CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Comprehensive Plan Report:
Report on the update of the Comprehensive Plan

Director's Report:
Review TMAPC Receipts for the month of November 2008

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.

1. **LS-20276** – Harden Associates (9310)/Lot-Split (PD 5) (CD 4)
   Northeast corner of South Hudson Avenue and East 13\textsuperscript{th} Street, 1219 South Hudson Avenue

2. **LS-20277** – Daniel Isgriegl (7421)/Lot-Split (County)
   Northwest corner of East 161\textsuperscript{st} Street and South 145\textsuperscript{th} Avenue, 16010 South 145\textsuperscript{th} East Avenue

3. **Stonegate II** – (9425) Final Plat (PD 17) (CD 6)
   Northeast corner of East 51\textsuperscript{st} Street and 177\textsuperscript{th} East Avenue

4. **Stonegate Estates** – (8328) Final Plat (PD 26) (CD 8)
   Southwest corner of 106\textsuperscript{th} Street South and South Yale Avenue

5. **Ewing Irrigation II** – (9431) Final Plat (PD 18 C) (CD 6)
   East of South 107\textsuperscript{th} East Avenue and north of East 61\textsuperscript{st} Street

6. **Overland Park II** – (2322) Final Plat (County)
   North of the northwest corner of North 59\textsuperscript{th} Avenue and East 146\textsuperscript{th} Street North (State Highway 20)

7. **Rockford Village** – (3093) Change of Access (PD 6) (CD 9)
   Lots 12 and 14, Block 1, Rockford Village, South of East 41\textsuperscript{st} Street and East of South Peoria Avenue

8. **Pine Street Park II Amended** – (0431) Final Plat (PD 16) (CD 6)
   South of East Pine Street, between North Mingo Road and North Garnett
9. **PUD-230-8 – Hath Forbes Breisch & Assoc.**

Northeast of the northeast corner of South 102nd East Avenue and 41st Street South (Minor Amendment to reduce the required setback from internal PUD boundary/lot lines from 50 feet to ten feet.) (Related to Item 10.)

10. **PUD-230 – Jack Reed Construction Co.**

Northeast of the northeast corner of South 102nd East Avenue and 41st Street South (Detail Site Plan for a one-story, 4,995 SF office building.) (Related to Item 9.)

11. **PUD-511-1 – Tulsa Engineering & Planning/Tim Terral**

East of the northeast corner of 31st Street and Peoria Avenue (Minor Amendment to decrease the building setback from the centerline of 31st Street from 85 feet to 70 feet and increase the maximum permitted height of a privacy wall/fence from eight feet to ten feet.)

12. **PUD-641-5 – Roy Johnsen**

West of the northwest corner of 71st Street South and Sheridan Road (Minor Amendment to reduce setback for single-story structures from 50 feet to 20 feet.) (Related to Item 13.)

13. **PUD-641 – Roy Johnsen**

North side of East 71st Street, approximately 1,000 feet west of South Sheridan Road (Detail Site Plan for construction of six two-unit independent living dwellings at Montereau in Warren Woods.) (Related to Item 12.)

14. **PUD-758 – HRAOK, Inc./C. Dwayne Wilkerson**

East of the northeast corner of Peoria Avenue and 41st Street (Detail Site Plan for a 240 unit, three- and four-story apartment complex, including a parking ramp.)

15. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

**PUBLIC HEARINGS**

16. **Riverwest – (8202) Preliminary Plat**

North of West 71st Street South, East of Okmulgee Expressway/U.S. 75 (Continued to January 21, 2009)

17. **CZ-397 – TMAPC Staff**

East of southeast corner 261st West Avenue and 263rd West Avenue (County)

18. **Z-7123 – Timothy Scott Nall**

3755 and 3751 South Tacoma Avenue (PD-9) (CD-2)

**OTHER BUSINESS**

19. **Election of 2009 TMAPC Officers**

20. **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.

Ringing/sound on all cell phones and pagers must be turned off during the Planning Commission.

Visit our website @ 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
Stonegate II - (9425) (PD 17) (CD 6)
Northeast corner of East 51st Street and 177th East Avenue

This plat consists of 131 Lots in 8 Blocks on 30.50 acres.

Staff recommends APPROVAL of the Final Plat. All release letters have been received.
Stonegate Estates - (8328) (PD 26) (CD 8)
Southwest corner of 106th Street South and South Yale Avenue

This plat consists of 6 Lots in 1 Block on 3.54 acres.

Staff recommends APPROVAL of the Final Plat. All release letters have been received.
Final Subdivision Plat

Ewing Irrigation II - (9431) (PD 18 C) (CD 6)
East of South 107th East Avenue and North of East 61st Street

This plat consists of 1 Lot in 1 Block on 1.40 acres.

Staff recommends APPROVAL of the Final Plat. All release letters have been received.
Final Subdivision Plat

Overland Park II - (2322) (County)
North of the northwest corner of North 59th Avenue and East 146th Street

This plat consists of 23 Lots in 2 Blocks on 34.51 acres.

Staff recommends APPROVAL of the Final Plat. All release letters have been received.
Rockford Village – (PD 6) (CD 9)
South of East 41st Street South and East of South Peoria Avenue

This application is made to allow a change of access to add access along East 41st Street South. The property is zoned RM-2.

Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends APPROVAL of the change of access as submitted.
Change of Access Exhibit
Rockford Village
Plat No. 6055

LEGEND
--- EXISTING ACCESS
--- PROPOSED ACCESS

SCALE 1"=50'

10,123 S.F.
0.23 AC.
10

10,106 S.F.
0.23 AC.
12

20,213 S.F.
0.46 AC.
14

10,200 S.F.
0.23 AC.
11

10,200 S.F.
0.23 AC.
13

20,273 S.F.
0.47 AC.
15

EAST 41ST STREET SOUTH

APPROVED:
Mark A. Freeman
12-10-2008

Tanner Consulting, LLC
5325 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918)745-9929
Pine Street Park II Amended - (0431) (PD 18) (CD 6)
South of East Pine Street, between North Mingo Road and North Garnett

This plat consists of 20 Lots in 2 Blocks on 23.15 acres.

Staff recommends APPROVAL of the Final Plat. All release letters have been received.
January 7, 2009

STAFF RECOMMENDATION

PUD-230-8: Minor Amendment – Northeast, of the northeast corner of S. 102nd East Ave. and 41st Street South – northwest corner of US 169 and 41st Street South; Lots 1 – 4, Block 1 – Tuscany Point; TRS 9419; CZM 49; Atlas 646; PD 17 CD 5; OL/PUD – PUD Development Area B, Tract B-1, tracts 1 - 4.

The applicant is requesting a minor amendment to reduce the required setback from internal PUD boundary/lot lines and development area boundaries from 50’ to 10’ for Development Area B, Tract B-1, Tracts 1 – 4 only (see Exhibit A).

Existing PUD development standards call for a 75’ setback from the centerline of 103rd East Avenue; a 10’ setback from US 169 ROW which also calls for an additional 2-feet of setback for each foot over 15-feet in height; and 50-feet from other property/boundary lines.

The original PUD approved in 1980 (Bishop Acres) had two development areas. They were divided by S. 103rd East Avenue, and are depicted as Development Areas A and B on the attached Exhibit A. The original PUD anticipated one six-story, 60,000 square foot (sf) office building in Development Area B and established appropriate setback requirements for that type of use. As time passed, development and market trends in the area dictated this type of development could not be accomplished. Subsequently, the original Development Area B of PUD-230 has been amended seven (7) times; each time adjusting development area boundaries, re-allocating permitted floor area within the new development areas and adjusting sign standards. While these amendments adjusted floor area allocations, building setback and sign standards, none of the amendments addressed the setback from internal development area boundary lines. Imposing a 75’ setback from the centerline of 103rd East Ave. and a 50’ setback from internal boundary lines of Tracts 1 – 4 makes the four tracts that comprise Tuscany Point as platted close to un-developable.

Staff concludes that the 50’ setback requirement from internal boundary lines and development area boundaries was intended for a single user with a larger footprint and much taller building than is currently allowed. Therefore, staff recommends APPROVAL of minor amendment PUD-230-8 for Development Area B, Tract B-1, Tracts 1 -4 only. The 75-foot setback from the centerline of the street and the original setback from the US 169 ROW (10-feet, plus two additional feet of building setback for each foot over 15’) remain effective.

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.
January 7, 2009

**STAFF RECOMMENDATION**

**PUD-230**

Detail Site Plan – Northeast, of the northeast corner of S. 102nd East Ave. and 41st Street South – northwest corner of US 169 and 41st Street South; Lot 1, Block 1 – Tuscany Point; TRS 9419; CZM 49; Atlas 646; PD 17 CD 5; OL/PUD.

The applicant is requesting approval of a detail site plan for a one-story, 4,995 square foot (sf) office building. The proposed use, Use unit 11 – Office, Studios and Support Services is a permitted use within PUD-230.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Parking has been provided per PUD development standards. Landscaping is provided per the landscape chapter of the Zoning Code and adopted PUD development standards. All sight lighting will be limited to 25-feet in height and will be directed down and away from adjoining properties. Associated with this detail site plan review is minor amendment PUD-230-8 which appears on the January 7, 2009 TMAPC agenda. This minor amendment request would allow the proposed 15' and 11.2' building setbacks along the north and east boundaries respectively. Staff has recommended approval of minor amendment PUD-230-8.

Staff recommends **APPROVAL** of the detail site plan for Lot 1, Block 1 – Tuscany Point, pending the concurrent approval of minor amendment PUD-230-8.

(Note: Detail site plan approval does not constitute landscape and sign plan approval.)
CONSTRUCTION ENTRANCE NOTES:

1. Stone slope abutment designation will be No. 1 (25 ft to 50 ft) use wood fencing.
2. Length = 40 ft, but not less than 60 ft and 100 ft.
3. Thickness = not less than 18 inches.
4. Height = 6 ft to 10 ft and 20 ft.
5. Grid = 4 x 4 ft, no grid to be used.
6. All materials used for construction shall be maintained in a clean and presentable condition.
7. All construction equipment and materials shall be removed before the project is completed.
8. Upon completion of the project, all construction equipment and materials shall be removed.

SILT FENCE ELEVATION

1. All materials used for construction shall be maintained in a clean and presentable condition.
2. All construction equipment and materials shall be removed before the project is completed.
3. Upon completion of the project, all construction equipment and materials shall be removed.

SILT FENCE SECTION

1. All materials used for construction shall be maintained in a clean and presentable condition.
2. All construction equipment and materials shall be removed before the project is completed.
3. Upon completion of the project, all construction equipment and materials shall be removed.

TYPICAL SILT FENCE

1. All materials used for construction shall be maintained in a clean and presentable condition.
2. All construction equipment and materials shall be removed before the project is completed.
3. Upon completion of the project, all construction equipment and materials shall be removed.

GENERAL EROSION AND Sediment Control Notes:

1. After completion of construction and prior to initiating any soil disturbing activities, the contractor shall install all specified permanent controls on the site. These controls shall be maintained in a clean and presentable condition.
2. The recommended sequence for the installation and removal of erosion and sediment control measures shall be followed. Permanent measures (such as erosion control structures) shall be installed prior to initial construction. Site grading, grading and earthwork shall be performed in phases that minimize the exposure of the site to erosion. All grading shall be completed before site preparation begins.
3. All construction activities shall be completed before the start of the construction season.
4. All construction equipment and materials shall be removed from the site before the project is completed.
5. Upon completion of the project, all construction equipment and materials shall be removed from the site.
STAFF RECOMMENDATION

PUD-511-1: Minor Amendment – east of the northeast corner of 31\textsuperscript{st} Street and Peoria Avenue; Lots 3 and 4, Block 1 – Helmrich Estates; TRS 9318; CZM 37; Atlas 138; PD 6 CD 9; RE/PUD.

The applicant is requesting a minor amendment to decrease the building setback from the centerline of 31\textsuperscript{st} Street from 85' to 70'; and a minor amendment request to increase the maximum permitted height of a privacy wall/fence from 8' to 10'.

When PUD-511 was originally approved in 1994 31\textsuperscript{st} Street was classified by the City of Tulsa Traffic Engineering as a secondary arterial street with a 100-foot wide ROW. The PUD setback from 31\textsuperscript{st} Street was therefore established at 85-feet from the centerline of the street - 50 feet for \( \frac{1}{2} \) the ROW plus 35-feet required as the setback from an arterial street by the underlying RE District. Since the original approval of the PUD, 31\textsuperscript{st} Street has been reclassified as an urban arterial street reducing the ROW width to 70-feet. As a note, within the vicinity of the subject tract (from Peoria Avenue to Utica Avenue) the City of Tulsa Board of Adjustment (BOA) has granted 5 variances reducing the required setback from the centerline of 31\textsuperscript{st} Street. Since the house will continue to meet the 35' setback requirement from the 31\textsuperscript{st} Street ROW staff can support this request.

The applicant is also requesting an increase in the maximum allowable height for a screening/privacy wall from 8' to 10'. Within the vicinity of the subject tract and along 31\textsuperscript{st} Street (from Peoria Avenue to Utica) relief has been granted twice with respect to fence/wall height. The BOA permitted an increase for a wall along 31\textsuperscript{st} Street up to 8.5' citing the varying topography of the project location on a tract located immediately east of the southeast corner of 31\textsuperscript{st} Street and Rockford. The BOA also granted an increase to 6' for a fence located along Quaker Avenue in the front yard of a house on the northeast corner of 31\textsuperscript{st} Street and Quaker Avenue. To staff's knowledge, there has never been a request for relief, or relief granted to allow a 10' high masonry wall along the 31\textsuperscript{st} Street ROW. Citing precedence staff does not support this request.

Therefore, staff recommends APPROVAL of the request to reduce the required setback from the centerline of 31\textsuperscript{st} Street from 85-feet to 70-feet, and DENIAL of the request to increase the maximum permitted height of a masonry wall/fence from 8' to 10' on Lots 3 and 4, Block 1 – Helmrich Estates/PUD-511.

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.
10' CMU Screen Wall
Wall along East 31st Street South

8' CMU Screen Wall
Wall along West Boundary

Bond beam w/ #4 Rebar

#4 Vertical @ 8.00' C-C
In fully grouted cells, Alternate footing.

9 ga Durawall Ladder Type @ every other course

Bond beam w/ #4 Solid Grouted Cells.

Concrete Strip Footing

Undisturbed Native Soil below frost 2000 psf soil bearing (assumed)

Exhibit C
Helmerich Estates
Lots 3/4, Block 1
Wall Cross-Sections
January 7, 2009

STAFF RECOMMENDATION

**PUD-641-5:** Minor Amendment – West of the northwest corner of 71st Street South and Sheridan Road; Lot 1, Block 1 – Montereau in Warren Woods; TRS 8303; CZM 53; Atlas 1001; PD 18 CD 7; RS-3/OL/PUD.

The applicant is requesting a minor amendment to reduce the required setback for single story structures within Development Area A only, from 50' to 20'. Specifically, the request is for a reduction of setback for single-story structures located along the western 390' of the northern most property line and along the northern most 410' of the west property line (see Exhibits B and C).

Montereau in Warren Woods is a retirement and senior care facility with dwellings that range from independent single-family residential units and single family-two unit structures, to multi-floor, residential multi-occupancy partial care dwellings to full care facilities.

The property immediately adjacent to the north and west of the subject tract which would be most directly affected by a reduction in setback is unplatted and undeveloped property, zoned AG. The adjacent property is also owned by the William Warren Medical Research Foundation, the owner of the subject tract. There is a 17.5 utility easement that would not be affected by a reduction in setback.

Staff can support this request since the request being made is for the rear yard setback of single story structures only. The underlying RS-3 zoning would permit these dwellings to be within 20-feet of the rear property line (section 403 of the Code). If the property to the north were to develop as single family residential, these structures would be no closer to the rear property line than straight RS-3 zoning would permit.

Since the request is for single story residential structures only and is seeking to reduce the rear setback to what the underlying RS-3 zoning would permit, staff recommends **APPROVAL** of minor amendment PUD-641-5, reducing the rear setback for single-story structures only along the western 390' of the northern most property line and along the northern most 410' of the west property line.

*Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.*
January 7, 2009

STAFF RECOMMENDATION

PUD-641: Minor Amendment – North side of 71st Street approximately 1,000 feet west of Sheridan Road; Montereau in Warren Woods; Development Area A; TRS 1813; CZM 53; Atlas 1001; PD 18 CD 7; OL/RS-3/PUD.

The applicant is requesting approval of a detail site plan for construction of 6, two unit independent living dwellings at Montereau in Warren Woods. The proposed use is in conformance with development standards of PUD-641, are permitted by minor amendment PUD-641-3.

The submitted site plan meets all applicable building area, livability space, building height and setback limitations. Parking has been provided per the Zoning Code. Landscaping is provided per the landscape chapter of the Zoning Code and adopted PUD development standards. Sight lighting will be directed down and away from adjoining properties.

Concurrently, on the January 7, 2009 agenda of the TMAPC is minor amendment PUD-641-5. This request is for a reduction of the setback requirement from the western 390' of the north PUD boundary and northern 410' of the west PUD boundary for single story structures from 50' to 20'. Staff has recommended approval of the aforementioned minor amendment. Approval of this detail site plan would be contingent upon approval of minor amendment PUD-641-5.

Staff recommends APPROVAL of the detail site plan for the addition of six, two unit structures in Montereau at Warren Woods as permitted by PUD-641 and minor amendments PUD-641-3 and PUD-641-5.

Note: Approval of a detail site plan does not constitute landscape or sign plan approval.
STAFF RECOMMENDATION

PUD-758 Detail Site Plan – East of the northeast corner of Peoria Avenue and 41st Street; The Enclave at Brookside; TRS 9319; CZM 47; Atlas 248; PD 6 CD 9; RM-1/RM-2/RM-3/PUD.

The applicant is requesting approval of a detail site plan for a 240 unit, 3 and 4 story apartment complex including a parking ramp at the above described location. The proposed use, Use Unit 8 – Multi-family and Similar Uses is in conformance with Development Standards of PUD-758.

The submitted site plan meets all applicable building floor area, dwelling unit density, open and livability space requirements. Building height and setback limitations have been met as well. Parking has been provided per the applicable use unit within the Zoning Code. An 8’ screening fence will be constructed along the west and southern boundary lines. Trash enclosures will be screened from public view. There is no sight lighting or signage proposed at this time. All sight lighting will however be limited to 16-feet in height and will be directed down and away from adjoining properties per application of the Kennebunkport Formula with the exception of balcony mounted shielded light fixtures. Principal access to the site will be from 39th Street, while an exit only access point will be provided along Rockford Road. Exterior finish of the buildings appears to meet PUD development standards and will be of masonry construction (masonry includes stone, stucco and cementious fiber board such as Hardi Plank).

Therefore, staff recommends APPROVAL of the detail site plan for the Enclave at Brookside, PUD-758.

(Note: Detail site plan approval does not constitute landscape and sign plan approval.)
TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: CZ-397

TRS 9006
CZM 32

TMAPC Hearing Date: January 7, 2009
Applicant: TMAPC

Tract Size: 12+ acres

ADDRESS/GENERAL LOCATION: North of the northeast corner of South 261st Avenue and West 6th Place.

EXISTING ZONING: AG
EXISTING USE: Residential

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

PROPOSED ZONING: RE
PROPOSED USE: Residential Subdivision

RELEVANT ZONING HISTORY:

CZ-340 June 2004: A request for rezoning a 40+ acre tract of land from AG to RS was submitted. All concurred in denial of RS zoning and approval of RE zoning, on property located on the northeast and southeast corner of South 263rd West Avenue (Coyote Trail) and Pawnee County Line. (Note that TMAPC is the applicant on the current application because the applicant on CZ-340 believed the property in the CZ-397 case was included in CZ-340).

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 12+ acres in size and is located east of southeast corner of South 261st West Avenue and South 263rd West Avenue. The property appears to be used residentially and is zoned AG.

STREETS:
Exist. Access MSHP Design MSHP R/W Exist. # Lanes
South 257 West Avenue N/A N/A 2

UTILITIES: The subject tract has municipal water and sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by the Keystone Reservoir and vacant land, zoned AG; on the north by the Keystone Reservoir and vacant land, zoned AG; on the south by sparsely developed large lot single-family residential uses and vacant land, zoned AG; and on the west by sparsely developed large lot single-family residential uses and vacant land, zoned AG.
RELATIONSHIP TO THE COMPREHENSIVE PLAN:
The Metropolitan Development Guidelines, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity-No Specific land use. According to the Zoning Matrix, the requested RE zoning is in accord with those Guidelines.

STAFF RECOMMENDATION:
Based on the Development Guidelines and trends in the area, staff can support the requested RE zoning and therefore recommends APPROVAL of RE zoning for CZ-397.

01/07/09
TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: Z-7123

TRS 2329
CZM 46
Atlas 252
PD-9 CD-2

TMAPC Hearing Date: January 7, 2009
Applicant: Timothy Scott Noll
Tract Size: .46+ acres

ADDRESS/GENERAL LOCATION: 3751 and 3755 South Tacoma Avenue

EXISTING ZONING: RS-3
EXISTING USE: Residential

ZONING ORDINANCE: Ordinance number 11822 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: CG
PROPOSED USE: Tree service

RELEVANT ZONING HISTORY:

Z-7036 December 2006: All concurred in approval of a request for rezoning a .66+ acre tract of land from RS-3 to IL on property located southwest corner of West 39th Street and Highway 75 South

Z-6962 December 2004: All concurred in approval of a 4+ acre tract from RS-3 to IL for light industrial uses located on the northeast corner of West 39th Street and South Tacoma Avenue and abutting southeast of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .48+ acres in size and is located 3751 and 3755 South Tacoma Avenue. The property appears to be used residentially and is zoned RS-3.

STREETS:

<table>
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<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tr>
<td>South Tacoma Ave</td>
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<td>N/A</td>
<td>2</td>
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UTILITIES: The subject tract has municipal water and sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by industrial uses, zoned IL; on the north by single-family residential and mixed uses, zoned RS-3; on the south by part of an industrial use, zoned IL; and on the west by U.S. Highway 75, zoned RS-3.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
The District 9 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within Special District 5, which is planned for low-impact (non-polluting) industrial uses such as distribution centers and warehousing. According to the
Zoning Matrix, the requested CG zoning may be found in accord with the Plan due to its location within a Special District. The area is also designated as Development Sensitive due to its proximity to the Arkansas River and some tributaries. However, stormwater improvements in recent years, as well as improved bridgework for the railroad, may have mitigated that problem.

**STAFF RECOMMENDATION:**
This area has undergone several rezonings in the past years and is clearly in transition. The property is adjacent to industrial uses and a highway. Therefore, based on the District 9 Plan, surrounding uses and trends in the area, staff recommends **APPROVAL** of CG zoning for Z-7123.

01/07/09