

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2721

Wednesday, May 4, 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
Covey	Carnes	Hoyt	VanValkenburgh, Legal
Dix	Midget	Miller	
Fretz		Sawyer	
Millikin		White	
Reeds		Wilkerson	
Shivel			
Stirling			
Walker			
Willis			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, April 28, 2016 at 1:40 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

Director's Report:

Ms. Miller reported on the City Council agenda and the River Design Overlay proposed dates for meetings.

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 **Minutes:** Withdrawn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. **LC-766** (Lot-Combination) (CD 7)- Location: East of the northeast corner of East 91st Street South and South Memorial Drive
3. **LC-767** (Lot-Combination) (County)- Location: Northeast corner of West 206th Street South and Highway 75.
4. **LS-20876** (Lot-Split) (County)- Location: South of the southwest corner of East 96th Street North and North Lewis Avenue
5. **LC-768** (Lot-Combination) (CD 8) - Location: West of the northwest corner of East 93rd Street South and South 73rd East Avenue
6. **LS-20877** (Lot-Split) (CD 4)- Location: East of the southeast corner of East 1st Street South and South Elgin Avenue (Related to: LS-20878, 20879, 20880 and LC-769)
7. **LS-20878** (Lot-Split) (CD 4)- Location: South and East of the southeast corner of East 1st Street South and South Elgin Avenue (Related to: LS-20877, 20879, 20880 and LC-769)
8. **LS-20879** (Lot-Split) (CD 4)- Location: South of the southeast corner of East 1st Street South and South Elgin Avenue (Related to: LS-20877, 20878, 20880 and LC-769)
9. **LS-20880** (Lot-Split) (CD 4)- Location: South of the southeast corner of East 1st Street South and South Elgin Avenue (Related to: LS-20877, 20878, 20879 and LC-769)
10. **LC-769** (Lot-Combination) (CD 4)- Location: South of the southeast corner of East 1st Street South and South Elgin Avenue (Related to: LS-20877, 20878, 20879 and LS-20880)
11. **Oakmont Estates (formerly Hudson Place)** – Final Plat, Location: East of northeast corner of East 101st Street South and South Yale Avenue, (CD 8)

This plat consists of 63 Lots, 3 Blocks, on 20 acres.

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

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **DIX**, TMAPC voted **9-0-0** (Covey, Dix, Fretz, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; Carnes, Midget "absent") to **APPROVE Items 2 thru 11 per staff recommendation.**

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARING

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

12. **The Estates at the River II-** Preliminary Plat, Location: South of East 12Pt Street South, West of South Hudson Avenue, (CD 8) (Continued from April 6, 2016 and April 20, 2016 meetings)

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 TAG (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.

Applicant Ricky Jones with Tanner Consulting states city councilor Lakin is requesting the continuance not the applicant.

INTERESTED PARTIES

Carly Hotvedt PO BOX 580 Okmulgee, OK 74447
Ms Hotvedt is in support of continuance to May 18, 2016.

TMAPC Action; 9 members present:

On **MOTION of Dix**, TMAPC voted **7-0-2** (Dix, Fretz, Millikin, Reeds, Stirling, Walker, Willis "aye"; no "nays"; Covey, Shivel "abstaining"; Carnes, Midget "absent") to **CONTINUE the Preliminary Plat to May 18, 2016.**

* * * * *

13. **Mayra's Addition** - Minor Subdivision Plat, Location: East of the northeast corner of East 21st Street South and Memorial Drive (CD 5) (Continued from April 20, 2016 meeting) (Staff requests a continuance to May 18, 2016.)

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **Dix**, TMAPC voted **9-0-0** (Covey, Dix, Fretz, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; Carnes, Midget "absent") to **CONTINUE the Minor Subdivision Plat to May 18, 2016.**

* * * * *

14. **PUD-824-Presley Family Ministries** - Location: Southeast corner of West 41st Street and Gilcrease Expressway (County) requesting a Detail Site Plan.

SECTION 1: PUD-824 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 21.5 Acre site in a Planned Unit Development for a mixed use development. This detail site plan concerns the site layout and development concept of The Land - Phase I. Further detail site plan review will be required for future phases and for individual buildings within The Land mixed use development.

PERMITTED USES:

Residential, office, lodging, retail and assembly are permitted within the mixed use development. The uses proposed are allowed by right.

DIMENSIONAL REQUIREMENTS:

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

ARCHITECTURAL GUIDELINES:

The detail site plan does not provide details on the individual buildings within the Planned Unit Development. Future detail site plan reviews will be required to determine conformance of structures to development standards.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

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

LIGHTING:

Site lighting plans not provided. Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from residential properties. No light fixture shall be installed in excess of 25 feet in height.

SIGNAGE:

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

SITE SCREENING AND LANDSCAPING:

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

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays pedestrian paths adjacent along 41st Street and throughout the development.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-824**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Staff recommends **APPROVAL** of the detail site plan for the proposed mixed use development.

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

Development Standards Tables

The following Tables are from the Smart Code Model Form-based Code v9.2, and adapted to context and urban design of The Land.


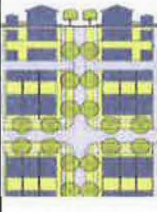
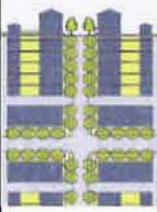
Table 1: Transect Zone Descriptions. This table provides descriptions of the character of each Transect Zone.			
T3 	T-3 SUB-URBAN T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.	General Character:	Lawns and landscaped yards surrounding detached single-family houses. Pedestrians are accommodated.
		Building Placement:	Large and variable front and side yard Setbacks
		Frontage Types:	Porches, fences, naturalistic tree planting
		Typical Building Height:	1- to 2-Story.
		Type of Civic Space:	Parks, Greenways
T4 	T-4 GENERAL URBAN T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, Sideyard, and Rowhouses. Setbacks and landscaping are variable. Streets with curbs and side-walks define medium-sized Blocks.	General Character:	Mix of Houses, Townhouses and small Apartment buildings with scattered Commercial activity; balance between landscape and buildings. Pedestrians are prioritized.
		Building Placement:	Shallow to medium front and side yard Setbacks
		Frontage Types:	Porches, fences, Dooryards
		Typical Building Height:	2- to 3-Story Mixed Use buildings.
		Type of Civic Space:	Squares, Greens
T5 	T-5 URBAN CENTER T-5 Urban Center Zone consists of higher density mixed use building that accommodate Retail, Offices, Row- houses and Apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.	General Character:	Shops mixed with Townhouses, larger Apartment houses, Offices, work place and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity.
		Building Placement:	Shallow Setbacks or none; buildings oriented to street defining a street wall
		Frontage Types:	Stoops, Shopfronts, Galleries
		Typical Building Height:	2- to 3-Story with some variation
		Type of Civic Space:	Parks, Plazas, and Squares, median landscaping

TABLE 7: Private Frontages. The Private Frontage is the area between the building Façade and the Lot lines.

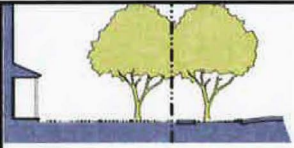
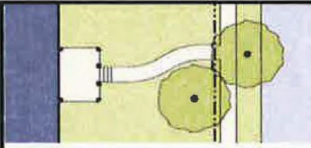
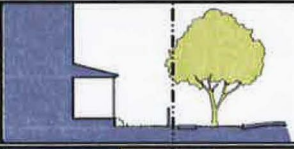
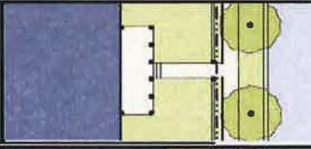

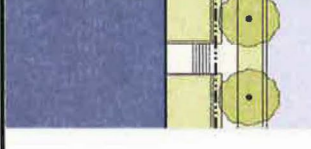
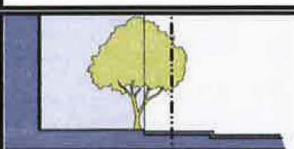
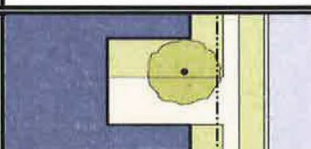
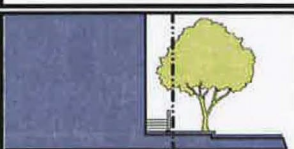

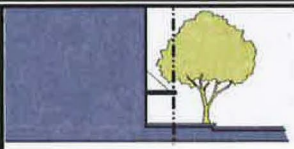

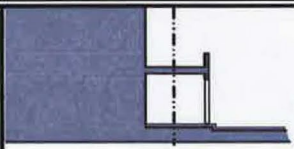



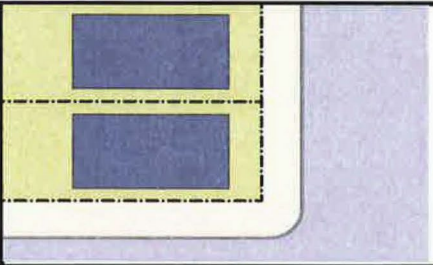
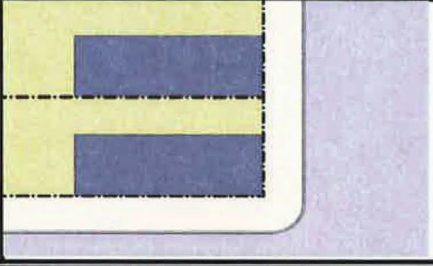
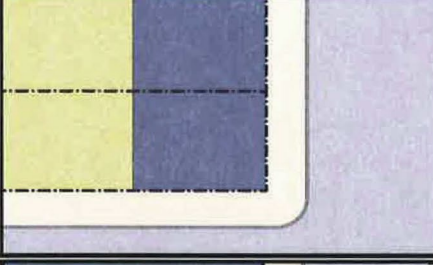
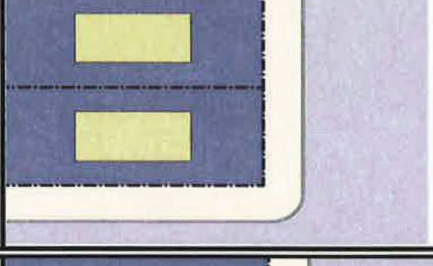
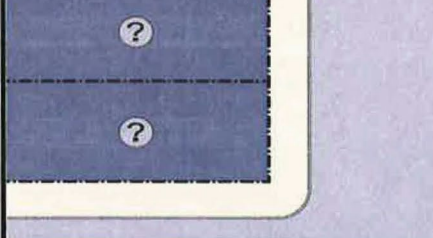
	SECTION		PLAN		
	LOT ▶	◀ R.O.W.	LOT ▶	◀ R.O.W.	
	PRIVATE ▶	◀ PUBLIC	PRIVATE ▶	◀ PUBLIC	
	FRONTAGE	FRONTAGE	FRONTAGE	FRONTAGE	
a. Common Yard: a planted Frontage wherein the Façade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.					T3
b. Porch & Fence: a planted Frontage where the Façade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.					T3 T4
c. Terrace or Lightwell: a frontage wherein the Façade is setback back from the Frontage Line by an elevated terrace or sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Dooryard.					T4 T5
d. Forecourt: a Frontage wherein the Façade is close to the Frontage Line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.					T4 T5
e. Stoop: a Frontage wherein the Façade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to ensure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.					T4 T5
f. Shopfront: a Frontage wherein the Façade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has substantial glazing on the Sidewalk level and an awning that should overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage.					T4 T5
g. Gallery: a Frontage wherein the Façade is aligned with the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery should be no less than 10 feet wide and should overlap the sidewalk to within 2 feet of the Curb.					T4 T5
h. Arcade: a colonnade supporting habitable space that overlaps the Sidewalk, while the Façade at Sidewalk level remains at or behind the Frontage Line. This type is conventional for Retail use. The Arcade shall be no less than 12 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.					T5

TABLE 9: Building Disposition. This table approximates the location of the structure relative to the boundaries of each individual Lot, establishing suitable basic building types for each Transect Zone.

<p>a. Edgeyard: Specific Types - single-family House, Cottage, villa, Estate House, urban villa. A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well placed Backbuilding and/or Outbuilding.</p>		<div>T3</div> <div>T4</div>
<p>b. Sideyard: Specific Types - Charleston single-House, double house, zero-lot-line house, twin. A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a Twin or double house. Energy costs, and sometimes noise, are reduced by sharing a party wall in this disposition.</p>		<div>T4</div> <div>T5</div>
<p>c. Rearyard: Specific Types - Townhouse, Rowhouse, Live-work unit, loft building, Apartment House, Mixed use Block, Flex Building, perimeter Block. A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.</p>		<div>T4</div> <div>T5</div>
<p>d. Courtyard: Specific Types - patio House. A building that occupies the boundaries of its Lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.</p>		<div>T5</div>
<p>e. Specialized: A building that is not subject to categorization. Civic buildings, which may express the aspirations of institutions, are included, and subject to Site Plan Review.</p>		<div>Civic</div>

	T3	T4	T5
a. RESIDENTIAL	Restricted Residential: The number of dwellings on each Lot is restricted to one within a Principal Building and one within an Accessory Building, with 2 parking spaces for each. Both dwellings shall be under single ownership. The habitable area of the Accessory Unit shall not exceed 440 sf, excluding the parking area.	Limited Residential: The number of dwellings on each Lot is limited by the requirement of 1.5 parking spaces for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 11).	Open Residential: The number of dwellings on each Lot is limited by the requirement of 1.0 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 11).
b. LODGING	Restricted Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to five, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	Limited Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to twelve, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	Open Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom. Food service may be provided at all times. The area allocated for food service shall be calculated with parking according to Retail Function.
c. OFFICE	Restricted Office: The building area available for office use on each Lot is restricted to the first Story of the Principal or the Accessory Building and by the requirement of 3.0 assigned parking places per 1,000 square feet of net office space in addition to the parking requirement for each dwelling.	Limited Office: The building area available for office use on each Lot is limited to the first Story of the Principal Building and/or the Accessory Building, and by the requirement of 3.0 assigned parking places per 1,000 square feet of net office space in addition to the parking requirement for each dwelling.	Open Office: The building area available for office use on each Lot is limited by the requirement of 2.0 assigned parking places per 1,000 square feet of net office space.
d. RETAIL	Restricted Retail: The building area available for Retail use is restricted to one Block corner location at the first Story for each 300 dwelling units and by the requirement of 4.0 assigned parking places per 1,000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 20.	Limited Retail: The building area available for Retail use is limited to the first Story of buildings at corner locations, not more than one per Block, and by the requirement of 4.0 assigned parking places per 1,000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store or food service seating no more than 40.	Open Retail: The building area available for Retail use is limited by the requirement of 3.0 assigned parking places per 1,000 square feet of net Retail space. Retail spaces under 1,500 square feet are exempt from parking requirements.
e. CIVIC (SWIMMING POOL, VISITOR CENTER, CHAPEL)	Special Site Plan review.	Special Site Plan review.	Special Site Plan review.
f. VOLLEYBALL COURTS, PONDS, DRAINAGE, TRAILS	No parking requirements.	No parking requirements.	No parking requirements.

REQUIRED PARKING (See Table 10)			
	T2 T3	T4	T5 T6
RESIDENTIAL	2.0 / dwelling	1.5 / dwelling	1.0 / dwelling
LODGING	1.0 / dwelling	1.0 / dwelling	1.0 / dwelling
OFFICE	3.0 / 1,000 sq.ft.	3.0 / 1,000 sq.ft.	2.0 / 1,000 sq.ft.
RETAIL	4.0 / 1,000 sq.ft.	4.0 / 1,000 sq.ft.	3.0 / 1,000 sq.ft.
CIVIC	To be determined by Warrant		
OTHER	To be determined by Warrant		

Table 15A. Form-based Code Graphics - T3

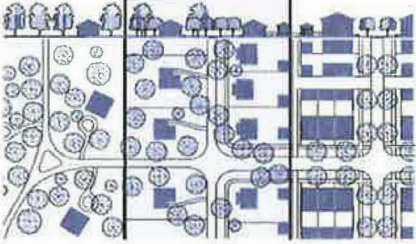
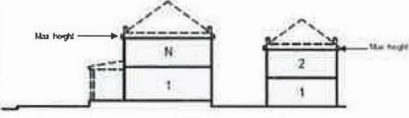
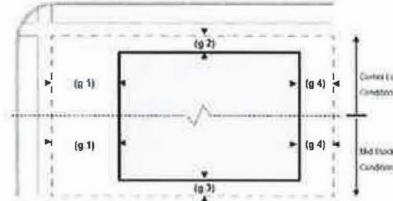
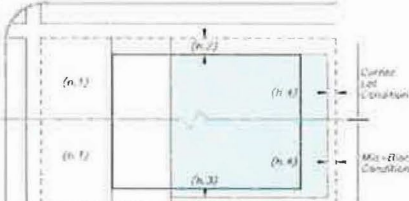
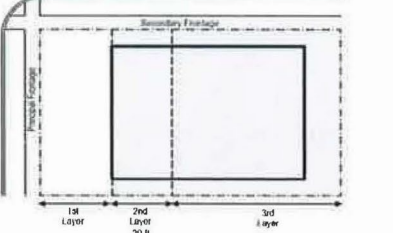
<div style="text-align: center; font-weight: bold; font-size: 1.2em;">T3</div>  <p style="text-align: right;">(See Table 1)</p>	<p>BUILDING CONFIGURATION</p> <ol style="list-style-type: none"> Building height shall be measured in number of Stories, excluding Attics and raised basements. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet. Height shall be measured to the eave or roof deck. Porch required 																										
<p>I. BUILDING FUNCTION (See Table 10)</p> <table border="1"> <tr><td>Residential</td><td>restricted use</td></tr> <tr><td>Lodging</td><td>restricted use</td></tr> <tr><td>Office</td><td>restricted use</td></tr> <tr><td>Retail</td><td>restricted use</td></tr> </table>	Residential	restricted use	Lodging	restricted use	Office	restricted use	Retail	restricted use	<p>SETBACKS - PRINCIPAL BLDG.</p> <ol style="list-style-type: none"> The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown. Facades shall be built along the Principal Frontage to the minimum specified width in the table. 																		
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Lodging	restricted use																										
Office	restricted use																										
Retail	restricted use																										
<p>K. BUILDING CONFIGURATION</p> <table border="1"> <tr><td>Principal Building</td><td>2 stories max.</td></tr> <tr><td>Outbuilding</td><td>2 stories max.</td></tr> </table> <p>F. LOT OCCUPATION</p> <table border="1"> <tr><td>Lot Width</td><td>35 ft. min. 120 ft. max.</td></tr> <tr><td>Lot Coverage</td><td>60% max.</td></tr> </table>	Principal Building	2 stories max.	Outbuilding	2 stories max.	Lot Width	35 ft. min. 120 ft. max.	Lot Coverage	60% max.	<p>SETBACKS - OUTBUILDING</p> <ol style="list-style-type: none"> The Elevations of the Outbuilding shall be distanced from the Lot lines as shown. 																		
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<p>I. BUILDING DISPOSITION (See Table 9)</p> <table border="1"> <tr><td>Edgeyard</td><td>permitted</td></tr> <tr><td>Sideyard</td><td>permitted</td></tr> <tr><td>Rearyard</td><td>not permitted</td></tr> <tr><td>Courtyard</td><td>not permitted</td></tr> </table> <p>G. SETBACKS - PRINCIPAL BUILDING</p> <table border="1"> <tr><td>(g.1) Front Setback Principal</td><td>8 ft. min.</td></tr> <tr><td>(g.2) Front Setback Secondary</td><td>8 ft. min.</td></tr> <tr><td>(g.3) Side Setback</td><td>5 ft. min.</td></tr> <tr><td>(g.4) Rear Setback</td><td>20 ft. min. **</td></tr> <tr><td>Frontage Buildout</td><td>40% min. at setback</td></tr> </table> <p>H. SETBACKS - OUTBUILDING</p> <table border="1"> <tr><td>(h.1) Front Setback Principal</td><td>20 ft. min. + bldg. setback</td></tr> <tr><td>(h.2) Front Setback Secondary</td><td>8 ft. min. or 6 ft. at corner</td></tr> <tr><td>(h.3) Side Setback</td><td>3 ft. min.</td></tr> <tr><td>(h.4) Rear Setback</td><td>3 ft. min. *</td></tr> </table>	Edgeyard	permitted	Sideyard	permitted	Rearyard	not permitted	Courtyard	not permitted	(g.1) Front Setback Principal	8 ft. min.	(g.2) Front Setback Secondary	8 ft. min.	(g.3) Side Setback	5 ft. min.	(g.4) Rear Setback	20 ft. min. **	Frontage Buildout	40% min. at setback	(h.1) Front Setback Principal	20 ft. min. + bldg. setback	(h.2) Front Setback Secondary	8 ft. min. or 6 ft. at corner	(h.3) Side Setback	3 ft. min.	(h.4) Rear Setback	3 ft. min. *	<p>PARKING PLACEMENT</p> <ol style="list-style-type: none"> Uncovered parking spaces may be provided at the street frontage and/or within the second and third Layer as shown in the diagram (see Table 17d). Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d). Side- or rear-entry garages may be allowed in the first or second Layer by Special Site Plan review. Trash containers shall be stored within the third Layer. 
Edgeyard	permitted																										
Sideyard	permitted																										
Rearyard	not permitted																										
Courtyard	not permitted																										
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<p>J. PRIVATE FRONTAGES (See Table 7)</p> <table border="1"> <tr><td>Common Lawn</td><td>permitted</td></tr> <tr><td>Porch & Fence</td><td>permitted</td></tr> <tr><td>Terrace or Lightwell</td><td>not permitted</td></tr> <tr><td>Forecourt</td><td>not permitted</td></tr> <tr><td>Stoop</td><td>not permitted</td></tr> <tr><td>Shopfront & Awning</td><td>not permitted</td></tr> <tr><td>Gallery</td><td>not permitted</td></tr> <tr><td>Arcade</td><td>not permitted</td></tr> </table> <p>PARKING PROVISIONS</p> <p>(See Table 10 & 11)</p>	Common Lawn	permitted	Porch & Fence	permitted	Terrace or Lightwell	not permitted	Forecourt	not permitted	Stoop	not permitted	Shopfront & Awning	not permitted	Gallery	not permitted	Arcade	not permitted	<p>** Attached garages with no more than one floor of habitable space above, shall be setback from lot lines in accordance with h. Setbacks - Outbuilding.</p> <p>* or 15 feet from center line of alley</p> <p>"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.</p>										
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Stoop	not permitted																										
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Gallery	not permitted																										
Arcade	not permitted																										

Table 15B. Form-based Code Graphics - T4

T4

(See Table 1)

BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck.

SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.

PARKING PLACEMENT

1. Uncovered parking spaces may be provided on the street frontage and within the third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the third Layer.

I. BUILDING FUNCTION (See Table 10 & Table 12)

Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use

k. BUILDING CONFIGURATION (See Table 8) ***

Principal Building	3 stories max., 1 min.
Outbuilding	2 stories max.

f. LOT OCCUPATION (See Table 14f)

Lot Width	18 ft. min.,
Lot Coverage	70% max.

i. BUILDING DISPOSITION (See Table 9)

Edgeyard	permitted
Sidyard	permitted
Rearyard	permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING (See Table 14g) ***

(g.1) Front Setback Principal	3 ft. min.,
(g.2) Front Setback Secondary	3 ft. min.,
(g.3) Side Setback	3 ft. min.
(g.4) Rear Setback	3 ft. min.*
Frontage Buildout	Not applicable.

h. SETBACKS - OUTBUILDING (See Table 14h)

(h.1) Front Setback Principal	20 ft. min. + bldg. setback
(h.2) Front Setback Secondary	0 ft. min. or 3 ft. at corner
(h.3) Side Setback	0 ft. min. or 3 ft. at corner
(h.4) Rear Setback	3 ft. min. *

j. PRIVATE FRONTAGES (See Table 7)

Common Lawn	not permitted
Porch & Fence	permitted
Terrace or Lightwell	not permitted
Forecourt	not permitted
Sloop	permitted
Shopfront & Awning	not permitted
Gallery	not permitted
Arcade	not permitted
	Refer to approved Site Plan.

PARKING PROVISIONS

(See Table 10 & 11)

*** Multiple bldgs. on one lot shall be permitted and sited to allow a minimum separation of 6 ft. between buildings.

* or 15 feet from center line of alley

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

Table 15C. Form-based Code Graphics - T5

T5

(See Table 1)

BUILDING CONFIGURATION

- 1 Building height shall be measured in number of Stories, excluding Attics and raised basements.
- 2 Stories may not exceed 11 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11ft with a maximum of 25 feet.
- 3 Height shall be measured to the eave or roof deck.

SETBACKS - PRINCIPAL BLDG.

- 1 The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
- 2 Facades shall be built along the Principal Frontage to the minimum specified width in the table.

SETBACKS - OUTBUILDING

- 1 The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.

PARKING PLACEMENT

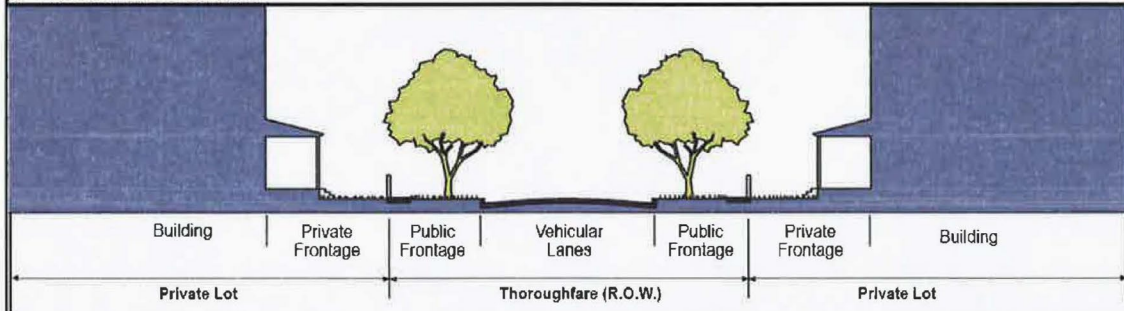
- 1 Uncovered parking spaces may be provided on the street frontage, in a shared parking lot, or within the third Layer as shown in the diagram (see Table 17d).
- 2 Covered parking shall be provided in a shared parking structure, underground, or within the third Layer as shown in the diagram (see Table 17d).
- 3 Trash containers shall be stored within the third Layer.

I. BUILDING FUNCTION (See Table 1D)	
Residential	open use
Lodging	open use
Office	open use
Retail	open use
K. BUILDING CONFIGURATION	
Principal Building	3 stories max., 2 min.
Outbuilding	2 stories max.
L. LOT OCCUPATION	
Lot Width	18 ft. min.
Lot Coverage	100% max.
I. BUILDING DISPOSITION (See Table 9)	
Edgeyard	not permitted
Sidyard	permitted
Rearyard	permitted
Courtyard	permitted
G. SETBACKS - PRINCIPAL BUILDING (See Table 14g)	
(g.1) Front Setback Principal	0 ft. min.
(g.2) Front Setback Secondary	0 ft. min.
(g.3) Side Setback	0 ft. min.
(g.4) Rear Setback	0 ft. min.*
Frontage Buildout	80% min. at setback
H. SETBACKS - OUTBUILDING	
(h.1) Front Setback Principal	40 ft. max. from rear property line
(h.2) Front Setback Secondary	0 ft. or 2 ft. at corner
(h.3) Side Setback	0 ft. or 2 ft. at corner
(h.4) Rear Setback	3 ft. min. *
J. PRIVATE FRONTAGES (See Table 7)	
Common Lawn	not permitted
Porch & Fence	not permitted
Terrace or Lightwell	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	permitted
Refer to approved Site Plan	
PARKING PROVISIONS	
(See Table 1D & 1f)	

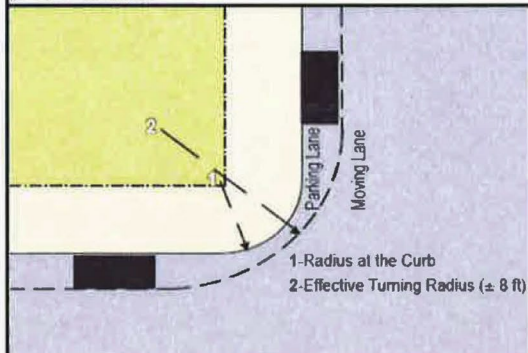
* or 15 feet from center line of alley
 *N stands for any Stories above those shown, up to the maximum.
 Refer to metrics for exact minimums and maximums.

TABLE 17. DEFINITIONS ILLUSTRATED

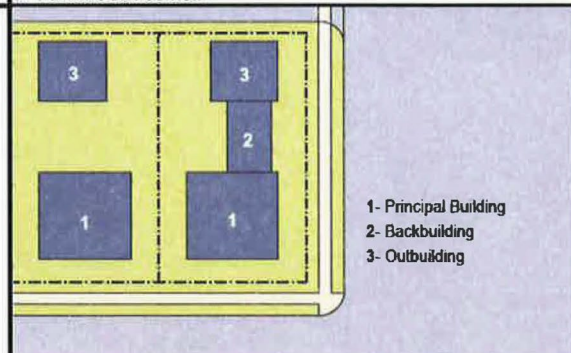
a. THOROUGHFARE & FRONTAGES



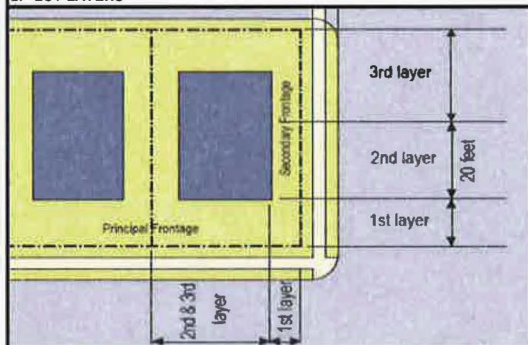
b. TURNING RADIUS



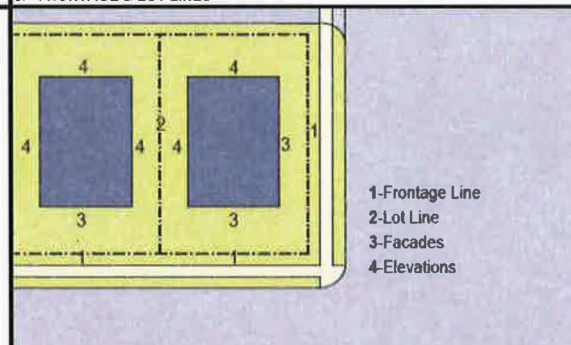
c. BUILDING DISPOSITION



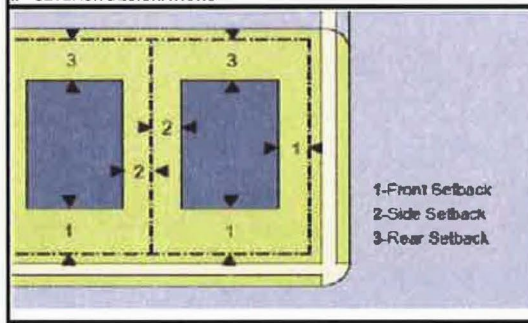
d. LOT LAYERS



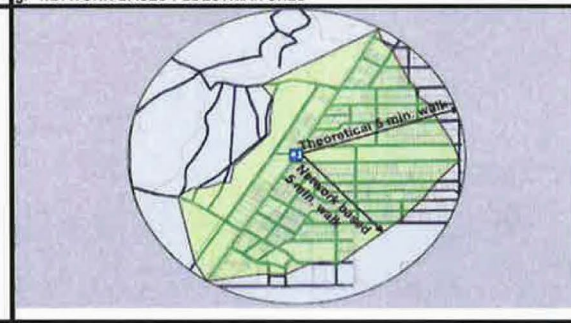
e. FRONTAGE & LOT LINES



f. SETBACK DESIGNATIONS



g. NETWORK-BASED PEDESTRIAN SHED



The applicant indicated his agreement with staff's recommendation

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

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

Legal Description of PUD-824:

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) OF SECTION TWENTY-NINE (29}, TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS A TRACT DESCRIBED AS FOLLOWS, TO WIT:

A STRIP, PIECE OF PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW 1/4 NE 1/4) OF SECTION TWENTY-NINE (29}, TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID PARCEL OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOW, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF SAID NW1/4 OF THE NE1/4; THENCE EAST ALONG THE NORTH LINE OF SAID NW1/4 OF THE NE1/4, A DISTANCE OF 657.85 FEET; THENCE SOUTH 00°19' 12" EAST A DISTANCE OF 460.02 FEET; THENCE SOUTH 10° 48' 47" WEST A DISTANCE OF 880.41 FEET TO A POINT ON THE SOUTH LINE OF SAID NW 1/4 OF THE NE 1/4; THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 476.96 FEET TO THE SOUTHWEST CORNER OF SAID NW 1/4 OF THE NE 1/4, THENCE NORTH ALONG THE WEST LINE OF SAID NW 1/4 OF THE NE 1/4, A DISTANCE OF 1322.03 FEET TO THE POINT OF BEGINNING.

* * * * *

15. **Z-7337-Tanner Consulting LLC/Eric Enyart** – Location: South of the Southwest corner of East 121st Street and South Sheridan Road (CD 8) requesting rezoning from **AG** to **RS-3**

SECTION I: Z-7337

DEVELOPMENT CONCEPT: The applicant has acquired property adjacent to PUD 828. The PUD modified some of the bulk and area requirements in the zoning code prior to January 1, 2016. The underlying zoning was RS-3. This rezoning request will allow for expansion of the subdivision however the Zoning Code does not allow PUD expansion. The requested rezoning is consistent with anticipated development pattern allowed with PUD 828.

DETAILED STAFF RECOMMENDATION:

Z-7337 requesting RS-3 zoning is consistent with the New Neighborhood land use designation of the Comprehensive Plan, and;

RS-3 zoning is compatible with the existing proximate properties, and;

RS-3 zoning is compatible with the anticipated future redevelopment opportunities in this area, therefore:

Staff recommends Approval of Z-7337 to rezone property from AG to RS-3.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The proposed RS-3 Zoning is consistent with the New Neighborhood vision in the Tulsa Comprehensive Plan and only allows single family homes.

Land Use Vision:

Land Use Plan map designation: New Neighborhood

The New Neighborhood is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or new Neighborhood or Town Center.

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:

The major street and highway plan shows a collector street that may be required as part of a subdivision. The consultant will be required to identify the collector street system during the plat process. During the plat process the applicant will be required to identify the collector street system through this section of land.

Trail System Master Plan Considerations: None that affect development of this site.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is undeveloped, and a portion of the site may be in the City of Tulsa regulatory flood plain. Adequate attention to engineering details to limit flood risk is an important consideration during the plat process.

Environmental Considerations: This site is in or near the 1986 historic flood area. Special attention to stormwater drainage and associated engineering details will be required to protect homes from anticipated future flood events.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist.# Lanes</u>
South Sheridan Road	Secondary Arterial	100 feet	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	AG	New Neighborhood	Growth	Vacant
East	RS-3/PUD 828	New Neighborhood	Growth	Vacant
South	RS-3	New Neighborhood	Growth	Vacant
West	AG	New Neighborhood	Growth	Vacant

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11838 dated June 26, 1970, established zoning for the subject property.

Subject Property:

No relevant history.

Surrounding Property:

Z-7295/ PUD-828 June 2015: All concurred in approval of a request for rezoning a 30± acre tract of land from AG to RS-3 and a proposed Planned Unit Development, for single-family residential use, on property located south of southwest corner of E. 121st St. and S. Sheridan Rd. and is abutting east of the subject property.

PUD-812 July 2014: All concurred in approval of a proposed Planned Unit Development on a 10± acre tract of land for residential single-family development, on property located north of northwest corner of E. 131st St. and S. Sheridan Rd.

Z-7257 April 2014: All concurred in approval of a request for rezoning an 80± acre tract of land from AG to RS-3 for residential single-family development, on property located north of the northwest corner of E. 131st St. and S. Sheridan Rd. and is abutting south of the subject property and is abutting south of the subject property.

Z-7243/ PUD-803 January 2014: All concurred in approval of a request for rezoning a 121.± acre tract of land from AG to RS-3 and a proposed Planned Unit Development for on property located east of southeast corner of East 121st Street and South Yale Avenue.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation

TMAPC Action; 9 members present:

On **MOTION** of **Dix**, TMAPC voted **9-0-0** (Covey, Dix, Fretz, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; Carnes, Midget "absent") to **APPROVE rezoning from AG to RS-3 per staff recommendation.**

Legal Description of Z-7337:

A TRACT OF LAND THAT IS A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NE/4; THENCE SOUTH 88°50'52" WEST AND ALONG THE SOUTH LINE OF THE NE/4, FOR A DISTANCE OF 950.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°50'52" WEST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1028.16 FEET TO A POINT; THENCE NORTH 0°58'35" WEST FOR A DISTANCE OF 1322.03 FEET TO A POINT; THENCE NORTH 88°54'38" EAST FOR A DISTANCE OF 659.07 FEET TO A POINT; THENCE NORTH 0°59'24" WEST FOR A DISTANCE OF 132.67 FEET TO A POINT; THENCE NORTH 88°54'54" EAST FOR A DISTANCE OF 1318.08 FEET TO A POINT ON THE EAST LINE OF THE NE/4; THENCE SOUTH 1°01'02" EAST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 60.00 FEET TO A POINT; THENCE SOUTH 88°54'54" WEST FOR A DISTANCE OF 950.00 FEET TO A POINT; THENCE SOUTH 1°01'02" EAST AND PARALLEL WITH SAID EAST LINE, FOR A DISTANCE OF 1393.54 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 1,463,879 SQUARE FEET OR 33.606 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SECTION 3; FROM A 3/8" IRON PIN FOUND AT THE SOUTHEAST CORNER THE NORTHEAST QUARTER (NE/4), TO A 3/8" IRON PIN WITH RED PLASTIC CAP FOUND AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (E/2 SW/4 NE/4) OF SECTION 3. SAID LINE BEARS SOUTH 88°50'52" WEST AS REFERENCED TO THE OKLAHOMA STATE

PLANE COORDINATE SYSTEM NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83).

* * * * *

16. **Z-7338-Geodeca, LLC/Russell Muzika** – Location: Southwest corner of East 21st Street and South 109th East Avenue (CD 6) requesting rezoning from OM/CS to CS zoning. (City Councilor Dodson requests a continuance to May 18, 2016)

SECTION 1: Z-7338

DEVELOPMENT CONCEPT:

The applicant has requested rezoning to allow consistent development opportunities for the entire parcel. In 2003 a PUD allowed a small amount of CS zoning. When the PUD was abandoned in 2008 the underlying zoning was not modified leaving a part of the property with unusable CS zoned area. CS zoned property is consistent with the Tulsa Comprehensive Plan.

DETAILED STAFF RECOMMENDATION:

Z-7338 requesting CS zoning is consistent with the Mixed-Use Corridor land use designation of the Comprehensive Plan, and;

CS zoning is compatible with the existing proximate properties, and;

CS zoning is compatible with the anticipated future redevelopment opportunities in this area, therefore;

Staff recommends Approval of Z-7338 to rezone property from OM/ CS to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CS zoning allows retail and other commercial activities that are part of the vision of a Mixed Use Corridor Land Use Designation. The CS designation allows the buildings to be placed closer to the street supporting the vision of a Mixed Use Corridor.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

Areas of Stability and Growth designation: Area of Growth

Transportation Vision:

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.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The existing site is not developed is nearly flat and grass covered.*

Environmental Considerations: No known environmental constraints affect development of this site.

Streets:

<u>Existing Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Existing # Lanes</u>
East 21 st Street	Primary Arterial	120 feet	4
South 109 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	RM-2	Existing Neighborhood	Stability	Single family residential
East	RM-2	Town Center	Growth	Commercial
South	RM-2	Existing Neighborhood	Growth	Commercial (Learning Center) Multifamily further south
West	CS	Mixed Use Corridor	Growth	Vacant

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 20675 dated September 17, 2003 (Z-6903, CS) and 11817 dated June 26, 1970 (OM), established zoning for the subject property.

Subject Property:

PUD-689-A Abandonment July 2008: All concurred in **approval** of a proposed Major Amendment to Abandon PUD-689, on a 4± acre tract of land to permit retail services, on property located in the southwest corner of East 21st Street and South 109th East Avenue and also known as the subject property.

PUD-689 September 2003: All concurred in **approval** of a request for rezoning a 1.15± acre tract of land for computer store and repair with internet coffee shop on property located southwest corner East 21st Street South and South 109th East Avenue and also known as the subject property.

Z-6903 September 2003: All concurred in **approval** of a request for rezoning a 0.39± acre tract of land from OM to CS with a PUD (PUD-689) for computer store and repair with internet coffee shop on property located southwest corner East 21st Street South and South 109th East Avenue and also known as a part of the subject property.

Surrounding Property:

BOA-17575 November 1996: The Board of Adjustment **approved** a request for a *Special Exception* to allow a mini-storage facility, subject to approval of a site plan by the Board prior to issuance of a building permit, on the tract located at 10720 E. 21st St. and also abutting west of the subject property.

BOA-8253 April 18, 1974: The Board of Adjustment **approved** a *Minor Variance* to permit a children's nursery located in an RM-1 district to be expanded across lot lines into an OM district, per plot plan, on property located at 2134 S. 109th E. Ave. and is abutting south of the subject property.

Applicant is in support of a continuance to May 18, 2016.

INTERESTED PARTIES COMMENTS:

David Johnson 10718 E 30th Street Tulsa, OK 74129

Would like to hear it today but will support a continuance if City Councilor Dodson requested one.

David Kelly 10912 E 19th Street Tulsa, OK 74128

Mr. Kelly is in support of a continuance.

TMAPC Action; 9 members present:

On **MOTION** of **Dix**, TMAPC voted **9-0-0** (Covey, Dix, Fretz, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; Carnes, Midget "absent") to **CONTINUE rezoning from OM/CS to CS to May 18th, 2016.**

OTHER BUSINESS

Commissioners' Comments: NONE

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TMAPC Action; 9 members present:

On **MOTION** of **Dix**, TMAPC voted **9-0-0** (Covey, Dix, Fretz, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; none "absent") to **ADJOURN** TMAPC meeting 2721.

* * * * *

ADJOURN

There being no further business, the Chair declared the meeting adjourned at 1:50 p.m.

Date Approved:

05-18-2016


Chairman

ATTEST:


Secretary