

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2755

Wednesday, October 4, 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
Covey	Adams	Foster	Silmon, COT
Dix	Carnes	Hoyt	VanValkenburgh, Legal
Fretz	Walker	Miller	
Krug	Doctor	Sawyer	
Millikin	Reeds	Ulmer	
Shivel		Wilkerson	

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, September 28, 2017 at 2:30 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 on the TMAPC Receipts for the month of August 2017, that plan review applications have gone down and lot splits and lot combinations are up. Ms. Miller reported on the City Council and Board of County Commission agenda and actions taken. Ms. Miller also reported on Moratorium for small box discount stores within the plan areas of 36th Street North Corridor, Crutchfield Neighborhood Plan and the Unity Heritage Neighborhood Sector Plan. Ms. Miller stated there were 4 public meetings held to inform residents about the opt in Mixed Use rezoning program. Ms. Miller stated work continues on the Landscape Ordinance, Subdivision Regulations and Route 66 overlay and clean up on items in the Zoning Code.

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1. **Minutes:**

Approval of the minutes of September 20, 2017 Meeting No. 2754

On **MOTION** of **DIX**, the TMAPC voted 6-0-0 (Covey, Dix, Fretz, Krug, Millikin, Shivel, “aye”; no “nays”; none “abstaining”; Adams, Carnes, Doctor, Reeds, Walker, “absent”) to **APPROVE** the minutes of the meeting of September 20, 2017, Meeting No. 2754.

Item 18 was withdrawn by applicant

18. **PUD-166-I-1 Josh McFarland** (CD 8) Location: Northeast corner of South Sheridan Road and East 93rd Street South requesting a **PUD Minor Amendment** to allow restaurant, retail and office uses

STAFF RECOMMENDATION:

SECTION I: PUD-166-I-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to allow restaurant, retail sales and office uses.

The current development standards limit the uses of the site to a variety of specialty shops without allowance for restaurants, office or general retail. The applicant proposes to add these uses to the allowable uses.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.I.2.c(15) of the City of Tulsa Zoning Code.*

“Changes in an approved use to another use may be permitted, provided the underlying zoning on the particular site within the PUD would otherwise permit such use as of right and the proposed use will not result in any increase of incompatibility with the present and future use of nearby properties.”

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.

- 2) All remaining development standards defined in PUD-166-I shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment request to allow restaurant, retail sales and office uses.

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-21051** (Lot-Split) (CD 4) – Location: North of the northwest corner of East 12th Street South and South Frankfort Avenue (Related to LC-938 and LC-939)
3. **LC-938** (Lot-Combination) (CD 4) – Location: North of the northwest corner of East 12th Street South and South Frankfort Avenue (Related to LS-21051 and LC-939)
4. **LC-939** (Lot-Combination) (CD 4) – Location: North of the northwest corner of East 12th Street South and South Frankfort Avenue (Related to LS-21051 and LC-938)
5. **LC-941** (Lot-Combination) (CD 4) – Location: Northeast corner of South Utica Avenue and East 11th Street South
6. **LC-942** (Lot-Combination) (CD 3) – Location: South of the southwest corner of South 69th East Avenue and East Admiral Place
7. **LS-21054** (Lot-Split) (County) – Location: South of the southeast corner of North 119th East Avenue and East 74th Street North
8. **LS-21056** (Lot-Split) (CD 1) – Location: Southeast corner of East Archer Street and South Detroit Avenue
9. **LS-21057** (Lot-Split) (CD 7) – Location: Northeast corner of East 46th Place South and East 101st East Avenue
10. **LS-21058** (Lot-Split) (CD 3) – Location: Northwest corner of East Apache and North 129th East Avenue (Related to LC-943)
11. **LC-943** (Lot-Combination) (CD 3) – Location: Northwest corner of East Apache and North 129th East Avenue (Related to LS-21058)

12. **LS-21059** (Lot-Split) (CD 5) – Location: West of the northwest corner of East 41st Street South and South Sheridan Road
13. **LS-21060** (Lot-Split) (CD 1) – Location: North of the northeast corner of North Peoria Avenue and East Pine Street North
14. **LS-21061** (Lot-Split) (CD 8) – Location: West side of South Memorial Drive at East 108th Street South
15. **LS-21062** (Lot-Split) (CD 2) – Location: West of the northwest corner of West 49th Street South and South Union Avenue
16. **LS-21065** (Lot-Split) (County) – Location: Northeast corner of North 140th East Avenue and East 76th Street North
17. **PUD-274-6 Pete Webb** (CD 9) Location: East of the intersection of East 59th Street South and South Lewis Avenue requesting a **PUD Minor Amendment** to allow wall signs on the north and south sides of building (Continued from September 20, 2017)

STAFF RECOMMENDATION:

SECTION I: PUD-274-6 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to allow wall signs on the north and south sides of the office building.

Currently, one wall is allowed on the office building and one sign on a drive-thru canopy. Both of these signs have been utilized by Bank of Oklahoma, eliminating any possible building signage for other tenants. The applicant is requesting that wall signs be allowed on the north and south sides of the building to accommodate the proposed signage for Cypress Energy Partners.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.I.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) Signs on the north and south elevations to be limited to 150 sf total for each side.

- 2) Signs to be internally illuminated. No exposed lighting elements permitted.
- 3) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 4) All remaining development standards defined in PUD-274 and subsequent amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment request to allow wall signs on the north and south sides of the building.

19. PUD-619-C-6 Steve Wright (CD 8) Location: West side of South Memorial Drive at East 108th Street South requesting a **PUD Minor Amendment** to allow offsite parking in common areas, establish minimum parking, provide mutual access and establish Floor Area Ratio

STAFF RECOMMENDATION:

SECTION I: PUD-619-C-6 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to allow offsite parking in common areas, establish minimum parking, provide mutual access and establish FAR for the Vineyard Office Park.

The applicant has requested that parking be allowed offsite in common areas secured by easement/agreement. Also proposed is a parking ratio of 2.8 spaces per 1,000 sf of floor area, regardless of initial or future occupancies. Additionally, access is to be provided via mutual access agreement due to no street frontage.

A maximum Floor Area Ratio (FAR) of 1.5 is proposed as well, however this exceeds the allowable floor area ratio permitted within the subject lot. Per Section 30.010-E.1.b, the maximum FAR is based on the underlying zoning of the lot. The underlying zoning for the subject lot is RS-3, which does not specify an FAR. Section 30.010-E.1.b states, that in the case an FAR is not specified, it shall not exceed 0.75, therefore the 1.5 requested would be in excess of what is allowed per the zoning code. The development standards do not speak to Floor Area Ratios, but rather allocates floor areas per lot. 81,131.5 sf is allocated for the subject lot. Based on the site area of 2.56 acres, this would work out to a Floor Area Ratio of 0.74, which does comply with the FAR limitations. The applicant is proposing to split a lot from the subject lot which currently contains a building of 6,428 sf (Case LS-21061 on 10/4/17 TMAPC agenda). An allocation

of floor area should be made to the lot being split. 6,500 sf of floor area shall be allocated to permit the proposed lot split. This would leave 74,631.5 sf of floor area available for development within the remainder of Lot 1, Block 3 Memorial Commons, while still being compliant with Floor Area Ratio requirement for the entire subject lot.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.

“Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved PUD standards and the character of the development are not substantially altered.”

Staff has reviewed the request and determined:

- 1) The requested FAR of 1.5 is not permitted by the City of Tulsa Zoning Code.
- 2) A floor area of 6,500 shall be allocated to proposed tract “A” reference in lot split case LS-21061.
- 3) The remainder of the requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 4) All remaining development standards defined in PUD-619-C and subsequent minor amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment request to allow offsite parking in common areas, establish minimum parking and provide mutual access and allocation of 6,500 sf of floor area to permit a lot split in lieu of the 1.5 Floor Area Ratio request.

20. Warren Center East Amended (CD 9) Change of Access, Location: Southeast corner of East 61st Street South and South Hudson Avenue

21. Memorial Imports (CD 7) Change of Access, Location: North of the northeast corner of East 91st Street South and South Memorial Drive

22. The Land (County) Reinstatement of Preliminary Plat, Location: Southeast corner of West 41st Street South and Gilcrease Expressway

23. Yale Village (CD 8) Reinstatement of Preliminary Plat, Location: Southwest corner of East 91st Street South and South Yale Avenue

TMAPC Action; 6 members present:

On **MOTION** of **DIX**, TMAPC voted **6-0-0** (Covey, Dix, Fretz, Krug, Millikin, Shivel, “aye”; no “nays”; none “abstaining”; Adams, Carnes, Doctor, Reeds, Walker, “absent”) to **APPROVE** Items 2 through 17 and 19 through 23 per staff recommendation.

**CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:
NONE**

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

PUBLIC HEARINGS:

Items 24 and 25 were presented together

24. CPA-70 Lou Reynolds (CD 6) Location: North of the northwest corner of East 51st Street South and South 177th East Avenue requesting to amend the Comprehensive Plan Land Use Map from **New Neighborhood to Neighborhood Center** (Related to Z-7412) (**Applicant requests a continuance to November 1, 2017**)

25. Z-7412 Lou Reynolds (CD 6) Location: North of the northwest corner of East 51st Street South and South 177th East Avenue requesting rezoning from **AG to CS** (Related to CPA-70) (**Applicant requests a continuance to November 1, 2017**)

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **DIX**, TMAPC voted **6-0-0** (Covey, Dix, Fretz, Krug, Millikin, Shivel, “aye”; no “nays”; none “abstaining”; Adams, Carnes, Doctor, Reeds, Walker, “absent”) to **CONTINUE** CPA-70 and Z-7412 to November 1, 2017.

26. BOA-22320 Plat Waiver (CD 4) Location: East of the southeast corner of East 13th Street South and South Utica Avenue

STAFF RECOMMENDATION:

The platting requirement for this property is being triggered by a special exception approval by the Board of Adjustment to permit a Bed & Breakfast use on the property.

The Technical Advisory Committee met on September 7, 2017 and the following items were determined:

1. The property was previously platted as Lot 9 Block 14 of the Terrace Drive Addition.
2. Necessary utilities are all in place and no additional easements will be needed at this time.
3. All right-of-way dedications have been made to comply with the Major Street Highway Plan.
4. No new construction is planned at this time.

Staff recommends **approval** of the plat waiver.

TMAPC COMMENTS:

Mr. Dix asked Staff if all requirements have been met, why did this have to come before Planning Commission.

Mr. Foster stated in the Zoning Code there is a list of Special Exceptions and as a part of getting a Special Exception for a Bed and Breakfast or a school in the residential districts the applicant is subject to a platting requirement or a plat waiver so there is an opportunity to review things like adequate utilities, easement access and things of that nature.

The applicant indicated her agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **DIX**, TMAPC voted **6-0-0** (Covey, Dix, Fretz, Krug, Millikin, Shivel, "aye"; no "nays"; none "abstaining"; Adams, Carnes, Doctor, Reeds, Walker, "absent") to **APPROVE** Plat Waiver BOA-22320 per staff recommendation.

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27. BOA-22327 Plat Waiver (CD 4) Location: North of the northeast corner of East 11th Street South and South Utica Avenue

STAFF RECOMMENDATION:

The platting requirement for this property is being triggered by a special exception approval by the Board of Adjustment to allow Public, Civic, and Institutional Services on the property.

The Technical Advisory Committee met on September 21, 2017 and the following items were determined:

1. The property was previously platted as part of the Ferrell Addition and Lot 1 Block 1 of the Tulsa Recreation Center for the Physically Limited.
2. Necessary utilities are all in place and no additional easements will be needed at this time.
3. All right-of-way dedications have been made to comply with the Major Street Highway Plan.
4. A lot combination has been processed to combine all property under application.

Staff recommends **approval** of the plat waiver.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **DIX**, TMAPC voted **6-0-0** (Covey, Dix, Fretz, Krug, Millikin, Shivel, "aye"; no "nays"; none "abstaining"; Adams, Carnes, Doctor, Reeds, Walker, "absent") to **APPROVE** Plat Waiver BOA-22327 per staff recommendation.

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Items 28 and 29 were presented together

28. Allan Edwards (County) Preliminary Plat, Location: South of the southwest corner of East 66th Street North and North Yale Avenue

STAFF RECOMMENDATION:

This plat consists of 1 lot, 1 block on 10.37± acres.

The Technical Advisory Committee (TAC) met on September 21, 2017 and provided the following conditions:

1. **Zoning:** All property contained within the subdivision is zoned IM (Industrial-Moderate). The single lot proposed within the subdivision complies with all bulk and area requirements of the Tulsa County Zoning Code.

2. **Addressing:** Address will be assigned by INCOG and should be included on the final plat.
3. **Transportation & Traffic:** Provide document book and page number for right-of-way dedication. Label the 50' access point within the limits of no access.
4. **Sewer:** A sanitary sewer mainline extension will be required to bring service to the subject property. Appropriate easements will be required prior to approval of the final plat.
5. **Water:** A water mainline extension is required along the frontage of North Yale Avenue. Proposed waterline loop will require a dedicated waterline easement and should be reflected on the final plat.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Remove contours from final plat submittal. Add "State of" before Oklahoma in the plat subtitle. Change label from "Point of Commencing" to "Point of Commencement". Define the basis of bearing between two known points and state/provide the bearing angle. Include only platted property in the location map and label all other property as "unplatted". Provide date of preparation in the lower left hand or lower right hand corner. Include ownership information on the face of the plat. Include surveyor and engineer information on the face of the plat including a CA number and renewal date. Show scale both written and graphically. Provide a summary statistic for the plat (lots, blocks, acreage).
7. **Fire:** Property is outside City limits of Tulsa and will require local fire service.
8. **Stormwater, Drainage, & Floodplain:** Drainage plans must comply with Tulsa County drainage standards. All plans must be approved prior to the release of final 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.

29. Allan Edwards (County) Accelerated Release of a Building Permit, Location: South of the southwest corner of East 66th Street North and North Yale Avenue

STAFF RECOMMENDATION:

The applicant has requested that the Planning Commission authorize Tulsa County to issue building permits prior to the filing of a final plat. A preliminary plat for the project is being heard in conjunction with this request. Building permits are being requested for the 20,000 SF storage building shown on the attached site plan.

The Technical Advisory Committee (TAC) met on September 21, 2017 and provided the following information:

- Right-of-way dedications must be made prior to the issuance of building permits to comply with subdivision regulations and the Major Street and Highway Plan.
- The accelerated building permit should be limited to the 20,000 SF storage facility located on the western end of the property.

No objections were raised to the authorization of an accelerated release of a building permit.

Staff recommends **approval** of the accelerated release of a building permit with the following conditions:

1. Right-of-way dedications must be made prior to the issuance of building permits.
2. No certificates of occupancy will be issued until the filing of the final plat.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **DIX**, TMAPC voted **6-0-0** (Covey, Dix, Fretz, Krug, Millikin, Shivel, "aye"; no "nays"; none "abstaining"; Adams, Carnes, Doctor, Reeds, Walker, "absent") to **APPROVE** the Allan Edwards Preliminary Plat and Accelerated Release of a Building Permit per staff recommendation.

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30. 91st & Elwood (CD 2) Preliminary Plat, Location: Northwest corner of West 91st Street South and South Elwood Avenue

STAFF RECOMMENDATION:

This plat consists of 7 lots, 6 blocks on 80± acres.

The Technical Advisory Committee (TAC) met on September 21, 2017 and provided the following conditions:

1. **Zoning:** The eastern portion of the property has been rezoned to a CG designation with an approved optional development plan (Z-7397). The western portion of the property remains AG (Agriculture). The plat should be limited to the portion of the property that was rezoned under Z-7397 and the remaining property should be removed.
2. **Addressing:** Identify proposed street as W. 90th ST. S for east-west portion and S. Frisco Av W. for the north-south portion. Addresses will be assigned at final plat.
3. **Transportation & Traffic:** Provide limits of no access along arterial streets and add language to the deed of dedication. Right turn lane should be measured 388' feet back from the centerline of W. 91st St. S.
4. **Sewer:** Label and dimension existing sanitary sewer easements and clarify connections between lots.
5. **Water:** Provide book and page for existing waterline easement and provide a 20' dedicated waterline easement for proposed mainline extensions.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Remove contours from final plat submittal. Add "State of" before Oklahoma in the plat subtitle. Change label from "Point of Commencing" to "Point of Commencement". Define the basis of bearing between two known points and state/provide the bearing angle. Include only platted property in the location map and label all other property as "unplatted". Label subject property as "Site" or "Project Location". Label highway in the location map as U.S. Highway 75. Provide a metes and bounds legal description. Graphically label the point of beginning on the face of the plat.
7. **Airport:** Avigation notice required to be affixed to the face of the plat.
8. **Stormwater, Drainage, & Floodplain:** The western portion of the property is significantly impacted by floodplain and floodway. Remove everything west of the levy from the 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.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **DIX**, TMAPC voted **6-0-0** (Covey, Dix, Fretz, Krug, Millikin, Shivel, "aye"; no "nays"; none "abstaining"; Adams, Carnes, Doctor, Reeds, Walker, "absent") to **APPROVE** the 91st and Elwood Preliminary Plat per staff recommendation.

OTHER BUSINESS

31. Consider adopting a resolution finding the First Place, LLC Tax Incentive Project (First Place Garage, 410 S. Boston Avenue) within Tax Incentive District Number One, City of Tulsa, Oklahoma is in conformance with the Tulsa Comprehensive Plan

STAFF RECOMMENDATION:

Item for consideration: Resolution finding the First Place, LLC Tax Incentive Project (First Place Garage, 410 S. Boston Avenue) within Tax Incentive District Number One, City of Tulsa, Oklahoma in conformance with the Tulsa Comprehensive Plan

Background: In Resolution No. 19509 published Feb. 21, 2014, the City of Tulsa established the Local Development Act Review Committee in accordance with the Local Development Act, 62 O.S. Supp. 1992, § 851 et seq. The Local Development Act provides a significant economic development tool for local governments. Cities and Counties are able to create incentive districts to stimulate economic activity which the City of Tulsa did by the creation of Tax Incentive District No. 1 in 1993 (Amended 1997). This incentive, commonly referred to as an abatement, provides for a full or partial exemption of ad valorem taxes to the owner on the new investment made within the designated district for a period of 5 years, or 6 years (if located within an enterprise zone). Per Title 62, this incentive is not available for retail development or the retail portions of mixed use developments. Currently, the only approved area for this incentive within the City of Tulsa is properties generally located in downtown (inside the Inner Dispersal Loop). The value of the rehabilitation must be at least 50% of the current market value of the building as contained on the most recent Tulsa County assessment rolls. This incentive has been approved in the past for projects including the Mayo Hotel, Mayo 420 building, Atlas Life building, Ambassador Hotel, GreenArch (new residential), Coliseum building, Hartford

Commons (new residential), Palace building, 400 S. Boston building, Hampton Inn & Suites (new hotel), the Meridia and Woodland Park Associates (new mixed-use building) and the Tulsa Club building.

The Local Development Act requires that the Tulsa Metropolitan Area Planning Commission (TMAPC) review proposed project plans, make recommendations, and certify to the City of Tulsa as to the conformity of any proposed project plans to the City of Tulsa. The TMAPC reviewed all of the previously mentioned projects and found them to be in conformance with the Tulsa Comprehensive Plan.

On August 28, 2017, the Local Development Act Review Committee voted to recommend to the Tulsa City Council that the First Place Garage project at 410 S. Boston Ave. (Exhibit A) be approved and adopted subject to compliance with the following conditions:

1. The Project will be constructed in substantial conformance with the rendering attached hereto as Exhibit B and with plans and descriptions provided to the City and the Review Committee in August 2017.
2. Colors of decorative bars on the rendering (Exhibit B) are illustrative and not intended to be final colors; final colors shall be agreed between the Mayor and the developer of the Project.
3. When completed, the Project shall provide public access via the tunnel system between the Main Park Plaza garage and the new garage depicted on Exhibit B.
4. The space designated for commercial retail use within the “street-level” floor of the garage shall be located in the exterior walls along the Main Street frontage and the South 4th Street frontage. The Project shall provide an initial 3,000 square feet of retail development at the corner of Main and 4th Street and be designed to accommodate future commercial retail development.
5. The Project shall be designed to provide public access from the sidewalk level along each frontage to all of the space designated for commercial retail use. The design of the concourse shown on Exhibit B may be modified to include stairway access from the sidewalk.
6. In the event a concourse system with ramp and/or stairway is located in the public right-of-way, the developer shall comply with City of Tulsa requirements for structures in the right-of-way. In the event a permanent and functionally mandatory part of the structure is proposed to be located in the public right-of-way, a vacation or closure is preferred over a revocable license agreement which contemplates temporary features.
7. During the period commencing with issuance of the initial Certificate of Occupancy and terminating at the end of the six-year period of tax exemption, no vehicles shall be placed, parked or stored in the space designated for the 3,000 square feet of retail development.

8. During the period commencing with issuance of the initial Certificate of Occupancy for the project and terminating at the end of the six-year period of tax exemption, the space designated for commercial retail use shall be used solely for commercial retail use(s).
9. In addition to retail use, commercial use(s) may be located in the space designated for commercial retail use.

Prior to submittal to City Council, the TMAPC is asked to review the proposed project and adopt a resolution stating that the proposed project is in conformance with the adopted *Tulsa Comprehensive Plan*.

Summary: The proposed project is located in the *Downtown Core* land use designation in the *Tulsa Comprehensive Plan*, described as:

“Downtown Tulsa is a unique area, the centerpiece of the city and region with the highest intensity of uses. Many uses are attracted to the centralized location –government entities, major employers, regional entertainment venues, unique restaurants, specialty stores, nightclubs, cultural entertainment and hotels. Downtown is a significant employment center. Downtown also is a unique and eclectic neighborhood offering a special variety of housing for people who prefer to live in the midst of the activity and amenities.”

“*Downtown Core* is Tulsa’s most intense regional center of commerce, housing, culture and entertainment. It is an urban environment of primarily high density employment and mixed-use residential uses, complemented by regional-scale entertainment, conference, tourism and educational institutions. *Downtown Core* is primarily a pedestrian-oriented area with generous sidewalks shaded by trees, in-town parks, open space, and plazas. The area is a regional transit hub. New and refurbished buildings enhance the pedestrian realm with ground-floor windows and storefronts that enliven the street. To support downtown’s lively and walkable urban character, automobile parking ideally is located on-street and in structured garages, rather than in surface parking lots.”

The *Downtown Tulsa Master Plan* lists design guidelines for future development and infrastructure improvements. Below are those applicable to this project:

Buildings should have a significant amount of transparency and connectivity at street level. This would include windows, clerestories, transoms, doors, entrances, and exits. Monolithic, blank and bare walls without visual penetration into and out from buildings should not be permitted. Blank walls detract from safety, openness, human scale and connectivity crucial to the linkage of the indoor with the outdoor environment.

New parking is encouraged in structures located below or above mixed use buildings, or “architecturally imbedded” within a development. Parking garages are as important an infrastructure improvement to downtowns as water, wastewater, storm water, and power systems. Commercial, office, residential or other compatible uses should be provided at the street level of parking structures and decks.

The **First Place Garage** project proposes development of a downtown parking garage (167,944 square feet with 519 leasable stalls) and 3,000 square feet of restaurant/retail space on the first floor.

This project contributes to current and future development opportunities in downtown by providing additional structured parking, thereby lessening the need for surface parking. Conformance with the applicable design guidelines in the *Downtown Tulsa Master Plan* ensures that the building contributes to the pedestrian nature of downtown. The project supports the *Downtown Core* land use designation, and meets the applicable design guidelines in the *Downtown Area Master Plan*.

Staff recommendation: *Staff recommends that TMAPC adopt a resolution finding the First Place Garage Project within Tax Incentive District Number One in conformance with the Tulsa Comprehensive Plan.*

TMAPC COMMENTS:

Mr. Dix asked staff if this application had anything to do with tearing out the parking at Performing Arts Center and building on that lot.

Ms. Miller stated “no” this is a separate lot. The two are not associated in any way.

TMAPC Action; 6 members present:

On **MOTION** of **DIX**, TMAPC voted **6-0-0** (Covey, Dix, Fretz, Krug, Millikin, Shivel, “aye”; no “nays”; none “abstaining”; Adams, Carnes, Doctor, Reeds, Walker, “absent”) to **ADOPT** a resolution finding the First Place, LLC Tax Incentive Project (First Place Garage, 410 S. Boston Avenue) within Tax Incentive District Number One, City of Tulsa, Oklahoma in conformance with the Tulsa Comprehensive Plan

32. Commissioners' Comments

Mr. Fretz stated Mr. Reeds will be giving a speech about the underground tunnel system in Tulsa. The meeting will be Tuesday November 7, 2017 at 11:30 am at the Home Builders Association Building, 11545 East 43rd Street.

ADJOURN

TMAPC Action; 6 members present:

On **MOTION** of **DIX**, TMAPC voted **6-0-0** (Covey, Dix, Fretz, Krug, Millikin, Shivel, "aye"; no "nays"; none "abstaining"; Adams, Carnes, Doctor, Reeds, Walker, "absent") to **ADJOURN** TMAPC meeting 2755.

ADJOURN

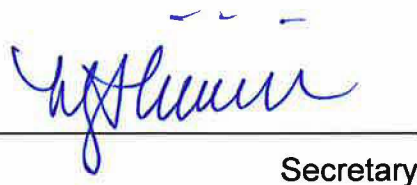
There being no further business, the Chair declared the meeting adjourned at 1:57 p.m.

Date Approved:

10-18-2017


Chairman

ATTEST:


Secretary