

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2706

Wednesday, September 16, 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
Covey	Carnes	Fernandez	VanValkenburgh, Legal
Dix		Hoyt	
Fretz		Huntsinger	
Midget		Miller	
Millikin		White	
Reeds		Wilkerson	
Shivel			
Stirling			
Walker			
Willis			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Friday, September 11 at 9:21 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:

Work Session Report:

Mr. Covey stated that the TMAPC had a good work session prior to today's meeting to review the Zoning Code Update.

Director's Report:

Ms. Miller reported that tomorrow night at the City Council meeting they will consider adopting a moratorium on certain uses within the proposed River Design Overlay District boundary. The moratorium will affect properties at the permitting stage. Anything that comes before the Planning Commission is not directly impacted by the moratorium.

Mr. Dix asked if she is talking about the ones that the Planning Commission has already acted on or any that may possibly be proposed south of that. Ms. Miller stated that the southwest corner of Riverside proposal is not proposing uses that are a part of the moratorium. The uses that are generally that are included in the moratorium are heavy commercial/industrial type uses. It is to make sure that those don't start taking hold, especially in areas of the River Overlay where the Councilors have a vision for other things in that area.

Ms. Miller reported on the Liquor Store Spacing research staff has been working on and should be ready for the October 7th TMAPC meeting.

The Zoning Code Updates are continuing and the first TMAPC public hearing will be September 28th and if needed to be continued it will also be on September 29th.

Ms. Miller reported that she is continuing to work on the River Design Overlay.

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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.

1. **LS-20787** (Lot-Split) (CD 8) – Location: South of the Southeast corner of East 111th Street South and South Quebec Avenue (Related to: LC-688)
2. **LC-668** (Lot-Combination) (CD 8) - Location: South of the Southeast corner of East 111th Street South and South Quebec Avenue (Related to: LS-20807)
3. **LC-698** (Lot-Combination) (County) – Location: North and East of West 6th Place and South 261st West Avenue (180 North 256th West Avenue)
4. **LC-699** (Lot-Combination) (CD 9) – Location: Southeast corner of east 51st Street South and South Columbia Place
5. **LS-20810** (Lot-Split) (CD 6) – Location: West of the Southwest corner of South 177th East Avenue and East Admiral Place (Related to: LC-700)
6. **LC-700** (Lot-Combination) (CD 6) – Location: West of the Southwest corner of South 177th East Avenue and East Admiral Place (Related to: LS-20810)

7. **LC-701** (Lot-Combination) (CD 8) – Location: South of the Southwest corner of East 111th Street South and South Quebec Avenue
8. **LC-702** (Lot Combination) (CD 4) – Location: Northwest corner of West 17th Street South and South Boulder Avenue
9. **Change of Access** – Gateway Plaza, Lot 5, Block 1 and Reserve A, North of East Pine Street and east of North Peoria

STAFF RECOMMENDATION:

This application is made to allow a change of access to delete an access easement and add access points.

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.

10. **Z-7140-SP-1c – Ashton Homes/Robert Brokaw**, Location: West of the southwest corner of South Olympia Avenue and West 84th Place South, requesting a Corridor Minor Amendment to reduce the side yard setback from 5 feet to 2.3 feet, **CO/Z-7140-SP-1**, (CD-2)

STAFF RECOMMENDATION:

Amendment Request: Modify the Corridor Plan Development Standards to reduce the side yard setback from 5 ft to 2.3 ft.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 806.C of the Corridor District Provisions of the City of Tulsa Zoning Code.

“Minor changes in the proposed corridor development plan may be authorized by the Planning Commission, which shall direct the processing of an amended site plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved site plan and the purposes and standards of this chapter. “

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the Corridor Development Plan.
- 2) All remaining development standards defined in Z-7140-SP-1 and subsequent minor amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the side yard setback from 5 ft to 2.3 ft.

11. **PUD-521 – Sack & Associates, Inc./Stuart Nyander**, Location: South of the southeast corner of South 101st East Avenue and East 71st Street South, requesting a PUD Detail Site Plan for a new retail building within the PUD, **CS/RM-2/PUD-521**, (CD-7)

STAFF RECOMMENDATION:

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 0.93 Acre site in a Planned Unit Development for a new retail building including one, one story building.

PERMITTED USES:

Use Units 11, 12, 13, 14 and vehicular repair and service except body repair or painting and customary accessory uses. The retail building proposed for this project is allowed by right as is the proposed restaurant space referred to on the applicant's plans.

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 Zoning Code and the Planned Unit Development.

LIGHTING:

Site lighting plans provided. All parking lot lighting shall be directed downward and away from adjacent residential areas.

SIGNAGE:

The site plan does not illustrate 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 City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening are consistent with the Planned Unit Development requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays pedestrian paths adjacent to the proposed building.

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-521**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. 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 retail building.

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

12. **Z-6910-SP-3 – Wallace Engineering/Jim Beach**, Location: East of southeast corner of East 91st Street South and South Mingo Road, requesting a Corridor Detail Site Plan for a new rehabilitation hospital, **CO/Z-6910-SP-3**, (CD-7)

STAFF RECOMMENDATION:

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 3.68 Acre site in a Corridor District for a new rehabilitation hospital including one, two story building.

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. The rehabilitation hospital proposed is allowed by right.

DIMENSIONAL REQUIREMENTS:

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

ARCHITECTURAL GUIDELINES:

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

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

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

LIGHTING:

Site lighting plans are provided. Site lighting plan meets the minimum requirements of the Tulsa Zoning Code and the Corridor Development Plan.

SIGNAGE:

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

SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening are consistent with the Corridor Development Plan requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays sidewalks along South 101st East Avenue and East 91st Street South, as well as internal pedestrian paths from parking areas and adjacent to the proposed building.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **Z-6910-SP-3**. The site plan submittal meets or exceeds the

minimum requirements of the Corridor Development Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Corridor Development Plan, and the stated purposes of the Corridor Development Plan section of the Zoning Code.

Staff recommends **APPROVAL** of the detail site plan for the proposed rehabilitation hospital.

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

13. **PUD-831 – Kevin Vanover, PE**, Location: East of the northeast corner of South Toledo Avenue and East 91st Street South, requesting a PUD Detail Site Plan for a new office park within the PUD, **RS-3/PUD-831**, (CD-8)

STAFF RECOMMENDATION:

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 1.76 Acre site in a Planned Unit Development for a new office park development including two, one story buildings and one, three story building.

PERMITTED USES:

Uses permitted in Use Unit 1, Area-Wide Uses by Right; limited to Stormwater Detention Facility, Open Space and Landscaping Buffer; and Use Unit 11, Office, Studios and Support Services. The office park development proposed for this project is allowed by right.

DIMENSIONAL REQUIREMENTS:

The submitted site plan meets all applicable building height, floor area, density, open space, and setback limitations. No modifications of the previously approved 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 Zoning Code and the Planned Unit Development.

LIGHTING:

Site lighting plans not provided. Within the western 40 feet of the project, light standards, non-building mounted, shall not exceed 16 foot in height. Within the remainder of the project, light standards shall not exceed 25 foot in height. All light standards including building mounted shall be

hooded (full cut-off) lenses and directed downward and away from the western boundary of the project. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at a ground level in adjacent residential areas. Light levels are not to exceed four (4) foot-candles at the western boundary of the project. Consideration of topography must be considered in such calculations.

SIGNAGE:

The site plan does not illustrate 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 City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening are consistent with the Planned Unit Development requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays pedestrian paths adjacent to the proposed buildings.

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-831**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. 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 office park development.

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

14. **Z-6054-SP-9 – Kevin Vanover, PE**, Location: West of southwest corner of East 81st Street South and South Garnett Road, requesting a Corridor Detail Site Plan for a long term senior care facility, **CO/Z-6045-SP-9**, (CD-7)

STAFF RECOMMENDATION:

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 5.2 Acre site in a Corridor District for a new long term senior care facility including one, two story building.

PERMITTED USES:

Uses permitted in Use Unit 1, Area-Wide Uses by Right; limited to Stormwater Detention Facility, Open Space and Landscaping Buffer; Use Unit 8, Multifamily Dwelling and Similar Uses; limited to Assisted Living Facility, Elderly/Retirement Housing, and Life Care Retirement Center. The long term senior care facility proposed is allowed by right.

DIMENSIONAL REQUIREMENTS:

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

ARCHITECTURAL GUIDELINES:

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

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

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

LIGHTING:

Site lighting plans are provided. Site lighting plan meets the minimum requirements of the Tulsa Zoning Code and the Corridor Development Plan.

SIGNAGE:

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

SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening are consistent with the Corridor Development Plan requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays sidewalks from the site connection to existing sidewalks along East 81st Street South, as well as internal pedestrian paths adjacent to the proposed building.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **Z-6054-SP-9**. The site plan submittal meets or exceeds the minimum requirements of the Corridor Development Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Corridor Development Plan, and the stated purposes of the Corridor Development Plan section of the Zoning Code.

Staff recommends **APPROVAL** of the detail site plan for the proposed long term senior care facility.

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

15. **PUD-804 – Craig Thurmond**, Location: West of the northwest corner of South Yale Avenue and East 121st Street South, requesting PUD Detail Site Plan for new gates and entry wall within the PUD, **RS-2/PUD-804**, (CD-8)

STAFF RECOMMENDATION:

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 20.1 Acre site in a Planned Unit Development for new gates and entry wall along 121st Street. PUD-804 required that any entry gates or guardhouses receive detail site plan approval.

PERMITTED USES:

Uses permitted as a matter of right in RS-2 zoning district in the City of Tulsa Zoning Code, including landscaped features and secured entrances and recreational facilities and uses customarily accessory to permitted

uses. The gates and entry wall proposed for this project are allowed by right.

DIMENSIONAL REQUIREMENTS:

The submitted site plan meets all applicable dimensional standards of the Planned Unit Development. No modifications of the previously approved Planned Unit Development are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new gates and wall meet all applicable architectural guidelines in the Planned Unit Development.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The proposed gates and wall do not require off-street parking. The gates are provided at the two vehicular points of access to the development.

LIGHTING:

Site lighting not required. Lighting for entries and wall provided by flood/bullet lights as illustrated on the applicants detail drawing D-2.

SIGNAGE:

The site plan illustrates wall 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 City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening are consistent with the Planned Unit Development requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays a sidewalk along 121st Street as well as pedestrian paths leading into the development and passing through pedestrian gates.

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-804**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. 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 gates and entry wall.

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

16. **PUD-801 – QuikTrip Corp./Carly Goodnight**, Location: Northwest corner of South Garnett Road and East 41st Street South, requesting PUD Detail Site Plan for a new QuikTrip facility within the PUD, **CS/PUD-801**, (CD-6)

STAFF RECOMMENDATION:

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 2.47 Acre site in a Planned Unit Development for a new QuikTrip facility including one, one story building.

PERMITTED USES:

Uses permitted as a matter of right and special exception in the CS district, except Use Unit 12a, and uses of a nature customarily accessory thereto. The proposed QuikTrip facility is allowed by right.

DIMENSIONAL REQUIREMENTS:

The submitted site plan meets all applicable building height, floor area, density, open space, and setback limitations. No modifications of the previously approved 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 Zoning Code and the Planned Unit Development.

LIGHTING:

Site lighting plans provided. All light standards including building mounted shall be hooded and directed downward and away from the boundaries of the center. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in an adjacent residential area.

SIGNAGE:

The site plan illustrates ground and wall 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 City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening are consistent with the Planned Unit Development requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays sidewalks along South Garnett Road, East 41st Street South and the Center access drive from South Garnett Road. Pedestrian paths are shown adjacent to the proposed building.

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-801**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. 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 QuikTrip facility.

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

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **DIX**, TMAPC voted **10-0-0** (Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; Carnes "absent") to **APPROVE** Items 1 through 16 per staff recommendation.

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

PUBLIC HEARINGS:

17. **Sheridan Crossing Phase III** – Preliminary Plat, Location: North of northeast corner of North Sheridan Road and East 86th Street North (County)

STAFF RECOMMENDATION:

The plat consists of 45 Lots, 4 Blocks, on 35 acres.

The following issues were discussed September 3, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RE (residential estate pending). A stub street access to the north may be required. Label and define all reserves.
2. **Streets:** Outside City of Tulsa. No review performed. **County Engineer:** The position of the west entrance will need to be lined up with the Vintage Oaks addition and approved by the County Engineer. A stub street to the north is appropriate for future through-flow.
3. **Sewer:** Outside City of Tulsa. No review performed.
4. **Water:** Outside City of Tulsa. No review performed.
5. **Storm Drainage:** Outside City of Tulsa. No review performed. **County Engineer:** Drainage will be approved through County Engineer after review of appropriate drainage studies.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Contact Owasso Fire Marshall for comments and release letter.
8. **Other: GIS:** Remove parcel lines in the location map. Show only the platted subdivisions. Label areas “unplatted” in location map. Add Sheridan Crossing Phase I in the location map. Submit control date sheet. Provide individual lot addresses with final plat. Correct legal description. Define basis of bearing. Label land to north as “unplatted”. Provide names of the streets within the subdivision.

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:

Justin Allison, 6605 East 88th Street North, Owasso, 74055, stated that he doesn't have any issues with the plat. He wanted to know if the developer had plans for common areas, parks for kids and will there be an opportunity for the HOA to purchase a lot or two at fair market value for that purpose. Mr. Allison asked if there would be any communication between Phases I, II, III and IV, regarding the high-lines.

Applicant's Rebuttal:

Brian Kellogg, Kellogg Engineering, 6755 South 4060 Road, Talala, OK 74080, stated that he is the engineer. On the far-east side of the plat there is a larger open space that is being held out until Phase IV, which will be the fourth and final phase of the subdivision. The reserve area with the farm pond is contiguous reserve area, as is under the highline that Mr. Allison mentioned. There is a stub street coming out of Phase II, which will stub into Phase IV and Phase IV is stubbed into Phase III. There was no stub street from Phase I tying into this addition. The covenants states that they come under one homeowners association and not individual groups. Mr. Kellogg stated that there is a significant amount of open space, parks, features, etc.

Mr. Kellogg indicated that he is in agreement with staff's recommendation.

In response to Mr. Shivel, Mr. Kellogg stated that this is being developed by the same developer for Phase I and II. Mr. Kellogg cited the various open spaces and existing common areas and trails in the existing subdivisions and stated that he couldn't commit the developer to trails, etc., but that has been their pattern.

TMAPC Action; 10 members present:

On **MOTION** of **DIX**, TMAPC voted **10-0-0** (Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; Carnes "absent") to **APPROVE** the preliminary plat for Sheridan Crossing Phase III per staff recommendation.

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18. **Hudson Place** – Preliminary Plat, Location: East of northeast corner of East 101st Street South and South Yale Avenue, (CD 8)

STAFF RECOMMENDATION:

The plat consists of 63 Lots, 3 Block, on 20 acres.

The following issues were discussed September 3, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 836 (RS-2 underlying zoning). The development will be gated with private streets. A release letter will be required for the pipeline easement. Additional access per existing surrounding development would be difficult. The gate to the west will be emergency access only.
2. **Streets:** Provide street names on face of plat. Is the connection between this property and the church to the west a mutual access easement? If so, label as such and provide mutual access section in covenants. Modigy section 1.8 of covenant. Remove reference to 101st Street. Use standard sidewalk language. If the intent is to use sidewalk easements then show the easement on the face of the plat.
3. **Sewer:** Reserve Areas B & C need to provide for utility access within the reserve area. On the conceptual plan, how are Lots 27 and 28, Block 2 being served by sanitary sewer? Will they connect to the existing sewer line? If so, then why not do the same thing for Lots 1 and 2, Block 1?
4. **Water:** Survey/engineer CA number expired. Provide consent agreement for waterline crossing and installed inside the existing 40-foot Wil-Tel easement. Twenty feet of waterline easement off-site will be required for the northwest connection of the proposed water mainline. On the conceptual plan sheet show fire hydrants and gate valves. City of Tulsa preference to install waterlines on either the east or south side of the street. Stay on one side of the street: do not flip flop as your preliminary plan shows. Fire Hydrant to be installed on same side of street as waterline. City of Tulsa preference to install waterline within green area behind curb and with sufficient distance from R/W line, 8 foot preference from R/W.
5. **Storm Drainage:** Provide a consent agreement for all utilities crossing the existing 40 foot pipeline easement. Provide a drainage easement between lot 5 and lot 6 in Block 2. Provide information indicating that there will be shared responsibility of the Home Owners Association to maintain the detention pond on the adjacent church property to the west. The platting and development of this subdivision is predicated on off-site detention improvements involving a neighboring property. No evidence of coordination or approval with neighbor has been provided. No IDP (infrastructure

development permit) will be issued until this is resolved. Make detention easement larger.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** AT&T needs additional easements.
7. **Other: Fire:** Will require an emergency access agreement for the secondary access.
8. **Other: GIS:** Surveyor/Engineer CA number has expired. Submit subdivision control data sheet. Provide individual lot addresses. Correct legal description. Better define basis of bearing. Provide the names of streets within the subdivision.

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; 10 members present:

On **MOTION** of **MIDGET**, TMAPC voted **10-0-0** (Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; Carnes "absent") to **APPROVE** the preliminary plat for Hudson Place per staff recommendation.

* * * * *

19. **Tulsa Hills Healthcare Community** – Preliminary Plat, Location: West of northwest corner of West 71st Street South and South Elwood Avenue, (CD-2)

STAFF RECOMMENDATION:

The plat consists of 3 Lots, 1 Block, on 10.96 acres.

The following issues were discussed September 3, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 832 (CS, OL).
2. **Streets:** Clarify right of way dedication.
3. **Sewer:** Provide a 17.5-foot utility easement along the south property line. If the 20-foot utility easement adjacent to Lot 2 is existing then provide the document number. If not, then dedicate per plat. The existing 11-foot utility easement is not wide enough for a sanitary sewer system and other utilities to share. If there is an existing 11-foot easement on the east side of the property line, then show it on the plat. If not, then we will need one by separate instrument or increase existing easement to 17.5 feet with the sanitary sewer pipe located 12.5 feet from the property line. Excess capacity fees of \$1090.00 per acre will be assessed for SSID 3003 E sanitary sewer project.
4. **Water:** Required waterline easement width is 20-foot. A 10-foot waterline easement adjacent to a 17.5-foot utility easement on the same lot can be allowed. All water main lines are to be centered inside the easement. On the conceptual plan show proposed fire hydrants and gate valves locations.

Preference to have waterline in a 20-foot restricted waterline easement or a 10-foot restricted waterline easement that is adjoined to another easement. Area is undeveloped so crews will require access easements to access the future waterline easements.

5. **Storm Drainage:** Drainage easements required for off-site water along the west border. The reserve area for detention needs to be properly sized. Provide storm-sewer easements for all upstream lots to discharge through the lower lots. Add a City of Tulsa regulatory floodplain easement in the northeast corner.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** AT&T may need additional easements.
7. **Other: Fire:** Mutual access will require an approved turnaround, Lots 2 and 3 may require a secondary access if the structures built meet the requirement of IFC 2009 section D104.
8. **Other: GIS:** Submit control data sheet. Provide lot addresses. Define the basis of bearing between two known points. Add missing subdivisions in the location map and correct road names, etc. Show all pins found and set for plat. Add first paragraph of legal to sub title of plat.

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; 10 members present:

On **MOTION** of **DIX**, TMAPC voted **10-0-0** (Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; Carnes "absent") to **APPROVE** the preliminary plat for Tulsa Hills Healthcare Community per staff recommendation.

* * * * *

20. **7000 Riverside** – Preliminary Plat, Location: North of 71st Street, between Riverside Drive and South Peoria Avenue, (CD 2)

STAFF RECOMMENDATION:

The plat consists of 6 Lots, 1 Block, on 7.69 acres.

The following issues were discussed September 3, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned CH (commercial heavy). Concern was expressed about the river development design guidelines that are being developed and that this site should adhere to those guidelines.
2. **Streets:** Show right of way for Riverside and include reference such as a plat number. Provide reference for Peoria right of way such as plat number of book/page number. Covenants refers to right of way dedication, show this on the face of plat. Accesses located between two lots should also be designated as a mutual access easement. Include section on mutual access in covenants.
3. **Sewer:** Continue the proposed sanitary sewer 22 foot utility easement all the way to South Peoria Avenue.
4. **Water:** On the face of plat remove the water and sewer services line note. Complete the location map by adding 71st Street and Peoria Avenue. Show book, page and width of right of way along Peoria Avenue and Riverside Drive abutting and off the site On the conceptual sheet denote existing and proposed right of way widths that water mains are to be installed in. Waterlines along Arterials shall be ductile Iron and shall have fire hydrants will isolation and in-line valves.

5. **Storm Drainage:** The access points on Peoria shall align with 68th Street and drives into the commercial development across the street shall also not be situated on water main tees. Provide access to Lot 3. Provide a 17.5 foot utility easement on the south side of Lot 2.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** AT&T will need more easements.
7. **Other: Fire:** Mutual access to Lincoln Oaks subdivision will be required on lot 6.
8. **Other: GIS:** Submit control data sheet. Provide lot addresses with caveat. Correct legal description. Define the basis of bearing. Label streets properly. Show all pins found and set for plat. Provide curve data table. Access easements need to be dedicated within plat, not by separate instrument and indicated within the deed of dedication. Add SD to legend.

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; 10 members present:

On **MOTION** of **DIX**, TMAPC voted **10-0-0** (Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; Carnes "absent") to **APPROVE** the preliminary plat for 7000 Riverside per staff recommendation.

* * * * *

21.7100 Riverside Parkway Revised – Accelerated Building Permit, Location: West of Riverside Parkway, South of 71st Street South (Continued from 6/17/15, 7/15/2015) (CD 2) **(Applicant is requesting a continuance to November 4, 2015)**

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **DIX**, TMAPC voted **10-0-0** (Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; Carnes "absent") to **CONTINUE** the accelerated building permit for 7100 Riverside Parkway Revised to November 4, 2015.

* * * * *

22.Z-7308/PUD-835 – AM Contractors, Inc., Location: North and west of the northwest corner of East 21st Street and South 145th East Avenue, requesting a rezoning and PUD, **(Applicant has withdrawn the applications.)**

WITHDRAWN.

* * * * *

23.Z-7315 – Sally Davies, Location: South of the southwest corner of South Boston Avenue and East 26th Place South, requesting rezoning from **RS-2 to RS-2/HP** and amendment to the Unified Design Guidelines for the Elmwood-Hurley Mansion Historic District, (CD-4)

STAFF RECOMMENDATION:

DEVELOPMENT CONCEPT:

August 25th, 2015 the Tulsa Preservation Commission considered the following request as submitted by the current property owner:

- 1) Request for a HP Zoning Map Amendment to establish a HP Overlay Zoning District at 2700 South Boston Ave, Elmwood-Hurley Mansion Historic Zoning District
- 2) Proposed amendment to the Unified Design Guidelines for the Elmwood-Hurley Mansion Historic Zoning District.

DETAILED STAFF RECOMMENDATION:

The historic overlay request along with the amendment to the Unified Design Guidelines is consistent with the Existing Neighborhood land use designation of the Comprehensive Plan, and

The amendments to the Unified Design Guidelines provided by the Tulsa Preservation Commission, as defined in Section VI of the Preservation Commission report, do not conflict with the Tulsa Zoning Code, and

The amendments to the Unified Design Guidelines provided by the Preservation Commission provide an additional level of architectural detail consideration that protects the character of the historic single-family residential structure beyond what is currently considered in typical building permit process, and

The HP overlay request along with the recommended amendments to the Unified Design Guidelines for the Hurley House, J. Hurley Mansion are non injurious to the surrounding neighborhood, therefore

Staff recommends **APPROVAL** of Z-7315 to rezone property from RS-2 to RS-2/ HP.

Staff recommends **APPROVAL** of the amendment to the existing resolution for Unified Design Guidelines as outlined in Section VI of the attached Elmwood-Hurley Mansion Historic Zoning District report to TMAPC.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The Tulsa Comprehensive plan recognizes the importance of the original single-family neighborhoods throughout the plan document. The Comprehensive Plan states that the original single family neighborhoods will continue to be among its most vital assets. This HP overlay request supports the preservation of the historic structure at this location.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

The Existing Residential Neighborhood category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear

and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

Areas of Stability and Growth designation: Area of Stability

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

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Refer to the Tulsa Preservation Commission Staff Report for a summary of existing conditions and appropriate historical references.

Environmental Considerations: None that would affect this zoning overlay or any of the Unified Design Guidelines. For the purposes of the Historic Preservation overlay, the front yard is considered to be facing Riverside Drive.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Boston Avenue	None	50 feet	2
Riverside Drive	Parkway	150 feet	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the north and east by single family residential properties zoned RS-2; on the south the Gathering Place is a large public/private park under construction and zoned PUD-799; the west by Riverside Parkway and the Arkansas River.

SECTION III: Relevant Zoning History

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

Subject Property:

BOA-13801 November 7, 1985: The Board of Adjustment **approved** a *Variance* of the maximum permitted 750 sq. ft. for a detached accessory building to 1976 sq. ft.; and a *Variance* of the 60 ft. setback from the centerline of Boston Avenue to 50 ft.; and a *Variance* for the required 3 ft. setback from an interior lot line for a detached structure to 2.3 Ft. to allow an existing structure; per plot plan, on property located at 2672 S. Boston Ave. and also known as a part of the subject property.

Surrounding Property:

PUD-799 September 2013: All concurred in **approval** of a proposed Planned Unit Development on a 66.5± acre tract of land for The Gathering Place, a park, on property located along Riverside Drive between E. 26th Pl. and E. 34th St.

Z-6775 June 2000: All concurred in **denial** of a request for rezoning a 55± acre tract of land from RS-2/RM-2 with an HP overlay zoning, on property located between East 21st Street South and East 24th Place South; Midland Valley railroad/jogging trail on the west to South Peoria Avenue on the east.

Z-6378 April 1993: All concurred in **approval** of a request, by The North Maple Ridge property owners for rezoning a tract of land from various zonings to include an overlay zoning of Historic Preservation (HP), on property located on an area bounded by East 15th Street on the north to East 21st Street South on the south, South Peoria Avenue on the east to the right-of-way of the Midland Valley Railroad on the west.

PUD-473 December 1991: All concurred in **approval** of a proposed Planned Unit Development on a .4± acre tract of land for a two-lot, two-dwelling unit residential development, with conditions, on property located on the southwest corner of East 26th Place and South Boston.

Mr. Wilkerson stated that there is no requirement, but he would suggest that the applicant combine all three of their parcels.

TMAPC COMMENTS:

Mr. Covey asked Mr. Wilkerson to clarify the front yard. Mr. Wilkerson stated that from a plan review it is important to recognize that the front yard is facing Riverside.

INTERESTED PARTIES IN SUPPORT:

Michael Sager, 324 East 1st Street, Tulsa, 74120, and **Chip Atkins**, 1638 East 17th Place, 74120.

Both parties stated that they are in support of this application.

TMAPC COMMENTS:

Mr. Dix asked what HP overlay will do or what protection is there for the subject property. Jennifer Gates, Planner for the City of Tulsa, stated that the HP overlay will cause a review for any future improvements based on the current design guidelines as well as the design guideline amendments that they have requested today. The Zoning Code establishes what can and cannot be reviewed under the HP. Mr. Dix asked if the subject property was purchased would the HP designation prevent it from being torn down. Ms. Gates stated that it would have to go through the rehab process for a certificate of appropriateness for the demolition.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 10 members present:

On **MOTION** of **DIX**, TMAPC voted **10-0-0** (Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; Carnes "absent") to recommend **APPROVAL** of the RS-2/HP zoning for Z-7315 and recommend **APPROVAL** of the amendment to the Unified Design Guidelines for the Elmwood-Hurley Mansion Historic District per staff recommendation.

Legal Description for Z-7315:

PRT BLK 17 BEG SWC TH NW87.57 NE159.58 S180 W123.41 NW25 POB; PRT BLK 17 BEG SECR TH S25 W300 N180 E180 S87 E120 S68 POB; PRT BLK 17 BEG 68N SECR TH W120 N67.86 E120 S66.54 POB, RIVERSIDE DRIVE ADDN THIRD AMD, City of Tulsa, Tulsa County, State of Oklahoma.

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- 24. **Z-7316 – Jim Smith**, Location: West of South Sheridan Road and North of East 36th Street South, requesting rezoning from **CS to CH**, (CD-5)

STAFF RECOMMENDATION:

DEVELOPMENT CONCEPT:

The requested rezoning request is to allow a larger variety of business and redevelopment opportunities along an arterial street that is between

two Expressways (I-44 and the Broken Arrow Expressway). The property is also adjacent to an active rail line, two public streets and a nursing home on the west side of the site.

DETAILED STAFF RECOMMENDATION:

Z-7316 requesting CH (Commercial High Intensity District) as identified in the Tulsa Zoning Code is consistent with the Regional Center vision identified in the Comprehensive Plan; and

CH zoning is harmonious with existing surrounding property; and

CH zoning is consistent with the expected future development pattern of the proximate properties; therefore

Staff recommends **APPROVAL** of Z-7316 for the rezoning from CS to CH.

Staff recommends **APPROVAL** of Z-7316 to rezone property from CS to CH.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CH zoning allows a wide variety of uses that are supported by the Regional Center Vision in the Comprehensive Plan.

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 Corridor

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.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site is a vacant building that has historically been a large box furniture store but is now vacant. The site high point is on the west side of the site and slopes east toward Sheridan and the railroad track. There is no known environmental or existing condition that would affect the redevelopment of the site with a CH district. Neither CS nor CH zoning classifications are limited with a building height. The CS does require some level of setback consideration with the height above 15 feet requiring two feet of building setback for each 1 foot of building height over 15 feet. High intensity CH zoning could impact the adjacent multifamily residential property on the west side with redevelopment of a tall building without any setback however this is consistent with the expected development pattern of a regional center.

Environmental Considerations: None that affect the redevelopment of the site.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Sheridan Road	Secondary Arterial	100 feet	4
East 36 th Street South	None	50 feet	2

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

Surrounding Properties: The subject tract is abutted on the east by a large industrial area with multiple uses, zoned IL (light industrial); on the north across the rail road right of way a large car lot, zoned IL (light industrial); on the south across East 36th Street South by commercial and multi-family, zoned CS and RM-1; and on the west by a senior care center, zoned RM-2.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11824 dated June 26, 1970, established zoning for the subject property.

Subject Property:

BOA-18180 September 22, 1998: The Board of Adjustment **approved** a *Variance* of the required parking of 489 spaces to 409 spaces to permit an addition to a furniture store in RM-1/ RM-2/ CS districts, per plan finding that the furniture store does not require the normal amount of parking spaces, on property located at 6225 E. 36th St. S. and also known as a part of the subject property.

BOA-15381 March 1, 1990: The Board of Adjustment **approved** a *Variance* of the required number of parking spaces from 258 to 241, per plot plan submitted, for the existing furniture showroom use only; finding that the number of customers will not be increased by the additional showroom space, on property located at 6225 E. 36th St. S.

BOA-7998 August 16, 1973: The Board of Adjustment **approved** a *Special Exception* to operate a new and used automobile sales and maintenance department in a CS district, on property located at 3502 S. Sheridan Rd. and also known as a part of the subject property.

BOA-7168 September 16, 1971: The Board of Adjustment **approved** a *Variance* of the maximum floor area ratio maximum of 50%; per plan submitted and restricting the additional building area over 50% to furniture sales and storage only, on property located at 6211 E. 36th St. and also known as a part of the subject property.

BOA-7068 June 17, 1971: The Board of Adjustment **reversed** the decision of the Building Inspector and *determined* that the use is a retail store with accessory warehousing for the storage of goods, on property located at 6211 E. 36th St. and also known as a part of the subject property.

Surrounding Property:

BOA-16892 December 27, 1994: The Board of Adjustment **approved** a *Special Exception* to permit automobile sales in a CS district, on property located at 3508 S. Sheridan Rd.

BOA-5151 August 10, 1966: The Board of Adjustment **approved** a *Special Exception* to permit the construction of a convalescent hospital and a home for the aged in a U-2B district (RM-2), on property located at on Lot 3, Block 2 Wilmot Addition and abutting west of subject property.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 10 members present:

On **MOTION** of **DIX**, TMAPC voted **10-0-0** (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; none "absent") to recommend **APPROVAL** of the CH zoning for Z-7316 per staff recommendation.

Legal Description for Z-7316:

A PORTION OF LOT TWO (2), BLOCK TWO (2), WILMOT ADDITION, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 2745, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 2, SAID POINT BEING A DISTANCE OF 375.84 FEET EASTERLY OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0°07'15" WEST AND PARALLEL TO THE EASTERLY LINE OF SECTION TWENTY-TWO (22), FOR A DISTANCE OF 381.30 FEET TO A POINT ON THE NORTHEASTERLY CURVED LINE OF LOT 2; THENCE SOUTHEASTERLY, ALONG SAID CURVED LINE OF LOT 2, FOR A DISTANCE OF 504.09 FEET TO AN EASTERLY CORNER OF LOT 2; THENCE SOUTH 0°07'15" EAST ALONG THE EASTERLY LINE OF LOT 2, AND PARALLEL TO THE EASTERLY LINE OF SECTION 22, FOR A DISTANCE OF 55.91 FEET TO THE SOUTHEASTERLY CORNER OF LOT 2; THENCE SOUTH 89°47'35" WEST ALONG THE SOUTHERLY LINE OF LOT 2 FOR A DISTANCE OF 385 FEET TO THE POINT OF BEGINNING. **AND** ALL THAT PART OF LOTS TWO (2) AND THREE (3), BLOCK TWO (2), WILMOT ADDITION, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 2745, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW, TO-WIT: BEGINNING IN THE SOUTH BOUNDARY OF SAID LOT 3, A DISTANCE OF 15.00 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH 0°22'30" WEST PARALLEL TO AND 15.00 FEET FROM THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 208.00 FEET; THENCE NORTH 12°43'22" EAST A DISTANCE OF 114.73 FEET; THENCE NORTH 0°22'30" WEST PARALLEL TO AND 11.00 FEET EAST OF THE WEST BOUNDARY OF SAID LOT 2, A DISTANCE OF 300.72 FEET TO THE NORTH BOUNDARY OF SAID LOT 2; THENCE SOUTH 60°27'25" EAST, A DISTANCE OF 0.00 FEET; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 2 TO THE RIGHT ON A CURVE HAVING A RADIUS OF 3769.72 FEET, A DISTANCE OF 438.57 FEET; THENCE SOUTH 0°07'15" EAST A DISTANCE OF 381.30 FEET TO THE SOUTH BOUNDARY OF SAID LOT 2; THENCE SOUTH 89°47'35" WEST ALONG THE SOUTH BOUNDARY OF SAID LOTS 2 AND 3, A DISTANCE OF 390.84 FEET TO THE POINT OF BEGINNING.

OTHER BUSINESS

25. Commissioners' Comments: None.

TMAPC Action; 10 members present:

On **MOTION** of **MIDGET**, TMAPC voted **10-0-0** (Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; Carnes "absent") to **ADJOURN** TMAPC meeting 2706.

ADJOURN

There being no further business, the Chair declared the meeting adjourned at 2:05 p.m.

Date Approved:

10-07-2015


Chairman

ATTEST: John A. White **ACTING**
Secretary