdrawn this application.

7. **LS-20709** (Lot-Split) (CD 1) – Location: East of the Northeast corner of East Independence Street and North Rockford Avenue
8. **LS-20710** (Lot-Split) (CD 2) – Location: North of the Northeast corner of West 47th Street South and South 30th West Avenue (Related to LC-600 and LC-601)
9. **LC-600** (Lot-Combination) (CD 2) – Location: North of the Northeast corner of West 47th Street South and South 30th West Avenue (Related to LS-20710 and LC-601)

10. **LC-601** (Lot-Combination) (CD 2) - Location: North of the Northeast corner of West 47th Street South and South 30th West Avenue (Related to LS-20710 and LC-600)
11. **LC-602** (Lot-Combination) (CD 6) – Location: Southwest corner of East 11th Street South and South 179th East Avenue
12. **LC-603** (Lot-Combination) (CD 6) – Location: Northwest corner of East 12th Street South and South 179th East Avenue
13. **LS-20711** (Lot-Split) (CD 3) – Location: West of the Northwest corner of East 46th Street North and North Mingo Road (Related to LC-604)
14. **LC-604** (Lot-Combination) (CD 3) - Location: West of the Northwest corner of East 46th Street North and North Mingo Road (Related to LS-20711)
15. **LS-20712** (Lot-Split) (CD 3) – Location: South of the Southeast corner of East Apache Street and North Yale Avenue
16. **LS-20713** (Lot-Split) (CD 7) – Location: Southeast corner of East 59th Street South and South Mingo Road
17. **LS-20714** (Lot-Split) (County) – Location: North of the Northwest corner of East 176th Street North and North Garnett Road
18. **LS-20716** (Lot-Split) (County) – Location: Northeast corner of East 179th Street South and South 71st East Avenue
19. **LS-20705** (Lot-Split) (County) – Location: South of the Southeast corner of Highway 64 and South Garnett Road (Related to LC-594) (continued from 8/6/14 and 8/20/14)

STAFF RECOMMENDATION:

Applicant has withdrawn this application.

20. **LC-594** (Lot-Combination) (County) - Location: South of the Southeast corner of Highway 64 and South Garnett Road (Related to LS-20705) (continued from 8/6/14 and 8/20/14)

STAFF RECOMMENDATION:

Applicant has withdrawn this application.

21. **PUD-636-B-1 – JC Engineering/Joe Kelley**, Location: North of northwest corner of Highway 75 and West 81st Street, requesting a PUD Minor Amendment to allow wall signage on the north face of the building, **CO/PUD-636-B**, (CD-2)

STAFF RECOMMENDATION:

Amendment Request: Modify the PUD Development Standards to allow wall signage on the North face of the building.

Within the current Development Standards, wall signage is prohibited on the North face of the building.

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-636-B shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment request to allow wall signage on the North face of the building.

22. **Z-7008-SP-6 – Cross Engineering Consultants, Inc./Jonathan Hake,**
Location: East of southeast corner of South Olympia Avenue and West 71st Street South, requesting a Corridor Detail Site Plan for new automotive repair facility, **CO/Z-7008-SP-6**, (CD-2)

STAFF RECOMMENDATION:

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 1.3 Acre site in a Corridor District for a new automotive repair facility including one, one story building.

PERMITTED USES:

Use Units 10, Off-Street Parking; 11, Offices and Studios, including drive-thru banking facilities; 12, Entertainment Establishments and Eating Establishments other than Drive-Ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services; 17, Automotive and Allied Activity, limited to light automobile/vehicle repair; and uses customarily accessory to

permitted principal uses. The proposed automotive repair facility is permitted as a matter of 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 Development Plan are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new building meets all applicable architectural guidelines in the Corridor Development Plan.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

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

LIGHTING:

Site lighting plans are provided. Light Standards within the east 120 feet of the north 350 feet of Development Area B shall not exceed 15 feet in height and shall be hooded and directed downward and away from the east boundary of Development Area B. The light fixtures shall be arranged so as to shield and direct light away from surrounding residential areas and shielding of such light shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to persons within surrounding residential areas.

SIGNAGE:

The site plan illustrates a new wall signage. Any new signage will require a separate permit. All signage will be required to meet the Corridor Development Plan 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 Development Plan requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays existing sidewalks along West 71st Street South.

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-7008-SP-6**. The site plan submittal meets or exceeds the minimum requirements of the Corridor Development Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Corridor Development Plan, and the stated purposes of the Corridor Development Plan section of the Zoning Code.

Staff recommends **APPROVAL** of the detail site plan for the proposed new Automotive Repair Facility.

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

Mr. Covey stated that Items 6, 19 and 20 have been withdrawn by the applicants.

The Planning Commission considered the consent agenda.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **DIX**, TMAPC voted **10-0-0** (Covey, Dix, Fretz, Liotta, Midget, Millikin, Reeds, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; Carnes "absent") to **APPROVE** the consent agenda Items 1 through 5, 7 through 18; and 21 through 22 per staff recommendation.

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

COMPREHENSIVE PLAN PUBLIC HEARINGS:

23.CPA-27 – Bruce Robbins/TMAPC Consider Adoption of an Amendment to the Land Use Map in the Tulsa Comprehensive Plan, Location: Southeast corner of East 11th Street South and South Lynn Lane Road, requesting amendments to the Land Use Map in the Tulsa Comprehensive Plan to amend Land Use designation from “New Neighborhood” to “Mixed-Use Corridor”, and; to amend Land Use designation from “New Neighborhood” to “Employment”. (CD-6)

STAFF RECOMMENDATION:

**COMPREHENSIVE PLAN LAND USE MAP AMENDMENT
REQUEST**

E. 11th St. South & S. Lynn Lane Rd. (CPA-27)

I. PROPERTY INFORMATION AND LAND USE REQUEST

Request 1:	Request 2:
Existing Land Use: <i>New Neighborhood</i>	Existing Land Use: <i>New Neighborhood</i>
Proposed Land Use: <i>Mixed-Use Corridor</i>	Proposed Land Use: <i>Employment</i>
Location: South of the southeast corner of S. Lynn Lane Rd. and E. 11 th St. South	Location: East of the southeast corner of S. Lynn Lane Rd. and E. 11 th St. South
Size: approx. 6.95 acres	Size: approx. 24.53 acres
Staff Recommendation: Approval	Staff Recommendation: Approval

A. Background

The area that is subject to this Comprehensive Plan amendment application is located in an area in eastern Tulsa that remains largely undeveloped. Properties in this immediate area contain large lot residential, agricultural, and/or light industrial uses. There is also a significant amount of vacant land in the area and the development character of this area has not been yet established.

In November of 2013, the applicant submitted a rezoning application (Z-7250) from AG to IL on a 13.65 acre site to support development of a light industrial use. The site subject to Z-7250 is the parcel furthest east in this Comprehensive Plan amendment application. This site and immediately surrounding area were designated as a *New Neighborhood* when the Comprehensive Plan was adopted in 2010.

Because of the inconsistencies of a proposed industrial use with the existing *New Neighborhood* Land Use designation, staff and the Planning Commission recommended denial of Z-7250 at the January 22, 2014 TMAPC public hearing. Following that meeting, the applicant continued conversations with TMAPC staff, City of Tulsa Planning staff, City Council staff and adjacent property owners about other potential land use scenarios for the area.

Also following that meeting, the applicant appealed the TMAPC action to the City Council. However, since the conversations about alternative land use in the area were still ongoing, City Council voted in a 9-0-0 vote on

April 3, 2014 to table the appeal until land uses could more closely examined in the broader area.

The applicant's request reflects the alternative land use scenario that came out of those discussions. The affected property owners consented to this application. Unfortunately, despite multiple attempts, the property owner of the parcel identified as #6 (lying in the middle of this amendment request) could not be reached. As a result, on August 6, 2014, the Planning Commission initiated a Comprehensive Plan amendment to *Employment* on this 5.2 acre property so that it could be considered concurrently with the surrounding properties.

As part of the land use scenario proposed in this Comprehensive Plan amendment applicant, there are two different land use requests. This staff report provides a summary of the requests and staff recommendations.

B. Existing Land Use/Area of Stability and Growth Designations

When the new Tulsa Comprehensive Plan was developed and adopted in 2010, this area was designated as 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.”

The *New Neighborhood* land use designation was assigned to the area subject to the amendment request at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

“The **New Neighborhood** Residential Building Block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or new Neighborhood or Town Center.”

C. Proposed Land Use Designations

The applicant is proposing to introduce two new land uses on this site as part of the amendment requests: *Mixed-Use Corridor* and *Employment*.

“**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.”

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

“Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.”

D. Zoning and Surrounding Uses:

Request 1: *New Neighborhood to Mixed-Use Corridor*

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	RS-1	<i>Mixed-Use Corridor</i>	church & residential uses
South	RS-1	<i>New Neighborhood</i>	floodplain, vacant
East	RS-1	<i>Proposed Employment</i>	Vacant
West	AG	<i>New Neighborhood</i>	S. Lynn Lane Rd., then vacant

Request 2: *New Neighborhood to Employment*

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	AG	<i>New Neighborhood</i>	E. 11 th St. S., then scattered residential, agricultural & industrial uses
South	AG	<i>New Neighborhood</i>	floodplain, vacant
East	AG	<i>New Neighborhood</i>	Vacant
West	RS-1	<i>Proposed Mixed-Use Corridor</i>	vacant & residential uses

E. Applicant’s Justification:

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

1. how conditions on the subject site have changed, as well as those on adjacent properties and immediate area;
2. how changes have impacted the subject site to warrant the proposed amendment; and
3. how the proposed change will enhance the surrounding area and the City of Tulsa.

The applicant provided the following justification as part of their application:

“The Comprehensive Plan currently has the area southeast of S. 177th E. Ave. and E. 11th St. S designated as new residential. As you may know, that area is heavily stricken with bedrock/limestone, which makes building structures like homes extremely difficult and

costly. Also, the outdated infrastructure which currently exists isn't appealing to future residents. My client believes his planned welding shop on 11th St., just east of S. 177th E. Ave., fits what the residents envision for this area and what is more likely to develop than a new neighborhood. However, the Comprehensive Plan does not reflect that reality. We have worked with INCOG staff to come up with an alternative map for land use designation of this area, which would extend the mixed use corridor south up to the existing flood plain and would create an employment land use area just east of that mixed use corridor.

During the City's study of this area for the Comprehensive Plan, the flood plain did not appear to be considered when land uses were assigned. The topography of the land would make it impossible for a new neighborhood to extend north over the flood plain to reach 11th St. Also, there currently aren't many people looking to move to the area due to the lack of development in regards to infrastructure, housing, and jobs. We believe adding new businesses would enable progress and allocate resources, channel growth, raise property values, etc., to the surrounding area. The City of Tulsa would ultimately benefit due to the improved access to jobs and services—thus stimulating our economy. As a result, the revitalization and redevelopment of this area would be paramount to the sustainability and value of the property.

My client is aiming to rejuvenate the area, adding additional momentum to the existing small businesses and industries naturally evolving and stimulating the economy in a positive way. We are trying to keep the big picture in mind while respecting the rights of the property owners. While gathering information from residents, there seems to be a cooperative outlook in regards to improving the area. They agree that other uses besides a new neighborhood could be beneficial to the neighborhood.

If we are allowed to move forward with this amendment to the Comprehensive Plan, this could have a major effect on the future growth of the area. ”

F. Staff Response:

As it exists today, this area is primarily undeveloped, with the exception of large lot residential, agricultural and scattered industrial type uses. The vision for this area will be shaped by the Comprehensive Plan land use designations, as well as the various types of existing and new development that occurs in the area.

Although conditions relating to the southeast corner of S. Lynn Lane Road and E. 11th St. South have not changed since it was assigned the *New Neighborhood* land use designation in 2010, certain features did not appear to be taken into consideration at that time. Most importantly, the floodplain (located to the south of this area) provides a significant barrier between future development that will occur north and south of the floodplain.

The *New Neighborhood* land use designation may not be most appropriate for the area between the floodplain and E. 11th Street South, especially where the area north of floodplain narrows approaching S. Lynn Lane Road. Therefore, the applicant's proposed land use designations of *Mixed-Use Corridor* and *Employment* in the area seem feasible.

The area proposed for expansion of the *Mixed-Use Corridor* land use designation simply includes the area between the existing *Mixed-Use Corridor* land use designation and the floodplain. If this area were to retain the *New Neighborhood* land use designation, it would be physically isolated from the rest of the area designated *New Neighborhood* due to the floodplain that forms the southern border of this area. Therefore, this request is a logical extension of the *Mixed-Use Corridor* land use designation.

The area proposed for the *Employment* land use designation extends east of the existing *Mixed-Use Corridor* land use designation. Initially, the applicant and District 6 City Councilor were unable to reach and gain consent from the owner of the parcel #6 (as identified on the map) which is immediately east of the existing *Mixed-Use Corridor* land use designation, just south of E. 11th Street South. However, on August 6, 2014, the Planning Commission initiated a Comprehensive Plan amendment to *Employment* on this 5.2 acre property so that it could be considered concurrently with the surrounding properties. An *Employment* land use designation would be consistent with other locations in the City of Tulsa where *Employment* land use designations abut *Mixed-Use Corridor* land use designations located at an intersection.

The expansion of the *Mixed-Use Corridor* land use designation and introduction of the *Employment* land use designation would benefit this area and the City of Tulsa by allowing for a greater mix of uses at this location. The proposed land use scenario is supported by the Tulsa Comprehensive Plan in that it moves toward a healthy balance of jobs and households in the area; helps to achieve job growth; and create an environment for entrepreneurs (p. LU 80). *Employment* areas, as defined in the Comprehensive Plan, require access to major arterials or interstates. The Major Street and Highway Plan (MSHP) designates this segment of E. 11th Street South as a Secondary Arterial; therefore, the

Employment land use designation at this location would have appropriate access.

II. STAFF RECOMMENDATION

- Staff recommends **approval** of the *Mixed-Use Corridor* land use designation as submitted by the applicant; and
- Staff recommends **approval** of the *Employment* land use designation as submitted by the applicant and initiated by the TMAPC.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 10 members present:

On **MOTION** of **DIX**, TMAPC voted **10-0-0** (Covey, Dix, Fretz, Liotta, Midget, Millikin, Reeds, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; Carnes "absent") to recommend **APPROVAL** of CPA-27 per staff recommendation.

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PUBLIC HEARINGS:

24. **Z-7278 – Eller & Detrich/Lou Reynolds**, Location: North of West 28th Street North, between North Denver Avenue and North Cheyenne Avenue, Requesting a rezoning from **RS-3 to PK**, (CD-1)

STAFF RECOMMENDATION:

DEVELOPMENT CONCEPT:

Applicant is requesting rezoning from RS-3 to PK to allow surface parking as a principal use. The parking will be used for the existing public school adjacent to the north property line.

DETAILED STAFF RECOMMENDATION:

The rezoning request is consistent with the infill component of the Existing Residential Neighborhood vision of the Tulsa Comprehensive Plan. The rezoning will require a plat which will provide improved access to the school system and adjacent park with sidewalk construction and associated landscaping, and;

The request to rezone from RS-3 to PK is consistent with the expected development pattern that surrounds the site, and;

PK zoning is compatible with the existing neighborhood development pattern which includes the public park and school north and east of the site, therefore:

Staff recommends **APPROVAL** of Z-7278 to rezone property from RS-3 to PK.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: PK zoning only allows Use Unit 1 (Area-wide Uses) and Use unit 10 (Off street parking). Use Unit 2 (Area Wide Special Exception Uses) require Board of Adjustment approval. Minimum Bulk and Area Requirements along with landscape and screening standards are defined in the Tulsa Zoning Code are generally consistent with the Comprehensive Plan. In conjunction with a plat requirement that will require sidewalk construction, this re-zoning request is consistent with the vision of the Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: The entire site including the adjacent school site is located in Existing Residential Neighborhood

The entire site is located in an Existing Residential Neighborhood. The Existing Residential Neighborhood category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

Areas of Stability and Growth designation: The entire site including the adjacent school site is located 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: None of the adjacent streets area identified on the Major Street and Highway Plan.

Trail System Master Plan Considerations: There are no planned trails adjacent to the property.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site contains a building surrounded with lawn. Very little terrain modification is anticipated for parking lot construction to support the existing school north of the site and the existing single story building. There are no significant environmental considerations.

Streets: The street system in the area is all two lane residential style streets. West of the site appears to be a privately constructed street that may be in a public street right of way however the street does not meet City Standards.

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 28 th Street North	None	50 feet	2

Utilities: The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the north and east by Tulsa Public School property, zoned RS-3; on the south by a single family

residential property, zoned RS-3 and on the west by undeveloped land zoned RS-3.

SECTION III: Relevant Zoning History:

ZONING ORDINANCE: Ordinance number 11918 dated September 1, 1970, established zoning for the subject property.

Surrounding Property:

BOA-16969 March 14, 1995: The Board of Adjustment denied a Special Exception to permit a boys ranch, Use Unit 2, in an RS-3 district, finding that the use is not compatible with the surrounding area, on property located at 203 W. 28th St. N. and north of subject property.

BOA-9604 July 21, 1977: The Board of Adjustment approved a Special Exception to permit a public park. The improvements to S.E. Williams Park consisted of the following: water fountains; playground equipment; park benches; parking; curbing; paving; sidewalks; and landscaping, with the understanding that the first part of the construction would be to renovate the existing restrooms and subject to the plot plan, on property located at E.29th St. N. and N. Boulder Ave. and northeast of subject property.

BOA-4846 December 8, 1965: The Board of Adjustment approved the construction and operation of a public school, on property located north of subject property.

TMAPC COMMENTS:

Mr. Midget stated that this is a large site and asked if the entire site would be parking. In response, Mr. Reynolds stated that the north 2/3rds will be parking and the south 1/3rd will be a stormwater detention facility. Mr. Reynolds explained that the nearest parking space will be more than 100 feet from the nearest residential property line to the south and shouldn't have light interference. Mr. Reynolds commented that the parking lot will be very well done like all of the Community Action Project (CAP).

Mr. Walker asked if CAP is purchasing the subject lot. In response, Mr. Reynolds stated that they have purchased the lot and have a long-term lease to 2030 for Frost Elementary School. Every parent is required to bring their child into the classroom and there are 290 children enrolled. The parking is needed for the parents and staff/employees.

INTERESTED PARTIES COMMENTS:

Eleanor Ratliff, 2752 North Denver Avenue, stated she lives at the corner where the parking lot is proposed. Ms. Ratliff wanted to know the timeframe and how it would affect her property.

TMAPC COMMENTS:

Mr. Covey explained to Ms. Ratliff that the Planning Commission is rezoning the property right now and it would up to the applicant to determine when the construction would actually start. Mr. Covey suggested that Mr. Reynolds and Ms. Ratliff meet after today's meeting to discuss this application.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 10 members present:

On **MOTION** of **DIX**, TMAPC voted **10-0-0** (Covey, Dix, Fretz, Liotta, Midget, Millikin, Reeds, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; Carnes "absent") to recommend **APPROVAL** of the PK zoning for Z-7278 per staff recommendation.

Legal Description for Z-7278:

BEG 80.83 W OF SE COR LT 7 TH N 290.4 -W .300-S290.4 E 300 TO BEG SEC 23-20-12 2 ACRES, City of Tulsa, Tulsa County, State of Oklahoma.

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- 25. **Z-7279 – Eli Ingram & Jeremy Brown**, Location: East of Southeast corner of East Latimer Place and North Sheridan Road, Requesting a rezoning from **RM-1 to CS**, (CD-3)

STAFF RECOMMENDATION:

DEVELOPMENT CONCEPT:

The applicant proposes to utilize the existing property as Wholesale Landscape, Irrigation Business and related offices and therefore has proposed a zoning change from RM-1 to CS.

DETAILED STAFF RECOMMENDATION:

Z-7279 is adjacent to existing CS zoned property to the South and West, and:

CS zoning is harmonious with the existing and expected development on the site and the existing surrounding properties, and;

The rezoning request is consistent with the Mixed-Use Corridor designation of the Comprehensive Plan, therefore;

Staff recommends **APPROVAL** of Z-7279 to rezone property from RM-1 to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site lies within a Mixed-Use Corridor as well as an Area of Growth. The proposed commercial business is compatible with the Comprehensive Plan designations and would promote commercial growth of this area.

Land Use Vision:

Land Use Plan map designation: Mixed-Use 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.

Areas of Stability and Growth designation: 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: None of the adjacent streets area identified on the Major Street and Highway Plan

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site was formerly utilized as a day care facility. The site is located at the southwest corner of an RM-1 zone, with the south and west sides of the parcel adjacent to an existing CS zone.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Latimer Place	None	N/A	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by a church, zoned RM-1; on the north by single family residence, zoned RM-1; on the south by single family residence and mobile home park, zoned CS; and on the west by commercial property, zoned CS.

SECTION III: Relevant Zoning History:

ZONING ORDINANCE: Ordinance number 11910 dated June 26, 1970, established zoning for the subject property.

Subject Property:

Z-4596 March 1974: All concurred in denial of a request for rezoning a 1± acre tract of land from RM-1 to CG for a car wash on property located east of

the southeast corner of E. Latimer Pl. and N. Sheridan Rd. and also known as the subject property.

BOA-12382 January 6, 1983: The Board of Adjustment approved a Special Exception to allow a children’s day care center in an RM-1 district, per plot plan submitted, on property located at 6520 E. Latimer Pl. N. and also known as the subject property.

TMAPC COMMENTS:

Mr. Dix asked if this will be opened to the general public. In response, Mr. Hoyt stated that the applicant is present and could perhaps answer this question.

Applicant’s Comments:

Shawna Hill, CBRE, 1245 South Owasso Avenue, 74120, stated that her client currently has the subject property under contract on contingent of the rezoning. At this time her client does not intend to sell goods or services from the subject location to the public. Ms. Hill indicated that it would be offices and warehousing.

Mr. Midget asked if the subject property would be kept up properly and not become trashy. Mr. Midget stated that he hopes the new owners hold the subject property to a higher standard.

Charles Eli Ingram, 9840 South Winston Avenue, 74137, stated that he would basically be using the facility to office and store equipment. He explained that very little, if any, will be stored outside. Mr. Ingram indicated that he will be making improvements to the subject property as well.

TMAPC Action; 10 members present:

On **MOTION** of **DIX**, TMAPC voted **10-0-0** (Covey, Dix, Fretz, Liotta, Midget, Millikin, Reeds, Shivel, Stirling, Walker "aye"; no "nays"; none “abstaining”; Carnes "absent") to recommend **APPROVAL** of the CS zoning for Z-7279 per staff recommendation.

Legal Description for Z-7279:

E162.5 LT 4 LESS N5 ST BLK 2, AVIATION VIEW SUB, City of Tulsa, Tulsa County, State of Oklahoma.

* * * * *

OTHER BUSINESS

26. Commissioners' Comments: None.

TMAPC Action; 10 members present:

On **MOTION** of **MIDGET**, TMAPC voted **10-0-0** (Covey, Dix, Fretz, Liotta, Midget, Millikin, Reeds, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; Carnes "absent") to **ADJOURN** TMAPC meeting 2681.

ADJOURN

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

Date Approved:

08-19-2014


Chairman

ATTEST:



Secretary