

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2714

Wednesday, January 20, 2016, 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	Stirling	Fernandez	VanValkenburgh, Legal
Covey	Walker	Hoyt	Southern, COT
Dix		Huntsinger	
Fretz		Miller	
Midget		White	
Millikin		Wilkerson	
Reeds			
Shivel			
Willis			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Wednesday, January 13, 2016 at 12:38 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:

Chairman's Report:

Mr. Covey reported that he is appointing Mr. Joshua Walker as the TMAPC representative for the Santa Fe TIF.

Director's Report:

Ms. Miller reported on the TMAPC receipts for the month of December 2015. Ms. Miller stated that the most of the numbers are consistent, but did see a big change in plan reviews.

Ms. Miller reported on the full day training session for the New Zoning Code, held January 11, 2016. Ms. Miller stated that approximately 100 people attended the training session. Ms. Miller further stated that the following day the City of Tulsa Board of Adjustment had training as well.

Ms. Miller reported on the County Board of Commissioners' and City Council's meeting agendas and actions. Ms. Miller indicated that Mr. Dix was reappointed by the County Commissioners. Mr. Walker and Mr. Fretz will be going before the City Council Committee meetings on January 28, 2016 for their reappointments.

Ms. Miller reported on the River Design Overlay and there will be a TMAPC work session prior to the meeting on February 3rd, 2016.

Ms. Miller requested the Planning Commission to start thinking about topics that they would like to cover during work sessions for 2016. Ms. Miller stated that there will be a webinar February 17, 2016, in the theater room at City Hall, starting at 3:00 p.m.

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1. **Minutes:**

Approval of the minutes of December 16, 2015, Meeting No. 2712

On **MOTION** of **DIX**, the TMAPC voted 7-0-1 (Carnes, Covey, Dix, Millikin, Reeds, Shivel, Willis "aye"; no "nays"; Fretz "abstaining"; Midget, Stirling, Walker "absent") to **APPROVE** the minutes of the meeting of December 16, 2015, Meeting No. 2712.

2. **Minutes:**

Approval of the minutes of January 6, 2016, Meeting No. 2713

On **MOTION** of **CARNES**, the TMAPC voted 8-0-0 (Carnes, Covey, Dix, Fretz, Millikin, Reeds, Shivel, Willis "aye"; no "nays"; none "abstaining"; Midget, Stirling, Walker "absent") to **APPROVE** the minutes of the meeting of January 6, 2016, Meeting No. 2713.

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Mr. Midget in at 1:40 p.m.

CONSENT AGENDA

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

3. **LS-20841** (Lot-Split) (CD 8) – Location: Southwest corner of East 101st Street South and South 77th East Avenue

Applicant has requested a continuance to February 3, 2016.

4. **LS-20844** (Lot-Split) (CD 6) – Location: Southeast corner of East 13th Street South and South 133rd East Avenue
5. **LC-738** (Lot-Combination) (CD 4) – Location: Northeast corner of East Archer Street and North Cincinnati Avenue
6. **LC-739** (Lot-Combination) (CD 4) – Location: Southeast corner of East Archer Street and North Elgin Avenue
7. **LS-20845** (Lot-Split) (CD 1) – Location: East of the southeast corner of West 11th Street South and South 53rd West Avenue (Related to: LC-740)
8. **LC-740** (Lot-Combination) (CD 1) - Location: East of the southeast corner of West 11th Street South and South 53rd West Avenue (Related to: LS-20845)
9. **Oil Capital Heights** – Final Plat, Location: North of East 4th Place South, East of South Memorial Drive, (CD 3)

STAFF RECOMMENDATION:

This plat consists of one lot, one block on 25 acres.

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

Mr. Covey stated that Item 3 will be removed from the consent agenda.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **DIX**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Willis "aye"; no "nays"; none "abstaining"; Stirling, Walker "absent") to **APPROVE** Items 4 through 9 per staff recommendation.

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Ms. Millikin read the opening statement and rules of conduct for the TMAPC meeting.

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

3. **LS-20841** (Lot-Split) (CD 8) – Location: Southwest corner of East 101st Street South and South 77th East Avenue

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **DIX**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Willis "aye"; no "nays"; none "abstaining"; Stirling, Walker "absent") to **CONTINUE** LS-20841 to February 3, 2016.

PUBLIC HEARINGS:

10. **Z-7323 – Gary Hassenflu**, Location: East of the northeast corner of South Yale Avenue and East 32nd Street South, requesting rezoning from **RS-2/RD to RM-3**, (CD 5) (Continued from 11/18/15 and 12/16/15) **(Withdrawn by applicant)**

Withdrawn by the applicant.

WITHDRAWN.

11. **CVS-ERWII** – Minor Subdivision Plat, Location: Northeast corner of South Utica Avenue and East 15th Street (CD 4) (Continued from November 18, 2015 meeting, and January 6, 2016 meeting) **(Staff requests a continuance to February 17, 2016)**

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **DIX**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Willis "aye"; no "nays"; none "abstaining"; Stirling, Walker "absent") to **CONTINUE** the minor subdivision plat for CVS-ERWII to February 17, 2016.

15. **PUD-467-A – Eller & Detrich/Andrew Shank**, Location: West of northwest corner of East 51st Street South and South Pittsburgh Avenue, requesting a **PUD Major Amendment** to add Use Unit 21 – Outdoor Advertising Sign, **CO/PUD-467 to CO/PUD-467-A**, (CD 9) (Related to Z-6310-SP-6) (Continued from December 16, 2015)

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **DIX**, TMAPC voted **8-1-0** (Carnes, Covey, Dix, Midget, Millikin, Reeds, Shivel, Willis "aye"; Fretz "nays"; none "abstaining"; Stirling, Walker "absent") to **CONTINUE** the major amendment for PUD-467-A to February 3, 2016.

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16. **Z-6310-SP-6 - Eller & Detrich/Andrew Shank**, Location: West of northwest corner of East 51st Street South and South Pittsburgh Avenue, requesting a **Major Amendment to a Corridor Development Plan** to add Use Unit -21-Outdoor Advertising Sign, **CO/PUD-467 to CO/PUD-467-A**, (CD 9) (Related to PUD-467-A) (Continued from December 16, 2015)

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **DIX**, TMAPC voted **8-1-0** (Carnes, Covey, Dix, Midget, Millikin, Reeds, Shivel, Willis "aye"; Fretz "nays"; none "abstaining"; Stirling, Walker "absent") to **CONTINUE** the major amendment to a corridor development plan Z-6310-SP-6 to February 3, 2016.

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12. **Z-7316**, Plat Waiver, Location: 3500 Sheridan Road, West of South Sheridan Road and north of East 36th Street South, (CD 5)

STAFF RECOMMENDATION:

The platting requirement is being triggered by a rezoning from CS (commercial shopping) to CH (commercial heavy).

Staff provides the following information from TAC for their January 7, 2016 meeting:

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

STREETS: Sidewalks required per subdivision regulations.

SEWER: No comment.

WATER: Water usage will be unchanged per applicant. (An 8-inch water main line exists along East 36th Street South for water service connections. Should a looped public water main line extension be needed inside the property; then , a 20-foot waterline easement will be required to be dedicated.)..

STORMWATER: Drainage plan is required to identify and design for all offsite drainage that enters the proposed project.

FIRE: Will require a fire hydrant within 600 feet of any part of a sprinkled building as the hose lay. Will require a fire hydrant within 400 feet of any part of a non-sprinkled building as the hose lay. May require more fire hydrants depending on the size of building and construction type. A fire access road will be required to be within 200 feet of a sprinkled building as the hose lay and within 150 feet of a non-sprinkled building as the hose lay. . Knox access will be required on all gates crossing fire access road. Inside turning radius on fire access roads shall be 28 feet wide minimum. Fire access roads shall be 20 feet wide minimum if eave or parapet of building is 30 feet or higher from the level of fire access the aerial access will be required.

UTILITIES: No comment.

OTHER/GENERAL: Development Services staff strongly recommends that a six foot masonry concrete block stucco wall be constructed on the west side of the property along the RM-2 residential property. The wall should be well landscaped on both sides to soften the look and create a more aesthetically pleasing appearance for both the residential and proposed CH side of the wall while providing adequate screening. Sidewalks shall be constructed along East 36th Street, with a minimum of five feet in width, within circulation accessibility; constructed in accordance with City standards. A SWP3 will be required for the commercial building permit if over an acre is disturbed. A grading and drainage plan will be required within the commercial building permit.

Staff can recommend **APPROVAL** of the plat waiver as most requirements have been met for the platted property. The sidewalk requirements must be taken care of.

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.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Willis "aye"; no "nays"; none "abstaining"; Stirling, Walker "absent") to **APPROVE** the plat waiver for Z-7316 per staff recommendation.

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13. **Z-7325 – Eller & Detrich/Lou Reynolds**, Location: North of the northeast corner of East 21st Street South and South Utica Avenue, requesting a rezoning from **RS-3/PK/OL/OM/OH/CS/CH/PUD-417/PUD-417-A/PUD-417-B/PUD-417-C/PUD-417-D to MX-I (Defined as IMX in the Code adopted January 1, 2016)**, (CD 4) (Related to PUD-417-E)

STAFF RECOMMENDATION:

The applicant has requested rezoning and concurrent abandonment of PUD 417 for approximately 35 acres of land that is owned by different entities of the St. Johns Medical System. All of the property is outside of the Yorktown Historic Preservation District and included inside the Utica Corridor Small Area Plan. The Small Area Plan recommended abandonment of the PUD for the St. Johns Campus and also recommended initiating an Institutional Mixed Use zoning district. The new zoning classification was implemented and is now part of the Tulsa Zoning Code.

DETAILED STAFF RECOMMENDATION:

Staff recommends Approval of PUD-417-E Abandonment to rezone property from RS-3/ PK/ OL/ OM/ OH/ CS/ CH/ PUD-417/ PUD-417-A/ PUD-417-B/ PUD-417-C/ PUD-417-D to PUD-417-E Abandonment.

Staff Summary: Approval for the abandonment of PUD-417 including all of its major and minor amendments will revert to the underlying zoning. Staff does not support the abandonment of the

PUD without approval of the concurrent rezoning request for IMX zoning in case# Z-7325.

The zoning application for MX-I was the correct designation when the application was submitted in 2015. The Zoning Code effective January 1, 2016 renamed MX-I to IMX.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The existing hospital campus is consistent with the Regional Center land use designation and with the Area of Growth vision in the comprehensive plan. The requested PUD abandonment and rezoning is consistent with the Land Use Vision, the Transportation Vision and the Small Area 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:

South Utica Avenue is classified as an Urban Arterial. The urban arterial designation requires a minimum of 70 foot wide street right of way. The Utica Midtown Corridor Small Area Plan recommends redevelopment of the public right of way with the Complete Streets Manual.

East 21st Street South is a Secondary Arterial with a Multi Modal Overlay. 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.

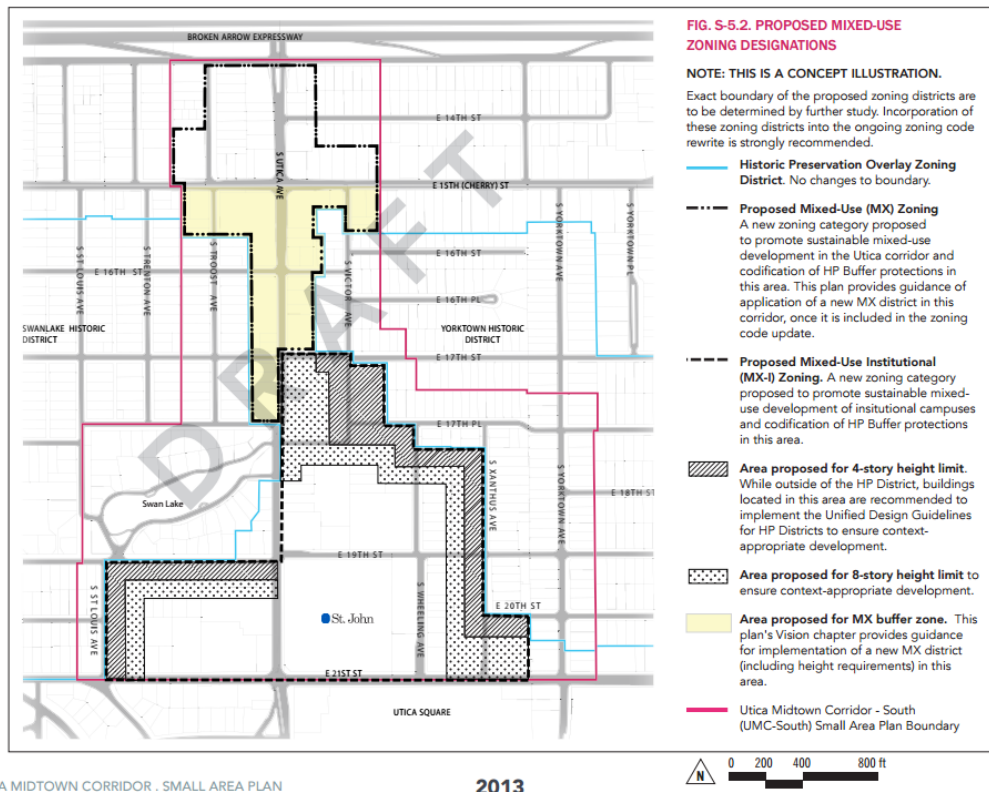
Trail System Master Plan Considerations:

The Trail System Master Plan is not affected with this zoning request.

Small Area Plan:

The entire St. Johns campus was included in the Utica Midtown Corridor Small Area Plan and is completely within the proposed

Mixed Use Institutional zoning category represented in the exhibit below.



Special District Considerations:

This site is adjacent to the Yorktown Historic District. The area included in the PUD abandonment and the rezoning request not part of the Yorktown Historic District. IMX rezoning provides appropriate transitional treatment where abutting HP zoning. Those provisions were suggested in the small area planning process.

Historic Preservation Overlay: None that affect this request.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is developed with high intensity hospital and associated uses. Existing conditions may not meet all of the development requirements in the IMX zoning classifications however future development will be required to meet the design standards defined in that district.

Environmental Considerations: None that affect the redevelopment opportunities that might be allowed by right in the IMX classification.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 21 st Street	Secondary Arterial	100 feet	4+
South Utica Avenue	Urban Arterial	70 feet	4+
South Wheeling Avenue	None	50 feet	2
South Victor Avenue	None	50 feet	2
East 19 th Street	None	50 feet	2
East 17 th Street	None	50 feet	2
East 17 th Place	None	50 feet	2
South Xanthus Avenue	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 single family residential area included in the Yorktown Historic Preservation District and a commercial area along the north side of East 21st Street South; on the north, Yorktown Historic Preservation District and a commercial area along the east side of South Utica Avenue; on the south, Utica Square zoned CH; and on the west by commercial development also zoned CH.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance numbers are: 16681 dated September 25, 1986 (PUD-417), 16867 dated July 30, 1987 (PUD-417-A), 17203 dated August 8, 1989 (PUD-417-B), 17529 dated July 2, 1991 (PUD-417-C), 19592 dated July 6, 1999 (PUD-417-D), established zoning for the subject property.

Subject Property:

PUD-417 September 1986: All concurred in approval subject to conditions of a PUD that combined and abandoned/repealed PUD's 225, 338 and 401. The PUD amended certain standards previously approved and added property to St. John Hospital complex. There were also four Major Amendments, to PUD-417, that modified Development Standards as well as added property to create the current St. John Medical campus.

RELATED TO Z-7325:

14. **PUD-417-E - Eller & Detrich/Lou Reynolds**, Location: North of the northeast corner of East 21st Street and South Utica Avenue, requesting a PUD Major Amendment to Abandon , **RS-3/PK/OL/OM/OH/CS/CH/PUD-417/PUD-417-A/PUD-417-B/PUD-417-C/PUD-417-D to MX-I (Defined as IMX in the Code adopted January 1, 2016)**, (CD 4) (Related to Z-7325)

STAFF RECOMMENDATION:

The applicant has requested rezoning and concurrent abandonment of PUD 417 for approximately 35 acres of land that is owned by different entities of the St. Johns Medical System. All of the property is outside of the Yorktown Historic Preservation District and included inside the Utica Corridor Small Area Plan. The Small Area Plan recommended abandonment of the PUD for the St. Johns Campus and also recommended initiating an Institutional Mixed Use zoning district. The new zoning classification was implemented and is now part of the Tulsa Zoning Code.

DETAILED STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of PUD-417-E Abandonment to rezone property from RS-3/ PK/ OL/ OM/ OH/ CS/ CH/ PUD-417/ PUD-417-A/ PUD-417-B/ PUD-417-C/ PUD-417-D to PUD-417-E Abandonment.

Staff Summary: Approval for the abandonment of PUD-417 including all of its major and minor amendments will revert to the underlying zoning. Staff does not support the abandonment of the PUD without approval of the concurrent rezoning request for IMX zoning outlined in case # Z-7325.

The zoning application for MX-I was the correct designation when the application was submitted in 2015. The Zoning Code effective January 1, 2016 renamed MX-I to IMX.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The existing hospital campus is consistent with the Regional Center land use designation and with the Area of Growth vision in the comprehensive plan. The requested PUD abandonment and rezoning is consistent with the Land Use Vision, the Transportation Vision and the Small Area Plan.

Land Use Vision:

Land Use Plan map designation: Regional Center

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Areas of Stability and Growth designation: Area of Growth

The purpose of an Area of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are in close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Transportation Vision:

Major Street and Highway Plan:

South Utica Avenue is classified as an Urban Arterial. The urban arterial designation requires a minimum of 70 foot wide street right of way. The Utica Midtown Corridor Small Area Plan recommends redevelopment of the public right of way with the Complete Streets Manual.

East 21st Street South is a Secondary Arterial with a Multi Modal Overlay. 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.

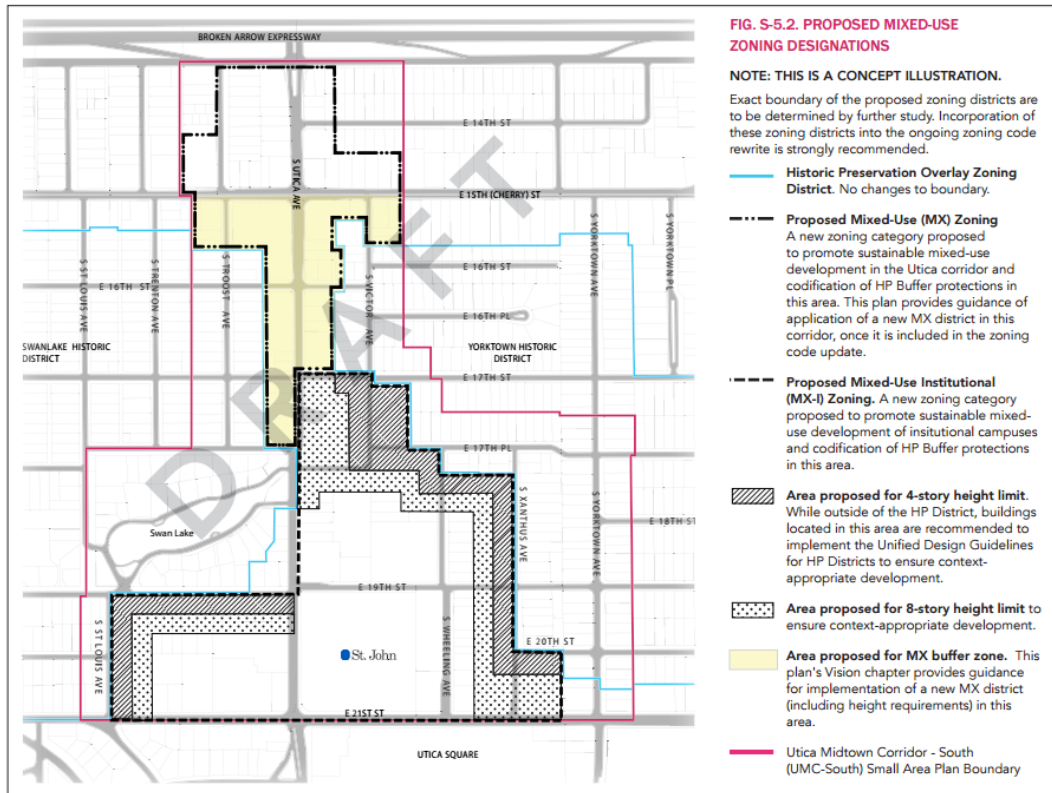
Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

Trail System Master Plan Considerations:

The Trail System Master Plan is not affected with this zoning request.

Small Area Plan:

The entire St. Johns campus was included in the Utica Midtown Corridor Small Area Plan and is completely within the proposed Mixed Use Institutional zoning category represented in the exhibit below.



Special District Considerations:

This site is adjacent to the Yorktown Historic District. The area included in the PUD abandonment and the rezoning request not part of the Yorktown Historic District. IMX rezoning provides appropriate transitional treatment where abutting HP zoning. Those provisions were suggested in the small area planning process.

Historic Preservation Overlay: None that affect this request.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is developed with high intensity hospital and associated uses. Existing conditions may not meet all of the development requirements in the IMX zoning classifications however future development will be required to meet the design standards defined in that district.

Environmental Considerations: None that affect the redevelopment opportunities that might be allowed by right in the IMX classification.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 21 st Street	Secondary Arterial	100 feet	4+
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South Wheeling Avenue	none	50 feet	2
South Victor Avenue	none	50 feet	2
East 19 th Street	none	50 feet	2
East 17 th Street	none	50 feet	2
East 17 th Place	none	50 feet	2
South Xanthus Avenue	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 single family residential area included in the Yorktown Historic Preservation District and a commercial area along the north side of East 21st Street South; on the north, Yorktown Historic Preservation District and a commercial area along the east side of South Utica Avenue; on the south, Utica Square zoned CH; and on the west by commercial development also zoned CH.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance numbers are: 16681 dated September 25, 1986 (PUD-417), 16867 dated July 30, 1987 (PUD-417-A), 17203 dated August 8, 1989 (PUD-417-B), 17529 dated July 2, 1991 (PUD-417-C), 19592 dated July 6, 1999 (PUD-417-D), established zoning for the subject property.

Subject Property:

PUD-417 September 1986: All concurred in approval subject to conditions of a PUD that combined and abandoned/repealed PUD's 225, 338 and 401. The PUD amended certain standards previously approved and added property to St. John Medical Center complex. There were also four Major Amendments, to PUD-417, that modified Development Standards as well as added property to create the current St. John Medical campus.

Mr. Wilkerson cited the boundaries of the property under application, which is all owned by St. John's Hospital. None of the HP zoned property is under this application.

Mr. Wilkerson stated that MX-I was a category under the old Zoning Code and it is now called IMX under the new Zoning Code. Mr. Wilkerson stated that the PUD's will be abandoned and this will clean up the subject properties and have them all under a straight zoning category that is consistent with the Comprehensive Plan and the Small Area Plan.

In response to Mr. Carnes, Mr. Wilkerson stated that within the boundaries of the PUD and the boundary of the rezoning request there is nothing that St John's has requested to rezone that they don't own.

Applicant's Comments:

Lou Reynolds, 2727 East 21st Street, 74114, representing St John's Medical Center and related entities, stated that that these applications are to bring St John's into compliance with the small area plan. Mr. Reynolds indicated that he held a neighborhood meeting and submitted the sign-in sheet (Exhibit A-2) and demonstrated the boundaries under application (Exhibit A-1). Mr. Reynolds requested that the Planning Commission approve the MX-I zoning for Z-7325/PUD-417-E as requested.

INTERESTED PARTIES COMMENTS:

Chip Atkins, 1638 East 17th Place, 74120, stated that he owns a considerable amount of the property within the small area plan area. Mr. Atkins explained that he has worked with St. Johns and their consultants and he can support this application.

Mr. Dix thanked Mr. Atkins for speaking today.

Mr. Carnes moved to approve Item 13 per staff recommendation. Ms. VanValkenburgh stated that Items 13 and 14 can be done in one motion, but she believes it should be made clear that the Planning Commission is recommending the rezoning to IMX because MX-I doesn't exist anymore.

TMAPC took a five minute break to allow Mr. Reynolds and Ms. VanValkenburgh to discuss the MX-I and IMX zoning categories at 1:46 p.m.

TMAPC reconvened at 2:00 p.m.

Mr. Reynolds indicated that he would agree to the IMX zoning. Mr. Reynolds stated that he will compare the two categories and if there are any differences he would recommend amendments to the new Zoning Code to make it the same as MX-I. Ms. VanValkenburgh agreed.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Willis "aye"; no "nays"; none "abstaining"; Stirling, Walker "absent") to recommend **APPROVAL** of IMX zoning for Z-7325 and abandonment for PUD-417-E per staff recommendation.

Legal Description for Z-7325/PUD-417-E:

Starting at the southwest corner of the SE/4 of Section 7, Township 19 North, Range 13 East of the Indian Base and Meridian in Tulsa County, State of Oklahoma thence north along the half section line roughly 1,690 feet to the northwest corner of Block 17, Orcutt Addition; thence a distance of 280 feet along the north lot line of Block 17 to the northeast corner of said Block; thence a distance of 175.25 feet along north line of Block 2, Weaver Addition to the northeast corner of Lot 17 of said Block; thence South a distance of 342 feet along the east lot line of said lots to the north line of Block 5, Weaver Addition; thence a distance of 178 feet along the north lot line of Block 5, Weaver Addition to the northeast corner of said Block; thence south along the east line of Block 5, Weaver Addition and Block 3, Edgewood Place a distance of 95 feet to the southeast corner of Lot 1, Block 3, Edgewood Place; thence a distance of 214 feet to the northeast corner of Lot 23, Block 2, Edgewood Place; thence south a distance of 50 feet to the southwest corner of Lot 2, Block 2, Edgewood Place; thence along the south property line of said Lot a distance of 154 feet to the east property lot line; thence south along the east Block line of Block 2, Edgewood Place and Block 3, Reddin Third Addition a distance of 1,153.22 feet to the south section line of Section 7; thence a distance of 1,066 feet along the south section line to the Point of Beginning. **Less and Except:** Lots 13, 14, 15 Block 2, Reddin Third Addition; And Lots 9, 10, 11, Block 17, Orcutt Addition; And Lot 2, Block 5, Weaver Addition; And The North 10' of Block 24, Block 3, Edgewood Place.

* * * * *

OTHER BUSINESS

17. Commissioners' Comments:

Ms. Millikin stated that he opening statement should be revised due to the new categories in the new Zoning Code. Ms. Miller stated that she noticed the need for revisions when it was being read today.

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TMAPC Action; 9 members present:

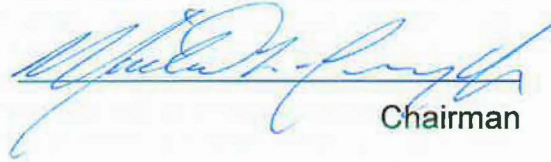
On **MOTION** of **DIX**, TMAPC voted **8-1-0** (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Willis "aye"; Midget "nays"; none "abstaining"; Stirling, Walker "absent") to **ADJOURN** TMAPC meeting 2714.

ADJOURN

There being no further business, the Chair declared the meeting adjourned at 2:03 p.m.

Date Approved:

02-03-2016


Chairman

ATTEST: Margaret Scivone
Secretary