

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2750

Wednesday, July 19, 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	Carnes	Foster	Silman, COT
Covey	Millikin	Hoyt	VanValkenburgh, Legal
Dix	Reeds	Miller	
Doctor		Sawyer	
Fretz		Ulmer	
Krug		Wilkerson	
Shivel			
Walker			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, July 13, 2017 at 3:21 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:

Ms. Miller reported the TMAPC receipts for the month of June 2017 were down from May 2017 which is consistent with the summer months. Ms. Miller reported on the City Council agenda and actions taken. Ms. Miller stated a work session is needed to discuss subdivision regulations and public review comments. A tentative date of August 2, 2017 is being considered. Ms. Miller stated work continues on the Landscape Ordinance and the Route 66 Overlay.

* * * * *

1. **Minutes:**

Approval of the minutes of July 5, 2017 Meeting No. 2749

On **MOTION** of **DIX**, the TMAPC voted 6-0-2 (Adams, Doctor, Fretz, Krug, Shivel, Walker, "aye"; no "nays"; Covey, Dix, "abstaining"; Carnes, Millikin, Reeds, "absent") to **APPROVE** the minutes of the meeting of July 5, 2017, Meeting No. 2749.

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-21016** (Lot-Split) (County) – Location: East of the northeast corner of East 111th Street North and North Cincinnati Avenue (Continued from June, 21st, 2017)
3. **LS-21025** (Lot-Split) (County) – Location: North of the Northwest corner of North Peoria Avenue and East 166th Street North
4. **LC-920** (Lot-Combination) (CD 7) – Location: Southeast corner of East 62nd Street South and South 90th East Place
5. **LS-21026** (Lot-Split) (County) – Location: Southeast corner of South Peoria Avenue and East 163rd Place South
6. **LS-21029** (Lot-Split) (County) – Location: Northeast corner of North 129th East Avenue and East 73rd Street North
7. **Third & Greenwood Addition** (CD 4) Amendment to Deed of Dedication, Location: Northeast corner of East 3rd Street South and South Greenwood Avenue
8. **Union E-14** (CD 6) Reinstatement of Preliminary Plat, Location: East of the southeast corner of East 31st Street South and South Garnett Road

TMAPC Action; 8 members present:

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

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

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

PUBLIC HEARINGS:

9. LS-21027 (Lot-Split) (County) – Location: Northeast corner of North 129th East Avenue and East 170th Street North

TMAPC Action; 8 members present:

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Adams, Covey, Dix, Doctor, Fretz, Krug, Shivel, Walker, “aye”; no “nays”; none “abstaining”; Carnes, Millikin, Reeds, “absent”) to **APPROVE LS-21027** per staff recommendation

* * * * *

10. LS-21028 (Lot-Split) (CD 5) – Location: North of the Northeast corner of South 33rd West Avenue and West 91st Street South

TMAPC COMMENTS:

Mr. Dix asked staff if this lot split results in a tract being less than 5 acres and is it in compliance?

Staff answered “yes”, the zoning designation is RS-3.

Mr. Dix asked if it would then require a plat.

Staff answered “no”.

TMAPC Action; 8 members present:

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Adams, Covey, Dix, Doctor, Fretz, Krug, Shivel, Walker, “aye”; no “nays”; none “abstaining”; Carnes, Millikin, Reeds, “absent”) to **APPROVE LS-21028** per staff recommendation

* * * * *

11.Z-7386 Stuart Van De Wiele (CD 5) Location: 5154 East Skelly Drive S., requesting rezoning from **CG** to **CH with an optional development plan** (Returned to TMAPC from City Council) (Continued from July 5, 2017 TMAPC meeting)

STAFF RECOMMENDATION:

SECTION I: Z-7386

DEVELOPMENT CONCEPT:

The Subject Property is located at 5154 East Skelly Drive and is currently zoned CG. On May 3, 2017, the Tulsa Metropolitan Area Planning Commission (the "TMAPC") voted 8-0-0 to recommend approval of a straight rezoning to CH. Subsequent to the original TMAPC hearing, the applicant met with both neighboring property owners and nearby residents. The applicant is presenting this Optional Development Plan for recommendation of approval by the TMAPC in order to formalize some of the more relevant design standards that were discussed at the May 3, 2017 TMAPC meeting as well as the subsequent neighborhood meeting. The Optional Development Plan is proposed to provide guidance and limitation on future development on the Subject Property and to lessen the perceived or potential impact of future development on adjacent and nearby commercial and residential areas.

The applicant plans to acquire the Subject Property to develop and construct a multi-story storage facility thereon (a conceptual rendering of which is shown below). The planned development will entail the construction of the self-storage facility featuring an enclosed climate-controlled storage building professionally designed and managed to provide clean and safe storage solutions. Use of the Subject Property as a self-storage facility is compatible not only with the existing CG zoning and the land use of the surrounding property, but also with the requested and pending CH zoning. The requested rezoning is required only to accommodate the size of the facility.

SECTION II: Optional Development Plan Standards

(Note: This optional development plan does not restrict any permitted uses in a CH zoning District)

A) Building Setbacks.

Building Setbacks (Southwesterly Property Line). To the extent the Subject Property is used primarily as a self-storage facility, the principal structure shall be constructed no closer than twenty feet (20') from the

Southwesterly property line of the Subject Property. For purposes of clarity, the twenty foot (20') setback shall apply only to the principal structure and shall not apply to utilities, landscaping, lighting, drive aisles, parking areas, or fencing.

Other Setbacks. The remaining building setbacks shall be in accordance with the Tulsa Zoning Code.

- B) Height Limitations. The maximum building height on any principal structure used for self-storage purposes on the Subject Property shall be three (3) stories.
- C) Landscaping. To the extent the Subject Property is used primarily as a self-storage facility, the following standards shall apply in respect of landscaping:

Southwesterly Property Line. The Subject Property shall maintain not less than ten (10) trees located near or along the Southwesterly property line which shall have not less than a two inch (2") trunk diameter at the time of initial planting. The location of the trees described above shall be determined during Landscape Plan Review.

Other Landscaping Areas. The remainder of the Subject Property shall be landscaped in accordance with the Tulsa Zoning Code.

- D) HVAC Equipment. To the extent the Subject Property is used primarily as a self-storage facility, the HVAC equipment shall not be located on the roof of the principal structure.
- E) Overhead doors. To the extent the Subject Property is used primarily as a self-storage facility, overhead doors for vehicular access of any kind are prohibited along any wall facing the existing office tower adjacent to the southwest property line.

DETAILED STAFF RECOMMENDATION:

Z-7386 requesting CH zoning with is consistent with the land use vision of the comprehensive plan and,

Uses permitted by right in the CH zoning are considered non injurious to the surrounding property and,

CH zoning is primarily intended to accommodate high intensity commercial and related uses primarily in the core area of the City and encourage use of properties and existing buildings along older commercial corridors therefore,

Staff recommends Approval of Z-7386 to rezone property from CG to CH with the provisions of the optional development plan as defined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CH zoning is consistent with the multi story vision supported in the Town Center Land Use designation and is adjacent to a multi story office building. The proposed self storage facility is a service use adjacent to I-44 and is not necessarily a use that is part of a pedestrian oriented center recognized in the Town Center land use designation. The storage facility is compatible with the automobile oriented development surrounding the property.

Land Use Vision:

Land Use Plan map designation: Town Center

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

Areas of Stability and Growth designation: Area of Growth

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

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are in close proximity to or abutting an arterial street, major employment and industrial

areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Transportation Vision:

Major Street and Highway Plan: East Skelly Drive and East 46th Street South are both Residential Collectors

Trail System Master Plan Considerations: East Skelly Drive and East 46th Street South are both part of the Tulsa North /South Linkage on-street trails system.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site previously contained a commercial use, however the structure has been removed. Parking area paving for the previous use remains on site as well as an existing billboard.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Skelly Drive	Residential Collector	60 Feet	2
East 46 th Street South	Residential Collector	60 Feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-2	N/A (I-44)	N/A (I-44)	I-44
South	OMH/SR	Town Center	Growth	Office/Church
East	CG/SR/OMH	Town Center	Growth	Bank/Church
West	RS-2/OMH	Town Center	Growth	Office/I-44

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 12926 dated August 29, 1973, established zoning for the subject property.

Subject Property:

BOA-21058 April 13, 2010: The Board of Adjustment **accepted** a *Verification of the spacing* requirement for an outdoor advertising sign of 1,200 ft. from another outdoor advertising sign on the same side of the highway (Section 1221.F.2) and a Verification of the spacing requirement for a digital outdoor advertising sign of 1,200 ft. from any other digital outdoor advertising sign facing the same traveled way, on property located at 5154 E. Skelly Dr., and is also known as the subject property.

Z-4460 August 1973: All concurred in approval of a request for rezoning a tract of land from IR (SR) to CG, for commercial use, on property located at 5154 E. Skelly Dr., and is also known as the subject property.

Surrounding Property:

PUD-650-A March 2006: Staff and TMAPC recommended denial, however City Council **approved** a proposed *Major Amendment to PUD-650*, to open E. 46th St. as a through street between Darlington Ave. and Fulton Ave., providing that the circular turnaround or cul-de-sac on E. 46th St. S. immediately west of S. Fulton Ave. shall be removed and eastbound and westbound access on E. 46th St. between S. Hudson Ave. at E. 46th St. and E. Skelly Dre shall be restored and reconfigured, using a traffic chicane as presented to the City Council and recommended by the City of Tulsa Traffic Operations Division of the public Works and Development Department, on property located at E. 46th St., between S. Darlington Ave. and S. Fulton Ave.

Z-6814/PUD-650 October 2001: Staff recommended denial of a request to rezone the adjacent Midtown Village property from OM, OL and SR to CS; staff also recommended denial of the accompanying PUD that proposed a retail development on the property. TMAPC and City Council **approved** the request

for the *rezoning* for CS zoning on the northwest 300' that fronts the Skelly Bypass frontage road. The OM and OL remained unchanged. TMAPC and City Council **approved** the *Planned Unit Development* subject to conditions as recommended by staff.

Z-6382 December 1992: All concurred in **approval** of a request for *rezoning* a 1± acre tract, from RM-1 to OM, located west of the southwest corner of E. 46th St. and S. Fulton Ave.

Applicant's Comments:

Stuart Van De Wiele 320 South Boston STE 200, Tulsa, OK 74103

Mr. Van De Wiele stated he represents the applicant Baranof Holdings. Mr. Van De Wiele stated on May 3rd, 2017 TMAPC approved the rezoning request to CH after discussion and comments from the neighboring property owner. This application then went to City Council. After Mr. Van De Wiele's discussions with City Councilor Karen Gilbert the applicant met with the neighboring office building owner and some of the residential owners that are substantially south of the subject property. Mr. Van De Wiele stated after this meeting an optional development plan was submitted to address the concerns over height, setbacks and some landscaping concerns. Mr. Van De Wiele stated the owner of the neighboring building, Meridian Tower and their counsel was invited to participate in the drafting of the optional development plan but responded by counsel that they had no comments to add. Mr. Van De Wiele stated when returning to TMAPC the comments from neighboring office building owner seemed to focus on the preservation of the view from the subject property side of the Meridian Tower and on the conformity of the proposed project with the Comprehensive Plan. The staff has confirmed repeatedly that it is in conformance with the Comprehensive Plan. Mr. Van De Wiele stated under Oklahoma law you don't have a right to the view outside your window. This is a project that is allowed by right. Mr. Van De Wiele stated that the issue seems to be a stifling of the use rather than an issue with view. Mr. Van De Wiele stated this has almost devolved into making this commission into an architectural review. At the last meeting the representatives of the Meridian Tower presented some renderings of the proposed development that in Mr. Van De Wiele's opinion were out of proportion to the scale of the project. Mr. Van De Wiele stated he brought renderings that were more in proportion to the Meridian Tower. Mr. Van De Wiele stated this client has proposed a 25 foot setback from property line. Mr. Van De Wiele stated the building at its closest point will be 45 feet from Meridian Tower Building, Meridian Tower is 20 feet from their own parking garage on the south side of their building. Mr. Van De Wiele stated as you get closer to the highway the proposed building is 70 feet from the Meridian Tower Building and Mr. Van De Wiele believes that is a big enough distance. Mr. Van De Wiele stated the Planning Commission wanted an architectural design added to the façade of the building and the renderings show this added. Mr. Van De Wiele stated this design is what will be built once approved. In terms of landscaping Mr. Van De

Wiele stated what is shown in the renderings is more than is required by the zoning code.

INTERESTED PARTIES COMMENTS:

Paul Selid 5801 North Broadway Extension, Oklahoma City, OK 73118

Mr. Selid stated the proposed property has some development challenges and it had those challenges when the current owner bought the property. The statement in the staff report recommendation that states it is non injurious to the surrounding property owners is false, it clearly is injurious to the Meridian Tower property and it is not necessary. Mr. Selid stated the applicant says this is allowed by right and what this is attempted to do is to take individual pieces that could be done in the current zoning and give the applicant the benefit of all of them. A tall building could be built there but under the current zoning code it would be limited in floor space to 46,000 feet so it would be tall and narrow and not practical and would need parking. Mr. Selid stated to take every negative aspect that could be done under the current zoning and pile them together and allow the applicant to build a tall building with very high coverage of the land that creates a much higher obstacle to the tenants of the Meridian Tower and Mr. Selid doesn't think this is right. Mr. Selid stated the applicant showed an overhead view of the Meridian Tower parking garage and it is true that there is a parking garage on the south side of this building that is close to the building. The building was designed that way. All of the tenant space in the Meridian Tower that is on the south side of the building adjacent to the parking garage is things like locker rooms, restrooms, mailroom and property office. There is nothing really rentable. On the second floor is a lobby and there is office space that has been vacant for years, no one wants to rent it because there is no light. Mr. Selid stated he thinks there are a lot better places for this proposed development. Mr. Selid stated the applicant has spoken many times about the sites in Austin and Portland, the Austin site is under a 40 foot freeway overpass and that is probably a good space for this type of development. In Portland it's sandwiched in between some industrial supply warehouses and a shooting range. Mr. Selid stated he thinks Tulsa deserves better than to use a prime site such as this one, for a mini storage.

Mac Rosser 320 South Boston STE 500, Tulsa, OK 74103

Mr. Rosser stated the new elevations show the side closest to Meridian Tower in an oblique perspective. It appears the applicant has added a few vertical elements that are about 4 feet wide. Mr. Rosser stated the optional development plan only applies if it's a self storage facility, if something else is built either now or in the future there are no restrictions. Mr. Rosser stated the applicant said this facility will be fully enclosed and climate controlled but that is not in the optional development plan. The applicant had pictures that showed shrubs around the proposed building but there are no provisions of that in the optional development plan. Mr. Rosser stated there is no restriction on the building height, it says 3 stories but the elevation shows total height of 44 feet that is a pretty tall 3 story

building. There should be some type of height limitation. Mr. Rosser stated there are a number of deficiencies in the optional development plan. Mr. Rosser stated it is the proximity of the proposed development and the Meridian Tower property that is of the biggest concern to Mr. Rosser's client. Mr. Rosser stated on the site plan the original setback was 30 feet but now the applicant is saying 20 feet. Mr. Rosser stated a standard downtown Tulsa alley is 20 feet wide. Mr. Rosser stated he believes the current zoning of the property should stay in place and the applicant should comply with it and not come to the Planning Commission and ask for a zoning change because they would like to build a bigger building than what the current zoning would allow.

Andrew Aiken 2305 Cedar Springs Road STE 200, Dallas, TX 75201

Mr. Aiken stated he is with Baranof Holdings and would like to mention a little about his company. Mr. Aiken stated his company has 9 properties that have been completed in the last 2 years or are currently under construction. The total value of these properties is 135 million dollars. Mr. Aiken stated Baranof has properties coast to coast and it is a little misleading that his company only builds next to gun ranges and under freeway overhangs. Mr. Aiken stated the Seattle property is across from a 300 million dollar Expedia Campus. Mr. Aiken stated that mini storages are a necessity and often get a bad rap. Mr. Aiken stated he knows self storage doesn't rank high in aesthetics so his company goes through great lengths to build a product that looks good and that is what his company has committed to doing with the subject property. Mr. Aiken stated he wanted to be a good neighbor so additional elements have been added. Mr. Aiken stated there is a lot of talk about property values being driven down but Baranof is paying a premium price for this lot that no one else will pay with the hope that they are allowed to build the proposed development and that should be of significant value to the residents in the area.

Mr. Walker asked Mr. Aiken if he had built that particular building design before.

Mr. Aiken answered "yes" but not those materials. This was designed for the Tulsa site. The building in Seattle mimics the proposed design.

Mr. Walker asked how Mr. Aiken classifies this building.

Mr. Aiken answered "class A mini storage", with the nicest finish for a mini storage.

TMAPC COMMENTS:

Mr. Dix stated he didn't know why this applicant was back to TMAPC. This application was approved before. Mr. Dix stated he apologized to Mr. Aiken if this development somehow was politically involved and Mr. Dix hopes Mr. Aiken does not think this is how Tulsa treats outside developers who build buildings and create jobs.

TMAPC Action; 8 members present:

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Adams, Covey, Dix, Doctor, Fretz, Krug, Shivel, Walker, “aye”; no “nays”; none “abstaining”; Carnes, Millikin, Reeds, “absent”) to **APPROVE** Z-7386 rezoning from **CG** to **CH with optional development plan** per staff recommendation **and to ensure consistency with the conceptual illustration (Exhibit 9) as presented by the applicant at the July 19, 2017 meeting.**

Legal Description for: Z-7386

A part of Block One (1), ADMIRAL BENBOW ADDITION, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded plat thereof, and being more particularly described as follows, to-wit: BEGINNING at the Northmost corner of Block One (1), of ADMIRAL BENBOW ADDITION, said corner also being the Southwest Corner of the intersection of the Right of Way lines of East Skelly Drive (1-44) and East 46th Street South; THENCE S 40° 51' 07" E along the Southerly Right of Way line of East 46th Street South a distance of 161.64 feet to the Southwest Corner of intersection of the Right of Way lines of East 46th Street South and South Darlington Avenue; THENCE S 49° 08' 53" W ALONG THE West Right of Way line of South Darlington Avenue a distance of 9.60 feet to a point of curve to the left; THENCE along said curve to the left having a central angle of 49° 03' 53" and a radius of 150 feet a distance of 128.45 feet; THENCE S 0° 05' 00" W a distance of 14.43 feet to a point of intersection of the West Right of Way line of South Darlington Avenue and the North line of the Southwest Quarter (SW/4) of Section 27, Township 19 North, Range 13 East; THENCE S 0° 01' 54" E along said West Right of Way line of South Darlington Avenue a distance of 22.12 feet; THENCE S 49° 08' 53" W and parallel to the Southerly line of East Skelly Drive a distance of 159.77 feet; THENCE N 40° 51' 07" W and perpendicular to said Southerly Right of Way line a distance of 167.84 feet to a point of intersection with the North line of the Southwest Quarter (SW/4) of Section 27, Township 19 North, Range 13 East; THENCE continuing N 40° 51' 07" W a distance 73.16 feet to a point of intersection with the Southerly Right of Way line of East Skelly Drive (1-44); THENCE N 49° 08' 53" E along said Southerly Right of Way line a distance of 306.60 feet to the POINT OF BEGINNING

12.RLH Business Center (CD 3) Preliminary Plat, Location: South of the southeast corner of East Pine Street North and North Garnett Road

STAFF RECOMMENDATION:

This plat consists of 3 lots, 1 block on 9.55± acres.

The Technical Advisory Committee (TAC) met on July 6th, 2017 and provided the following conditions:

1. **Zoning:** The property was approved for rezoning to IL by City Council on May 25, 2017. All proposed lots conform to the lot regulations of the IL district.
2. **Addressing:** Provide individual lot addresses on the final plat.
3. **Transportation & Traffic:** Provide book and page for right-of-way dedication or indicate dedication by plat.
4. **Sewer:** Approved as submitted.
5. **Water:** Private water line and private fire hydrant would not be permitted within the proposed 17.5' utility easement.
6. **Engineering Graphics:** Submit a subdivision control data sheet with the final plat. Remove contour lines on final plat. Under the basis of bearing heading include "Oklahoma State Plane Coordinate System, Oklahoma North Zone 3501 Feet or Survey Feet, North American Datum (NAD83)". State bearing angle shown on face of plat. Provide a north arrow for the location map. Label the point of beginning (POB) on the face of the plat. Include all platted property on the location map and label all other land unplatted.
7. **Fire:** Additional access may be required by IFC2015 and will be determined at the development stage.
8. **Stormwater, Drainage, & Floodplain:** No comments.
9. **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.

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, Covey, Dix, Doctor, Fretz, Krug, Shivel, Walker, "aye"; no "nays"; none "abstaining"; Carnes, Millikin, Reeds,

“absent”) to **APPROVE** the preliminary plat **RLH Business Center** per staff recommendation

* * * * *

13. Lewis Professional Center (Formerly: 49th & Lewis Office Park) (CD 9)
Preliminary Plat, Location: Northwest corner of South Lewis Avenue and Interstate 44

STAFF RECOMMENDATION:

This plat consists of 4 lots, 1 block on 1.83± acres.

The Technical Advisory Committee (TAC) met on July 6th, 2017 and provided the following conditions:

1. **Zoning:** The property is zoned OL (Office – Light). All proposed lots conform to the lot regulations of the OL district. Remove building lines from utility easement.
2. **Addressing:** Addresses will be dependent on development and will be assigned at a later date.
3. **Transportation & Traffic:** Currently no access provided to Lot 3. Provide access easement on final plat.
4. **Sewer:** Provide 15’ utility easement along East 49th Street and call out offset distances for lots 1, 2, and 3.
5. **Water:** No comments.
6. **Engineering Graphics:** Submit a subdivision control data sheet with the final plat. Remove contour lines on final plat. Under the basis of bearing heading include “Oklahoma State Plane Coordinate System, Oklahoma North Zone 3501 Feet or Survey Feet, North American Datum (NAD83)”. State bearing angle shown on face of plat. Ensure bearings shown on face of plat match bearings provided in written legal description. Provide a north arrow for the location map. Include all platted property on the location map and label all other land unplatted.
7. **Fire:** Mutual access will be required.
8. **Stormwater, Drainage, & Floodplain:** If on-site detention is required, show easement and dimensions on face of plat.
9. **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. Dix asked applicant if he had to give up the driveway closest to the intersection that ODOT built.

The applicant answered “no” they are holding on to that driveway.

TMAPC Action; 8 members present:

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

OTHER BUSINESS

14. Initiation of **2017 Comprehensive Plan housekeeping amendments** (as presented in the work session) and set for August 16, 2017 TMAPC public hearing.

TMAPC Action; 8 members present:

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Adams, Covey, Dix, Doctor, Fretz, Krug, Shivel, Walker, “aye”; no “nays”; none “abstaining”; Carnes, Millikin, Reeds, “absent”) to **INITIATE** the **2017 Comprehensive Plan housekeeping amendments** and set for a August 16, 2017 hearing per staff recommendation

* * * * *

15. Initiation of **GO Plan/Bicycle and Pedestrian Master Plan** (as presented in the work session) as an amendment to the Comprehensive Plan and set for August 16, 2017 TMAPC public hearing per staff recommendation

TMAPC COMMENTS:

Mr. Dix asked if staff was going to modify the plan in any way.

Staff answered they will correct inconsistencies and typo’s for clarification.

TMAPC Action; 8 members present:

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Adams, Covey, Dix, Doctor, Fretz, Krug, Shivel, Walker, "aye"; no "nays"; none "abstaining"; Carnes, Millikin, Reeds, "absent") to **INITIATE** the **GO Plan/Bicycle and Pedestrian Master Plan** as an amendment to the Comprehensive Plan and set for a August 16, 2017 public hearing per staff recommendation

16. Commissioners' Comments

ADJOURN

TMAPC Action; 8 members present:

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Adams, Covey, Dix, Doctor, Fretz, Krug, Shivel, Walker, "aye"; no "nays"; none "abstaining"; Carnes, Millikin, Reeds, "absent") to **ADJOURN** TMAPC meeting 2750.

ADJOURN

There being no further business, the Chair declared the meeting adjourned at 2:17 p.m.

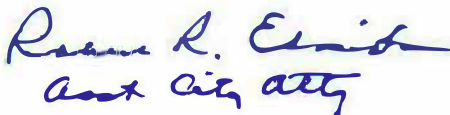
Date Approved:

08-02-2017


Chairman

ATTEST: _____

Secretary


Rose R. Elnick
Asst City Atty