

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2720

Wednesday, April 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	Willis	Fernandez	VanValkenburgh, Legal
Covey		Hoyt	Warrick, COT
Dix		Miller	
Fretz		Sawyer	
Midget		White	
Millikin		Wilkerson	
Reeds			
Shivel			
Stirling			
Walker			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Friday April 15, 2016 at 1:44 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: None

Work Session Report: April 20, 2015 Work Session to discuss the River Design Overlay and the related Comprehensive Plan Amendments

Director's Report: Ms. Miller reported on the TMAPC receipts and indicated that the numbers of applications are consistent with recent months. Ms. Miller further reported on the City Council agenda items and the River Design Overlay.

Ms. Warrick gave Commissioners the Small Area Plan guide and spoke about its use in the planning process.

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1. **Minutes:** Withdrawn

CONSENT AGENDA

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

2. **LS-20871** (Lot-Split) (CD 3) – Location: North of the northeast corner of East Woodrow Place and North Birmingham Place
3. **LC-761** (Lot-Combination) (CD 1) – Location: North of the northeast corner of East Young Place and North Xanthus Avenue
4. **LS-20872** (Lot-Split) (CD 5) – Location: Southwest corner of East 11th Street South and Mingo Valley Expressway (Highway 169) (Related to: LC-765)
5. **LC-765** (Lot-Combination) (CD 5) – Location: Southwest corner of East 11th Street South and Mingo Valley Expressway (Highway 169) (Related to: LS-20872)
6. **LC-762** (Lot-Combination) (County) – Location: Southeast corner of East 66th Street North and North Rockford Avenue
7. **LC-763** (Lot-Combination) (County) – Location: Southeast corner of West 22nd Street South and South 63rd West Avenue
8. **LS-20874** (Lot-Split) (CD 9) – Location: North and West of the northwest corner of East Skelly Drive and South Peoria Ave (Related to LC-764)
9. **LC-764** (Lot-Combination) (CD 9) – Location: North and West of the northwest corner of East Skelly Drive and South Peoria Ave **(Related to LS-20874)**
10. **LS-20875** (Lot-Split) (CD 2) – Location: South of the southeast corner of West 71st Street South and South Olympia Ave
11. **Meadow Creek** – Final Plat, Location: South of southeast corner of West 111th Street South and 33rd West Avenue (County)

The plat consists of 8 Lots, 1 Block, on 5 acres.

The following issues were discussed October 1, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 839 (pending) (AG existing). The County Inspector will need to be shown schematics of site plans for development.
2. **Streets:** City – no comment. County Engineer will need to see proof of adequate access through previous lot split. Cul-de-sac design will need to be approved through County Engineer. Creek County will accept some right-of-way dedication. Right of way dedication documents will need to be provided to County Engineer.
3. **Sewer:** City – out of service area – no comment.
4. **Water:** City – no comment. Inside RWD #2 service area. An 8 inch water line will need to be looped.
5. **Storm Drainage:** The County Engineer will require a drainage study and will need to approve drainage plans.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:**
7. **Other: Fire:** City – out of City Limits. A release letter from fire department serving site will be required. This is believed to be the Sapulpa fire department.
8. **Other: GIS:** Identify all subdivisions on location map. Provide owner surveyor/engineer email addresses. Need addresses caveat. Provide all boundary line dimensions. Need addresses for all lots. Submit control data sheet. Show area of plat in 100 year floodplain area. Correct legal description. Show site in location map. Correct street names in location map. Define basis of bearing between two known points. Provide bearing from point of commencement to point of beginning. Provide symbol for pins set for 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 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 therefore 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 therefore 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.

12. Change of Access – Southwest corner of East 31st Street South and South Lewis Avenue, Lot 1, Block 1, Oaknoll, (CD 9)

Lot 13, Block 1, Oaknoll

This application is made to allow a change of access to add one access and mutual access easement on East 31st Street South and Limits of No access along the rest of the site.

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.

TMAPC Action; 10 members present:

On **MOTION** of **Dix**, the TMAPC voted 10-0-0 (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, "aye"; no "nays"; none "abstaining"; Willis "absent") to **APPROVE** items 2 thru 12 on the Consent Agenda.

There were no items removed from the Consent Agenda

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

COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARINGS:

- 13. CPA-40 – City Council, to amend Land Use Designation from “Town Center” and “New Neighborhood” to “Regional Center”** on approximately 135.22 acres located southeast of the intersection of Interstate 44 and Admiral Place, (CD 6) (Related to Z-7333) (continued from March 16, 2016 per City Councilor Dodson) **(withdrawn by City Council on April 14, 2016)**

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PUBLIC HEARINGS:

- 14. Z-7333 – City Council,** Location: southeast of the intersection of Interstate 44 and Admiral Place, requesting a rezoning from **AG/RMH/RM- 2/OL/CG to CG**, (CD 6) (Related to CPA-40) (continued from March 16, 2016 per City Councilor Dodson) **(withdrawn by City Council on April 14, 2016)**
- 15. Z-7326 – Nathan Cross,** Location: North and west of northwest corner of East 21st Street and South 145th East Avenue, requesting a rezoning from **CS to CG**, (CD 6) (Related to PUD-844) (Continued from March 2, 2016 per applicant) **(Applicant has withdrawn this application)**
- 16. PUD-844 - Nathan Cross,** Location: North and west of northwest corner of East 21st Street and South 145th East Avenue, requesting a **PUD**, (CD 6) (Related to Z-7326)(Continued from March 2, 2016 per applicant) **(Applicant has withdrawn this application)**
- 17. PUD-809-2 – Barnard Trace, LLC/ Phil Marshall,** Location: Southwest corner of East 17th Street South and South Lewis Avenue, requesting **PUD Minor Amendment** to reduce required livability area from 4,000 square feet to 2,500 square feet, (CD 4) **(Applicant has withdrawn this application)**
- 18. LS-20873** (Lot-Split) (County) – Location: North and West of the northwest corner of East 156th Street North and North 97th East Avenue (North Mingo Road) **(Applicant has withdrawn this application)**

Lot-Split and Waiver of Subdivision Regulations

The Lot-Split proposal is to split an existing AG (Agriculture) tract into three tracts. Each of the resulting tracts will meet the Bulk and Area requirements of the Tulsa County Zoning Code.

The Technical Advisory Committee met on April 7, 2016 and had the following comments. A 50' right-of-way Easement is needed along East 156th Street North and North Mingo Road. If a structure is built on the any of the properties fire access and fire hydrant coverage will be required per the International Fire code. Washington County Rural Water District #3 will serve the tracts. They had the following comments: The meter for Tract 1 sits on Tract 2. If one or the other, Tract 1 or Tract 2, ever sells to another party, arrangements will have to be made for service at that time. Each tap requires a copy of the General Warranty Deed, DEQ form 581 with log number, application for service by landowner with membership fee. Property lines must be surveyed, staked and pinned.

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

Interested Parties:

Charles Barker 9500 E 159th Street North, Collinsville, OK 74021 inquired about notification if applicant refiles application

Withdrawn by applicant at the meeting.

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19. Z-7320 – Eller & Detrich/Andrew Shank, Location: Southwest corner of East 96th Street South and South Garnett Road, requesting rezoning from **AG to CO**, (CD 7) (Related to Z-7320-SP-1) (Continued from April 6, 2016 per applicant)

SECTION I: Z-7320

DEVELOPMENT CONCEPT:

In conjunction with the Z-7320 the applicant has provided a Corridor Development Plan (Z-7320-SP-1). The Development Plan will provide for a unified development of mixed uses consistent with the surrounding medical corridor development (the "Project").

The Project is comprised of approximately 26.74 acres of land south and west of the intersection of East 96th Street South and South Garnett Road.

An Aerial Photograph of the Project is attached as Exhibit "A" and map of the surrounding area zoning is attached hereto as Exhibit "B".

The Project is in the vicinity of a mix of a medical corridor development, agricultural land and single family neighborhoods. The Project is bounded on the north by East 96th Street South and the Creek Turnpike, the east by flood plain and the City of Broken Arrow, the south by East 95th Street South and west by flood plain and PUD 364. The Project will extend the corridor development from the north and consist of a mix of office and commercial uses consistent with the surrounding development. The Project is consistent with the Comprehensive Plan and will improve the surrounding area by providing proper accessibility, circulation, functional relationship of uses and compatibility with adjoining and nearby development.

DETAILED STAFF RECOMMENDATION:

Corridor zoning provides an opportunity to implement land development standards that are consistent with the Vision identified in the Comprehensive Plan for a Regional Center and,

CO zoned property is consistent with the anticipated development that abuts the Turnpike immediately north of the proposed zoning boundary and,

The concurrent development plan Z-7320-SP-1 illustrates an internal collector street that is also consistent with the concept of Corridor Zoned property. The collector street will provide vehicular access to the ramps on and off the turnpike and,

Z-7320 is harmonious with the anticipated development of the area therefore;

Staff recommends Approval of Z-7320 to rezone property from AG to CO in conjunction with a Corridor Development Plan.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Corridor zoning is consistent with the Regional Center land use designation in the Comprehensive Plan. The site is located at the entrance and exit of the Creek Turnpike and is close to a significant medical area of Tulsa. This Development plan will complement the anticipated expansion of the medical area in south Tulsa.

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 Garnett Road is a secondary arterial street that is on the eastern border of Tulsa and the western border of Broken Arrow. Tulsa County maintains South Garnett Road along the entire frontage of this request.

Trail System Master Plan Considerations:

East of 129th Street South in the Floodplain / Greenway zone the City of Broken Arrow has provided an opportunity for pedestrian and bicycle activity that should be accessible to this corridor development area. Sidewalk and pedestrian access to that nature area should be a consideration of the development plan. North of East 96th Street South the existing trail system should also be a consideration of the pedestrian system with this project.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is currently vacant. The Board of Adjustment previously approved a large church expansion at this location that was never constructed. Near the northeast corner of the property at East 96th Street South and South Garnett the Church has constructed a monument sign that looks like a typical billboard but is only used for the Grace Fellowship church site.*

Environmental Considerations: The east portion of the site includes a stormwater detention facility and some floodplain area that will not be developed. Other than that consideration there are no known environmental considerations that would affect the zoning decision.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Garnett Road	Secondary Arterial	100 feet	2
East 96 th Street South	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North side of East 96 th Street and Turnpike	CO (Corridor)	<i>Regional Center north of expressway</i>	Area of Growth	North of the Creek Turnpike the land is vacant all the way to 91st.
South	AG	<i>Residential</i>	Area of Growth	Office and commercial/retail
East	Agricultural (A-1)	<i>Greenway / Floodplain</i>	NA	Wetlands in the City of Broken Arrow
West	AG	<i>Church</i>	Area of Growth	Single Family Residential

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11834 dated June 26, 1970, established zoning for the subject property.

Subject Property:

BOA-21347 December 13, 2011: The Board of Adjustment **approved** the request for a *Variance* to exceed the number of permitted signs in an AG district (Section 302.B.2.b); and a *Variance* to exceed the permitted 150 square feet of display surface area for a sign in an AG district (Section 302.B.2.b). This exceedingly large tract of 3,334,803 square feet, more or less, contains a very large church structure, and additional signage is needed to direct visitors and parishoners. This approval is for the Grace Church sign located approximately 49 feet above the ground elevation on the north and east elevations. It is noted that the building setback is approximately 400 to 1,000 feet from the nearest property, on property located at 9610 S. Garnett Rd. E. and also a part of the subject property.

BOA-19144 July 24, 2001: The Board of Adjustment **approved** a *Variance* to the number, size and height limitations of the Zoning Code and to allow flashing illumination, changeable copy, and animation as required, to permit new signs at various locations on the subject property, on property located at the southwest corner of E. 96th St. S. and S. Garnett Rd. and also known as a part of the subject property.

BOA-17863 October 27, 1997: The Board of Adjustment **approved** a *Special Exception* to permit a 180' monopole; and a *Special Exception* to reduce the required setback from R district to 50' from the north and 150' from the west; per plan submitted and subject to the 180' monopole replacing the 150' monopole; finding that due to the road design for the South Loop the property is unlikely to be developed, on property located at 9610 S. Garnett Rd. and also known as a part of the subject property.

BOA-11534 August 6, 1981: The Board of Adjustment **approved** a *Special Exception* to permit a church and school in an AG district (Grace Fellowship Church and School) per plot plan, subject to a subdivision plat, with the record to reflect that this is a private school and a facility of this size with school use and church use approval would not be required to be reviewed again by the Board if a facility such as a day-care center was added in the future, on property located at East 101st Street and South Garnett Road and also known as a part of the subject property.

BOA-13732 September 12, 1985: The Board of Adjustment **approved** a *Variance* to allow 3 existing signs (1 bulletin board and 2 lighted directional signs)

for a church in an AG district; per plot plan, on property located at 9610 S. Garnett Rd. and also known as a part of the subject property.

BOA-13457 February 7, 1985: The Board of Adjustment **approved** a *Variance* of the surface area and height requirements to permit a combination bulletin board and sign for an existing church in an AG district; finding that the size and terrain of the subject tract constitutes a hardship; and finding that the size of the sign in relation to the size of the property does not violate the spirit and intent of the Code, on property located at 9610 S. Garnett Rd. and also known as a part of the subject property.

Surrounding Property:

No relevant history.

Withdrawn by the applicant prior to meeting.

20. Z-7320-SP-1 - Eller & Detrich/Andrew Shank, Location: Southwest corner of East 96th Street South and South Garnett Road, requesting a **Corridor Development Plan**, (CD 7) (Related to Z-7320) (Continued from April 6, 2016 per applicant)

SECTION I: Z-7320-SP-1

DEVELOPMENT CONCEPT:

The applicant proposes a Corridor Development plan in conjunction with Corridor Zoning request Z-7320. The Development Plan will provide for a unified development of mixed uses consistent with the surrounding medical corridor development (the "Project").

The Project is comprised of approximately 26.74 acres of land south and west of the intersection of East 96th Street South and South Garnett Road.

An Aerial Photograph of the Project is attached as Exhibit "A" and map of the surrounding area zoning is attached hereto as Exhibit "B".

The Project is in the vicinity of a mix of a medical corridor development, agricultural land and single family neighborhoods. The Project is bounded on the north by East 96th Street South and the Creek Turnpike, the east by flood plain and the City of Broken Arrow, the south by East 95th Street South and west by flood plain and PUD 364. The Project will extend the corridor development from the north and consist of a mix of office and commercial uses consistent with the surrounding development. The Project is consistent with the Comprehensive Plan and will improve the surrounding area by providing proper accessibility, circulation, functional relationship of uses and compatibility with adjoining and nearby development.

SECTION II: Z-7320-SP-1 DEVELOPMENT STANDARDS

A. LAND AREA:

GROSS: 1,164,582 SF 26.74 AC

B. PERMITTED USES:

Use Unit 5 – Community Services and Similar Uses
Use Unit 11 – Offices, Studios and Support Services
Use Unit 12 – Eating Establishments Other Than Drive-Ins*

*Provided that such use is not located within the South 300 FT of the Project.

Use Unit 13 – Convenience Goods and Services
Use Unit 14 – Shopping Goods and Services*

*Limited to the following Use Unit 14 uses:

Medical, Dental and Orthopedic Appliances and Supply Store; and
Caterer

Use Unit 21 – Business Signs and Outdoor Advertising and
uses of a nature customarily accessory
thereto.

C. MAXIMUM FLOOR AREA RATIO: 1.25

D. MAXIMUM LAND COVERAGE OF A BUILDING: 75%

E. MAXIMUM BUILDING HEIGHT: NA

F. OFF-STREET PARKING:

As specified in the applicable use units or use classifications and in conformance with the requirements of the Tulsa Zoning Code in effect at the time of Detail Site Plan review.

PARKING SETBACK: 20 feet from public
right of way

In addition to the Zoning Code Requirements for parking lot design standards, surface parking on any lot shall be placed a minimum of 20 feet from any public street right-of-way. Within the parking setback a berm with a minimum height of 18 inches above the adjacent top of curbs shall be constructed except where vehicular and pedestrian access is provided. The berm side slope shall not exceed a maximum slope of 1 foot in height for each 4 horizontal feet.

G. MINIMUM BUILDING SETBACKS:

From the North boundary (E. 96 th St. Right of way line)	25 FT
From the West boundary (Grace Fellowship)	10 FT
From the South boundary (Street right-of-way line)	25 FT
From the East boundary (Detention Area)	0 FT
From internal lot lines	0 FT
Along the internal collector (S. 110 th E. Ave.)	0 FT

H. LANDSCAPED AREA; SCREENING:

A minimum of twenty-five percent (25%) of the total lot area will be improved as landscaped open space in accordance with the provisions of the Landscape Chapter of the Tulsa Zoning Code effective at the time of Detail Site Plan review. The minimum landscaped area of each lot shall be established at Detailed Site Plan review. The reserve area adjacent to South Garnett may not be used in that calculation.

The minimum street trees required for each lot shall be as follows: One (1) street tree/30 FT of street frontage. The location of the minimum street trees shall be determined at Detail Site Plan review. The eastern and southern boundaries of the Project shall be appropriately landscaped and/or screened from the abutting AG zoned property.

Street tree requirements outlined above shall not be double counted toward meeting any other tree requirement of the Landscape Chapter of the Tulsa Zoning Code in effect at the time of Detailed Site Plan Approval.

I. SIGNS:

Project Identification Sign:

One (1) Project identification sign will be permitted in the Reserve Area along South Garnett near the Project entrance with a maximum of 200 SF of display surface area and 25 FT in height and shall be lit by constant light.

Ground Signs:

One (1) ground sign will be permitted per lot with a maximum of 75 SF of display surface area and 15 FT in height and shall be lit by constant light.

Wall Signs:

Wall signs shall not exceed an aggregate display surface area

of two (2) SF per lineal foot of the building wall to which the sign is affixed. No wall sign with lighting shall be located on the southern wall of any building within 300 FT of the Southern boundary of the Project.

Outdoor Advertising:

One (1) outdoor advertising sign will be permitted in the Reserve Area along South Garnett within the Freeway Sign Corridor with a maximum of 672 SF of display surface area and 61 FT in height measured from the base of the structure at current ground level. The outdoor advertising sign may contain digital technology, including without limitation an LED display surface area conveying changeable copy and may only be placed in the same location as the existing sign.

The design character of the existing sign may not be modified without an amendment to the Corridor Development Plan. The existing sign may be increased in size not exceeding the height and display surface area provided above.

The outdoor advertising sign support structure shall incorporate design features that are consistent with the design character of the existing sign as shown below. The specific details of the support structure design features shall be determined at the Detailed Sign Plan Review.

A “V” shaped sign is prohibited at this location.

Existing Sign image:



Signs – Miscellaneous:

Signs not visible from a public street, including without limitation, way finding, directional and informational signs, will be permitted without requiring Detail Sign Plan approval.

Except as outlined above, sign standards shall conform to

the guidelines identified in the Sign Section of the Tulsa Zoning Code in effect at the time of Detailed Sign Plan approval.

J. LIGHTING:

All lighting standards including building mounted shall be hooded and directed downward and away from the boundaries of the Project. 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.

All lighting in the Project shall comply with the Tulsa Zoning Code Lighting Standards in effect at the time of Detail Site Plan review.

Under no circumstances will pole mounted light fixtures be taller than 25 feet above the finished parking surface nearest the base of the pole.

Wall mounted lighting shall not exceed 18 feet above the finished floor of the ground floor entrance.

K. TRASH AND MECHANICAL EQUIPMENT AREAS:

All trash, mechanical and equipment areas (excluding utility service transformers, pedestals or equipment provided by franchise utility providers) including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by a person standing at ground level.

The screening around the trash receptacles shall consist of masonry materials with a minimum height of six (6) feet or tall enough to conceal the trash receptacle from public view in such a manner that the areas cannot be seen by a person standing at ground level.

I. LANDSCAPING AND SCREENING CONCEPT:

The Project will meet the current landscaping requirements as set forth in the City of Tulsa Zoning Code in effect at the time of Detailed Site Plan review or as amended through an Alternative Landscape Compliance Plan process. A minimum of fifteen percent (15%) of the total area of each lot will be improved as landscaped open space in accordance with the provisions of the

Landscape Chapter of the Tulsa Zoning Code. The minimum landscaped area of each lot shall be established at Detailed Site Plan review. The reserve area adjacent to South Garnett may not be used in that individual lot calculation.

II. ACCESS AND CIRCULATION:

Vehicular access:

The Project has an access point along East 96th Street South and an access point along South Garnett. No additional access points will be allowed to the existing public street system. The existing private drive adjacent to the south property line of the Project will be converted to a public street standard and dedicated to the City of Tulsa during the plat process. The detailed alignment of the street system will be determined during the plat process but will be similar to the access exhibit provided.

Cross-access for all lots within the Project will be provided for. The access and circulation plans are shown on Exhibit "E".

Pedestrian and Bicycle Access:

Connectivity to the existing trail system north of East 96th Street South is required at two locations. One trail connection will be provided near the intersection of the collector street. The second trail connection will be provided near the intersection of East 96th Street and South Garnett Road. The details of the trail connection will be addressed during the platting process.

All required sidewalks in the public right of way shall be installed by the developer as part of the public infrastructure process. Sidewalk construction must be complete prior to final inspection and acceptance of the public infrastructure by the City of Tulsa.

III. SITE PLAN REVIEW:

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

DETAILED STAFF RECOMMENDATION:

Corridor zoning and the required Development Plan provides an opportunity to implement land development standards that are consistent with the Vision identified in the Comprehensive Plan for a Regional Center and,

CO zoned property is consistent with the anticipated development that abuts the Turnpike immediately north of the proposed zoning boundary and,

Corridor development plan Z-7320-SP-1 illustrates an internal collector street that is also consistent with the concept of Corridor Zoned property. The collector street will provide vehicular access to the ramps on and off the turnpike and,

Z-7320 is harmonious with the anticipated development of the area therefore;

Staff recommends Approval of Z-7320-SP-1 as outlined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Corridor zoning is consistent with the Regional Center land use designation in the Comprehensive Plan. The site is located at the entrance and exit of the Creek Turnpike and is close to a significant medical area of Tulsa. This Development plan will complement the anticipated expansion of the medical area in south Tulsa.

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 Garnett Road is a secondary arterial street that is on the eastern border of Tulsa and the western border of Broken Arrow. Tulsa County maintains South Garnett Road along the entire frontage of this request.

Trail System Master Plan Considerations:

East of 129th Street South in the Floodplain / Greenway zone the City of Broken Arrow has provided an opportunity for pedestrian and bicycle activity that should be accessible to this corridor development area. Sidewalk and pedestrian access to that nature area should be a required with the development plan.

North of East 96th Street South the existing trail system should also be a consideration of the pedestrian system with this project.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant. The Board of Adjustment previously approved a large church expansion at this location that was never constructed. Near the northeast corner of the property at East 96th Street South and South Garnett the church has constructed a large monument sign used for the Grace Fellowship church site.

Environmental Considerations: The east portion of the site includes a stormwater detention facility and some floodplain area that will not be developed. Other than that consideration there are no known environmental considerations that would affect the zoning decision.

Topography

The subject tract is unimproved and is generally flat. The Project has an approximate slope of 4.5% from west to east. The site topography is shown on Exhibit "F".

Drainage

Storm water from the Project drains to a detention pond that has been installed for the construction of the Grace Fellowship Church.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Garnett Road	Secondary Arterial	100 feet	2
East 96 th Street South	None	50 feet	2

Utilities:

Water:

City of Tulsa 8" waterlines are located along the West of the Project and in the Northern portion of the access drive off of Garnett. There is more than adequate water service available to serve all proposed uses.

Sanitary Sewer:

City of Tulsa 8" sanitary sewer lines are located West of the Project and in the southern portion of the access drive off of Garnett. There is more than adequate sanitary sewer service available to serve all proposed uses in the Project.

Other utilities, including electricity, gas, telephone and cable are available for the Project.

The existing and proposed utilities are shown on Exhibit "G".

Surrounding Properties:

Location	Existing Zoning	Existing Use Designation	Land	Area of Stability or Growth	Existing Use
North side of East 96 th Street and	CO (Corridor)	<i>Regional north</i>	<i>Center of</i>	Area of Growth	North of the Creek Turnpike the land is vacant all the way to

Turnpike				91st.
South	AG	<i>Residential</i>	Area of Growth	Residential
East	Agricultural (A-1)	<i>Greenway / Floodplain</i>	NA	Wetlands in the City of Broken Arrow
West	AG	<i>Church</i>	Area of Growth	Single Family Residential

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11834 dated June 26, 1970, established zoning for the subject property.

Subject Property:

BOA-21347 December 13, 2011: The Board of Adjustment **approved** the request for a *Variance* to exceed the number of permitted signs in an AG district (Section 302.B.2.b); and a *Variance* to exceed the permitted 150 square feet of display surface area for a sign in an AG district (Section 302.B.2.b). This exceedingly large tract of 3,334,803 square feet, more or less, contains a very large church structure, and additional signage is needed to direct visitors and parishoners. This approval is for the Grace Church sign located approximately 49 feet above the ground elevation on the north and east elevations. It is noted that the building setback is approximately 400 to 1,000 feet from the nearest property, on property located at 9610 S. Garnett Rd. E. and also a part of the subject property.

BOA-19144 July 24, 2001: The Board of Adjustment **approved** a *Variance* to the number, size and height limitations of the Zoning Code and to allow flashing illumination, changeable copy, and animation as required, to permit new signs at various locations on the subject property, on property located at the southwest corner of E. 96th St. S. and S. Garnett Rd. and also known as a part of the subject property.

BOA-17863 October 27, 1997: The Board of Adjustment **approved** a *Special Exception* to permit a 180' monopole; and a *Special Exception* to reduce the required setback from R district to 50' from the north and 150' from the west; per plan submitted and subject to the 180' monopole replacing the 150' monopole; finding that due to the road design for the South Loop the property is unlikely to be developed, on property located at 9610 S. Garnett Rd. and also known as a part of the subject property.

BOA-11534 August 6, 1981: The Board of Adjustment **approved** a *Special Exception* to permit a church and school in an AG district (Grace Fellowship

Church and School) per plot plan, subject to a subdivision plat, with the record to reflect that this is a private school and a facility of this size with school use and church use approval would not be required to be reviewed again by the Board if a facility such as a day-care center was added in the future, on property located at East 101st Street and South Garnett Road and also known as a part of the subject property.

BOA-13732 September 12, 1985: The Board of Adjustment **approved** a *Variance* to allow 3 existing signs (1 bulletin board and 2 lighted directional signs) for a church in an AG district; per plot plan, on property located at 9610 S. Garnett Rd. and also known as a part of the subject property.

BOA-13457 February 7, 1985: The Board of Adjustment **approved** a *Variance* of the surface area and height requirements to permit a combination bulletin board and sign for an existing church in an AG district; finding that the size and terrain of the subject tract constitutes a hardship; and finding that the size of the sign in relation to the size of the property does not violate the spirit and intent of the Code, on property located at 9610 S. Garnett Rd. and also known as a part of the subject property.

Surrounding Property:

No relevant history

Withdrawn by the applicant prior to meeting.

* * * * *

21. Z-7335 – QuikTrip/Carly Goodnight, Location: Southwest corner of East 61st Street South and South 76th East Avenue, requesting rezoning from **RS-3 to CS**, (CD 7) (Related to Plat Waiver Z-7335) (Continued from April 6, 2016 per Staff)

SECTION I: Z-7335

OPTIONAL DEVELOPMENT PLAN CONCEPT:

Applicants Concept Statement:

Zoning Application Z-7335 is a rezoning request from RS-3 to CS for the property located on the southwest corner of 76th East Avenue and 61st Street South. The property is currently occupied by Shadow Mountain Racquet Club. The QuikTrip Corporation is under contract to purchase this property and would like to redevelop the northern section of the property currently used as parking for the Club as a new QuikTrip convenience store.

It is QuikTrip's intent to sell the Racquet Club as a standalone property from the proposed QuikTrip development. As part of this, a new access to the Racquet

Club will need to be created. This access will most likely be derived from 76th East Ave south of the existing building. The existing tennis courts will be reconfigured to allow construction of a new surface parking lot. The existing building exterior will be modified to make the southern entrance the primary entry location. The property will be split into two parcels allowing for separate ownership of each. The Racquet club would then be able to continue operation under the existing Board of Adjustment actions currently affecting the property.

Staff Concept Statement:

The Board of Adjustment decision to allow the Racquet Club included development standards that help integrate the facility into the edge of a neighborhood setting. The optional development plan standards below reflect the same desire to help integrate the commercial use into the edge of the single family area.

SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS

The development will conform to the development standards and restrictions of the CS zoning district except as specifically modified below. All of the proposed modifications of the CS standards are more restrictive than what is allowed by the zoning code.

Minimum Building Setbacks

No fueling canopies will be allowed within two hundred feet (200') to the western property line.

Permitted Uses:

The only uses allowed in this optional development plan are those uses defined in the Commercial Use Category for Retail Sales, Restaurants and Fueling Stations.

Lighting:

Light trespass from site lighting will not exceed 1.0 foot candle at the western property line.

Landscaping

Shrubs shall be planted and maintained between the street and screening wall with a minimum density one shrub for each two linear feet of frontage along 75th East Ave. The All shrubs required by this provision shall be located within the East 75th Street South street yard and west of the masonry screening wall. Shrubs on the west side of the wall may be omitted if ornamental trees are placed west of the screening wall and not further than 15 feet from any tree along South 75th

In addition to the shrubs defined in the previous paragraph, deciduous or evergreen trees will be planted with a maximum spacing of 30 feet along the entire length of the 75th East Avenue street yard. Said trees will be located west

of the screening wall and fence. These trees cannot be double counted toward satisfying any other tree requirement within landscape section of the zoning code. Crepe Myrtle may not be counted toward satisfying this particular tree requirement along East 75th Street South.

Screening Walls and Fences

Install and maintain a masonry screening fence with a minimum height of 4 feet above finished ground elevation. Said fence must be constructed within 20 feet of the western property line.

All trash and mechanical areas shall be screened from public view of person standing at ground level by a masonry screening wall. A fabric mesh with a minimum opacity of 95% shall be allowed on enclosure doors.

Vehicular Access:

Vehicular access is prohibited along South 75th East Avenue.

Pedestrian access:

Open Pedestrian access may be allowed to South 75th East Avenue within 50 feet of the south boundary of the optional development plan. The maximum opening in the screening wall for pedestrian access shall not exceed 10 feet.

DETAILED STAFF RECOMMENDATION:

Staff recommends Approval of Z-7335 to rezone property from RS-3 to CS with Optional Development Plan standards identified in Section II.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The commercial use proposed at this location is consistent with retail, dining and higher density single family residential uses that can be normally found in a town center. This site is retail and fueling station use that is complimentary to the vision of a Town Center. The Optional Development Plan provides appropriate site design standards that help integrate this project into the edges of a residential neighborhood.

Land Use Vision:

Land Use Plan map designation: Town Center

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-

oriented centers designed so visitors can park once and walk to number of destinations.

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:

East 61st Street South is classified as a Secondary Arterial with a 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 site is currently being used for surface parking in front of the Racquet Club. Removal of that parking will require parking on the remaining Club property and reconfiguration of the building to orient the front door on the south side of the existing building.*

Environmental Considerations: None that affect the site development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 61 st Street	Secondary Arterial	100 feet	4
South 76 th East Avenue	None	50 feet	2
South 75 th East Avenue	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North side of East 61 st Street	RS-3	<i>Existing Neighborhood</i>	Area of Stability	Single Family Residential
South	RS-3	<i>Town Center</i>	Area of Growth	Tennis Club and Racquet Ball Court
East	CS / PUD 202	<i>Town Center</i>	Area of Growth	Convenience store, fueling station and multi story office
West	RS-3 / PUD 187	<i>Existing Neighborhood</i>	Area of Stability	Single Family Residential

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 12459 dated May 8, 1972, established zoning for the subject property.

Subject Property:

BOA-8566 May 1, 1975: The Board of Adjustment approved a Special Exception to permit a tennis club as presented and subject to the development standards submitted by the applicant, 16 parking spaces being provided for the clubhouse in addition to 4 being provided for each tennis court, for the courts that are to be lighted the light standards can be no higher than 30' and the light directed away from neighboring residential areas, and subject to the site plan and the architectural rendering presented, in an RS-3 district, on property located at south of E. 61st St., between S. 75th E. Ave. and S. 76th E. Ave., and is also a part of the subject property.

Surrounding Property:

PUD-202 December 1977: All concurred in approval of a proposed Planned Unit Development on a 46± acre tract of land for commercial use, office use and church use, on property located west of the southwest corner of E. 61st St. and S. Memorial Dr. and abutting the subject property to the east.

PUD-187 August 1976: All concurred in approval of a proposed Planned Unit Development on a 166± acre tract of land for a multi Development Area project that consists of residential use, with a mix of single-family, duplex and multifamily on property located between Sheridan Rd. and Memorial Dr. and between 61st St. and 71st St. and abutting the subject property to the west.

22. Plat Waiver – Z-7335, Location: Southwest corner of East 61st Street South and South 76th East Avenue, (CD 7), (Related to Zoning Case Z-7335)

The platting requirement is being triggered by a rezoning from RS-3 to CS, with optional development plan.

Staff provides the following information from TAC for their March 17, 2016 meeting:

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

STREETS: 61st Street Secondary Arterial. Provide 30 feet corner radius or equivalent corner clip of 42.42 feet at intersection of 61st with 75th and 76th Avenue. Access may not be at platted location. Need Limits of No Access modification through TMAPC. Sidewalks are existing along streets. Some panels may need to be replaced or reconstructed, ie., if existing driveway is closed. Driveways 24 to 36 feet, 25 foot radius needed, 2% slope for sidewalk through drive ways. Please take into account the City of Tulsa and ASSHTO sight triangle requirements when placing development signs and when picking vegetation

placement for landscaping. Also determine whether or not the current vegetation will present an issue with sight triangles.

SEWER: The extension of a sewer main line is required to serve this tract.

WATER: Along South 75th East Avenue exists a 12 inch water main line on the east side the road availability for water service connections. Along East 61st Street South exists a 48 inch and a 2 to 12 inch water main lines. No water services connections can be allowed onto the 48 inch line.

STORMWATER: Show the increase of impervious areas (fees will be required for the increase in impervious area). Provide a drainage summary report that describes the approach to handling the drainage. The intent of the existing drainage patterns should be maintained unless there are drainage issues that are unknown at this time. An SWP3 will be required. The site drains into Mingo Creek, as shown on the City of Tulsa regulatory flood plain Panel 53.

FIRE: The lot line to the south is creating a non code conforming building to the south. This also cut off fire department access to the existing building. The fire department cannot access off of another property unless a mutual access agreement is in place.

UTILITIES: No comment.

OTHER/GENERAL: Limits of Access must be redefined through plat or separate easement and recorded. The proposed site plan and existing plat do not match. An IDP permit is required for this project. The IDP permit must be officially signed and approved with a release letter before final plat approval. Sidewalks shall be constructed along East 61st Street and South 76th East Avenue within a dedicated easement or within the right of way with a minimum five feet in width, and in accordance with City standards. An SWP3 will be required. Existing plat #3589 Shadow Mountain Racquet Club, February 1976.

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.

Interested Parties:

Hank Moore, 7230 E 55th Street Tulsa OK is opposed to rezoning from RS-3 to CS because he is concerned about the safety of pedestrians in the neighborhood.

Brooke Dormont 7003 E 63rd Street, Tulsa OK 74133 is in support of applicant.

Applicant states a site plan revision has been made to the property to support and protect the neighboring Community.

TMAPC Action; 9 members present:

On **MOTION** of **Dix**, the TMAPC voted 9-0-0 (Carnes, Covey, Dix, Fretz, Midget, Millikin, Shivel, Stirling, Walker, "aye"; no "nays"; none "abstaining"; Willis and Reeds "absent") to **APPROVE** item 21 and 22, rezoning from **RS-3 to CS with Optional Development Plan and Plat Waiver per staff recommendation.**

Legal Description of Z-7335:

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), SHADOW MOUNTAIN RACQUET CLUB, A SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT ONE (1), BLOCK ONE (1), SHADOW MOUNTAIN RACQUET CLUB; THENCE NORTH 90°00'00" WEST ALONG THE NORTHERLY LINE OF SAID LOT 1 FOR 11.30 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 76TH EAST AVENUE AND THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE SOUTH 00°00'00" WEST ALONG SAID RIGHT-OF-WAY LINE AND PARALLEL TO THE EASTERLY LINE OF SAID LOT 1 FOR 193.24 FEET; THENCE NORTH 90°00'00" WEST FOR 448.70 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 00°00'00" EAST ALONG SAID WESTERLY LINE FOR 193.24 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 90°00'00" EAST ALONG THE NORTHERLY LINE OF SAID LOT 1 FOR 448.70 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.
THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 86,707 SQUARE FEET OR 1.991 ACRES, MORE OR LESS.

* * * * *

23. The Estates at the River II – Preliminary Plat, Location: South of East 121st Street South, West of South Hudson Avenue, (CD 8) (Continued from April 6, 2016) (Staff requests a Continuance to May 4, 2016.)

PRELIMINARY SUBDIVISION PLAT

The plat consists of 96 Lots, 5 Blocks, on 28 acres.

The following issues were discussed March 3, 2016, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 803.
2. **Streets:** Call out width of 123rd Street. Call out curve number on the face of the plat. Curve table has been provided without associated numbers shown on plan. An additional stub street should be considered to the west of the development. There is a concern about where a proposed possible bridge alignment may be positioned near the development and how traffic coming across the bridge will travel near the development and how Yale Avenue would be utilized with a new traffic pattern..
3. **Sewer:** A sanitary sewer easement, with a minimum width of 15 feet, with the sanitary sewer pipe centered within the easement, must be provided along the south line of Reserve A where the proposed sanitary sewer line crosses the Reserve.
4. **Water:** 1.10 Utility easement dedication requires Legal Department review for acceptance.
5. **Storm Drainage:** Floodplain Administrator: Historically, this parcel was inundated with floodwaters during the 1986 Arkansas River Flood. The proposed subdivision is almost entirely located within the City Regulatory and FEMA floodplains. The floodplain boundaries must be delineated on the plat as well as any necessary surface drainage easements or compensatory storage easements. Any proposed changes to the FEMA floodplain will require a CLOMR and LOMR (letters of map revision). All development shall be compliant with City of Tulsa Revised Ordinances Title 11 A.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** An approved turnaround will be required if Hudson is more than 150 feet dead ended from the center of 123rd Street. Fire hydrant coverage will be required per IFC 2015 Section 5-7.5 this includes Hudson Avenue.
8. **Other: GIS:** Provide individual lot addresses for the plat. Submit subdivision data control sheet with final plat. Incorporate the point of commencement along with the bearing and distance into the legal description up to the point of beginning. Remove the parcel lines and lot labels in the location map. Show only the platted subdivisions and label all other land as unplatted. Graphically show all property pins found or set on the face of the plat. Addresses: South Hudson Avenue East should really be South Granite Place but it looks like The Estates at the River (which is just north of The Estates at the River II) has the street name as South Hudson Avenue. If The Estates at the River can change the street name to south Granite Place,

then The Estates at the River II should also change the name to South Granite Place.

An IDP permit is required. All storm and sanitary easements require a 15 foot wide or 7.5 foot wide width on both sides of two lots. Indicate the width of 123rd Street. Use and Maintenance need to be clearly defined in the Deed of Dedication in plat covenants language for Section III E for Reserve A. Use City of Tulsa plat covenant language for Section 1.10, Utility easement dedication.

Staff has no recommendation at this time.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

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

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

Interested Parties:

Carly Hotvedt, PO Box 580 Okmulgee, OK 74447 representative of Creek Nation supports continuance. Need time to discuss with elected officials the intended plans for parcel and the development proposed.

Applicant Ricky Jones with Tanner Consulting is against continuance.

TMAPC Action; 10 members present:

On **MOTION** of **Midget**, TMAPC voted **7-1-2** (Carnes, Dix, Fretz, Midget, Millikin, Reeds, Stirling "aye"; Walker "nays"; Covey, Shivel "abstaining"; Willis "absent") to **CONTINUE the preliminary plat to May 4, 2016.**

24. Mayra's Addition – Minor Subdivision Plat East of the northeast corner of East 21st Street South and Memorial Dr. (CD 5) (Staff requests a continuance to May 4, 2016 meeting)

MINOR SUBDIVISION PLAT

The plat consists of Lots, 1 Block, on 1.1 acres.

The following issues were discussed April 7, 2016, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned.OL (office light).
2. **Streets:** Right of way access locations and LNA s shown on th efface of plat are different from those on building plans. 21st Street is primary arterial with 60 feet of right of way required from centerline. Existing right of way is 50 feet. Provide reference such as plat # or book/page #. Additional 10 feet of right of way dedication required. Building plan sheet shows 51.74 foot access. According to predevelopment minutes, only on each access is allowed. Delete section on mutual access easement from covenants. This is one lot one block subdivision and no mutual access easement is required. Delete street name from sidewalk section in covenants.
3. **Sewer:** The existing sanitary sewer main located adjacent to the north boundary line of the plat is available for sewer service connection.
4. **Water:** On the conceptual plan show the existing 36 inch water main line 30 foot offset from the centerline of east 21st Street South.
5. **Storm Drainage:** Show the increase of impervious surfaces. Provide a drainage report that shows a detention is adequate to accommodate the increase runoff or fees in lieu of detention will be considered. A swale on the east side will need to be constructed to move storm water to 21st Street storm sewer system.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment.
8. **Other: GIS:** Provide the address caveat/disclaimer statement with the plat. Provide an email address for the engineer and surveyor. Provide the bearing angle graphically from the point of commencement to the point of beginning. Use the southwest corner of section 12 as the POC and the southwest corner of the plat as the POB. The bearing angles will be reversed. Reword the legal description to match. Define the basis of bearing between two known points. Provide the bearing angle under the heading Basis of Bearing. Add the word South to end of East 11th Street in the location map. Dennis Semler's name is misspelled under the "Certificate of County Treasurer". Not all the subdivisions are identified in the location map. Some boundaries are not drawn correctly. Label all unplatted areas. Some subdivision names are misspelled. Label project location in the location map with a leader line and the words "Project Location". The proposed Storm Sewer inlet and line that tie into the public storm sewer must be constructed with a minimum 15 inch reinforced concrete pipe line and requires a storm sewer easement with a minimum width of fifteen feet. These proposed storm sewer connections need to meet City of Tulsa standards and specifications to be addressed by right of way and commercial building permits, otherwise a customized system will require an IDP permit. Replace all broken sidewalks especially along East 21st Street South within the right of way with a minimum of five feet in width, and constructed in accordance with the specifications and standards of the City of Tulsa public works and development departments. An SW3 will be required for the commercial building permit since more than an acre will be disturbed. Provide reference on face of plat for the existing right of way dedication of fifty feet along East 21st Street South with reference to plat # and /or book and page number. The proposed limits of Access of the site plan and proposed plat need to match. A License Agreement is required for the existing brick column fence within the right of way if it is not proposed to be demolished. All City Legal comments must be addressed and approved before final signatures are received.

Staff recommends **APPROVAL** of the minor 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 therefore 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 therefore shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

TMAPC Action; 10 members present:

On **MOTION** of **Carnes**, the TMAPC voted 10-0-0 (Carnes, Covey, Dix, Fretz, Midget, Millikin, Shivel, Stirling, Walker, "aye"; no "nays"; none "abstaining"; Willis "absent") to **CONTINUE** the **Mayra's minor subdivision plat to May 4, 2016**.

25. Authorization for an Accelerated Building Permit - PB&J Minor Subdivision Plat, Location: East of the southeast corner of South Harvard Avenue and East 27th Street South, (CD 9) (Continued from April 6, 2016 meeting)

The property is zoned OL and PUD 841 (including warehousing and wholesaling limited to indoor storage and maintenance of collectible automobiles and no body work or painting). Full permits are requested. A minor subdivision plat is an item for consideration on the same agenda.

ZONING:

- *TMAPC Staff:* Full permits are requested. A minor subdivision plat is requested. (This process cuts fees and timing in approximately half for processing a simple subdivision plat.)

STREETS:

- *Transportation:* No comments.

SEWER:

- *Public Works, Waste Water:* No comments.

WATER:

- *Public Works, Water:* No comments.

STORM DRAIN:

- *Public Works, Storm Water:* No comments.

FIRE:

- *Public Works, Fire:* Fire hydrant will be required within 400 feet of any non sprinkled building and within 600 feet of a sprinkled building as the hose lay.

UTILITIES:

- *Franchise Utilities:* No comments.

The accelerated building permits were originally designed to accommodate large campus style type of developments and should concentrate upon "the benefits and protections to the City that may be forfeited by releasing the building permit prior to the filing of the plat". These requested permits could adhere to this ideal.

The TAC (Technical Advisory Committee) and City Development Services staff did not object to the accelerated building permit. Planning staff has concern about a precedent being set for accelerated permits being granted to individual owners of individual lots without a pressing need and the risk to the City associated with these types of projects. There is a minor subdivision plat being processed for the site which (if prepared correctly) will be finished quickly and filed so permits can be granted.

Staff recommends denial

Withdrawn by the applicant at the meeting.

- 26. Z-7331**- Location: North of the northwest corner of South Columbia Avenue and Skelly Drive. Requesting rezoning from **RS-1 to OM**, (CD 9) (**Applicant has requested a continuance to May 18, 2016**)

TMAPC Action; 10 members present:

On **MOTION** of **Carnes**, the TMAPC voted 10-0-0 (Carnes, Covey, Dix, Fretz, Midget, Millikin, Shivel, Stirling, Walker, “aye”; no “nays”; none “abstaining”; Willis “absent”) to **CONTINUE to May 18, 2016**.

- 27. PUD-437-A – Donn E. Fizer**, Location: Northeast corner of East 15th Street and South Utica Avenue, requesting a PUD Major Amendment to modify boundary for Development Area A and B, establish new uses and modify bulk and area requirements for each development area, **PK/OL/CS/CH/PUD-437 to PK/OL/CS/CH/PUD-437-A**, (CD 4) (Originally heard by TMAPC on December 16, 2015, continued from 11/18/15 & 12/2/15) (**Revised by the applicant and remanded to TMAPC by City Council on April 14, 2016**)

SECTION I: PUD-437-A

DEVELOPMENT CONCEPT:

APPLICANTS DEVELOPMENT CONCEPT:

CVS/pharmacy has been serving the Tulsa community for many years. The corner of 15th St. & Utica Ave. is an ideal location for a new pharmacy. The proximity of the surrounding medical facilities and residential uses create a need for a convenient pharmacy option. This facility will provide pharmaceutical and retail sales along with minute clinic medical care.

The proposed pharmacy will occupy an approximately 1.11 acre site (48,335 SF) in size. This building will replace an existing medical office, gas station, and commercial office space. The approximately 12,900 SF building will consist of a main first floor with a mezzanine.

A streetscape will be provided along Utica Ave. with wide sidewalks, and bus shelter. This streetscape will provide a pedestrian friendly environment. The building elevation along Utica provides transparency with the use of large windows.

These amenities along with additional landscaping along 15th St. will bring this corner of the intersection into conformance with the City of Tulsa Comprehensive plan, Utica Midtown Corridor Plan, and the character of the neighborhood. 55 parking spaces are provided for customer convenience.

This is less than city code requires but is within the range of necessary spaces to ensure a successful business. The building exterior will be masonry with large windows along Utica and a main entry the northwest corner ~~south face~~ to provide convenient access to both pedestrian and automobile traffic.

This site has a mix of zonings with a portion being a part of PUD-437. Due to the mixed zoning, lot size, and existing PUD restrictions a Major Amendment to the existing PUD is required. The major amendment will allow the construction of a CVS/pharmacy while improving the intersection aesthetically and providing a more pedestrian friendly environment. This development is compatible with the surrounding neighborhood in both style and use.

ADDITIONAL STAFF CONCEPT STATEMENT:

PUD 437 also includes property north of East 14th Place. The PUD north of 14th is owned separately but the development standards north of East 14th Place benefit the property on the south side of the street. Staff has received authorization to proceed with this amendment including property north of East 14th Place. The primary purpose of the amended PUD north of 14th is to separate the development area matching ownerships, redefine allowable uses, and bulk and area requirements. All previous PUD standards remain except as noted below in the portion of Development Area A north of 14th Place.

SECTION II PUD-437-A DEVELOPMENT STANDARDS:

DEVELOPMENT AREA A:

Except as defined below, the previous standards defined for Development Area A north of 14th place in PUD 437 will remain as previously approved.

Permitted Uses:

Principal and accessory uses as allowed by right within a CS zoning district.

Principal and accessory uses as allowed by right within a PK zoning district

Gross Land Area: 0.20 acres +/- (As determined from GIS graphic data)

Summary of Underlying Zoning in gross land area:

CS zoned land area: 0.26 acres (Zoning Code maximum floor area ratio allowed: 0.5)

PK zoned land area: 0.09 acres (Zoning Code maximum floor area ratio allowed: na)

Maximum Floor Area Allowed in Development Area A: 5,660 square feet

Building Setbacks: (As measured from the major street and highway planned right-of-way edge)

Minimum setback from South Utica: 15 feet

Minimum setback from East 14th Place South 25 feet

Maximum building height: 50 feet

Parking Ratio Standards:

Minimum Parking Standards Medical office: 2.6 spaces
per 1000 square feet

All other uses as allowed: 2.2 spaces
per 1000
square feet
excluding the
first 2500
square feet
of floor area.

DEVELOPMENT AREA B:

Permitted Uses:

Principal and accessory uses as allowed by right within a CS zoning district, including drive-thru pharmacy service

Gross Land Area: 1.58 acres+/- (As determined from GIS graphic data)

Summary of Underlying Zoning in gross land area:

CS zoned land area: 1.15 acres (Zoning Code maximum floor area ratio allowed: 0.5)

PK zoned land area: 0.06 acres (Zoning Code maximum floor area ratio allowed: na)

OL zoned land area: 0.41 acres (Zoning Code maximum floor area ratio allowed: 0.30)

Maximum Floor Area Allowed in Development Area B: 30,000
square feet

Maximum Building Height: 3 stories

Building Setbacks: (As measured from the Major Street and Highway planned right-of-way edge)

Minimum setback from east boundary of Development Area B
25 feet

Minimum setback from south right-of-way line on East 14th Place South:
25 feet

Build-to-zone requirements:*

From the east boundary of the South Utica right of way:

Minimum building setback: 0 ~~10~~-feet

Maximum building setback: 15 ~~25~~-feet

From the north boundary of the East 15th Street right-of-way:

Minimum building setback: 0 ~~10~~-feet

Maximum building setback: 15 ~~25~~-feet

*Canopies and other architectural elements including any structural support system that is integral to the building design and attached to the building are exempt from this requirement.

Parking Ratio Standards:

Minimum parking allowed: 2.2 spaces per 1000 square feet excluding the first 2500 square feet of floor area.

Minimum landscaped open space will exceed 10% of net land area.

Architectural Standards:

The exterior veneer of the building shall be full masonry except where transparency or spandrel glass is required and where doors are located.

West facing walls shall provide a minimum of 25% glass. Spandrel glass and must match the color of transparent glass may be used in two thirds of the glass ~~transparency~~ requirement.

South facing walls shall provide a minimum of 8% transparency on the ground floor elevation. Spandrel glass may be used for all of the glass ~~transparency~~ requirement.

Screening and Landscaped Open Space:

A masonry screening fence shall be constructed and maintained along the east boundary of the Development Area B where adjacent to single family

residential zoned property. The height of the screening fence shall not be less than 6 feet or greater than 8 feet as measured from the existing ground on the east side of the fence. Within 25 feet of the planned right of way on the north end of the site the wall or fence may be eliminated or if installed shall not exceed 4 feet in height. The fence or wall system shall be a double sided design that is visually the same on both sides.

Landscape features shall be installed and maintained along East 14th Place, East 15th Street South & South Utica to provide a pedestrian friendly path within the ROW. The following standards shall apply adjacent to those street rights of way.

- 1) Landscape areas in the street right-of-ways, to the extent permitted by the City of Tulsa, shall be grassed & landscaped with approved street trees and shrubs along South Utica, East 15th Street South and along East 14th Place south. A minimum of 7 street trees will be installed and maintained within 10 feet of the South Utica right of way line. A minimum of 5 trees shall be installed and maintained within 10 feet of the right of way line along East 15th Street and along East 14th Place.
- 2) A landscape edge shall be provided adjacent to East 14th Place South and adjacent to any parking area within 25 feet of a street right-of-way. Such landscaped edge shall be a minimum width of 10 feet along East 14th Place (8 feet of which shall be on site and 2 feet of which shall be between sidewalk and property line) and 4 feet along South Utica Avenue and shall include shrubs with sufficient density and size will be installed and maintained to provide a 3' tall effective visual barrier along those rights of way after a 3 year growing cycle.

The required landscaped open spaces shall exclude walkways which solely provide pedestrian circulation.

A detailed landscaping plan shall be provided as part of the normal PUD process.

Trash and dumpster enclosures shall be masonry construction and be constructed of similar material as the principal structure. The minimum height of the enclosure shall not be less than 6 feet but must exceed the dumpster height. Doors constructed with a steel frame and a cover that blocks a minimum of 85% of the opening. Dumpster doors shall not be accessed from public right of way and placed within 50 ~~100~~ feet of the north right of way line on East 15th Street South.

Sign Standards:

One monument sign is allowed along East 15th Street South. The sign shall be limited to a maximum height of 8 feet with a maximum display surface area of ~~24 20~~-square feet for each side of the sign.

One monument sign is allowed along South Utica Avenue. The Utica monument sign shall be limited to a maximum height of ~~15 48~~-feet with a maximum display surface area of ~~77 70~~-square feet.

These signs will include architectural features to match the building elevations and create a more cohesive development.

Building mounted signs on the north or east side of the building may not be illuminated.

Lighting:

The principal project lighting shall be provided per the approved lighting plan during the site plan process. This plan will include both pole and wall mounted lighting.

Pole mounted lighting shall not exceed 20 feet above the pavement surface and shall be pointed down and away from adjacent property lines.

Building mounted lighting shall be pointed down. Wall packs that direct lighting away from the building are prohibited.

Vehicular Access:

Vehicular access is prohibited from East 14th Place south, unless full access to East 15th Street or South Utica Avenue is limited or restricted by construction of traffic islands in the public right of way. If access is limited in the street right of way one vehicular access with a maximum of two lanes to East 14th Place may be constructed only after approval of a revised detailed site plan.

DEVELOPMENT AREA REVISION

Lots south of 14th Place shall be further known as Area B. The portion of PUD-437 north of the south ROW line of 14th Place shall remain Area A. Any future development of that area shall be independent of the development of Area B.

SUBDIVISION PLAT REQUIREMENTS

The lots south of 14th Pl. shall be re-platted. As part of the Plat process an additional 5' ROW dedication is required along 15th Street and a radial ROW dedication at the corner of East 14th Place and South Utica Avenue to meet City of Tulsa requirements to meet the major street and highway plan standards.

EXPECTED SCHEDULE OF DEVELOPMENT

The construction of the project should commence within 12 months from the date of approval. It will be completed within 12 months of the construction start date.

DETAILED STAFF RECOMMENDATION:

Anticipated uses and development standards outlined Section II are consistent with the Comprehensive Plan and the Utica Midtown Corridor Small Area Plan. The small area plan strongly supports mixed use buildings. This building is not a mixed use however it is part of a two larger mixed use corridors along East 15th Street and along South Utica Avenue and,

Mixed use buildings are the preferred use. The building shown on the conceptual plan is for a single use and is shown within the build-to-zone identified in Section II. ~~The proposed drive thru window and aisle on the east west and south side of the building is generally not consistent with the vision of the public realm that is part of the vision of the Utica Midtown Corridor Small Area Plan or the Tulsa Comprehensive Plan.~~ The existing buildings on the southwest and southeast corner of this intersection have the same problem however the placement of the buildings is generally correct. Those buildings are bank and office buildings do not include pedestrian entrance at the intersection. Placement of the building at the corner of South Utica at East 15th Street South within the build to zone established in the PUD will contribute to the urban framework of the area and,

The architectural standards and landscape standards outlined in the PUD are harmonious with the existing and expected development along South Utica and East 15th Street South and,

PUD 437-A is consistent with the PUD Chapter of the Tulsa Zoning Code therefore,

Staff recommends Approval of PUD-437-A as outlined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The PUD as outlined in Section II is consistent with the Comprehensive Plan and the Utica Midtown Corridor Small Area Plan. The preferred building use at this intersection would be a mixed use building that could include a pharmacy use. The building placement is consistent with a typical build-to-zone anticipated along the Utica Corridor and recognized in the Utica Corridor Small Area Plan.

~~The proposed drive-thru system and associated canopy between the public street right-of-way and the face of the building is not the normal~~

~~consideration for the pedestrian realm that is defined in the comprehensive plan.~~

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.

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:

East 15th Street is an Urban Arterial and Main Street designation on the Major Street and highway plan. The main street vision can also be identified in the Comprehensive plan as follows:

Main Streets are Tulsa's classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide, and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

South Utica Avenue is an Urban Arterial 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

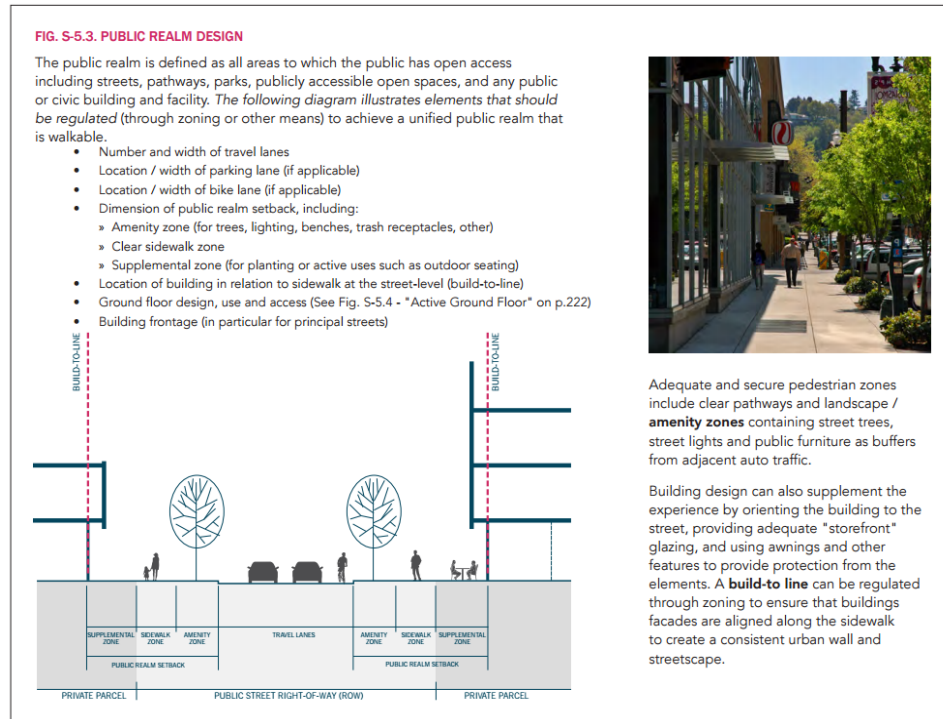
Small Area Plan:

Utica Midtown Corridor Small Area Plan

Many of the concepts that are defined in the Planned Unit development are reflected in the following exhibit taken from the Utica Corridor Small Area Plan. The build-to-zone provides flexibility beyond the build-to-line requirements noted in the exhibit below. The small area plan recognized this site as an area that could be included in a mixed use zoning district. Refer to Page 217 of the Small Area Plan for the mapping of the concept. The zoning district contemplated in

the Plan has been created as an option in the Tulsa Zoning Code adopted January 1, 2016 and could be used for redevelopment of this site. The developer has chosen to request an amendment to the PUD that was originally approved in 1988.

Many of the recommendations in the small area plan refer to public improvements in the street right of way however many of the recommendations identified in the Plan are included in the PUD. Many of the recommendations outlined in the Small Area Plan beginning on Page 220 are also included in the Mixed Use Zoning opportunities available in today's code.



Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently occupied with three different buildings that will all be demolished to accommodate this proposed plan.

Environmental Considerations: None that would affect site development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP</u>	<u>Exist. # Lanes</u>
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		<u>R/W</u>	
South Utica Avenue	Urban Arterial with Multi Modal design considerations	75 feet	5
East 15 th Street South	Urban Arterial with Multi Modal design considerations	75 feet	5
East 14 th Place 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 single-family residences, zoned RS-3 and Offices, zoned OL; on the north by offices, zoned OL; on the south by and office building and bank, zoned CS/OL/PUD-708-A; and on the west by a gas station, zoned CH.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number **17042** dated August 22, 1988 (PUD-437), **17010** dated July 12, 1988 (PK), **14605** dated November 16, 1979 (CS), **14251** dated September 14, 1978, **13949** dated October 11, 1977 (CS) and **11815** dated June 26, 1970, established zoning for the subject property.

Subject Property:

Z-6193/PUD-437 August 1988: All concurred in **approval** of a proposed Planned Unit Development a 1.35± acre tract of land for uses as permitted by right in an OL district excluding drive-in banks and funeral homes and allowing 2 stories on property located on the southeast corner of East 14th Place and South Utica Avenue and also known as the subject property.

Z-6195 July 1988: All concurred in **approval** of a request for rezoning a tract of land from RS-3 to PK on property located east of S. Utica at E. 14th Pl. north and south and a part of the subject property.

Z-5290 October 1979: All concurred in **approval** of a request for rezoning a tract of land from OL to CS to correct a mapping error, on property located north of the northeast corner of E. 15th St. and S. Utica Ave. and a part of the subject property.

Z-5145 September 1978: All concurred in **approval** of a request for rezoning a tract of land from OL to CS, on the south 25 ft. of tract, on property located on the

southeast corner of E. 14th Pl. and S. Utica Ave. and a part of the subject property.

Z-5026 July 1977: All concurred in **approval** of a request for rezoning a tract of land from OL to CS on property located north of the northeast corner of E. 15th St. and S. Utica Ave. and a part of the subject property.

Surrounding Property:

Z-7102 October 2008: All concurred in **approval** of a request for rezoning a 2.7± acre tract of land from RM-2/ OL to OH, for offices, on property located on the southwest corner of the Broken Arrow Expressway and South Utica Avenue.

Z-6977/PUD-708-A July 2005: All concurred in **approval** of a proposed Major Amendment to a PUD on a 1.34± acre tract of land on property and to allow on property located on the southeast corner East 15th Street and South Utica Avenue. Staff and TMAPC recommended approval to remove HP zoning subject to the removal of the Victor access. The City Council motioned to retain the three lots in HP overlay zoning, and approve the curb-cut onto Victor but not allow to open until the scheduled improvements at 15th and Utica intersection are made; and to approve a landscaping addition to the project at the southeast corner of parking lot providing a buffer and transition into the remaining single-family residential uses to the south.

PUD-708 August 2004: All concurred in **approval** of a proposed Planned Unit Development on a 1.34± acre tract of land, to permit the consolidation of several parcels with various zoning, CH, OL, PK, RS-3 and HP to allow for a bank, including drive-thru facility, and office use subject to staff recommendations and eliminating access to Victor Avenue, and to specific traffic flow requirements on property located on the southeast corner of East 15th Street South and South Utica Avenue.

PUD-614 August 1999: All concurred in **approval** of a proposed Planned Unit Development a 1.2± acre tract for a one-story medical office (KMO Cancer Care Facility) on property located on the southeast corner of East 15th Street and South Victor Avenue.

PUD 553 April 1997: All concurred in **approval** of a proposed Planned Unit Development on a 2.14± acre tract of land to permit a bank, including drive-in facility, and office use per conditions on property located on the southwest corner of East 15th Street and South Utica Avenue.

The Neighbors requested a continuance.

Applicant Lou Reynolds with Eller and Detrich stated that he is against continuance, Mr. Reynolds states all revisions to site plan have been completed.

Interested Parties:

Daniel Gomez, 1788 East 14th Place, Tulsa, OK 74104

Mr. Gomez is In favor of continuance to allow more time to discuss development standards to fit with the neighborhood.

Terry Meier, 1760 East 14th Place, Tulsa OK 74104, Representative of the Terrace Drive Neighborhood Group. Ms. Meier is in favor of a continuance to allow more time to contact the different neighborhood representatives.

Stephen Andrew, 2120 East 15th Street Tulsa, OK 74104

Mr. Andrew is in favor of a continuance to get more information for property owners.

Renee Williams, 2120 East 15th Street Tulsa, OK 74104

Ms. Williams is in favor of a continuance to allow more time to review the present agenda packet. She stated the packet was not available for upload until Monday.

Chip Atkins, 1628 East 17th Place Tulsa, OK 74120

Mr. Atkins is in favor of continuance to review information and get it to other neighborhoods.

The applicant says the information has been available for a month.

Staff stated the notice requirements have been met back in November 2015, prior to the initial TMAPC meeting.

Mr. Reeds supports a continuance because there has been a material change to the building that is affected by Small Area Plan that does relate to the street.

TMAPC Action; 10 members present:

On **MOTION** of **Dix**, the TMAPC voted 9-1-0 (Carnes, Covey, Dix, Fretz, Midget, Millikin, Shivel, Stirling, Walker, "aye"; Reeds "nays"; none "abstaining"; Willis "absent") to **DENY CONTINUANCE** to May 4, 2016.

Staff stated the staff report text has been changed to include wording that if a median if one is constructed on Utica Avenue and/or 15th Street, the applicant can revise the detail site plan to ask for a driveway connection to 14th street without going to Planning Commission. A Traffic analysis was completed. Driveway access points was reduced from five to two. Transparency requirements have been met.

Staff states the small area plan does not require a mixed use facility.

Mr. Carnes stated he could support closing off access to 14th Street. Staff stated they would support no vehicle access allowed to 14th Street.

The applicant, Lou Reynolds, stated they have made additional changes to plan after meeting with neighbors on Monday. Mr Reynolds states they will remove Spandrel glass on the west and south side of building wall and will change the brick color if needed, also Red Tip Photinias will be added along north boundary will also add a blade sign and awnings as permitted by city regulations, applicant also states mixed-use zoning does not require a mixed-use building in small area plan.

Mr. Covey asked the applicant about closing off 14th Street if needed. The applicant stated if forced to close of 14th Street they will ask the City Council to overrule the Planning Commission's decision.

Interested Parties:

Sam Daniel, 1843 East 31st Place Tulsa, OK 74105

Is in support of this item and believes it will help the development in this area and urges the Planning Commission to approve.

Daniel Gomez, 1788 East 14th Place, Tulsa, OK 74104

Would like to see two full functional floors and on 14th Street wants traffic prohibited period. Mr Gomez would like to see real bricks and not paneling and a functional entrance at intersection. Mr. Gomez believes an office building is a better use for this area.

Ms. Millikin states small area plan lists medical as a use in the small area plan.

Don Barham, 1910 East 13th Street Tulsa, OK 74104

Mr. Barham worked on PlaniTulsa to develop the Utica Corridor North and South Small Area Plan and objects to this development on this corner because of traffic concerns, safety to pedestrian traffic, trucks delivering day and night and will attract unsavory types.

Dale Williams, 1205 East 27th Street Tulsa, OK 74105

Mr. Williams states, small area plan is a set of guidelines that commercial owners and residential owners could use to reach a compromise and doesn't offer a framework of rules like a zoning code book. Neither the small area plan nor the MX zoning prohibits the use of a pharmacy or drugstore. MX zoning does not set a minimum height or require a building to be a two story building it is also not a requirement of the MX zoning or small area plan to be a mixed use building but both allow a building to be mixed use. The neighbors would argue that the small area plan is not working but Mr Williams states it is working just as intended and CVS has made modifications to its site plan to bring it into compliance with the guidelines of the small area plan.

Michael Koster, 1792 East 14th Place Tulsa, OK 74104

Mr. Koster states, Best way to raise property values is buildings. We have a plan calling for density, building multi story buildings and not asphalt with buildings in the middle of them this raises the property values, planning protects us from damage to surrounding neighborhoods and I will defend that as long as I am an elected official in this town. small area plans need to matter and I made promises to those people appointed to that Small Area Plan committee that this plan would matter and that this would be a solution to an ongoing problem of big companies interfacing with historic neighborhoods. If we as the City of Tulsa don't allow these plans to be put into place and matter we are saying to other historic districts that your neighborhood is damned to stay the same and we are not going to let you plan for something different we are not voting who the applicant is we are voting on land use policy (excerpts from a speech Blake Ewing gave at City Council on May 3, 2016)

Terry Meier, 1760 East 14th Place, Tulsa OK 74104

Ms Meier states the first project out of the gate for the Utica South Small Area plan should be something special. Ms Meier does not believe a tax incentive is in order here because according to Mr. Dix 85% of revenue is derived from prescription drugs and those are not taxable. She agrees CVS has done a good job of putting lipstick on a pig.

Mr. Dix states he doesn't recall making the statement about revenue from prescription drugs and has no knowledge of their percentages

Ms Meier would like Commission to take a close look at the site plan at the 15th Street entrance if wants to go drive thru would have to immediately cut to the left across traffic trying to go out and believes this will be dangerous for handicap individuals.

Burlinda Radney, 2008 East 12th Place Tulsa, OK 74104

Ms. Radney is opposed to the plan and is a realtor and participated in the development of small area plan. Ms Radney states a small parcel can accommodate a mixed use building. Ms. Radney believes a mixed use building would increase property values in the area.

Stephen Andrew, 2120 East 15th Street Tulsa, OK 74104

Mr. Andrew is asking the Commissioners to reject this plan until applicant is compliant with the small area plan.

Renee Williams, 2120 East 15th Street Tulsa, OK 74104

Ms. Williams states she is against the plan but not against the pharmacy but at the end of the day we can say we followed our vision and that we have progress as promised. Ms Williams is asking the Commission to withhold their vote until neighbors can get a packet together. Ms Williams believes navigating the drive

through is dangerous. Ms Williams states they would like to have a little more time to get a plan together.

Roberta F. Steinmetz, 1519 South St. Louis Avenue Tulsa, OK 74120

Ms. Steinmetz states that she has spend a lot of time going to meeting for the small area plan and was really impressed that the city has done so much right when it came to this plan, they were very successful in bring together the commercial and residential interests that were on opposite sides in the beginning. They hired the experts and discussed the pros and cons of all ideas. A plan was developed that everyone could work with. CVS needs to work with the neighborhood and not just put their big box footprint down and crush the way the neighborhood looks. CVS is capable of matching the areas plan. Ms Steinmetz states that styrofoam on stucco is not what they had in mind for bricks in small area plan. She would suggest CVS to go back to the drawing board consideration what the neighborhood would like to see for that area.

Chip Atkins, 1628 East 17th Place Tulsa, OK 74120

Mr. Atkins stated the issue is not CVS the business it's the density and how the building is being designed. It doesn't fit the design guidelines. The people who signed the Hillcrest petition were only aware that a drugstore was replacing the convenience store on the corner and that this would be an improvement they did not know about the medical building being torn down or the two story house. Mr. Atkins stated he talked to one of the people on the petition and they only knew they were signing up for a CVS and it would be an improvement on that corner by getting rid of the convenience store. We need density, we need two stories. A single story box store is what we are getting. Don't deny but send it back for a better design.

Joan Crager, 1620 South Lewis Avenue Tulsa, OK 74104

Ms Crager stated she has lived in Yorktown neighborhood for 33 years and started with the citizens as part of the Lewis corridor study and we have spent thousands of hours compromising and many things have been said about the current rendition of the CVS pharmacy and encourages the Commission to help create a true Utica Corridor South and Utica Corridor North, this is the flagship and Ms Crager states she feels like the residences are being thrown under the bus and that seems unfortunate because there is opportunity to do something incredible.

The applicant stated he would like to amend his PUD Amendments to address three issues, the first one is to change the requirement building height from fifteen to thirty feet, a full masonry brick construction and added a blade sign subject to city regulations. Mr. Reynolds states the traffic patterns the neighbors are complaining about in the future are the same ones they have now. We believe it complies with the plan and encourage the Commission to approve it.

Mr. Covey asks the Applicant if he anticipates people coming off of Utica and trying to make U-turn into driveway.

The applicant stated no sir that most will come off 15th Street.

Mr. Reeds states you put the drive the only place it will work.

Mr. Midget asks staff if there are any issues with the Amendments the applicant has made

Staff states if Commission recommends approval to include the typed and handwritten amendment page.

Mr. Covey asks staff does this plan meet the Small Area Plan.

Staff replies there is is plenty of room for debate but think it does a good job of meeting most of the standards

Mr. Covey states the small area plan is not a regulatory document it is a guide.

Ms. Millikin believes the applicant has met the requirements for the small area plan and will support the application.

Mr. Reeds states that he doesn't think the intent of design meets the small area plan and he supports a continuance not the approval.

Mr. Covey states citizens who spend time developing a small area plan think it's a regulatory document but it's only a guide but he believes the small area plan is working but to what extent. It does meet the majority of the small area plan.

TMAPC Action; 9 members present:

On **MOTION** of **Dix**, the TMAPC voted 6-3-0 (Carnes Dix, Midget, Millikin, Shivel, Walker, "aye"; Covey, Fretz, Reeds "nays"; none "abstaining"; Stirling, Willis, "absent") to **APPROVE** the **PUD Major Amendment per staff recommendations plus the Amendments as presented at the meeting.**

Legal Description of PUD 437-A:

PUD Development Area A:

LOT 24, BLOCK 2 OF THE SUBDIVISION OF A PART OF BLOCK 5, TERRACE DRIVE ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, AND SOUTH 54' OF THE NORTH 194' LESS THE WEST 5' THEREOF LOT 13, BLOCK 5 OF THE TERRACE DRIVE ADDITION. DEVELOPMENT AREA A SHALL INCLUDE ALL RIGHT-OF-WAY SOUTH OF LOT (24), BLOCK (2) OF THE SUBDIVISION OF A PART OF BLOCK 5,

TERRACE DRIVE ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE PLAT THEREOF, NORTH OF THE CENTERLINE OF 14TH PL.

PUD Development Area B:

A TRACT OF LAND BEING A PART OF LOT FOURTEEN (14), BLOCK FIVE (5), TERRACE DRIVE ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND A PART OF LOTS EIGHT (8) AND NINE (9), BLOCK THREE (3), THE SUBDIVISION OF A PART OF BLOCK 5, TERRACE DRIVE ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 9, BLOCK 3; THENCE SOUTH 89°10'23" WEST ALONG THE SOUTH LINE OF SAID LOT 9, BLOCK 3 AND THE SOUTH LINE OF SAID LOT 14, BLOCK 5 FOR 151.72 FEET; THENCE NORTH 45°55'09" WEST FOR 28.33 FEET; THENCE NORTH 01°09'37" WEST PARALLEL WITH AND 5.00 FEET EAST OF THE WEST LINE OF SAID LOT 14, BLOCK 5, FOR 267.20 FEET; THENCE NORTH 39°34'56" EAST FOR 9.19 FEET; THENCE NORTH 89°10'23" EAST PARALLEL WITH AND 8.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 14, BLOCK 5 FOR 99.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 14, BLOCK 5; THENCE CONTINUING NORTH 89°10'23" EAST FOR 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 8, BLOCK 3; THENCE SOUTH 01°09'37" EAST FOR 117.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8, BLOCK 3; THENCE NORTH 89°10'23" EAST FOR 16.67 FEET TO THE NORTHEAST CORNER OF SAID LOT 9, BLOCK 3; THENCE SOUTH 01°09'37" EAST FOR 177.20 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND. DEVELOPMENT AREA B SHALL INCLUDE ALL RIGHT-OF-WAY NORTH OF LOT (8), BLOCK (3) OF THE SUBDIVISIONS OF A PART OF BLOCK 5, TERRACE DRIVE ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE PLAT THEREOF, SOUTH OF THE CENTERLINE OF 14TH PL.

OTHER BUSINESS

28. TMAPC's Appointee to the River Parks Authority

TMAPC Action; 9 members present:

On **MOTION** of **Covey**, the TMAPC voted 9-0-0 (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Walker, "aye"; no "nays"; none "abstaining";

Stirling, Willis "absent") to **APPROVE** item 28, **reappointment of Cason Carter to the River Parks Authority.**

29. Commissioners' Comments

None

ADJOURN

TMAPC Action; 9 members present:

On **MOTION** of Carnes, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Walker, "aye"; no "nays"; none "abstaining"; Stirling, Willis "absent") to **ADJOURN** TMAPC meeting 4:20 p.m.

There being no further business, the Chair declared the meeting adjourned at 4:20 p.m.

Date Approved:

05-18-2016


Chairman

ATTEST:


Secretary