

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2748

Wednesday, June 21, 2017, 1:30 p.m.

City Council Chamber

One Technology Center – 175 E. 2nd Street, 2nd Floor

Members Present	Members Absent	Staff Present	Others Present
Adams	Doctor	Foster	Silman, COT
Carnes	Krug	Hoyt	VanValkenburgh, Legal
Covey	Shivel	Miller	
Dix		Sawyer	
Fretz		Ulmer	
Millikin		Weldon	
Reeds		Wilkerson	
Walker			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, June 15, 2017 at 2:38 p.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

After declaring a quorum present, Chair Covey called the meeting to order at 1:30 p.m.

REPORTS:

Chairman's Report:

Director's Report:

Mr. Wilkerson reported the May 2017 receipts for zoning applications are up compared to this time last year. Mr. Wilkerson also reported on the City Council and Board of County Commission agenda and actions taken. Mr. Wilkerson stated there would be a work session July 19, 2017 to discuss the Mixed Use zoning incentive program on the Peoria Avenue Bus Rapid Transit corridor, the Go Plan which is the bicycle and pedestrian plan and several housekeeping

amendments to the Comprehensive Plan. The Subdivision Regulations and the Landscape Ordinance continues to be worked on by staff.

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1. Minutes:

Approval of the minutes of June 7, 2017 Meeting No. 2747

On **MOTION** of **DIX**, the TMAPC voted 7-0-1 (Adams, Carnes, Covey, Fretz, Millikin, Reeds, Walker, "aye"; no "nays"; Dix, "abstaining"; Doctor, Krug, Shivel, "absent") to **APPROVE** the minutes of the meeting of June 7, 2017 Meeting No. 2747.

Item 13 was removed from Consent Agenda and put on Public Hearing

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-21001** (Lot-Split) (CD 4) Location: Northeast corner of East 3rd Street and South Greenwood Avenue (Related to LC-902, LS-21002, LS-21003, LS-21004, LS-21005, LS-21006 and LS-21007) (Continued from May 17, 2017 and June 7, 2017)
- 3. LS-21007** (Lot-Split) (CD 4) Location: Northeast corner of East 3rd Street and South Greenwood Avenue (Related to LC-902, LS-21001, LS-21002, LS-21003, LS-21004, LS-21005 and LS-21006) (Continued from May 17, 2017 and June 7, 2017)
- 4. LS-21011** (Lot-Split) (CD 3) – Location: Northeast of the northeast corner of East King Street and North Sheridan Road (Related to LC-905) (Continued from June 7, 2017)
- 5. LC-905** (Lot-Combination) (CD 3) – Location: Northeast of the northeast corner of East King Street and North Sheridan Road (Related to LS-21011) (Continued from June 7, 2017)
- 6. LS-21013** (Lot-Split) (CD 8) – Location: Northeast corner of South Canton Avenue and East 84th Street South (Related to LC-906, LC-907 and LC-908)
- 7. LC-906** (Lot-Combination) (CD 8) – Location: Northeast corner of South Canton Avenue and East 84th Street South (Related to LS-21013, LC-907 and LC-908)

8. **LC-907** (Lot-Combination) (CD 8) – Location: Northeast corner of South Canton Avenue and East 84th Street South (Related to LS-21013, LC-906 and LC-908)
9. **LC-908** (Lot-Combination) (CD 8) – Location: Northeast corner of South Canton Avenue and East 84th Street South (Related to LS-21013, LC-906 and LC-907)
10. **LS-21014** (Lot-Split) (CD 1) – Location: West of the Northwest corner of North Union Avenue and West Pine Place
11. **LC-909** (Lot-Combination) (County) – Location: South of the southwest corner of South Harvard Avenue and East 181st Street South (Related to LS-21015)
12. **LS-21015** (Lot-Split) (County) – Location: South of the southwest corner of South Harvard Avenue and East 181st Street South (Related to LC-909)
14. **LC-910** (Lot-Combination) (CD 4) – Location: South of the southwest corner of South Harvard Avenue and East 16th Street South
15. **LC-911** (Lot-Combination) (CD 2) – Location: West of the Northwest corner of East 61st Place South and South Harvard Avenue
16. **LC-912** (Lot-Combination) (CD 3) – Location: South of the southeast corner of South 66th East Avenue and East Admiral Place
17. **LS-21017** (Lot-Split) (County) – Location: Northeast corner of South Elwood Avenue and West 171st Street South
18. **LC-913** (Lot-Combination) (CD 8) – Location: East of the southeast corner of South 70th East Avenue and East 106th Street South (Related to LC-914 and LS-21018 on Public Hearing)
19. **LC-914** (Lot-Combination) (CD 8) – Location: East of the southeast corner of South 70th East Avenue and East 106th Street South (Related to LC-913 and LS-21018 on Public Hearing)
20. **LC-915** (Lot-Combination) (County) – Location: North of the northwest corner of East 171st Street South and South Peoria Avenue (Related to LS-21019)
21. **LS-21019** (Lot-Split) (County) – Location: North of the northwest corner of East 171st Street South and South Peoria Avenue (Related to LC-915)
22. **LS-21021** (Lot-Split) (CD 7) – Location: West of the northwest corner of East 51st Street South and South 129th East Avenue

23. Z-6010-SP-3b Eric Sack (CD 7) Location: West of the northwest corner of State Farm Boulevard and South 129th East Avenue requesting a **Corridor Minor Amendment** reallocate floor area for a lot split.

STAFF RECOMMENDATION:

SECTION I: Z-6010-SP-3b Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the Corridor Plan to reallocate floor area for a lot split.

Currently, Tract 1A is allocated 141,571 sf of floor area. The applicant is proposing to split Tract 1A into two tracts of equal lot area, Tracts 1A-W (West Tract) and 1A-E (East Tract). Tract 1A-W would be allocated 100,661 sf of floor area from the original allowable. Tract 1A-E would be allocated the remaining 40,910 sf of floor area.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 25.040D.3.b(5) of the Corridor District Provisions of the City of Tulsa Zoning Code.

“Minor amendments to an approved corridor development plan may be authorized by the Planning Commission, which may direct the processing of an amended development plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved development plan. “

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the Corridor Development Plan.
- 2) All remaining development standards defined in Z-6010-SP-3 and subsequent minor amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment request to reallocate floor area for a lot split.

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24. PUD-684-3 Jonathan Cowan (CD 2) Location: South of the southwest corner of East 81st Street South and South Lewis Avenue requesting a **PUD Minor**

Amendment to allow up to 65 square foot wall sign on tower element of apartment clubhouse

STAFF RECOMMENDATION:

SECTION I: PUD-684-3 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to allow up to 65 sf wall sign on tower element of the clubhouse for Win River.

Currently, one wall sign per building wall, not to exceed 32 sf are allowed. Freestanding signs are allowed 0.2 sf per liner foot of frontage. At 449 feet of frontage, 90 sf of freestanding signage would be allowed.

The applicant has stated that the intent for the tower sign is to be used in lieu of a freestanding sign. The sign will be located on the face of the tower that faces S. Lewis Ave.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(1) of the City of Tulsa Zoning Code.*

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

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-684 and subsequent amendment shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment request to allow up to 65 sf wall sign on tower element of the clubhouse.

TMAPC Action; 8 members present:

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Adams, Carnes, Covey, Dix, Fretz, Millikin, Reeds, Walker, “aye”; no “nays”; none “abstaining”; Doctor, Krug, Shivel, “absent”) to **APPROVE** Items 2 through 12 and items 14 through 24 per staff recommendation

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

PUBLIC HEARINGS:

Items 25-30 were withdrawn by applicant

25. LS-21002 (Lot-Split) (CD 4) Location: Northeast corner of East 3rd Street and South Greenwood Avenue (Related to LC-902, LS-21001, LS-21003, LS-21004, LS-21005, LS-21006 and LS-21007) (Continued from May 17, 2017 and June 7, 2017) **(Withdrawn by Applicant)**

26. LS-21003 (Lot-Split) (CD 4) Location: Northeast corner of East 3rd Street and South Greenwood Avenue (Related to LC-902, LS-21001, LS-21002, LS-21004, LS-21005, LS-21006 and LS-21007) (Continued from May 17, 2017 and June 7, 2017) **(Withdrawn by Applicant)**

27. LS-21004 (Lot-Split) (CD 4) Location: Northeast corner of East 3rd Street and South Greenwood Avenue (Related to LC-902, LS-21001, LS-21002, LS-21003, LS-21005, LS-21006 and LS-21007) (Continued from May 17, 2017 and June 7, 2017) **(Withdrawn by Applicant)**

28. LS-21005 (Lot-Split) (CD 4) Location: Northeast corner of East 3rd Street and South Greenwood Avenue (Related to LC-902, LS-21001, LS-21002, LS-21003, LS-21004, LS-21006 and LS-21007) (Continued from May 17, 2017 and June 7, 2017) **(Withdrawn by Applicant)**

29. LS-21006 (Lot-Split) (CD 4) Location: Northeast corner of East 3rd Street and South Greenwood Avenue (Related to LC-902, LS-21001, LS-21002, LS-21003, LS-21004, LS-21005 and LS-21007) (Continued from May 17, 2017 and June 7, 2017) **(Withdrawn by Applicant)**

30. LC-902 (Lot-Combination) (CD 4) Location: Northeast corner of East 3rd Street and South Greenwood Avenue (Related to LS-21001, LS-21002, LS-21003, LS-21004, LS-21005, LS-21006, and LS-21007) (Continued from May 17, 2017 and June 7, 2017) **(Withdrawn by Applicant)**

Item 13 was removed from Consent Agenda and put on Public Hearing Agenda.

Mr. Covey stated Continuances would be addressed first.

13. LS-21016 (Lot-Split) (County) – Location: East of the northeast corner of East 111th Street North and North Cincinnati Avenue

TMAPC Action; 8 members present:

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Adams, Carnes, Covey, Dix, Fretz, Millikin, Reeds, Walker, “aye”; no “nays”; none “abstaining”; Doctor, Krug, Shivel, “absent”) to **CONTINUE** LS-21016 to July 19, 2017 per applicants request

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38. Z-7393 Nathan Cross (CD 7) Location: South of the southeast corner of South 75th East Avenue and East 61st Street requesting rezoning from **RS-3/CS** to **CG** with **optional development plan. (Applicant requests a continuance to July 5, 2017)**

TMAPC Action; 8 members present:

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Adams, Carnes, Covey, Dix, Fretz, Millikin, Reeds, Walker, “aye”; no “nays”; none “abstaining”; Doctor, Krug, Shivel, “absent”) to **CONTINUE** Z-7393 rezoning from **RS-3/CS** to **CG** with **optional development plan to July 5, 2017** per staff recommendation

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31. LS-21018 (Lot-Split) (CD 8) Location: East of the southeast corner of South 70th East Avenue and East 106th Street South (Related to LC-913 and LC-914 on Consent Agenda)

STAFF RECOMMENDATION:

The Lot-Split proposal is to split an existing AG (Agriculture) tract into two tracts. Tract A-1 and Tract A-2 will meet the Bulk and Area requirements of the City of Tulsa Zoning Code with the concurrent lot-combination applications (LC-913 and LC-914).

The Technical Advisory Committee met on June 21, 2017 and had the following comment. Development Services requests a mutual access easement across Tract B to the east that is subject to LC-913.

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. **The applicant indicated his agreement with staff’s recommendation.**

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Adams, Carnes, Covey, Dix, Fretz, Millikin, Reeds, Walker, “aye”; no “nays”; none “abstaining”; Doctor, Krug, Shivel, “absent”) to **APPROVE** LS-21018 per staff recommendation

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32. Cottages at Addison Creek (CD 8) Preliminary Plat, Location: North of the northwest corner of East 131st Street South and South Sheridan Road

STAFF RECOMMENDATION:

This plat consists of 47 lots, 5 blocks, 2 reserve areas on 10.258± acres for use as a single-family residential subdivision.

The Technical Advisory Committee (TAC) met on June 1, 2017 and provided the following conditions:

1. **Zoning:** The property is currently zoned RS-3 with Planned Unit Development 812. All lots shown on the preliminary plat conform to the lot and building regulations of RS-3 in the City of Tulsa Zoning Code.
2. **Transportation & Traffic:** Ensure access and limits of no access measurements equal the total boundary distance. Include sidewalk language in deed of dedication.
3. **Sewer:** Utility easements along streets are shown as 15'. Utility easements for lots adjacent to reserve areas are shown as 11'. Provide 17.5' utility easements or a release from the City of Tulsa for easements as shown.
4. **Water:** The proposed 20' restricted waterline easement shall be exclusive without other easements overlapping. Alternatively, provide a 17.5' utility easement along both sides of streets and establish the 30' roadway as a reserve and utility easement.
5. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Provide addresses for individual lots. Label the property being platted as “site” or “project location” in the location map. Correct subdivision statistics to reflect 5 blocks. Show only filed plats in the location map and label all other property as unplatted. Under the “Basis of Bearing” heading provide a bearing angle between two known points associated with this plat. Graphically label the Point of Beginning. Correct subdivision statistics to reflect accurate number of blocks. Show property pins set/found graphically.
6. **Fire:** No comments.
7. **Stormwater, Drainage, & Floodplain:** The majority of the subject property is located within the FEMA 100-year Floodplain as well as the City of Tulsa Regulatory Floodplain. All delineated floodplain boundaries, including City of Tulsa Regulatory Floodplain, must be clearly and accurately shown on the plat with base flood elevations labeled. It is recommended that the current

effective map panels with map effective dates also be placed on the plat. Any proposed development within the floodplain must meet the floodplain development requirements of the City of Tulsa Revised Ordinances, Title 11-A and Title 51 as well as all City drainage standards. Proposed changes to the floodplain boundaries or flood elevations will be subject to floodplain map revisions.

8. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Waivers of Subdivision Regulations:

1. None Requested

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.

TMAPC COMMENTS:

Mr. Fretz asked staff if the City of Tulsa would require the applicant bring the floor above the floodplain.

Staff answered “yes”, the applicant will have to apply for a revision to the floodplain map and fill it in or build to the restrictions in that floodplain.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff’s recommendation.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, the TMAPC voted 8-0-0 (Adams, Carnes, Covey, Dix, Fretz, Millikin, Reeds, Walker, “aye”; no “nays”; none “abstaining”; Doctor, Krug, Shivel, “absent”) to **APPROVE** the Preliminary Plat Cottages at Addison Creek per staff recommendation.

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33. **Addison Creek** (CD 8) Preliminary Plat, Location: North of the northwest corner of East 131st Street South and South Sheridan Road (*North and west of proposed Cottages at Addison Creek Preliminary Plat*)

This plat consists of 114 lots, 9 blocks, 7 reserve areas on 56.41± acres for use as a single-family residential subdivision.

The Technical Advisory Committee (TAC) met on June 1, 2017 and provided the following conditions:

1. **Zoning:** The property is currently zoned RS-3. All lots shown on the preliminary plat conform to the lot and building regulations of RS-3 in the City of Tulsa Zoning Code.
2. **Transportation & Traffic:** Ensure access and limits of no access measurements equal the total boundary distance. Include sidewalk language in deed of dedication. Ensure maintenance and access through Reserve E is included in deed of dedication.
3. **Sewer:** Proposed easements along streets and subdivision perimeter are less than 17.5' recommended by subdivision regulations. City of Tulsa must approve and release easements for final plat.
4. **Water:** Waterlines must be installed 8' off of property lines within a dedicated utility easement. Recommended that 17.5' utility easements are provided on each side of all roadways.
5. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Provide addresses for individual lots. Label the property being platted as "site" or "project location" in the location map. Show only filed plats in the location map and label all other property as unplatted. Under the "Basis of Bearing" heading provide a bearing angle between two known points associated with this plat. Graphically label the Point of Beginning. Correct subdivision statistics to reflect accurate number of blocks. Show property pins set/found graphically.
6. **Fire:** No comments.
7. **Stormwater, Drainage, & Floodplain:** The majority of the subject property is located within the FEMA 100-year Floodplain as well as the City of Tulsa Regulatory Floodplain. All delineated floodplain boundaries, including City of Tulsa Regulatory Floodplain, must be clearly and accurately shown on the plat with base flood elevations labeled. It is recommended that the current effective map panels with map effective dates also be placed on the plat. Any proposed development within the floodplain must meet the floodplain development requirements of the City of Tulsa Revised Ordinances, Title 11-A and Title 51 as well as all City drainage standards. Proposed changes to the floodplain boundaries or flood elevations will be subject to floodplain map revisions.
8. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Waivers of Subdivision Regulations:

1. None Requested

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, the TMAPC voted 8-0-0 (Adams, Carnes, Covey, Dix, Fretz, Millikin, Reeds, Walker, "aye"; no "nays"; none "abstaining"; Doctor, Krug, Shivel, "absent") to **APPROVE** the Preliminary Plat Addison Creek per staff recommendation.

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Carnes out at 1:50 pm

Items 34 and 35 were presented together.

34. CPA-62 Pam Chandler (CD 3) Location: West of the southwest corner of East 36th Street North and North Sheridan Road requesting to amend the Comprehensive Plan Land Use Map from **Existing Neighborhood** to **Employment** (Related to Z-7396) (Continued from June 7, 2017)

STAFF RECOMMENDATION:

1. PROPERTY INFORMATION AND LAND USE REQUEST

Existing Land Use: <i>Existing Neighborhood</i>
Existing Stability and Growth designation: <i>Area of Growth</i>
Proposed Land Use: <i>Employment</i>
Location: W of SW/c e 36 th St N & N Sheridan Rd
Size: 14.19 ± acres

A. Background

The land use assigned for this area at the time of adoption of the 2010 Tulsa Comprehensive Plan is *Existing Neighborhood*, with a Stability and Growth Map designation of *Area of Growth*. The undeveloped parcel is located south of the entrance to both the Tulsa Zoo and Mohawk Park. The surrounding area contains a mixture of uses including a mobile home

park to the west; single-family residences to the east; a CS zoned cell tower and a designated park and open space to the north; and vacant AG zoned land to the south.

There are two separate parcels that the abut the property to the north; a vacant parcel with a land use designation of *Park and Open Space* and *Area of Stability* and a CS zoned parcel with an *Existing Neighborhood* land designation and *Area of Growth*. The areas immediately south of the site are designated as an *Existing Neighborhood* and as an *Area of Growth* and an *Area of Stability*. The applicant has submitted this proposed Comprehensive Plan amendment and a concurrent rezoning application (Z-7396) with an optional development plan to allow for offices and storage of commercial vehicles.

B. Existing Land Use and Growth Designations (Tulsa Comprehensive Plan)

An *Existing Neighborhood* land use designation was assigned for the subject area at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

“The Existing Residential Neighborhood category is intended to preserve and enhance Tulsa’s existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.”

When the new Tulsa Comprehensive Plan was developed and adopted in 2010, the subject tract was designated as an *Area of Growth*:

“The purpose of *Areas 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 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.”

C. Proposed Land Use and Growth Designations (Tulsa Comprehensive Plan)

The applicant is proposing an *Employment* land use designation on the subject site.

“*Employment* areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.”

“*Employment* areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.”

D. Zoning and Surrounding Uses:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Area of Growth	Existing Use
North	Two Tracts: CS & RS-3	CS Tract: <i>Existing Neighborhood</i> RS-3 Tract: <i>Park and Open Space</i>	CS Tract: <i>Area of Growth</i> RS-3 Tract: <i>Area of Stability</i>	CS Tract: Freestanding Cell Tower & Equipment Building RS-3 Tract: vacant City of Tulsa owned property

South	AG	<i>Existing Neighborhood</i>	<i>Area of Growth</i>	Vacant
East	RS-3/AG	<i>Existing Neighborhood</i>	<i>Area of Growth</i>	Residential
West	RMH	<i>Existing Neighborhood</i>	<i>Area of Growth</i>	Residential/ Mobile Home Park

E. Applicant's Justification:

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

1. How conditions on the subject site have changed, as well as those on adjacent properties and immediate area;
2. How changes have impacted the subject site to warrant the proposed amendment; and;
3. How the proposed change will enhance the surrounding area and the City of Tulsa.

The applicant provided the following justification as part of their application:

"Band B Leasing believes approval of the request for zoning from RMH (Rural Mobile Home) to IM(Industrial Medium) will enhance property values around it.

The businesses will provide jobs and diversity of mixed use zoning in the area.

There are no comparables in the area. The growth of residential properties in the area have not increased in several years.

The City of Tulsa owns several properties in close proximity that are already zoned Commercial. A property close to the east is zoned IM and has an established business.

Neighborhoods where values are relatively lower and already experiencing a downward trend in advance of the project completion.

It is not surprising to observe industrial development rights allocated in localities where house values are on the decline."

F. Staff Summary & Recommendation:

The applicant is proposing to change the current *Existing Neighborhood* land use designation into an *Employment* designation to accommodate office space and commercial vehicle storage. This is a unique situation in which the subject lot and the tracts directly to the east and west were designated *Existing Neighborhood* and *Area of Growth* when the Comprehensive Plan was adopted in 2010. *Existing Neighborhood* designations are typically coupled with *Areas of Stability*.

The applicant has stated that “the growth of residential properties in the area have not increased in several years”. However, there is a concern that changes in land use designations will destabilize existing residential uses on adjacent properties. To ensure appropriate setbacks between the existing residences immediately to the east and west, the requested rezone will be accompanied by an optional development plan. The subject lot is in close proximity to industrial and commercial uses. The majority of the properties to the east are large IL zoned lots with *Employment* and *Area of Growth* designations. As stated by the Comprehensive Plan, common traits of an *Area of Growth* are “close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land”. Providing infill development aligns with the Comprehensive Plan’s goals for *Areas of Growth*. An expansion of the *Employment* land use designation onto these lots would eliminate inconsistencies with the *Area of Growth* map designation.

Staff recommends approval of the ***Employment*** land use designation as submitted by the applicant.

TMAPC Action; 7 members present:

On **MOTION** of **DIX**, the TMAPC voted 7-0-0 (Adams, Covey, Dix, Fretz, Millikin, Reeds, Walker, “aye”; no “nays”; none “abstaining”; Carnes, Doctor, Krug, Shivel, “absent”) to recommend **APPROVAL** of CPA-62 per staff recommendation

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35. Z-7396 Pam Chandler (CD 3) Location: West of the southwest corner of East 36th Street North and North Sheridan Road requesting rezoning from **RMH** to **IL** with **optional development plan** (Related to CPA-62) (Continued from June 7, 2017)

STAFF RECOMMENDATION:

SECTION I: Z-7396

DEVELOPMENT CONCEPT:

The first phase of the anticipated project is for a tree maintenance company and include outdoor storage of equipment, a business office and possibly maintenance building. It is possible that multiple buildings could be constructed on the site.

SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS

Z-7396 with the optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in a IL zoning district and its supplemental regulations except as further refined below:

A. Permitted Uses:

Use Categories limited to the subcategories and specific uses defined below and uses that are customarily accessory to the permitted uses.

- i. Public, Civic and Institutional
 - Safety Services
 - Utilities and Public Service Facility
 - Minor
- ii Commercial
 - Animal Service
 - Boarding or shelter
 - Grooming
 - Veterinary
 - Commercial Service (All specific uses)
 - Financial Services (All specific uses)
 - Funeral or Mortuary Service
 - Office (All Specific uses)
 - Studio Artist or Instructional Service
 - Trade School
- iii. Wholesale, Distribution and Storage
 - Equipment and Materials Storage, Outdoor
 - Trucking and Transportation Terminal
 - Warehouse
 - Wholesale sales and distribution

B. MINIMUM PARKING AND BUILDING SETBACKS*:

- Minimum Building Setback from North boundary
- 25 FT
- Minimum Parking Setbacks from North Boundary
- 25 FT

*Only landscaped open space, including fencing lighting signage and other landscape features is allowed except for driveway access. Driveway with shall not exceed 30 feet in the setback area.

C. VEHICULAR ACCESS:

A maximum of 2 vehicular access points are allowed to East 36th street north

D. LANDSCAPE STANDARDS IN PARKING AND BUILDING SETBACK:

A minimum of 30 trees will be installed or saved and maintained within north setback area described in paragraph B above. Trees shall meet or exceed the sizes identified in the Zoning Code.

E. ON-PREMISE FREESTANDING SIGNS:

Two double-faced signs, with a maximum display surface area of sixty four square feet (64 SF) per side and a maximum height of five feet (15 FT) will be permitted along East 36th Street North.

Signage shall be monument style signs. Pole signs are prohibited.

All signs shall be lit by either a constant external light source or a constant internal light source.

F. FENCING:

Fencing including gate assembly along the north lot line shall be limited to ornamental iron style fencing. Chain link or other fencing with theft deterrent addition shall not be placed within 50 feet of the north lot line.

G. DUMPSTER OR TRASH STORAGE:

Dumpster or trash storage of any kind is prohibited within 100 feet of the north lot line.

H. BUILDING DESIGN:

Garage style overhead doors shall not face north unless that door is a minimum of 150 feet from the south right of way line of East 36th Street North.

DETAILED STAFF RECOMMENDATION:

Z-7396 requesting IM zoning is not consistent with the Existing Neighborhood land use designation of the Comprehensive Plan; however, staff supports the Employment land use designation contemplated with CPA-62. IL zoning with an optional development plan as defined in Section II would be consistent with that land use category and,

IL zoning with the optional development plan is consistent with the expected development pattern in the area. The optional development plan provides appropriate design and use limitations that would be expected along the 36th Street North Corridor at this location and,

Contemplated uses in an IL zoning district with the optional development plan standards is considered non-injurious to the surrounding property including the Mohawk Park are north of 36th Street North therefore,

Staff recommends denial of Z-7396 to rezone property from RMH to IM however, **staff recommends approval of IL zoning with the optional development plan outlined in Section II above.**

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This parcel is west of the Tulsa International Airport and on the west edge of a large Employment Area surrounding the airport. The Comprehensive Plan recognized this area as an Area of Growth however the Land Use designation was determined to be an Existing Neighborhood. From a much broader view much of the land area that is classified as Existing Neighborhood is surrounded by an employment area and includes parcels owned by the City of Tulsa. The Existing Neighborhood designation is generally large parcels of undeveloped land with unoccupied homes or no one living on the land. The only existing residential neighborhood is immediately west of the project site. That neighborhood is a small mobile home community with less than 30 homes that all appear to be a single width style.

Land Use Vision:

Existing Land Use Plan map designation: Existing Neighborhood

The Existing Residential Neighborhood category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

Proposed Land Use designation: Employment

Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

Areas of Stability and Growth designation: Area of Growth

The purpose of Areas 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 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: Port Road / 36th Street north is considered a primary arterial

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: This site is south of the Tulsa Zoo maintenance and service area and immediately west of the Tulsa International Airport master plan area. Any industrial zoned property could include an optional development plan that respects the public investments by the Airport Authority and the Zoo. Appropriate development standards are an important consideration in this area.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is vegetated and slopes to the south with floodplain areas on the south side of the property.*

Environmental Considerations: The southwest corner of the site is affected by the FEMA floodplain. No other environmental constraints are known that would affect site development for industrial or residential development. Mohawk Park and the Tulsa Zoo is north of the site north of 36th Street North.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 36 th Street North	Primary Arterial	120 feet	4

Utilities:

The subject tract has municipal water service available. A sanitary sewer extension would be required to serve the site with City of Tulsa sewer service.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CS West ½ RS-3 East 2/3rd	Existing neighborhood west 1/3	Growth West 1/3	Unoccupied detached house and Cell tower west 1/3rd
		Park and Open Space East 2/3	Stability East 2/3	Vacant East 2/3rd
East	AG	Existing Neighborhood	Stability	Detached House
South	AG	Existing Neighborhood	Growth	Undeveloped
West	RMH	Existing Neighborhood	Stability	Mobile home park North ½
				Vacant South ½

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 16208 dated December 5, 1984, established zoning for the subject property.

Subject Property:

BOA-13428 January 10, 1985: The Board of Adjustment approved a Use Variance to permit an RV park in an RMH district; and a Special Exception to permit 5 to 8 mobile homes in an RS-3 district; a Variance of one-year time limit; and a Variance to allow 5 to 8 mobile home per lot of record, on property located at the 5600 block of E. 36th St. N. and also known as a part of the subject property.

Z-5991 December 1984: All concurred in approval of a request for rezoning a tract of land from AG/RS-3 to RMH, for a mobile home park, on property located west of the southwest corner of E. 36th St. N. and N. Sheridan Rd. and also known as a part of the subject property.

Surrounding Property:

Z-7056 May 2007: All concurred in approval of a request for rezoning a 4± acre tract of land from RS-3 to IL, for storage of antique semi-truck, on property located on the southwest corner of E. 36th St. N. and N. Sheridan Rd.

Z-6283 May 1990: All concurred in approval of a request for rezoning a 7.3± acre tract of land from AG to IL, for light industrial use, on property located south of southwest corner of N. Sheridan Rd. and E. 36th St. N.

TMAPC COMMENTS:

Ms. Millikin asked staff if the Employment Designation could be expanded west to include the small narrow strip between the tracts with a residence on it.

Staff answered the property owner did not want his property included.

Mr. Reeds asked staff if the subject property was in the flight path of the Airport.

Mr. Wilkerson stated the subject property is outside the Airport Authority Master Plan area and staff has not received anything from the airport.

Mr. Reeds asked if there would the manufacturing have any impact on the Zoo.

Staff stated the initial application asked for IM zooming and staff thought this designation was too high and thought IL with some Land Use designations that staff felt would not create problems with the Zoo.

Mr. Dix asked staff if the owners of the subject property have had any conversations with Alice Neely who had submitted an opposition email.

Mr. Wilkerson answered he did not know the answer to that, the email came in this morning and there wasn't much time for follow-up.

Ms. Ulmer stated she spoke with Ms. Neely over the phone and she was concerned about the industrial site to the east and confirming that her water line would not be affected.

Mr. Dix stated he just wanted to know if anyone had addressed her issues in her email.

Ms. Ulmer stated that she could not address the water and sewer lines because it was not a zoning issue.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **DIX**, the TMAPC voted 7-0-0 (Adams, Covey, Dix, Fretz, Millikin, Reeds, Walker, "aye"; no "nays"; none "abstaining"; Carnes, Doctor, Krug, Shivel, "absent") to **APPROVE** Z-7396 rezoning from **RMH** to **IL** with **optional development plan** per staff recommendation.

Legal Description for Z-7396

BEG 651.63E NWC N/2 NE TH E486.63 S1320 W486.63 N1320 POB LESS N50 THEREOF FOR RD SEC 22 20 13 14.188ACS, City of Tulsa, Tulsa County, State of Oklahoma

* * * * *

36. Z-7394 Lou Reynolds (CD 2) Location: North of the northwest corner of South 57th West Avenue and West 23rd Street requesting rezoning from **RS-3** to **IL** (Continued from June 7, 2017) (Related to Z-7394 Plat Waiver)

STAFF RECOMMENDATION:

SECTION I: Z-7394

DEVELOPMENT CONCEPT:

The rezoning request will support a trucking and delivery company that is currently operating on the site. An optional development plan has not been included in the request.

DETAILED STAFF RECOMMENDATION:

The proposed zoning map amendment is not consistent with the policy of the previously approved comprehensive plan and;

Z-7394 requesting light industrial zoning is not compatible with the existing surrounding property on the north, west and south and;

Construction of Gilcrease Expressway will remove the South 57th West Avenue connection to West 21st Street South. Elimination of that connection will force industrial traffic west into the single family residential neighborhood for access to 21st and;

The proposed Gilcrease Expressway will remove the industrial uses east of South 57th West Avenue and help stabilize the area as a residential neighborhood and;

The existing facility was constructed without appropriate approvals when it was in the unincorporated Tulsa County jurisdiction. At that time the use was not consistent with the provisions of the land use designations identified in Vision 2000 Comprehensive Plan therefore;

Staff recommends Denial of Z-7394 to rezone property from RS-3 to IL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This area of Tulsa was annexed in 2012 after adoption of the Tulsa Comprehensive Plan. The Tulsa Comprehensive Plan has not been updated to include this area. The only Comprehensive plan reference is the Vision 2000 plan. Part of the staff analysis includes references to that plan.

The area was assigned RS-3 zoning in 2014 after the property was annexed by the City of Tulsa. RS-3 zoning is consistent with the previously approved county zoning on the parcel. Aerial photo imagery illustrates that in 2013 the trees and vegetation were cleared from the site and gravel was placed on this property which had been previously zoned residential in the County. The property included in the request has never been zoned or included in a comprehensive plan that would support the requested zoning change.

Land Use Vision:

District 9: The vision 2000 plan illustrates this area as a Low Intensity Development area which does not include any non residential uses and a maximum of 6 dwelling units per acre.

The detailed goals and objectives of the residential areas are defined in the following snippet from the Vision Plan.

4.3 Residential Areas

4.3.1 GOALS

4.3.1.1 The stabilizing of residential neighborhoods.

4.3.1.2 The provision of a variety of residential styles and intensities from farms to multifamily.

4.3.1.3 The provision of quality neighborhoods with all of the needed services and facilities.

4.3.2 OBJECTIVES

4.3.2.1 The public streets and facilities in the residential areas of District 9 should be given a high level of maintenance attention for the stabilizing influence that would result.

4.3.2.2 Existing residential neighborhoods should be given every possible public sector assistance toward stability of quality and property values on an individual, volunteer basis.

4.3.2.3 The enforcement of existing regulations and the correction of zoning discrepancies for the improvement of existing neighborhoods.

Transportation Vision:

Major Street and Highway Plan: This area was annexed in anticipation of the Gilcrease Parkway expansion. The Oklahoma Turnpike Authority has recently announced that the Parkway will be part of the Turnpike system and will be constructed sooner than previously anticipated.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

TIMELINE OF CURRENT OWNERSHIP ANNEXATION AND ZONING HISTORY:

September, 1980: Tulsa Board of County Commissioners approved a resolution that established zoning in Tulsa County. At that time this property was residential and zoned RS.

October 1, 2011: County records indicate that a Quit-Claim deed was filed transferring fee simple title to the current property owner.

August 16, 2012: Tulsa City Council annexation included this property along the proposed Gilcrease Expressway. When the annexed properties were brought into the City Limits all properties were assigned a zoning classification of AG as required by ordinance.

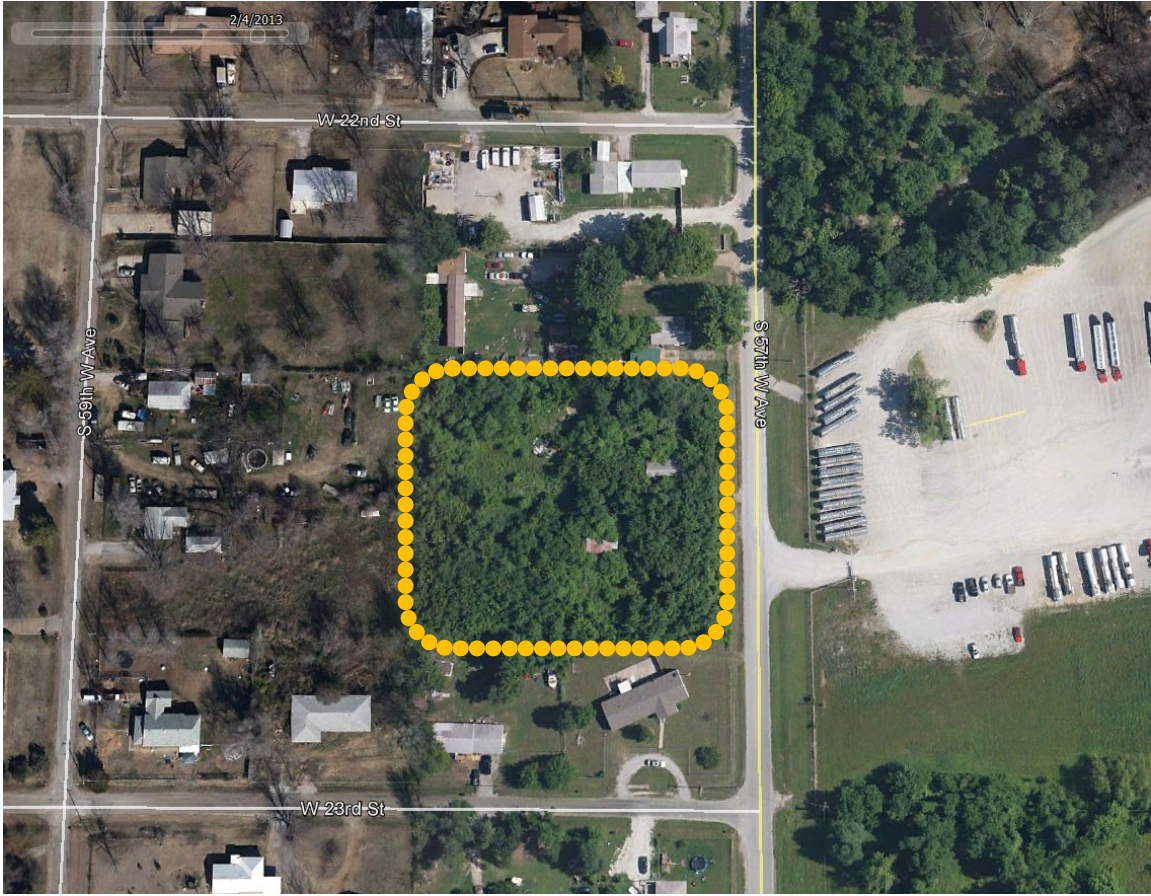
March 20, 2012 (CBOA-2420): Tulsa County Board of Adjustment Applicant requested a use variance to allow Use Unit 15, business use in an RS zoned district: County Board of Adjustment does not have jurisdiction. Staff requested a refund for the application fees.

April 23, 2014: (Z-7253): Tulsa City Council established zoning in annexed area. Zoning on this site was changed from AG to RS-3. Z-7253 rezoned land that was annexed into the City of Tulsa. When the annexation occurred all zoning was changed to AG. Z-7253 changed zoning to closely match the county zoning that was in place prior to annexation. The delivery company was established and the property owner notified at that time.

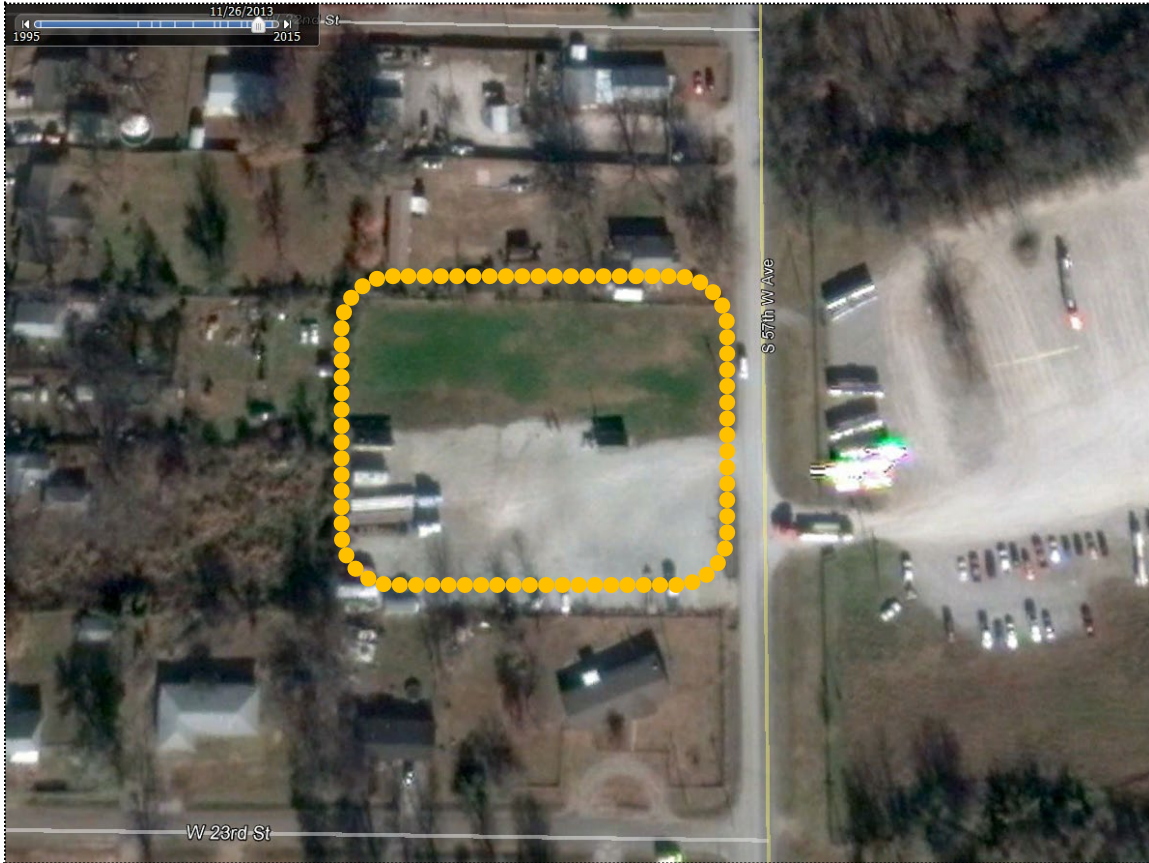
DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *See following images.*

Aerial Imagery shown below is dated June, 2012 and shows the site as a heavily wooded site. At that time the site was zoned RS and still in Tulsa County.



Aerial Imagery dated August 2012 shows the site as a gravel parking lot:



Environmental Considerations: The existing site is surrounded on three sides with residential uses. The existing gravel lot creates a dust nuisance to the surrounding residential properties on the north, west and south. At this time there are no other known environmental considerations.

Environmental Considerations:

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 57 th West Avenue	Residential Collector	60	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	RS-3	NA	NA	Single-Family Residential
West	RS (County)	NA	NA	Residential
South	RS-3	NA	NA	Residential
East	IL	NA	NA	Gravel Storage Lot

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 23084 dated April 23, 2014, established zoning for the subject property.

Subject Property:

Z-7340 July 2016: All concurred in **denial** of a request for *rezoning* a 2.07± acre tract of land from RS-3 to IL, for a truck yard, on property located north of the northwest corner of S. 57th W. Ave. and W. 22nd St. S. and also known as the subject property. The request was originally submitted without an optional development plan but later amended to include consideration with an optional development plan. The planning commission recommended denial with an 11-0-0 vote including with the optional development plan. The applicant did not appeal the decision to the City Council.

Z-7253 April 2014: All concurred in **approval** of a request for *rezoning* 77± acres of land from AG to RS-3/ IL/ IM to establish the previous zoning for property that was recently annexed into the City of Tulsa as AG, on property located in the Berryhill Annexation area and includes the subject property. As a result of this larger application the subject property was zoned RS-3.

Surrounding Property:

CBOA-323 January 21, 1983: The Board of Adjustment **upheld** the decision of the Building Inspector which **denied** the appeal of the Building Inspectors decision, to permit a dog kennel in an RS district, and to allow the applicant 120 days in which to dispense with the present operation, on property located at 5729 W. 22nd St. and located northwest of subject property.

CBOA-308 December 17, 1982: The Board of Adjustment **denied** a *Variance* to operate a dog training and boarding kennel, on property located at 5729 W. 22nd St. and located northwest of subject property.

TMAPC COMMENTS:

Mr. Covey asked staff if the applicant was continuing to do business at this location.

Mr. Wilkerson stated “yes”.

Mr. Covey asked Mr. Wilkerson why code enforcement allows this business to continue to operate.

Mr. Wilkerson answered he didn’t know why the business continues to operate.

Mr. Wilkerson stated there have been ongoing complaints from the neighbors to working in neighborhoods. Mr. Wilkerson doesn’t know if the argument is that there have been ongoing zoning requests. Mr. Wilkerson stated he felt as a city a better job could be done of enforcing the zoning decisions made by TMAPC.

Applicant’s Comments:

Lou Reynolds 2727 East 21st Street, Tulsa, OK 74107

Mr. Reynolds stated he represents Darren Francisco. Mr. Reynolds stated that he believes this case was mischaracterized last time it was before TMAPC because it wasn’t some wildcat project. This started in 2011 when Mr. Francisco bought the property and met with Tulsa County staff that supported what he wanted to do on the property. Mr. Reynolds stated the reason the property is built the way it is currently is because of the Tulsa County Superintendent and the County Inspector. Mr. Reynolds stated West 57th Street is very important and there is a reason there is not more industrial development. If you move west to the refineries you have to go so far back east to get anywhere and West 57th Street has been the thoroughway to get to I-44 and to get anywhere else in Tulsa. Mr. Reynolds stated he believes there is a different characterization of this area. Yes the current plan is an old plan from 1980 but an old man who was 85 told Mr. Reynolds that in 1951 they told him a freeway was going to be built through Berryhill. Mr. Reynolds stated once that happens this area will be on fire with commercial development at this intersection. Many trucks use US 69 to avoid paying a toll on the turnpike. It runs parallel to I-44 and you can get to Dallas almost as quick but a whole lot cheaper by taking US 69. The subject property is in a trucking corridor and will be a trucking corridor to avoid the tolls. Mr. Reynolds stated there is no sanitary sewer in the subject property area and as Lewis Long stated in his letter the house that was on the subject property had been dilapidated for years. Mr. Reynolds stated there are houses, trailers and vacant lots and someone is not going to come build a new house next to a trailer. Mr. Reynolds stated the area is in transition. There will be tremendous pressure when the turnpike is built and brings more traffic and business to West Tulsa and North Tulsa. Mr. Reynolds stated the applicant thought he was doing the right thing by working with Tulsa County officials, the Superintendent of the County, the county permit planner went to the subject property and designed the applicants road access and how big the sewer drain on his property needed to

be. In Tulsa County you can obtain a use variance from the County Board of Adjustment and that was the intent of the applicant. The applicant wasn't going to change the zoning. The County officials told the applicant to go ahead and build his project and the County officials will go to the County Board of Adjustment with the applicant and help him get a use variance. Mr. Reynolds stated while all of this was going on the property was annexed into the City of Tulsa. The applicant filed the case for the use variance but it was moot because the County Board of Adjustment had no jurisdiction over the property. It was now the City of Tulsa and under the City of Tulsa rules. Mr. Reynolds stated the applicant wasn't someone who had complete disregard for the rules and laws and then stands here and asks for forgiveness, his client was doing what he was encouraged to do and thought it was the right thing to do. Mr. Reynolds stated in this area people live and work differently than those at 31st and Lewis. They make a good living but it's like in East Tulsa, it's just a different way people live. Mr. Reynolds stated the Zoning Code doesn't fit that well in this area. There are lots of people in this area that live where they work. The residence to the west of the subject property repairs cars. To the north there was a body shop. There is a tree service, plumbing company near the subject property. Mr. Reynolds stated his client built his company right across from Groendyke Trucking Company. Mr. Reynolds stated when this rezoning was before TMAPC the first time the resident to the north was here is opposition and Mr. Blaylock is here today. There is a letter of support in the agenda packet from Anita Doogin, Mr. Blaylock's aunt, who states that she holds the title to the property to the north of the subject property. Mr. Reynolds stated his client did not appeal the decision of TMAPC a year ago because Mr. Francisco did not know he had the right to appeal. Mr. Reynolds states if an optional development plan would add to the TMAPC Commissioner's consideration he would be happy to prepare one.

Ms. Millikin asked Mr. Reynolds to point out on exhibit 36.9 where the neighbors live that have written letters of support that were included in the packet.

Mr. Reynolds stated there are letters from south, north and northwest of the property.

Ms. Millikin asked if there was letter from the property owners directly from the west.

Mr. Reynolds stated "no".

Mr. Reed's asked Mr. Reynolds if he considered doing an optional development plan.

Mr. Reynolds stated he was certainly willing to create an optional development plan if it would help the cause.

Mr. Walker stated to Mr. Reynolds that his interpretation of future development is opposite of staff's.

Mr. Reynolds stated "yes sir", Sometimes people drive around and look in the mirror and if you look in the mirror and use that for what you're projecting, that would not be the case in this instance. Mr. Reynolds sees this as an exciting area when the expressway is completed. It will be a tremendous change in Tulsa. Mr. Reynolds stated not much has happened in this area since 1980 and the things that have happened are commercial and industrial. This is going to open up a lot of opportunities for people.

Mr. Dix asked when the city annexed this property where the adjacent properties annexed also. Are those properties on the same rules or are they in the county.

Mr. Reynolds stated they are in the county.

Mr. Dix stated the businesses that are operating on these properties are under different code enforcements and Mr. Dix was just wondering about the jurisdictions.

Mr. Reynolds stated if someone calls code enforcement whether it be the county or the city they are good about referring them to the correct jurisdiction.

Mr. Covey asked Mr. Reynolds if the applicant should have gone to the county to get the use exemption before performing all the work to his property.

Mr. Reynolds stated "yes".

Mr. Covey stated there was no guarantee the county would have given a variance to the applicant.

Mr. Reynolds stated "no sir" there is not but there was tremendous support at the county for this project.

Dr. Dix stated the applicant went ahead and started without permission. So he is still asking for forgiveness no matter how you look at it.

Mr. Reynolds stated the applicant was encouraged to go ahead and do all the work to the subject property.

INTERESTED PARTIES COMMENTS:

Johnnie Blaylock 2208 South 57th West Avenue, Tulsa, OK 74107

Mr. Blaylock stated there are several home occupation businesses in this area. Mr. Blaylock stated the applicant must have talked to his aunt who holds the deed to the property Mr. Blaylock lives on. Mr. Blaylock stated he has power of attorney on the property but it will go through probate. Mr. Blaylock stated in

1950 his grandfather built the shop located on his property and opened a custom painting business that operated until his death in 1974. Mr. Blaylock stated he is an automotive machinist and works offsite. Mr. Blaylock stated on November 3 during a meeting about the annexation of Berryhill into City of Tulsa, Ken Ward, who owned property on the other side of 57th West Avenue, asked how this annexation would affect the zoning in the area? Ken Hill for the City of Tulsa said it was all residential at that time and the zoning would be changed to AG to annex it and then it would be returned to what it should be. Mr. Francisco was against the highway because he wanted to continue doing what he was doing. Mr. Blaylock stated the trucking company across the street will be gone when they start construction on the highway. Mr. Blaylock stated when traveling down 21st Street it is all Industrial from the rail yard to Chandler Park but when he turns onto 57th West Avenue it is all neighborhood. Mr. Blaylock stated that Mr. Fretz asked last time if this was going to be spot zoning; it absolutely is spot zoning in Mr. Blaylock's opinion. Mr. Blaylock stated Mr. Francisco should have gone before the board to ask for permission and for Mr. Francisco to say he was told he had permission to do it is absolutely absurd there is no logic in that. Mr. Blaylock stated the privacy fence that Mr. Francisco built on the subject property is illegal it is suppose to have metal poles and has wooden poles, it is also 6 foot high all the way to the street and Mr. Blaylock can't see to back out of his driveway. Mr. Blaylock stated there is no reason to allow Mr. Francisco to continue operating in a residential area.

Mr. Covey asked Mr. Blaylock where he lived.

Mr. Blaylock answered he lives adjacent to the subject property on the north.

Mr. Covey asked Mr. Blaylock if his aunt owned the property.

Mr. Blaylock answered that his aunt is the title holder after his grandmother's death but that Mr. Blaylock bought the property from his aunt. Mr. Blaylock stated the title can't be transferred until probates proceedings are completed.

Ms. Millikin asked Mr. Blaylock if she understood correctly that there was a painting shop on this property but there wasn't one now.

Mr. Blaylock answered "yes" but it ended in 1974.

Ms. Millikin asked Mr. Blaylock if he was an automotive specialist.

Mr. Blaylock answered "no" if he worked on a car it was his car or a family members it was not a business. Mr. Blaylock stated he didn't have an automotive repair shop.

Ms. Millikin asked if any business was conducted from Mr. Blaylock's property.

Mr. Blaylock answered "no ma'am", occasionally Mr. Blaylock would buy a muscle car and fix it up and sell it to someone who needs a car.

Ms. Millikin asked Mr. Blaylock how many vehicles were on his property currently.

Mr. Blaylock answered "approximately 8".

Wayne Binger 5719 West 22nd Street, Tulsa, OK 74107

Mr. Binger stated his property was annexed into the City of Tulsa. Mr. Binger stated he has been at this address for 22 years. Mr. Binger stated when he first moved into this area he knew the highway was coming. Mr. Binger stated since he has lived in the area several businesses have been added, a donut shop was added. Mr. Binger stated he bought the land next to the donut shop because he was told he could build commercial on it. Mr. Binger was told the whole corner was going to be commercial eventually. Mr. Binger stated he found the property was in the flood zone and not flood plain. Mr. Binger stated there is a large nursery down the road and an air conditioning place. Mr. Binger stated throughout Berryhill you will find non compliant businesses everywhere you look. Mr. Binger stated he has heard on the radio that 57th West Avenue was going to be for trucks. Mr. Binger stated he was going to move if he couldn't have his business on his property. Mr. Binger stated this area is going to explode in a good way. Mr. Binger stated he didn't want a big industrial business next door to him but would like the opportunity to do something to improve this area because just putting in the highway is not going to improve the area. Mr. Binger stated this is the way this area operates it's not the same as 31st and Lewis but they are not different, they work hard.

Ms Millikin asked if Mr. Binger's property was directly north of West 22nd Street.

Mr. Binger answered "yes" he lived on West 22nd Street.

Ms. Millikin stated she thought she heard Mr. Binger state he operated a business from his residence.

Mr. Binger answered "yes", a tree service business. Mr. Binger stated he didn't buy or sell anything he just parked his trucks.

Ms. Millikin asked Mr. Binger to describe his trucks.

Mr. Binger answered he had a crane truck and large trucks with buckets.

Ms Millikin asked how many of these trucks are on Mr. Binger's property.

Mr. Binger stated "3".

Ms Millikin asked if Mr. Binger had a sign on his property.

Mr. Binger stated "no" but his trucks had signs.

Ms. Millikin asked Mr. Binger and you are in favor of this rezoning correct?

Mr. Binger answered "yes" if there is going to be commercial businesses and all the truck traffic why not profit from it instead of listening to the trucks go by all day long cause it will be a major increase in traffic.

Ms. Millikin asked Mr. Binger if the property Mr. Blaylock resides on was used as a dog kennel.

Mr. Binger answered "yes".

Ms. Millikin asked if it was after 1974.

Mr. Binger stated "yes", these are all real businesses these are their lives.

Mr. Covey asked Mr. Binger if this entire section goes commercial did Mr. Binger plan to sell his property.

Mr. Binger answered "no".

Amy Sherrick 4641 South 60th West Avenue, Tulsa, OK 74107

Ms. Sherrick stated she owns the property to the south of the subject property and her sister owns the property directly behind the subject property. Her brother also owns property adjacent to the subject property. Ms. Sherrick stated West 57th does not connect to I-44 so she is unsure why this is referred to as a main artery to I-44. Ms. Sherrick stated everyone who has trucks has to work on them at some point and this will contribute to the noise factor in the area. This is a quiet community. Ms. Sherrick says after the TMAPC hearing last time when his applicant was denied Mr. Francisco built a privacy fence and continued operating and modifying the property. Ms. Sherrick stated she took pictures of the property that included toilets with flowers planted in them. Mr. Binger's trucks that are parked on Mr. Francisco's property, maybe that is why Mr. Binger is so supportive of this application. Ms. Sherrick says Mr. Francisco wants to use this as a trucking terminal and that would just lower the property values in her opinion.

John Fothergill 3410 S 73rd West Avenue, Tulsa, OK 74107

Mr. Fothergill stated he was not speaking as Deputy County Commissioner but he is here to speak as the former city council aide of Rick Westcott, District 2 who was the councilor when this area was annexed. Also the former aide to Jeannie Cue who is the current District 2 councilor. Mr. Fothergill stated in the packet on page 36.6 you will see former Board of Adjustment cases where this property was a dog kennel. Mr. Fothergill stated 57th West Avenue is a connector to I-44 and Mr. Fothergill was a part of the group that designated 57th West Avenue as a way to get to I-44 when the 23rd Street Bridge was closed for construction. There was 3 inches of asphalt put down to allow the trucks from the corporations on 21st Street access to I-44. Mr. Fothergill stated on July 2012 he was with Mr. Francisco and City Councilor Rick Westcott on the subject property before the property was completely annexed. The property was clear of trees and the rock was down. This was prior to annexation and the rock was down as a preexisting condition. Mr. Fothergill stated Mr. Francisco wanted to get the property zoned IL but it had not been annexed yet so Mr. Fothergill and Mr. Westcott informed Mr. Francisco that he would have to go to the County Board of Adjustment. Mr. Francisco was denied at the County Board of Adjustment because by the time Mr. Francisco filed the application and it was heard the City of Tulsa had annexed the property. Mr. Fothergill stated there was a meeting at Chandler Park Community Center for all the residents and all the property

owners to discuss the zoning. Susan Miller was there along with Mr. Fothergill and Diane Fernandez. Mr. Fothergill stated at the meeting it was discussed that the properties would be zoned as it is currently in use and bring it up to date. Mr. Fothergill stated there are quite a few Mom and POP businesses up and down this area. Mr. Fothergill referred to the work session report on rezoning from 2013 for the Berryhill annexation. There are several properties that are erroneous in this report. Mr. Fothergill stated property 18 is Donald Pringle at 2330 South 57th West Avenue, Mr. Pringle has a welding business in the back of their property. TMAPC at that time had no idea this was a welding business that was ran out of the house and this was one Mr. Fothergill pointed out. Mr. Fothergill told TMAPC that there were several of these in this area that are residences but have businesses operating out of them and TMAPC needs to figure out how this happens. Mr. Fothergill stated all the rezoning went through TMAPC and City Council and all but one was made RS-3. Mr. Francisco property was not changed to IL it was zoned RS-3. Mr. Fothergill stated at that time Mr. Francisco came to Jeannie Cue, City Councilor for District 2 to let her know he had a violation from City of Tulsa Inspector and asked Councilor Cue what he should do. Councilor Cue stated he needed to go to TMAPC to have the zoning changed. Mr. Fothergill stated TMAPC denied the zoning change 11-0 and Mr. Francisco came and met with Councilor Cue about two days past the appeal date and Mr. Francisco was told he was out of luck because it was too late to appeal. Mr. Fothergill stated he then called Susan Miller and asked what could be done. Mr. Fothergill stated Ms. Miller told him that Mr. Francisco could either amend his application or come back or he has to wait six months to reapply. Mr. Fothergill discussed this with Mr. Francisco and he didn't want to amend the application so Mr. Francisco was told he would have to wait 6 months.

Mr. Covey asked Mr. Fothergill what was his official title currently.

Mr. Fothergill stated he is Deputy County Commissioner for Tulsa County for Karen Keith. But Mr. Fothergill stated he is not here in his official capacity.

Mr. Covey asked Mr. Fothergill when he met with Mr. Francisco and Councilor Westcott when was that approximately.

Mr. Fothergill answered July 2012

Mr. Covey asked what had been done to the property at that time.

Mr. Fothergill answered trees removed and rock was on the parking surface.

Mr. Covey asked Mr. Fothergill you're not here to say whether this was done in accordance with any rules or regulations.

Mr. Fothergill stated "no" he was just saying it was done prior to the annexation into the City of Tulsa.

Ms. Millikin asked Mr. Fothergill if he was in support of the zoning change.

Mr. Fothergill stated personally, yes he was. Mr. Fothergill stated he had been working on the Gilcrease expressway for 11 years. He was a City Council aide and has been with the County Commission for 7 months. The hope and dream of everyone working on the Gilcrease Expressway is to bring businesses. If you look at the map from 1964 the Gilcrease and Highway 169 was the same size 2 miles undeveloped in the middle of nowhere. Look at Highway 169 what has happened there and the hope is the exact same thing happen with Gilcrease Expressway.

Mr. Covey stated to Mr. Fothergill that he mentioned a meeting he went to with INCOG and there is a dispute on what was said about the residents keeping the zoning.

Mr. Fothergill stated the way he remembered it was there was some out of compliance properties and INCOG knew this, and the plan was to bring them into compliance and get them zoned for what their use was.

Mr. Reeds asked Mr. Fothergill when he was on site with the owner and Mr. Westcott what path did you recommend he take.

Mr. Fothergill stated to go to the County Board of Adjustment because it was not annexed at that point.

Mr. Reeds asked Mr. Fothergill what you told him to do at the County Board of Adjustment.

Mr. Fothergill answered to ask for a use variance.

Mr. Covey stated he thought there were two different camps, one thinks the area will stay residential and the Gilcrease Expressway will enforce that and there is another camp that thinks the Gilcrease expressway will make this are commercial area.

Mr. Fothergill stated he used Highway 169 as the example up against the highway it's all commercial and as you get further away from the highway the residential filled in. Mr. Fothergill believes the same thing will happen here.

Applicant's Comments:

F.D. Francisco 2127 South 59th West Avenue, Tulsa, OK 74107

Mr. Francisco stated he is the property owner. Mr. Francisco stated this all started with a conversation between Mr. Francisco, Mike Parker and Lewis Long while on the subject property. The trees had grown up to the road line and Mr.

Francisco knew the owner of the property and told Mr. Long and Mr. Parker he was thinking about buying the property. Mr. Parker said he hoped that someone does because this is starting to become a pain in the butt. There was 3 structures on the property that were being used for drug houses and dead animals were being dumped on the property. Mr. Francisco stated he asked Mr. Long what he needed to do to use the property for his trucking business. Mr. Long stated to Mr. Francisco the property needed to be cleared and setup but don't build any buildings. Mr. Long spoke with the County Commissioner and told Mr. Francisco to apply for a variance. Mr. Francisco stated within 6 weeks the property was cleared and the gravel was put down in December 2011. Mr. Francisco talked with Mr. Long and filed a County Board of Adjustment use variance application in January 2012. Mr. Francisco stated at the beginning of March he was contacted and was told the City of Tulsa had annexed the property.

Mr. Francisco stated he then went to Mr. Long and told him that the County had kicked back the variance and asked what he needed to do next. Mr. Francisco stated he went to talk to Jeannie Cue since the property was annexed into District 2. Mr. Francisco had Councilor Cue look at the property and told her what had taken place. Mr. Francisco then came to INCOG to talk with Diane Fernandez about how to get the property in compliance. Mr. Francisco stated he was told the Berryhill properties were not in the Comprehensive Plan. Mr. Francisco stated he believes the annexation happened over night and the area was then thrown to the City of Tulsa and it was their responsibility to take care of everything. Mr. Francisco stated one of the reasons for wanting the property is that all around the subject property people had businesses. Mr. Francisco stated he was told to operate his business until something was said. Mr. Francisco stated Code Enforcement was called out because he put up a security light and Mr. Blaylock complained to the City of Tulsa. Mr. Francisco stated that Mr. Blaylock doesn't live in the front house on his property as he has stated the house has been abandoned for fifteen years and the windows are knocked out of it and holes in the roof. He lives in the trailer house in the back of the property.

Mr. Reynolds stated we could spend all day picking each other's properties apart. There is no end to the chaotic mess in this part of West Tulsa. The people in this area have lived out there for years and everything has gone well it has not been a problem and it has worked. Mr. Reynolds thinks this is very consistent with what's in the future. This area is set to hum because one of the biggest economic engines in the whole metropolitan area is along West 21st Street and this expressway is going to be a godsend. Mr. Reynolds stated as John Fothergill said along the expressway is going to be commercial and residential behind it, but commercial is going to pay for them getting residential sewer in the area so the land can be subdivided. But currently you're not going to build a nice house next to a trailer. Mr. Reynolds stated if there is something he can do to make this more palatable such as an optional development plan he would be glad to help.

Mr. Covey stated he would like staff to address the discrepancy of what happened at the annexation meeting with the property owners, and then the discrepancy of what is going to happen to this area after the highway is built. Staff is saying it's going to enforce the residential character of this neighborhood versus going commercial.

Ms. Miller stated Diane Fernandez worked with her on the zoning for the annexed area of Berryhill and the methodology was to look at the previous zoning and return the properties to their previous approval and not to a zoning designation of a use that emerged illegally over time. The Zoning Code at the time stated the properties that were annexed had to go to AG so then we had a lot of non-conforming properties. Ms. Miller stated that was the methodology not let's see how you're operating now and change it to meet that. Ms. Miller stated the meeting included herself, John Fothergill, Jeannie Cue and Diane Fernandez and each one of them had a handful of people so there wasn't a formal presentation. Ms. Miller stated she didn't know some of the other conversations that took place. Ms. Miller stated the reason it was done this way instead of looking long range was because this part of Tulsa was not covered in the Comprehensive Plan because it was annexed after the Comprehensive Plan was adopted. Ms. Miller stated staff recognizes the need for long range planning in this area and would like to see this area as the next Small Area Plan for the City of Tulsa long range planning team. INCOG staff could team with them and do the County side of the area. Ms. Miller stated at this point residential is what we know but we recognize a need for a plan since there is a huge expressway going through the area. We will need to meet with the property owners and go through the long range planning process.

Mr. Reeds asked Ms. Miller if the properties were zoned AG after annexation originally.

Ms. Miller stated the Zoning Code in effect when the properties were annexed had language stating all new property annexed would be zoned AG, it was the default. Ms. Miller stated then staff came through and zoned those properties to an equivalent of what they were zoned before annexation.

Ms. Millikin stated this is a difficult case. A year ago she voted against the zoning request because commissioners were under the impression that Mr. Francisco had some disregard for the rules that he just didn't care how it was done he was just going to do what he wanted to do and this time there are two county officials who have written letters saying they had discussed this use with him and how to get it legalized. Ms. Millikin stated she is not condoning the way this was handled but there were some unusual circumstances here. Ms. Millikin states she thinks the hodgepodge of residential/small business use has a bearing on how commissioners view this case because there is a lot of non-conforming use in this neighborhood and an important factor for Ms. Millikin is there is an existing trucking terminal right across the street. Ms. Millikin states she knows the

expressway will be taking out the terminal but there has been a conforming trucking use nearby this neighborhood for years and no one has complained about the conforming use. Although Ms. Millikin is not prepared to vote for the zoning request today her suggestion would be to get a continuance to allow the applicant to work with INCOG staff to submit an optional development plan that protects the interests of the neighbors. Ms. Millikin stated she understands Ms. Sherricks concerns about this affecting the property values but the expressway going in may increase the value and Ms. Sherrick may be able to sell the property with a nice profit.

Mr. Dix stated he kept waiting to hear something that was dramatically different than a year ago when TMAPC voted against this 11-0 and the main reason for the vote was because it was spot zoning. The zoning across the street is irrelevant because it is going to go away. Mr. Dix stated there is RS-3 zoning north of the subject property and RS zoning west and south of the property. Other than the 2 small areas of CS it's all residential and this is spot zoning and there has been nothing presented to change Mr. Dix mind regardless of the uses of the adjacent properties, regardless of the businesses that are operated or not operated there. This piece that is under application today is spot zoning and Mr. Dix cannot support that.

Mr. Reeds states he agrees with Commissioner Millikin and would support a continuance and submittal of an optional development plan entailing talking with the neighbors. Mr. Reeds stated this whole thing reminds me of a show called The Dukes of Hazard, there are a lot of people in the neighborhood that the neighbors know that they are non-conforming and TMAPC is trying to tell them no, you can't be non-conforming and Mr. Reeds doesn't like that as a commissioner. This place has been here a lot longer than the zoning designation we have given them and they should have a say in what they get to do with their properties. That is why I would support a continuance.

Mr. Fretz stated a year ago we continued it to allow the applicant to submit an optional development plan and they brought it in and we denied it. Mr. Fretz stated he supports everything Commissioner Dix stated.

Mr. Covey stated the applicant should have gone to the county before they started clearing the land and spending money, this makes sense if you do not know what your outcome is going to be you should get your approvals ahead of time so you don't lose any money. Mr. Covey stated as Mr. Dix stated it is all residential zoning to the north, west and south. Where Groendyke Trucking is now is zoned IL and its going away and Mr. Covey believes there is an argument if that IL goes away it will strengthen the neighborhood that argument is certainly plausible. Mr. Covey concurs with everything Commissioner Dix said and don't see that there has been any change in circumstances from the last time the applicant was here. Mr. Covey is voting to deny the applicants request.

TMAPC Action; 7 members present:

On **MOTION** of **DIX**, the TMAPC voted 4-3-0 (Adams, Covey, Dix, Fretz, “aye”; Millikin, Reeds, Walker, “nays”; none “abstaining”; Carnes, Doctor, Krug, Shivel, “absent”) to **DENY** Z-7394 rezoning from **RS-3** to **IL** per staff recommendation.

* * * * *

Mr. Foster stated since the applicant still has the ability to appeal the denial on item 36 to City Council staff would request that TMAPC continue item 37 the Plat Waiver application to August 16, 2017 to allow the appeal to make it through City Council and if City Council approves the rezoning the Plat waiver would be necessary.

The applicant indicated his agreement with staff’s recommendation.

37. Z-7394 Plat Waiver (CD 2) Location: North of the northwest corner of South 57th West Avenue and West 23rd Street (Related to Z-7394)

STAFF RECOMMENDATION:

The platting requirement for this property is being triggered by a rezoning request (Z-7394). The property owner is proposing a rezoning from RS-3 to IL to bring the current use of the property into compliance with the City of Tulsa Zoning Code.

The Technical Advisory Committee met on May 18, 2017 and the following items were determined:

1. The property consists of two separately platted lots that will need to be combined with an official lot combination.
2. All required right-of-way has been dedicated and is in place.
3. Necessary easements are all in place and no additional easements will be needed at this time. .
4. The property was previously platted under the Second West Tulsa View Acres Addition plat.

If zoning approval is given, staff recommends **approval** of the plat waiver.

TMAPC Action; 7 members present:

On **MOTION** of **DIX**, the TMAPC voted 7-0-0 (Adams, Covey, Dix, Fretz, Millikin, Reeds, Walker, “aye”; no “nays”; none “abstaining”; Carnes, Doctor, Krug, Shivel, “absent”)to **CONTINUE** Plat Waiver Z-7394 to August 16, 2017 per staff recommendation

* * * * *

Walker out at 3:23 pm

39. CPA-63 Wallace Engineering/Carolyn Back (CD 2) Location: Northwest corner of West 91st Street and South Elwood Avenue requesting to amend the Comprehensive Plan Land Use Map from **Park and Open Space** to **Employment** and the Stability and Growth Map from **Area of Stability** to an **Area of Growth** (Related to Z-7397)

STAFF RECOMMENDATION:

1. PROPERTY INFORMATION AND LAND USE REQUEST

Existing Land Use: <i>Park and Open Space</i> Existing Stability and Growth designation: <i>Area of Stability</i>
Proposed Land Use: <i>Employment</i> Proposed Stability and Growth designation: <i>Area of Growth</i>
Location: NW/c corner of West 91st Ave. and S. Elwood Ave.
Size: 43.80 acres

A. Background

The subject area is in west Tulsa, on the southern edge of the boundary of the West Highlands/Tulsa Hills Small Area Plan, which was adopted in 2014. This small area plan was initiated in response to development pressures in a previously agricultural area. The small area plan attempts to balance future development with existing aesthetics and open space while ensuring that transportation and related systems are enhanced. The map designations of *Parks and Open Space* and *Area of Stability* on this parcel were not changed through the small area planning process.

The land use assigned for this parcel in the Tulsa Comprehensive Plan is *Parks and Open Space* and *Area of Stability* is due to the levee and Tulsa County floodway on the western portion of the parcel. The levee provides a dividing line through the parcel that separates the floodway on the western portion of the parcel from the portion that is subject to both the Comprehensive Plan amendment request to *Employment* and an *Area of*

Growth and rezoning application (Z-7397) with an optional development plan.

A portion of the area subject to both applications is currently zoned IL and the remainder zoned AG. The area to the south lies within the City of Jenks; the area to the east is Jones Airport with an *Employment* land use designation and IL zoning; and the area north and west of the subject area is the remainder of the lot containing the levee and floodway.

B. Existing Land Use and Growth Designations (Tulsa Comprehensive Plan/ West Highlands/Tulsa Hills Small Area Plan) *Parks and Open Space* land use and *Area of Stability* designations were assigned to the area subject to the amendment request at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

“These (*Parks and Open Space*) are areas to be protected and promoted through the targeted investments, public-private partnerships, and policy changes identified in the Parks, Trails, and Open Space chapter. Zoning and other enforcement mechanisms will assure that recommendations are implemented. No park and/or open space exists alone: they should be understood as forming a network, connected by green infrastructure, a transportation system, and a trail system. Parks and open space should be connected with nearby institutions, such as schools or hospitals, if possible.”

“Open spaces are the protected areas where development is inappropriate, and where the natural character of the environment improves the quality of life for city residents. These include environmentally sensitive areas (e.g., floodplains or steep contours) where construction and utility service would have negative effect on the city’s natural systems. Open space tends to have limited access points, and is not used for recreation purposes. Development in environmentally sensitive areas is uncharacteristic and rare, and should only occur following extensive study which shows that development will have no demonstrably negative effect. Open space also includes cemeteries, hazardous waste sites, and other similar areas without development and where future land development and utility service is inappropriate. Parcels in the city meeting this description of open space are designated as areas of stability.”

“The *Areas of Stability* includes approximately 75% of the city’s total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the *Areas of Stability*. The ideal for the *Areas of Stability* is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. The concept

of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.”

C. Proposed Land Use and Growth Designations (Tulsa Comprehensive Plan/ West Highlands/Tulsa Hills Small Area Plan) The applicant is proposing *Employment* and *Area of Growth* designations on the subject site.

“*Employment* areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity. Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.”

“The purpose of *Areas 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 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.”

D. Zoning and Surrounding Uses

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Area of Growth	Existing Use
North	AG	<i>Parks and Open Space</i>	<i>Area of Stability</i>	Levee, Tulsa County floodway (remaining portion of the same parcel)
South	RS-2 (City of Jenks)	<i>N/A</i>	<i>N/A</i>	Single-Family Residential
East	RS-1	<i>Employment</i>	<i>Area of Growth</i>	Jones Airport
West	RS-1	<i>Parks and Open Space</i>	<i>Area of Stability</i>	Levee, Tulsa County floodway (remaining portion of the same parcel)

E. Applicant's Justification

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

4. How conditions on the subject site have changed, as well as those on adjacent properties and immediate area;
5. How changes have impacted the subject site to warrant the proposed amendment; and;
6. How the proposed change will enhance the surrounding area and the City of Tulsa.

The applicant provided the following answers to the above questions below:

1. *"The conditions of the subject area and its surrounding properties have greatly changed with an influx of new development. (Please see attached aerial exhibit depicting recent development in the two (2) square mile area.)"*

The subject area has a large part of the property that lies within a designated flood plain area running along the levee that dissects the approximate 80-acre parcel from the northeast corner down to the southwest corner of the property.

Historically, flood plain areas were listed on the City of Tulsa Land Use Plan Map as Open Space. When the Map was updated, the Park and Open Space designations were combined into one designation which arbitrarily united both categories into one, making it more difficult to utilize undeveloped land lying within flood plain areas not necessarily intended to be designated and utilized as park land.

This Amendment will run concurrently with our request to rezone a portion of this parcel. The western portion of the parcel, lying east of the levee, is split-zoned Agricultural and Industrial Light.

The Agricultural zoning designation is most likely due to the flood plain designated area around the levee. The requested rezoning of the property from Agricultural and Industrial Light, to Agricultural and Commercial General, will allow for a mix of uses that will be complementary to the hard corner of 91st Street and Elwood Avenue. The land to the west of the levee will remain in Agricultural zoning and as Park and Open Space on the Land Use Plan Map, providing a nice transition buffer between the new subdivision and large lot single-family properties to the west.

The Industrial Light zoning is a more intense zoning designation compared to the more restrictive Commercial General zoning designation which we believe will make for a better transition between abutting existing and proposed uses.”

“Surrounding properties changed in recent years, currently under construction, or proposed for change:

- *New Commercial and Multi-Family Mixed-Use development - 71st and Elwood*
- *New Elementary School - 77th and Elwood*
- *New Indoor/Outdoor Sports Complex – 81st, E of Elwood, N of the R.L. Jones, Jr. Airport*
- *New 3rd and 4th Grade School - 91st and Hwy-75*
- *Hyde Park Subdivision - 87th and Hwy-75*
- *The Walk at Tulsa Hills - 81st and Hwy-75*
- *Estates of Tulsa Hills Subdivision– 86th and Maybelle Ave (Eastside)*
- *Winchester Park Subdivision – 86th and Maybelle Ave (Westside)*
- *Maybelle Road Extension from 81st to 91st*
- *New Life-Church - 81st and Maybelle*
- *Phase 2 - Tulsa Hills Shopping Center – 81st and Hwy-75*
- *New QuikTrip, Micro-Hospital, and Retirement Facility - 71st between Hwy-75 and Elwood”*

2. *“These various development changes have greatly impacted the subject area and warrant the proposed amendment. This hard corner has developable land that is currently zoned Agricultural and Light Manufacturing, and is designated on the Land Use Plan Map as Parks and*

Open Space. The developable land on this corner will help serve retail, commercial, and indoor recreational needs for the growing community.

The exponential growth in this area has triggered a supply and demand requirement for a mix of consumer services needed for everything from after-school fitness programs to convenience goods and restaurant to retail uses, warranting the requested amendment."

3. *"The proposed change will enhance the surrounding area and the City of Tulsa by allowing the land to be developed commercially, not industrially, and will enhance the life experience of the community members who desire to live, work, play, eat, and shop in their own neighborhood community.*

The proposed change will enhance the area and the City of Tulsa by providing new jobs and expanding the tax base from the new revenue streams generated. The mix of uses will provide community members with a place for socializing over a cup of coffee or an opportunity to enjoy a good meal with neighbors after a child's sporting event. Remaining within ones community has become very appealing and with the development of the GoPlan bike and walk trail system, the opportunity to walk or bike to this area could become a reality.

When metropolitan areas began, they were centered around an urban core based on an activity such as commerce. This would be defined in Tulsa by the oil boom and the development of downtown Tulsa in the teens and 20's. In a pursuit for a presumably better quality of life or in chasing employment that moved to the suburbs, we created an undesirable condition called "urban sprawl". This defines where South Tulsa finds itself in dealing with their current growing pains. The influx of Millennials and empty-nesters moving back downtown or to suburban "town centers" defines the need for community members to have a place to live, work, play, eat and shop within their own neighborhood. The proposed change will enhance the surrounding area and the City of Tulsa by providing a sense of place for the community members in that area."

F. Staff Summary & Recommendation

As previously stated, the Tulsa Comprehensive Plan designated this parcel as *Parks and Open Space* and an *Area of Stability* due to the levee and Tulsa County floodway on the western portion of the parcel. During development of the Comprehensive Plan, land use and Areas of Stability and Growth designations were not split across parcels. Rather, they were assigned to the entirety of the parcel regarding of the environmental characteristics.

In this situation, the levee provides a dividing line through the parcel that separates the floodway on the western portion of the parcel. The portion of the parcel east of the levee that is not located in the floodway (subject to applications CPA-63 and Z-7397) is partially zoned IL and has development potential. An *Employment* land use designation would be

consistent with the existing and proposed zoning and with the *Employment* designation to the east. The levee and floodway to the west of the subject area will provide a significant barrier between future developments on this site and residential uses further west.

Staff recommends **Approval** of the *Employment* and *Area of Growth* designations as submitted by the applicant.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **DIX**, the TMAPC voted 6-0-0 (Adams, Covey, Dix, Fretz, Millikin, Reeds, "aye"; no "nays"; none "abstaining"; Carnes, Doctor, Krug, Shivel, Walker, "absent") to recommend **APPROVAL** of CPA-63 per staff recommendation

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40. Z-7397 Wallace Engineering/Carolyn Back (CD 2) Location: Northwest corner of West 91st Street and South Elwood Avenue requesting rezoning from **AG/IL** to **AG/CG with optional development plan**. (Related to CPA-63)

STAFF RECOMMENDATION:

SECTION I: Z-7397

DEVELOPMENT CONCEPT:

The anticipated zoning with allowed uses to the west of the levee does not change at this time. Leaving this portion of the parcel in its currently zoned state will work as an excellent buffer between the residential uses to the north and west of the site.

The anticipated uses to the east of the levee would be a mix of office and commercial uses to include retail. It is the intention of the applicant to down zone the SE/c of the property, east of the levee, from IL to CG to help reduce the possible impacts allowed within Industrial Light zoning while bringing the split-zoned portion of the parcel, east of the levee, into a more clearly defined zoning line designation to follow the levee.

A mix of Office and Commercial uses are proposed for a "New-to-Tulsa" garage condo concept of premium garage storage units, individually owned, just like condos, but not residential in nature. The individually owned units will provide an innovative space solution for owners needing a secure premium place to store

toys including cars, boats, jet skis, motorcycles and recreational vehicles. Each owner has a titled condo unit, plus access to common areas including a possible office/clubhouse. Equity can build in these proposed units just like an office condo.

Other uses proposed to meet community needs are a neighborhood convenience store with fueling canopies and a car wash, fitness focused tenants, and service oriented merchants. These uses would provide a variety of uses from fitness focused classes for children and adults to a dry cleaner and a favorite coffee shop and/or restaurant.

SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS

Z-7397 with the optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in a CG zoning district and its supplemental regulations except as further refined below. All uses categories, subcategories or specific uses outside of the permitted uses defined below are prohibited.

PERMITTED USE CATEGORIES

- i. PUBLIC, CIVIC, AND INSTITUTIONAL
 - College or University
 - Library or Cultural Exhibit
 - Parks and recreation
 - Religious Assembly
 - Safety Service
- ii. COMMERCIAL
 - Animal Service (includes all specific uses)
 - Assembly and entertainment
 - Other indoor
 - (small up to 250 person capacity)
 - Broadcast or Recording Studio
 - Commercial Service (includes all permitted specific uses)
 - Financial Services (includes all specific uses)
 - Funeral or Mortuary Service
 - Office (includes all specific uses)
 - Parking, Non-accessory
 - Restaurants and Bars (includes all permitted specific uses)
 - Retail Sales (includes all specific uses)
 - Self-service Storage Facility
 - Studio, Artist, or Instructional Service
 - Trade School
 - Vehicle Sales and Service
 - Fueling Station
 - Personal vehicle repair and maintenance
 - Personal vehicle rentals (Vehicle sales prohibited)
 - Vehicle parts and supply sales
 - Vehicle body and paint finishing shop

- iii. WHOLESALE, DISTRIBUTION AND STORAGE
Equipment and Materials Storage, Outdoor
Note: Outdoor storage is prohibited unless shielded by a solid natural landscape buffer lot less than 15 feet in width or enclosed masonry walls shield view from outside observation. The minimum height of the buffer or wall shall not be less than 6 feet.
Warehouse
Wholesale Sales and Distribution

~~iv. INDUSTRIAL~~
~~Low Impact Manufacturing and Industry~~

- v. RECYCLING
Consumer Material Drop-off Station

- vi. AGRICULTURAL
Community Garden
Farm, Market- or Community-supported
~~Greenhouse~~

- vii. OTHER
Drive-in or Drive-through Facility (as a component of an allowed principal use)
~~Oil or Gas Well~~

~~viii. INDUSTRIAL~~
~~Low impact manufacturing and Industry~~

SIGNAGE: (Modifications to these sign standards will automatically be considered a major amendment to the optional development plan)

On-premise freestanding signs:

Two double-faced signs, with a maximum display surface area of sixty four square feet (64 SF) per side and a maximum height of five feet (15 FT) will be permitted along South 91st West Avenue.

Signage shall be monument style signs. Pole signs are prohibited.

All signs shall be lit by either a constant external light source or a constant internal light source.

Wall Signage:

Wall signage within 250 feet of the north right of way line of South 91st West Avenue must be externally lit with constant light.

Dynamic Display:

No Dynamic Display sign is permitted within 300 feet of the north right of way line of South 91st West Avenue.

DETAILED STAFF RECOMMENDATION:

Z-7397 requesting CG zoning is not consistent with the current Park and Open Space land use designation of the Comprehensive Plan however staff supports the Employment land use designation contemplated with CPA-63. CG zoning with an the optional development plan as defined in Section II is consistent with that land use classification and,

CG zoning with the optional development plan is consistent with the expected development pattern in the area. The optional development plan provides appropriate design and use limitations that would be expected west of Jones/Riverside Airport at this location and,

Contemplated uses in an CG zoning district with the optional development plan standards is considered non-injurious to the surrounding property therefore,

Staff recommends approval of Z-7397 to rezone property from AG/IL to CG with the optional development plan standards identified in Section II and with the concurrent approval of CPA-63.

Staff recommends Approval of Z-7397 to rezone property from AG/IL to CG with an optional development plan.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The concurrent comprehensive plan request (CPA-63) proposes a land use classification change from Parks and Open Space to Employment. Staff supports the requested change. CG zoning with the optional development plan is consistent with the vision and concepts outlined in the Employment land use designation.

Land Use Vision:

Existing Land Use Plan map designation: Park and Open Space

This building block designates Tulsa's park and open space assets. These are areas to be protected and promoted through the targeted investments, public-private partnerships, and policy changes identified in the Parks, Trails, and Open Space chapter. Zoning and other enforcement mechanisms will assure that recommendations are implemented. No park and/or open space exists alone: they should be understood as forming a network, connected by green infrastructure, a transportation system, and a trail system. Parks and open space should

be connected with nearby institutions, such as schools or hospitals, if possible.

Open spaces are the protected areas where development is inappropriate, and where the natural character of the environment improves the quality of life for city residents. These include environmentally sensitive areas (e.g., floodplains or steep contours) where construction and utility service would have negative effect on the city's natural systems. Open space tends to have limited access points, and is not used for recreation purposes. Development in environmentally sensitive areas is uncharacteristic and rare, and should only occur following extensive study which shows that development will have no demonstrably negative effect. Open space also includes cemeteries, hazardous waste sites, and other similar areas without development and where future land development and utility service is inappropriate. Parcels in the city meeting this description of open space are designated as areas of stability.

Proposed land use designation:

Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

Areas of Stability and Growth designation: Area of Stability

The purpose of Areas 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 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: None that affect this site.

Trail System Master Plan Considerations: None

Small Area Plan: **None West Highlands Small Area Plan (supports employment land use designation)**

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is east of a levee system that protects this property from Hagar Creek flood events. Several engineering challenges may affect the development of this site. The Jenks Planning Department has noted that sanitary sewer is not available from Jenks without downstream improvements; storm water discharge should be drained away from Jenks toward the Arkansas River or to the Jenks.

Environmental Considerations: None that would affect site development.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 91 st Street	Secondary Arterial	100 feet	3
South Elwood Avenue	Secondary Arterial	100 feet	3

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	Park and Open Space	Stability	Levee, Tulsa County floodway
East	IL	Employment	Growth	Jones Airport
South	Jenks (RS-2 and IL)	Medium intensity Residential and medium commercial use where PSO substation located	NA	Single family residential and PSO Substation
West	AG	Park and Open Space	Stability	Levee, Tulsa County floodway

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 15871 dated November 18, 1983 (IL), and 11817 dated June 26, 1970 (AG), established zoning for the subject property.

Subject Property:

Z-5873 November 1983: All concurred in approval of a request for rezoning a 23± acre tract of land from AG to IL, for industrial use, on property located on the northwest corner of W. 91st St. and S. Elwood Ave. and also known as a part of the subject property.

Surrounding Property:

BOA-21872 April 14, 2015: The Board of Adjustment approved a Special Exception to allow an aviation college/school (Use Unit 5) in an IL district, on property located at 112 W. Beechcraft Dr. and east of subject property across S. Elwood Ave.

BOA-7490 June 1, 1972: The Board of Adjustment approved a Special Exception to permit operating an airport in an IL district, limiting approval to that portion of the request located north of 91st St. as per plot plan, on property located at the northeast corner of W. 91st St. and S. Elwood Ave. across S. Elwood from subject property.

TMAPC Action; 6 members present:

On **MOTION** of **DIX**, the TMAPC voted 6-0-0 (Adams, Covey, Dix, Fretz, Millikin, Reeds, “aye”; no “nays”; none “abstaining”; Carnes, Doctor, Krug, Shivel, Walker, “absent”) to **APPROVE** Z-7397 rezoning from **AG/IL** to **AG/CG** with **optional development plan** per amended staff recommendation striking the words oil and gas from Section iii item vii.

Legal Description for Z-7397

The East Half of the Southeast Quarter (E/2 SE/4) of Section 14, Township 18 North, Range 12 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof. **LESS AND EXCEPT** the North 301.79 feet of the East 50.00 feet thereof. Said described tract of land contains a gross area of 3,506,100 square feet or 78.41 acres, more or less.

OTHER BUSINESS

41. Commissioners' Comments

ADJOURN

TMAPC Action; 6 members present:

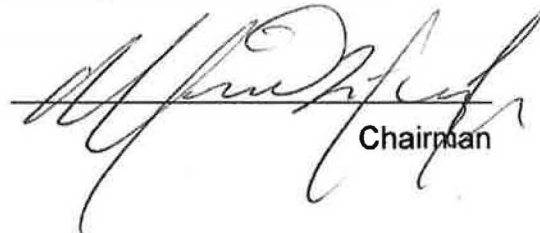
On **MOTION** of **DIX**, the TMAPC voted 6-0-0 (Adams, Covey, Dix, Fretz, Millikin, Reeds, "aye"; no "nays"; none "abstaining"; Carnes, Doctor, Krug, Shivel, Walker, "absent") to **ADJOURN** TMAPC meeting 2748.

ADJOURN

There being no further business, the Chair declared the meeting adjourned at 3:27 p.m.

Date Approved:

07-19-2017


Chairman

ATTEST: *Mythili*
Secretary

TMAPC Action; 6 members present:

On **MOTION** of **DIX**, the TMAPC voted 6-0-0 (Adams, Covey, Dix, Fretz, Millikin, Reeds, "aye"; no "nays"; none "abstaining"; Carnes, Doctor, Krug, Shivel, Walker, "absent") to **APPROVE** Z-7397 rezoning from **AG/IL** to **AG/CG** with **optional development plan** per amended staff recommendation striking the words oil and gas from Section iii item vii.

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Minutes were amended on October 18, 2017 to correct the Legal Description

Legal Description for Z-7397

LEGAL DESCRIPTION EXHIBIT "A" – CG ZONING

A TRACT OF LAND LYING IN THE EAST HALF (E/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FOURTEEN (14), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF THE EAST HALF (E/2) OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION FOURTEEN (14); THENCE S88°59'14"W AND ALONG THE SOUTH LINE OF THE EAST HALF OF SAID SECTION FOURTEEN (14) FOR A DISTANCE OF 1248.26 FEET; THENCE N01°00'46"W FOR A DISTANCE OF 122.24 FEET; THENCE N10°50'19"E FOR A DISTANCE OF 265.24 FEET; THENCE N22°44'37"E FOR A DISTANCE OF 1521.83 FEET; THENCE N16°58'35"E FOR A DISTANCE OF 128.57 FEET; THENCE N46°04'17"E FOR A DISTANCE OF 669.44 FEET; THENCE N88°57'23"E FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION FOURTEEN (14); THENCE S01°01'51"E AND ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4) OF SAID SECTION FOURTEEN (14) A DISTANCE OF 2352.85 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 1,907,961 SQUARE FEET OR 43.80 ACRES MORE OR LESS.


LEGAL DESCRIPTION WAS PREPARED ON MAY 4, 2017 BY CLIFF BENNETT, PLS #1815 WITH THE BEARINGS BASED ON THE SOUTH LINE OF THE EAST HALF (E/2) OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION FOURTEEN (14) AS S88°59'14"W.

Correction of minutes to change the legal description of Z-7397

Date Approved:

10-18-2017


Chairman

ATTEST: 
Secretary