

# TULSA METROPOLITAN AREA PLANNING COMMISSION

## Minutes of Meeting No. 2215

Wednesday, August 25, 1999, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Dick	Boyle	Beach	Romig, Legal
Harmon	Carnes	Dunlap	Counsel
Hill		Huntsinger	
Horner		Matthews	
Jackson		Stump	
Ledford			
Midget			
Pace			
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Monday, August 23, 1999 at 9:35 a.m., posted in the Office of the City Clerk at 9:27 a.m., as well as in the office of the County Clerk at 9:19 a.m.

After declaring a quorum present, Vice Chairman Westervelt called the meeting to order at 1:30 p.m.

### **REPORTS:**

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

Mr. Westervelt reported that the Planning Commission received a letter from the Board of Adjustment and Mr. Beach regarding Zoning Code amendments. He stated that he would forward the letter to the Budget and Work Program to be considered.

#### **Committee Reports:**

##### **Comprehensive Plan Committee**

Mr. Ledford reported that the review of the proposed Tax Increment Financing District No. 3 is on the agenda today for consideration.

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

Mr. Stump reported that there is one item on the City Council agenda for Thursday, August 26, 1999.

## SUBDIVISIONS

### PRELIMINARY PLAT:

Grace Acreage (PUD-221-F) (2894)

(PD-17) (CD-6)

Southeast of East 41<sup>st</sup> Street and South 129<sup>th</sup> East Avenue

### STAFF RECOMMENDATION:

There are three lots in one block on 38.88 acres. PUD 221-F, a major amendment, approved 28,480 SF of one-story offices in Lot 1 (1.63 acres), 250,000 SF of church and accessory uses in Lot 2 (11.91 acres), and 265,000 SF of private school and athletic fields in Lot 3 (24.37 acres). The site is situated southeast of the intersection of East 41<sup>st</sup> St. and South 129<sup>th</sup> E. Ave. Observation Point subdivision, containing an apartment complex, abuts to the northwest. Quail Ridge subdivision, containing single-family residences, abuts to the southeast and unplatted, vacant land is to the east.

The following were discussed **August 5, 1999** at the Technical Advisory Committee meeting:

#### **1. Streets/access:**

- Beach, staff, noted some of the requirements from the PUD:
- Lot 1 would have its primary access to 129<sup>th</sup> East Avenue at its northwest corner through a mutual access easement with Lot 2.
- The PUD does not prohibit access from Lot 1 onto 43<sup>rd</sup> Place but it does prohibit access from Lot 2 and Lot 3 to 43<sup>rd</sup> Place.
- All access from Lot 2 will be to 129<sup>th</sup> East Avenue or to 41<sup>st</sup> Street through Lot 3.
- All access from Lot 3 will be to 41<sup>st</sup> Street or 129<sup>th</sup> East Avenue through Lot 2.

**A mutual access easement should be shown through Lots 2 and 3 to provide access for both lots to both arterial streets. Limits of No Access should be shown along Lot 2's entire frontage on 43<sup>rd</sup> Place. Right-of-way is being dedicated along the entire frontage of both arterial streets.**

#### **2. Sewer:**

- There were no comments regarding the sanitary sewer system.

#### **3. Water:**

- Lee, Water, requested that the applicant provide plans for the water system so he could review and determine requirements. He agreed to approval of the preliminary plat subject to satisfactory design of the water system, fire service and appropriate easements.

#### **4. Storm Drainage:**

- There were no comments regarding the storm sewer system.

#### **5. Other:**

- No other comments.

Staff recommends denial of the preliminary plat because of the inconsistencies with the approved PUD. The Subdivision Regulations require that the plat meet all of the zoning requirements.

**APPLICANT'S COMMENTS:**

Danny Mitchell, 4111 South Darlington, Suite 140, Tulsa, Oklahoma 74135, stated that he represents the school, which is Lot 3. He explained that at this time the school and church are working together to identify where drive locations should be; however, that agreement is not ready at this time. He stated that he is aware of the access easements and his client does not have a problem with providing the access easement agreements.

Mr. Mitchell requested a continuance in order to allow his clients to complete their studies and complete their master planning. He requested a continuance for one month.

**TMAPC Action; 9 members present:**

On MOTION of HORNER, the TMAPC voted 9-0-0 (Dick, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Carnes "absent") to CONTINUE the Preliminary Plat for Grace Acreage to September 22, 1999 at 1:30 p.m.

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**Oak Tree Village (Z-6054-SP-3) (1884)**  
8400 South Garnett Road

(PD-18) (CD-8)

**STAFF RECOMMENDATION:**

Staff has received a timely request for a continuance to September 1, 1999.

**TMAPC Action; 9 members present:**

On MOTION of HARMON, the TMAPC voted 9-0-0 (Dick, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Carnes "absent") to CONTINUE the Preliminary Plat for Oak Tree Village to September 1, 1999 at 1:30 p.m.

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**OTHER BUSINESS:**

**Review of the proposed Tax Increment Financing District No. 3 for Conformance with the Comprehensive Plan/Resolution.**

**STAFF RECOMMENDATION:**

Ms. Matthews stated that the Local Development Act Review Committee has reviewed a request to create a tax increment-financing district in conjunction with the planned expansion of the Williams Companies facilities. In accordance with the Local Development Act, they have asked the TMAPC to comment on the project plans, which was reviewed by the Comprehensive Plan Committee on August 18, 1999.

Ms. Matthews explained that the proposal includes both privately and publicly constructed improvements. This includes a 15-story office tower, a central mechanical plant, a health/fitness center, a parking structure, expansion of and repairs to an existing parking facility, viaduct repairs and streetscaping. Estimated public improvement costs are \$20.5 million and private investments are estimated to be in the \$85. - \$100 million range.

Ms. Matthews stated that the improvements are in accord with the District One Plan and no zoning changes are anticipated. Some Board of Adjustment activity has already occurred in conjunction with the proposals.

**INTERESTED PARTIES COMMENTS:**

**Jim Norton**, Downtown Tulsa Unlimited (DTU), 321 South Boston, Suite 101, Tulsa, Oklahoma 74103, stated that as the neighborhood association for District 1, he would concur with Ms. Matthews' assessment and urge the Planning Commission to find this proposal as being in conformance with the Comprehensive Plan.

**TMAPC Action; 9 members present:**

On **MOTION** of **LEDFORD**, the TMAPC voted **9-0-0** (Dick, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Carnes "absent") finding the proposed Tax Increment Financing District No. 3 in **CONFORMANCE** with the Comprehensive Plan as recommended by the Comprehensive Plan Committee.

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**Application No.:** PUD-179-A

**Applicant:** Richard Humiston

(PD-18) (CD-8)

**Location:** South of Southeast corner East 71<sup>st</sup> Street and South 85<sup>th</sup> East Avenue  
(Detail Site Plan)

**STAFF RECOMMENDATION:**

The applicant is requesting Detail Site Plan approval for a 74-room hotel on a 4.1-acre (net) lot. A 1998 Minor Amendment modified the approved development standards to allow a four-story building, 10% minimum internal landscaped open space, deletion of a required 50-foot landscape strip on the east property boundary and reduction in required parking to a standard based on the applicable Use Unit.

Staff has examined the Detail Site Plan and finds conformance to bulk and area, building floor area, setback, height, parking, access, mutual access and street yard/total landscaped area standards as approved or amended.

Staff notes that approximately 2.2 acres of the lot will remain undeveloped with the current request. In view of the possibility of future development within the balance of the lot, the applicant is indicating two points of future internal access. The applicant is also providing the required five-foot irrigated landscaped strip along the southern undeveloped portion of the lot. Staff finds that street yard tree and area requirements for the entire 4.1-acre site exceed the Chapter 10 requirements of the Zoning Code.

The PUD allows 65,000 SF of total building floor area. The proposal calls for 47,797 SF of floor area, leaving 17,203 SF for future buildout of the site. The placement of the hotel facility leaves the undeveloped portion of the site with adequate street frontage as required by the Code for future development if the lot were to be split.

Based on review of the Detail Site Plan submitted, staff recommends **APPROVAL** of PUD-179-A.

**Note:** Detail Site Plan approval does not constitute Landscape or Sign Plan approval.

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

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

**TMAPC Action; 9 members present:**

On **MOTION** of **HORNER** the TMAPC voted **9-0-0** (Dick, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Carnes "absent") to **APPROVE** the Detail Site Plan for PUD-179-A as recommended by staff.

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**Commissioners' Comments:**

Mr. Midget reminded staff to make the citizens in the TU and Kendall/Whittier area aware of any amendments to the Major Street and Highway Plan and Comprehensive Plan. In response, Mr. Stump stated that currently staff is not working on any amendments regarding Delaware. Mr. Stump explained that if there were any amendments in this subject area it would impact the Kendall-Whittier Plan and it would have to be considered for an amendment at the same time. The Kendall-Whittier Neighborhood Association would have to be involved with any amendments in their area because of their plan.

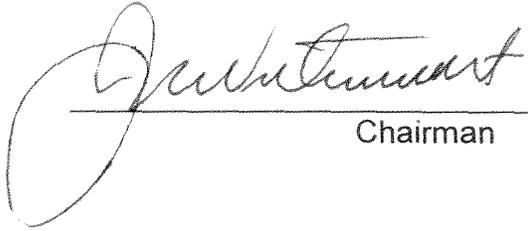
A lengthy discussion ensued regarding TU and the Kendall-Whittier area. It was determined that at this time there have been no proposals from TU or the Kendall-Whittier Neighborhood Association.

**Mr. Harmon out at 1:50 p.m.**

Mr. Jackson asked staff what the results were at the City Council meeting, Thursday, August 19, 1999, regarding the random condemnations and the Urban Renewal Plans for the next ten years. In response, Mr. Midget stated that the City Council has decided to make all acquisitions in the proposed area (Council District 1) only voluntary. This decision will have no impact on other urban renewal areas in Tulsa. Mr. Midget stated that Councilor Williams commented that "the TDA has traditionally held on to land too long for expected development".

There being no further business, the Chairman declared the meeting adjourned at 1:52 p.m.

Date approved: 08/31/99

  
Chairman

ATTEST:

  
Secretary