

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2770

Wednesday, May 16, 2018, 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		Chapman	Jordan, COT
Dix		Foster	Silman, COT
Doctor		Hoyt	VanValkenburgh, Legal
Fothergill		Miller	
Fretz		Sawyer	
Krug		Wilkerson	
Millikin			
Reeds			
Ritchey			
Shivel			
Walker			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, May 10, 2018 at 2:38 p.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

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

REPORTS:

Chairman's Report:

Director's Report:

Ms. Miller reported on City Council and Board of County Commissioners actions and other special projects. Ms. Miller stated a work session will be needed June 20th, 2018 to discuss Major Street and Highway Plan amendments. The administration has also asked staff to process some Zoning Code Amendments

that reflect the reorganization of the Planning and Development Services Department at the City.

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1. **Minutes:**

Approval of the minutes of May 02, 2018 Meeting No. 2769

On **MOTION** of **DIX**, the TMAPC voted 11-0-0 (Covey, Dix, Doctor, Fothergill, Fretz, Krug, Millikin, Reeds, Ritchey, Shivel, Walker, “aye”; no “nays”; none “abstaining”; none “absent”) to **APPROVE** the minutes of the meeting of May 2, 2018 Meeting No. 2769.

Item 7 was removed from Consent Agenda and placed on Public Hearing

CONSENT AGENDA

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

2. **LC-1021** (Lot-Combination) (CD 2) – Location: North of the northwest corner of West 38th Place South and Southwest Boulevard
3. **LC-1022** (Lot-Combination) (CD 3) – Location: South of the southeast corner of East Archer Street and North Victor Avenue
4. **LC-1024** (Lot-Combination) (CD 5) – Location: Southwest corner of East 31st Street South and South Hudson Avenue (Related to LS-21133)
5. **LS-21133** (Lot-Split) (CD 5) – Location: Southwest corner of East 31st Street South and South Hudson Avenue (Related to LC-1024)
6. **LS-21132** (Lot-Split) (CD 5) – Location: Northwest corner of East 14th Street South and South 93rd East Avenue
8. **Blue Anchor** (CD 3) Final Plat, Location: West of the northwest corner of East 46th Street North and North 129th East Avenue
9. **Titan Sports** (CD 2) Final Plat, Location: East of the northeast corner of West 81st Street South and South Elwood Avenue

TMAPC Action; 11 members present:

On **MOTION** of **DIX**, TMAPC voted **11-0-0** (Covey, Dix, Doctor, Fothergill, Fretz, Krug, Millikin, Reeds, Ritchey, Shivel, Walker, “aye”; no “nays”; none

“abstaining”; none “absent”) to **APPROVE** Items 2 through 6, 8 and 9 per staff recommendation.

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

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

7. **PUD-730-1 Thomas Vogt** (CD 4) Location: Northwest corner of East 21st Street South and South Louisville Avenue requesting a **PUD Minor Amendment** to add parking as a permitted use, reduce fence height, allow pole lighting and access to 21st Street South and amend landscape requirements.

STAFF RECOMMENDATION:

SECTION I: PUD-730-A-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Revise the PUD Development Standards to add parking as a permitted use, reduce the required screening wall height along the north and west boundaries from 8 feet to 6 feet in height, allow pole mounted lighting, allow access to 21st St S, pending approval by City Services and amend the landscape requirements.

The subject lot is proposed to be used as parking for the adjacent Expo Square. The pole lighting proposed would be limited to facing south and east, away from surrounding residential properties. PUD-730-A limited access to South Louisville. The applicant proposes to allow access to E 21st St S, pending approval of the proposed access from the City of Tulsa Traffic Department. PUD-730-A referred to a concept plan for landscaping requirements. The concept for the site is proposed to be changed from Office to Parking, therefore the concept plan is no longer appropriate. The applicant proposes to add the provision that if the lot is developed for parking, rather than the landscaping shown on the concept plan for the office building, alternate landscaping plans, suitable for a parking lot may be submitted as part of the site and landscape plan approval process.

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 standards and the character of the development are not substantially altered.”

As well as 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-730-A shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment request to add parking as a permitted use, reduce fence height, allow pole lighting, access to 21st St S and amend landscape standards.

Applicant’s Comments:

Tom Vogt 15 East 5th Street, Tulsa, OK 74103

Mr. Vogt stated the south two lots were zoned in 1972 and an office building was on the subject property. Applicant stated in 2006 the north lot, which was zoned residential, was acquired and combined with the PUD that was already present for the other parcels. Applicant stated in 2007 there was a major amendment to the PUD to allow an adult daycare center which was never developed. Applicant stated the parking lot use that is before the Planning Commission today is a much less intrusive use than what was allowed in the past. Applicant stated this lot would be used for overflow parking and would only be used during the Tulsa State Fair and maybe a couple of other popular events.

INTERESTED PARTIES:

Barbara Nottingham 1634 South Indianapolis Avenue, Tulsa, OK 74112

Ms. Nottingham stated she has been before Planning Commission before and it was not a pleasant experience. Ms. Nottingham stated she is speaking for her neighborhood that she has been a part of since the 1970’s. Ms. Nottingham stated changing the zoning of the subject properties is not necessary nor a good addition to the neighborhood. Ms. Nottingham stated it is a parking lot to nowhere. Ms. Nottingham stated there are too many questions at this time and the neighborhood is still reeling from what occurred on 21st between Jamestown Avenue and Knoxville Avenue with what is fondly called the Bama Pie house.

That estate was sold and torn down and duplexes or condos are going to replace it. Ms. Nottingham stated the subject property will not help the parking at the fairgrounds, which is only an issue the 11 days of the State Fair. She states the shuttle buses that are ran from offsite locations has helped with the parking. Ms. Nottingham stated the neighborhood hopes the Commission will vote no for this change because the commissioners would not want a parking lot in their neighborhood either.

Mr. Dix asked Ms. Nottingham if she is about 3 blocks over and three blocks north of the subject property.

Ms. Nottingham stated her neighborhood is 15th Street to 21st Street and Harvard Avenue to Louisville Avenue and is a very small neighborhood.

Mr. Dix stated so you live four streets to the west and three streets to the north.

Ms. Nottingham answered "okay".

Ms. Millikin stated to Ms. Nottingham this application wasn't a rezoning it was an amendment.

Ms. Nottingham stated the yellow sign stated a rezoning was taking place on the subject property.

Ms. Miller stated technically it is a rezoning of the property because it changes the uses and other standards of the property.

Mr. Reeds asked the applicant if a lighting study has been done on the subject property to see if the lighting change would affect residents in the area.

The applicant answered no not at this point a site plan has not been prepared, but there is discussion about using the lights only when events are occurring at the fairgrounds.

Mr. Covey asked the applicant if the property was owned by Tulsa County Public Facilities Authority.

Applicant answered "yes".

Mr. Covey asked why the property was purchased.

Applicant answered for a parking lot to help satisfy the overflow parking at the fairgrounds.

Mr. Covey asked how many parking spaces could be created from the subject property.

Applicant answered maybe 50 but there are various vehicles that could be parked on the lot such as large trucks to free up other parking in the visitor lot.

TMAPC COMMENTS:

TMAPC Action; 11 members present:

On **MOTION** of **DIX**, TMAPC voted **10-1-0** (Covey, Dix, Doctor, Fothergill, Fretz, Krug, Millikin, Reeds, Shivel, Walker, “aye”; Ritchey, “nays”; none “abstaining”; none “absent”) to **APPROVE** Minor Amendment PUD-730-1 per staff recommendation.

PUBLIC HEARINGS:

10. **BOA-22432 Plat Waiver** (CD 4) Location: Northwest corner of East 1st Street South and South Atlanta Avenue

STAFF RECOMMENDATION:

The platting requirement for this property is being triggered by a special exception approval by the Board of Adjustment on May 8, 2018 to permit the expansion of a religious assembly in the RS-3 district. The property currently consists of 3 vacant lots.

The Technical Advisory Committee met on April 19, 2018 and the following items were determined:

1. The property was previously platted as part of East Highland Addition.
2. Necessary utilities are all in place and no additional utility 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 approved and recorded to combine all 3 lots into 1.
5. There are no development plans on the property required recordation of covenants.

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; 11 members present:

On **MOTION** of **DIX**, TMAPC voted **11-0-0** (Covey, Dix, Doctor, Fothergill, Fretz, Krug, Millikin, Reeds, Ritchey, Shivel, Walker, “aye”; no “nays”; none “abstaining”; none “absent”) to **APPROVE** Plat Waiver BOA-22432 per staff recommendation.

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11. **Deerfield Creek** (County) Preliminary Plat, Location: East of the northeast corner of South 145th East Avenue and Highway 64

STAFF RECOMMENDATION:

This plat consists of 7 lots, 1 block on 63.98 ± acres.

The Technical Advisory Committee (TAC) met on May 3, 2018 and provided the following conditions:

1. **Zoning:** All property contained within the subdivision is zoned AG (Agriculture). The current lot configurations comply with the AG zoning district.
2. **Addressing:** Graphically label all lots with the assigned address prior to submittal of final plat.
3. **Transportation & Traffic:** Oklahoma Department of Transportation must provide a release for all proposed access points. If lots are split in the future, mutual access would be required within approved access points.
4. **Sewer:** Proposals for on-site sewage disposal must comply with all relevant requirements of the Oklahoma Department of Environmental Quality.
5. **Water:** Water will be served by the City of Bixby. A release letter is required prior to release of final plat.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Update location map with all filed plats and label all other areas as “unplatted”. Remove other labels. Add “State of” before Oklahoma in the plat subtitle. Graphically show all property pins found or set associated with the plat. Ensure written legal description matches face of the plat.
7. **Fire:** No comments.
8. **Stormwater, Drainage, & Floodplain:** Provide the County Engineer with a drainage report and obtain a release for any required improvements prior to approval 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.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 11 members present:

On **MOTION** of **DIX**, TMAPC voted **11-0-0** (Covey, Dix, Doctor, Fothergill, Fretz, Krug, Millikin, Reeds, Ritchey, Shivel, Walker, "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE** the Preliminary Plat, Deerfield Creek per staff recommendation.

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12. **St. Joseph Church** (CD 6) Preliminary Plat, Location: East of the northeast corner of East 21st Street South and South 145th East Avenue

STAFF RECOMMENDATION:

This plat consists of 1 lot, 1 block on 7.38 ± acres.

The Technical Advisory Committee (TAC) met on May 3, 2018 and provided the following conditions:

1. **Zoning:** The property is zoned RS-3 (Residential Single Family – 3). The use of the property as a religious assembly was approved by the City of Tulsa Board of Adjustment (BOA-22245). The special exception approval triggers the requirement for platting.
2. **Addressing:** Label lot with assigned address prior to submittal of final plat.
3. **Transportation & Traffic:** Provide recording information for the right-of-way adjacent to the plat and dimension the width of each.
4. **Sewer:** Mainline extension required for sewer service. Final IDP must be approved prior to approval of the final plat.
5. **Water:** Mainline extension required for water service. Final IDP must be approved prior to approval of the final plat.

6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Remove contours and improvements from final plat. Add "State of" before Oklahoma in the plat subtitle. Provide full information for owner, engineer, and surveyor on the face of the plat. Graphically show all property pins found or set associated with this plat. Add date of preparation. Correct location map to show platted properties and label all other property unplatted. Remove parcel lines from location map. Label plat in location map as "Site" or "Project Location".
7. **Fire:** No comments.
8. **Stormwater, Drainage, & Floodplain:** Storm water easements are required to convey any off-site drainage on site. No floodplain present on the lot.
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 and requested subject to the conditions provided by TAC and all other requirements of the Subdivisions Regulations.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 11 members present:

On **MOTION** of **DIX**, TMAPC voted **11-0-0** (Covey, Dix, Doctor, Fothergill, Fretz, Krug, Millikin, Reeds, Ritchey, Shivel, Walker, "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE** the Preliminary Plat, St. Joseph Church per staff recommendation.

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13. **Sleepy Hollow Estates** (County) Preliminary Plat, Location: West of the northwest corner of East 171st Street South and South Harvard Avenue

STAFF RECOMMENDATION:

This plat consists of 9 lots, 2 blocks on 30 ± acres.

The Technical Advisory Committee (TAC) met on May 3, 2018 and provided the following conditions:

1. **Zoning:** All property contained within the subdivision is zoned RE (Residential Estate) with a Planned Unit Development (PUD-846) to permit private streets.
2. **Addressing:** Graphically label all lots with the assigned address prior to submittal of final plat.
3. **Transportation & Traffic:** Reserve B should be assigned a street name.
4. **Sewer:** Proposals for on-site sewage disposal must comply with all relevant requirements of the Oklahoma Department of Environmental Quality.
5. **Water:** Water will be served by Rural Water District #6 out of Okmulgee County. A release letter will be required prior to final plat approval.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Remove contours from final plat submittal. Provide street name on the face of the plat. Graphically show all property pins found or set that are associated with the plat. Update location map to show only platted areas and label all other areas "unplatted".
7. **Fire:** No comments.
8. **Stormwater, Drainage, & Floodplain:** Drainage plans will need to be approved by the Tulsa County Engineer and necessary easements must be provided.
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. Applicant requests a waiver of the requirement that no lot have more than 3 side lot lines to permit Lot 4.
2. Applicant requests a waiver of the sidewalk requirement along East 171st Street South and within the subdivision.

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

Mr. Dix asked why staff was okay with the waiver of the sidewalk requirement.

Staff responded the area is rural and has existing challenges with bar ditches and no existing sidewalks in the vicinity to connect to so staff felt comfortable waiving this requirement.

Mr. Reeds stated in the future if this area is built up will there be enough easement to add sidewalks.

Staff stated “yes” the applicant is dedicating the full width of right of way.

The applicant indicated his agreement with staff’s recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 11 members present:

On **MOTION** of **DIX**, TMAPC voted **11-0-0** (Covey, Dix, Doctor, Fothergill, Fretz, Krug, Millikin, Reeds, Ritchey, Shivel, Walker, “aye”; no “nays”; none “abstaining”; none “absent”) to **APPROVE** the Preliminary Plat, Sleepy Hollow Estates per staff recommendation.

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14. **Dylan Gateway** (CD 3) Preliminary Plat, Location: East of the southeast corner of East 43rd Street North and North Garnett Road

STAFF RECOMMENDATION:

This plat consists of 1 lot, 1 block on 81.79 ± acres.

The Technical Advisory Committee (TAC) met on May 3, 2018 and provided the following conditions:

1. **Zoning:** All property contained within the subdivision is zoned IH (Industrial-High). The propose lot in conjunction with the proposed street improvements conform to the requirements of the IH district.
2. **Addressing:** Label lot with assigned address prior to submittal of final plat.
3. **Transportation & Traffic:** Correct right-of-way dedications to indicate “Dedicated by plat” rather than separate instrument and provide dimensions of each. Rename North 126th East Avenue to North 125th East Avenue.
4. **Sewer:** Mainline extension required for sewer service. Provide consent from PSO to establish a utility easement that conflicts with their existing easement. Provide recording information for any separate instrument easements present on site.
5. **Water:** No comments.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Add “State of” before Oklahoma in the plat subtitle. Spell out IB&M in the plat subtitle. Provide information for owner, engineer, and surveyor on the face of the plat. Define the basis of bearing between two known points associated with the plat. Provide graphically on the face of the plat the bearing angle and distance from the Point of Commencement (POC) to the Point of Beginning (POB). Add date of preparation. Correct location map to show platted properties and label all other property unplatted. Remove

parcel lines from location map. Label plat in location map as "Site" or "Project Location".

7. **Fire:** No comments.
8. **Stormwater, Drainage, & Floodplain:** Floodplain is present on the property. Floodplain ordinances must be adhered to and existing floodplain must be placed in the required easement. Detention easement and PSO easement conflict. Provide consent from PSO for the detention easement.
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 and requested subject to the conditions provided by TAC and all other requirements of the Subdivisions Regulations.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 11 members present:

On **MOTION** of **DIX**, TMAPC voted **11-0-0** (Covey, Dix, Doctor, Fothergill, Fretz, Krug, Millikin, Reeds, Ritchey, Shivel, Walker, "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE** the Preliminary Plat, Dylan Gateway per staff recommendation.

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15. **Z-7442 Tulsa City Council/Bobby Patterson** (CD 4) Location: East of the southeast corner of South Peoria Avenue and East 11th Street South requesting rezoning from **OL/CH to MX1-P-U**

STAFF RECOMMENDATION:
SECTION I: Z-7442

DEVELOPMENT CONCEPT:

This request for rezoning is responsive to a City Council initiative to encourage mixed-use development along the proposed bus rapid transit system route. The current zoning on the site is CH, OL and RM-2.

DETAILED STAFF RECOMMENDATION:

Case Z-7442 requesting MX1-P-U is consistent with the expected development pattern in the area and,

MX1-P-U is not injurious to the surrounding property owners and,

The MX1 is intended to accommodate small scale retail, service and dining uses that serve nearby residential neighborhoods. The district also allows a variety of residential uses and building types. MX1 zoning is generally intended for application in areas designated by the comprehensive plan as neighborhood centers, main streets and mixed-use corridors. MX1 zoning allows the anticipated future uses in this area along South Peoria and along East 11th Street. The rezoning request is consistent with the Bus Rapid Transit System study and its land use recommendations and,

MX1-P-U is consistent with the Main Street land use vision in the Tulsa Comprehensive Plan, The Pearl District Small Area Plan and the Utica Midtown Corridor Small Area Plan therefore,

Staff recommends Approval of Z-7442 to rezone property from OL and CH to MX1-P-U.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: All three sites being considered for MX zoning are consistent with the Tulsa planning efforts for the Pearl District and for the Utica Midtown Corridor Plan.

Land Use Vision:

Land Use Plan map designation: Downtown Neighborhood (parcels on the south side of 11th street), Main Street (East Side of Peoria and on the North side of 11th Street)

Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.

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.

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: 11th and Peoria are both Urban Arterial Streets with the multi modal corridor overlay designation.

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:

6th Street Infill Plan on north side of 11th Street (Approved by Tulsa City Council January 2006 amendments approved by Tulsa City Council April 2014) The small area plan illustrates this area as a mixed-use infill sub area. That sub area is generally considered appropriate for a residential, commercial, office, manufacturing, warehousing, and reuse of existing structures.

Utica Midtown Corridor Plan on South side of 11th Street. The Utica Midtown Corridor (North) recognizes that this area is ideal for mixed-use development. Mixed-use occurs at two different scales: the building scale and the block or neighborhood scale, both of which are appropriate in this area. Mixed-use buildings should be encouraged along 11th Street and Peoria Avenue. Mixed-use blocks are appropriate in all areas identified as Growth areas.

Special District Considerations: Mixed use zoning will be consistent with the anticipated Route 66 Overlay that is anticipated along this corridor. Coincidentally that overlay is on the same Planning Commission meeting as this item May 16th, 2018.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: All the properties are currently occupied with single story commercial buildings and associated parking.

Snippet looking southeast from South Peoria at E. 11th Street:



Snippet looking northwest from South Rockford at E. 11th Street:



Snippet looking South East from Rockford at East 11th Street:



Environmental Considerations: None that would affect site redevelopment. The Elm Creek regulatory flood plain may affect site redevelopment near at the intersection of East 11th Street at South Peoria Ave.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Peoria Avenue	Urban Arterial with multi modal overlay	70 feet	4
East 11 th Street South	Urban Arterial with multi modal overlay	70 feet	4
South Quaker Avenue	None	50 feet	2
South Rockford Avenue	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: (Note: This outline below covers all three parcels and is intended to give the reader a general idea of the wide variety of zoning categories, uses and eclectic flavor of the area.)

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use

North	MPD-FBC1 RS-4 CH	Downtown Neighborhood Main Street	Growth	Commercial
East	CH OL RM-2	Downtown Neighborhood Main Street	Growth	Commercial
South	CH OL RM-2	Downtown Neighborhood Main Street	Growth	Commercial
West	RS-3 RS-4 CH	Downtown Neighborhood Main Street	Growth	Commercial Public Park west of Peoria

SECTION III: Relevant Zoning History

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

Subject Property:

BOA-21645 October 2013: The Board of Adjustment **approved** a *special exception*, with conditions, to permit required off-street parking to be located on a lot other than the lot containing the primary use to allow a restaurant (Section 1301.D), on property located on the northwest corner of East 11th Street South and South Rockford Avenue (the subject property) and the northeast corner of East 11th Street South and South Rockford Avenue. The approval is in conjunction with the agreement between Ike's Chili and Greer Appliances.

BOA-20366 October 2006: The Board of Adjustment **interpreted the zoning text** to determine the classification of the Meadow Gold sign and found it was consistent with a historic marker (UU-1), on property located east of the southeast corner of South Peoria Avenue and East 11th Street South.

Surrounding Property:

BOA-22410 March 2018: The Board of Adjustment **approved** a *variance, subject to conditions*) to allow required accessible parking spaces to be located off site from the principal use (Section 55.080-D-1), on property located north of the northeast corner of East 11th Street South and South Peoria Avenue.

BOA-21848 February 2015: The Board of Adjustment **approved** a *variance* to reduce the parking requirement to 0 in a CH District to permit a mixed use commercial, on property located at 1402 East 11th Street South, the southeast corner of East 11th Street South and South Quincy Avenue.

BOA-21832 January 2015: The Board of Adjustment **approved** a *variance* to reduce the required off-street parking requirement to 0 in a CH District (Section 1214.D) to permit a commercial retail use, on property located at 1513 East 11th Street, west of East 11th Street South and South Saint Louis Avenue.

BOA-21753 August 2014: The Board of Adjustment **approved** a *variance* of the required parking from 23 spaces to 18 spaces, on property located at 1416 East 11th Street, the southwest corner of East 11th Street and South Rockford Avenue.

Z-7176 November 2011: All concurred in **approval** of a request for *rezoning* a 60± acre tract of land from RS-3/RM-2/RM-3/OL/OM/PK/CS/IL/PUD-629 to MPD-FBC1 on property located on the northeast corner of East 11th Street South and South Peoria Avenue & north and west of the northwest corner of East 11th Street South and South Peoria Avenue.

BOA-20233 April 2006: The Board of Adjustment **approved** a *special exception* to allow off-street parking in an RM-2 district; a *variance* of the required screening on the east; and a *variance*, with conditions, of the setback from South Quaker from 50 ft. to 25 ft. from centerline, on property located north of the northwest corner of South Quaker Avenue and East 11th Street South.

BOA-19982 February 2005: The Board of Adjustment **approved** a *variance* of the required parking from 22 spaces to 12 spaces, on property located at 1125 South Peoria Avenue, south of the southeast corner of East 11th Street and South Rockford Avenue.

The applicant was not present.

There were no interested parties wishing to speak.

Jeffre Noftoger PO Box 1233, Tulsa, OK 74101

Mr. Noftoger did not speak but would like to be notified by council when this is on agenda.

TMAPC Action; 11 members present:

On **MOTION** of **DIX**, TMAPC voted **11-0-0** (Covey, Dix, Doctor, Fothergill, Fretz, Krug, Millikin, Reeds, Ritchey, Shivel, Walker, “aye”; no “nays”; none “abstaining”; none “absent”) to **APPROVE** Z-7442 rezoning from OL/CH to MX1-P-U per staff recommendation.

Legal Description of Z-7442:

Property #1

LOTS 45, 46, 47, 48, 49, 50, 51 AND 52, LESS THE NORTH 2.5"
FEET OF LOT 52, ALL IN BLOCK 4 OF ORCHARD ADDITION, AN

ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

Property #2

LOTS 1 AND 2, LESS THE EAST 60' THEREOF & NORTH 2.5' OF LOT 1, ALL IN BLOCK 4 OF ORCHARD ADDITION, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

Property #3

LOTS 5 AND 6, ALL IN BLOCK 4 OF ORCHARD ADDITION, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

Property #4

LOTS 1 AND 2, LESS THE NORTH 2.5' OF LOT 1, ALL IN BLOCK 1 OF ORCHARD ADDITION, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

Property #5

LOTS 3 AND 4, BLOCK 1 OF ORCHARD ADDITION, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

Property #6

LOTS 4, 5, 6 and 7, LESS THE SOUTH 2 1/2" FEET OF LOT 7, ALL IN BLOCK 8 OF ORCHARD ADDITION, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

OTHER BUSINESS

16. Commissioners' Comments

ADJOURN

TMAPC Action; 11 members present:

On **MOTION** of **DIX**, TMAPC voted **11-0-0** (Covey, Dix, Doctor, Fothergill, Fretz, Krug, Millikin, Reeds, Ritchey, Shivel, Walker, "aye"; no "nays"; none "abstaining"; none "absent") to **ADJOURN** TMAPC meeting 2770.

ADJOURN

There being no further business, the Chair declared the meeting adjourned at 2:06 p.m.

Date Approved:

06-06-2018


Chairman

ATTEST: 
Secretary