

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 2701

Wednesday, July 1, 2015, 1:30 p.m.

City Council Chamber

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

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

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Monday, June 29, 2015 at 8:45 a.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 stated that the receipts are consistent with this time last year and last month.

Ms. Miller reported there will be a work session on July 15, 2015 at 11:00 a.m. to discuss four items. Ms. Miller reported on the City Council agenda and actions. Ms. Miller reported on the progress of the New Zoning Code process and possible meetings in the future.

Ms. Miller reminded the Planning Commission that there would be a webinar today at 3:00 p.m., Tower I, Saint Francis Meeting Room, for an APA 2015 Planning Law Review.

1. **Minutes:**

Approval of the minutes of June 3, 2015 Meeting No. 2699

On **MOTION** of **CARNES**, the TMAPC voted 9-0-0 (Carnes, Covey, Dix, Fretz, Millikin, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; Midget, Reeds "absent") to **APPROVE** the minutes of the meeting of June 3, 2015, Meeting No. 2699.

2. **Minutes:**

Approval of the minutes of June 17, 2015 Meeting No. 2700

On **MOTION** of **CARNES**, the TMAPC voted 9-0-0 (Carnes, Covey, Dix, Fretz, Millikin, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; Midget, Reeds "absent") to **APPROVE** the minutes of the meeting of June 17, 2015, Meeting No.2700.

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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.

3. **LS-20788** (Lot-Split) (CD-3) – Location: East of the northeast corner of East Admiral Place and South Memorial Drive (related to LC-669)
4. **LC-669** (Lot-Combination) (CD-3) – Location: East of the northeast corner of East Admiral Place and South Memorial Drive (related to LS-20788)
5. **LC-670** (Lot-Combination) (CD-7) – Location: Southwest corner of East 56th Street South and South Garnett Road
6. **LS-20789** (Lot-Split) (CD-6) – Location: west and South of the southwest corner of East Admiral Place and South 193rd East Avenue
7. **Change of Access -** Lot 1, Block 3, Riverbend Addition, Location: West of South Lewis Avenue and South of East 61st Street South (CD-2)

STAFF RECOMMENDATION:

This application is made to allow a change of access to shift one access along South Lewis Avenue. The property is zoned PUD-684.

Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.

8. **PUD-821 – J.R. Donelson**, Location: North of the northwest corner of North Yale Avenue (Whirlpool Drive) and East 126th Street North, requesting a PUD Detail Site Plan for a new mini-storage facility, **CG/PUD-821**, (County)

STAFF RECOMMENDATION:

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 9.67 Acre site in a Planned Unit Development for a new mini-storage facility.

PERMITTED USES:

Use Unit 16 – Mini-Storage and accessory uses.

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 Planned Unit Development are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new building meets all applicable architectural guidelines in the Planned Unit Development.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan meets the minimum parking defined in the Tulsa County Zoning Code and the Planned Unit Development.

LIGHTING:

Site lighting plans not provided. Lighting used to illuminate the Site shall be so arranged as to shield and direct the light away from adjacent properties. Building-mounted lights will not exceed 12 feet in height and shall also be arranged and mounted to direct the light down and away from adjacent properties. Pole Lighting will be limited to a maximum height of 20 feet and will be directed down and away from the adjacent properties.

SIGNAGE:

The site plan illustrates ground signage. Any new signage will require a separate permit. All signage will be required to meet the Planned Unit Development Standards. Any ground or monument signs placed in an easement will require a license agreement with the County 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 Planned Unit Development requirements and meet the minimum standards of the Landscape portion of the Tulsa County Zoning Code. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:

The plan does not display a sidewalk along North Yale Avenue as required by the approved Development Standards. Sidewalks are to be constructed and maintained within the North Yale Avenue right of way as required by the Tulsa County design standards.

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 **PUD-821**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development with the exception that sidewalks are to be constructed and maintained within the North Yale Avenue right of way. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Staff recommends **APPROVAL** of the detail site plan for the proposed new mini-storage facility and notes that sidewalks are required to be constructed and maintained within the North Yale Avenue right of way.

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

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **DIX**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Fretz, Millikin, Shivel, Stirling, Walker, Willis “aye”; no “nays”; none “abstaining”; Midget, Reeds “absent”) to **APPROVE** Items 3 through 8 per staff recommendation.

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

PUBLIC HEARINGS:

- 9. **Crosstown Learning Center** – Minor Subdivision Plat, Location: East of the northeast corner of East Archer Street and South Lewis Avenue (CD 3) (Continued from May 20, 2015, June 3, 2015 and June 17, 2015.) **(Continuance request to July 15, 2015)**

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **DIX**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Fretz, Millikin, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; Midget, Reeds "absent") to **CONTINUE** the minor subdivision plat for Crosstown Learning Center to July 15, 2015.

- 10. **Mayra's Addition** – Minor Subdivision Plat, Location: East of the northeast corner of East 21st Street South and South Memorial Drive, (CD 5) (Continued from May 20, 2015, June 3, 2015, and June 17, 2015) (Plat will be revised and resubmitted.)

This item is stricken from the agenda.

- 14. **PUD-834 – Kinslow, Keith & Todd/Nicole Watts**, Location: North of the northwest corner of South Lewis Avenue and East 1st Street South, Requesting a PUD for commercial use and to set development standards, **OL/CH**, (CD-4)

STAFF RECOMMENDATION:

Applicant withdrew this item.

This Item has been withdrawn from the agenda.

11. **71 at Tulsa Hills** – Preliminary Plat, Location: South of southwest corner of West 71st Street South and South Elwood Avenue, (CD 2) (Continued from June 17, 2015)

STAFF RECOMMENDATION:

This plat consists of 1 Lot, 1 Block, on 22 acres.

The following issues were discussed June 4, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 738.
2. **Streets:** Modify sidewalk language in covenants to reflect one lot, one block not multiple lots.
3. **Sewer:** No comment.
4. **Water:** Along the northeast corner of the property 17.5-foot utility easement will be required instead of 5-foot utility easement. Show bearings and distances on the proposed waterline and utility easements. Label the watercourse Hager Creek within the site. Show FEMA and City of Tulsa regulatory floodways. Show building set back lines. Show contours and bench mark. Provide data closure form.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO transmission line may be affected with elevation changes. Right of way agents will do a survey and assess charges. Access will be needed to maintain poles. Building clearance will be important.
7. **Other: Fire:** A 20-foot mutual access easement will be required for the north access if this access is going to be used to meet the remoteness for the second access. Please feel free to contact Rick Bruder for questions.
8. **Other: GIS:** Provide addresses in plat. Show bearing and distance offsets for all easements. Submit data control sheet. Define basis of bearing. Show all subdivisions in location map. Provide email address with owner information. **Airport:** An aviation easement will be needed and an air study will be needed.

Staff recommends **APPROVAL** of the preliminary subdivision plat with the TAC recommendations and the special and standard conditions listed below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the Development Services and Engineering Services staffs must be taken care of to their satisfaction.

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.

12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

INTERESTED PARTIES COMMENTS:

Doyle Black, 464 West 73rd Street, 74132, stated that he is not concerned about the proposed development, but he is concerned about the traffic on Elwood and whether or not they plan to improve the street. Mr. Black explained that the traffic has become heavier and a new school has been built in the subject area.

Mrs. Fernandez stated that the City of Tulsa Traffic Engineering could be notified about Mr. Black's concerns and she would be happy to forward those concerns.

Debra Savala, 7251 South Elwood, 74132, stated that she lives directly across the street from the proposal. Ms. Savala indicated that she has no problems with the development, but she is concerned with her safety getting in and out of her driveway and picking up her mail due to the increased volume of traffic on Elwood.

Craig Southern, City of Tulsa Development Services, stated that he would be happy to meet with the interested parties and discuss their issues.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 9 members present:

On **MOTION** of **DIX**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Fretz, Millikin, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; Midget, Reeds "absent") to **APPROVE** the preliminary plat for 71 at Tulsa Hills per staff recommendation.

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12. QuikTrip 0007 – Preliminary Plat, Location: Northeast corner of East Admiral Place and North Yale Avenue, **CH/OM/CS/RS-2, (CD 3) (Continued from June 17, 2015),**

STAFF RECOMMENDATION:

This plat consists of 2 Lots, 1 Block, on 3.9 acres.

The following issues were discussed May 21, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** *The plat has been revised to show the boundary per the rezoning modification as recommended by the planning commission.* The property is zoned CH (commercial heavy) (pending) and OM (office medium), CS (commercial shopping) and RS-2 (residential single family 2)
2. **Streets:** Admiral Place is a secondary arterial with 50 feet of right of way required from center line. Additional right of way dedication required. Corner radius of 25 feet is required at the intersection of Alleghany and Admiral Place and Admiral Blvd. Since right of way dedication is required, include dedication language in covenants. No median island on East Admiral concerned with left turn movement out of the west drive. The median stops half way through the drive on Yale and this could create left turn problems at the location. Suggest traffic delineation through the use of raised curbs.
3. **Sewer:** Northeast corner of Admiral Boulevard and Yale Avenue. Before sanitary sewer easement can be abandoned service to areas outside of the proposed plat area must have their service maintained.
4. **Water:** No comment.
5. **Storm Drainage:** Underground detention may be required, that is adequate to accommodate the increase runoff. The outfall from the detention will need to connect to the storm pipe on the northeast corner of Admiral and Yale, Are there any proposed walls around the adjacent Sonic property required to be installed for grading or drainage. Easements may be required as site design develops.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment.
8. **Other: GIS:** Show all subdivisions on location map. Show the addresses and address caveat. Move scale and scale bar for clarity. Submit control data sheet. Clarify legal description. Tie plat to northwest section corner of T19N R13E S3 (East Archer Street and North Yale). Change boundary line weight for clarity.

Staff recommends **APPROVAL** of the preliminary subdivision plat with the TAC recommendations and the special and standard conditions listed below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the Development Services and Engineering Services staffs must be taken care of to their satisfaction.

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.

12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.

24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

TMAPC COMMENTS:

In response to Mr. Shivel and Ms. VanValkenburgh, Ms. Miller and Mrs. Fernandez stated that the preliminary plat represents the rezoned Tract A and the other property owned by QuikTrip, but not Tract B, which wasn't approved.

Mr. Dix asked if there isn't a fee-in-lieu for the detention available. Mrs. Fernandez stated that she can't speak to that, she has from Development Services and the staff report that underground detention may be required and it looks like they will be looking for it. Mr. Dix expressed his surprise that they would require underground detention. Mr. Dix stated that he would think the applicant would prefer fee-in-lieu of detention if available, although he stated he is not speaking for the applicant.

Mr. Southern, City of Tulsa Development Services, stated that fee-in-lieu could be a possibility.

Mr. Dix stated that underground detention would seem to be a waste of money and time with all of the detention systems that they could feed into. Mr. Southern stated that there will be talks and negotiations regarding this issue. Mr. Dix stated that he is not trying to initiate for QuikTrip, but just trying to say whether it would be available. Mr. Southern stated that it should be available.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Fretz, Millikin, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; Midget, Reeds "absent") to **APPROVE** the preliminary plat for QuikTrip 0007 per staff recommendation.

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13. **Z-7307 – Julio Bejarano**, Location: North of East Mohawk Boulevard, between North Birmingham Avenue and North Columbia Avenue, requesting rezoning from **RMH to AG**, (CD-1)

STAFF RECOMMENDATION:
DEVELOPMENT CONCEPT:

The applicant is requesting a change from Residential Manufactured Home (RMH) rezoning of the property to operate an agricultural use on the site.

DETAILED STAFF RECOMMENDATION:

The “Existing Neighborhood” land use designation is assigned to the broader surrounding area to the east, west and north; however, the area is primarily comprised of large vacant tracts of land, with a few scattered residences and some existing agricultural uses;

Staff recognizes that the “Existing Neighborhood” designation does not accurately reflect the existing development pattern on this site and that the future development pattern of this area has not been established; and

An agricultural use on this site is consistent with the surrounding area and the AG zoning district typically serves as a holding zone pending a transition to more urban development in the area; therefore:

Staff recommends Approval of Z-7307 to rezone property from RMH to AG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The existing RMH zoning is not an “Existing Neighborhood” as described by the Comprehensive Plan. In fact, the broader area surrounding the site to the east, west and north also has this designation and is primarily made up of large tracts of land, some vacant, some with scattered homes with occasional agricultural uses, clearly not meeting the description of an “Existing Neighborhood.” This is also in conflict with the “area of Growth” designation on the site. The Comprehensive Plan designations for this area need to be reevaluated at some point in the future to reflect a more accurate situation.

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 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

Mohawk Blvd is a residential collector with no overlay designation.

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 site is a wooded and prairie site with no visual evidence of previous urban development.

Environmental Considerations: None that would affect the development opportunities.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
Mohawk	Collector	60 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by a mix of RD, and CG properties. The CG area is developed but unoccupied, the north is a single family residence & agricultural use zoned AG; on the south, across Mohawk Boulevard, by an office/storage/light manufacturing complex, zoned IL; and on the west, across N. Birmingham Ave., by Mohawk Manor Apartments, zoned RM-1.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11802 dated June 26, 1970, established zoning for the subject property.

Subject Property:

BOA-6562/CDP-79 February 3, 1970: The Board of Adjustment approved a Community Development Project, for a mobile home park, subject to conditions, on property located at the northwest corner of N. Columbia Ave. and E. Mohawk Blvd. and also known as the subject property. This CDP is expired.

Surrounding Property:

No relevant history for the surrounding property.

Ms. Miller stated that the Comprehensive Plan is in conflict with the existing development pattern. The proposal is the best use of the subject land at this time, until the forecasted development patterns exist.

Mr. Walker asked if a map correction will be needed for the subject area. Ms. Miller stated that she isn't sure what to do immediately; it would need to be studied. Ms. Miller explained that it isn't just the subject property that is in conflict, but a much larger area and staff would need to get with the Planning staff and look at that. Ms. Miller stated that the applicant wants to have cattle and there are horses in the subject area and it wouldn't be unusual for the proposed use.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Fretz, Millikin, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; Midget, Reeds "absent") to recommend **APPROVAL** of the AG zoning for Z-7307 per staff recommendation.

Legal Description for Z-7307:

LT 6 LESS BEG SECR TH W117 NE130 S62 POB; ALL THAT PT LYING N. & W. OF MOHAWK BLVD LT 7, BARRETT & EVANS SUB, City of Tulsa, Tulsa County, State of Oklahoma.

OTHER BUSINESS

14. Commissioners' Comments: None.

TMAPC Action; 9 members present:

On **MOTION** of **WILLIS**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Fretz, Millikin, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; Midget, Reeds "absent") to **ADJOURN** TMAPC meeting 2701.

ADJOURN


There being no further business, the Chair declared the meeting adjourned at 1:59 p.m.

Date Approved:

01-15-2015


Chairman

ATTEST:



Secretary