TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2045
Wednesday, November 15, 1995, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Boyle, 2nd Vice Chairman	Ballard	Gardner	Linker, Legal Counsel
Carnes, Chairman	Selph	Hester	
Doherty, 1st Vice Chairman	Taylor	Jones	
Gray, Secretary		Matthews	
Horner		Stump	
Ledford			
Midget, Mayor's Designee			
Pace			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Thursday, November 9, 1995 at 4:29 p.m. (addendum posted Tuesday November 14, 1995 at 1:07 p.m.), in the office of the County Clerk at 4:22 p.m.(addendum at 1:03), as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Carnes called the meeting to order at 1:38 p.m.

Minutes:

Approval of the minutes of November 1, 1995, Meeting No. 2043:

On **MOTION** of **HORNER**, the TMAPC voted **6-0-0** (Boyle, Carnes, Doherty, Horner, Ledford, Midget "aye"; no "nays"; "abstaining"; Ballard, Gray, Pace, Selph, Taylor "absent") to **APPROVE** the minutes of the meeting of November 1, 1995 Meeting No. 2043.

* * * * * * * * * * * *

REPORTS:

Chairman's Report:
Chairman Carnes announced that Bill Packard will be the spokesman for Brady Heights (HP) rezoning. He alerted Staff that Mr. Packard will be contacting them to set this item for Comprehensive Plan Committee meeting in an attempt to settle differences.

Rules and Regulations Committee
Mr. Doherty announced that the Rules and Regulations Committee will meet at the conclusion of today's TMAPC meeting to discuss outdoor advertising and a request from Councilor Watts regarding parking for citizens who attend TMAPC meetings.

Director's Report:
Mr. Gardner announced items on the City Council agenda for November 16, 1995.

SUBDIVISIONS:

PRELIMINARY PLAT:

Country Corner Estates II (2183) **(PD-12)(County)**
West of the southwest corner of U.S. Highway 75 & E. 86th Street North.

Jones presented the plat with Bill Kelly in attendance at the TAC meeting.

Several changes on the face of the plat were noted along with utility easement requirements.

Additional right-of-way for 86th Street North was discussed. Jones noted that five additional feet were needed and that the TMAPC has been requiring full dedication in developing areas. Jones pointed out that sufficient area existed between the existing house and right-of-way to accommodate the dedication.

Country Corner Estates II is a 28.48 acre residential single-family subdivision which contains 19 lots and has an underlying zoning of RE. The Technical Advisory Committee reviewed and approved a sketch plat on April 6, 1995. The applicant has resubmitted the plat with some corrections and is requesting preliminary plat approval.

Staff would offer the following comments and/or recommendations:

1. Waiver of Subdivision Regulations to permit a cul-de-sac greater than 500' in length.

2. Dedicate 25' radius corners at intersection of E. 84th Street North and North Quebec Avenue.

3. Utility easements shown are not what was recommended by the TAC at the April 6 meeting.

4. Show surveyor name and address on the face of plat.

5. Show "UNPLATTED" on abutting property to the west and south.

6. Show number of acres under key map.

7. Remove City of Tulsa signature block.

8. Applicant must submit a topo map with proposed drainage.

9. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.

10. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).

11. Paving and drainage plans shall be approved by the County Engineer, including storm drainage and detention design (and other permits where applicable) subject to criteria approved by the County Commission.

12. Street names shall be approved by the County Engineer and shown on plat.

13. All curve data, including corner radii, shall be shown on final plat as applicable.

14. Bearings. or true N/S etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.

15. All adjacent streets, intersections and/or widths thereof shall be shown on plat.

16. Limits of Access or LNA as applicable shall be shown on plat as approved by the County Engineer. Include applicable language in covenants.

17. Street lighting in this subdivision shall be subject to the approval of the County Engineer and adopted policies as specified in Appendix C of the Subdivision Regulations.

18. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

19. The method of sewage disposal and plans therefore shall be approved by the City/County Health Department. (Percolation tests required prior to preliminary approval of plat.)

20. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)

21. The method of water supply and plans therefore shall be approved by the City/County Health Department.

22. All lots, streets, building lines, easements, etc. shall be completely dimensioned.

23. The key or location map shall be complete.

24. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.) (Check for two unplugged wells as per certificate of Non-Development dated 09-12-78).

25. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)

26. This plat has been referred to Owasso because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality. Otherwise only the conditions listed apply.

27. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)

28. All other Subdivision Regulations shall be met prior to release of final plat.

On the Motion of Miller, the Technical Advisory Committee voted unanimously to recommend APPROVAL of the Preliminary Plat for Country Corner Estates II, subject to all conditions listed above.

Staff Comments

Mr. Jones informed that dedicating five additional feet of right-of-way for 86th Street North was discussed at length at the TAC meeting. He disclosed that Country Corner Estates, immediately north of the subject tract, already has 60' of right-of-way. Mr. Jones informed that Tom Raines, County Engineering, noted that precedent has already been set in the area and with no development to the west of the subject property, it would not behoove the County to relinquish the additional five feet of right-of-way and perhaps set a dangerous precedent.

Mr. Kelly expressed agreement with dedicating the additional five feet of right-of-way.

TMAPC Action; 7 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget "aye"; no "nays"; none "abstaining"; Ballard, Pace, Taylor, Selph "absent") to **APPROVE** the PRELIMINARY PLAT for Country Corner Estates II as recommended by Staff.

* * * * * * * * * * *

Valley Crossing (PUD 521) (784) **(PD-18)(CD-8)**
East 71st Street South & Mingo Valley Expressway

Staff Comments
Mr. Jones advised that the applicant has requested a continuance to November 29, 1995 in order to allow the minor amendment and site plan to be heard concurrently with the preliminary plat.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **7-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget "aye"; no "nays"; none "abstaining"; Ballard , Pace, Taylor, Selph "absent") to **CONTINUE** the PRELIMINARY PLAT for Valley Crossing to November 29, 1995.

* * * * * * * * * * * *

PLAT WAIVER, SECTION 213:

BOA-17231 (Unplatted) (2394) **(PD-17)(CD-6)**
East of the northeast corner of E. 41st Street & South 161st East Avenue.

Jones presented the plat with no representative in attendance at the TAC meeting.

Board of Adjustment case 17231 is a request to permit a cellular tower site at the subject tract. The tract is ten acres in size and has access off East 41st Street South. An unstaffed building is proposed along with an existing unstaffed building.

Staff is supportive of the requested plat waiver, noting that easements and rights-of-way will be obtained when the property develops.

Staff recommends APPROVAL of the plat waiver for BOA-17231 with no conditions.

On the Motion of Somdecerff, the Technical Advisory Committee voted unanimously to recommend APPROVAL of the Plat Waiver for BOA-17231, subject to no conditions.

TMAPC Action; 7 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget "aye"; no "nays"; none "abstaining"; Ballard, Pace, Taylor, Selph "absent") to **APPROVE** the PLAT WAIVER for BOA-17231 as recommended by Staff.

* * * * * * * * * * * *

PUD 537 (Meadowbrook Heights) (494) **(PD-17)(CD-6)**
407 South 129th East Avenue

Jones presented the application with no representative present at the TAC meeting.

Edwards stated that the water line for the area was installed several years ago under a citizen participation program. Fees for a portion of the property must be paid prior to development for water service.

Herbert noted his concern regarding the floodplain area and that he would prefer the property be defined and dedicated via a subdivision plat. In addition, a PFPI may be required for storm sewer improvements.

McGill stated that an additional fire hydrant may be required.

PUD 537 approved mini-storage use on an approximately 2.66 acre tract located at the southeast corner of East 4th Street South and South 129th East Avenue. The property is part of Meadowbrook Heights addition. The applicant is requesting a waiver of the platting requirement.

Based on the new construction proposed, size of the tract and the probable dedication to the City of the floodplain, Staff is not supportive of the requested waiver. Staff would also have a concern regarding some type of paving for the emergency crash gate which could be addressed in the restrictive covenants of the plat. Staff would recommend to vacate the underlying plat since part of the proposed use is in a residentially-designated area. In addition, crushed rock for outdoor parking is not permitted.

On the Motion of Herbert, the Technical Advisory Committee voted unanimously to recommend DENIAL of the Plat Waiver for PUD-537.

AND

ZONING PUBLIC HEARING

Application No.: **PUD 537-1** Minor Amendment
Applicant: Gregg Simpson
Location: Southeast corner of East 4th Street and South 129th East Avenue - Lots 9, 10 and 11 of Block 3 of Meadowbrook Heights
Date of Hearing: November 15, 1995
Presentation to TMAPC: Bill Lewis

The applicant is requesting amendment to the PUD to allow a revision to the approved exterior building materials for the mini-storage proposed on this site. The revision would allow steel as an approved exterior material. The applicant is also requesting that an existing 6' wood fence running north/south in the southwest corner of the site be approved as screening fence in that area. The Outline Development Plan calls for an 8' fence.

Staff has reviewed the request and finds that the applicant's Outline Development text indicated that "the exterior of buildings facing the exterior boundaries shall be of concrete, masonry, stone, stucco or stucco-type materials". Further review indicates that the thinking behind this standard was that the buildings were intended to form the required screening fence.

Since that time the layout of the project has changed and the buildings will not be used as screening. The reason for the change is an attempt to keep travelway widths to a dimension that prohibits the use of the storage spaces as garages. The turning movements associated with garages tend to damage the exterior of the units.

The applicant is at this time proposing the use of 8' high wood fence to fulfill the screening requirement of the PUD, which states that "no doors to storage areas shall be visible to persons standing in the right-of-way of 5th Street, 130th East Avenue, 4th Place or residences on 4th Place east of the tract". Sheet metal is unacceptable to provide the screening. No screening was required on the northern boundary of the site, which is bounded by OL zoning with CG beyond. Staff is of the understanding that the unimproved 4th Street on the northern boundary of the project is currently being or has been vacated.

Staff opinion is that the 8' wood fence as proposed will provide the required screening. The existing 6' section is in a location which is not highly visible. Staff is also of the opinion that the rationale behind the masonry building material requirement has been met through the placement of the screening fence.

Therefore, Staff recommends **APPROVAL** of the request to allow steel as an exterior building material and to allow the 6' section of the fence in the southwest corner to remain as meeting the standards for screening.

AND

PUD 537: **Detail Site Plan** - 407 S. 129th East Avenue - Lots 9, 10 and 11 of Block 3 of the Meadowbrook Heights Addition.

The applicant is requesting site plan approval for a mini-storage facility.

The proposed site is bounded by South 129th East Avenue on the west, unimproved 4th Street on the north with OL and CG beyond, RS-2 development on the east and 4th Place on the south. Staff understanding is that the unimproved 4th Street is being vacated.

Staff has reviewed the request and finds that the request as shown substantially conforms to the standards of the PUD.

Staff recommends **APPROVAL** subject to the following:

a) Revision to the site plan indicating asphalt in the outdoor parking area in place of crushed rock;

b) Revision to the site plan indicating height and material of screening fences;

c) Revision to the site plan indicating location of two additional parking spaces. Required parking is 7; 5 are shown;

d) Revision to the site plan indicating location of proposed ground sign.

Note: Site plan approval does not constitute sign plan or landscape plan approval.

Staff Comments

Mr. Jones noted the following concerns of the TAC:

(1) Floodplain should be identified and dedicated to the City with appropriate uses and provisions for maintenance.

(2) East 4th Place paving is outside right-of-way and should be covered by roadway easement.

(3) PUD conditions must be filed of record.

(4) Access control agreement for South 129th East Avenue.

(5) Provisions for brick pavers for emergency crash gate.

(6) Water line citizen participation fees due.

(7) Underlying plat does not permit commercial use, and Staff would recommend to vacate.

(8) Crushed rock not permitted for outdoor parking area.

Mr. Jones informed that TAC and Staff recommended that a subdivision plat be filed on the subject tract. He acknowledged that the above-listed items could be accomplished by filing of separate instruments of record; however, he declared that this would create an administrative nightmare. Mr. Jones noted that a Lot 1, Block 1, subdivision plat would accommodate the eight concerns listed above, and would be easier to administer. He stated that Staff and TAC determined that this request for plat waiver is excessive and for the eight reasons listed above recommended **DENIAL** of the plat waiver.

Applicant's Comments

Bill Lewis, engineer for the applicant, informed that most of the concerns expressed can be accomplished by filing of separate instrument. He noted that this request is similar to the plat waiver for the statuary which the Planning Commission approved several weeks ago. Mr. Lewis informed that dedication of the floodway will be by separate instrument to the City, and noted that it is fenced off as presented on the site plan. Mr. Lewis stated that the remaining items will be considered at site plan review. He noted that the access location depicted on the site plan has been approved by Traffic Engineering. Mr. Lewis pointed out that PUD conditions can be filed of record as were the PUD conditions approved for the statuary project one block south of the subject tract. Mr. Lewis questioned what benefit there would be to file a separate plat which would cause delays and additional costs when a separate instrument would accomplish the same thing. He deemed that tracking would not be a problem since the conditions would be filed of record and filed with the abstract.

Mr. Boyle asked if the applicant's primary objection to filing a subdivision plat was a matter of time and expense.

Mr. Lewis acknowledged that time and expense were the primary objections since delay would reduce potential income from the property.

Mr. Lewis answered questions as to how he plans to address TAC concerns presented by Mr. Jones. He noted that the amended site plan which has been approved by the building inspector identifies the floodplain. Mr. Lewis informed that paving for the crash gate and for parking has been agreed upon.

Greg Simpson, Columbus, Kansas, one of the partners, informed that a revised plot plat has been submitted depicting a utility easement through the center of the property and notes hard-surface paving in place of crushed rock.

Mr. Doherty asked if access to the crash gate would be paved.

Mr. Simpson replied that they had not intended to pave the access, since a crash gate was not required, but they will if it is a requirement.

TMAPC Review

Mr. Doherty stated that he understands Staff concern that separate instrument is not the best method for tracking; however since this is a PUD and most of the physical construction concerns are addressed and controlled by the PUD he has no objection to the application. He expressed concerned over the extra time required for filing a subdivision plat.

Mr. Doherty made a motion to approve the plat waiver for PUD 405-E subject to Staff concerns listed above as conditions of the plat.

The applicant indicated agreement.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **7-1-0** (Boyle, Carnes, Doherty, Gray, Horner, Midget, Pace "aye"; Ledford "nays"; none "abstaining"; Ballard, Taylor, Selph "absent") to **APPROVE** the Plat Waiver for PUD 537 subject to the following conditions:

(1) Floodplain should be identified and dedicated to the City with appropriate uses and provisions for maintenance.

(2) East 4th Place paving is outside right-of-way and should be covered by roadway easement.

(3) PUD conditions must be filed of record.

(4) Access control agreement for South 129th East Avenue.

(5) Provisions for brick pavers for emergency crash gate.

(6) Water line citizen participation fees due.

(7) Underlying plat does not permit commercial use and Staff would recommend to vacate.

(8) Crushed rock not permitted for outdoor parking area.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Ballard, Taylor, Selph "absent") to recommend **APPROVAL** of PUD 537-1 MINOR AMENDMENT as recommended by Staff.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Ballard, Taylor, Selph "absent") to **APPROVE** PUD 537 AMENDED DETAIL SITE PLAN as recommended by Staff.

* * * * * * * * * * * *

PUD 405-E (9100 Memorial) (2383) **(PD-18)(CD-8)**
Southwest corner of East 93rd Street South & South Memorial Drive.

Jones presented the application with Ted Sack in attendance at the TAC meeting.

PUD 405-E is a major amendment to permit a Use Unit 17 use, automobile tire sales, on a 1.28 acre tract. The property is part of Lot 2, Block 4, 9100 Memorial addition which was platted in 1986.

Based on the existing subdivision plat and tract size, Staff is supportive of the requested plat waiver. Staff can find no benefit to the City that could not be accomplished by the filing of separate instruments and review.

Staff recommends APPROVAL of the plat waiver for PUD 405-E, subject to the following conditions:

1. Grading and/or drainage plan approval by the Department of Public Works in the permit process.

2. Utility extensions and/or easements if needed.

On the Motion of Pierce, the Technical Advisory Committee voted unanimously to APPROVE the Plat Waiver for PUD 405-E, subject to all conditions listed above.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Ballard, Taylor, Selph "absent") to **APPROVE** the PLAT WAIVER for PUD 405-E as recommended by Staff.

* * * * * * * * * * * *

FINAL APPROVAL:

Savoy Villas (PUD 534) (3193) **(PD-18)(CD-9)**
West side of South Lewis Avenue at East 55th Place South.

Staff Comments
Mr. Jones announced that all release letters have been received and the Legal Department is in the final stages of reviewing the Deed of Dedication and Restrictive Covenants. He announced that the plat meets all Subdivision Regulations, and Staff recommends approval subject to approval from the Legal Department.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Ballard, Taylor, Selph "absent") to **APPROVE** the FINAL PLAT of Savoy Villas as having met all conditions of approval as recommended by Staff and subject to final approval from the Legal Department.

* * * * * * * * * * * *

SUBDIVISION REGULATIONS INTERPRETATION:

Interpretation of Section 4.5.1 LOTS, Configuration

4.5 LOTS.

1. *Configuration.* The size, shape, and orientation of the lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated. Each residential lot shall be designed with a front lot line, a rear lot line and not more than three (3) side lot lines. (Front lot line, rear lot line and side lot line are defined in the Tulsa Zoning Code.) The Planning Commission may modify this requirement when the purpose of these Regulations may be served to the same extent by an alternative proposal as provided in Section 1.10 Modifications.

Staff Comments
Mr. Stump asked if the Planning Commission intended for the above-stated provision to also apply to multifamily residential lots regarding the three (3) side lot line restriction.

Mr. Doherty reported that in discussion before the Rules and Regulations Committee this subject was always in relation to single-family lots. He stated that multifamily, by nature of the development, frequently is less regularly shaped and it is not necessarily critical for more regularly-shaped lots as for single-family. Mr. Doherty concluded that the provision was never intended to apply to multifamily.

Mr. Stump suggested that these types of lot-splits not be sent to TAC, and the Planning Commission could waive the lot-splits when they are brought before the TMAPC while the Code is being amended.

Mr. Ledford asked how this would apply to patio homes.

Mr. Doherty suggested applying this to more than two dwellings per lot. He asked whether the Chairman had the authority to direct Staff not to present these lot-splits to TAC, but to bring them directly to the Planning Commission for approval. Mr. Linker responded in the affirmative.

Mr. Boyle urged consideration on a case-by-case basis.

Chairman Carnes directed Staff to bring these types of lot-splits directly to the Planning Commission, without going to the TAC first, while the Subdivision Regulations are being amended.

* * * * * * * * * * * *

CONTINUED ZONING PUBLIC HEARING:

Application No.: **Z-6513** Present Zoning: RS-2
Applicant: Rose Higdon Proposed Zoning: CS
Location: 1345 S. 129th East Avenue
Date of Hearing: November 15, 1995

Staff Comments
Mr. Stump informed that the applicant has requested a continuance to January 10, 1996 in order to prepare a PUD.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Ballard, Taylor, Selph "absent") to **CONTINUE** Z-6513 to January 10, 1996 as requested by the applicant.

* * * * * * * * * * * *

ZONING PUBLIC HEARING:

Application No.: **PUD 243-12** Minor Amendment
Applicant: Kenneth Preston
Location: Lot 42 of the Glenoak Addition
Date of Hearing: November 15, 1995
Presentation to TMAPC:

The applicant is requesting amendment to the PUD to allow reduction of the rear setback for a single-family residence abutting Lot B (common open space) from 7′ to 0′.

Staff has reviewed the request and finds that a similar request (20′ to 0′) was presented to the Commission in October of 1987. Staff at that time supported a 10′ setback off the common space, noting that " A minimum 10′ rear yard would insure construction was off any easements and would allow the maintenance of the dwelling, the deck areas and retaining walls while remaining on private property". The Commission voted to approve a 7′ minimum setback.

Staff has also received a letter from the Glenoaks Homeowners Association and a copy of a letter from the Architectural Review Committee, both of which indicate that the request is in keeping with the neighborhood's interpretation of the Deed of Dedication filed with the plat in 1981. The dedications state that all rear yards will have a 20′ minimum setback except for those lots abutting Lot B. The Association interprets this to mean 0′ along Lot B. Staff review of previous case history seems to indicated that Staff and the Commission have previously interpreted this as undefined along Lot B, resulting in the previously noted 7′ setback standard being approved in 1987.

Staff remains of the opinion that the 0′ setback is insufficient abutting common open space; however, based on the interpretation of the Homeowners Association and the Architectural Review Committee, Staff supports **APPROVAL** as requested.

AND

PUD 243: Detail Site Plan

The applicant is requesting site plan approval for a single-family residence on this lot.

Staff has reviewed the request and finds that the plan as submitted is in substantial conformance with the standards of the PUD.

Therefore, Staff recommends **APPROVAL** subject to Commission approval of Minor Amendment 243-12.

There were no interested parties in attendance.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Ballard, Taylor, Selph "absent") to **APPROVE** PUD 243-12 MINOR AMENDMENT and DETAIL SITE PLAN as recommended by Staff

* * * * * * * * * * * *

LOT-SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-18165 Patricia Simons (D. Philips) (2093)	**(PD-6)(CD-9)**
2400 Block of E. 33rd St.	RS-2
L-18168 Henley Revocable Trust (T. W. Henley) (1093)	**(PD-5)(CD-4)**
1235 S. Braden	RS-3
L-18174 31st Memorial LLC (P. Tomlinson) (2393)	**(PD-17)(CD-5)**
3200 S. Memorial	CS
L-18175 Dale / Zelda Buchfink (113)	**(PD-15)(CD-County)**
11801 N. Memorial	AG
L-18177 Southland & Associates (W. Eagleton)	**(PD-6)(CD-9)**
East of the Southeast corner of E. 41st & S. Darlington	CH
L-18178 Darwin Smith, Jr. (382)	**(PD-8)(CD-2)**
2530 W. 66th Pl. S.	RS-3
L-18179 Richard / Judith Ashe (282)	**(PD-8)(CD-2)**
6910-6912 S. Elwood	RS-3
L-18180 Swindell / Swindell / Ruth Allen Trust / Jewell	**(PD-18b)(CD-8)**
(City of Tulsa) (1683) Southwest corner of E. 81st & S. Yale	CS
L-18181 High Reflections, Inc. / City of Tulsa (J. Lower)	**(PD-18c)(CD-8)**
(1183) Southeast corner of E. 71st & S. Sheridan	CS
L-18182 Jonathan / Alyce McPherson (City of Tulsa) (2903)	**(PD-3)(CD-3)**
1544 N. Harvard	RS-3
L-18183 Oklahoma Plaza Investors, Ltd. (J. Moody) (1194)	**(PD-17)(CD-6)**
Southwest corner of E. Admiral & S. 193rd E. Ave.	CS
L-18184 Lewis / Sandra Moore (L. Johnson) (1624)	**(PD-14)(CD-County)**
14301 E. 156th St. N.	AG

Staff Comments

Mr. Jones announced that Staff has found the above-listed lot-splits to be in conformance with the lot-split requirements.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Ballard, Taylor, Selph "absent") to **RATIFY** the above-listed lot-splits having received prior approval and finding them to be in accordance with subdivision regulations

* * * * * * * * * * * *

LOT-SPLIT FOR WAIVER:

L-18186 Ita M. Price Family Trust (2992) **(PD-9)(CD-County)**
Southeast corner of W. 41st St. & Skyline Dr. CS

It is proposed to split a vacant commercial tract into two tracts as depicted below. Both tracts will meet the Bulk and Area requirements for the CS district. Both tracts abut public water and sewer and each tract will be served separately. However, the current right-of-way dedication on Skyline Drive is 33′. According to the Major Street and Highway Plan, Skyline Drive requires 50′ of dedication. The applicant is asking waiver of the additional 17′ of right-of-way required on Skyline Drive.

Staff Comments
Mr. Jones announced that Joe Coleman was present representing the plat. Mr. Jones pointed out that in portions of the plat there is more right-of-way existing than is required by the Major Street and Highway Plan. The applicant has informed of an agreement with Tulsa County, whereby the County agrees to allow the property owner use of the County-owned property, until such time as the County needs the property. However, Tom Raines, County Engineering , does not foresee the subject property being used in any widening project in the near future.

Applicant's Comments
Mr. Joe Coleman informed that for the County to request the 50′ right-of-way, they would have to acquire additional land to the south where currently a subdivision exists. He informed that the County has no plans to widen Skyline Drive and has agreed to allow the 33′ to be maintained by the applicant.

TMAPC Action; 7 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget "aye"; no "nays"; none "abstaining"; Ballard, Pace, Taylor, Selph "absent") to **APPROVE** WAIVER of Subdivision Regulations for right-of-way and frontage for L-18186 as recommended by Staff.

* * * * * * * * * * *

PUBLIC HEARING TO AMEND THE COMPREHENSIVE PLAN:

North Peoria Corridor Study and related amendments to Districts 2 and 25 Plans, parts of the Comprehensive Plan for the Tulsa Metropolitan Area and Resolution

Staff Comments
Ms. Matthews presented the North Peoria Corridor Study and related amendments to Districts 2 and 25 Comprehensive Plans as they are impacted by the subject area. She called attention to renderings depicting the widening of North Peoria and she reported on funding received for a project to assemble land at the northeast corner of Pine and Peoria. Ms. Matthews reported on the Targeted Area Response Program, in the Lacy Park area, that was an effective program to clean up the area and to instill hope in area residents.

Dwain Midget gave a slide presentation which addressed some of the problems identified and how solutions were arrived at. He also presented results of the Targeted Response team efforts. Mr. Midget detailed future plans for the area and noted that it is intended that other areas of the City which are suffering from slum and blight will receive the same consideration to revitalize vacant and deteriorated properties. He stressed the need to review screening and transmit to the City Council the recommendation for property maintenance and to adopt a property maintenance code. Mr. Midget acknowledged the help received from community-based organizations, as well as private citizens who all contributed to the success of the Study and clean-up efforts.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Ballard, Taylor, Selph "absent") to recommend **APPROVAL** of the North Peoria Corridor Study as presented and **APPROVAL** of the amendments to Districts 2 and 25 Plans, parts of the Comprehensive Plan for the Tulsa Metropolitan Area as presented by Staff.

* * * * * * * * * * * *

OTHER BUSINESS:

PUD 417: **Detail Site Plan** - Northwest corner of East 19th Street South and South Wheeling Avenue - Lots 7 through 18, Block 3, Edgewood Place Addition - Development Area B

The applicant is requesting site plan approval for the addition of an indoor swimming pool to the existing Health Plaza building in Area B.

Staff has reviewed the request and finds it to be in conformance with the requirements of the PUD as well as the revisions approved by the Commission in October of 1995 - Minor Amendment 417-3.

Staff recommends **APPROVAL.**

TMAPC Action; 8 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Ballard, Taylor, Selph "absent") to **APPROVE** PUD 417 DETAIL SITE PLAN as recommended by Staff.

* * * * * * * * * * * *

PUD 513: **Detail Site Plan** - South of 51st Street and West of Harvard Avenue - Storage Station Addition.

The applicant is requesting site plan approval for a portion of the PUD. The affected lots are Lots 1, 2 and 5 of Block 1. The intended use is mini-storage on Lot 5 with attendant parking in Lots 1 and 2 and office space in Lot 1.

Staff has reviewed the request and finds that the site plan as proposed is in substantial conformance with the height, floor area, setback, landscaped area and screening requirements of the PUD.

However, Staff has not received sufficient exterior elevation information to perform review as directed by the Commission at the time of original PUD approval. Staff would also note that the issue to be reviewed is adequate variation in the exterior wall, to be accomplished by materials variation or actual variation in the alignment of the exterior wall.

Staff therefore recommends **CONTINUANCE.**

The applicant was not present when the Planning Commission reached this portion of the agenda.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Ballard, Taylor, Selph "absent") to **CONTINUE** PUD 513 to November 29, 1995 as recommended by Staff.

Mr. Coutant arrived after this item was initially voted on and asked that he be allowed to present the application.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Ballard, Taylor, Selph "absent") to **RECONSIDER** PUD 513.

Staff Comments

Kevin Coutant, attorney for the applicant, distributed a packet of information regarding the application and presented a zoning history of the tract. He informed that the resident to the west of the tract, Judy McCormick, was present at the initial application and expressed concern over several matters regarding the application. Mr. Coutant informed of conversation with Steve Schuller, attorney for Ms. McCormick, who advised that she has no objection to the project as presented. He pointed out that the east and west property lines are set back 8′ from the original 3′ proposed, and he called attention to the trees proposed along the west property line. Mr. Coutant informed of submitting a plot plan to Staff this morning reflecting roof line/wall breaks. He presented a drawing reflecting a pitched roof with gabled

ends. Mr. Coutant deemed the application to be responsive of the spirit of the concern by Staff.

Mr. Doherty questioned as to whether the 6" drop in roof line at each of the breaks is adequate to break up the straight line of the mini-storage.

Ms. Pace noted that the trees are not as mature as she would like to see and the building lines are not varied, but she deemed this to be a good effort toward the intent of the initial application. She disclosed that if the individual who was the primary opponent to the application is satisfied with the site plan, she can support the application. Ms. Pace was concerned that nearby apartment dwellers will have a view directly into the development.

Mr. Coutant answered questions from the Planning Commission regarding building materials, etc. Responding to inquiry from Mr. Doherty, he informed that the interior buildings will have breaks similar to those depicted on the buildings along the east and west portion of the structure in order to follow the terrain.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **6-2-0** (Boyle, Carnes, Doherty, Horner, Ledford, Pace "aye"; Gray, Midget "nay"; none "abstaining"; Ballard, Taylor, Selph "absent") to **APPROVE** the SITE PLAN for PUD 513 as presented by the applicant.

* * * * * * * * * * * *

PUD 190: **Detail Site Plan** - 7114 South Sheridan Road - Lot 1 Block 1 Summit Square - Southwest corner of 81 Street and Sheridan Road.

The applicant is requesting site plan approval to allow temporary Christmas tree sales in the southeastern portion of the parking lot.

Staff has reviewed the item and finds it to be similar in nature to other yearly requests for the same seasonal use in the same location. Staff has visited the site and finds that two for-lease spaces in the eastern portion of the site and two leased spaces in the western portion of the site are vacant. Available parking has been and will continue to be an issue in any determination of temporary site plan approval. The proposed plan shows that approximately 12 spaces will be impacted by the tree sales tent.

Staff has recommended in the past and continues to recommend that any approval be on a season-by-season basis, related to the occupancy levels of the center.

Based on Staff site visit and current occupancy levels Staff recommends **APPROVAL** for Christmas tree sales at the proposed location for the period from November 25, 1995 to December 27, 1995.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Ballard, Taylor, Selph "absent") to **APPROVE** PUD 190 DETAIL SITE PLAN as recommended by Staff with the caveat that this application is close to exceeding off-street parking requirements.

* * * * * * * * * * * *

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

Date Approved: November 29, 1995

Chairman

ATTEST:

Secretary

NORTH PEORIA CORRIDOR STUDY

August 30, 1995

Introduction

At the request of the Mayor's Office, the Tulsa Metropolitan Area Planning Commission (TMAPC) included as part of their FY 94 Work Program a study to identify problems and their possible solutions in the North Peoria Corridor. The study area extended approximately one-quarter to one-half mile east and west of North Peoria between Pine Street and East 56th Street North. The City of Tulsa's plans to widen North Peoria between Pine Street and Mohawk Boulevard provided an opportunity to incorporate that project into the study and have input as engineering work progresses.

The overall goal of the study has been to revitalize the vacant and deteriorated properties and to ensure the continued viability of stable areas. Land uses here are mixed, and property conditions vary from good to dilapidated. In general, the Peoria frontage contains institutional, commercial and industrial uses, while the interior square miles contain residential uses. There are, however, significant exceptions to this and many of these have helped speed the decline of some areas. Whether code violation, legal nonconforming use or simply incompatible land use, the identification of such uses and the alleviation of their deleterious effects were among the main purposes to this study.

Study Methodology

This project was jointly staffed by the Mayor's Office and TMAPC. However, because of the magnitude of the issues and large geographic area, the project was a collaborative effort of area residents, business owners, institutional representatives, members of the banking community, social service agency representatives and anyone else who volunteered.

Community-based organizations participating included Neighborhood Housing Services (NHS) and Tulsa Community Action Agency (TCAA). City operating departments that participated included Public Works (various divisions), Fire, Police, Park and Recreation, Tulsa Housing Authority and Urban Development (UDD - various divisions). City Councilors from Districts 1 (Mr. Joe Williams) and 3 (Mr. Darrell Gilbert) and the TMAPC liaison (Bobbie Gray) played active roles from the public policy standpoint. Institutional representation included Tulsa Public Schools and Tulsa Technology Center. Private-sector participants included representatives of many financial institutions and business owners, as well as the engineering firm retained by the City for the street widening project.

For discussion and organizational purposes, the North Peoria Study Group divided into Planning Teams to address three major emphasis areas. These are Housing/Neighborhood Stabilization, Commercial/Industrial and Infrastructure/Physical Improvements. Each Planning Team was charged to discuss each of the three categories and develop strategies to fulfill the purposes of the study.

Finally, using results of these and other discussions, as well as previously-adopted plans and studies, staff and planning team developed the recommendations that follow. Some are short-term and may be achieved rather quickly. Others are longer-term and will require concentrated efforts over a period of years to achieve. In some cases, these longer-term activities may be phased to accomplish them more economically. In all cases, continued cooperation and collaboration among public and private entities will be required if the purposes of the study are to be accomplished.

Relationship to Other Plans

The North Peoria Corridor study area includes parts of two District Plans (Planning Districts 2 and 25), a portion of an Urban Renewal area (the plans for three sectors of which have recently been updated) and a portion of the Springdale Economic Development Plan study area. The intent of this study is to incorporate recommendations of those documents, not to duplicate or supersede them. References to particular provisions of those plans are included in this study, where appropriate, but no attempt has been made to replicate them here.

Plan categories are generally in terms of intensities of use. As in many of the older-developed Planning Districts, the intensity categories reflect existing zoning patterns. In these terms, low intensity is usually single-family residential or park/open space; medium intensity is usually commercial (suburban-scale), lower intensity industrial, office or multifamily residential; and high is usually higher intensity commercial, office or industrial.

The District 2 portion of the Corridor is planned to remain primarily low intensity residential in use except adjacent to the Cherokee and Gilcrease Expressway alignments. A large medium intensity area is planned at the southern end of the Corridor. This lies west of Peoria between Pine Place and Pine Street to Owasso, and on the east side of Peoria, from south of Seminole to midway between Quaker and Quincy Avenues. Provisions of the Springdale plan apply here. Institutional uses, including schools and parks, are located within the low intensity residential areas. The NDP (Urban Renewal area) plans for this area coincide with the District 2 Plan and are adopted as parts of it. The Lincoln sector plan recommends the expansion of Lacy Park.

A corridor land use designation is planned for the District 2 area between Mohawk Boulevard/Gilcrease Expressway alignment and Apache. Within this is designated a high intensity (industrially-zoned) land use west of Norfolk Avenue, a medium intensity strip on the south along Apache, and a medium intensity area on the north from 28th St. North to the Gilcrease alignment and extending from the study area's eastern boundary across Peoria to the rear lot line of the western frontage properties.

The District 25 portion of the Corridor contains a three-segment Development Incentive Area 1, which is the Peoria frontage and adjacent parcels basically the length of the Corridor. The intent in this designation is to encourage new development and redevelopment of specific zoning categories that are compatible among themselves and with existing stable development.

Large medium intensity land use areas are planned for the 36th St. North, 46th St. North and 56th St. North intersections along Peoria, as well as for the area between Mohawk Boulevard and approximately 33rd St. North. The 36th St. North intersection is the location of Comanche Park Apartments (northeast corner) and a Tulsa Fire Department station (Southwest corner), both of which are expected to remain. A fourth medium intensity-planned area lies adjacent to McLain Career Academy south of 50th Place.

Plan Summary

The issues and problems identified by the North Peoria Corridor Study planning team, and reviewed in detail below, are common to many areas in North Tulsa. Although the problems appear to be mainly physical (i.e., structural deterioration and incompatible land uses), the root causes are likely social and economic. Until the causes are addressed, the physical problems will continue and repeat. Moreover, even if the physical conditions are improved and blight is removed, without ongoing maintenance and revitalization, the cycle will continue.

This plan, which involves implementation of the following strategies, mandates a neighborhood-building approach to address the physical, social and economic needs of the study area. Such an approach is beyond the power of the government or other publicly-funded bodies alone. Successful implementation will require joint efforts and partnerships involving public, quasi-public and private entities.

To this end, the recommendations of this plan closely reflect coordination with other agencies' and organizations' policy documents as they may impact the North Peoria Corridor. Examples of these policy documents are the Consolidated Plan for the City of Tulsa (Fiscal Year 1995), the Regional Mobility Plan for the Metropolitan Tulsa Transit Authority and the report of the Enterprise Community effort. Also reflected in this plan and considered an integral part are portions of existing adopted plans, including the sector plans for Cherokee, Lincoln and Dunbar, as well as the remainder of the NDP area; and the Springdale Economic Development Plan.

Issues and Strategies

Based upon the discussions of the Planning Teams, the following issues were identified as critical to the revitalization of the North Peoria Corridor.

For clarity, each problem is stated, followed by strategies to address it and potential partners in carrying out those strategies.

Housing/Neighborhood Stabilization

1. **Existence of vacant and/or blighted structures both east and west of the North Peoria Corridor**.

   Strategies:

   Target code enforcement sweeps in specific neighborhoods; use the city-wide Clean-Sweep program in April as an opportunity for volunteers to identify code violations.

   Acquire and clear vacant and blighted housing within the Peoria Corridor.

   Aggressively seek and encourage residential infill development and redevelopment on lots that have been acquired, cleared, and where necessary, assembled into larger, more marketable sites.

   Market existing low/no interest housing repair loan programs to property owners in the study area who qualify and whose properties are salvageable.

Work with existing community-based organizations to provide financial and technical assistance, as well as physical labor, in housing rehabilitation.

Work with TCRC and other lending institutions to develop new programs for funding housing repair and maintenance.

Investigate the possibility of creating cul-de-sacs on selected residential streets to reduce through-traffic in the neighborhoods and allow traffic on Peoria to flow more freely. The conceptual plans for Cherokee, Lincoln and Dunbar sectors indicate potential locations for cul-de-sacs and those should be considered for implementation. Potential locations for cul-de-sacs farther north include the residential streets between 46th St. North and 56th St. North.

Identify residents to be displaced by the widening of North Peoria and if they so desire, relocate them on other City-acquired parcels in the same area.

Potential partners:

Area property owners, neighborhood residents, City of Tulsa/TDA/UDD, TMAPC, Tulsa Community Reinvestment Council, Neighborhood Housing Services (NHS), Project Get Together (PGT), Neighbor for Neighbor (NFN), Pride in Tulsa/Operation Clean Sweep, Tulsa Community Action Agency (TCAA), Metropolitan Tulsa Urban League (MTUL), Tulsa Housing Authority (THA), area schools and churches.

2. **Code violations in several residential neighborhoods**.

Strategies:

Target code enforcement sweeps in problem areas.

Use resident volunteers to identify and report violations.

Educate property owners on the code and what constitutes a violation.

Use existing low/no interest loan programs to bring properties to standard, where feasible.

Adopt a Property Maintenance Code which addresses the structure (external conditions) of homes, rental property and yards (including shrubs and trees).

Create an Abatement Task Force which addresses the problems of crime, slum and blight.

Consider adopting ordinances requiring nuisance abatement on properties used on more than two occasions for the unlawful sale or delivery of a controlled substance, street gang activities or prostitution.

Adopt a Graffiti Ordinance (or include language in the existing Nuisance Code).

Potential partners:

Area residents and property owners, TCRC, NHS, City/UDD, Mayor's Office for Neighborhoods and Mayor's Action Center (MAC), TMAPC, MTUL, NFN, PGT, TCAA, area schools, Police, Fire Marshall, Code Enforcement, Building Inspections, City/County Health Department, Public Works.

3. **Need for affordable speculative single-family housing and quality unassisted multifamily housing**.

Strategies:

Market existing low/no interest loan programs to builders/developers as incentives for new construction in this area.

Develop new programs for low/no interest loans for builders/developers of residential properties in this area.

Package (including any needed title work, rezoning and environmental requirements) cleared land for resale to residential developers.

Target this area or a smaller portion of it by making an incentives package (i.e., tax incentives, low/no interest loans, assistance in financial packaging and any other similar programs) available to developers of residential uses here.

Aggressively market this area as an opportunity site to residential developers, realtors and lending institutions.

Potential partners:

UDD/TDA, TCRC, NHS, Builders Association of Metropolitan Tulsa, Metropolitan Tulsa Board of Realtors, The Tulsa World, The Oklahoma Eagle TMAPC, NFN, PGT, MTUL, Habitat for Humanity (HFH), potential homebuyers.

4. **Property owners in area east of Peoria and south of East 28th Street North need financial and technical assistance in housing maintenance and renovation**.

Strategies:

Determine extent of need in this and any other similar area and develop program to best fit that need. Such a program could include acquisition and clearance of blighted properties, low/no interest loans, "sweat equity", volunteer services from various agencies and organizations, workshops on home maintenance and repair.

Potential partners:

Area residents and property owners, UDD/TDA, TMAPC, TCRC, HFH, MTUL, Tulsa Area United Way, PGT, NFN, TCAA.

5. **Need increased accessibility to loan, grant and other ownership programs for potential homebuyers within this area**.

Strategies: See items 3 and 4, above.

Potential partners: See items 3 and 4, above.

Commercial/Industrial

1. **Inappropriate or obsolete zoning patterns along and nearby Peoria**.

Strategies:

Identify parcels with such zoning problems and determine owners' level of interest in rezoning; recommend appropriate zoning to the property owner and TMAPC/City Council.

Rezone, with owners' consent, any parcels that the TMAPC/City Council deem appropriate.

Identify key intersections, such as but not limited to the Pine and Peoria, Apache and Peoria and Mohawk and Peoria areas, for commercial redevelopment and target specific commercial uses to recruit.

Potential partners:

TMAPC, City Council, area property owners.

2. **Poor appearances of properties; code violations in the Corridor**.

Strategies:

Adopt a Property Maintenance Code which addresses the structure (external conditions) of homes, rental property and yards (including shrubs and trees).

Identify properties with violations; make owners aware of violations and abatement measures.

Report recurring violations and monitor for abatement.

Work with Code Enforcement on a sweep for this area.

Potential partners:

UDD, City of Tulsa, Mayor's Office for Neighborhoods, area property owners and residents, TMAPC.

3. **Negative image within the Corridor due to poor condition and appearance of properties**.

Strategies:

Work with Code Enforcement on a sweep in this area; monitor for abatement.

Identify problem properties and encourage owners to abate the problems.

Consider revising the zoning code to require screening of all uses involving outdoor storage. Such code revisions should address screening height, materials and setback, as well as amortization periods and abatement.

Consider revising the zoning code to include spacing requirements for all automotive and related uses, unless included in a PUD.

Property owners organize and monitor code violations in the area; use peer pressure to encourage voluntary code compliance.

Identify positive features of area and work with media, real estate and leasing agents to focus on those.

Potential partners:

Area property owners, UDD, City of Tulsa, TMAPC, media, Metropolitan Tulsa Board of Realtors, National Association of Industrial and Office Parks - local chapter, Metropolitan Tulsa Chamber of Commerce, Greenwood Chamber of Commerce, MTUL, TCAA.

4. **Possible disruption of existing businesses by the widening of Peoria**.

Strategies:

Identify such businesses and determine the owners' level of interest in remaining in or near the area and potential for remaining open for a transition period.

Identify suitable, readily-available sites for relocation in or near the area; to the extent possible, match these with owners.

Develop a hardship funding program for those owners whose businesses may be seriously disrupted by the widening and for whom relocation may be difficult or impossible.

Phase roadway construction in such a way as to minimize disruption and inconvenience to adjacent business owners.

Potential partners:

Area property owners and businesses, City of Tulsa, Public Works Department, UDD/TDA, contract consultant, TMAPC, Mayor's Office for Neighborhoods, TCRC, MTUL.

5. **Need for beautification of area commercial and industrial properties**.

Strategies:

Consider forming a North Peoria Merchant or area retail business owners association that would, among other activities, actively market this area to potential retail owners and oversee maintenance and repair needs. The marketing strategies set forth in the Springdale Economic Development Plan should serve as a model.

Work with area property owners to develop a beautification plan for the area, including streetscaping, lighting, screening and signage.

Work with the City Public Works Department and their consultants in development of engineering and subsequent plans for the widening of Peoria.

Consider formation of an assessment district to fund future beautification, maintenance, repair and other improvement projects in this area.

Work with the City of Tulsa on a code enforcement sweep to abate the most serious and flagrant problems.

Potential partners:

Area property owners and residents, Pride in Tulsa, UDD, Mayor's Office, Code Enforcement, City/County Health Department, area schools, Springdale Development Council.

6. **Need for new retail construction near existing and proposed residential development**.

Strategies:

Encourage appropriate mixed-use Planned Unit Developments (PUDs) as a zoning tool in redevelopment in this area.

Encourage developers of retail property to consider locating near any proposed new residential development; explore incentive techniques to further encourage co-location.

When relocating businesses from the widened Peoria Avenue, consider where they may best interact with customers and potential customers.

Develop "opportunity sites" or commercial nodes along the Corridor at major intersections, with particular attention to the intersections of Pine and Peoria, Apache and Peoria, portions of 36th St. North and Peoria, 46th St. North and Peoria and 56th St. North and Peoria.

Target revitalization efforts at the business strip between East 46th Street North and East 51st Street North. This could be revitalized as a pilot beautification project with uniform signage, theme lighting, streetscaping and landscaping, bus turnout facilities and leasable retail/service space in conjunction with them. A marketing plan, modeled after the Springdale Economic Development Plan's provisions, should be developed to attract potential new businesses.

Package (including any needed title work, rezoning and environmental requirements) cleared land for resale to commercial developers.

Potential partners:

Area retail business owners and potential owners, potential developers of retail in this area, Builders Association of Metropolitan Tulsa, MTUL, Metropolitan Tulsa Chamber of Commerce, Greenwood Chamber of Commerce.

7. **Need for start-up capital for potential new businesses in the area**.

Strategies:

Identify and market existing low/no interest loan programs in this area.

Determine any unmet needs and develop program(s) to meet, if feasible.

Create a foundation to fund start-up for businesses in this area; this could be a privately-funded entity or a joint public-private venture.

Potential partners:

Area property owners, TCRC, City of Tulsa, Mayor's Office for Neighborhoods, MTUL, Tulsa Technology Center, McLain High School, private philanthropists, UDD, Metropolitan Tulsa Chamber of Commerce, Greenwood Chamber of Commerce.

Infrastructure/Physical Improvements

1. **Residential streets need resurfacing in several locations**.

Strategies:

Identify areas in need of resurfacing and make them known to the City Public Works Department. The possibility of creating cul-de-sacs on selected residential streets could be examined at this time.

Submit a Capital Improvements Project request for specific resurfacing and cul-de-sac projects through the Public Works Department.

Consider formation of an assessment district to fund such projects on an ongoing basis.

Potential partners:

City Public Works Department, area residents and property owners.

2. **Sidewalks in some areas need repair and in other areas need installation. Possibility of tying in sidewalk system with trails and other pedestrian facilities**.

Strategies:

Inventory sidewalks and conditions; report this information to City Public Works Department and owners of the properties affected. This inventory and rating could include such details as presence of curbcuts and ramping, buckling and spalling, obstacles to free movement (i.e., trees and signs in the middle of the walk) and gaps, as well as priorities for improvements.

Submit Capital Improvement Project requests for specific sidewalk projects through the City Public Works Department.

Consider formation of an assessment district to fund sidewalk installation, maintenance, repair and other similar improvements.

Consider development of a low/no interest loan program or outright grants to individual property owners for repair and ongoing maintenance of existing sidewalks in the area.

Coordinate sidewalk requests with Tulsa Trails Master Plan. Submit Capital Improvement Project requests through City Public Works Department or Park and Recreation Department where linkages are planned.

Coordinate sidewalk improvements with the expansion of Lacy Park, as specified in the adopted Lincoln sector plan.

Potential partners:

City Public Works Department, area property owners, TCRC, Mayor's Office for Neighborhoods, UDD, Park and Recreation Department, Tulsa Trails Coalition, TMAPC.

3. **Lack of attractive streetscaping along Peoria, particularly from East 46th St. North to East 56th St. North**.

Strategies:

Work with City Public Works Department, area residents and property owners to develop a streetscaping plan for the area. This plan may include, but not be limited to plantings, lighting, signage, screening, setbacks of infill and other redevelopment and street furnishings.

Itemize and phase projects. Establish priorities and submit as Capital Improvement Project requests through the City Public Works Department.

Encourage individual improvements by property owners in the affected area. Such improvements should be in conformance with an overall streetscape plan, however.

Seek donations to fund specific projects.

Consider formation of an assessment district to fund all or some of the streetscape improvements.

Encourage the formation of a business owners/managers association in this area to promote development of this plan and seek donations and other funding for its implementation.

Sponsor a streetscape design contest, perhaps involving area schools (including McLain Career Academy, Tulsa Technology Center, UCT, TJC, TU and Pratt College).

Encourage participation in the streetscape plan development and implementation as a pilot laboratory project for the TJC Horticultural Program.

Seek planting donations from area nurseries and other commercial growers, perhaps in return for favorable publicity and appropriate advertising.

Potential partners:

City of Tulsa Public Works Department, area property owners and residents, potential donors, UDD, area schools, nurseries.

4. **Need to widen North Peoria**.

Strategies:

Encourage the City Public Works Department to continue street improvements along North Peoria as well as major arterial streets that are either parallel to or intersect with North Peoria.

Participate in planning and design phases of the Pine Street/Mohawk Boulevard portion.

Encourage the City Public Works Department to continue the widening farther north.

Potential partners:

City Public Works Department, area residents and property owners, voters (if funding requires a vote), City Council, TMAPC.

5. **Need for additional street-lighting along residential streets**.

Strategies:

Identify areas of need, using input from the Tulsa Police Department and others; work with property owners/residents affected and PSO on a means to address these needs.

Potential partners:

Area residents and property owners, Police Department, PSO, UDD, Public Works.

Land Use Guidelines

The planning team expressed the need to attract additional viable commercial and office uses into the Corridor. They also indicated that the area is saturated with automotive and related uses, many of which are marginal and may be both commercial and industrial in actual use. Indeed, the proliferation of such uses was felt to be part of the reason for the deterioration of the adjacent residential areas. It should be noted, however, that some of the automotive properties are well-maintained and enhance the area. These are the exception, and the team recommended that no further automotive uses be approved here. This study also recommends consideration of a zoning code revision to require spacing of automotive and related uses (similar to the spacing requirements for adult entertainment uses). Those existing uses that are operating illegally or that, for other reasons, do not meet codes should be abated immediately.

Unsightly outdoor storage properties were also cited as problems in the Corridor. Although legal in many cases, these uses give a negative image of the area, and this study recommends the TMAPC and City consider revising the zoning code to mandate screening of all types of outdoor storage.

Area residents frequently cited the need for quality neighborhood-serving retail uses, such as major chain groceries and pharmacies, discount stores, dry cleaners, copy shops and dairy stores. These uses would be most appropriately located at the intersections of the major arterials in the area, including Pine/Peoria, Apache/Peoria, Mohawk/Peoria, 36th St. North/Peoria, 46th St. North/Peoria and 56th St. North/Peoria. A large area of Medium Intensity use is planned in the Cherokee sector from south of Reading to Pine, between Peoria and the Cherokee Expressway; this may also be an appropriate area for retail.

The Peoria Corridor is currently a major transit route and is expected to remain so when Tulsa Transit implements the change to a grid system. This plan recommends the location of transit shelters and transfer facilities within the Corridor, and it is possible that small, convenience retail and service uses could be included in the latter. For example, a transfer facility could be located near a major intersection and include within it leasable space for a dry cleaner pick-up and drop-off, convenience grocery or a child care center. Vest pocket parks have been mentioned as desirable uses in conjunction with locations of bus shelters and turnout bays. If possible, public art should be included in the design of shelter facilities.

The community has expressed a strong desire to participate in the design of any public art for their area. Suggestions include a mural, perhaps depicting a past event or area notable, or a piece of sculpture. The North Peoria Corridor could be designed as a gateway into Tulsa, with public art contributing to the entrance effect. All locations for public art works should be carefully selected and should include adequate lighting and security.

The institutional uses along Peoria north of 36th Street North are assets to the area. These uses include schools (Tulsa Technology Center, McLain High School and Hawthorne Elementary School) and governmental agencies (Department of Human Services, fire station). Their locations on a major arterial are ideal for access, visibility and to reach their target populations. Another appropriate location for institutional uses is in the Northside Family Resource Center on 36th St. North just west of the Corridor. The Wiley Post Center, at the northwest corner of the Corridor (5424 North Madison) is also an excellent land use and an example of a good reuse of a former school. This plan recommends that it continue to house these types of uses (YWCA and childcare) or similar neighborhood-serving uses.

Industrial uses currently exist throughout the Corridor, and further light industrial development may be appropriate in selected locations, particularly adjacent to existing well-designed and -maintained industrial plants. No additional industrial development should be allowed adjacent to residential areas, and where possible, existing industrial uses that adjoin residential areas should be required to provide buffers.

Key to the success of revitalization efforts in the Corridor will be the stabilization of the residential neighborhoods along and within it. Some are currently stable and will only require minor repair and maintenance, while others are in such decline that clearance and redevelopment may be the only viable options. The most appropriate locations for single-family residential development are in the interiors of the square miles, away from and without frontage on the major arterials. Where residential neighborhoods are adjacent to incompatible uses, such as commercial or industrial, buffering should be provided. Techniques for buffering include screening, landscaping and open space, and transitional uses such as multiuse vest pocket parks. Security should be a major consideration in design of the buffer.

The development of high-quality, unsubsidized apartments is a recommendation of this plan. The design and density of future multifamily developments should determine each one's location relative to the street system and to other land uses. Higher density developments are more appropriately located near the arterials, while lower density communities may be more suitable for neighborhoods served by residential streets and adjacent to single-family residential areas. In other parts of Tulsa, multifamily residential development

has been used effectively as a wrap-around buffer between single-family residential and commercial or office uses, and that may be appropriate in future nodal developments in the Corridor.

Future park and recreational uses in the Corridor should be planned in conjunction with and to complement other infrastructure improvements. Besides the vest pocket parks in transit transfer centers, discussed previously, these could include development of portions of the Tulsa Trails system and playfield facilities as parts of stormwater management improvements. Flat Rock Creek tract, as a major natural detention facility, is planned to remain undeveloped as a passive open space area.

Sidewalk improvements are badly needed throughout the Corridor area. Particular locations include along Peoria, linking the schools with the neighborhoods and connecting with the trails system. Needed improvements include sidewalk installation, repair and replacement and curb cuts that meet ADA requirements. Provision of sidewalks within the residential areas will improve the neighborhoods' marketability, and should be considered important features in any redevelopments.

Capital Improvement Projects

One of the most important outcomes of a study such as this is a list of needed capital improvements. The identification of specific projects gives the area residents and property owners a valid tool with which to request municipal funding, seek donations and undertake privately-funded improvements.

The following list was derived from discussions at planning team meetings, provisions of existing adopted plans and studies, and through staff discussions. It is organized by category of project and in no priority of order. No attempt has been made at this point to assign funding amounts to the projects.

Transportation:

- Resurfacing of selected residential streets
- Cul-de-sacing of selected residential streets
- Sidewalk repair/replacement
- Sidewalk installation in specific areas
- Trail development
- Street lighting along identified residential streets
- Streetscape improvements (lighting, planting, furnishings, signage, etc.)
- Continued widening of North Peoria
- Expansion/enhancement of public transportation system in and through the area
- Extension of the Gilcrease Expressway into and through the Corridor

Code Enforcement/Urban Development:

- Acquisition and clearance of vacant, blighted properties in identified areas
- Relocation assistance for property owners along area of Peoria to be widened

Water/Sewer/Stormwater:

- Continued stormwater improvements, particularly in the Dirty Butter Creek basin
- Storm sewer clean-out and repair where needed
- Provision of municipal services into areas of redevelopment, where needed; repair of existing systems in redevelopment areas

Park and Recreation:

- Expansion of Lacy Park
- Continued planned improvements to other parks near the Corridor