

# TULSA METROPOLITAN AREA PLANNING COMMISSION

## Minutes of Meeting No. 2753

Wednesday, September 6, 2017, 1:30 p.m.

City Council Chamber

One Technology Center – 175 E. 2<sup>nd</sup> Street, 2<sup>nd</sup> Floor

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Covey	Adams	Foster	Silmon, COT
Dix	Carnes	Hoyt	VanValkenburgh, Legal
Doctor		Miller	
Fretz		Sawyer	
Krug		Ulmer	
Millikin		Wilkerson	
Reeds			
Shivel			
Walker			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, August 31, 2017 at 3:41p.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 1:27 p.m.

### **REPORTS:**

#### **Chairman's Report:**

#### **Director's Report:**

Ms. Miller reported the receipts for July 2017 were consistent with last year at the same time. Ms. Miller reported on the City Council agenda and actions taken. Ms Miller stated work continues on special projects such as the Landscape Ordinance, Subdivision Regulations and Route 66 overlay and there has been discussions with the Downtown Coordinating Council about some downtown zoning standards.

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**1. Minutes:**

**Approval of the minutes of August 16, 2017 Meeting No. 2752**

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Covey, Dix, Fretz, Krug, Millikin, Reeds, Shivel, Walker, “aye”; no “nays”; none “abstaining”; Adams, Carnes, Doctor, “absent”) to **APPROVE** the minutes of the meeting of August 16, 2017, Meeting No. 2752.

**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-21038** (Lot-Split) (County) – Location: North of the northeast corner of North 137<sup>th</sup> East Avenue and East 78<sup>th</sup> Street North (Related to LC-929)
3. **LC-929** (Lot-Combination) (County) – Location: North of the northeast corner of North 137<sup>th</sup> East Avenue and East 78<sup>th</sup> Street North (Related to LS-21038)
4. **LC-930** (Lot-Combination) (County) – Location: North and west of the northwest corner of West 9<sup>th</sup> Street South and South 174<sup>th</sup> West Avenue
5. **LS-21040** (Lot-Split) (CD 7) – Location: 6737 East 65<sup>th</sup> Street
6. **LS-21041** (Lot-Split) (County) – Location: Northeast corner of South 145<sup>th</sup> East Avenue and Highway 64
7. **LC-931** (Lot-Combination) (County) – Location: East of the northeast corner of West 39<sup>th</sup> Street and South 55<sup>th</sup> West Avenue
8. **LS-21043** (Lot-Split) (County) – Location: West of the northwest corner of East 191<sup>st</sup> Street and South Yale Avenue (Related to LS-21042 on Public Hearing Agenda, LS-21044 and LC-932 on the Consent Agenda)
9. **LS-21044** (Lot-Split) (County) – Location: West of the northwest corner of East 191<sup>st</sup> Street and South Yale Avenue (Related to LS-21042 on Public Hearing Agenda, LS-21043 and LC-932 on the Consent Agenda)
10. **LC-932** (Lot-Split) (County) – Location: West of the northwest corner of East 191<sup>st</sup> Street and South Yale Avenue (Related to LS-21042 on Public Hearing Agenda, LS-21043 and LS-21044 on the Consent Agenda)
11. **LS-21045** (Lot-Split) (County) – Location: South of the southeast corner of South 162<sup>nd</sup> West Avenue and West 41<sup>st</sup> Street South

**12. PUD-261-C-3 Dr. Mitchell Clary** (CD 2) Location: East of the northeast corner of East 71<sup>st</sup> Street South and Riverside Drive requesting a **PUD Minor Amendment** to allow wall signs within Lot 1

**STAFF RECOMMENDATION:**

**SECTION I:** PUD-261-C-3 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the PUD Development Standards to wall signage within Lot 1.

Currently, no wall signs are allowed within Lot 1 of PUD-261-C. The underlying zoning of Lot 1 is OM and CS. Within the OM zone, lots are allowed one sign per street frontage of 32 sf in area or 0.30 sf in area per linear foot of street frontage, whichever is greater. Within the CS zone, buildings are allowed wall signs 3 sf in area per linear foot of building wall to which attached. This is allowed on all walls of all buildings on a lot.

With the wide range in allowable signage by underlying zoning, the nature of the office development should be considered. CS zoning signage would be far too excessive for the development, however the limit of the PUD of no wall signage and of the OM zone for one sign per lot, for a lot containing three separate office buildings is overly restrictive for the tenants of those offices. Staff recommends a total square footage allowance of 32 sf in wall sign area per building within Lot 1.

Use of dynamic displays will require further consideration by TMAPC and shall not be considered allowable within Lot 1 by this amendment.

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) 32 sf of total wall sign area be allowed per building in Lot 1, without an allowance for dynamic displays.
- 2) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 3) All remaining development standards defined in PUD-261-C and subsequent amendment shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment request to allow wall signs within Lot 1.

**13. Blue Anchor** (CD 3) Preliminary Plat Extension, Location: 12144 East 46<sup>th</sup> Street, north of East 46<sup>th</sup> Street North, and west of North 129<sup>th</sup> East Avenue

**TMAPC Action; 8 members present:**

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Covey, Dix, Fretz, Krug, Millikin, Reeds, Shivel, Walker, “aye”; no “nays”; none “abstaining”; Adams, Carnes, Doctor, “absent”) to **APPROVE** Items 2 to 13 per staff recommendation.

Doctor in at 1:32 p.m.

**PUBLIC HEARINGS:**

**14. LS-21039** (Lot-Split) (CD 6) – Location: East of the northeast corner of South Lynn Lane Road and East 21<sup>st</sup> Street South

**STAFF RECOMMENDATION:**

The Lot-Split proposal is to split an existing Single-Family Residential (RS-1) tract into two tracts. The two resulting tracts will meet the Bulk and Area requirements of the Tulsa County Zoning Code.

The Technical Advisory Committee met on August 17, 2017 and had the following comment. Development Services is requiring that 20'-25' feet of right-of-way be dedicated along East 21<sup>st</sup> Street South, including any previously dedicated right-of-way. Additionally, the extension of a water main line along the tracts frontages will be a requirement during construction development on either tracts.

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.

**Staff stated the applicant was not present at the meeting but was in agreement with staff's recommendation.**

**INTERESTED PARTIES COMMENTS:**

**Trudy Chaney** 18343 East 21<sup>st</sup> Street, Tulsa, OK 74134

Ms. Chaney stated there was no City water in this area. Ms. Chaney would like to know if a water main would be available for residents to access. Ms. Chaney asked if the applicants were aware that there was no City water to the subject property. Ms. Caney stated her parents have lived next to the subject property since the 1970's and they had tried for years to get water to their house. Ms.

Chaney stated the water treatment plant is next door and her parents were told the water lines coming out of this facility were too big to tap onto. In 1977 Ms. Chaney's parents were quoted \$44,000 to run a water line from the west side of Lynn Lane down 21<sup>st</sup> Street to the property line of her parent's house and then that property would have to be donated back to the City. Ms. Chaney stated there is no water in this area and a water line was mentioned in the application and Ms. Chaney wants to know if she will have access to this water line and what will the cost be to her.

Mr. Dix asked staff if they knew what size of water line was going to be installed.

Staff stated "no".

Mr. Dix stated to Ms. Chaney if the water line installed could be tapped then Ms. Chaney would have access to the line.

Mr. Foster stated a condition of the lot split is that a main line is required if the lots are going to be developed and that could benefit the neighbors because the extension would have to come to the subject property and at that point Ms. Chaney could extend it to her lot, but the applicant would not be required to extend the line to Ms. Chaney's.

Mr. Shivel asked if the line during construction would be for dust abatement.

Mr. Foster stated it would be for water service to the subject property and a condition for getting building permits for construction on the lots.

Mr. Fretz asked staff if the applicant would have the option for a well.

Mr. Foster stated "no" one of the conditions of the lot split is to extend City water to the lots.

**TMAPC Action; 9 members present:**

On **MOTION** of **DIX**, the TMAPC voted 9-0-0 (Covey, Dix, Doctor, Fretz, Krug, Millikin, Reeds, Shivel, Walker, "aye"; no "nays"; none "abstaining"; Adams, Carnes, "absent") to **APPROVE** LS-21039 per staff recommendation

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**15. LS-21042** (Lot-Split) (County) – Location: West of the northwest corner of East 191<sup>st</sup> Street and South Yale Avenue (Related to LS-21043, LS-21044 and LC-932 on the Consent Agenda)

**STAFF RECOMMENDATION:**

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

The Technical Advisory Committee met on August 17, 2017 and had the following comment. The County Engineer is requesting that 50' of right-of-way be dedicated along East 191<sup>st</sup> Street South, including any previously dedicated right-of-way.

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 per email to staff.**

**TMAPC Action; 9 members present:**

On **MOTION** of **DIX**, the TMAPC voted 9-0-0 (Covey, Dix, Doctor, Fretz, Krug, Millikin, Reeds, Shivel, Walker, "aye"; no "nays"; none "abstaining"; Adams, Carnes, "absent") to **APPROVE** LS-21042 per staff recommendation

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**16. QTD/K Addition** (CD 3) Modification to previously approved Authorization for Accelerated Release of a Building Permit, Location: East of North Garnett Road between East 36<sup>th</sup> Street North and East 46<sup>th</sup> Street North

**STAFF RECOMMENDATION:**

On August 16, 2017, TMAPC authorized the City of Tulsa Permit Center to issue building permits prior to the filing of a final plat.

With regard to that authorization, Section 70.080-B-2-c of the City of Tulsa Zoning Code reads as follows:

"The planning commission, pursuant to its exclusive jurisdiction over subdivision plats, is authorized to allow the accelerated release of a building permit, upon approval of a proposed preliminary plat, thereby enabling building permits to be issued prior to the filing of the final plat. All required street right-of-way dedications must occur before issuance of a building permit. Prior to allowing accelerated release of a building permit, the planning commission must determine that extraordinary or exceptional circumstances warrant the release and that compliance with the filing of the final plat is reasonably assured. In exercising its discretion to allow accelerated release of a building permit, the planning commission may:

1. Waive the requirement for street dedication as a condition of approval of a building permit being released prior to the filing of a final plat. Such waiver may only occur upon a determination that circumstances related to the particular project reasonably preclude the future use or improvement of the area for which dedication would be required;
2. Require that no final inspection of buildings or structures occur, that no certificate of occupancy be issued and that no building be occupied until the platting requirement is fully complied with; and
3. Prescribe other conditions determined to be necessary to ensure the filing of the final plat.”

The applicant has requested a waiver of the requirement that street dedication be completed prior to the issuance of a permit. No objections were raised and staff supports this request while retaining the condition that no Certificates of Occupancy be issued prior to the filing of a plat.

Staff recommends **approval** of the modification of the previous approval.

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

**There were no interested parties wishing to speak.**

**TMAPC Action; 9 members present:**

On **MOTION** of **DIX**, the TMAPC voted 9-0-0 (Covey, Dix, Doctor, Fretz, Krug, Millikin, Reeds, Shivel, Walker, “aye”; no “nays”; none “abstaining”; Adams, Carnes, “absent”) to **APPROVE** the Modification to previously approved Authorization for Accelerated Release of a Building Permit per staff recommendation

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**17. Z-7404 AAB Engineering, LLC/Alan Betchan** (CD 9) Location: East of Riverside Drive between East 37<sup>th</sup> Place and East 38<sup>th</sup> Place South requesting rezoning from **RS-3/RDO-3** to **RM-2/RDO-3** (Continued from August 16, 2017)

**STAFF RECOMMENDATION:**

**SECTION I: Z-7404**

**DEVELOPMENT CONCEPT:**

Applicant is requesting a RM-2 zoning for a multi family development facing Riverside Drive and in context with the RDO-3 design guidelines. The RDO-3

district is primarily intended to apply to properties that do not have direct access to the river but that are visible from riverfront areas. These areas benefit from proximity to the river and contribute to the overall visual environment of the riverfront area.

#### **DETAILED STAFF RECOMMENDATION:**

Z-7404 requesting RM-2 zoning in the RDO-3 portion of the Arkansas River Corridor Overlay is an allowed use and the additional design standards approved in the overlay will integrate this use into the future character of Riverside Drive and the abutting property owners and,

RM-2 zoning is consistent with the anticipated development pattern in this area and,

RM-2 zoning is non injurious to the existing proximate properties therefore,

Staff recommends Approval of Z-7404 to rezone property from RS-3/ RDO-3 to RM-2/ RDO-3.

#### **SECTION II: Supporting Documentation**

##### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The subject lots are located within the Arkansas River Corridor and an Area of Growth.*

##### Land Use Vision:

*Land Use Plan map designation: Arkansas River Corridor*

The Arkansas River Corridor is located along the Arkansas River and scenic roadways running parallel and adjacent to the river. The Arkansas River Corridor is comprised of a mix of uses - residential, commercial, recreation and entertainment – that are well connected and primarily designed for the pedestrian. Visitors from outside the surrounding neighborhoods can access the corridor by all modes of transportation.

This Corridor is characterized by a set of design standards that support and enhance the Arkansas River Corridor as a lively people-oriented destination. The Corridor connects nodes of high quality development with parks and open spaces. The natural habitat and unique environmental qualities are amenities and are respected and integrated as development and redevelopment occur. The future development of this Corridor is intended to complement the residential character of adjacent



thriving neighborhoods by providing appropriate transitions and connections to the Arkansas River.

*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:* Riverside Drive is classified as a Special Traffic way / Multi-Modal Corridor. The right-of-way widths for Riverside Drive are to be per the conceptual plan dated July 1993.

*Trail System Master Plan Considerations:* The Riverparks East trail is to the west of the subject lots, across Riverside. The GO Plan currently indicates a sidewalk gap along the Riverside frontage however recent reconstruction of Riverside drive has included a sidewalk along the east side of Riverside Drive.

Small Area Plan: None

Special District Considerations: The subject lots are located within the River Design Overlay, specifically RDO-3. The requirements outlined in the Tulsa Zoning code for development within RDO-3 will be followed for this development.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The two northern subject lots along E 37<sup>th</sup> Pl S currently contain duplex residences. The southern lot, along E 38<sup>th</sup> Pl S contains a single-family residence.*

Environmental Considerations: The subject lots are located with the Tulsa County 500 year floodplain. This is the case for the majority of properties in the Brookside area that are located between Peoria Ave and Riverside Dr.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
Riverside Drive	Special Trafficway	Per 7/93 Conceptual Plan for Riverside Dr.	4
East 38 <sup>th</sup> Place South	None	N/A	2
East 37 <sup>th</sup> Place South	None	N/A	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	RS-3	Arkansas River Corridor	Growth	Duplex Residence
South	RM-2	Arkansas River Corridor	Growth	Multifamily
East	RS-3	Arkansas River Corridor	Growth	Duplex / Single-Family Residence
West	RS-3	Park and Open Space	Stability	River Park

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11822 dated June 26, 1970 (RS-3), and 23554 dated September 26, 2016 (RDO-3), established zoning for the subject property.

***Subject Property:***

**SA-1 September 2016:** All concurred in approval of a request for a Special Area Overlay, called the River Design Overlay, on multiple properties (709), located on the east and west of the Arkansas River extending from West 11<sup>th</sup> Street South to East 121<sup>st</sup> Street South. The River Design Overlay (RDO-1, RDO-2 & RDO-3) were established to maintain and promote the Arkansas River corridor as a valuable asset to the city and region in terms of economic development and quality of life. *The subject property is located within the RDO-3 zoning.*

***Surrounding Property:***

**PUD-695 March 2004:** All concurred in approval of a proposed Planned Unit Development on a .57± acre tract of land for a condominium development with a maximum of 11 units, on property located south of the southeast corner E. 37<sup>th</sup> St. S. and S. Riverside Dr.

**TMAPC COMMENTS:**

Mr. Covey asked staff what the difference between the Arkansas River Corridor and Mixed Use Corridor.

Mr. Wilkerson answered the main difference is there are design guidelines that are a part of the River Design Overlays that are not present in the Arkansas River Corridor.

**Applicant's Comments:**

Applicant stated the proposed application is for tri-level town homes or town houses and will be built to implement the guidelines in the River Design Overlay.

Mr. Dix asked applicant how many units would be in this development.

Applicant stated "eleven".

Mr. Dix asked if there would be contained parking.

Applicant stated there is open parking for guests but the site plan has not been finalized yet.

Mr. Reeds thanked the applicant for embracing the River Design Overlay for his project. Mr. Reeds stated a lot of time went into developing the concepts for the River Design Overlay.

**INTERESTED PARTIES COMMENTS:**

**Joe Gossett** 109 East 38<sup>th</sup> Place, Tulsa, OK 74105

Mr. Gossett stated he bought his house in 1995 and his house is located next door to the proposed development. Mr. Gossett stated when he bought the

house he hoped the area would progress and his property values would increase and now the applicant wants to build an apartment complex next door to his house. Mr. Gossett stated directly across the street is the Marella Apartments and those have decreased in quality and value. The crime in the area has increased. Mr. Gossett stated he is an avid bird watcher and enjoys watching birds along the River from his backyard and he believes with all the construction he could no longer do this. Mr. Gossett stated he was not informed about a meeting with the developers and found out about the meeting the day after. Mr. Gossett believes this proposed development will destroy the value of his home.

**Weldon Bowman** 815 East 3<sup>rd</sup> Street, Suite C, Tulsa, OK 74120

Mr. Bowman stated he is the architect of this proposed development. Mr. Bowman stated the project would be 11 units and 3 stories tall and strictly follow the River Design Overlay. Mr. Bowman stated the owners sent many representatives to Mr. Gossett's property to try and purchase the property and were told to go away by the owner. Mr. Bowman stated this application was continued from the last meeting to allow a neighborhood meeting and 4 people attended this meeting. Mr. Bowman stated the units will be 3 stories and approximately 1800 square feet. Mr. Bowman stated one of the concerns of the neighbors was parking. Mr. Bowman stated the town homes will have 2 car garage parking and some additional parking within the development. Mr. Bowman stated there would not be any balconies that looked out into residential lots they are all toward the River. Mr. Bowman stated he could answer questions if anyone had any.

Ms. Millikin asked Mr. Bowman to explain the type of fence and landscaping that would be used on the property to insulate it from residential homes.

Mr. Bowman answered the developers would love to put up a 6 foot screening wall but based on the River Design Overlay standards this is not allowed. Mr. Bowman stated there is a little bit of an unknown factor of what the developers can do for screening between the neighbor's property and this proposed development.

Mr. Reed's stated there is some screening allowed.

Mr. Bowman stated as far as landscaping there will be a small courtyard for each of the units.

Mr. Betchan stated the applicant wants to build a 6 foot screening fence the question is how to get there.

Ms. Miller stated the intent of the restriction on the height of the wall was not to block the physical or visual access to the River but it does allow exceptions for service areas, mechanical equipment, refuse areas, storage areas and loading docks. Ms. Miller stated this could possibly fall into that category. Ms Miller stated

this may need to be clarified in the Zoning Code and that staff would look into that.

Mr. Dix asked staff if the applicant has met the parking requirements.

Staff answered "yes".

Ms. Millikin asked staff if the site plan would come back to the Planning Commission for approval.

Staff answered "no"; this is a straight zoning application so it would not come back to Planning Commission.

Ms. Millikin asked if the Planning Commission could request it come back for site plan approval.

Staff answered "not with straight zoning".

Ms. Millikin stated she was unsure how to address Mr. Gossett's concerns.

Staff stated the screening requirements were clearly defined in the Zoning Code. The concept was to not have isolated walls and gates and to keep fencing short to allow pedestrian accessibility. There are provisions to allow a higher fence for dumpster or other exceptions.

Mr. Dix stated the neighbor wants a fence between him and the proposed development and the applicant is willing to do that so for that to happen they would need to go to the Board of Adjustment.

Ms. Miller stated there needs to be a bigger discussion with the applicant to see if there is something that needs to be screening on that property line that meets the definition in the Zoning Code.

Mr. Covey asked Ms Miller if she would make a note to look at this language to determine if a Zoning Code amendment is needed and to update the Planning Commission on the outcome of this application.

Ms. Miller answered "yes"

Mr. Doctor asked if the motion or recommendation could ask for interpretation of that paragraph of the River Design Overlay.

Ms VanValkenburgh answered "no" it will be up to INCOG staff to determine how the regulation applies and if there is a question about interpretation that would have to go to Dawn Warrick and then to the Board of Adjustment.

**TMAPC Action; 9 members present:**

On **MOTION** of **DIX**, the TMAPC voted 8-1-0 (Covey, Dix, Doctor, Fretz, Krug, Reeds, Shivel, Walker, "aye"; Millikin, "nays"; none "abstaining"; Adams, Carnes, "absent") to **APPROVE** Z-7404 rezoning from RS-3/RDO-3 to RM-2/RDO-3 per staff recommendation.

**Legal Description for Z-7404**

A TRACT OF LAND THAT IS A PART OF BLOCK TWO (2), BRUCE ADDITION, AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF AND ALSO A TRACT OF LAND THAT IS PART OF BLOCK ONE (1) MICHAEL JANE ADDITION TO TULSA, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF, ALL IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 12 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE U. S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 9, BLOCK 2 OF SAID BRUCE ADDITION THENCE SOUTH 01°04'37" EAST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 120.68 FEET TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 2 OF SAID BRUCE ADDITION; THENCE SOUTH 88°54'17" WEST ALONG THE SOUTH LINE OF LOT 9, BLOCK 2 OF SAID BRUCE ADDITION A DISTANCE OF 64.46 FEET TO THE NORTHEAST CORNER OF LOT 12, BLOCK 1 OF SAID MICHAEL JANE ADDITION; THENCE SOUTH 01°04'37" EAST ALONG THE EAST LINE OF SAID LOT 12 A DISTANCE OF 122.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE CONTINUING SOUTH 01°04'37" EAST ON A SOUTHERLY EXTENSION OF SAID EAST LINE FOR 25.00 FEET TO THE CENTERLINE OF EAST 38<sup>TH</sup> PLACE SOUTH; THENCE SOUTH 88°57'41" WEST AND PARALLEL TO THE SOUTH LINE OF LOT 12, BLOCK 1 OF SAID MICHAEL JANE ADDITION A DISTANCE OF 129.49 FEET; THENCE NORTH 00°52'43" WEST AND PARALLEL TO THE WEST LINE OF SAID LOT 12 A DISTANCE OF 146.96 TO THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID MICHAEL JANE ADDITION; THENCE NORTH 01°22'43" WEST AND PARALLEL TO THE WEST LINE OF LOT 10, BLOCK 2 OF SAID BRUCE ADDITION A DISTANCE OF 46.83 FEET; THENCE NORTH 08°04'28" WEST AND PARALLEL TO THE WEST LINE OF SAID LOT 10 A DISTANCE OF 99.60 FEET TO THE WESTERLY CENTERLINE EXTENSION OF EAST 37<sup>TH</sup> PLACE SOUTH; THENCE NORTH 88°54'17" EAST ALONG SAID CENTERLINE A DISTANCE OF 205.83 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 9 BLOCK 2 OF SAID BRUCE ADDITION; THENCE SOUTH 01°04'37" EAST ALONG SAID EXTENSION A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 47,818.20 SQUARE FEET / 1.10 ACRES MORE OR LESS.

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**18. Z-7405 Kevin Symcox** (CD 4) Location: Northwest corner and southwest corner and south of the southeast corner of East 11<sup>th</sup> Street and South Lewis

Avenue requesting rezoning from **RM-2/OL/CH/IM** to **MX2-P-45** and **MX2-P-U**

**STAFF RECOMMENDATION:**

**SECTION I: Z-7405**

**DEVELOPMENT CONCEPT:**

Rezone property to allow a harmonious mixed use development for multiple tracts at and near 11<sup>th</sup> at South Lewis Avenue. The mixed-use zoning category will support the anticipated redevelopment of property surrounding this intersection and provide appropriate building height limitations on the northwest corner of the tract for the transition to the residential subdivision north of East 10<sup>th</sup> Street South. The unlimited building height is consistent with the Industrial and CH zoning categories on the property and that are not specifically limited in height.

**DETAILED STAFF RECOMMENDATION:**

Z-7405 includes two areas that are the same land use (MX-2) and character zoning designation (P) but two different building height standards. MX2-P-45 (community mixed-use pedestrian oriented building pattern with a maximum building height of 45 feet) and MX2-P-U community mixed-use pedestrian oriented building pattern with unlimited building height) is consistent with the Tulsa Comprehensive Plan and,

Z-7405 is consistent with the anticipated development in the proximate properties and,

Z-7405 is considered non injurious to the surrounding properties.

Staff recommends Approval of Z-7405 to rezone property from RM-2/OL/CH/IM to MX2-P-45 / MX2-P-U as identified in the attached legal description and exhibits.

**SECTION II: Supporting Documentation**

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary: The Mixed-use zoning categories were integrated into the Tulsa Zoning Code specifically to provide zoning district opportunities that could be used in parts of Tulsa where the suburban style zoning code of the 1970's conflicted with the original development pattern. Mixed use*

*zoning at this location is precisely the type of redevelopment opportunity that was anticipated in the comprehensive plan.*

Land Use Vision:

*Land Use Plan map designation: Main Street, Mixed-Use Corridor*

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

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

*Areas of Stability and Growth designation: Area of Growth*

The purpose of 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:* East 11<sup>th</sup> Street South is an urban arterial with a multi modal corridor.

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

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

*Trail System Master Plan Considerations:* None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The land included in this zoning designation is a wide variety of commercial and industrial uses with some open land and large parking lots. The buildings are generally single story buildings that have all been repurposed from their original intent. Parking and landscaping among many other zoning criteria does not meet current zoning code standards.*

Environmental Considerations:

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 11 <sup>th</sup> Street (west of Lewis)	Urban Arterial with multi modal corridor designation	70 feet	4 plus left turn lanes
East 11 <sup>th</sup> Street (east of Lewis)	Urban Arterial with main street designation		
South Lewis Avenue	Urban Arterial	70 feet	4 plus left turn lanes
East 10 <sup>th</sup> Street	None	50 feet	2 lane dead end street

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North of 10 <sup>th</sup> west of Lewis	RS-4	Existing Neighborhood	Growth	Single Family residential
East	RS-3 and CH	Main Street / Existing neighborhood	Growth/Stability	Commerical/Single Family residential
South ( south tip of triangle)	OM, IL and CH	Main Street	Growth	Miscellaneous light industrial and commercial uses
West (Across rail track)	IM south of 11 <sup>th</sup> Street CH north of 11 <sup>th</sup> street	Main Street	Growth	Miscellaneous light industrial and commercial uses

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

***Subject Property:***

**BOA-17681 April 8, 1997:** The Board of Adjustment **approved** a *Variance* of structure setback from centerline of abutting street from 50' to 40' to permit new sign head (approximately 10' x 15') on an existing pole and a *Variance* of maximum allowable height from 25' to 35' on the subject tract.

**BOA-17301 February 27, 1996:** The Board of Adjustment **approved** a *Variance* of required street frontage on a public street from 100' to 95' on Lewis Avenue and from 150' to 58' on East 11<sup>th</sup> Street.

**BOA-17246 January 9, 1996:** The Board of Adjustment **approved** a *Variance* of the frontage requirement on an arterial street from 200' to 71.72' to permit a lot split and a *Variance* of the required all-weather surface for off-street parking and loading located adjacent to the subject tract on the same railroad right-of-way.

**BOA-17085 July 11, 1995:** The Board of Adjustment **approved** a *Special Exception* to permit an indoor shooting range in an IM zoned district, a *Variance* of the required setback from the centerline of South Zunis from 50' to 25' and a *Variance* of the required number of parking spaces from 55 to 45 located adjacent to the subject tract at 1115 S. Zunis.

**BOA-16929 February 28, 1995:** The Board of Adjustment **approved** a *Variance* of the required setback from the centerline of 11<sup>th</sup> Street to permit an addition to an existing sign located at 2204 E. 11<sup>th</sup> Street.

**BOA-16875 December 27, 1994:** The Board of Adjustment **approved** a *Variance* of the number of required parking spaces and a *Variance* of the required setback from the centerline of S. Lewis Avenue to permit an existing building, existing parking, and proposed canopy located at 1124 S. Lewis Avenue.

**BOA-15208 August 3, 1989:** The Board of Adjustment **approved** a *Variance* of the required setback from the centerline of E. 11<sup>th</sup> Street from 50' to 34' to permit a sign located at the SE corner of 11<sup>th</sup> and Zunis.

**BOA-14198 September 4, 1986:** The Board of Adjustment **approved** a *Variance* to permit the storage of new and used automobiles in an RM-2 district located on the subject tract.

**BOA-13967 March 6, 1986:** The Board of Adjustment **approved** a *Variance* to permit an addition to an existing automobile sales office in an OL district located on the subject tract.

**BOA-13531 May 16, 1985:** The Board of Adjustment **approved** a *Variance* to permit new and used car storage and off-street parking in an RM-2 district located on the subject tract.

**BOA-5226 January 1, 1967:** The Board of Adjustment **granted permission** to extend the building into the major street right-of-way on the subject tract.

**BOA-1398 September 16, 1941:** The Board of Adjustment **approved** a *waiver* of the setback requirements to permit addition to an existing building to be used for automobile sales room on the subject tract.

***Surrounding Property:***

**Z-7260 April 16, 2014:** All concurred in approval of a request for rezoning a 0.15± acre tract of land from CH to IL on property located south of the subject property. (Related to PUD-810)

**PUD-810 April 16, 2014:** All concurred in approval of a proposed Planned Unit Development on a 0.3± acre tract of land for commercial and industrial on property located south of the subject property. (Related to Z-7260)

**TMAPC COMMENTS:**

Mr. Covey asked staff what the difference was between Main Street Corridor and Mixed-Use Corridor.

Mr. Wilkerson stated the Main Street Corridor reflects an existing character like older buildings that are up to the street but also supports redevelopment. The Mixed-Use Corridor is a more suburban style.

Mr. Dix asked staff if any of the proposed zoning changes affect the setback requirements on the adjacent properties.

Mr. Wilkerson answered “no” in Mixed-Use Zoning there is nothing that affects the abutting property owners. Mr. Wilkerson stated the only time there would be an issue is if there was industrial zoned property abutting residential then there would be some setback issues.

Mr. Reeds asked how many Mixed-Use Zoning applications have come before the Planning Commission.

Mr. Wilkerson stated this was the second one.

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

**There were no interested parties wishing to speak.**

**TMAPC Action; 9 members present:**

On **MOTION** of **DIX**, the TMAPC voted 9-0-0 (Covey, Dix, Doctor, Fretz, Krug, Millikin, Reeds, Shivel, Walker, “aye”; no “nays”; none “abstaining”; Adams, Carnes, “absent”) to **APPROVE** Z-7405 rezoning from RM-2/OL/CH/IM to MX2-P-45 and MX2-P-U per staff recommendation.

**Legal Description for Z-7405**

*Kendall Addn:* LT 10 LESS E5 THEREOF & LTS 11 THRU 13 BLK 2 KENDALL ADD & PRT NE BEG SECR LT 13 TH S95.08 NW390.30 E58.78 SE278.52 POB SEC 7 19 13 0.384AC; PRT LTS 1 THRU 3 BLK 1 & ALL LTS 4 THRU 8 & PRT LT 9 BLK 2 & PRT VAC GILLETTE AVE & PRT RR R/W BEG 5W NEC LT 3 BLK 1 TH W142.9 NW9.4 W23.51 NW24.01 W123.50 NW 145 W58.78 SE459.71 E200.25 N240 POB SEC 7 19 13 .521AC; LTS 9 & 10 & PRT VAC ST ADJ LT 10 BEG 7.8W SECR LT 10 TH SE16.5 SW20 NW56.7 NE20 SE32.8 POB LESS N20 LTS 9 & 10 BLK 1, LTS 7 & 8 LESS S55 LT 7 & LESS N20 LTS 7 & 8 BLK 1, N85 LTS 4 THRU 6 LESS BEG NEC LT 4 TH W75 S12 E53 TH ON CRV RT TO PT ON EL LT 4 TH N POB BLK 1, S55 LTS 4 THRU 7 LESS E5 S55 LT 4 BLK 1

*Boswell’s Addn:* LTS 15, 16, 17, 18, 19, 20 & 21, BLK 4

*Hillcrest Park Addn:* LT 3, LTS 4 THRU 18 LESS S5 W40 LT 14 & LESS E5 S5 LT 15 & LESS S5 LTS 17 & 18, LT 19, BLK 1, City of Tulsa, Tulsa County, State of Oklahoma

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**19. Z-7406 Mark Hilsheimer** (CD 2) Location: Southwest corner of West 36<sup>th</sup> Place and South Elwood Avenue requesting rezoning from **RS-3** to **IM** (Related to Z-7406 Plat Waiver)

**STAFF RECOMMENDATION:**

**SECTION I: Z-7406**

**DEVELOPMENT CONCEPT:**

The purpose of this application is to rezone property for a manufacturing facility that is being moved for the Gilcrease expressway extension.

The property is adjacent to Holly Refining property zoned RS-3 and City of Tulsa property that is also zoned RS-3. Much of the property in the area is already zoned IH and IM.

## **DETAILED STAFF RECOMMENDATION:**

IM zoning is consistent with the anticipated future development in the area and,

IM zoning is consistent with the Employment land use designation in the Tulsa Comprehensive Plan and,

IM zoning is considered non injurious to the proximate properties therefore,

Staff recommends Approval of Z-7406 to rezone property from RS-3 to IM.

## **SECTION II: Supporting Documentation**

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: IM zoning is consistent with the Employment land use designation in the area.*

### Land Use Vision:

#### *Land Use Plan map 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:* None that affect the site

*Trail System Master Plan Considerations:* None that affect the site.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

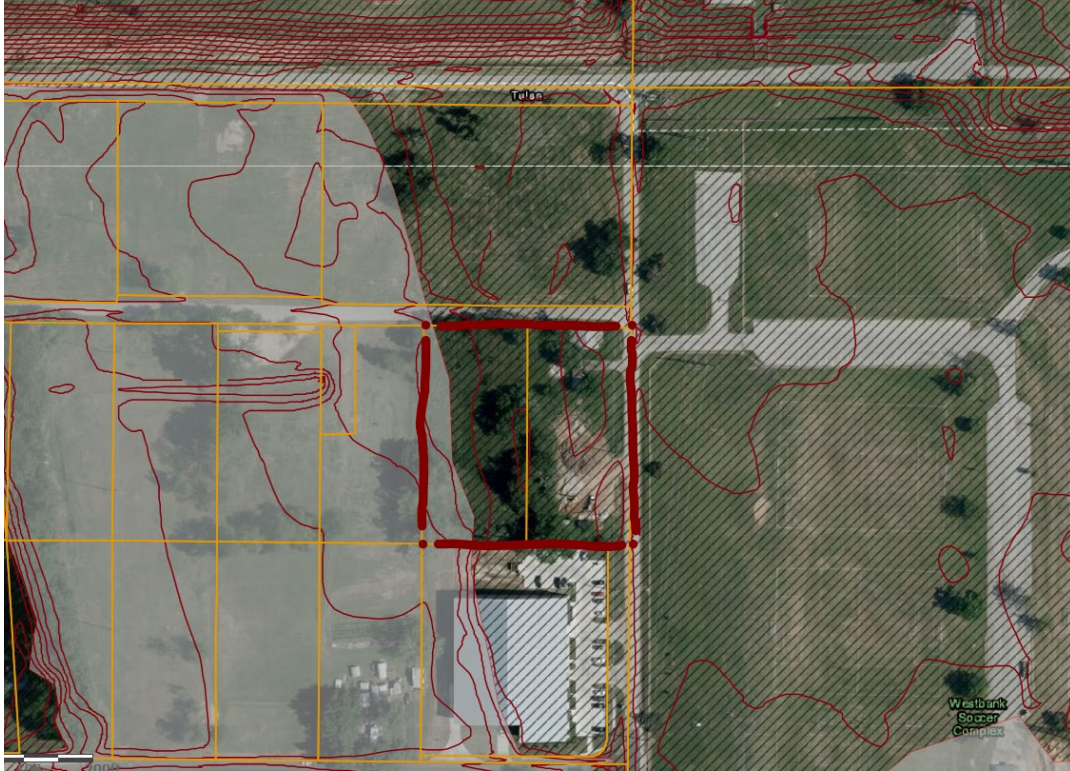
*Staff Summary: The site is vacant and nearly flat. The property was originally a single family residential development that has been abandoned partially because of its proximity to the refinery northwest of the site and some floodplain. A few single family residences remain west of the site.*

Environmental Considerations: No known considerations for industrial uses other than flood plain on the west and the refinery northwest of the site.

The majority of the site is located in the “500” year flood plain area as shown below. A small portion of the west edge of the site is the mapped “100” year flood zone. The effects of the potential flooding are not a serious concern to the zoning question however, Development Services will regulate construction to satisfy local and federal design criteria.

Please reference floodplain map below:

Cross hatch: 500 year event  
Light Grey: 100 year event



Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Elwood Avenue	None	50 feet	2 no curb
West 36 <sup>th</sup> Place South	None	50 feet	2 no curb

Utilities:

The subject tract **has** municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	RS-3	Employment	Growth	Vacant land owned by Holley Refining
East	IM City of Tulsa	Employment	Growth	West Bank Soccer facility
South	IM	Employment	Growth	Manufacturing
West	RS-3 City of Tulsa	Employment	Growth	Vacant



**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11822 dated June 26, 1970, established zoning for the subject property.

***Subject Property:***

No Relevant History

***Surrounding Property:***

**Z-6692 June 3, 1999:** All concurred in approval of a request for rezoning a 1.08+ acre tract of land from RS-3 to IM on property located south of the subject property.

Mr. Reeds asked staff if the proposed development would pose any danger to the children who play soccer at the nearby soccer fields.

Mr. Wilkerson answered “no”.

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

**There were no interested parties wishing to speak.**

**TMAPC Action; 9 members present:**

On **MOTION** of **DIX**, the TMAPC voted 9-0-0 (Covey, Dix, Doctor, Fretz, Krug, Millikin, Reeds, Shivel, Walker, “aye”; no “nays”; none “abstaining”; Adams, Carnes, “absent”) to **APPROVE** Z-7406 rezoning from RS-3 to IM per staff recommendation.

**Legal Description for Z-7406**

LT 1 and LT 2, BLK 2, GARDEN CITY, City of Tulsa, Tulsa County, State of Oklahoma

\* \* \* \* \*

**20. Z-7406 Plat Waiver** (CD 2) Location: Southwest corner of West 36<sup>th</sup> Place and South Elwood Avenue (Related to Z-7406 Rezoning)

**STAFF RECOMMENDATION:**

The platting requirement for this property is being triggered by a rezoning request (Z-7406). The property owner is requesting a rezoning from RS-3 to IM to permit moderate manufacturing on the site.

The Technical Advisory Committee met on August 17, 2017 and the following items were determined:

1. The property was previously platted as part of the Garden City plat and is currently made up of two lots.
2. Necessary utilities are all in place and no additional easements will be needed at this time.
3. Floodplain is present on the western edge of the property.
4. Right-of-way has not been dedicated for Elwood Avenue

Staff recommends **approval** of the plat waiver with the following conditions:

1. Property owner must dedicate the required 25' of right-of-way for South Elwood Avenue
2. Floodplain must be contained within a dedicated easement

*Property could be processed as a minor subdivision plat.*

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

**There were no interested parties wishing to speak.**

**TMAPC Action; 9 members present:**

On **MOTION** of **DIX**, the TMAPC voted 9-0-0 (Covey, Dix, Doctor, Fretz, Krug, Millikin, Reeds, Shivel, Walker, "aye"; no "nays"; none "abstaining"; Adams, Carnes, "absent") to **APPROVE** Z-7406 Plat Waiver per staff recommendation.

\* \* \* \* \*

**21. Z-7407 Nathan Cross** (CD 7) Location: South of the southeast corner of South 75<sup>th</sup> East Avenue and East 61<sup>st</sup> Street requesting rezoning from **RS-3** to **CG with optional development plan**

**STAFF RECOMMENDATION:**

**SECTION I: Z-7407**

**APPLICANT'S DEVELOPMENT CONCEPT:**

In order to lessen the impact of the rezoning on the surrounding properties, the Applicant has elected to impose additional restrictions on the Subject Parcels by requesting the implementation of an optional development plan as is allowed under Section 70.040(2) of the Code. In addition to the existing restrictions for CG zoned property under the Code, the applicant proposes the standards identified in Section II below.

## **APPLICANT'S STATEMENT OF INTENT**

The applicant has chosen to propose and optional development plan for the subject parcels to lessen the impact on the residential neighborhood to the west. Straight rezoning of the subject parcel to CG would not allow for restriction on use, lighting, and screening as has been proposed under the optional development plan. The proposed optional development plan allows the applicant to achieve its desired use on a commercial property while also controlling the impact of the structure and the operation of the self-service storage business on the abutting residential homes. This concept allows for commercial use of the subject parcel as is set forth in the Comprehensive Plan while also achieving a greater public good by agreeing to building and design standards that reduce the effects of the commercial operation on the abutting residential neighborhood.

## **DETAILED STAFF RECOMMENDATION:**

The optional development plan identified in Section II is consistent with the provisions of the Tulsa Zoning Code and,

Z-7407 is consistent with the Town Center Vision of the Comprehensive Plan and,

Z-7407 is considered non injurious to the proximate properties and,

Z-7407 is consistent with the anticipated future development of this area therefore,

Staff Recommends approval of Z-7407 to change zoning from RS-3 to CG with the optional development plan as defined in Section II.

## **SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS:**

Z-7407 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. COMMERCIAL
  - a. Office (includes all subcategories)
  - b. Self-Storage Facilities

ADDITIONAL LOT AND BUILDING REQUIRMENTS:

- i. Maximum Building Height (35 feet)

LANDSCAPE, SCREENING, LIGHTING and SIGNAGE REQUIREMENTS:

- i. Landscaping:
  - a. Trees shall be placed in Development C exceeding the minimum size standards identified in the Tulsa Zoning Code. Additional trees are encouraged however one tree shall be installed and maintained for each 1000 square feet of land area in Development Area B.
  - b. Shrubs shall be installed and maintained along the western side of the required screening wall in Development Areas A and B. At the time of installation the shrubs shall exceed 30" height be placed to provide an effective visual edge with greater than 3 shrubs per 10 linear feet of screening wall length.
  - c. Entire green space in Development Area C shall be irrigated with an underground irrigation system and maintained by owner.
- ii. Wall:
  - a. A masonry wall shall be installed and maintained along the western side of Development area A and B with a minimum height of 9 feet except where emergency access may be required by the fire department.
- iii. Signage:
  - a. No signage shall be placed on any west facing wall of Development Area A or B.
  - b. No monument or directional signage shall be placed on the west side of Development Area A or B.
  - c. Wall signage may not be illuminated
  - d. One monument sign with a maximum height of 8 feet and display surface area not exceeding 64 square feet will be allowed. That monument sign may not be further than 50 feet from the S. 76<sup>th</sup> East Avenue street right of way.
  - e. Pole signs are prohibited
- iv. Lighting:
  - a. All lighting to be affixed to the structure and directed downward and shielded per Section 65.090 of the Zoning Code.
  - b. No free-standing pole-mounted lighting.
  - c. Light fixtures to be added at intervals along wall on western side of Development Area B to light Development Area C.
- v. Security Plan / Cameras:
  - a. Camera Placement shall be installed and maintained similar to the camera placement plan.

- vi. Vehicular Circulation:
  - a. Vehicular access is prohibited except from the S. 76<sup>th</sup> East Avenue.
  - b. No more than one emergency access as may be required by the fire department will be allowed from S. 75th East Avenue. If that access is required the entrance must be gated and constructed of a material complimentary to the masonry wall and is not see through.

(Added by City Council at the 10/22/17 public hearing)

- vii. Fencing Along South Property Line:  
An eight (8) foot tall fence constructed of solid material that is not see-through shall be constructed along the entirety of the southern boundary of Development Area B. All panels shall be of some type of vinyl or composite material and no wood pickets shall be allowed in any part of the fencing along the south boundary of Development Area B. No gate shall be constructed in any part of the fence along the south boundary of Development Area B.

### **SECTION III: SUPPORTING DOCUMENTATION**

#### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary: The commercial uses proposed at this location are consistent uses that can be normally found in a Town Center. The optional development plan provides appropriate site design standards that help integrate this project into the edges of a residential neighborhood.*

#### **Land Use Vision:**

*Land Use Plan map designation:* Town Center

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

*Areas of Stability and Growth designation:* Area of Growth

The purpose of an Area of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that

existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

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

Transportation Vision:

*Major Street and Highway Plan:* None that affect this site.

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

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The site is currently vacant however it is was a Tennis and Racket ball club for decades. The existing building and courts will be removed for the proposed development.*

Environmental Considerations: None that affect site re-development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 75 <sup>th</sup> East Avenue	None	50 feet	2
South 76 <sup>th</sup> East Avenue	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CS	Town Center	Area of Growth	Convenience Store
East	CS/PUD-202	Town Center	Area of Growth	Abandoned convenience store and multi story office building
South	RS-3	Town Center	Area of Growth	Vacant
West	RS-3 Across E. 75 <sup>th</sup> Street South	Existing Neighborhood	Area of Stability	Single Family Residential

**SECTION III: Relevant Zoning History**

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

***Subject Property:***

**Z-7335 June 2016:** All concurred in approval of a request for rezoning a 2+ acre tract of land from RS-3 to CS with an optional development plan, for a convenience store and fueling station, QuikTrip, on property located southwest corner of E. 61<sup>st</sup> St. S. and S. 76<sup>th</sup> E. Ave.

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

***Surrounding Property:***

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

**PUD-187 August 1976:** All concurred in approval of a proposed Planned Unit Development on a 166+ acre tract of land for a multi Development Area project that consists of residential use, with a mix of single-family, duplex and multifamily

on property located between Sheridan Rd. and Memorial Dr. and between 61<sup>st</sup> St. and 71<sup>st</sup> St. and abutting the subject property to the west.

**Applicant's Comments:**

Applicant stated this application has been one that has worked well with the involvement of the neighbors, INCOG and City Council. In the beginning there was a lot of negative feeling about a mini storage at that location. The applicant stated there were 2 meetings with the neighbors and together a proposal was developed to meet what the neighbors wanted to see. The applicant stated there would be a park on the west side and the applicant would maintain this park as long as he owns the property. There will be trees along the boundary between the proposed development and the neighborhood. Applicant stated a 9 foot masonry wall on the west side of the development to screen it from the neighborhood, there would also be security cameras for the facility that go along the wall and also face out towards the park area. The applicant stated the south side of the proposed development would have a solid wall along the boundary per the Zoning Code. All egress and ingress to the property will be along the east side and signage will also be on the east side.

Mr. Covey asked if this development was always going to be a mini storage.

Applicant responded "yes", it was always going to be a mini storage but a car was proposed for part of the property and that application was withdrawn. Applicant stated this was going to be operated by the owner who would be onsite every day; this was not being developed to sell.

**INTERESTED PARTIES COMMENTS:**

**Ted Sack** 3530 East 31<sup>st</sup> Street, Tulsa, OK 74135

Mr. Sack stated that Mr. Grimm may speak for him.

**William Grimm** 110 West 7<sup>th</sup> Suite 200, Tulsa, OK 74119

Mr. Grimm stated he is the attorney for the owners of the vacant land to the south of the subject property. Mr. Grimm stated the lot is zoned RS-3 and has always been vacant. The owner of this property is one of the original developers of this entire site. It has always been the intention of the owner to put residential housing on his lot. Mr. Grimm would like to make sure the 9 foot masonry wall would be built between his clients 1.7 acres and the subject property. Mr. Grimm stated he believes in the near future he would come before the Planning Commission to ask for Multi-Family zoning on his client's tract of land. Mr. Grimm stated his client wants to be sure the rezoning of the subject property does not substantially impact his client's future development.

**Ed Scott** 7332 East 63<sup>rd</sup> Street, Tulsa, OK 74133

Mr. Scott stated he lives south of the subject property across South 75<sup>th</sup> East Avenue. Mr. Scott stated this area was originally zoned RS-3 it was not zoned



CS or CG. The original Shadow Mountain Racquet Club Building still sits on the site but there is a QuikTrip on 61<sup>st</sup> Street zoned CS and Mr. Scott hoped this would be the last of the commercial use property in this area. Mr. Scott stated if this application is approved there would be property zoned CG encroaching on the Residential zoned property. Mr. Scott stated even with a wall 9 feet tall it's still commercial property. Mr. Scott believes the subject property is too big and too deep to designate all this property CG.

Mr. Dix asked Mr. Scott if he understood this application was CG with an optional development plan, so the use can't change. Mr. Dix stated the Planning Commission approves the development plan for this use and that can't change without coming before Planning Commission.

Mr. Scott stated "yes", but it can change if it comes before the Planning Commission.

Mr. Cross stated the Zoning Code requires an 8 foot fence on the south side and Mr. Cross believes that is sufficient. Mr. Cross stated the property on that side has not been well maintained over the last year that Mr. Cross's client has been working on this site. Mr. Cross stated the concept that is going in is a mini-storage and office and nothing else can go on the site without coming back before the Planning Commission and the City Council to get it changed.

**Karen Czepiel** 7314 East 62<sup>nd</sup> Place, Tulsa, OK 74133

Ms. Czepiel stated she lives opposite the Shadow Mountain Racquet Club tennis courts her concern is that she has heard that once something goes commercial the property never goes back to residential and this may be a good plan for this site now but in the future she was worried something else could go in this spot with no problems but Mr. Dix is telling her that is not the case. Ms. Czepiel is also concerned about the value of her home and about the connotation of Mini-Storages not being taken care of very well.

**Clint Briggs** 7714 South Guthrie Avenue Tulsa, OK 74132

Mr. Briggs stated the hours of operation would be 6:00 a.m. to 10:00 p.m. and the security system would be on and police notified outside these hours. There will not be any power to the units so no business can operate from the units and no one can live in the units. Mr. Briggs stated he would own and operate this business and would be on site every day. Mr. Briggs stated he wants it to look nice for the neighborhood and for his own business as well.

Mr. Grimm stated he would request that the Planning Commission make the south wall a 9 foot masonry wall since it abuts residential property.

Mr. Cross stated he believes the 8 foot fence that the Zoning Code requires is sufficient.

Mr. Covey asked what the wall on the south side was going to be.

Mr. Cross stated it will be a solid 8 foot wall. That will be wood or panel fence. The east side because it abuts commercial will be rod iron. The north side will be a solid panel wall.

Mr. Covey stated he is trying to figure out the types of walls going around this development. Mr. Covey asked Mr. Cross if the south side wall and the north side wall would be same material.

Mr. Cross stated "yes".

Mr. Reeds stated the east side will be rod iron and the side of the metal building.

Mr. Cross stated "yes".

Mr. Dix stated "that is normal".

Mr. Reeds stated but not in the middle of a neighborhood.

Mr. Covey stated he didn't know how the different wall types would look.

Mr. Reeds stated he thinks adapting this for mini-storage is a good concept and Mr. Reeds likes the 30 foot green space and the solid wall is a great idea for a buffer between it and the area but he doesn't like the other walls.

Mr. Cross stated if the issue is the walls; his client is willing to do a masonry wall on all sides except the rod iron side that abuts commercial.

Mr. Dix stated he did not see a need for the masonry wall except for the side that abuts residential.

Mr. Reeds stated if it was developed its RS-3 and it is residential.

Mr. Dix stated its going to be multi-family so let them build it. A panel wall is enough if that meets the Zoning Code, if the developer is willing to build it that's fine also.

Mr. Covey stated if you were developing the project from a money stand point he understands not doing it, but from the neighborhood stand point Mr. Covey thinks having the walls all one type would look more attractive.

**TMAPC Action; 9 members present:**

On **MOTION** of **MILLIKIN**, the TMAPC voted 6-3-0 (Covey, Dix, Fretz, Millikin, Shivel, Walker, “aye”; Doctor, Krug, Reeds, “nays”; none “abstaining”; Adams, Carnes, “absent”) to **APPROVE** Z-7407 rezoning from RS-3 to CG with optional development plan per staff recommendation.

**Legal Description for Z-7407**

A tract or parcel of land in Lot One (1), Block (1), MOUNTAIN RACQUET CLUB, a subdivision of part of the Northeast Quarter of Section 2, Township 18 North, Range 13 East of the Indian Base and Meridian, Tulsa County State of Oklahoma, according to the recorded plat thereof and described more particularly as follows, to wit: BEGINNING at the Southeast Corner of said Lot One (1), Block One (1); THENCE S88°43'38"W for a distance of 460.00 feet; THENCE N1°16'22"W for a distance of 746.60 feet; THENCE N88°43'38"E a distance of 448.70 feet; THENCE S1°16'22"E a distance of 244.17 feet; THENCE along a curve to the left with a central angle of 9°40'11", a radius of 795.35 feet, a chord distance of 134.017 feet and a chord bearing of S6°27'52"E; THENCE continuing S1°16'22"E for a distance of 368.84 feet to the POINT OR PLACE OF BEGINNING.

\* \* \* \* \*

**22. PUD-221-J City of Tulsa/ Ray Meldrum** (CD 2) Location: Southeast corner of East 41<sup>st</sup> Street and South 134<sup>th</sup> East Avenue requesting a **Major Amendment to a PUD** to allow Safety Service as an allowable use to permit a fire station

**STAFF RECOMMENDATION:**

**SECTION I: PUD-221-J**

**DEVELOPMENT CONCEPT:** The applicant has proposed to construct a fire station on the subject lot in order to provide additional fire services in an underserved area. The current development standards limit the uses of the subject lot to Use Unit 5 – Community Services & Similar or townhouses and patio homes. A fire station would be considered Use Unit 4 – Public Protection and Utility Facilities. The Safety Service use requested is the use category required for a fire station, based on the current City of Tulsa Zoning Code. Currently, the proposed site is located within Development Area I of PUD-221-F.

## **PUD-221-J DEVELOPMENT STANDARDS:**

Permitted Uses: Safety Service. Uses permitted by previous amendments to remain allowable.

Bulk and Area requirements per underlying zoning (RS-3).

## **VEHICULAR ACCESS AND CIRCULATION:**

Ingress and egress to the site will be from E. 41<sup>st</sup> St South and/or S. 134<sup>th</sup> E. Avenue.

## **PEDESTRIAN ACCESS:**

Sidewalks will be required. A sidewalk currently exists along S. 134<sup>th</sup> E. Ave. A sidewalk along E. 41<sup>st</sup> St South will be required. This area is identified in the GO Plan as having a sidewalk gap from S. 130<sup>th</sup> PI to S. 181<sup>st</sup> E. Ave.

## **PLATTING REQUIREMENT:**

Major amendments to the PUD require a plat or plat waiver

## **DETAILED STAFF RECOMMENDATION:**

The applicants proposal is consistent with the Tulsa Comprehensive Plan, and;

The applicant's proposal is consistent with the provisions of the PUD chapter of the Tulsa Zoning Code, and;

The development standards identified in this PUD are non-injurious to the existing proximate neighborhood, therefore;

**Staff recommends Approval of PUD-221-J as outlined in Section I above.**

## **SECTION II: Supporting Documentation**

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The land use category for the proposed tract is Existing Neighborhood and an Area of Growth. The proposed use is compatible with the comprehensive plan designations.*

### Land Use Vision:

*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.

*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.

Transportation Vision:

*Major Street and Highway Plan:* East 41<sup>st</sup> Street South is designated as a Secondary Arterial.

*Trail System Master Plan Considerations:* The site is approximately 1 ½ miles west of the Mingo Trail. The Go Plan indicates a sidewalk gap in the vicinity with the entire 41<sup>st</sup> St. frontage being included.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is currently vacant with no structures present.*

Environmental Considerations: While this area is not identified to be within a floodplain, there is a stream which runs south of the southern boundary which should be considered in the design of the development.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 41 <sup>st</sup> Street	Secondary Arterial	100 ft	2
South 134 <sup>th</sup> East Avenue	None	50 ft	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	RS-3	Existing Neighborhood	Stability	Single-Family
South	RS-3/PUD-221-F	Park and Open Space	Stability	Stream / Natural Area
East	AG	New Neighborhood	Growth	Vacant
West	RS-3/PUD-221-F (PUD-221-I Pending)	Existing Neighborhood	Growth	Vacant

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 19534 dated May 11, 1999 (PUD-221-F), 13313 dated November 14, 1974 (RS-3) established zoning for the subject property.

***Subject Property:***

**PUD-221-F May 1999:** All concurred in **approval** of a proposed *Major Amendment to PUD* on a 38± acre tract of land, to add church, school and accessory uses; to amend development standards and to reallocate floor area in development areas, on property located south and east of the southeast corner of East 41<sup>st</sup> Street and South 129<sup>th</sup> East Avenue, and also known as the subject property. The subject tract is located in Development Area H and is approved for institutional uses, churches and schools and 24 townhouses or patio homes.

**PUD-221-A December 1981:** All concurred in **approval** of a *Major Amendment to PUD* to convert the commercial portion of the CS floor area to multifamily purposes on a tract located on the southeast corner of East 41<sup>st</sup> Street South and South 129<sup>th</sup> East Avenue and also known as the subject property.

**PUD-221 October 1979:** All concurred in **approval** of a proposed *Planned Unit Development*, on a 160± acre tract of land, to develop for commercial, office,

multifamily, single-family and industrial uses, in multiple Development Areas, subject to conditions, located at the southeast corner of East 41<sup>st</sup> Street and South 129<sup>th</sup> East Avenue and includes the subject tract.

**Z-4712 November 1974:** All concurred in **approval** of a request for *rezoning* a 160± acre tract of land from AG to 10 acres to CS; 15 acres to RM-1, 13 acres to RD and RS-3 on the remainder, on property located on the southeast corner of E. 41<sup>st</sup> St. and S. 129<sup>th</sup> E. Ave. and includes the subject property.

***Surrounding Property:***

**PUD-221-I :** TMAPC recommended approval at the August 1<sup>st</sup>, 2017 meeting. City Council approval currently pending.

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

**There were no interested parties wishing to speak.**

**TMAPC Action; 9 members present:**

On **MOTION** of **DIX**, the TMAPC voted 9-0-0 (Covey, Dix, Doctor, Fretz, Krug, Millikin, Reeds, Shivel, Walker, "aye"; no "nays"; none "abstaining"; Adams, Carnes, "absent") to **APPROVE PUD-221-J Major Amendment to a PUD** to allow Safety Service as an allowable use to permit a fire station per staff recommendation.

**Legal Description for PUD-221-J**

Part of the Northwest Quarter (NW/4) of Section Twenty-eight (28), Township Nineteen (19) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit: Beginning at a point 1194.94 feet South of the Northwest corner of said Section 28, said point being the Southwest corner of Observation Point Addition to the City of Tulsa; Thence along the Southeasterly boundary of said addition for the following: Thence South 89°55'46" East a distance of 50.00 feet; Thence North 51°36'53" East a distance of 630.00 feet; Thence North 29°20'50" East a distance of 750.00 feet; Thence South 89°59'47" East a distance of 225.00 feet; Thence South 82°31'00" East a distance of 230.45 feet; Thence South 63°56'26" East a distance of 250.043 feet; Thence South 89°59'47" East a distance of 258.06 feet; Thence North 00°04'14" East a distance of 204.96 feet; Thence 55.02 feet Northwesterly around a curve to the left with a radius of 35.00 feet and a central angle of 90°04'41"; Thence North 00°00'13" East a distance of 50.00 feet to a point on the North line of said NW/4; Thence South 89°59'47" East along said line a distance of 130.00 feet to the True Point of Beginning; Thence South 00°00'13" West a distance of 50 feet; Thence 54.94 feet Southerly around a curve to the left with a radius of 35.00 feet, a central angle of 89°55'59" and a tangent bearing of North

89°59'47" West; Thence South 00°04'14" West a distance of 205.04 feet; Thence South 89°59'47" East a distance of 731.94 feet to a point on the East line of said NW/4; thence North 00°00'59" East along the Easterly line of said NW/4 a distance of 290.00 feet to the Northeast corner thereof; Thence North 89°59'47" West along the Northerly line of said NW/4 a distance of 696.74 feet to the Point of Beginning.

**OTHER BUSINESS**

**23. LC-937** (Lot-Split) (CD 1) – Location: North of the northwest corner of West Jasper Street and North Denver Avenue (**withdrawn by applicant**) (**applicant requests a refund of \$100.00**)

**TMAPC Action; 9 members present:**

On **MOTION** of **DIX**, the TMAPC voted 9-0-0 (Covey, Dix, Doctor, Fretz, Krug, Millikin, Reeds, Shivel, Walker, "aye"; no "nays"; none "abstaining"; Adams, Carnes, "absent") to **APPROVE** LC-937 refund of \$100.00

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**24. Commissioners' Comments**

None

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**ADJOURN**

**TMAPC Action; 9 members present:**

On **MOTION** of **DIX**, the TMAPC voted 9-0-0 (Covey, Dix, Doctor, Fretz, Krug, Millikin, Reeds, Shivel, Walker, "aye"; no "nays"; none "abstaining"; Adams, Carnes, "absent") to **ADJOURN** TMAPC meeting 2753.

**ADJOURN**

There being no further business, the Chair declared the meeting adjourned at 3:07 p.m.



Date Approved:

09-20-2017

  
Chairman

ATTEST:

  
Secretary