

# **ADDENDUM\***

## **TULSA METROPOLITAN AREA PLANNING COMMISSION**

**For Meeting No. 2469**

**January 24, 2007**

**1:30 PM**

**Francis Campbell City Council Room  
Plaza Level, Tulsa Civic Center**

### **CONSIDER, DISCUSS AND/OR TAKE ACTION ON**

1. Call to Order:

### **REPORTS**

2. **Chairman's Report:**
3. **Worksession Report:**
4. **Director's Report:**
5. Minutes of January 3, 2007, Meeting No. 2467

6. **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.

- a. **PUD-417-C – Royal Sign & Graphic, Inc./Sign Plan** (PD-6) (CD-4)  
1717 South Utica Avenue (Sign Plan for a new urgent care facility within the St. John Hospital Campus.)

7. **COMPREHENSIVE PLAN**

- a. **Review the Capital Improvement Plans for FY 2008 as submitted by the City of Tulsa to determine that they are in accord with the Comprehensive Plan.**
- b. **\*Consider Proposed Urban Renewal Plan Amendment to determine whether or not the changes are in accord with the Comprehensive Plan. Property located on Lot 3, Block 102, Tulsa-Original Town (214 South Cheyenne W. Avenue)**

8. **OTHER BUSINESS**

- a. **PUD-533-B – Sack & Associates, Inc./Jim Beach** (PD-5) (CD-5)  
Northeast corner of East 27<sup>th</sup> Street South and Skelly Drive (Detail Site Plan for on-site sale and furniture manufacturing facility.)
- b. **Commissioners' Comments**

### **ADJOURN**

PD = Planning District/CD = Council District

**NOTICE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526**

**Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.**

**Ringling/sound on all cell phones and paggers must be turned off during the Planning Commission.**

Visit our website @ [www.tmapc.org](http://www.tmapc.org)

The mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide comprehensive planning, zoning and land division services for the City of Tulsa and Tulsa County through a joint city-county cooperative planning commission resulting in the orderly development of the Tulsa Metropolitan Area and enhancing and preserving the quality of life for the region's current and future residents.

**TMAPC Mission Statement**

## **A G E N D A**

### **TULSA METROPOLITAN AREA PLANNING COMMISSION**

#### **WORKSESSION**

**Francis Campbell City Council Room  
Plaza Level**

**Wednesday, January 24, 2007– 1:45 p.m.\***

**(\*Or immediately following adjournment of the TMAPC Meeting)**

#### **CONSIDER, DISCUSS AND/OR TAKE ACTION ON:**

1. Report on Comprehensive Plan Update (Neal/Treadway)
2. Review and discuss City of Tulsa Mitigation Plan (Stout)
3. Review and discuss timely continuances (Bayles)

#### **Adjourn.**

[www.tmapc.org](http://www.tmapc.org)

If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526

# **A G E N D A**

## **TULSA METROPOLITAN AREA PLANNING COMMISSION**

### **WORKSESSION**

**INCOG**

**201 West 5<sup>th</sup> Street, Suite 550  
5<sup>th</sup> Floor Conference Room**

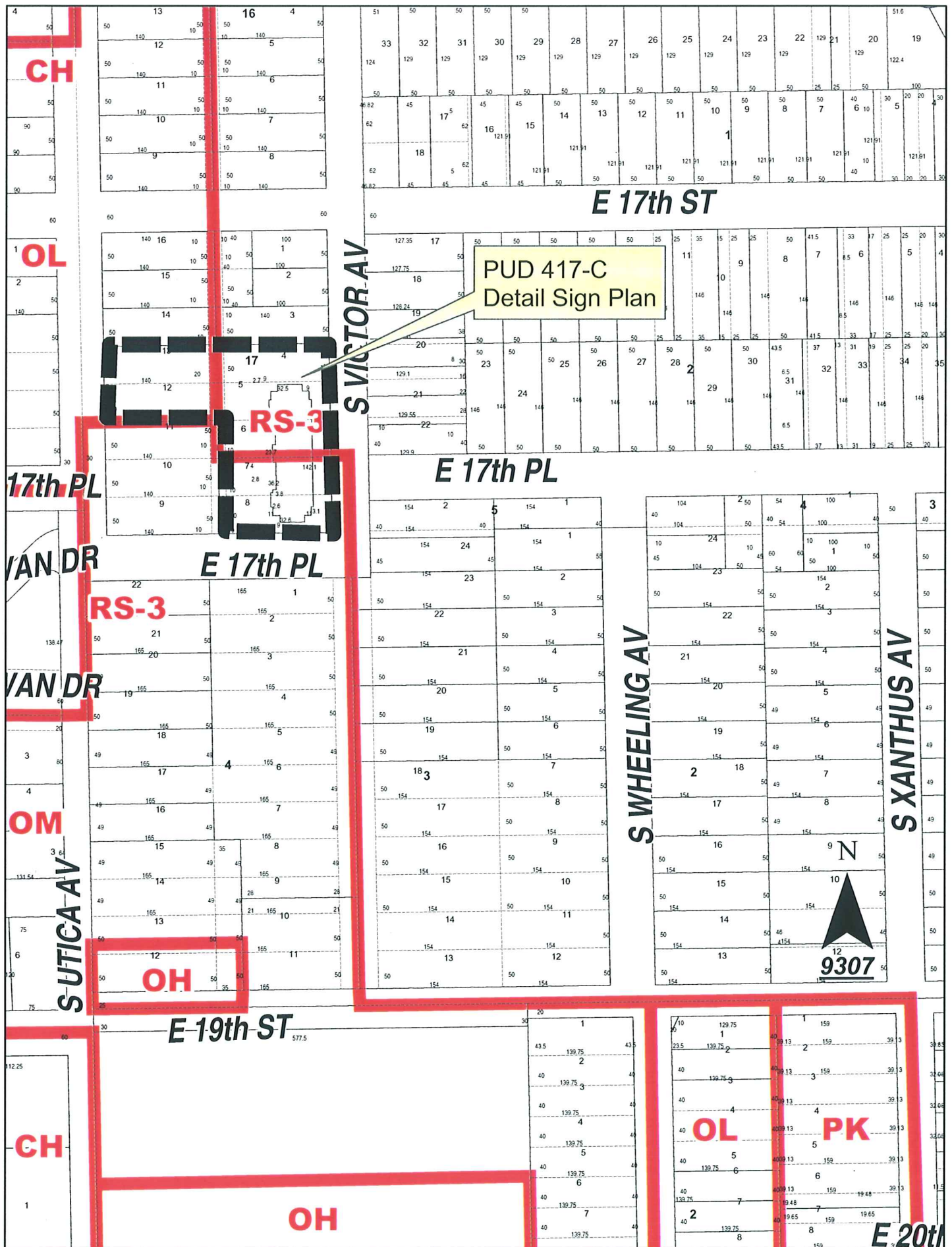
**Wednesday, January 24, 2007 – 11:00 a.m.**

#### **CONSIDER, DISCUSS AND/OR TAKE ACTION ON:**

1. Planning Commission Training Session. (Staff)

**Adjourn.** [www.tmapc.org](http://www.tmapc.org)

If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526







PUD 417-C  
Detail Sign Plan

E 17th ST

S VICTOR AV

E 17th PL

17th PL

IAN DR

E 17th PL

IAN DR

S UTICA AV

S WHEELING AV

S XANTHUS AV

N  
9307

E 19th ST

E 20th

6a.2



January 24, 2007

## STAFF RECOMMENDATION

### PUD- 417- C

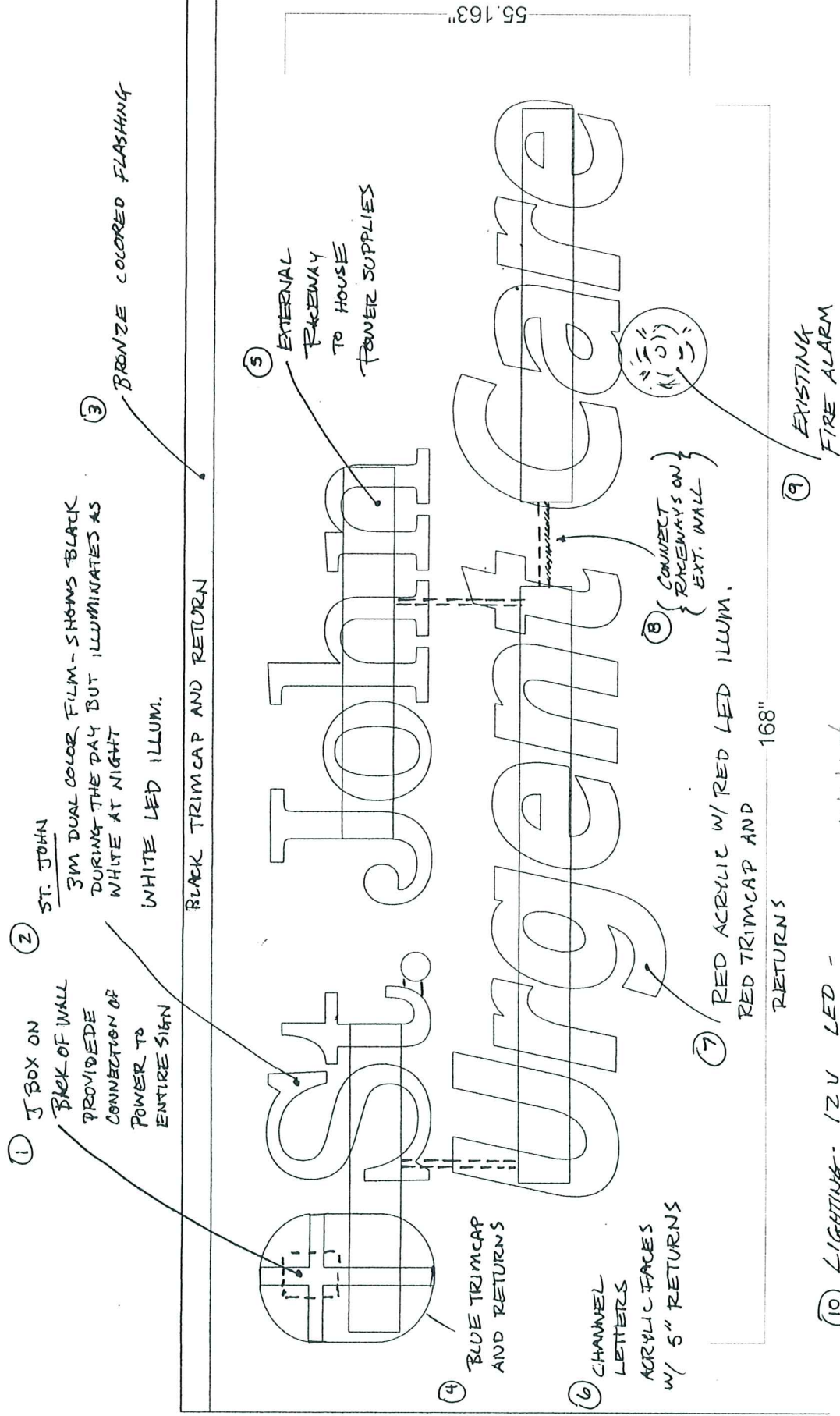
Sign Plan – St. John Urgent Care; 1717 South Utica; Lots 4-8, 12-13, Block 17, Orcutt Addition; Development Area I; RS-3/OL/OM; PD-6; CD-4

In January of 2002, the City of Tulsa Board of Adjustment approved a variance (BOA-19277) of the provisions of Section 1221.C.4.j to permit directional, warning and building identification signs to exceed 3 square feet of display surface area for the St. John Hospital campus, subject to the approval of such signs by the TMAPC as part of a detail sign plan under PUD 417. Subsequently, TMAPC approved a corresponding minor amendment to PUD 417 (PUD 417-6). The intention of the variance and minor amendment was to permit signage beyond what the code would allow subject to TMAPC review so as to provide sufficient signage for clear direction in a hospital campus environment.

In keeping with this determination, the applicant is now requesting TMAPC approval of a detail sign plan for wall signage related to a new Urgent Care facility within the St. John Hospital campus. The signage is proposed on the south and west walls, with 64.4 square feet and 49.6 square feet, respectively, of display surface area. There is an existing 27 square foot wall sign on the west elevation which would remain.

Staff finds the proposed wall signs to be appropriate for the hospital campus and in accord with PUD 417-6 as approved by TMAPC and recommends **APPROVAL** of the detail sign plan for PUD 417- C as proposed.

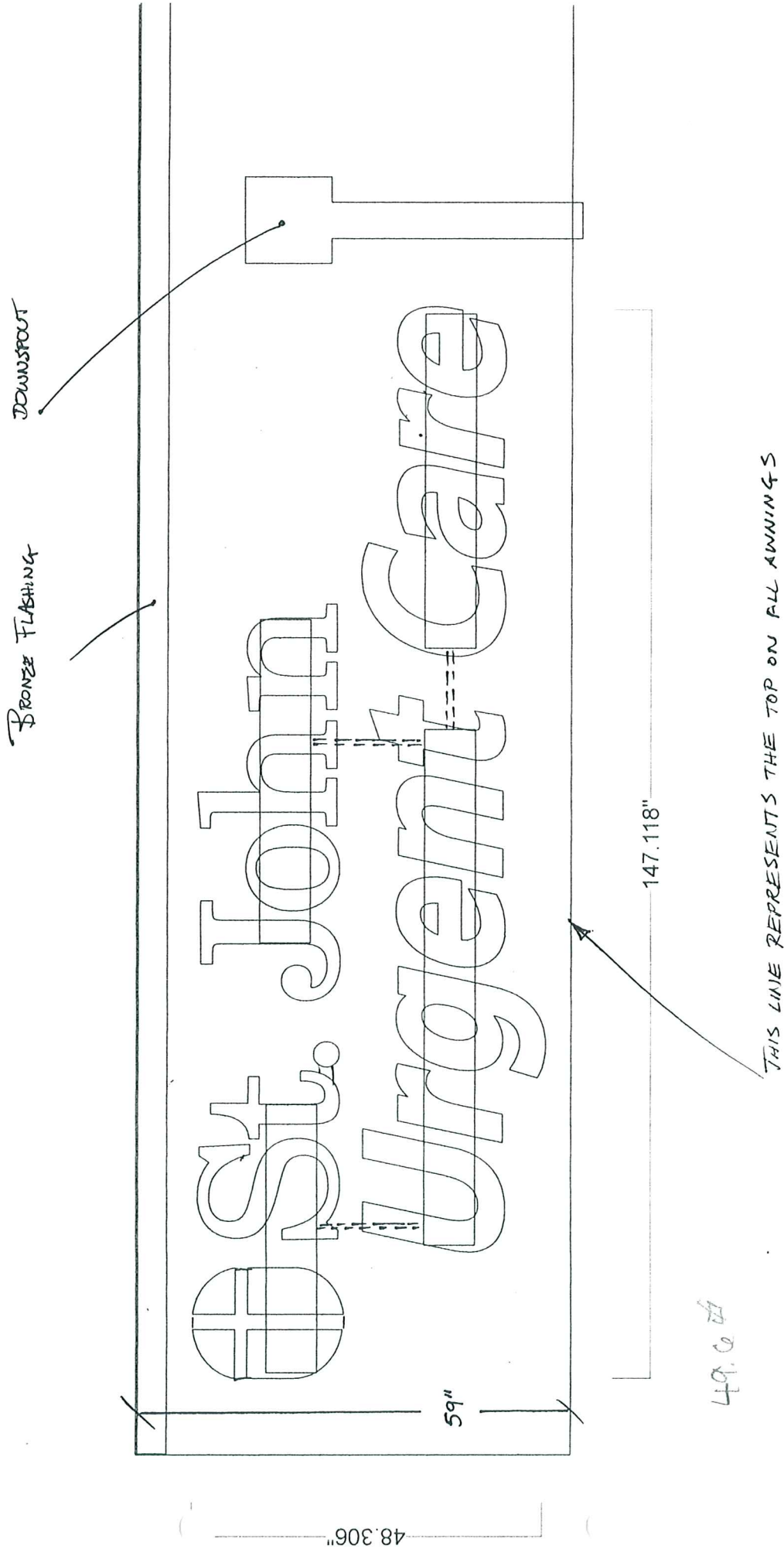
SOUTH WALL



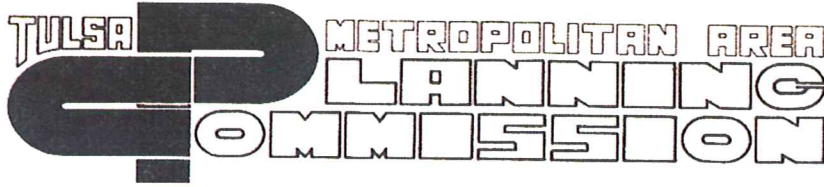
- ⑩ LIGHTING: 12V LED - ALL POWER SUPPLIES TO HOUSE IN WALL MOUNTED RACEWAYS - POWER (120V) TO CONNECT ON BACK OF FALSE WALL

6a.4

WEST WALL







201 Executive Center  
Suite 600  
201 West 5th Street  
Tulsa, Oklahoma 74103-4212  
918/584-7526-Fax 918/583-1024

## MEMORANDUM

TO: TMAPC MEMBERS

FROM: DANE MATTHEWS, AICP  
ASSISTANT MANAGER, LAND DEVELOPMENT SERVICES

SUBJECT: PROPOSED URBAN RENEWAL PLAN AMENDMENT

DATE: JANUARY 17, 2007

COPIES: JIM COLES, CITY OF TULSA  
PAT TREADWAY, CITY OF TULSA

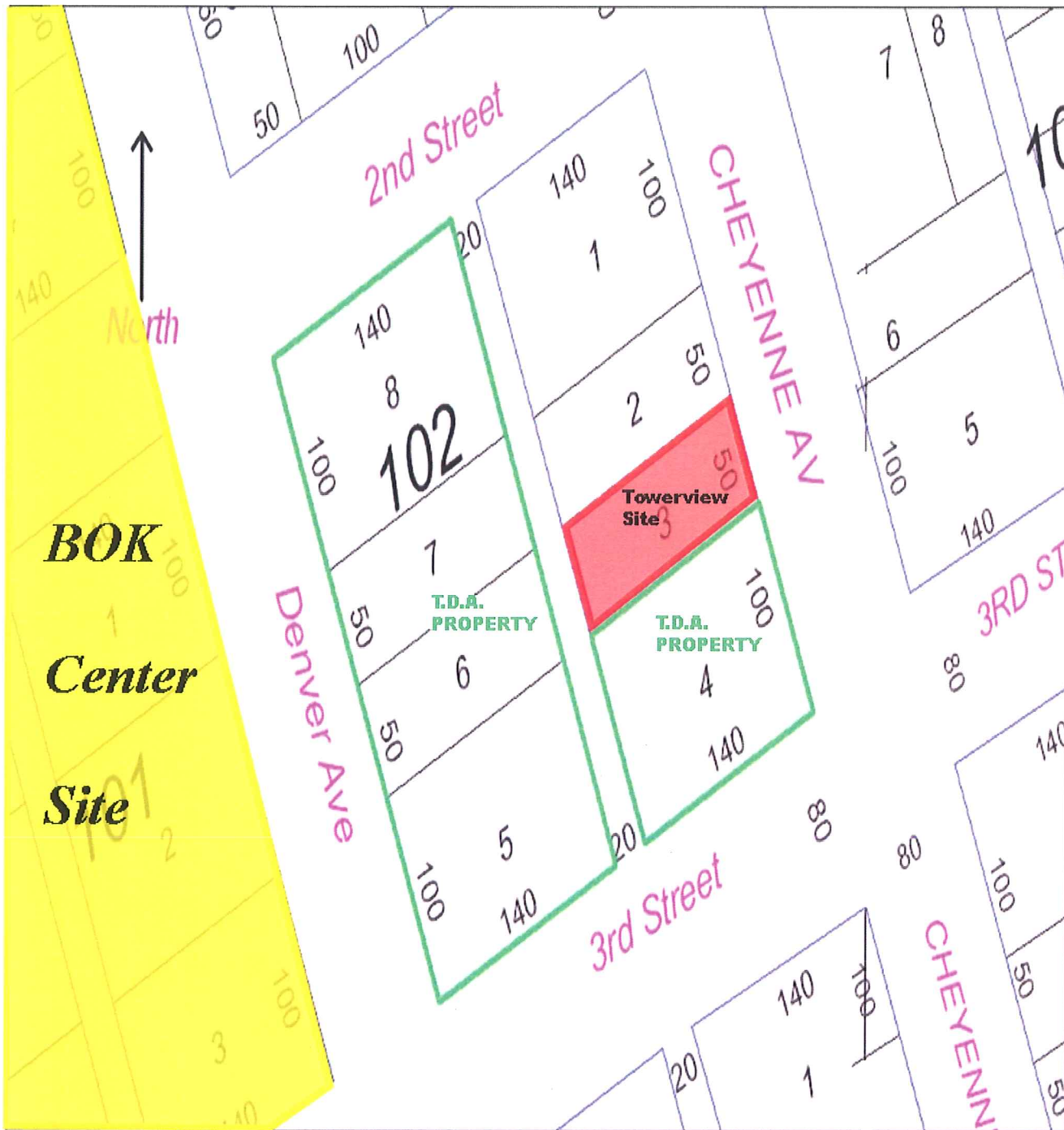
The TMAPC has been requested by the staff of the Tulsa Development Authority (TDA) to review its proposal to acquire the now-vacant Towerview Apartments (north of northwest corner of 3<sup>rd</sup> and Cheyenne) for demolition and redevelopment purposes. This involves an amendment to the adopted Urban Renewal Plan, which is an instrument of the Tulsa Development Authority. The TMAPC's role in review of changes to Urban Renewal Plans, by provisions of State Statutes, is to determine whether or not the changes are in accord with the Comprehensive Plan. In this case, the portion of the Comprehensive Plan that is involved is the District One (downtown) Detail Plan, and all of the downtown is within an Urban Renewal Area.

The District One Plan contemplates and encourages redevelopment by both public and private means. It also recommends use of Urban Renewal powers to revitalize the central business district.

For these reasons, staff finds that the proposed amendment to the adopted Urban Renewal Plan to acquire the former Towerview Apartments in accord with the Comprehensive Plan, and recommends that the TMAPC do likewise.

7.b.1

## URBAN RENEWAL PLAN AMENDMENT



**Property under consideration for Plan Amendment (acquisition)**

**Parcel Information:**

**Legal Description - Lt. 3 Blk. 102, Tulsa Original Town**

**Assessor Number - 005800-9202-35100**

**TDA Parcel Number - 25-99-2**

**RELOCATION PLAN FOR THE  
CONTINUED IMPLEMENTATION OF THE  
URBAN RENEWAL PLAN FOR THE DOWNTOWN TULSA  
INCLUDING THE  
DOWNTOWN NORTHWEST PROJECT  
TULSA, OKLAHOMA**

**INTRODUCTION**

No relocation is anticipated as a result of this acquisition. The building has been vacant for over a year by order of the City of Tulsa due to numerous code and safety violations. Should the building regain occupancy during the acquisition process, all relocation will be done in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as Amended.

**DESCRIPTION OF PROJECT AREA**

The proposed acquisition is a 50' x 140' rectangular parcel totaling 7,000 square feet. Land improvements consist of a forty (40) unit, 25,728 square foot apartment building constructed in 1922. The legal description is Lot 3, Block 102, Tulsa-Original Town and the physical address is 214 S. Cheyenne W. Avenue. See attached acquisition map for further detail.

**DISPLACEMENT OF RESIDENTS**

As previously stated, no relocation is expected. However, if displacement of residents did become necessary, we anticipate no problems. A recent Rental Survey within the City of Tulsa identified an availability of 468 one (1) bedroom units and 419 two (2) bedroom units. This represents a ratio of available units to displaced units in excess of 20:1.

**TEMPORARY MOVES**

Temporary moves are not anticipated. Temporary relocation will not diminish the responsibility of the Tulsa Development Authority to offer relocation assistance to achieve permanent relocation into suitable replacement units.

**RIGHT OF APPEAL**

Any displacee who feels aggrieved by the determination of the Tulsa Development Authority as to eligibility for, or the amount of, a payment under the current regulations of the Uniform Act shall have the right to have his claim reviewed by a designee of the Tulsa Development Authority.

**ASSURANCES**

Assurances of compliance to the Uniform Relocation and Real Property Acquisition Policy Act of 1970 (P.L. 91-646) as Amended were submitted to the Department of Housing and Urban Development on April 11, 1972.



**DOWNTOWN NORTHWEST  
REDEVELOPMENT  
FINANCIAL INFORMATION**

Acquisition	TBD by Appraisal
Relocation	None Anticipated
Demolition	\$88,175.00
Contingency	<u>\$50,000.00</u>
Total	Pending Appraisal

**DOWNTOWN NORTHWEST  
REDEVELOPMENT  
PARCEL ACQUISITION INFORMATION**

<u>ASSESSORS NUMBER</u>	<u>TDA PARCEL #</u>
00500-9202-35100	25-99-2







N

**PUD-533-B**

19-13 13

Feet  
0 200 400



January 24, 2007

## STAFF RECOMMENDATION

**PUD: 533-B**

Detail Site Plan – Grizzly Mountain Mercantile; 22623 South 85<sup>th</sup> East Avenue Northeast corner of East Skelly Drive and East 27<sup>th</sup> Street South); CG/PUD; PD-5; CD-5

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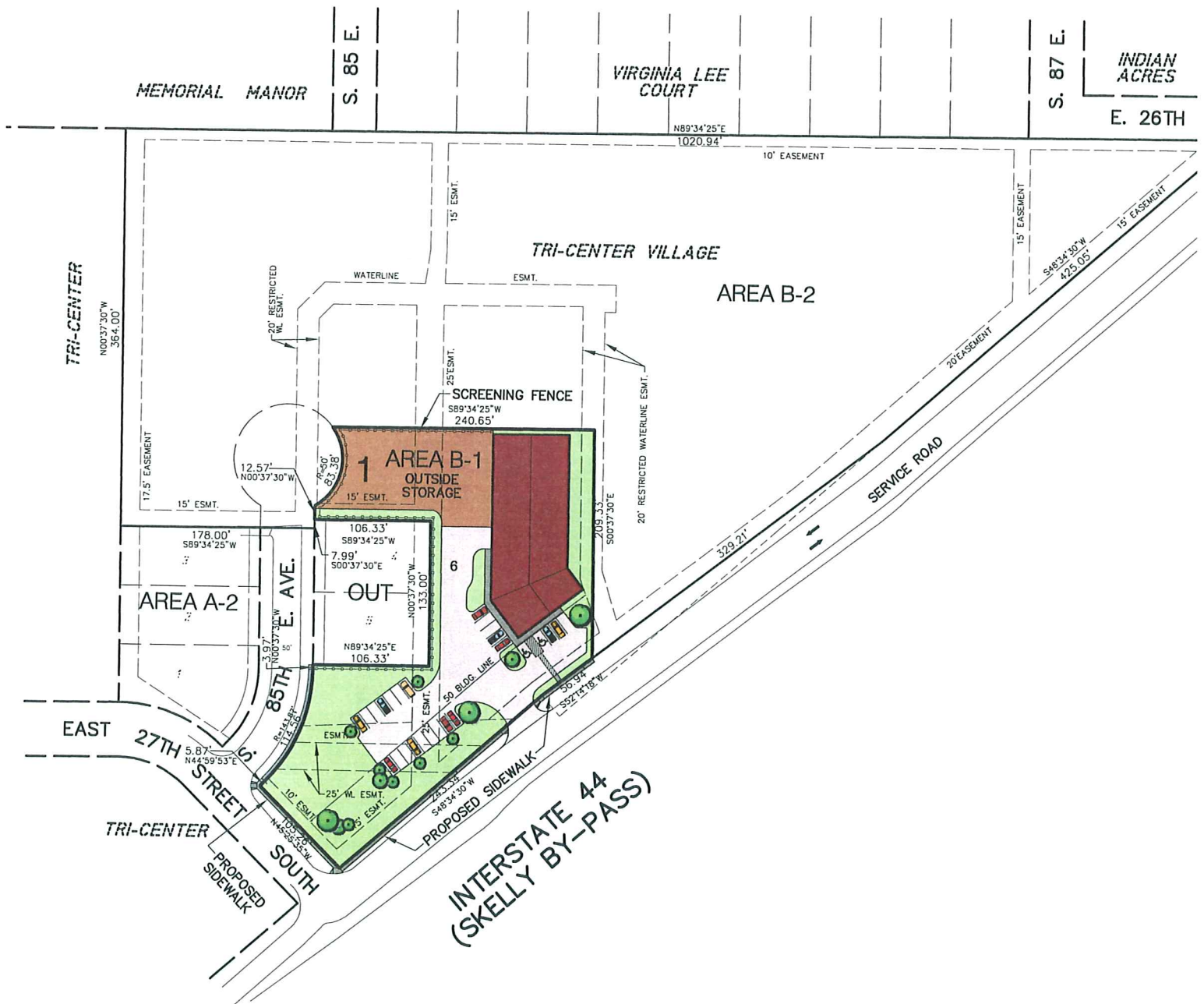
The applicant is requesting approval of a detail site plan for on-site sale and furniture manufacturing facility. The proposed use is in conformance with Development Standards of PUD 533-B.

The proposed building complies with setback, height and floor area restrictions. Proposed parking and site lighting comply with development standards and the zoning code. Net lot landscaped area and streetyard calculations exceed minimum requirements. Sidewalks will be installed along Skelly By-Pass, East 27<sup>th</sup> Street South and South 35<sup>th</sup> East Avenue per City of Tulsa and Subdivision Regulations.

Exhibit 'A' – Revised Conceptual Site Plan for PUD 533-B indicates a 10-foot landscaped strip and a screening fence along the boundaries in common with Lots 4 and 5 of Tri-Center Village. Development standards require that 'A landscaped area of not less than 10 feet in width and a minimum six-foot tall screening fence shall be located along the perimeter boundaries of Development Area 'A-2' of PUD 533.' Lots 4 and 5 of Tri-Center Village are not part of Area 'A-2', but it is clear per Exhibit 'A' – Revised Conceptual Site Plan for PUD 533-B that this is what was intended to properly buffer the existing residential on Lots 4 and 5 from the manufacturing and sales use in Area B-1. Therefore, it is staff's opinion that the 10-foot landscape buffer and six-foot screening fence be provided as indicated in the conceptual plan.

Therefore, staff recommends **DENIAL** of PUD 533-B detail site plan for Grizzly Mountain Mercantile as proposed. However, Staff would recommend approval of the site plan subject to provision of a 10-foot wide landscape buffer and six-foot tall screening fence adjacent to the boundaries of Lots 4 and 5 as indicated in the Conceptual Plan – Exhibit 'A' of PUD 533-B.

*(Note: Detail site plan approval does not constitute landscape and sign plan approval.)*



**SACK AND ASSOCIATES, INC.**  
Santa Fe Depot, 111 South Elgin Avenue, Tulsa, Oklahoma 74120-1816  
Ph: 918.592.4111 Fax: 918.592.4229 E-mail: [sa@sackandassociates.com](mailto:sa@sackandassociates.com)  
CA Number 1783 (FE/L/S) and 1462 (LA), Exp. June 30, 2007

Project: TRI-CENTER VILLAGE-B Drawing: PUD01B XREFS: COPYRIGHT S-1117X T-SAI/3  
Drawn: GHJ Order: F282A File: 1913.13 Drawer: C Plotted: 19 SEP 2006

8.a.4

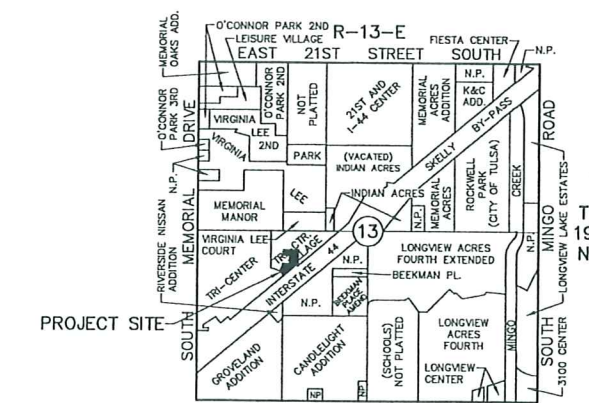


# Survey Legend

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- 100. OVERHEAD POWER LINE

# Legend

- LANDSCAPED AREA
- GRAVEL LOG STORAGE AREA
- NUMBER OF REGULAR PARKING SPACES
- NUMBER OF HANDICAP PARKING SPACES
- WALL LIGHT
- KENNEBUNKPORT LINE



Location Map  
SCALE: 4"=1 MILE

Owner  
GREEN COUNTRY AGRICULTURE  
& LAWN EQUIPMENT CO., INC.  
15615 E. PINE ST.  
TULSA, OK 74116  
PHONE: (918) 437-3193  
LESTER GAGAN, PRESIDENT

# Site Plan Statistics

PLANNED UNIT DEVELOPMENT NUMBER: 533-B; DEVELOPMENT AREA B-1  
TOTAL LOT AREA: 1.55 ACRES; 67,485 SQ. FT.  
PROPOSED USES: SALES OF RUSTIC FURNITURE AND ONSITE FURNITURE MAKING AND MAKING OF ORNAMENTAL METAL FURNISHINGS AND USES CUSTOMARILY ACCESSORY THERETO AND USES PERMITTED BY RIGHT WITHIN A CS DISTRICT, EXCLUDING USE UNIT 12A.  
MAXIMUM BLDG. FLOOR AREA PERMITTED: 12,000 SQ. FT.  
RETAIL SHOWROOM AND OFFICES: 4,000 SQ. FT.  
FURNITURE MAKING, ORNAMENTAL METAL FURNISHINGS, SHIPPING & RECEIVING: 8,000 SQ. FT.  
BUILDING FLOOR AREA PROPOSED: 11,966 SQ. FT.  
RETAIL SHOWROOM AND OFFICES: 5,166 SQ. FT.  
FURNITURE MAKING, ORNAMENTAL METAL FURNISHINGS, SHIPPING & RECEIVING: 6,800 SQ. FT.  
MAXIMUM BLDG. HEIGHT PERMITTED: 20' (EXCLUDING ARCHITECTURAL FEATURES)  
MAXIMUM BLDG. HEIGHT PROPOSED: 17'-7 3/8" (EXCLUDING ARCHITECTURAL FEATURES)  
MINIMUM BLDG. SETBACKS REQUIRED:  
FROM INTERSTATE HWY. RIGHT-OF-WAY: 50 FEET  
FROM ADJOINING RESIDENTIAL PROPERTIES: 20 FEET  
FROM OTHER BOUNDARIES: 5 FEET  
OFF-STREET PARKING:  
RATIO PER USE: 1:750 SQ. FT. (MANUFACTURING) 1:300 SQ. FT. (SALES & SHOWROOM)  
TOTAL NUMBER OF SPACES REQUIRED: 27  
TOTAL NUMBER OF SPACES PROPOSED: 28 (INCLUDES 2 HANDICAP SPACES)  
REQUIRED PERCENTAGE & CORRESPONDING LANDSCAPED AREA: 10% 6,749 SQ. FT.  
PROVIDED PERCENTAGE & CORRESPONDING LANDSCAPED AREA: 40.3% 27,192 SQ. FT.

DETAIL SITE PLAN  
FOR  
GRIZZLY MOUNTAIN MERCANTILE  
IN PART OF  
LOT 6 IN BLOCK 1  
OF  
'TRI-CENTER VILLAGE'  
SECTION 13, T-19-N, R-13-E  
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

SCALE IN FEET

JANUARY 18, 2007

**SACK AND ASSOCIATES, INC.**  
ENGINEERING SURVEYING PLANNING  
Sack & Associates, Inc. 111 South Eighth Avenue, Tulsa, Oklahoma 74120-1818  
Ph: 918.592.4111 Fax: 918.592.4229 E-mail: saki@sackandassociates.com  
CA Number 1783 (PE/LS) and 1462 (LA). Exp. June 30, 2007

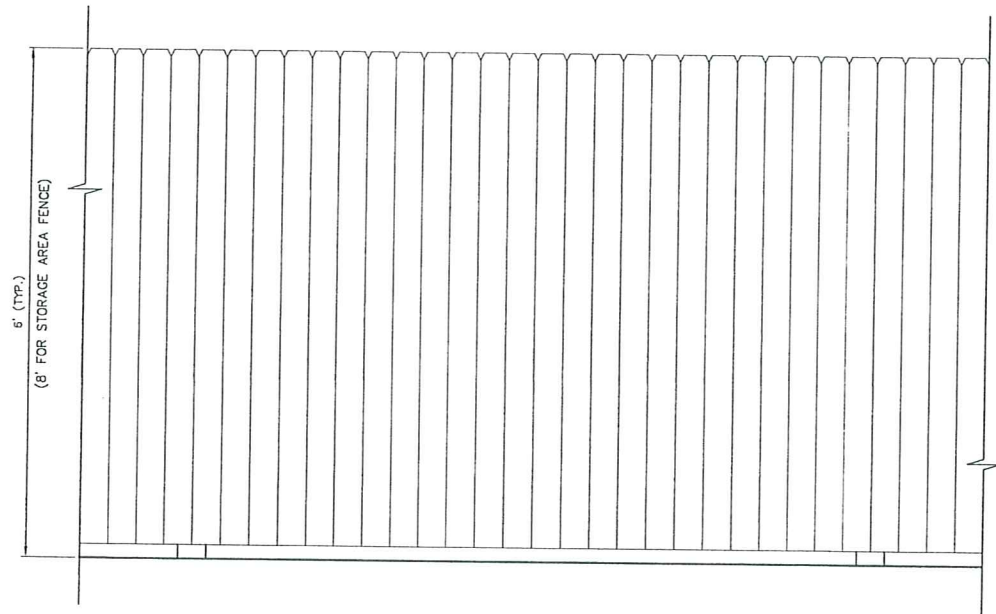
SURVEY	BOOKS	SCALE	1"=30'	DATE	12/2006
DRAWN	GHJ	CHECKED	JGB	ORDER	F2828
PROJECT NAME	TRI-CENTER VILLAGE-B			FILE	1913.13
PLOTTED	JANUARY 18, 2007 AT 8:49 AM			DRAWING NAME	SITE01C
KEYS	COPYRITE S-2436C sitebase T-SAIL			DRAWER	168
				SHEET	1 of 2



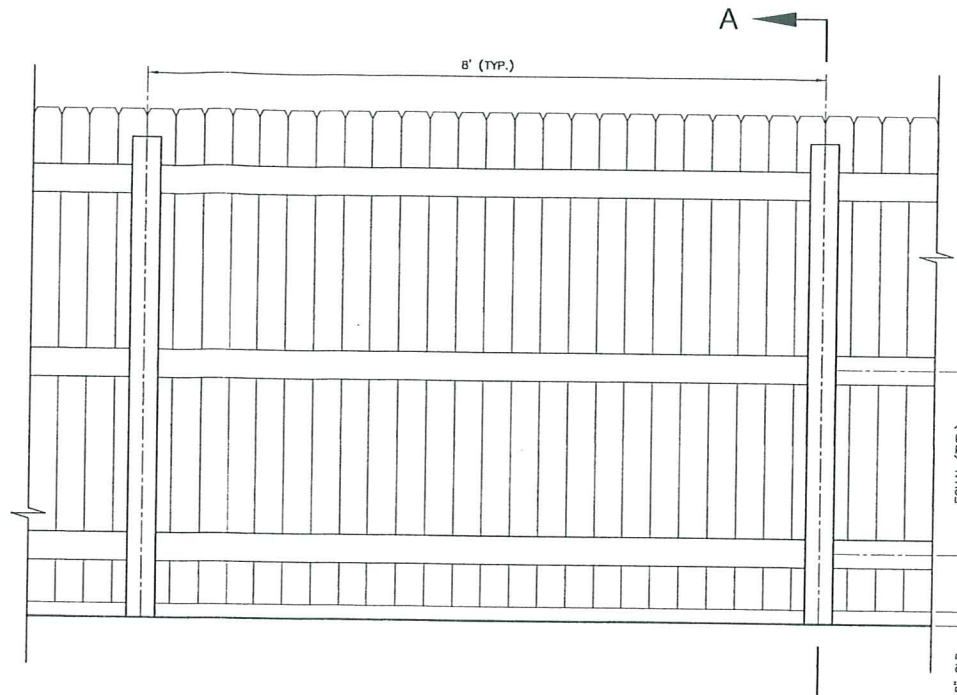
Detail  
NOT TO SCALE

8.9.5

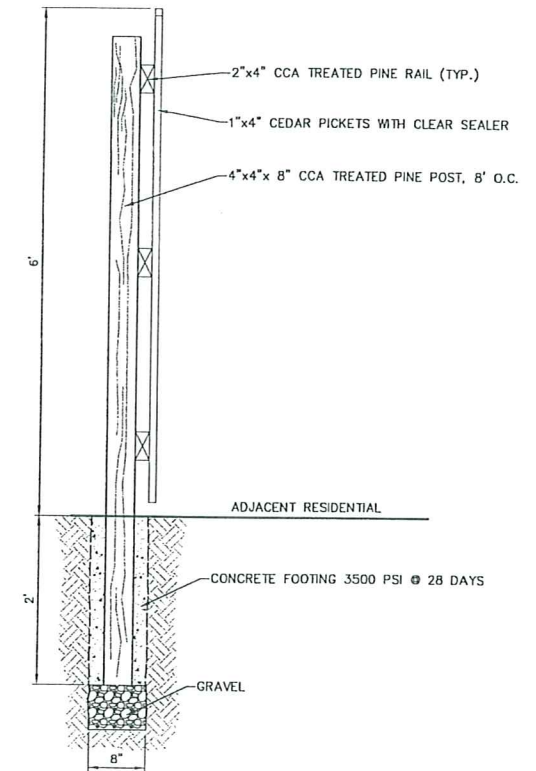




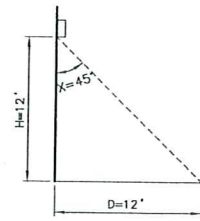
Screen Fence - Front Elevation  
NOT TO SCALE  
(FACES RESIDENTIAL SIDE)



Screen Fence - Rear Elevation  
NOT TO SCALE  
(FACES BUSINESS SIDE)

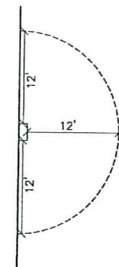


Screen Fence Detail 'A'  
NOT TO SCALE

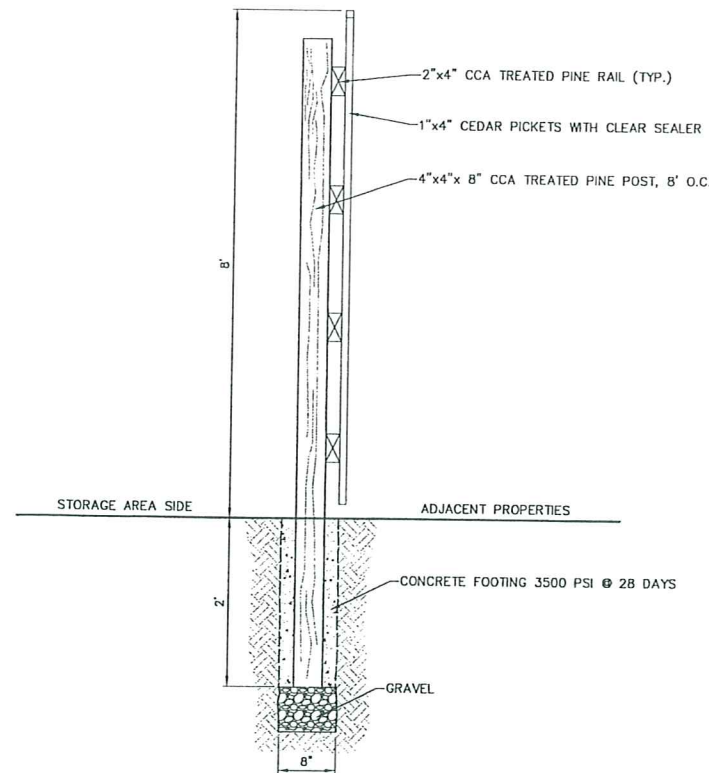


Kennebunkport Detail  
NOT TO SCALE

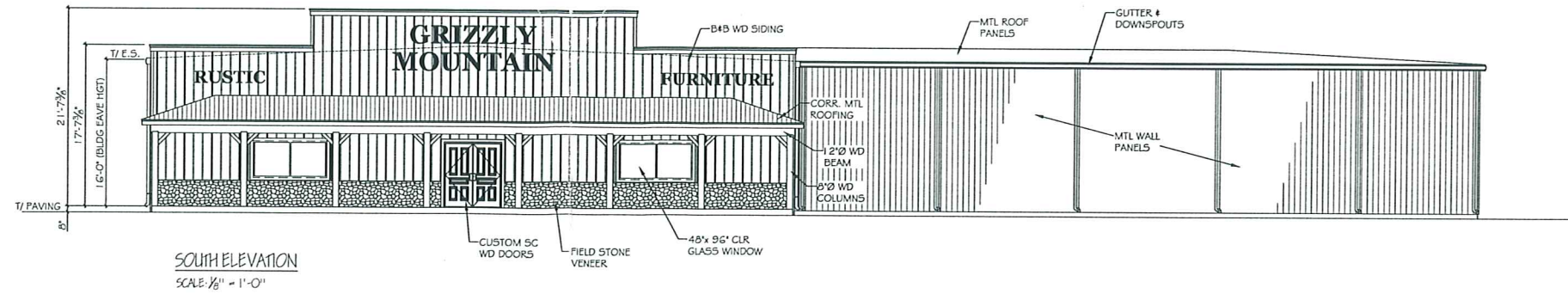
FORMULA FOR PLACEMENT OF LIGHT FIXTURE TO PREVENT  
LIGHT TRESPASS USING 'KENNEBUNKPORT FORMULA'  
 $D = \frac{H}{\tan(90-X)}$



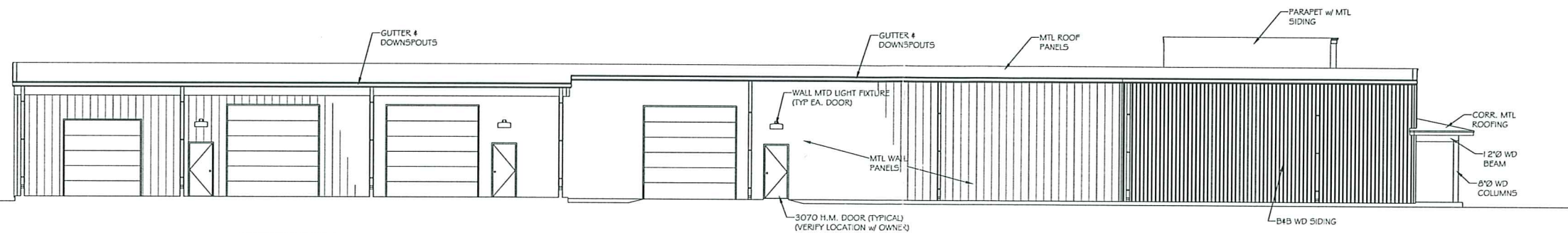
Typical Kennebunkport  
Distribution for Wall Lights  
NOT TO SCALE



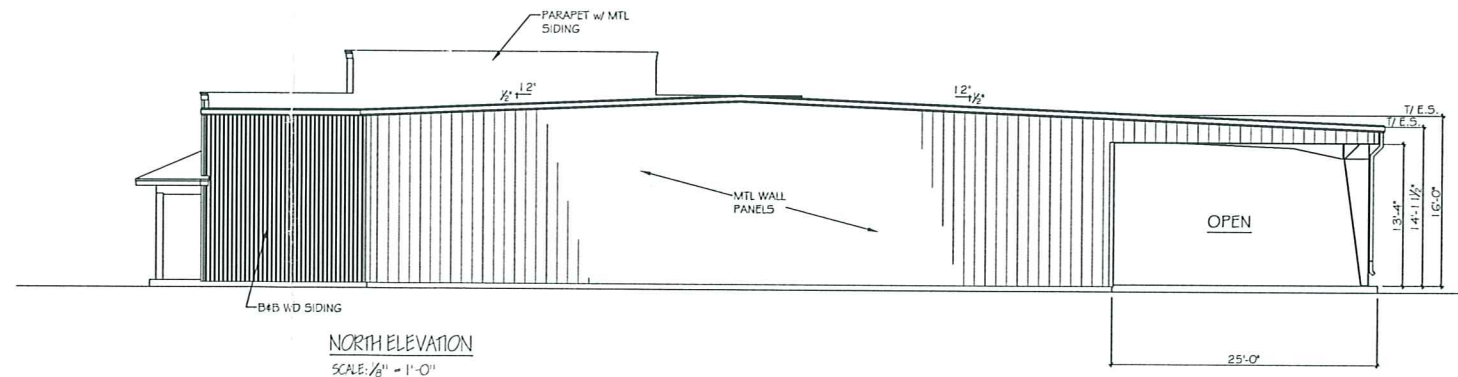
Storage Area Screen Fence Detail 'A'  
NOT TO SCALE



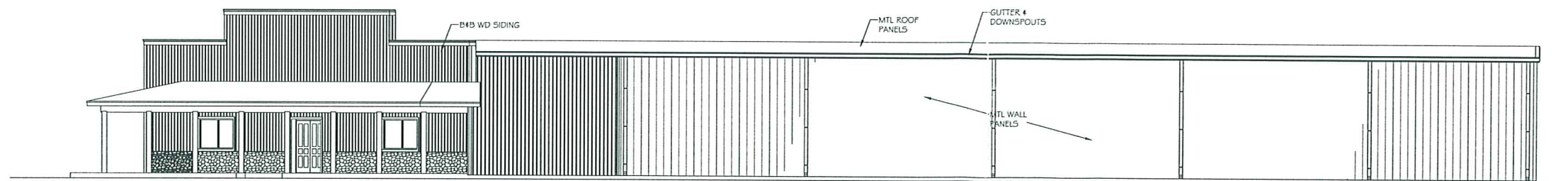
SOUTH ELEVATION  
SCALE:  $\frac{1}{8}'' = 1'-0''$



WEST ELEVATION  
SCALE:  $\frac{1}{8}'' = 1'-0''$



NORTH ELEVATION  
SCALE:  $\frac{1}{8}'' = 1'-0''$



EAST ELEVATION  
SCALE:  $\frac{1}{8}'' = 1'-0''$

PRELIMINARY  
NOT FOR CONSTRUCTION

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**HAROLD WALTERS & ASSOCIATES**  
BUILDING DESIGNERS / CONSTRUCTION CONSULTANTS  
2111 SO. 74TH EAST AVE. - TULSA, OKLAHOMA 74129  
Email: harold@hwa.com



PROPOSED EXTERIOR ELEVATIONS

NEW MERCANTILE BUILDING  
GRIZZLY MOUNTAIN MERCANTILE  
INTERSTATE 44 (SHELLY BY-PASS) - TULSA, OK

PROJECT NO: **C06104**  
DATE: 1/10/07  
SHEET NO: **P2**  
OF 2

8.a.7