

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2783

Wednesday, December 5, 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	Dix	Chapman	Jordan, COT
Doctor		Hoyt	McHendry, COT
Fothergill		Miller	VanValkenburgh, Legal
Fretz		Sawyer	Warrick, COT
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, November 29, 2018 at 2:22 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:

Mr. Covey stated there will be a TMAPC work session on December 19, 2018 to discuss Crosbie Heights Small Area Plan, Crosbie Heights Sector Plan and some general City of Tulsa Zoning Code amendments.

Director's Report:

Ms. Miller reported on City Council and Board of County Commission actions and other special projects.

1. **Minutes:**

Approval of the minutes of November 7, 2018 Meeting No. 2781

On **MOTION** of **SHIVEL**, the TMAPC voted 10-0-0 (Covey, Doctor, Fothergill, Fretz, Krug, Millikin, Reeds, Ritchey, Shivel, Walker, "aye"; no "nays"; none "abstaining"; Dix, "absent") to **APPROVE** the minutes of the meeting of November 7, 2018, Meeting No. 2781.

2. **Minutes:**

Approval of the minutes of November 19, 2018 Meeting No. 2781

On **MOTION** of **SHIVEL**, the TMAPC voted 9-0-1 (Covey, Doctor, Fothergill, Krug, Millikin, Reeds, Ritchey, Shivel, Walker, "aye"; no "nays"; Fretz, "abstaining"; Dix, "absent") to **APPROVE** the minutes of the meeting of November 19, 2018, Meeting No. 2782.

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.

3. **PUD-339-5 Ross McCallister/John Krauss** (CD 8) Location: Northeast corner of East 101st Street South and South Sheridan Road requesting a **PUD Minor Amendment** to reduce the required parking

STAFF RECOMMENDATION:

SECTION I: PUD-339-5 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to reduce the minimum required parking for the apartment complex to 364 total spaces.

Currently, the development standards require a minimum of 404 spaces for the complex. The complex was originally designed as an elderly housing facility with a minimum of 370 spaces. The age requirement was subsequently eliminated via amendment to the PUD after the complex was constructed. This amendment, however increased the original minimum from 370 to 404. Over the years, some of the spaces were modified and restriped which decreased the parking provided below the 404 space threshold. The applicants have stated that 364 would be more than enough to serve the existing dwellings and would only be 6 spaces below the original 370 requirement.

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.”

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-339 and subsequent amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the required parking to 364 total spaces.

Lot1, Block 1 Sheridan Galleria

TMAPC Action; 10 members present:

On **MOTION** of **SHIVEL**, TMAPC voted **10-0-0** (Covey, Doctor, Fothergill, Fretz, Krug, Millikin, Reeds, Ritchey, Shivel, Walker, “aye”; no “nays”; none “abstaining”; Dix, “absent”) to **APPROVE** Item 3 per staff recommendation.

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

PUBLIC HEARINGS:

4. **CPA-76**, consider adoption of the **Arena District Master Plan** as an amendment to the Downtown Area Master Plan.

STAFF RECOMMENDATION:

Item for consideration: Adoption of the “Arena District Master Plan” as an amendment to the Downtown Master Plan.

The Arena District is composed of a 30-block area on the west side of the Inner Dispersal Loop (IDL); boundaries include railroad tracks to the north, Boulder Avenue to the east, 11th Street to the south, and the railroad tracks along the west.

Related Plans: The Downtown Area Master Plan (DAMP), adopted by the Tulsa Metropolitan Area Planning Commission in 2010 covers all lands within the IDL, some lands immediately adjacent to the IDL, and Arkansas River connections from the IDL. The DAMP was adopted as an amendment to the Tulsa Comprehensive Plan in 2010. The Tulsa Comprehensive Plan vision lays out concepts for how a community will grow, adapt to changes, parts which should be preserved, and how the City will look and feel over the next decades.

Background: The process for the planning effort was initiated when in 2016, Tulsans voted for an extension of Vision 2025, which invested more than \$800 million in public safety, public transit, and economic development projects. Vision Tulsa includes \$55 million for renovating the Cox Business & Convention Center, focused on replacing a dated arena with 63,000 additional square feet of exhibit space along an improved east entrance and plaza area. Approximately \$500,000 of the \$55 million was designated for crafting a Master Plan for the project area. Planning principles applied in development of the ADMP include:

- broaden and strengthen District’s role in Tulsa economy by identifying strategies that promote and foster redevelopment and growth;
- shrink perceived and real distances between the District and downtown and riverfront neighborhoods
- reposition District from a limited-use area into a thriving destination reflecting Tulsa’s cultural and historical livelihood
- uncover a distinct District Identity by telling a bold story through dynamic placemaking, landmarks, messaging, and public art
- create an actionable plan that guides public & private sector investment and leads to “early wins”

In February of 2018, the City of Tulsa engaged a consultant team, led by the planning and urban design firm MKSK, to develop a Master Plan for the Arena District Master Plan (ADMP). The ADMP is intended to serve as the vision for the City and its partners, helping guide future development and improvements to the

public realm in the Arena District. As part of the planning process, the current state of the district was assessed, opportunities for public infrastructure investments and private development evaluated, and phased roadmap for future decision making was developed.

The master plan provides guidance and a path forward to develop the project area based upon its key assets:

- strengthen connectivity, both within the district and to neighboring downtown districts;
- develop a greater sense of place through unique development and branding; and
- facilitate growth opportunities complementing greater downtown Tulsa's existing economy while serving the unique clients of the BOK Arena and Cox Business Center (CBC).

Process: The ADMP was developed by MKSK and their team of sub-consultant in coordination with a Working Group (4 City staff), a Steering Committee (25 IDL hoteliers, SMG, developers, Library, County, City and INCOG staff) and 80+ project stakeholders and community leaders. The process was undertaken in five stages, (1) Initiate and Evaluate, (2) Engage, (3) Understand, (4) Explore, (5) Consent.

The ADMP Steering Committee was formed by 25 community members who were invited to serve by the Mayor's TMAPC designee, Local hoteliers, such as the Mayo and Aloft, Hyatt and DoubleTree, SMG, entrepreneurs, land holders, realtors, and developers, along with City, County, INCOG, and Chamber helped guide the planning team through the process. The Steering Committee provided feedback and ideas, helping to ensure the plan reflected the values of the Tulsa community.

Early in the process, the planning team interviewed around 80 different ADMP stakeholders over two days to identify concerns and opportunities. The planning team conducted three public workshops across the arc of the planning process to share work-to-date, have open discussions with the community, and gather community feedback. A project website was developed and maintained with links to surveys, project deliverables, and meeting notices.

Conformance with the Tulsa Comprehensive Plan:

1) Land Use Plan Map

Lands within the Arena District are designated in the **Tulsa Comprehensive Plan Land Use Map** as "Downtown Core."

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.

Staff comments: The Arena District Master Plan will help guide the City of Tulsa and its partners in improving the public realm and enabling private redevelopment within the Downtown Core. The Arena District Master Plan provides actionable guidance for the City and citizenry to move forward in developing the District based on the success of the BOK Arena, Cox Business Center (CBC) conference center, Tulsa City-County Library, and tourism. The plan provides methods to broaden and strengthen the District's role in the Tulsa economy by identifying strategies to promote and foster redevelopment and support in-fill growth by shrinking perceived and real distances within the Arena District and adjacent neighborhoods (including Tulsa Arts District, Crosbie Heights, Riverview, and the River Parks Trail). Opportunities to improve transit, and the pedestrian experience are contained throughout the plan. Recommendations included in the plan will help the City and its partners reposition the District from a limited-use area into a thriving destination, one that reflects Tulsa's cultural and historical livelihood as the Comprehensive Plan envisions for the Downtown Core.

2) Areas of Stability and Growth Map

The Arena District Master Plan area in the **Tulsa Comprehensive Plan** includes "Areas 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.

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redevelop. 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.

Staff comments: This master plan provides potential public infrastructure investments, creates a system of developing engaging public spaces and streets, identifies opportunities for private development, and provides a market-based and phased roadmap for future decisions on residential development within the District, all of which would increase economic activity in the designated area of growth.

The economic analysis in the plan was formulated using findings from a series of conversations with downtown stakeholders, including developers and retailers, an evaluation of third party socioeconomic and real estate market data for downtown Tulsa along with the City and region, and comparisons to market and economic trends in peer cities. The master plan documents the current state of the market and analyses potential of residential, commercial, hotel and retail use development in the Arena District.

The Arena District Master Plan calls for investment in public realm enhancements, additional civic improvements and private development. Catalytic public and private projects are discussed along with long-term and near-term investments. The ADMP is intended to provide a decision-making framework so the District evolves into a healthy vital economic hub within the overall ecology of the IDL. The recommendations of the Arena District Master Plan align with the intent of Areas of Growth, as discussed in the City's Comprehensive Plan.

3) Land Use Priorities

Land use decisions should be focused on improving the quality of life of all of Tulsa's citizens so Tulsans in all parts of the city benefit from future growth and development.

The Arena District in its' current form largely serves as a civic district. Most of the Arena District's parcel land acreage (excluding right-of-way) is currently owned by public institutions, such as the City of Tulsa, the State of Oklahoma, and the U.S. Federal Government. Due to the prevalence of civic uses in the district, the City of Tulsa is the single largest landowners in the Arena District. The City currently owns one third of parcel land acreage within the study area boundary, including key properties in the heart of the district. The Page-Belcher Federal Building and block is owned by General Services Administration of the U.S. Federal Government. When totaled, public land owners control 58% of parcel land acreage in the district, though ownership ranged across multiple levels of government and various agencies within the same institution.

Civic uses are prevalent in the district's central core around 5th Street Plaza, except for Aloft Hotel property. Surrounding this civic core are various land uses that take on some of the qualities and typologies of the neighborhoods surrounding the district.

Government buildings were constructed in the 1960's as part of urban renewal, centered around the elevated Civic Center Plaza. This includes the original Convention Center and Assembly Hall, the City-County Library, City Hall (now Aloft Hotel), the Page-Belcher Federal Building, and the Municipal Court Building. This large grouping of government buildings creates a superblock adjacent to the south side of the BOK Center arena. Further north, the BOK Center is surrounded on the north and west sides by legacy industrial and warehouse buildings that take advantage of the railroad tracks and convenient highway access. East of the BOK Center, parking lots and garages fill entire city blocks, though some of these have seen recent commercial infill with the construction of the Hampton Inn and Suites and the One Place office building.

The Arena District today draws more than 1.8 million people annually to experience events, attend conferences and participate in the daily civic life of Downtown Tulsa. While the district brings both local and visitors into the IDL, the Arena District does not contribute not support the overall land use ecology of the IDL, as it potentially could.

Staff comments: The ADMP includes short term, intermediate, and long-term recommendations to create a vibrant 18-hour community for all of Tulsa. The plan calls for additional residential uses to support retail and for civic spaces to improve the user experience. The plan documents methods to provide residents, workers, and visitors reason to frequent the District on a daily basis by providing basic amenities and needed services. The plan calls for providing a retail and entertainment experience that attracts people to the District before an event and stay afterward. It enables expansion of convention center and hospitality uses, enhancing our competitiveness in the convention market. The master plan creates a framework for a wide mix of land uses to increase day-to-day activity, while serving current and future parking needs efficiently and effectively and allowing for new development and improved walkability. Upon implementation, the Arena District will engage the Tulsa community through a series of well-connected, activated open spaces and land uses. Recommendations within the master plan envisions an Arena District for the benefit of all Tulsans.

4) Economic Priority

Retain industry clusters that are strong now, cultivate new clusters. Investment strategies should support existing and emerging industry

clusters. Support aggregation of employers downtown. Downtown Tulsa is the core of the regional economy.

The Arena District is home to destinations attracting Tulsans from the surrounding city, state, and region. The BOK Center draws nationally-recognized entertainment acts throughout the year, while the City-County Library offers a wide range of programming for people of all ages and backgrounds daily. The Cox Business Center is Tulsa's convention center and event space hosting meetings and events throughout the year. These three anchors draw in 1.8 Million visitors a year for concerts, conferences, events, and library services and programming. The Arena District and its businesses and hotels are thus heavily reliant on these anchors and their success, as is greater downtown.

There is documented economic market loss in this industry cluster, from conversations with area stakeholders, it was discovered visitors coming into the district for events at the BOK Center generally drive and find parking near the facility and tend to leave the district shortly after the event. The CBC - while bringing in more than 347,000 conventioners to the area on an annual basis - also relies on entertainment clusters outside of the district, such as the Blue Dome District, for restaurant and entertainment options. Consequently, the district struggles to provide quick meal options around events and does not attract visitors during non-event days and times. This is also due in part to a high concentration of civic uses that are only active during the workweek office hours, with exception of the City-County Library, attracting 2,000 users a day and open for much of the workday and into the weekend, and offering valuable services and community gathering areas. It is also home to a Starbucks which is a popular and in-demand third place in the area.

Voters passed a tax renewal package in 2016 that allocated \$55 million to renovating and expanding the Cox Business Center. This funding aims to assist Tulsa in remaining competitive with peer cities for convention center venues and stimulate private investment in the district and surrounding areas. While this initiative addresses the first issue of meeting space, it does not address the second issue of enough full-service hotel rooms under one roof. The studies indicate that the CBC needs 450-600 such rooms to address the lost conventions and event business.

In a 20-year vision for Tulsa's Arena District, it is critical to identify where such a full-service hotel should be located. Furthermore, it is always prudent to consider where the next potential expansion of convention center space can occur and reserve that space for future competitiveness. There are several feasible sites for convention center expansion and a new full-service hotel, including the Municipal Courts building site, the Page Belcher Federal Building site, or the corner of 3rd Street and

Houston Avenue (State of Oklahoma parking lot) adjacent to the northwest corner of the CBC.

Staff comments: The Arena District Master Plan aims to reposition the District so that land within the project area contributes more effectively to the overall economic vitality of the District. The projects described in the master plan will help the area evolve so the District serves as a welcoming gateway district to Downtown Tulsa, improving the visitor experience, enhance the success of the district's destinations, create a livable and desirable mixed-use neighborhood, activate and enliven the district, and increase and enhance connectivity within the district and to the rest of downtown. Implementation of recommendations contained within the ADMP will support economic development goals as documented in the Comprehensive Plan.

5) Priorities, Recommendations, and Implementation Matrix

The ADMP describes an implementation framework that includes phasing, policy, funding, and governance recommendations to achieve the vision for future development and programming in the Arena District. This includes: financing mechanisms, both at the district and priority action level; priority actions related to temporary activation, public realm improvements, enhanced clean and safe and supportive service strategies; near term development proposals, and longer-term catalytic site development, by the following phases: Short-term: within 5-years; Intermediate-term: in 5-10 years; and Long-term: in 10-15 years. With District-wide recommendations, focusing on: retail tenanting and activation strategies; convention center hotel strategy; and governance plan.

One of the important goals of this Arena District Master Plan is identifying potential public projects to help improve and transform the District. Many important public projects in downtown Tulsa have been funded through such mechanisms as capital bonds (Vision 2025, Improve Our Tulsa), tax increment financing (TIF) Districts, and special assessments.

In the case of the Arena District, the City is awaiting this plan before establishing a TIF District for this area. This includes important public infrastructure projects that could be supported by resulting TIF revenues. At the same time, the City is preparing the next round of Improve Tulsa bond projects for consideration by the community. Identified on the opposite page are priority public projects recommended for future TIF, bond, and capital expenditures to assist the Arena District in achieving the vision of this plan.

Staff comments: This implementation framework in the master plan aims to create an actionable plan to guide public and private sector investment that will spur redevelopment and transform the district into a mixed-use

neighborhood that aligns with the goals of the City's Comprehensive Plan. Investments focus on programmed spaces in the public realm, public infrastructure, re-imagining publicly-owned buildings, and supporting catalytic private development.

Conclusion: After reviewing the proposed Arena District Master Plan for conformance with the Tulsa Comprehensive Plan, TMAPC Staff finds recommendations contained in the proposed plan are consistent with and will further the vision of the Tulsa Comprehensive Plan.

Staff Recommendation: Staff recommends that TMAPC adopt the Arena District Master Plan as an amendment to the Downtown Area Master Plan.

TMAPC COMMENTS:

Mr. Shivel stated there is a scrivener error on page 4, section 4, figure 4.8 of the transit map the page number is 60 rather than page 59 which is what is indicated.

Mr. Covey stated a pagination check on the entire document is needed.

Mr. Shivel stated the document shows the current MTTA location would be safer by being a mixed-use facility. Has there been any coordination with MTTA if they are expected to move from the current location.

Mr. McHendry stated MTTA has been involved throughout the process.

Mr. Doctor stated the City of Tulsa partnered with MTTA to use a separate line item from within the City's Planning Department. Mr. Doctor stated MTTA is currently in the process of issuing an RFQ to do a feasibility study on that site and to look for what is possible such as a transit center that will meet there needs and how to incorporate ride share, scooters and passenger rail needs.

Mr. Shivel asked staff what portion of the 800 million dollars of Vision 2025 extension money is allocated for transit?

Mr. Doctor stated of the 6 cents that is authorized in Vision money .0475 percent and translates to roughly 3.5 million dollars a year dedicated to transit specifically.

Mr. Covey stated page 10 in the Arena District Master Plan shows the County Courthouse is not marked for redevelopment and Mr. Covey thinks it should be redeveloped because it is an ugly building. Mr. Covey stated everything around the Courthouse is marked for redevelopment except the Library, but it was recently renovated. Mr. Covey asked staff why the County Courthouse was not included.

Mr. Doctor stated the County has invested a substantial amount of money into the building. Mr. Doctor stated from an architectural and Historic Preservation perspective it is one of the unique buildings to preserve. Mr. Doctor stated the building has some use as a Courthouse, but it is also an office building and meets the use that the City is encouraging in that district.

Mr. Covey stated if the underlying basis for the plan is to bring in more commercial business such as convention hotels, entertainment venues or restaurants then Mr. Covey doesn't see how having the County Courthouse that close to the Convention Center and the Arena District accomplishes any of that. Mr. Covey stated the Courthouse brings a certain clientele to it and Mr. Covey doesn't understand why you would want a major convention hotel, major convention center and Arena in proximity to the Courthouse. Mr. Covey stated he also would like to know why the transit facility is moving. If you're moving it for a specific reason, then why would that reason not also include the Courthouse. Mr. Covey stated there have been some high-profile prosecutions throughout the last 5 years and there have been numerous protests that always end up at the Courthouse where this plan puts a major hotel. Mr. Covey stated do you want things like candlelight vigils next to the Convention Center and Hotel when residents will be investing millions of dollars. Mr. Covey stated he has heard the reasons he just doesn't know if he agrees with them. Mr. Covey stated on page 91 of the Arena District Master Plan shows the huge Convention Center with a huge hotel with the Courthouse next door. Mr. Covey stated if he was going to a convention in another City he would not want it next door to his hotel. Mr. Covey stated on page 192 of the Arena District Master Plan it shows the peer cities looked at to develop this plan. Mr. Covey asked how many Courthouses or County Jails in the peer cities are located within 1 or 2 blocks of either their downtown Arena or major Convention Center. Mr. Covey stated "none", most were 7-10 blocks away. Mr. Covey stated the plan is fine and it's good to have a plan, but could we do better, and should the Courthouse be included for redevelopment?

Mr. Reeds stated Mr. Covey is correct about proximity but if you look at Denver and Columbus where the group came from that did the study they do have Courthouses near their Arena. Mr. Reeds stated the courthouse is normally a daytime business and the nightlife is created at night with no mixing of the two. Mr. Reeds stated the plan calls for moving the Police Department and he agrees with that. Mr. Reeds stated the plan is not perfect and he would rather see the Courthouse moved also but he has been in cities that have Courthouses within blocks of their Arena.

Mr. Doctor stated not having the Courthouse designated for redevelopment doesn't exclude it but was an acknowledgment of the investment the County has made in the facility. Having the Courthouse next to a Convention Center Hotel is not an ideal use to have next to it but it also isn't the majority of what happens in that building. Mr. Doctor stated the building is, mostly office spaces. Mr. Doctor

stated the County Courthouse has a mixed development to it and that was something the City wanted in the area.

Mr. Reeds stated the County just took over the Community Care building that has a vacant lot next to it could the Courthouse redevelop that area and move there.

Mr. Fothergill stated the County is currently moving some of the offices out of the Courthouse and into the Community Care building but the potential for the County to come up with a major investment at this time is not feasible. Mr. Fothergill stated the County lost the ability to collect the sales tax for Vision 2025 to the City. The County receives .05 but that is dedicated for the next 12 years. Mr. Fothergill stated things change and it is important to realize that plans are just that plans they change. Mr. Fothergill stated this plan is to try and activate this area of town. Mr. Fothergill stated of course the County would be open to anything that is possible.

Mr. Covey stated that was his concern that the reason it wasn't designated for redevelopment was the County didn't currently have the funds. Mr. Covey stated there isn't money to do the river either but there are lots of designs for river development. Mr. Covey stated since this is just a plan why does it hurt to include the County building.

Mr. Fothergill stated the County brings in 200-300 people from Tulsa County every week to serve as potential jurors and some of them have never been downtown and they eat lunch downtown and spend dollars every day.

Mr. Covey stated that Mr. Dix is absent today but one of his comments at the work session was, that it was great that there were plans to relocate all these things downtown but where will they relocate to.

Ms. Millikin asked if there has been any consideration of associating a Farmers Market with the downtown transit terminal such as in Philadelphia. Ms. Millikin stated it is one of the top tourist destinations. Perhaps something along the lines of Cherry Street Farmers Market on Saturday mornings.

TMAPC Action; 10 members present:

On **MOTION** of **DOCTOR**, TMAPC voted **10-0-0** (Covey, Doctor, Fothergill, Fretz, Krug, Millikin, Reeds, Ritchey, Shivel, Walker, "aye"; no "nays"; none "abstaining"; Dix, "absent") to **ADOPT** the Arena District Master Plan as an amendment to the Downtown Area Master Plan.

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5. **CZ-481 Tork Investments** (County) Location: North of the northwest corner of West 181st Street South and Highway 75 requesting rezoning from **AG to CS**

STAFF RECOMMENDATION:

DEVELOPMENT CONCEPT: Rezone from RE to CS to permit seasonal sales. These sales would include fireworks, Christmas sales, a pumpkin patch and other similar seasonal commercial activities as permitted within the CS zone.

DETAILED STAFF RECOMMENDATION:

CZ-481 is non injurious to the existing proximate properties and;

CZ-481 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-481 as outlined in Section I above.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This area is outside of the City of Tulsa Comprehensive Plan area. This site is located adjacent to the City of Glenpool, and is within the Highway 75 Corridor, which commercial zoning would be compatible with.

Land Use Vision:

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: Highway 75 is designated as a Freeway

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 site is currently vacant agricultural land and does not vary greatly in elevation.

Environmental Considerations: A small portion of the lot, located in the SE corner, adjacent to Hwy 75 is located in the 100 year floodplain. The developer would need to work with Tulsa County to mitigate any issues if development were to occur within the small floodplain area.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
Highway 75	Freeway	Per ODOT	4

Utilities:

The subject tract has municipal water available. Sewer is not currently available on the site. A septic or similar system would be needed, unless sewer is extended from the City of Glenpool. This would require annexation by the City of Glenpool.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	N/A	N/A	Metal Fabrication Facility
South	AG	N/A	N/A	Vacant/Church
East	AG	N/A	N/A	Hwy 75
West	IL	N/A	N/A	Vacant/Self-Storage

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 98254 dated September 15, 1980, established zoning for the subject property.

Subject Property:

CBOA-2703 July 2018: The Board of Adjustment **approved** a *special exception* to allow a fireworks stand (Use Unit 2) in an AG District; and **approved** a *variance* of the all-weather surface material requirement for parking. The approval will have a five-year time limit, on property located north of the northwest corner of West 181st Street south and HWY 75.

CBOA-1810 January 2001: The Board **approved** a *special exception* to allow church and related uses in an IL zoned district and **approval** of previously approved site plan per amendments on AG tract on property located north of the northwest corner of West 181st Street South and HWY 75.

Surrounding Property:

CBOA-2286 January 2008: The Board of Adjustment **approved** a *variance* to permit warehousing and processing of metal in an existing metal salvage yard in an AG district, on property located north of the northwest corner of West 181st Street South and HWY 75.

CBOA- November 1991: The Board of Adjustment **approved** a *special exception* to permit a church use in an IL and AG district; per plot plan; finding church use to be compatible with the surrounding area, on property located at the northwest corner of West 181st Street South and HWY 75.

TMAPC COMMENTS:

Mr. Covey asked staff if TMAPC hears a lot of cases covered by other municipalities comprehensive plans.

Staff answered "yes".

Mr. Covey asked if staff spoke with Glenpool about this application.

Staff stated Tanner Consulting is the acting planner currently and he talked with them. They stated the application is consistent with the Glenpool Comprehensive Plan.

The applicant indicated her agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **SHIVEL**, TMAPC voted **10-0-0** (Covey, Doctor, Fothergill, Fretz, Krug, Millikin, Reeds, Ritchey, Shivel, Walker, "aye"; no "nays"; none

“abstaining”; Dix, “absent”) to **APPROVE** CZ-481 rezoning from AG to CS per staff recommendation.

Legal Description of CZ-481:

A TRACT OF LAND THAT IS PART OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (N/2 E/2 SW/4 SE/4) OF SECTION THIRTY-FOUR (34) TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID N/2 E/2 SW/4 SE/4, THENCE SOUTH 88°49'58" WEST AND ALONG THE NORTH LINE OF SAID N/2 E/2 SW/4 SE/4 FOR A DISTANCE OF 32.20 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 75 AS RECORDED MARCH 11, 1957, IN DEDICATION DEED, BOOK 2768, PAGE 273, COUNTY OF TULSA RECORDS, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 2°19'04" EAST AND ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 276.12 FEET; THENCE SOUTH 88°51'21" WEST FOR A DISTANCE OF 634.27 FEET TO A POINT ON THE EAST LINE OF LOT 4 BLOCK 1 "COTTON CREEK MINI STORAGE" ACCORDING TO THE RECORDED PLAT THEREOF, PLAT NO. 6582 CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA; THENCE NORTH 1°08'39" WEST AND ALONG SAID EAST LINE FOR A DISTANCE OF 275.81 FEET TO A POINT ON THE NORTH LINE OF SAID N/2 E/2 SW/4 SE/4 SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 4; THENCE NORTH 88°49'58" EAST AND ALONG SAID NORTH LINE FOR A DISTANCE OF 628.62 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 174,238 SQUARE FEET, OR 4.000 ACRES.

OTHER BUSINESS

6. Commissioners' Comments

Ms. Krug announced she would be leaving Planning Commission at the end of the year to accept a job with INCOG.

ADJOURN

TMAPC Action; 10 members present:

On **MOTION** of **REEDS**, TMAPC voted **10-0-0** (Covey, Doctor, Fothergill, Fretz, Krug, Millikin, Reeds, Ritchey, Shivel, Walker, “aye”; no “nays”; none “abstaining”; Dix, “absent”) to **ADJOURN** TMAPC meeting 2783.

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

Date Approved:

12-19-2018



Chairman

ATTEST: _____

Secretary