

# TULSA METROPOLITAN AREA PLANNING COMMISSION

## Minutes of Meeting No. 2694

Wednesday, March 18, 2015, 1:30 p.m.

City Council Chamber

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

| Members Present | Members Absent | Staff Present | Others Present        |
|-----------------|----------------|---------------|-----------------------|
| Carnes          | Walker         | Fernandez     | VanValkenburgh, Legal |
| Covey           |                | Hoyt          |                       |
| Dix             |                | Huntsinger    |                       |
| Fretz           |                | Miller        |                       |
| Liotta          |                | White         |                       |
| Midget          |                | Wilkerson     |                       |
| Millikin        |                |               |                       |
| Reeds           |                |               |                       |
| Shivel          |                |               |                       |
| Stirling        |                |               |                       |

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, 26, 2015 at 3:37 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 stating that they are slightly up from January of 2015 and February of 2014.

Ms. Miller reported on the City Council and Board County Commissioner's agendas and action.

Mr. Shivel asked if the City Council stated why they denied the PUD for the apartments. Ms. Miller indicated that there was a great deal of discussion and one of the major concerns was that the infrastructure couldn't support this proposal and specifically 177<sup>th</sup> East Avenue. Ms. Miller explained that several Councilors were concerned about this and there wasn't really a fix for that issue as part of the proposal.

Ms. Miller reported on the public meetings for the Zoning Code and the proposed Outlet Mall.

Ms. Miller reported that the City Council and the Mayor have put a steering committee together to look into developing design guidelines for specific focus areas along the Arkansas River. Ms. Miller stated that Mr. Reeds is on the committee and updates will come when key part of the process occur.

\* \* \* \* \*

1. **Minutes:**

**Approval of the minutes of March 4, 2015 Meeting No. 2693**

On **MOTION** of **SHIVEL**, the TMAPC voted **9-0-1** (Carnes, Covey, Fretz, Liotta, Midget, Millikin, Reeds, Shivel, Stirling “aye”; no “nays”; Dix “abstaining”; Walker “absent”) to **APPROVE** the minutes of the meeting of March 4, 2015, Meeting No 2693.

\* \* \* \* \*

## **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-20764** (Lot-Split) (CD 9) – Location: Northwest corner of East 49<sup>th</sup> Street South and South Columbia Place
3. **LC-647** (Lot-Combination) (CD 3) – Location: North of the northeast corner of East Pine Street and North 107<sup>th</sup> East Avenue
4. **LC-648** (Lot-Combination) (CD 7) – Location: East of the northeast corner of East 81<sup>st</sup> Street South and South Mingo Road
5. **LS-20765** (Lot-Split) (County) – Location: North of the northwest corner of East 176<sup>th</sup> Street North and North 113<sup>th</sup> East Avenue
6. **LS-20766** (Lot-Split) (County) – Location: Southeast corner of East 106<sup>th</sup> Street North and North Sheridan Road
7. **Crossbow Center II**– Final Plat, Location: Northwest corner of East 41<sup>st</sup> Street South and South Garnett Road, (CD 6)

**STAFF RECOMMENDATION:**

This plat consists of eight lots, one block on 17.77 acres.

Staff has received release letters for this plat and can recommend **APPROVAL** of the final plat.

8. **The Village of Tulsa – Final Plat**, Location: North of East 81<sup>st</sup> Street South, West of South Garnett Road, (CD 7)

**STAFF RECOMMENDATION:**

This plat consists of two lots, one block on 6.9 acres.

Staff has received release letters for this plat and can recommend **APPROVAL** of the final plat.

9. **PUD-550-5 – Crown Neon Signs**, Location: Southwest corner of East 22<sup>nd</sup> Place and South 91<sup>st</sup> East Avenue, requesting a PUD Minor Amendment to modify the sign standards for ground signs, **IL/CS/PUD-550**, (CD-5)

**STAFF RECOMMENDATION:**

Amendment Request: Modify the PUD to revise the sign standards for ground signs within Development Area C-1.

The PUD Development Standards currently allow three ground signs along I-44 frontages which do not exceed 25 FT in height nor 120 SF of display surface area each. The applicant is proposing to modify the standards to allow a sign 40 FT in height and 300 SF in display surface area.

This proposal increases the signage allowed on one sign by 250% and increases the allowed height by 60%. The applicant is also proposing to construct a 50 SF monument signs for the site, which would bring the total signage area to 350 SF, which is just 10 SF short of the total for the three signs previously allowed.

To offset the significant increase in allowable signage area, staff recommends limiting the allowable signage for Development Area C-1 to one ground sign not to exceed 40 FT in height and 300 SF in display surface area and one ground sign not to exceed 8 FT in height and 60 SF in display surface area. This would keep the total signage area consistent with the previously approved total display surface area and remove the allowance for a third sign.

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 if signage is limited to the modified standards noted above.
- 2) All remaining development standards defined in PUD-550 and subsequent minor amendments shall remain in effect.

With considerations listed above, staff recommends **APPROVAL** of the minor amendment to limit ground signage for Development Area C-1 to one ground sign not to exceed 40 FT in height and 300 SF in display surface area and one ground sign not to exceed 8 FT in height and 60 SF in display surface area.

10. **PUD-820-1 – Eller & Detrich/Lou Reynolds**, Location: South and east of the southeast corner of South Memorial Drive and East Admiral Place, requesting a PUD Minor Amendment to modify Development Standards for maximum building height, **CH/PUD-820**, (CD-3)

**STAFF RECOMMENDATION:**

Amendment Request: To modify Development Standards to for maximum building height.

The original Development Standards for PUD-820 limited the maximum building height to 2-Stories/40 FT and the height of the side walls from finished grade to 28 FT.

The applicant is proposing to increase the maximum building height to 2-Stories/43 FT and the height of the side walls from finished grade as follows: East Wall – 39 FT, West Wall – 35 FT, North Wall – 37 FT, South Wall – 37 FT.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 1107.H.9 PUD Section 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 Development Plan, the approved PUD standards and the character of the development 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) All remaining development standards defined in PUD-820 shall remain in effect.

With considerations listed above, staff recommends **APPROVAL** of the minor amendment request to modify the Development Standards for maximum building height.

**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** (Carnes, Covey, Dix, Fretz, Liotta, Midget, Millikin, Reeds, Shivel, Stirling “aye”; no “nays”; none “abstaining”; Walker “absent”) to **APPROVE** the consent agenda Items 2 through 10 per staff recommendation.

\* \* \* \* \*

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

**COMPREHENSIVE PLAN – CAPITAL IMPROVEMENTS:**

- 11. Consider approving new capital improvement projects for the Capital Improvement Plan, Fiscal Year 2016-2020, finding projects are consistent with the Tulsa Comprehensive Plan.**

**STAFF RECOMMENDATION:**

**Item:** Public hearing approving new capital improvement projects for the Capital Improvement Plan, Fiscal Year 2016-2020.

## **Background**

The Capital Improvement Plan (CIP), containing recommended capital projects for the next five years, is a tool to implement the Comprehensive Plan. State Statutes provide that once a comprehensive plan has been adopted, no capital project shall be constructed or authorized without approval of its location, character and extent by the Planning Commission.

City departments generated the list of new capital improvements in the plan. The City of Tulsa prepares an annual Capital Improvement Plan that is published with the fiscal year budget. The Planning Commission generally reviews any new additions proposed for inclusion in the proposed capital plan before the draft budget and capital plan are published.

## **Staff Analysis**

TMAPC staff reviewed the new proposed Capital Improvement Plan projects for consistency with the City of Tulsa's Comprehensive Plan. In general, the improvements listed are consistent with the Comprehensive Plan.

A new CIP projects summary is attached. Below is a summarized list of those items, including: the name of the department, the item number(s) that correspond with the attached chart, and staff comments regarding relationship and consistency with the Comprehensive Plan.

- **Police**

- 1) 911 Facilities Renovations
- 2) Helicopter FLIR
- 3) 911 Emergency Operations Equipment
- 4) 911 MCC7500 Motorola Consolettes
- 5) 911 Mobile Dispatch and Radio Vehicle Class C RV and Equipment

**Staff Comments:** *The proposed Police Department projects are consistent with the Comprehensive Plan's vision for a safer community, but no specific guidance is offered.*

- **Fire**

- 6) Station Generator Replacement
- 7) Fire Station Rehabilitation

**Staff Comments:** *The proposed Fire Department projects focus on system upkeep and rehabilitation/maintenance of existing facilities. Although no specific guidance is provided in the Comprehensive Plan, the projects will contribute to public safety and maintenance of existing City facilities.*

- **Gilcrease Museum**  
8-14) Gilcrease Museum Facility Improvements  
15) Museum Master Plan

**Staff Comments:** *These proposed projects represent improvements to an existing museum in the City of Tulsa and are consistent with the Plan's focus on enhancing education and improving Tulsan's quality of life.*

- **Tulsa Convention Center**  
16) CBC - Vertical Transport  
17-28) CBC - Facility wide improvements  
29-39) BOK - Facility wide improvements

**Staff Comments:** *These proposed projects represent maintenance/improvements to the Cox Convention Center and BOK Center and contribute to the vision of the Comprehensive Plan and Downtown Master Plan by enhancing quality of life, economic development, educational and cultural opportunities for Tulsa's citizens.*

- **Performing Arts Center (PAC)**  
40) TPAC Loading Dock and perimeter concrete repair

**Staff Comments:** *The proposed rehabilitation project for the Performing Arts Center (PAC) is consistent with the Downtown Master Plan and the Comprehensive Plan's understanding of the downtown core as Tulsa's "...most intense regional center of commerce, housing, culture and entertainment." (p. LU 31).*

- **Riverparks**  
41) West Tulsa Sports Complex

**Staff Comments:** *This proposed project is consistent with the Arkansas River Corridor Master Plan, which was brought forward and included in the adoption of the new Comprehensive Plan. Therefore, this project is in conformance with the Comprehensive Plan.*

- **Water, Stormwater & Engineering Services Facilities**  
42) South Side Secondary Pump Station Improvements  
43) Transmission Line Condition Assessment – Citywide  
44) W. 23rd St. 12" Waterline Installation  
45) W. 23rd St. 16" Transmission Line Rehabilitation  
46) Bell Creek Channel Repair and Improvements

- 47) Jones Creek Trib. Channel Repair and Improvements
- 48) 200 & 600 Civic's Center Equipment Relocation
- 49) Police Courts Building Elevator Modernization
- 50) Replace Fire Alarm - Compstat and Police Courts building

**Staff Comments: Staff Comments:**

*This proposed project is system maintenance/improvements and generally consistent with the Comprehensive Plan's direction on infrastructure.*

- **MTTA**

- 51) Transit Buses
- 52) Utility Vehicles
- 53) Passenger Shelters

**Staff Comments:** *These projects further several of the Transportation Priorities listed in the Comprehensive Plan that involve maintaining and enhancing the existing transportation system through strategic investments and providing multiple transportation choices for citizens.*

- **Asset Management Department (AMD)**

- 54) Modify Maintenance Facilities to Perform CNG Repairs

**Staff Comments:** *This proposed project provides system upgrades for maintaining and repairing natural gas vehicles and generally consistent with the Comprehensive Plan's direction on infrastructure.*

- **Information Technology**

- 55) Radio System Upgrade

**Staff Comments:** *This proposed project is intended to enhance public safety and consistent with the Comprehensive Plan's vision for a safer community; however, no specific guidance is offered.*

**TMAPC COMMENTS:**

Mr. Midget stated that he remembers the Planning Commission and staff discussing about refining this process so that the Planning Commission doesn't have to look at projects that are not really related to zoning. Mr. Moore stated that he recalls this issue being discussed the last time the CIPs came through. Mr. Midget stated that there are some projects that the Planning Commission doesn't need to see or review. Ms. Miller stated that she could sort the items. Ms. VanValkenburgh stated that she would need to check with the Statute because the Statute in Title 19 does require approval of certain things.



In response to Mr. Dix, Ms. VanValkenburgh confirmed that the Planning Commission is finding that the CIPs are in conformance with the Comprehensive Plan.

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

**TMAPC Action; 10 members present:**

On **MOTION** of **DIX**, TMAPC voted **10-0-0** (Carnes, Covey, Dix, Fretz, Liotta, Midget, Millikin, Reeds, Shivel, Stirling "aye"; no "nays"; none "abstaining"; Walker "absent") to recommend **APPROVAL** of the new capital improvement projects for the Capital Improvement Plan, Fiscal Year 2016-2020, finding projects are in compliance with the Tulsa Comprehensive Plan.

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**PUBLIC HEARINGS:**

- 12. Z-7296 – Simon Acquisition II, LLC**, Location: Northeast corner of Highway 75 and West 61<sup>st</sup> Street, requesting rezoning from **OL/CS/CO to CO**, (CD-2) (**Applicant is requesting a continuance to April 15, 2015**)

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

**TMAPC Action; 10 members present:**

On **MOTION** of **DIX**, TMAPC voted **10-0-0** (Carnes, Covey, Dix, Fretz, Liotta, Midget, Millikin, Reeds, Shivel, Stirling, "aye"; no "nays"; none "abstaining"; Walker "absent") to **CONTINUE** Z-7296 to April 15, 2015.

\* \* \* \* \*

- 13. Z-7296-SP-1 - Simon Acquisition II, LLC**, Location: Northeast corner of Highway 75 and West 61<sup>st</sup> Street, requesting rezoning Corridor Development Plan , **OL/CS/CO to CO/Z-7296-SP-1**, (CD-2) (**Applicant is requesting a continuance to April 15, 2015**)

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

**TMAPC Action; 10 members present:**

On **MOTION** of **DIX**, TMAPC voted **10-0-0** (Carnes, Covey, Dix, Fretz, Liotta, Midget, Millikin, Reeds, Shivel, Stirling, "aye"; no "nays"; none "abstaining"; Walker "absent") to **CONTINUE** Z-7296-SP-1 to April 15, 2015.

- 14. Open Arms Child Development Center – Minor Subdivision Plat, Location: North of the northeast corner of East 51<sup>st</sup> Street South and South 177<sup>th</sup> East Avenue, (CD 6) (Continued from 12/17/14, 1/21/15, 2/18/15) (**Request continuance to April 15, 2015.**)**

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

**TMAPC Action; 10 members present:**

On **MOTION** of **DIX**, TMAPC voted **10-0-0** (Carnes, Covey, Dix, Fretz, Liotta, Midget, Millikin, Reeds, Shivel, Stirling, "aye"; no "nays"; none "abstaining"; Walker "absent") to **CONTINUE** the minor subdivision plat for Open Arms Child Development Center to April 15, 2015.

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- 15. PUD-826 – AAB Engineering/CBC Builds, Location: Northeast corner of East 23<sup>rd</sup> Street and South Delaware Place, requesting a **PUD**, (CD-4) (Continued from March 4, 2015) (**Applicant is requesting a continuance to April 1, 2015**)**

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

**TMAPC Action; 10 members present:**

On **MOTION** of **DIX**, TMAPC voted **10-0-0** (Carnes, Covey, Dix, Fretz, Liotta, Midget, Millikin, Reeds, Shivel, Stirling, "aye"; no "nays"; none "abstaining"; Walker "absent") to **CONTINUE** PUD-826 to April 1, 2015.

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- 16. CZ-440 – Roy Johnsen, Location: South of southeast corner of East 133<sup>rd</sup> Street and South Garnett Road, requesting rezoning from **AG to RE**, (County) (Continued from March 4, 2015) (Related to PUD-827/Oak Estates Preliminary Plat) (**Staff is requesting a continuance to April 1, 2015**)**

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

**TMAPC Action; 10 members present:**

On **MOTION** of **DIX**, TMAPC voted **10-0-0** (Carnes, Covey, Dix, Fretz, Liotta, Midget, Millikin, Reeds, Shivel, Stirling, "aye"; no "nays"; none "abstaining"; Walker "absent") to **CONTINUE** CZ-440 to April 1, 2015.

\* \* \* \* \*

- 17. PUD-827 – Roy Johnsen**, Location: South of southeast corner of East 133<sup>rd</sup> Street and South Garnett Road, requesting PUD, **AG to RE/PUD**, (County) (Continued from March 4, 2015.) (Related to CZ-440/Oak Estates Preliminary Plat) (**Staff is requesting a continuance to April 1, 2015**)

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

**TMAPC Action; 10 members present:**

On **MOTION** of **DIX**, TMAPC voted **10-0-0** (Carnes, Covey, Dix, Fretz, Liotta, Midget, Millikin, Reeds, Shivel, Stirling, "aye"; no "nays"; none "abstaining"; Walker "absent") to **CONTINUE** PUD-827 to April 1, 2015.

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- 18. Oak Estates – Preliminary Plat**, Location: South of southeast corner of East 133<sup>rd</sup> Street and South Garnett Road, (County) (Continued from March 4, 2015) (Related to CZ-440/PUD-827) (**Staff is requesting a continuance to April 1, 2015**)

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

**TMAPC Action; 10 members present:**

On **MOTION** of **DIX**, TMAPC voted **10-0-0** (Carnes, Covey, Dix, Fretz, Liotta, Midget, Millikin, Reeds, Shivel, Stirling, "aye"; no "nays"; none "abstaining"; Walker "absent") to **CONTINUE** the preliminary plat for Oak Estates to April 1, 2015.

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- 19. Z-7293 – Eller & Detrich/Lou Reynolds**, Location: North of the northeast corner of South Delaware Avenue and East 15<sup>th</sup> Street, requesting a rezoning from **RS-3 to OL**, (CD-4) (**Staff is requesting a continuance to April 1, 2015**)

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

**TMAPC Action; 10 members present:**

On **MOTION** of **DIX**, TMAPC voted **10-0-0** (Carnes, Covey, Dix, Fretz, Liotta, Midget, Millikin, Reeds, Shivel, Stirling, "aye"; no "nays"; none "abstaining"; Walker "absent") to **CONTINUE** Z-7293 to April 1, 2015.

**Mr. Wilkerson stated that he will be presented Items 20 and 21 together.**

20. **Z-7295 – Tanner Consulting, LLC/Ricky Jones**, Location: South of the southwest corner of East 121<sup>st</sup> Street and South Sheridan Road, requesting a rezoning from **AG to RS-3**, (CD-8) (Related to PUD-828)

**STAFF RECOMMENDATION:**

**DEVELOPMENT CONCEPT:**

The applicant has requested rezoning from AG to RS-3. This request would be supported without a PUD; however, the applicant has a concurrent request to modify some of the RS-3 bulk and area requirements and building height restrictions.

**DETAILED STAFF RECOMMENDATION:**

The zoning request is consistent with the Tulsa Comprehensive Plan and;

Single-family residential development is occurring surrounding this property. The anticipated future school and existing construction are consistent with the request therefore;

Staff recommends **APPROVAL** of Z-7295 to rezone property from AG to RS-3.

**SECTION II: Supporting Documentation**

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary: The proposed single-family residential site is consistent with the Tulsa Comprehensive plan.*

**Land Use Vision:**

*Land Use Plan map designation: New Neighborhood*

The New Neighborhood 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.

*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 exist 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:*

South Sheridan Road is a secondary arterial street without any special considerations for multimodal traffic. Bicycle and pedestrian routes at this location should be a consideration for the possible connections to the multimodal trail system planned near the Arkansas River and in the City of Bixby.

*Trail System Master Plan Considerations:*

This site is near the multipurpose trail system planned along the Arkansas River and should also recognize the potential connection with the trail system in Bixby. Pedestrian connectivity through this site should be a significant component of the site design during the plat process and include connections to the proposed Bixby School site west of the project and the trail systems in the area.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

## DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is flat non wooded site and near the Arkansas River Flood Plain. There are no significant features that affect the development of this site.*

Environmental Considerations: None

### Streets:

| <u>Exist. Access</u> | <u>MSHP Design</u> | <u>MSHP R/W</u> | <u>Exist. # Lanes</u> |
|----------------------|--------------------|-----------------|-----------------------|
| South Sheridan Road  | Secondary Arterial | 100 feet        | 2                     |

### Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by Bixby and a single-family residential subdivision, zoned RS-4; on the north by undeveloped property, zoned AG; on the south in the City of Tulsa by a single-family residential project that is in the construction and design phase, zoned RS-3; and on the west by an undeveloped property that has been designated as a future development site for Bixby 7<sup>th</sup> Grade Center, zoned AG.

## **SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11838 dated June 26, 1970, established zoning for the subject property.

### **Surrounding Property:**

**PUD-812 July 2014:** All concurred in approval of a proposed Planned Unit Development on a 10± acre tract of land for residential single-family development, on property located north of northwest corner of E. 131<sup>st</sup> St. and S. Sheridan Rd.

**Z-7257 April 2014:** All concurred in approval of a request for rezoning an 80± acre tract of land from AG to RS-3 for residential single-family development, on property located north of the northwest corner of E. 131<sup>st</sup> St. and S. Sheridan Rd. and is abutting south of the subject property.

**Z-7243/ PUD-803 January 2014:** All concurred in approval of a request for rezoning a 121± acre tract of land from AG to RS-3 and a proposed Planned Unit Development for on property located east of southeast corner of East 121<sup>st</sup> Street and South Yale Avenue.

**Related Item to Z-7295:**

- 21. PUD-828 - Tanner Consulting, LLC/Ricky Jones**, Location: South of the southwest corner of East 121<sup>st</sup> Street and South Sheridan Road, requesting a rezoning a PUD to support a single-residential subdivision with three car driveways, **AG to RS-3/PUD**, (CD-8) (Related to Z-7295)

**STAFF RECOMMENDATION:**

**APPLICANTS DEVELOPMENT CONCEPT:**

The proposed Planned Unit Development to be known as “Bent River” is comprised of 30.38 acres located south of the Southwest corner at East 121<sup>st</sup> Street South and South Sheridan Road. This document proposed an exciting new residential development within close proximity to many of South Tulsa’s newly planned developments, including the proposed Bixby public school and possible realignment of 121<sup>st</sup> Street. This project proposes a maximum of 140 detached single-family lots, which will integrate into an overall master plan, known as “The preserve”. Anticipated lot sizes are 55 feet in width, with a lot area over 6,000 square feet. A portion of the required livability space for a lot may be contained within the common areas of the development.

Bent River is in accordance with the assigned PLANiTULSA designation “New Neighborhood” and the proposed zoning class to RS-3 (Residential Single-Family). This subject property, as well as some of the adjacent tracts, is currently undergoing plat approval. Subdivision design standards will meet high standards of internal and external connectivity, as outlined by the PLANiTULSA comprehensive plan text and as briefly described in the attached PUD exhibits. To accommodate connectivity, several locations for passive recreation and trails have been planned in the area.

Primary access to the development will be located off of South Sheridan Road. A secondary access point will be provided off of a proposed public street that is part of the pending “The Preserve” subdivision plat to the south. Bent River will be served by public streets within the development.

Bent River will provide another price point development in the rapidly growing 121<sup>st</sup> & Sheridan area.

## SECTION II: PUD-828 DEVELOPMENT STANDARDS:

|  |   |             |
|--|---|-------------|
| <b>Gross Land Area:</b>  | 1,323,337 SF  | 30.38 acres |
| <b>Net Land Area:</b>  | 1,243,463 SF.   | 28.55 acres |
| <b>Permitted Uses:</b><br>Uses permitted as a matter of right in RS-3, zoning district in the City of Tulsa Zoning Code, including landscaped features and recreational facilities and uses customarily accessory to permitted uses. |   |             |
| <b>Maximum Number of Lots:</b>   | 140 lots  |             |
| <b>Minimum Lot Width: *</b>  | 50 FT   |             |
| <b>Minimum Lot Size:</b>   | 5,000 SF  |             |
| <b>Minimum Livability Space Required (per lot): **</b>   | 4,000 SF  |             |
| <b>Minimum Building Setbacks</b><br>Front yard:<br><br>Minimum Side Yard: ***<br><br>Side yard abutting a street: ****<br><br>Rear Yard (includes rear yard abutting an arterial street right of way):                               |   |             |
|  | 20 FT   |             |
|  | 5 FT & 5 FT   |             |
|  | 15 FT   |             |
|  | 20 FT   |             |
| <b>Maximum Building Height: *****</b>  | 2 Stories 35 FT   |             |
|  |   |             |
| <b>Maximum Front Yard Coverage by Parking:</b>   | 50 %  |             |
| Off Street Parking:  | Minimum two (2) enclosed off-street parking spaces per dwelling unit.                 |             |
| Signage:   | One (1) along each public street frontage, not to exceed 32 square feet each in size. |             |

*\*Measured as the lot width at the building line, except on pie shaped lots which shall have a minimum average lot width of 50 feet.*

*\*\* Per Section 1104-C of the Tulsa Zoning Code, livability space for lots may be contained within common open space located within the PUD. The final plat will require a summary of the minimum allowed livability space for each lot unless the storm water detention facility illustrated on Exhibit B is completely eliminated. If the detention facility is eliminated each individual lot will meet the minimum livability standards defined in the PUD.*

*\*\*\* Provided that a minimum of 10 ft. is maintained between dwelling structures, excluding overhangs. Provided that no side yard shall be less than the width of any utility easement located within the lot along a side lot line.*

*\*\*\*\* Garages which access this street shall be setback a minimum of 20 feet.*

*\*\*\*\*\* Architectural features may extend a maximum of five (5) feet above the maximum permitted building height.*



## **LANDSCAPING & SCREENING**

In the case of double-frontage lots between the development and adjacent public streets, space for landscaping and screening will be provided via fence easements or reserve areas.

## **ACCESS AND CIRCULATION**

Bent River will have two access points off of public streets. Traffic will primarily enter and leave from South Sheridan Road. A second point of ingress and egress will be from the residential collector street to the south that will eventually connect to 121<sup>st</sup> Street South. All roads within the development shall be public and maintained by the City of Tulsa.

Pedestrian access will be required through the subdivision to the Bixby School proposed west of the project site. Details for that access will be provided during the plat process.

## **DRAINAGE & UTILITIES**

The subject tract gently slopes from west to east with elevations that fluctuate only a few feet across the property. Existing drainage patterns indicate that water generally flows to the east, but may have a tendency to pond on site. This relatively flat site is well suited for an RS-3 development of medium density lots. Storm water runoff will be drained to an off-site compensatory storage area that is planned to be excavated before construction.

All other major utilities, including sanitary sewer and water service, are in proximity to the site, which will be served by the City of Tulsa.

## **ENVIRONMENTAL ANALYSIS & SOILS**

A portion of the tract is located within an area designated by FEMA to be in floodplain zone "AE". Throughout the development process, the entire tract will be elevated above the FEMA Base Flood Elevation (BFE). Proposed grading will not negatively inhibit overland drainage patterns.

A USDA soils report indicates that the tract is composed of "Choska very fine", "Wynona silty clay loam soils and a small portion of "Latanier clay" soils. A geotechnical report will be prepared prior to construction and used in the design of streets and infrastructure.

## **EXISTING ZONING AND LAND USE**

The property is currently zoned AG (Agricultural) and is abutted to the north and west by similar AG zoned property. A Bixby Public School (7<sup>th</sup> Grade Center) is planned for the property to the west. The property abutting the subject tract to the south was recently rezoned to RS-3 (Residential Single-Family High Density). A similar lot size development, The Cottages at the Preserve (PUD-812) was approved on an

approximate 10 acre tract within The Preserve (see Exhibit “E” Current Zoning Map). Property located on the east side of South Sheridan is located within the City of Bixby, zoned RS-4 and contains the Seven Lakes subdivisions.

The PLANiTULSA land use map designates the subject tract as “New Neighborhood”.

#### **DETAILED SITE PLAN REVIEW**

The subdivision plat filed with the Tulsa County Clerk’s office shall serve as the PUD Detail Site as required by the City of Tulsa Zoning Code.

#### **PLATTING REQUIREMENT**

In accordance with Section 213 of the City of Tulsa Zoning Code, no building permit or occupancy permit shall be issued until a subdivision plat or plat waiver has been approved by the TMAPC.

#### **EXPECTED SCHEDULE OF DEVELOPMENT**

Development of the project is expected to commence and be completed as market conditions permit.

#### **DETAILED STAFF RECOMMENDATION:**

The zoning and PUD request is consistent with the Tulsa Comprehensive Plan and;

Single-family residential development is occurring surrounding this property. The anticipated future school and existing construction are consistent with the PUD request and;

The PUD is consistent with the PUD chapter of the Tulsa Zoning Code therefore:

Staff recommends **APPROVAL** of PUD-828 as outlined in Section II above.

#### **SECTION III: Supporting Documentation**

## RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The proposed single-family residential site is consistent with the Tulsa Comprehensive plan land use and growth and stability map.*

### Land Use Vision:

*Land Use Plan map designation:* New Neighborhood

The New Neighborhood 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.

*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:*

South Sheridan Road is a secondary arterial street without any special considerations for multimodal traffic. Bicycle and pedestrian routes at this location should be a consideration for the possible connections to the multimodal trail system planned near the Arkansas River and in the City of Bixby.

*Trail System Master Plan Considerations:*

This site is near the multipurpose trail system planned along the Arkansas River and should also recognize the potential connection with the trail system in Bixby. Pedestrian connectivity through this site should be a significant component of the site design during the plat process and include connections to the proposed Bixby School site west of the project and the trail systems in the area.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The site is flat non wooded site and near the Arkansas River Flood Plain. There are no significant features that affect the development of this site.*

Environmental Considerations: None

Streets:

| <u>Exist. Access</u> | <u>MSHP Design</u> | <u>MSHP R/W</u> | <u>Exist. # Lanes</u> |
|----------------------|--------------------|-----------------|-----------------------|
| South Sheridan Road  | Secondary Arterial | 100 feet        | 2                     |

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

The subject tract is abutted on the east by Bixby and a single-family residential subdivision, zoned RS-4; on the north by undeveloped property, zoned AG; on the south in the City of Tulsa by a single-family residential project that is in the construction and design phase, zoned RS-3; and on the west by an undeveloped property

that has been designated as a future development site for Bixby 7<sup>th</sup> Grade Center, zoned AG.

#### **SECTION IV: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11838 dated June 26, 1970, established zoning for the subject property.

##### ***Surrounding Property:***

**PUD-812 July 2014:** All concurred in approval of a proposed Planned Unit Development on a 10± acre tract of land for residential single-family development, on property located north of northwest corner of E. 131<sup>st</sup> St. and S. Sheridan Rd.

**Z-7257 April 2014:** All concurred in approval of a request for rezoning an 80± acre tract of land from AG to RS-3 for residential single-family development, on property located north of the northwest corner of E. 131<sup>st</sup> St. and S. Sheridan Rd. and is abutting south of the subject property.

**Z-7243/ PUD-803 January 2014:** All concurred in approval of a request for rezoning a 121± acre tract of land from AG to RS-3 and a proposed Planned Unit Development for on property located east of southeast corner of East 121<sup>st</sup> Street and South Yale Avenue.

Mr. Wilkerson stated that there is a school proposed west of the subject project and there was some discussion about how to provide pedestrian connectivity to the school site. Mr. Wilkerson commented that staff has received support from the Health Department and from the school to acquire the pedestrian access. Mr. Wilkerson stated that the conceptual plan doesn't provide for connectivity, but he believes the conceptual plan will change significantly before it comes through as a plat. The school system is supportive of the connectivity and part of the staff recommendation is to have a pedestrian connection somewhere in this project to connect to that school site. The details will be done during the platting process.

##### **Applicant's Comments:**

**Ricky Jones**, Tanner Consulting, 5323 South Lewis Avenue, 74105, applicant, indicated that he is in agreement with staff's recommendation and with the pedestrian access.

##### **INTERESTED PARTIES COMMENTS:**

**Joani Dotson**, Representative of the Tulsa Health Department, 5051 South 129<sup>th</sup> East Avenue, 74134, indicated that she supports this application with the pedestrian access. Ms. Dotson stated that she is encouraged that the applicant has agreed to do the access. Ms. Dotson

cited the reasons for pedestrian connectivity. Ms. Dotson cited the subject areas where the Tulsa Health Department would like to see the pedestrian access.

**Applicant's Rebuttal:**

Mr. Jones stated that he is in agreement with all of the staff recommendation. The subject property is excess school property that they are selling. Mr. Jones explained that he has been working with the school consultant/engineers and are supportive of pedestrian access. Mr. Jones stated that he would rather leave it up to the school and work with them on where they think appropriate access should be then deferring to the Tulsa Health Department and letting them tell us where the access should be. Mr. Jones reiterated that he is in agreement with providing pedestrian access to the school, but would prefer to work with the school and let them suggest where it should be, then letting the Health Department to tell us where it should be. Mr. Jones explained that it would be to the school with their access and prefer to defer to them.

**TMAPC COMMENTS:**

Mr. Midget stated that he doesn't know how much the City of Tulsa is involved, but he would personally prefer that the Tulsa Traffic Engineering staff be involved in collaboration with others on this. Ms. Jones stated that he would agree with that.

Mr. Wilkerson stated that the Bixby School, the applicant and the Tulsa Health Department will all be a part of that conversation. Mr. Wilkerson further stated that it wouldn't be just him that makes the decision of where the pedestrian access will be located; he will rely on Mr. Jones and the school system to get it in the right spot. Mr. Wilkerson commented that there may be more than one access to ensure the connectivity is appropriate for the subject site.

**TMAPC Action; 10 members present:**

On **MOTION** of **CARNES**, TMAPC voted **10-0-0** (Carnes, Covey, Dix, Fretz, Liotta, Midget, Millikin, Reeds, Shivel, Stirling "aye"; no "nays"; none "abstaining"; Walker "absent") to recommend **APPROVAL** of the RS-3 zoning for Z-7295 per staff recommendation.

**TMAPC Action; 10 members present:**

On **MOTION** of **CARNES**, TMAPC voted **10-0-0** (Carnes, Covey, Dix, Fretz, Liotta, Midget, Millikin, Reeds, Shivel, Stirling "aye"; no "nays"; none "abstaining"; Walker "absent") to recommend **APPROVAL** of PUD-828 per staff recommendation.

**Legal Description for Z-7295/PUD-828:**

A TRACT OF LAND THAT IS A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NE/4; THENCE SOUTH 88°50'52" WEST AND ALONG THE SOUTH LINE OF THE NE/4, FOR A DISTANCE OF 950.00 FEET TO A POINT; THENCE NORTH 1°01'02" WEST AND PARALLEL WITH THE EAST LINE OF THE NE/4, FOR A DISTANCE OF 1,393.54 FEET TO A POINT; THENCE NORTH 88°54'54" EAST FOR A DISTANCE OF 950.00 FEET TO A POINT ON THE EAST LINE OF THE NE/4; THENCE SOUTH 1°01'02" EAST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 1,392.43 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 1,323,337 SQUARE FEET OR 30.380 ACRES, City of Tulsa, Tulsa County, State of Oklahoma.

\* \* \* \* \*

**22. LS-20767** (Lot-Split) (County) – Location: East of the southeast corner of East 171<sup>st</sup> Street South and South Harvard Avenue, **AG**

**STAFF RECOMMENDATION:**

The lot-split proposal is to split an existing AG (Agriculture) tract into two tracts. Both of the resulting tracts will meet the Bulk and Area Requirements of the Tulsa County Zoning Code.

Technical Advisory Committee met on March 5, 2015. The County Engineer is requesting a 50' right of way Easement. The original survey showed a Lot with 121.47' of width. The applicant submitted a new survey with the appropriate width. The two lots now exceed the Bulk and Area requirements of the Tulsa County Zoning Code.

The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends **APPROVAL** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.

**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** (Carnes, Covey, Dix, Fretz, Liotta, Midget, Millikin, Reeds, Shivel, Stirling "aye"; no "nays"; none "abstaining"; Walker "absent") to **APPROVE** the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines for LS-20767 per staff recommendation.

\* \* \* \* \*

23. **PUD-829 – Matt Christensen**, Location: North of East Archer Street, between North Atlanta Avenue and North Atlanta Place, requesting a PUD for a community learning center, **RM-1 to RM-1/PUD-829**, (CD-3)

**STAFF RECOMMENDATION:**

**APPLICANTS DEVELOPMENT CONCEPT:**

The Applicant, Crosstown Learning Center, Inc., proposes the construction of a new school and community center to replace its existing facility located at 2501 East Archer Street in the Kendall Whittier neighborhood. Crosstown Learning Center has been providing services to students in Tulsa for over fifty years. It has been at located at the current facility during the past ten years. The Center was the first nationally accredited child care center located in north Tulsa.

The Center plans to build a new facility to meet the needs of its students today and in the future, so it can continue to provide this valuable service to the citizens of Tulsa. Additionally, there will be a dedicated space for use as a community center by area residents for neighborhood meetings and other events.

The proposed Planned Unit Development is located in the Kendall Whittier Neighborhood bounded along the East by North Atlanta Place, along the South by East Archer Street, and along the West by North Atlanta Avenue. The aerial photo attached as Exhibit A shows that the surrounding uses consist primarily of residential properties.

The Project site is zoned RM-1 and the proposed use of school (Use Unit 5) is available by special exception within the RM-1 district.

**SECTION II PUD-829 DEVELOPMENT STANDARDS:**

**PERMITTED USES:**

Use Unit 5 (Community Center and School, Public or Private and all uses accessory thereto, including playground).



GROSS LAND AREA: 110,220 SF 2.53 Acres

NET LAND AREA: 85,500 SF 1.96 Acres

MAXIMUM BUILDING FLOOR  
AREA:

Proposed New Structure: 30,000 SF

Existing Structure: 31,000 SF

Total Floor Area Allowed  
During Transition: 56,520 SF

Total Floor Area Following  
Construction of Proposed  
New Structure and  
Demolition of Existing  
Structure: 30,000 SF

MAXIMUM BUILDING HEIGHT:

Existing Building: 45 Feet  
(Three stories to be demolished)

Proposed Building: 30 Feet (after original building  
demolition)

MINIMUM BUILDING  
SETBACKS:

From westerly boundary limits of PUD: 10 feet

From northerly boundary limits of PUD: 5 feet

From southerly boundary limits of PUD: 0 feet

From easterly boundary limits of PUD: 0 feet

BULK AND AREA REQUIREMENTS:

Lot Width Min. of 50 FT  
Lot Area Min. of 5,500 SF

MINIMUM OPEN SPACE: 15% of net lot area

#### OFF-STREET PARKING:

*Vehicular Parking:*

*Minimum of 62 stalls total*

*Bicycle Storage:*

*Provisions will be made for at least one bicycle rack providing secure storage for six (6) bicycles near the proposed new building.*

#### LANDSCAPE AND SCREENING:

Except as noted below, the Project shall comply with the landscape and screening requirements of the zoning code, including requirements for parking lot areas and street yard trees.

In addition to the minimum landscape standards the following will apply:

- 1) An evergreen shrub edge will be planted and maintained between the west lot line and the parking lot parallel to North Atlanta Avenue. The shrub planting will be a minimum of 3' height when installed and of sufficient density to provide immediate screening. The shrubs will be allowed to grow into a single hedge form and maintained with a minimum height of 3 feet as measured from the top of curb on the adjoining parking lot.
- 2) Parallel to the street right of way and not further than 10 feet from the right of way line a shade tree will be installed and maintained with a maximum spacing of 25 feet. Each tree will be a minimum 2" caliper and 12' height.

#### TRASH SETBACKS AND SCREENING:

Trash containers will be enclosed with a masonry enclosure matching the character of the building. The minimum height shall be 6 feet or of sufficient height to screen the dumpster. The door will be steel frame construction with wood or other opaque screening.

The dumpster and its associated enclosure will be set back a minimum of 50 feet from the north property line.

#### LIGHTING:

Exterior lighting shall be limited to fixtures designed to direct light away from residential properties. Light shall be designed in a manner such that the lighting elements and the light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent residential area or street right-of-way.

Maximum height of any light fixture whether building mounted or parking lot lighting shall not exceed 20 feet.

#### SIGNAGE:

One (1) existing ground identification sign will remain and is located in the Southwest corner of the proposed development area. The existing sign is shown in the image below.

A maximum of one ground sign will be permitted and must be placed within 50 feet of the Archer Right of Way.

Modifications of the existing sign will only be allowed through the PUD sign permit process.

The maximum height of any ground sign shall not exceed eight (8) feet.

The maximum display surface area shall not exceed forty eight (48) square feet.

Except as noted, above all signage will conform to the Tulsa Zoning Code standards and provisions of the RM-1 district.

#### ACCESS AND CIRCULATION:

Vehicles shall access the property by drives located along North Atlanta Avenue as depicted on the Circulation Diagram attached hereto as Exhibit B. The existing alley will be closed in the area where the proposed building is anticipated however in its place the PUD recommends an easement that will protect vehicular and pedestrian access through the block and connect to North Atlanta Avenue.

Pedestrian access improvements along North Atlanta Avenue, East Archer Street and North Atlanta Place shall be required during detailed site plan review. Sidewalk construction will be required within North Atlanta Place right of way for the entire length of the PUD.

#### LOT COMBINATION:

The subject property consists of multiple, contiguous lots divided by an existing platted alleyway. Applicant has filed an application with the City of Tulsa to close the alley. Following the closure and subsequent vacation, Applicant intends to combine all of the lots. See the Closure Diagram attached as Exhibit C. As a part of the closure and vacation process, the Center will grant an easement for the benefit of the properties to the north to access the remaining alley as shown on Exhibit D.

#### **SITE PLAN AND LANDSCAPE PLAN REVIEW**

No building permit shall be issued for the Project until a Detail Site Plan and Detail Landscape Plan has been submitted to and approved by the Tulsa Metropolitan Area Planning Commission or staff as required in the Tulsa Zoning Code.

#### **UTILITIES:**

At present all necessary utilities to serve the Project are either available on-site or within close proximity.

#### **PLATTING REQUIREMENT:**

It is anticipated that the Project will be included within a subdivision plat consisting of one lot and one block to be submitted to and approved by the Tulsa Metropolitan Area Planning Commission (TMAPC) and the Tulsa City Council, and duly filed of record in the Tulsa County Clerk's office.

#### **EXPECTED SCHEDULE OF DEVELOPMENT:**

Development is expected to begin in the summer of 2015 after final approval of the Planned Unit Development, platting of the property and Detail Site Plan approval. Upon issuance of a building permit, construction of the new structure will begin and is expected to take nine months to complete. A conceptual site plan of the proposed new structure is attached hereto as Exhibit E. Upon completion of the new structure, the existing building will be razed and the operations of the Center will transition to the new structure over the next month. A survey of the existing structure is attached hereto as Exhibit F. During this transition period, applicant plans to provide offsite parking at the elementary school located less than 500' north of the existing structure. Applicant is in the process of obtaining an agreement with Tulsa Public Schools for this parking arrangement. Children will be dropped off along North Atlanta Place through a temporary access entrance. The final stage of development consisting of landscaping and parking lot construction is estimated to take three months.

#### **DETAILED STAFF RECOMMENDATION:**

The proposed school use and PUD is consistent with the Existing Neighborhood land use designation for the comprehensive plan and;

The PUD has provided appropriate development guidelines to integrate this project into the surrounding neighborhood and;

The PUD is consistent with the anticipated development pattern in the area and;

PUD 829 is consistent with the Planned Unit Development chapter of the Tulsa Zoning Code therefore;

Staff recommends **APPROVAL** of PUD-829 as outlined in Section II above.

### **SECTION III: Supporting Documentation**

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The school improvements and reconstruction are consistent with the anticipated redevelopment of an existing neighborhood. The existing church building is not protected by a historic preservation overlay. The school will continue to provide an important community focal point with or without the existing structure.*

#### Land Use Vision:

*Land Use Plan map designation:* Existing 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:* Area of Stability

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

#### Transportation Vision:

*Major Street and Highway Plan:* All streets surrounding the proposed school are residential character and the street right of way meets the major street and highway plan standards.

*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 property is developed with a church building that has been converted to a school. The surrounding uses are primarily a single-family residential neighborhood. There are no significant drainage, topography or site development restrictions. The property was originally platted with an alley that will be closed at this location however an access easement will be provided and included as part of the PUD and re-plat requirements.*

**Environmental Considerations:**

Staff is not aware of any environmental considerations that will affect redevelopment of the property.

**Streets:**

| <u>Exist. Access</u> | <u>MSHP Design</u>    | <u>MSHP R/W</u> | <u>Exist. # Lanes</u> |
|----------------------|-----------------------|-----------------|-----------------------|
| East Archer Street   | Residential Collector | 60 feet         | 2                     |
| North Atlanta Avenue | NA                    | 50 feet         | 2                     |
| North Atlanta Place  | NA                    | 50 feet         | 2                     |

**Utilities:**

The subject tract has municipal water and sewer available.

**Surrounding Properties:**

The west, north and east properties abutting the property are all zoned RM-1 however the primary uses are single-family residential and duplex.

The property on the south side of Archer is zoned RS-3 and is also single-family residential property.

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11809 dated June 26, 1970, established zoning for the subject property.

***Subject Property:***

**BOA-20064 June 14, 2005:** The Board of Adjustment approved a *Special Exception* to permit a child care, school (community center) - Use Unit 5 in an RM-1 district (Section 401); and a *Special Exception* to permit required parking on a lot other than the lot containing the principal use (Section 1301.D), on property located at 112 N. Atlanta Pl. and also known as the subject property.

**TMAPC COMMENTS:**

Mr. Shivel asked if the use of the property going to be during the daylight hours. Mr. Wilkerson stated that primarily the use will be during the daylight hours, but it is possible that there will be some community events that would happen in the evening.

Mr. Wilkerson stated that the subject property requires 62 parking spaces and the applicant is providing 65.

In response to Mr. Reeds, Mr. Wilkerson stated that the easement rights will be retained in the closed alley.

Ms. Millikin asked if there is any concern about pedestrian access on the subject site. Mr. Wilkerson stated that the City just completed a rehab projection and there is a new sidewalk on the west side of the subject property, an existing sidewalk on the south and as part of the plat and this PUD there will be a requirement for a sidewalk on the west side of Atlanta Place.

**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** (Carnes, Covey, Dix, Fretz, Liotta, Midget, Millikin, Reeds, Shivel, Stirling "aye"; no "nays"; none "abstaining"; Walker "absent") to recommend **APPROVAL** of PUD-829 per staff recommendation.

**Legal Description for PUD-829:**

Lot 7-18, Block 6, OHIO PLACE ADDN, an addition to the City of Tulsa, Tulsa County, State of Oklahoma.

\* \* \* \* \*

## OTHER BUSINESS

### 24. Verification by the TMAPC regarding status of LC-131 and recorded declaration

#### **STAFF RECOMMENDATION:**

March 18, 2015

RE: Lot Combination (LC-131)

Dear Stuart H and Paula Lyn Wright:

In reviewing the documentation of a lot combination application (LC-131), the Planning Commission finds the following to be true:

On October 9, 2008, a lot combination application (LC-131) was submitted to the Tulsa Metropolitan Area Planning Commission (TMAPC) staff for review, scheduled to be heard at the November 5, 2008 TMAPC meeting;

Prior to the November 5, 2008, a stamped declaration was received by the applicant in anticipation of approval by the TMAPC and inadvertently filed with the Tulsa County Clerk on October 31, 2008; The minutes of the November 5, 2008 TMAPC meeting indicate that LC-131 was withdrawn by the applicant; and

Therefore, LC-131 was not approved by the TMAPC and the declaration was filed in error.

Based on the above facts, on this 18<sup>th</sup> day of March, 2015, the TMAPC confirms that the recorded lot combination declaration is of no force and effect.

---

Michael Covey, Chairman  
TMAPC

ATTEST:

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Ryon Stirling, Secretary  
Tulsa Metropolitan Area Planning Commission

Ms. Miller explained that the LC-131 was filed in error by the applicant. The LC-131 was withdrawn and has no force or effect.



**TMAPC COMMENTS:**

**Tom Ladner**, 300 South Boston, Suite 1026, Tulsa, 74103, stated that this is a title requirement to clear up the title and he is not aware of any changes to the subject property.

**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 **CARNES**, TMAPC voted **10-0-0** (Carnes, Covey, Dix, Fretz, Liotta, Midget, Millikin, Reeds, Shivel, Stirling "aye"; no "nays"; none "abstaining"; Walker "absent") to **APPROVE** the release of declaration as submitted to the TMAPC.

\*\*\*\*\*

**25. Commissioners' Comments: None.**

\*\*\*\*\*

**TMAPC Action; 10 members present:**

On **MOTION** of **MIDGET**, TMAPC voted **10-0-0** (Carnes, Covey, Dix, Fretz, Liotta, Midget, Millikin, Reeds, Shivel, Stirling "aye"; no "nays"; none "abstaining"; Walker "absent") to **ADJOURN** TMAPC meeting 2694.

**ADJOURN**

There being no further business, the Chair declared the meeting adjourned at 2:12 p.m.

Date Approved:

04-01-2015

  
Chairman

ATTEST:

 acting secretary  
Secretary