

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 2702

Wednesday, July 15, 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		Fernandez	VanValkenburgh, Legal
Covey		Hoyt	Southern, COT
Dix		Huntsinger	Duke, COT
Fretz		Miller	
Midget		White	
Millikin		Wilkerson	
Reeds			
Shivel			
Stirling			
Walker			
Willis			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Friday 10, 2015 at 2:10 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 City Council and Board of County Commissioners agendas and actions.

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1. **Minutes:**

Approval of the minutes of July 1, 2015 Meeting No. 2701

On **MOTION** of **CARNES**, the TMAPC voted 11-0-0 (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis “aye”; no “nays”; none “abstaining”; none “absent”) to **APPROVE** the minutes of the meeting of July 1, 2015, Meeting No.2701.

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CONSENT AGENDA

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

2. **LS-20781** (Lot-Split) (CD 6) – Location: East of the southeast corner of East Admiral Place and South 166th East Avenue (Related to LC-662) (continued from 6/17/15) (Applicant requests a continuance to 8/5/15)
3. **LC-662** (Lot Combination) (CD 6) – Location: East of the southeast corner of East Admiral Place and South 166th East Avenue (Related to LS-20781) (continued from 6/17/15) (Applicant requests a continuance to 8/5/15)
4. **LC-671** (Lot-Combination) (CD 4) – Location: West of the northwest corner of East 15th Street South and South Norfolk Avenue

Withdrawn by the applicant.

5. **LS-20790** (Lot-Split) (CD 8) – Location: Northeast corner of East 106th Place South and South Irvington Avenue (related to LC-672)
6. **LC-672** (Lot-Combination) (CD 8) – Location: East of the northeast corner of East 106th Place South and South Irvington Avenue (related to LS-20790)
7. **LC-673** (Lot-Combination) (CD 3) – Location: Northeast corner of East King Street and North Columbia Avenue
8. **LS-20791** (Lot-Split) (CD 4) – Location: South of the southwest corner of East 6th Street South and South Birmingham Avenue (related to LC-674 and LC-675)

9. **LC-674** (Lot-Combination) (CD 4) – Location: Southwest corner of East 6th Street South and South Birmingham Avenue (related to LS-20791 & LC-675)
10. **LC-675** (Lot-Combination) (CD 4) – Location: Southwest corner of East 6th Street South and South Birmingham Avenue (related to LS-20791 & LC-674)
11. **LS-20792** (Lot-Split) (CD 4) – Location: Northwest corner of East 7th Street South and South Birmingham Avenue (related to: LC-676)
12. **LC-676** (Lot-Combination) (CD 4) – Location: West of the northwest corner of East 7th Street and South Birmingham Avenue (related to LS-20792)
13. **LS-20793** (Lot-Split) (CD 8) – West and South of the southwest corner of East 71st Street South and Highway 169
14. **LC-677** (Lot-Combination) (CD 8) – Location: North of the northeast corner of East 61st Street South and South 107th East Avenue
15. **LC-678** (Lot-Combination) (CD 4) – Location: Northwest corner of East 1st Street South and South Lewis Avenue
16. **LC-679** (Lot-Combination) (CD 4) – Location: Northeast corner of East 1st Street South and South Gillette Avenue
17. **LS-20794** (Lot-Split) (CD 4) – Location: Northeast corner of East 23rd Street South and South Delaware Place (related to: LC-680)
18. **LC-680** (Lot-Combination) (CD 4) – Location: East of the northeast corner of East 23rd Street South and South Delaware Place (related to LS-20794)
19. **LC-681** (Lot-Combination) (CD 3) – Location: Northwest corner of East Haskell Street and North Lewis Avenue
20. **LS-20795** (Lot-Split) (County) – Location: East of the southeast corner of East 171st Street South and South Harvard Avenue (related to LC-682)
21. **LC-682** (Lot-Combination) (County) – Location: East of the southeast corner of East 171st Street South and South Harvard Avenue (related to: LS-20795)
22. **LS-20796** (Lot-Split) (CD 4) – Location: North and East of the northeast corner of West 4th Street South and South Boulder Avenue (related to: LC-683)

23. **LC-683** (Lot-Combination) (CD 4) – Location: Northeast corner of West 4th Street South and South Boulder Avenue (related to: LS-20796)
24. **LS-20797** (Lot-Split) (CD 6) – Location: South of the southwest corner of East 13th Street South and South 157th East Avenue

Withdrawn by applicant.

25. **39th and Madison** – Final Plat, Location: West of South Peoria Avenue, between East 38th Place South and East 39th Street South, (CD 9)

STAFF RECOMMENDATION:

This plat consists of 6 lots, one block on .9 acres.

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

26. **PUD-799-1 – River Parks Authority/Tulsa’s Gathering Place, LLC**, Location: South of East 26th Place on the east side of Riverside Drive, requesting a **PUD Minor Amendment** to redefine building height and building floor area, **AG/RS-3/RM-3/PUD-799**, (CD 4)

STAFF RECOMMENDATION:

Amendment Request: Modify the PUD to redefine Building Height and Building Floor Area.

The Development Standards for PUD-799 established a Maximum Building Height of 45 ft and a Maximum Building Floor Area of 75,000 sf. This minor amendment proposes to redefine the Building Height and Building Floor Area due to the topography of the site and building design. The design of the buildings proposed has not changed. This redefinition and modification of allowable height and area quantities is meant to clarify how building height and area is determined given the unique aspects of the site.

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:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-799 shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment request to redefine Building Height and Building Floor Area.

27. **PUD-521-4 – Sack & Associates, Inc./Ted Sack**, Location: Southeast corner of East 71st Street South and South 101st East Avenue, requesting a **PUD Minor Amendment** to revise Development Standards to permit a lot-split and increase allowable signage area, **CS/RM-2/PUD-521**, (CD 7)

STAFF RECOMMENDATION:

Amendment Request: Modify the PUD to revise Development Standards to permit a lot split and increase allowable signage area.

Proposed Development Standard revisions are listed on the Applicant’s Minor Amendment Text Exhibit. Increased signage area is intended to accommodate existing tenants as well as new tenants to be located in proposed area “A-2”.

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.”

In addition, Section 1107.H.12

“Modifications to approved signage, provided the size, location, number and character (type) of the sign(s) is not substantially altered.”

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-521 and subsequent minor amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment request to revise Development Standards to permit a lot split and increase allowable signage area.

TMAPC COMMENTS:

Mr. Covey announced that Items 2 and 3 have requested a continuance, Item 4 and 24 have been withdrawn.

There were no interested parties wishing to speak.

TMAPC Action; 11 members present:

On **MOTION** of **DIX**, TMAPC voted **11-0-0** (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE** Items 5 through 23 and 25 through 27 per staff recommendation.

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CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

2. **LS-20781** (Lot-Split) (CD 6) – Location: East of the southeast corner of East Admiral Place and South 166th East Avenue (Related to LC-662) (continued from 6/17/15)
3. **LC-662** (Lot Combination) (CD 6) – Location: East of the southeast corner of East Admiral Place and South 166th East Avenue (Related to LS-20781) (continued from 6/17/15)

There were no interested parties wishing to speak.

TMAPC Action; 11 members present:

On **MOTION** of **CARNES**, TMAPC voted **11-0-0** (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; none "absent") to **CONTINUE** LS-20781 and LC-662 to August 5, 2015.

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Mr. Covey stated that there are several items for continuance:

- 29. **Crosstown Learning Center –** Minor Subdivision plat, Location: East of the northeast corner of East Archer Street and South Lewis Avenue (CD 3) (Continued from 5/20/15, 6/3/15, 6/17/15, and 7/1/15) (**Applicant and staff requests continuance to 8/5/15**).

There were no interested parties wishing to speak.

TMAPC Action; 11 members present:

On **MOTION** of **CARNES**, TMAPC voted **11-0-0** (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; none "absent") to **CONTINUE** the minor subdivision plat for Crosstown Learning Center to 8/15/15.

- 30. **Z-7308 – AM Contractors, Inc.,** Location: North and west of the northwest corner of East 21st Street and South 145th East Avenue, requesting a rezoning from **CS to CG**, (CD 6) (**Staff requests a continuance to 8/5/15**)

There were no interested parties wishing to speak.

TMAPC Action; 11 members present:

On **MOTION** of **CARNES**, TMAPC voted **11-0-0** (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; none "absent") to **CONTINUE** Z-7308 to 8/5/15.

- 31. **PUD-835 - AM Contractors, Inc.,** Location: North and west of the northwest corner of East 21st Street and South 145th East Avenue, requesting a PUD, (CD 6) (**Staff requests a continuance to 8/5/15**)

There were no interested parties wishing to speak.

TMAPC Action; 11 members present:

On **MOTION** of **CARNES**, TMAPC voted **11-0-0** (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; none "absent") to **CONTINUE** PUD-835 to 8/5/15.

32. **G4 Hospitality** –Minor Subdivision Plat, Location: West of southwest corner of Interstate Hwy 44 and South 193rd West Avenue (CD 6) (**Staff requests continuance to 8/5/15**)

There were no interested parties wishing to speak.

TMAPC Action; 11 members present:

On **MOTION** of **CARNES**, TMAPC voted **11-0-0** (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; none "absent") to **CONTINUE** the minor subdivision plat for G4 Hospitality to 8/5/15.

28. **7100 Riverside Parkway Revised** – Accelerated Building Permit, Location: West of Riverside Parkway, South of 71st Street South. (Continued from 6/17/15) (CD 2) (**Applicant requests continuance to 9/16/15**)

There were no interested parties wishing to speak.

TMAPC Action; 11 members present:

On **MOTION** of **REEDS**, TMAPC voted **10-1-0** (Carnes, Covey, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; Dix "nays"; none "abstaining"; none "absent") to **CONTINUE** the accelerated building permit for 7100 Riverside Parkway Revised to 9/16/15.

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

COMPREHENSIVE PLAN PUBLIC HEARINGS:

27. a. **Consider recommendation of City Council to amend TMAPC Resolution No. 2698:934 to limit the area in proposed Comprehensive Plan amendment to approximately the north 12.31 acres of the original 35.89 acres located at the southwest corner of East 71st Street South and South Riverside Drive.*

STAFF RECOMMENDATION:

On May 20, 2015, the TMAPC voted to adopt Comprehensive Plan amendment (CPA-34) to Amend Land Use designation from "Park and Open Space" to "Mixed-Use Corridor" and Areas of Stability and Growth

designation from “Area of Stability” to “Area of Growth” on approximately 35.89 acres located at the southwest corner of East 71st Street South and South Riverside Drive. TMAPC also approved a minor amendment to PUD 128-E for that site at that same meeting. Although the acreage in the minor amendment application matched that of CPA-34 (35.89 acres), the actual proposed development site associated with the project was 12.31 acres. TMAPC approved the Preliminary Plat for this project on June 17, 2015, which also affected only 12.31 acres.

At the June 25, 2015 City Council meeting, the City Council discussed the options available to them for acting on Comprehensive Plan amendments after adoption by the Planning Commission. The Council has the ability to approve in whole or in part, return to the Planning Commission or take no action. At that meeting the Council made a motion to approve, which failed - therefore, no action was taken at that meeting.

The item was put back on the July 9, 2015, City Council meeting for consideration. At that meeting, the Council unanimously voted to return the amendment to the TMAPC and recommend that the amendment be revised to limit to the northern 12.31 acres of the site.

RESOLUTION

TULSA METROPOLITAN AREA PLANNING COMMISSION

Resolution No. 2698:934

A RESOLUTION OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION, PURSUANT TO TITLE 19 OKLAHOMA STATUTES, SECTION 863.7; AMENDING THE TULSA COMPREHENSIVE PLAN BY ADOPTING AMENDMENTS (CPA-34) TO THE LAND USE MAP AND AREAS OF STABILITY AND GROWTH MAP OF THE TULSA COMPREHENSIVE PLAN.

WHEREAS, the Tulsa Metropolitan Area Planning Commission is required to prepare, adopt and amend, as needed, a master plan, also known as a comprehensive plan, for the Tulsa metropolitan area, in accord with Title 19 Oklahoma Statutes, Section 863.7; and

WHEREAS, the purpose of such a comprehensive plan is to bring about coordinated physical development of an area in accord with present and future needs and is developed so as to conserve the natural resources of an area, to ensure the efficient expenditure

of public funds, and to promote the health, safety, convenience, prosperity, and general welfare of the people of the area; and

WHEREAS, pursuant to Title 19 Oklahoma Statutes, Section 863.7, the Tulsa Metropolitan Area Planning Commission did, by Resolution on the 29th of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law, and which has been subsequently amended; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission did, by Resolution on the 6th of July 2010, adopt an amendment to the Comprehensive Plan for the Tulsa Metropolitan Area, which pertains only to those areas within the incorporated City limits of the City of Tulsa, known as the Tulsa Comprehensive Plan, which was subsequently approved by the Tulsa City Council on the 22nd of July 2010, all according to law, and which has been subsequently amended; and

WHEREAS, on April 9, 2015, the owner of property identified on the attached maps as CPA-34 applied for an amendment of the Tulsa Comprehensive Plan to change the designations of such property on the Land Use Map and Areas of Stability and Growth Map; and

WHEREAS, a public hearing was held on May 20, 2015 and after due study and deliberation, the Commission deemed it advisable and in keeping with the purpose of this Commission, as set forth in Title 19 Oklahoma Statutes, Section 863.7, to adopt amendments to the Tulsa Comprehensive Plan, as originally submitted by the applicant, reflecting 35.89 acres of land on the southwest corner of East 71st Street South and South Riverside Drive.

WHEREAS, the City Council received the transmittal of the amendments as adopted by the Planning Commission on June 11, 2015 and held two public hearings on June 25, 2015 and July 9, 2015 to consider approval of the amendments.

WHEREAS, at the City Council public hearing on July 9, 2015, the Council unanimously voted to return the amendments to the Commission and recommended that the Commission consider revising the amendments by reducing the area affected by the change from 35.89 acres to 12.31 acres.

WHEREAS, a public hearing was held to consider Council's recommendation on July 15, 2015 and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19 Oklahoma Statutes, Section 863.7, to adopt amendments to the Tulsa Comprehensive Plan, as hereafter described.

CPA-34: Amend Land Use designation from "Park and Open Space" to "Mixed-Use Corridor" and Areas of Stability and Growth designation from "Area of Stability" to "Area of Growth" on approximately 12.31 acres located at the southwest corner of East 71st Street South and South Riverside Drive.

NOW THEREFORE, BE IT RESOLVED, by the Tulsa Metropolitan Area Planning Commission:

Section 1. That the Tulsa Comprehensive Plan, as adopted by the Tulsa Metropolitan Area Planning Commission on July 6, 2010 and as amended from time to time, shall be and is hereby amended, to include the amendments as described above.

Section 2. That a true and correct copy of the pertinent portion of the Land Use Map and Areas of Stability and Growth Map, showing the amendments, is attached to this Resolution.

Section 3. That upon adoption by the Tulsa Metropolitan Area Planning Commission, this Resolution shall be transmitted and submitted to the City Council of the City of Tulsa for its consideration, action and requested approval within forty-five (45) days of its submission.

Section 4. That upon approval by the Tulsa City Council, or should the City Council fail to act upon this amendment to the Tulsa Comprehensive Plan within forty-five (45) days of its submission, it shall be deemed approved with the status of an official plan and immediately have full force and effect.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 11 members present:

On **MOTION** of **CARNES**, TMAPC voted **11-0-0** (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; none "absent") to recommend amendment of Resolution No. 2698:934 and **APPROVAL** of the amendment to the Comprehensive Plan to Amend Land Use designation from "Park and Open Space" to "Mixed-Use Corridor" and Areas of Stability and Growth designation from "Area of Stability" to "Area of Growth" on approximately 12.31 acres located at the southwest corner of East 71st Street South and South Riverside Drive.

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PUBLIC HEARINGS:

33. **Lock Box Storage** – Preliminary Plat, Location: 13991 North Yale Avenue, North of northwest corner of East 126th Street North and North Yale Avenue, (County)

STAFF RECOMMENDATION:

This plat consists of 1 Lot, 1 Block, on 9 acres.

The following issues were discussed July 2, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 821 (CG).
2. **Streets:** No comment.
3. **Sewer:** Aerobic system will be used.
4. **Water:** Washington Rural water district # 3 will be used. A 20 foot utility easement will be needed along the west side of Yale. Standard language must be used.
5. **Storm Drainage:** Drainage plans must be approved by County Engineer.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** City of Owasso must release plat as they will serve the site.

8. **Other: GIS:** Move location map. Label point of commencement and include bearing. Add coordinate system used. Submit control data sheet. Change boundary line widths.

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 County Engineer must be taken care of to his 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:

Bluford Morton, 13030 North Yale Street, Skiatook, OK 74070, stated that he owns ten acres south of the subject property and he has no problems with the proposal, but he doesn't want his property taxes to go up. Mr. Morton indicated that Mr. Fisher is present today and he is in agreement with the development as well.

Applicant's Rebuttal:

JR Donelson, 12820 So. Memorial Dr., Office 100, Bixby, 74008, stated that he represents Lock Box Storage and he has no way to either decrease and or increase taxes on Mr. Morton's property.

Mr. Dix stated that he has been against this proposal from the beginning, but since the neighbors are present and supporting it then he will make a motion to approve this preliminary plat.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 11 members present:

On **MOTION** of **DIX**, TMAPC voted **11-0-0** (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; none "absent") to recommend **APPROVAL** of the preliminary plat for Lock Box Storage per staff recommendation.

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34. **Tulsa Pine** – Preliminary Plat, Location: Southeast corner of East Pine Street and North Lewis Avenue, (CD 3)

STAFF RECOMMENDATION:

This plat consists of 1 Lot, 1 Block, on .76 acres.

The following issues were discussed July 2, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned CS (commercial shopping).
2. **Streets:** Maximum access penning is 40 feet, and 65 feet along Pine, and 75 feet along Lewis will not be allowed. Corner clip at the intersection of Pine and Lewis Place should be 35.35. Lewis Place has existing 50-foot right of way available. There is no need to dedicate additional 5 feet right of way along Lewis Place.
3. **Sewer:** No comment.
4. **Water:** No comment.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment.
8. **Other: GIS:** Correct section, township and range in location map. Complete location map. Correct legal description. Submit control data sheet. Reduce line weight of boundary line. Label street directions. Point of commencement should come from the northwest section corner of T20 R13E S32. A minimum 11.5-foot dedicated perimeter easement is required. Remove building setback lines from plat. If a permanent landscape buffer is desired in any location, a dedicated conservation easement is required. The affected portion of the existing Bellevue Heights plat must be vacated.

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.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 11 members present:

On **MOTION** of **CARNES**, TMAPC voted **11-0-0** (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; none "absent") to recommend **APPROVAL** of the preliminary plat for Tulsa Pine per staff recommendation.

* * * * *

Mr. Covey stated that he had ex parte communication with the applicant and his representative, but it doesn't affect his judgment in rendering a decision on this matter.

Mr. Dix stated that he must also disclose that he has had ex parte conversation with the applicant, but it doesn't affect his judgment.

35. **PUD-684** – Plat Waiver, Location: Southwest corner of East 83rd Street and South Lewis, (CD 2)

STAFF RECOMMENDATION:

The platting requirement is being triggered by a previous major amendment to the PUD

Staff provides the following information from TAC for their July 15, 2015 meeting:

ZONING: TMAPC Staff: The property has been previously platted.

STREETS: Sidewalks are required. A corner radius of 25 feet is required.

SEWER: No comment.

WATER: No comment.

STORMWATER: No comment.

FIRE: No comment.

UTILITIES: No comment.

Staff recommends **DENIAL** of the plat waiver for the platted property.

City of Tulsa staff cannot support this request for a plat waiver. The plat will concisely clarify all conditions of the Village at Riverbend while defining and illustrating all dedicated easements in one document. The affected portions of the existing plat for the Riverbend Addition must be vacated to eliminate confusion for the newly proposed conditions for the Village at Riverbend. A platting requirement is established when the intensification of land use is changed and the character of the previous development or previous plat in this case, is substantially altered pursuant to Section 21.3 Platting Requirement Zoning Code of the City of Tulsa, Title 42. Sidewalks shall be constructed along all streets with a dedicated easement or within the right-of-way with a minimum of five feet in width, and constructed in accordance with the specifications and standards of the City of Tulsa Public Works and Development Departments pursuant to

Section 4.3 Sidewalks Subdivision Regulations. Separate instrument dedications would be incorporated into the plat.

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

	Yes	NO
1. Has Property previously been platted?	X	
2. Are there restrictive covenants contained in a previously filed plat?	X	
3. Is property adequately described by surrounding platted properties or street right-of-way?	X	

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?	X*	
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6. Infrastructure requirements:		
a) Water		
i. Is a main line water extension required?	X **	
ii. Is an internal system or fire line required?	X	
iii. Are additional easements required?	X	
b) Sanitary Sewer		
i. Is a main line extension required?	X***	
ii. Is an internal system required?	X	
iii. Are additional easements required?	X	
c) Storm Sewer		
i. Is a P.F.P.I. required?	X****	
ii. Is an Overland Drainage Easement required?	X	
iii. Is on site detention required?	X	
iv. Are additional easements required?	X	
7. Floodplain		
a) Does the property contain a City of Tulsa (Regulatory) Floodplain?	X	
b) Does the property contain a F.E.M.A. (Federal) Floodplain?	X	
8. Change of Access		
a) Are revisions to existing access locations necessary?	X*****	
9. Is the property in a P.U.D.?	X	
a) If yes, was plat recorded for the original P.U.D.?		
10. Is this a Major Amendment to a P.U.D.?	X	
a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?		X
11. Are mutual access easements needed to assure adequate access to the site?		X

12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?

X

Note: If, after consideration of the above criteria, a plat waiver is granted on unplatted properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office by the applicant.

*A corner radius of 25 feet is required. Sidewalks are required along all streets.

** Submitted to City per applicant.

*** Submitted to City per applicant.

****Existing, Submitted to City per applicant.

*****Completed.

Mrs. Fernandez stated that the City has received a submittal and are now satisfied and can recommend approval.

Doug Duke, Infrastructure Development Manager, City of Tulsa, stated that the applicant submitted an ALTA survey and he is satisfied with the submittal.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 11 members present:

On **MOTION** of **CARNES**, TMAPC voted **11-0-0** (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE** the plat waiver for PUD-684.

* * * * *

36. **PUD-330-A – Stuart VanDeWiele**, Location: Northwest corner of South Riverside Drive and South Denver Avenue, requesting a PUD Major Amendment to reduce building heights previously allowed, eliminate office uses and increase the number of dwelling units, **RM-3/PUD-330**, (CD 4)

STAFF RECOMMENDATION:

APPLICANTS DEVELOPMENT CONCEPT:

This Major Amendment, PUD No. 330-A, proposes new development standards for the property set forth within PUD No. 330. Upon approval of

the new development standards set forth in PUD No. 330-A, the development standards of PUD No. 330 shall be deemed terminated.

The existing underlying zoning district (RM-3) will permit the planned dwelling units within the requested PUD No. 330-A, and no change of the existing underlying zoning district is proposed.

The site is generally located on the Northwest corner of Riverside Drive and Denver Avenue and lies along the Northeast side of Riverside Drive (the site is depicted on Exhibit A). The site currently has approximately (i) 486 feet of frontage on Riverside Drive; (ii) 597 feet of frontage on Denver Avenue; and (iii) 300 feet of frontage on West 17th Street. The site is currently vacant land as the apartment facilities previously located on the site have been demolished.

The planned project, known as the Cosmopolitan Apartments, is an infill development of new construction of upscale apartments and related accessory uses and amenities planned to take advantage of the walkability and bike-ability to downtown and current and planned neighboring recreational areas along Riverside Drive (the conceptual site plan is depicted on Exhibit B). Although the conceptual site plans depict the general massing and architectural style currently contemplated by the architect, the final project may vary from the conceptual site plans.

SECTION II: PUD-330-A DEVELOPMENT STANDARDS:

Gross Land Area:	4.069 acres
Net Land Area:	2.842 acres
Permitted Uses:	Multifamily dwellings as set forth within Use Unit 8, and customary accessory uses
Maximum Number of Dwelling Units:	280 Dwelling Units
Maximum Building Height:	80 feet, as measured from the highest elevation on the property line near the northeast corner of the subject property
Minimum Building Setbacks from Abutting Street Right of Way:	
From Riverside Drive	0 feet

From Denver Avenue	0 feet
From West 17 th Street	0 feet
From West Property Line	0 feet
Minimum Parking (Vehicle)	1.5 parking spaces per Dwelling Unit
Minimum Parking (Bicycle)	Parking capacity for at least forty (40) bicycles located within the parking structure
Other Bulk and Area Requirements RM-3 District	As established within a

General Provisions and Development Standards

A. Building Transparency

A minimum transparency (in the form of windows, other glass features or open areas) required along the length of the street facing building façade measured between 3' and 8' above the nearest curb as follows:

From Riverside Drive	10%
From Denver Avenue	10%
From West 17 th Street	10%

B. Rooftop Development

Although not current planned or included in the current architectural plans, the building may include customary multifamily amenities on the rooftop portions of the building, including but not limited to decks, gardens, swimming pools or other common areas. Shade structures that may be part of those amenities are not included in the overall building height limitations however; they may not be greater than 20 feet above the top parapet of the building.

Any utility equipment to be located on the rooftop will be centrally located so that such equipment is visually screened from adjoining properties when viewed from the adjoining street level.

C. Landscaping, Streetscaping and Screening

As the development will have a zero foot (0') setback around its perimeter, the development will not be subject to any specific landscaping requirements or standards (including those set forth in Section 10 of the Tulsa Zoning Code). However, during final Detailed Site Plan review, the developer will work closely with the City of Tulsa to develop, implement and install scenic and attractive landscape plantings and streetscape features, which may include curbside or street side trees, shrubs, grass, or other plantings or features.

Streetscape features will be identified and detailed during the site plan and landscape plan approval process but cannot be specifically identified until construction documents and all underground facilities have been identified.

Trash collection will be provided inside the parking structure or will be screened with a masonry enclosure of sufficient height to screen the dumpster from public view. The screening structure if required will not be less than 6'. The doors of the trash enclosure will be constructed with a solid metal or other durable product complimentary with the exterior design of the building.

D. Access and Circulation

Vehicular access to the development will be located from Riverside Drive, Denver Avenue and West 17th Street as approved by Detailed Site Plan review. All access points on West 17th Street shall be entrance only.

Pedestrian access within the development shall be facilitated with the construction of a sidewalk system on site and in the street right of way. Defined pedestrian crossing will be provided on Riverside Drive. Pedestrian access to the residence portions of the building will be facilitated from multiple access points along Riverside Drive and Denver Avenue.

Both vehicular and pedestrian access shall be reviewed and approved by Detailed Site Plan review.

E. Drainage and Utilities

The majority of storm water runoff will be directed to existing storm water inlets or inlets to be constructed as a part of the required permitting process.

Public water, sanitary sewer, natural gas, electric, telephone and cable are currently available to the site by either existing facilities or customary extensions or modifications of the same.

F. Environmental Analysis and Topography

The site generally slopes from Northeast to Southwest toward the Arkansas River and has a maximum grade change of approximately 35 feet (see Exhibit C). The existing soils are not a significant constraint on development. A recent Phase I Environmental Site Assessment revealed no significant constraints on development. A recent survey of the subject property revealed that the property does not lie within the 100 year flood plain. The maximum building height will be measured from the highest elevation on the property line near the northeast corner of the site.

G. Signage

The project may include two (2) projecting signs, to be located either (i) along the Denver Avenue frontage, (ii) along the Riverside Drive frontage or (iii) extending from the southern tip of the building (in the general direction of the intersection of Riverside Drive and Denver Avenue). To the extent such projecting signs are illuminated, they shall be internally lit (including neon). Additionally, such projecting signs shall meet the following development standards:

Minimum height from finished grade to bottom of sign	12 feet
Maximum height from finished grade to top of sign	30 feet
Maximum projection from building façade	5 feet
Maximum square footage	65 square feet

Other signage for the project shall comply with the residential accessory uses set forth in Section 402 B 4 of the Tulsa Zoning Code.

H. Lighting

Building mounted exterior lighting must be pointed down and away from any adjacent property line.

Interior parking garage lighting must be screened so the light emitting element cannot be seen from Riverside Drive or West 17th Street South.

Pole lighting may be allowed with a maximum height of 20 feet above ground level at the pole location and shall be pointed down in all instances.

I. Site Plan Review

Development areas may be developed in phases and no building permit (other than utility installation, site work, and retaining wall permits) shall be issued until a Detailed Site Plan and Landscape Plan of the proposed improvements has been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the development concept and the development standards. No certificate of occupancy shall issue for a building until the landscaping of the applicable phase of development has been installed in accordance with a landscaping plan and phasing schedule submitted to and approved by the Tulsa Metropolitan Area Planning Commission.

J. Platting Requirement

No building permit (other than utility installation, site work, and retaining wall permits) shall be issued until the development phase for which a permit is sought has been included within a subdivision plat submitted to and approved by the Tulsa Metropolitan Area Planning Commission and the Council of the City of Tulsa, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved planned unit development and the City of Tulsa shall be a beneficiary thereof.

K. Expected Schedule of Development

Development of the project is expected to commence within nine (9) months of approval of PUD No. 330-A and to be completed within twenty four (24) months after commencement of construction.

DETAILED STAFF RECOMMENDATION:

PUD 330-A is consistent with the vision of the Tulsa Comprehensive Plan at this location. The Downtown Neighborhood land use designation and Area of Growth all support this type of development; and

PUD 330-A is also consistent with the gateway vision and land use considerations identified in the Downtown Area Master Plan and the Arkansas River Corridor Study; and

PUD 330-A is harmonious with the existing and expected development of the surrounding areas; and

PUD 330-A provides a unified treatment of the development possibilities of the project site; and

PUD 330-A is consistent with the stated purposes and standards of the PUD chapter of the Tulsa Zoning Code; therefore

Staff recommends **APPROVAL** of PUD-330-A as outlined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The Cosmopolitan PUD 330-A is consistent with the Land Use designation identified in the Comprehensive Plan, the Arkansas River Corridor Plan and the Downtown Master Plan. The proposed design features identified in the renderings create an opportunity to provide a gateway and landmark for entry into the Downtown area from Riverside Drive.

Land Use Vision:

Land Use Plan map designation: Downtown Neighborhood

Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.

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:

Denver is an Urban Arterial and Riverside Drive at this location is a Secondary Arterial. There are no provisions in the major street and highway plan for multi modal considerations.

Trail System Master Plan Considerations:

This site is adjacent to Riverside Drive which defines the east boundary of River Parks and its associated trail system. The development of this site will include appropriate bicycle and pedestrian connections to the parks and trail system. The additional population will increase the use of this valuable trail system.

Small Area Plan: Downtown Area Master Plan

The Downtown Area Master Plan illustrates this area as a gateway opportunity to Downtown. The proposed site will identify that gateway and provide increased use for the significant infrastructure improvements that continue to be implemented at Riverparks across.

Special District Considerations: Arkansas River Corridor Master Plan:

The Arkansas River Corridor Master plan illustrates this area as a gateway and a location for Mixed Use Development with Water Front Views.

The Cosmopolitan Multi Family project proposed in PUD 330-A will help provide a significant gateway opportunity as illustrated in the conceptual building elevation attached to the staff report.

The Arkansas River Corridor Master Plan illustrates street trees at this location. In Combination with the building design, pedestrian

improvements and addition of street trees this site will help identify the gateway concept identified at this location.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site is partially vacant. The north portion of the project includes an existing multifamily building. Several years ago the south portion of the multi family project was destroyed by fire. Remaining retaining walls, parking and buildings will be removed as part of the redevelopment. Several large trees are located along the west perimeter of the site. Where possible, staff will encourage tree protection during the design and construction phase.

Environmental Considerations: The site is on a hillside that has approximately 35 feet of terrain change between the northeast corner of the site and Riverside Drive. The design challenges for this terrain are not a significant consideration for the construction of the facility however the height of the building has been identified from the high point on the site to avoid any confusion regarding the building height limitations.

The underlying zoning is RM-3 and does not have a building height limitation. As a result there are no concerns regarding potential conflicts with any building height limitations.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Riverside Drive	Secondary Arterial	100 feet	2+
South Denver Avenue	Urban Arterial	75 feet	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east, across South Denver Avenue, by multifamily residential, zoned OH and RM-2, on the north, across West 17th Street South by office and single family residential, zoned RM-2 and RS-4; on the south and west by Riverside Drive and Riverparks.

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 15835 dated October 27, 1983 (PUD-330), and 15421 dated July 27, 1983 (Z-5703), established zoning for the subject property.

Subject Property:

PUD-330 October 1983: All concurred in approval of a proposed Planned Unit Development on a 3.8± acre tract of land for two 12-story buildings, one for 158,580 square feet of office use and the other for 115 residential units, with an underground parking structure, with conditions, on property located on the northwest corner of S. Denver Ave. and Riverside Dr. and also known as the subject property.

Surrounding Property:

BOA-20134 October 25, 2005: The Board of Adjustment a **approved** a *Special Exception* to permit an office use in an RM-2 district (Section 401); and *Variances:* of required parking from 11 to 6 (Sec 1211.D); of screening requirements on the north, west, and south sides (Sec 1211.C/1303.E); and of the required parking lot setback from the centerline of an abutting street (1302.B), per plan, on property located at 1646 S. Denver Ave.

BOA-20065 July 12, 2005: The Board of Adjustment **approved** a *Special Exception* to allow Use Unit 11 in an RM-2 district; and a *Variance* of the required number of parking spaces for an office from 9 to 6 spaces finding the extraordinary conditions or circumstances peculiar to this particular land and the structure, the literal enforcement of the terms of the code would result in an unnecessary hardship; on property located at 1632 S. Denver Ave.

BOA-17543 October 22, 1996: The Board of Adjustment **approved** *Special Exception* to permit restaurant and accessory uses as an accessory to the River Parks per plan submitted; subject to confining the operation to the 50' x 100' area which is indicated on the site plan and limiting the operation to the existing building, and to the hours of 10:30 a.m. to 10:30 pm., on property located at.

BOA-16600 March 8, 1994: The Board of Adjustment **approved** a *Special Exception* to permit office use in an RM-2 district (Section 401), per plan submitted; subject to days and hours of operation being Monday through Saturday, 9 a.m. to 5 p.m.; to the removal of the existing garage; and to the office use being limited to 800 sq. ft. of floor space, on property located at 1634 S. Denver Ave.

BOA-15287 November 2, 1989: The Board of Adjustment **approved** a *Special Exception* to allow office use in an RM-2 district; a *Variance* of the

screening when abutting an R district; and a *Variance* of the required 6 parking spaces to 4, on property located at 1638 S. Denver.

PUD-365 October 1984: All concurred in **approval** of a proposed *Planned Unit Development* on a 1.8± acre tract of land for a 104 multifamily unit development with 3-levels plus basement parking, on property located on the northeast corner of W. 19th St. and Riverside Dr.

BOA-9055 May 20, 1976: The Board of Adjustment **approved** a *Special Exception* to permit a public park in an RM-2 district, on property located at the 21st St. Bridge and Riverside Dr.

TMAPC COMMENTS:

Mr. Walker asked if the applicant has settled on a number of units for the proposal. Mr. Wilkerson stated that until the final design is made it is hard to know the exact number, but he believes it will be 260+ units.

Mr. Reeds asked how many parking places would be provided. Mr. Wilkerson stated that it would be based on 1.5 parking spaces per unit. Mr. Wilkerson stated that the specific number hasn't been defined at this time.

Applicant's Comments:

Stuart VanDeWiele, 320 South Boston, Suite 200, 74137, representing Bomasada Cosmopolitan Tulsa, LLC, the developer of the subject proposal, stated that the current plan represents 261 units and 435 parking spaces. Mr. VanDeWiele pointed out that his client is currently the owner of the subject property.

Mr. VanDeWiele stated the subject property is an odd-shaped property and slopes 35 to 40 feet from the northern point of Denver and 17th down to Riverside. There is no plan and no request to change the zoning on the subject property and the proposal is a significant down zoning of the PUD. In 1983 the PUD had two 12-story towers with over 330,000 square feet of office and mixed-use multifamily. Today's proposal is for much lower intense development of a first class multifamily. Mr. VanDeWiele stated that it will be no more than four-stories and it will be stair-stepping down the high point at 17th and Denver down to Riverside. Mr. VanDeWiele submitted a conceptual site plan (Exhibit A-2) and a topographical drawing of the subject property (Exhibit A-2). The parking garage will be wrapped by the project and placed in the middle along with a courtyard and swimming pool. Mr. VanDeWiele stated that he has discussed this proposal with a few neighbors and traffic is a concern on Elwood and an alleyway. He indicated that there will be ample parking for the residents of the proposal because if they do not have a place to park a car they wouldn't lease an apartment. He believes a bigger issue with the

neighbors is traffic and the unknown. There have been meetings with City of Tulsa staff regarding access to the subject property and the previous apartments had access points, which were approved in 1983. Mr. VanDeWiele concluded that he has worked with staff to address all points of concern and he views this as a first class project that will serve as a cornerstone of growth along Riverside with the development of the park and other areas of downtown. He explained that there will be ample parking for the residents and not everyone will work 8:00 a.m. to 5:00 p.m. and drive on Denver or 17th.

TMAPC COMMENTS:

Mr. Dix asked the applicant how the parking for the tenants will be controlled. Mr. VanDeWiele stated that it would be a keycard entry or some sort of code. Mr. Dix asked about visitor parking.

John Gilbert, 166 Glenview Drive, Houston, Texas, stated that visitors would have a call box and the resident would buzz them in. Typically, the visitors will be parking on roof parking of the garage. Mr. Gilbert stated that there will no retail on the ground floor, it is strictly multifamily. Mr. VanDeWiele stated that the ground floor would have a common area and a leasing office. There is a place within the garage for delivery parking before getting to the gate.

Mr. Reeds stated that he owns a piece of property down the road from this and his only comment is that he would like the applicant to provide 100 spaces for the public, but he understands what the applicant is wanting to do. Mr. Gilbert stated that the reason for the proposed parking is for security of the tenants. In response to Mr. Reeds, Mr. VanDeWiele stated that the grade would make it difficult for entrance off of Riverside.

INTERESTED PARTIES:

Eric Rob, 1626 South Denver Avenue, 74119 (submitted a petition Exhibit A-1, Minutes from 1983 Exhibit A-3 and photographs Exhibit A-4);
Thomas Regan and Stephanie Regan, 1645 South Elwood Avenue, 74119

INTERESTED PARTIES COMMENTS:

Denver is currently like a highway and residents are unable to turn left onto Denver. The alleyway is a gateway for the businesses and the restaurants or the people who live on Denver. The alleyway is one lane and heavily used and narrow. The previous development had a road from Riverside that circled the property, which is being left out of this proposal. The proposal will add more traffic onto already overly crowded streets. Concerns expressed about the proposal being 80 feet in height. There were concerns expressed about the traffic on Denver, 17th and Elwood. Excited about the proposal, but do have concerns that need to be

addressed. Making one-way streets would only dump more traffic onto Elwood. Expressed concerns about alternative landscaping and would prefer the landscaping be on the outside of the perimeter. Losing a view of the river and will see a tall building. Excited to see something good and viable being built, but it needs to be done right.

TMAPC COMMENTS:

Mr. Walker asked Mr. Rob if he proposes the elimination of the 17th Street ingress/egress. Mr. Rob stated that he would like the applicant to put a retaining wall up and keep the neighborhood out. Mr. Rob suggested that the applicant build an access from Riverside to the proposed property.

Mr. Dix asked if the alleyway was a one-way alleyway. Mr. Rob stated that it isn't and the reason for that is that it would have to go down the hill and it wouldn't solve anything. Mr. Dix asked if the alleyway was one-way going southbound help the situation. Mr. Rob stated that it would help.

In response to Mr. Stirling, Ms. Regan stated that she is for redevelopment, but the parking situation can't be ignored. People have to have a place to park their cars or they will not come. This isn't New York, we drive cars here.

Applicant's Rebuttal:

Mr. VanDeWiele stated that there was a neighborhood meeting last night and he could support making the alleyway a one-way alleyway. His client has offered to put "do not enter" signs on either side of the alleyway if the City permits it. It is not Bomasada's goal to feed their parking garage into the alleyway. Mr. VanDeWiele stated that his client would support a do not park on one-side on Elwood. The congestion problems are not caused by the development that is not there, it is the people that live there and are parking their cars out in the street. The City of Tulsa recommended the access points on 17th and Denver. Mr. VanDeWiele commented that one thing that is being missed is that these are public streets and anyone is entitled to use them. Views have been mentioned and they are not protected under Oklahoma Law and there is not much that can be done there. The original PUD would have significantly allowed more density than the proposal.

TMAPC COMMENTS:

Mr. Carnes stated that access to Riverside Drive can be done, although it may not be what the applicant wants to do. Mr. Carnes reiterated that it can be done and it could solve a lot of traffic issues. Mr. VanDeWiele stated that the major concern is the topography onsite and how far the hill would have to be cut down to make it work.

Discussion ensued regarding various options for access points. Mr. Dix and Mr. Reed suggested that the applicant make an entrance off of Riverside onto the subject property.

Mr. Duke stated that there was a predevelopment meeting about this project about six months ago and access and parking was discussed. Mr. Duke proposed that 17th access be entrance only and exit onto Denver. This would prevent apartment traffic coming out on 17th.

Mr. Walker stated that he doesn't think the topography would allow an access off of Riverside. Mr. Duke stated that he is not sure, but there may be a feasible way to do, but he is not sure it would solve anything to have a Riverside entrance.

Mr. Wilkerson stated that he believes it would be appropriate for the Planning Commission to amend staff recommendation to state that 17th Street would be entrance only. The applicant could still look at the feasibility of an entrance on Riverside.

Mr. Walker recognized Mr. VanDeWiele.

Mr. VanDeWiele asked if this is something that has to be committed to today. Mr. Wilkerson stated that the requirement to make 17th Street entrance only would have to be decided today.

Discussion ensued regarding the restriction of access on 17th Street and Denver.

Mr. Carnes stated that this is a good proposal, but the grade doesn't create a problem. Mr. Carnes stated that he would go along with the restriction of access on 17th being entrance only.

Mr. Dix made a motion to approve the site plan per staff recommendations, except that any drive on 17th Street would be ingress only and recommend that the applicant create an exploratory site plan to provide egress/ingress off of Riverside Drive.

TMAPC Action; 11 members present:

On **MOTION** of **DIX**, TMAPC voted **11-0-0** (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; none "absent") to recommend **APPROVAL** of the major amendment for PUD-330-A per staff recommendation, subject to any access point on 17th Street be entrance only and recommend the applicant explore having an ingress/egress point of access off of Riverside Drive. (Language underlined has been added and language with a strike-through has been deleted.)

Legal Description for PUD-330-A:

Lots 1, 2, 3, 10, 11 and 12, and all that part of the vacated alley adjacent to said Lots and within the North and South boundary line thereof extended, all in Block 13, STONEBRAKER HEIGHTS ADDITION AND Lots 4, 5, 6, 7, 8 and 9, Block 13, STONEBRAKER HEIGHTS ADDITION AND All of Lots 1, 2 and 3, Block 3, Revised Plat of Block 3, BUENA VISTA ADDITION AND A strip of land between said Additions, described as follows, to-wit: BEGINNING at the intersection of the Easterly line of Riverside Drive with the South line of Block 13, STONEBRAKER HEIGHTS ADDITION; thence East along the South line of Block 13 to the Southeast corner of Block 13; thence Southeasterly 30.675 feet to a point, said point being 30 feet South and 5.2 feet East of the Southeast corner of Block 13; thence West parallel to and 30 feet South of the South line of Block 13 to the Easterly line of Riverside Drive; thence Northwesterly along the Easterly line of Riverside Drive to its intersection with the South line of Block 13 and the POINT OF BEGINNING; AND All of the S/2 of the vacated alley in said Block 13, STONEBRAKER HEIGHTS ADDITION; AND All of the S/2 of the vacated 17th Place adjacent to Lot 1, Block 3, Revised Plat of Block 3, BUENA VISTA ADDITION; AND That portion of the E/2 of vacated Elwood Avenue adjacent to Lots 7, 8 and 9, Block 13, STONEBRAKER HEIGHTS ADDITION; LESS AND EXCEPT that portion of Lot 7, Block 13, STONEBRAKER HEIGHTS ADDITION, described as follows, to-wit: BEGINNING at the Southwest corner of said Lot 7; thence East 27.65 feet to the East boundary of the right-of-way designated as Riverside Drive; thence Northwesterly along the Easterly boundary of said right-of-way to the West boundary of said Block 13; thence South to the POINT OF BEGINNING; AND LESS AND EXCEPT that part of Lot 3, Block 3, Revised Plat of Block 3, BUENA VISTA ADDITION, described as follows: BEGINNING at the Southwest corner of Lot 3; thence Northwesterly along the Westerly line of said Lot, a distance of 36.3 feet; thence Southeasterly on a curved line to the left, whose radius is 21 feet to a point on the East line of said Lot 3, said point being 19.9 feet North of the Southeast corner; thence South on said East line to the said Southeast corner; thence Southwesterly along the South line of said Lot a distance of 12.85 feet to the POINT OF BEGINNING. AND The E/2 of vacated Elwood Avenue adjacent to Lots 10, 11 and 12, Block 13, STONEBRAKER HEIGHTS ADDITION to Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof.

* * * * *

37. **Z-6910-SP-3 – Eller & Detrich/Lou Reynolds**, Location: East of southeast corner of East 91st Street South and South Mingo Road, Requesting a Corridor Development Plan for a rehabilitation hospital, **CO**, (CD 7)

STAFF RECOMMENDATION:

APPLICANT'S DEVELOPMENT CONCEPT:

Corridor District Site Plan Z-6910-SP-3 is an amendment to the previously approved Corridor District Site Plan to permit a Rehabilitation Hospital.

Z-6910-SP-3 is comprised of approximately 4.36 acres.

The Project is located south of the intersection of East 91st Street South and South 101st East Avenue, across the street from the Hillcrest South Hospital campus.

The Conceptual Site Plan for the Project is shown on Exhibit "A" attached hereto.

An Aerial Photograph of the area land uses around the Project is attached hereto as Exhibit "B".

The Project will enhance the health care services in the City of Tulsa and the metropolitan area by providing a rehabilitation hospital in the proximity of the Hillcrest South Hospital campus and the St. Francis South Hospital campus.

Access to the Project will be from South 101st East Avenue and East 91st Place South. The Project will not have direct access to East 91st Street South.

The Access and Circulation Plan for the Project is attached hereto as Exhibit "C".

The Project is currently zoned CO – Corridor District and no rezoning is necessary to support the Corridor District Site Plan Z-6910-SP-3.

The existing zoning for the Project is shown on the Zoning Map attached hereto as Exhibit "D".

Water, sanitary sewer, electric, gas, telephone and cable television are either currently available on the site or can be readily extended as needed. Runoff from the Project will be drained into a detention pond at the southwest corner of the Project.

The Utilities and Drainage Plan for the Project are attached hereto as Exhibit "E".

The Plat of Stringer Nursery and Gardens Addition will be vacated and the Plat of South Tulsa Medical Office Center Addition will be partially vacated as to that portion of the Project located within South Tulsa Medical Office Center Addition and thereafter the Project will be replatted as Tulsa Rehabilitation Hospital Addition.

The Building Elevations for the Tulsa Rehabilitation Hospital are attached hereto as Exhibit "F".

The Legal Description of the Project is attached hereto as Exhibit "G".

SECTION II: Z-6910-SP-3 DEVELOPMENT STANDARDS:

NET LAND AREA: 189,921.6 SF

PERMITTED USES:

Uses permitted as a matter of right in Use Unit 1, Area-Wide Uses by Right; Use Unit 5, Community Services & Similar Uses, limited to Hospital; Use Unit 10, Off-Street Parking Areas; Use Unit 11, Offices, Studios and Support Services; Use Unit 21, Business Signs and Outdoor Advertising Signs, limited to Business Signs identifying the Project and businesses and tenants within the Project; and Uses customarily accessory to the Permitted Uses.

MAXIMUM BUILDING FLOOR AREA: 237,402 SF

MAXIMUM LAND COVERAGE OF BUILDINGS: 30%

MAXIMUM BUILDING HEIGHT: 45 FT*

*Architectural elements and business logos may exceed maximum building height with Corridor Site Plan approval.

OFF-STREET PARKING:

As required by the applicable Use Unit of the Tulsa Zoning Code; unless otherwise modified through the Corridor Development Plan amendment process defined in the Zoning Code. Use Unit 10 "Off Street Parking" has been included to encourage possible shared parking facilities for future development within this Corridor District.

Provide space for a minimum of 10 bicycles with directional signage at the bike rack to the trail network.

MINIMUM BUILDING SETBACKS:

From the centerline of East 91 st Street South	125 FT
From the westerly boundary	20 FT
From the southerly boundary	20 FT
From the easterly boundary	20 FT
From the right-of-way line of South 101 st East Avenue	10 FT
From the right-of-way line of East 91 st Place South	10 FT

Internal lot side yards to be established by Plat or Corridor Site Plan.

LANDSCAPE AREA:

A minimum of fifteen percent (15%) of the net land area shall be improved as internal landscape open space in accordance with the provisions of the Landscape Chapter of the Tulsa Zoning Code.

SIGNAGE:

GROUND SIGNS:

Signs within the Project shall be permitted as follows:

A. East 91st Street:

One (1) ground sign on East 91st Street South with a maximum of 200 SF of surface display area and 25 FT in height for such sign.

B. East 91st Place South:

One (1) business monument sign on the East 91st Place South with a maximum of 100 SF of surface display area and 15 FT in height for such sign.

WALL SIGNS:

Wall signs shall be permitted not to exceed 2.0 SF of surface display area per linear foot of building wall to which attached. The length of the wall sign shall not exceed seventy-five percent (75%) of the frontage of the building.

DIRECTIONAL SIGNS:

Directional signs for way finding purposes within the Project may be freestanding if not exceeding 4 SF of surface display area and 4 FT in height.

Provide a minimum of one directional sign not exceeding 4 square feet of display surface area and not more than 4 feet in height will be required providing access directions to the Mingo Valley Trail network.

ACCESS:

Vehicular Access to the Project will be provided by South 101st East Avenue. The Project will not have direct access to East 91st Street South except through South 101st East Avenue.

Pedestrian and Bicycle access will be provided to the Street Sidewalk system along East 91st, South, South 101st East Avenue and East 91st Place South.

SITE PLAN REVIEW

No building permits shall be issued for any building within the Project until a Corridor Site Plan and Detail Landscape Plan have been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the Corridor District Site Plan.

During detailed site plan review pedestrian and bicycle access to the Mingo Valley Trail will be provided and detailed as necessary.

SCHEDULE OF DEVELOPMENT

Initial development of the Project is expected to begin in the fall of 2015, after approval of the Corridor Site Plan and the platting of the Property in accordance with this Corridor District Site Plan.

DETAILED STAFF RECOMMENDATION:

The proposed development plan is consistent with the existing development pattern in the proximate properties; and

Z-6910-SP-3 is consistent with the Corridor Development Plan Standards of the Tulsa Zoning Code; and

Z-6910-SP-3 is consistent with the Corridor Chapter of the Tulsa Zoning Code; and

Z-6910-SP-3 encourages connections to the existing trail system and provides additional service opportunities to the future Multi Modal component of the transportation vision anticipated along East 91st Street; therefore

Staff recommends Approval of Z-6910-SP-3 as outlined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is consistent with the Regional Center land use designation of the Comprehensive Plan. This site is very close to the trail network adjacent to the expressway and staff will require a strong connection to the trail system during the site plan phase of the project.

Land Use Vision:

Land Use Plan map designation: Regional Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

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:

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

Normal site considerations for Corridor Zoning would require a stub street to the west of this site as illustrated in the underlying plat however in this instance a significant flood plain and limited development opportunities between this site and South 91st Street make this extension impractical and unlikely in the future development of this area. Staff supports omitting that requirement in this circumstance.

The following illustration shows the original planned stub street and the existing flood plain area immediately west of the site.

Trail System Master Plan Considerations:

The site is very close to the Mingo Trail. This site should consider the strongest possible connection to the trail system and eliminate as many physical barriers as possible to that trail network. The aerial photo below illustrates the proximity of this site to the Trail Network.

The exhibit below illustrates the proximity of the site to the trail system. During detailed site plan review the applicant will be required to provide access route to the trail network.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site was previously platted however the street network was never installed. The development of this property as proposed will require a new plat and vacation of the existing street right of way.

Environmental Considerations: Staff is not aware of environmental considerations that significantly affect the development of the site however the floodplain mentioned previously will significantly limit future development opportunities west Z-6910-SP-3.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 91 st Street South	Secondary Arterial with Multi Modal Overlay	100 feet	5
South 101 st East Avenue	Not defined	50	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by mixed use development, zoned CO; on the north across East 91st Street South by a medical office building and hospital, zoned CO PUD-559 and PUD-559-A; on the west and south by undeveloped property primarily in a flood plain, zoned AG.

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 20729 dated November 6, 2003, established zoning for the subject property.

Subject Property:

Z-6910-SP-2 April 2006: All concurred in approval of a proposed Corridor Site Plan on a 4.45+ acre tract of land for commercial and medical office use and to establish the aggregate floor area of 27,380 square feet for office development, on property located east of southeast corner of East 91st Street South and South Mingo Road.

Z-6910-SP-1 December 2003: All concurred for approval of the proposed Corridor Site plan on a 4.5+ acre tract for a 4-story bank and medical office building located east of the southeast corner of East 91st Street and South Mingo Road.

Z-6910 November 2003: All concurred in approval of a request for rezoning a 4.5± acre tract from AG to CO, for office and bank use, on property located east of the southeast corner of East 91st Street and South Mingo Road.

BOA-19101 June 12, 2001: The Board of Adjustment approved a Special Exception to construct an 80 foot monopole cellular transmission tower on property zoned AG, per plan submitted on property located east of southeast corner of East 91st Street South and South Mingo Road.

Surrounding Property:

Z-6503-SP-2 May 2007: All concurred in approval of a proposed Corridor Site Plan on an 8.67± acre tract of land for new commercial and office development, on property located east of the southeast corner of East 91st Street South and South Mingo Road, abutting west of the Mingo Valley Expressway and located south of subject property across East 91st Street South.

Z-6538-SP-2 August 1999: All concurred in approval of a Corridor Site (Development) Plan on a 3± acre tract of land for a three-story, 42,500 square foot medical and general office building, on property located south of the southeast corner of South Mingo Road and East 91st Street.

PUD-559-A/Z-5888-SP-3 May 1999: All concurred in approval of a proposed Major Amendment to Planned Unit Development and a Corridor Site Plan on a 58.4± acre tract of land to allow two outdoor advertising signs within Development Area A of the original PUD-559 that was

approved for South Crest Hospital facilities, on property located on the northwest corner of East 91st Street and South Mingo Valley Expressway.

PUD-559/Z-5888-SP-1 November 1997: All concurred in approval of a proposed Planned Unit Development and Corridor Site Plan on a 60.9± acre tract of land for multi-use development including apartments, offices, colleges and universities was approved on property located on the northwest corner of East 91st Street and South Mingo Valley Expressway.

Z-6523 March 1996: All concurred in approval of a request for rezoning a .87± acre tract of land from AG to CO on property located east of southeast corner of East 91st Street South and South Mingo Road.

Z-6503-SP-1 March 1996: All concurred in approval of a proposed Corridor Site Plan on a 10.6± acre tract of land for an outdoor advertising sign subject to the requirements of Section 1221.F of the Tulsa Zoning Code, on property located south of southwest corner of East 91st Street South and South Highway 169.

Z-6503 October 1995: All concurred in approval of a request for rezoning a 10.6± acre tract of land from AG to CO on property located east of southeast corner of East 91st Street South and South Mingo Road.

Z-6194 July 1988: All concurred in approval of a request to rezone a 4± acre tract from CS to CO, on property located east of the southeast corner of East 91st Street and South Mingo Road.

Z-6014-SP-1 May 1985: All concurred in approval of a request for a Corridor Development Plan on a .6± acre tract of land for Stringer's Horticultural Nursery with retail sales, on property located east of the southeast of S. Mingo Rd.

Z-6014 March 1985: All concurred in approval of a request for rezoning a .6± acre tract of land from AG to CO on property located east of the southeast of S. Mingo Rd.

Applicant's Comments:

Lou Reynolds, 2727 East 21st Street, 74114, stated that he would happy to advertise with signage that the trails are there. Mr. Reynolds stated that it is a good point about the connectivity of the streets with the hotel and he will discuss this with them.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 11 members present:

On **MOTION** of **DIX**, TMAPC voted **11-0-0** (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; none "absent") to recommend **APPROVAL** of the corridor development plan for Z-6910-SP-3 per staff recommendation.

Legal Description for Z-6910-SP-3:

A TRACT OF LAND LYING IN SOUTH TULSA MEDICAL OFFICE CENTER, AND STRINGER NURSERY AND GARDENS OF THE CITY OF TULSA, TULSA COUNTY STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLATS THEREOF. BEGINNING AT THE SOUTHEAST CORNER OF LOT FOUR (4), BLOCK TWO (2) OF SAID SOUTH TULSA MEDICAL OFFICE CENTER; THENCE N89°52'18"W AND ALONG THE SOUTH LINE OF SAID SOUTH TULSA MEDICAL OFFICE CENTER FOR A DISTANCE OF 304.76 FEET; THENCE N00°07'42"E AND ALONG THE WEST LINE OF SAID SOUTH TULSA MEDICAL OFFICE CENTER FOR A DISTANCE OF 430.74 FEET; THENCE S89°52'18"E FOR A DISTANCE OF 8.48 FEET; THENCE N00°11'54"W AND ALONG THE WEST LINE OF SAID SOUTH TULSA MEDICAL OFFICE CENTER FOR A DISTANCE OF 270.00 FEET; THENCE S89°52'18"E FOR A DISTANCE OF 148.20 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 89°59'33", HAVING A RADIUS OF 30.00 FEET, A LENGTH OF 47.12 FEET AND WHOSE LONG CHORD BEARS S44°52'05"E FOR A DISTANCE OF 42.42 FEET; THENCE S00°07'42"W FOR A DISTANCE OF 15.57 FEET; THENCE S15°17'53"E FOR A DISTANCE OF 32.57 FEET; THENCE S00°07'42"W FOR A DISTANCE OF 38.16 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 89°54'44", HAVING A RADIUS OF 85.00 FEET, A LENGTH OF 133.52 FEET AND WHOSE LONG CHORD BEARS S44°54'56"E FOR A DISTANCE OF 120.12 FEET; THENCE S89°52'18"E FOR A DISTANCE OF 31.28 FEET; THENCE S00°11'54"E AND ALONG THE EAST LINE OF SAID SOUTH TULSA MEDICAL OFFICE CENTER FOR A DISTANCE OF 70.00 FEET; THENCE N89°52'18"W FOR A DISTANCE OF 8.48 FEET; THENCE S00°14'18"E AND ALONG THE EAST LINE OF SAID SOUTH TULSA MEDICAL OFFICE CENTER FOR A DISTANCE OF 430.75 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 4.36 ACRES MORE OR LESS.

* * * * *

OTHER BUSINESS

38. Commissioners' Comments: None.

TMAPC Action; 11 members present:

On **MOTION** of **REEDS**, TMAPC voted **11-0-0** (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; none "absent") to **ADJOURN** TMAPC meeting 2702.

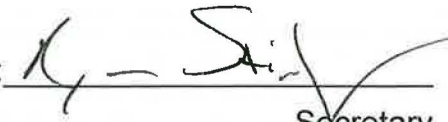
ADJOURN

There being no further business, the Chair declared the meeting adjourned at 3:02 p.m.

Date Approved:

08-05-2015


Chairman

ATTEST: 
Secretary