

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1742
Wednesday, **April 26, 1989**, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Carnes	Coutant	Baker	Linker, Legal
Doherty	Draughon	Gardner	Counsel
Draughon	Paddock	Stump	
Kempe, Chairman	Randle		
Parmele, 1st Vice Chairman	Selph		
Wilson			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, April 25, 1989 at 10:25 a.m., as well as in the Reception Area of the INCOG offices.

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

MINUTES:

Approval of the Minutes of April 12, 1989, Meeting #1740:

On **MOTION** of **CARNES**, the TMAPC voted **5-0-1** (Carnes, Doherty, Parmele, Wilson, Woodard, "aye"; no "nays"; Kempe, "abstaining"; Coutant, Draughon, Selph, Paddock, Randle, "absent") to **APPROVE** the **Minutes of April 12, 1989, Meeting #1740.**

REPORTS:

Chairman's Report:

Chairman Kempe mentioned the upcoming TMAPC election of officers. Mr. Parmele suggested May 10th based on discussions with other TMAPC members. Hearing no objection, Chairman Kempe asked staff to place the election of officers on the TMAPC agenda for May 10th.

Chairman Kempe read a letter from City Commissioner Gary Watts regarding the new Mayor-Council form of government and the impact, if any, on the various City boards, commissions, committees, etc. He requested the TMAPC complete and submit an Information Survey. Chairman Kempe suggested forwarding the survey to the Budget and Work Program Committee for review with input from Legal Counsel as to the legal authority establishing the TMAPC, its membership, qualifications, etc.

Chairman Kempe also mentioned the upcoming Oklahoma Planning Commissioners Workshop and asked the TMAPC members to advise Staff if they wished to attend.

Committee Reports:

Mr. Carnes advised the **Comprehensive Plan Committee** had met this date to review the amended language to the District 1 Plan. He stated the Committee had voted to recommend the proposed language changes to the full Commission at the public hearing scheduled for next week.

Staff announced the **Rules & Regulations Committee** would be meeting on May 3rd to continue review of proposed amendments relating to the Sign Code. Staff reminded that this Committee would also be meeting at 1:00 on May 10th for a quick review of the final recommendations regarding the Infill Development Study.

Mr. Parmele suggested the **Budget & Work Program Committee** meet on May 10th for a quarterly report from INCOG on the FY 88-89 Budget and Work Program, and to discuss the FY 89-90 budget. Mr. Gardner commented that this meeting could be combined with the Rules and Regulations Committee meeting scheduled for that date. Hearing no objection, a joint committees meeting was scheduled for May 10th.

Director's Report:

Mr. Gardner requested a public hearing be set for May 17th regarding amendments to the Zoning Code as relates to PUD setbacks from streets. He added that the proposed amendments could be reviewed by the Rules and Regulations Committee at their May 3rd meeting. There was no objection from the TMAPC members.

ZONING PUBLIC HEARING:

Application No.: **CZ-172** Present Zoning: CS
Applicant: **Hackett (Simpson)** Proposed Zoning: CH, IL
Location: NE/c of North Peoria Avenue & East 71st Street North
Date of Hearing: April 26, 1989
Presentation to TMAPC by: Mr. Mike Hackett, 2642 East 21st, #251 (743-1900)

Relationship to the Comprehensive Plan:

The District 24 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area designates the subject property Special District - Commercial. Uses allowed within the special district should be coordinated by TMAPC to ensure compatibility with other existing and planned uses.

According to the Zoning Matrix, the requested CH/IL Districts may be found in accordance with the Plan Map. All zoning districts are considered **may be found** in accordance with Special District Guidelines.

CZ-172 Hackett (Simpson) - Cont

Staff Recommendation:

Site Analysis: The subject tract is 1.44 acres in size and located at the northeast corner of North Peoria Avenue and East 71st Street North.

It is non-wooded, flat, contains a mobile home and what appears to be an unapproved automobile wrecker service with automobile storage in a CS zone.

Surrounding Area Analysis: The tract is abutted on the north by mobile homes zoned RS, on the east by a church zoned RS, on the south by mostly vacant commercial buildings zoned RS, and on the west by a vacant commercial building and single-family dwelling/office zoned RS.

Zoning and BOA Historical Summary: All concurred to deny CG zoning on the subject tract and approved CS zoning in the alternative in 1983. The Board denied Use Unit 17 uses in June 1988.

Conclusion: Based on the existing zoning patterns, Staff cannot support IL, CH or CG zoning on the subject tract. As pointed out in earlier zoning cases, industrial zoning is planned on the west side of Peoria with CS zoning on the east side as it abuts residential zoning. CG zoning was approved at the southeast corner of East 73rd Street North and North Peoria Avenue and is the only exception to the plan. Staff cannot support removal of the CS transition concept on the east side of Peoria Avenue next to residentially zoned property and dwellings.

Therefore, Staff recommends **DENIAL** of IL, CH or CG zoning for CZ-172.

Applicant's Comments:

Mr. Mike Hackett, attorney for the applicant, submitted packets of information to the TMAPC members containing a plot plat, photos of the area, etc. He identified the various uses in the area on an aerial map and noted that most were automotive related services. Mr. Hackett reviewed the applicant's business, a wrecker/towing service, as to hours of operation, temporary storage, etc., emphasizing that this was not a salvage operation. He commented that the application for IL was submitted to expand the existing zoning in order to allow storage of vehicles on the site. Mr. Hackett advised that detention of the vehicles was needed to meet federal guidelines which required temporary storage while attempts were made to contact the owners of the vehicles, and that vandalism and burglary became a problem if the vehicles were located off the premises.

In reply to Ms. Wilson, Mr. Hackett confirmed he was amending the application to request IL zoning on the north 150' along Peoria Avenue to a depth of 210', with the balance of the tract, which had a modular home, remaining as is. He submitted a petition of support to the requested rezoning which contained 31 signatures, and mentioned other letters of support had been submitted from residents in the area. Mr. Hackett answered questions from the Commission regarding the use of the tract, the applicant's operation, etc.

CZ-172 Hackett (Simpson) - Cont

Mr. Gardner confirmed that IL or CH would accommodate the proposed uses, but CG zoning would accommodate the wrecker service, but not storage NEC (not elsewhere classified).

Interested Parties:

Chairman Kempe read a letter from **Ms. Glenna Long** (7128 North Peoria) protesting the rezoning due to the number of auto related businesses already in this area.

Mr. Ray Bates, District 24 Chairman (6330 North Utica), advise he was very involved with civic projects and community development in the Turley area. Mr. Bates spoke in support of the application as he felt the Comprehensive Plan for District 24 encouraged business development along North Peoria, which was also Highway 11, in order to protect the residential areas from commercial encroachment. He advised he had contacted several residents in the area and most of the comments made were positive toward this request. Mr. Bates pointed out that auto-related businesses seem to be one of the few businesses that survive in North Tulsa, as fast-food restaurants, convenience stores, etc. had not survived.

Ms. Levina Smithers (4045 East 76th Street North), as abutting property owner to the north, advised that she has not experienced any problems with the applicants or their wrecker operation. Therefore, she spoke in support of the request for rezoning.

Mr. Jeff Kirkham, District 24 Co-Chair (1727 East 73rd Street North) spoke in protest to the application. Mr. Kirkham commented that a concern of some of the residents was that the applicant's operation could grow into a salvage yard. He remarked on previous code violations in this area which had been reported to the TMAPC and forwarded to the County Commission but, as yet, remained unresolved. Mr. Kirkham stated that it was his understanding that the applicant needed a special exception for placement of the modular home on the tract, and he did not think they had obtained the required BOA approval. Mr. Kirkham requested that the TMAPC support the Staff recommendation for denial.

Applicant's Rebuttal:

Mr. Hackett advised that the applicant did have the proper permits for the modular home which replaced a small single-family structure that had been on the tract. He reiterated that the applicants had obtained 31 signatures in support of the request. He added that the Simpson's had also met with the minister of the nearby church to resolve any concerns he might have.

In reply to Ms. Wilson, Mr. Hackett clarified that the operation does not store wrecked vehicles but only abandoned vehicles or those improperly parked and towed, therefore, the vehicles were stored until the owners could be contacted for pick up of the vehicles. He added that the applicant did not sell wrecked vehicles or any parts from vehicles.

CZ-172 Hackett (Simpson) - Cont

TMAPC Review Session:

In response to questions from the Commission, Mr. Gardner verified that IL zoning would not permit any type of salvage operation. He further commented that the applicant applied for CH or IL zoning so the TMAPC would have a choice since either zoning category would accommodate the intended use.

Chairman Kempe noted the mixed commercial and residential uses in the area. Mr. Gardner remarked that it was just a situation where some of the buildings were constructed for commercial use along the highway several years ago, and he could not confirm any legal nonconforming uses.

TMAPC ACTION: 6 members present

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Doherty, Kempe, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Draughon, Paddock, Randle, Selph, "absent") to **APPROVE CZ-172 Hackett (Simpson)** for IL Zoning on the north 150', with the balance of the tract to remain CS.

Legal Description:

IL Zoning: The north 150' of a tract described as follows: Lot 7, Block 7, Golden Hills Addition to the County of Tulsa, State of Oklahoma. The balance of the described tract shall remain zoned CS.

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Application No.: **Z-6238** Present Zoning: RS-3
Applicant: **Frisbie (Williams)** Proposed Zoning: OL
Location: SW/ corner of East 21st Street & South Jamestown Avenue
Date of Hearing: April 26, 1989
Presentation to TMAPC by: Mr. Ted Sack, 314 East Third Street (592-4111)

Relationship to the Comprehensive Plan:

The District 4 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low Intensity - Residential.

According to the zoning Matrix, the requested OL District is not in accordance with the Plan Map.

Staff Recommendation:

Site Analysis: The subject tract is approximately .15 acres in size and located at the southwest corner of East 21st Street South and South Jamestown Avenue. It is non-wooded, flat, contains a single-family dwelling and is zoned RS-3.

Surrounding Area Analysis: The tract is abutted on the north by various OL uses, on the east and south by single-family dwellings zoned RS-3, and on the west by an office and a drive-in restaurant zoned CS.

Z-6238 Frisbie (Williams) - Cont

Zoning and BOA Historical Summary: OL zoning was denied at the other end of the block at 22nd and Harvard Avenue and CS zoning was denied on the subject lot.

Conclusion: Based on the Comprehensive Plan and existing zoning pattern, Staff cannot support the requested OL rezoning. Staff views the request as a nonresidential encroachment into an established single-family neighborhood. Therefore, Staff recommends **DENIAL** of OL zoning for Z-6238.

Applicant's Comments:

Mr. Ted Sack of Sisemore-Sack-Sisemore advised he was representing the applicant. Mr. Sack pointed out the existing OL and OM zoned areas and stated the dwelling on the tract now fronted on 21st Street (a primary arterial) after remodeling. He commented that converting this to OL would provide a buffer between the commercial use to the west, and the residential uses.

Interested Parties:

Address:

Mr. James L. Lewis
Ms. Nina Miller
Ms. Carolyn Gaither

2110 South Jamestown
3516 East 21st Place
3520 East 21st Place

All of the listed interested parties spoke in protest to the rezoning as the residents felt any further office use would be detrimental to the character and quality of their neighborhood. A protest petition with 100+ signature was submitted by Mr. Lewis.

Applicant's Rebuttal:

Mr. Sack confirmed that the previous structure on the tract had been destroyed by fire and the applicant constructed the current building. He pointed out that the previous rezoning application which was denied involved commercial, not office, zoning.

In response to Mr. Parmele regarding parking, Mr. Sack stated that parking could be accommodated, based on their preliminary calculations. In reply to Ms. Wilson, Mr. Sack the structure was rebuilt after the fire as the applicant's residence, but do to financial problems, the applicant would be putting the house on the market.

TMAPC Review Session:

Several of the Commissioners stated they could support this request with an accompanying PUD; however, Staff commented they could not support the request even with a PUD. Discussion continued on the merits of a PUD with a request such as this since the tract faced a primary arterial, but also abutted residential.

TMAPC ACTION: 6 members present

On **MOTION** of **WOODARD**, the TMAPC voted **5-1-0** (Carnes, Doherty, Kempe, Wilson, Woodard, "aye"; Parmele, "nay"; no "abstentions"; Coutant, Draughon, Paddock, Randle, Selph, "absent") to **DENY Z-6238 Frisbie (Williams)** for OL Zoning, as recommended by Staff.

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Application No.: Z-6242 Present Zoning: IM
Applicant: Boyd Proposed Zoning: CBD
Location: SW/c of First Street and Lansing Avenue
Date of Hearing: April 26, 1989
Presentation to TMAPC by: Mr. Bob Nichols, 111 West 5th (582-3222)

Relationship to the Comprehensive Plan:

The District 1 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property, as well as all property within the inner dispersal loop as Special District 1.

According to the Zoning Matrix the requested CBD District may be found in accordance with the Plan Map. All zoning districts are considered **may be found** in accordance with Special Districts guidelines.

Staff Recommendation:

Site Analysis: The subject tract is approximately .6 acres in size and is located between Kenosha and Lansing Avenues on the south side of 1st Street. It is nonwooded, flat, contains a vacant lumber yard and is zoned IM.

Surrounding Area Analysis: The tract is abutted on the north and south by a mixture of industrial uses and vacant property zoned IM; on the east by a paint company and highway interchange zoned IM; and on the west by industrial uses and vacant property zoned IM and CBD.

Zoning and BOA Historical Summary: Previous rezoning applications have approved CBD zoning within the inner dispersal loop.

Conclusion: According to the District 1 Update, much of the land within the Inner Dispersal Loop is zoned CBD, it is assumed that eventually all will be zoned CBD. It is recommended that properties not zoned CBD be considered by the owners for rezoning to CBD when appropriate. Based on this from the Comprehensive Plan and existing zoning patterns, Staff can support the requested rezoning.

Therefore, Staff recommends **APPROVAL** of CBD zoning as requested.

Applicant's Comments:

In reply to Chairman Kempe, the applicant stated agreement to the Staff recommendation.

TMAPC ACTION: 6 members present

On **MOTION** of PARMELE, the TMAPC voted **6-0-0** (Carnes, Doherty, Kempe, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Draughon, Paddock, Randle, Selph, "absent") to **APPROVE Z-6242 Boyd** for CBD Zoning, as recommended by Staff.

Legal Description:

CBD Zoning: All of Lots 2, 3 and 4, Block 4, Hodge Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, LESS AND EXCEPT a tract beginning at the northeast corner of Lot 2; thence west along the north line of Lot 2, a distance of 50' to a point; thence in a southwesterly direction to a point on the southeast line of Lot 2, which point is 50' southwest of the northeast corner of Lot 2; thence northeast along the southeast line of Lot 2, a distance of 50' to the northeast corner of Lot 2, which is the point and place of beginning. AND a small three-corner tract northeast of Block 82 of the Original Town of Tulsa, which is northeast of the MK&T Railroad right-of-way, all in Tulsa County, State of Oklahoma according to the recorded plat thereof.

* * * * *

Application No.: Z-6243 Present Zoning: RS-1
Applicant: **Alberty (Fourth National Bank)** Proposed Zoning: CG
Location: North of the NE/c of East 91st Street & South Lewis Avenue
Date of Hearing: April 26, 1989
Presentation to TMAPC by: Mr. Wayne Alberty, 4325 East 51st, #115 (492-6691)

Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Medium Intensity - No Specific Land Use.

According to the Zoning Matrix the requested CG District may be found, in accordance with the Plan Map.

Staff Recommendation:

Site Analysis: The subject tract is 2.9 acres in size and is located approximately 560 feet north of the northeast corner of East 91st Street South and South Lewis Avenue. It is partially wooded, gently sloping, vacant and is zoned RS-1.

Surrounding Area Analysis: The tract is abutted on the north by an elderly housing project zoned CS and PUD; on the east by vacant property zoned IL; on the south by a single-family dwelling on a large lot zoned RS-1; and on the west by vacant property and a hotel zoned CS.

Zoning and BOA Historical Summary: Previous zoning cases south of the tract have denied CG zoning but approved CS zoning in the alternative.

Conclusion: Based on the action of previous zoning cases and the existing zoning pattern Staff cannot support the requested CG zoning but could support CS. The requested CG zoning would permit a variety of uses not compatible with surrounding uses. Staff would recommend the applicant file for a board of adjustment special exception for the proposed mini-storage if CS zoning is approved.

Z-6243 Alberty (Fourth National Bank) - Cont

Therefore, Staff recommends **DENIAL** of the requested CG zoning for Z-6243 and **APPROVAL** of CS zoning in the alternative.

Applicant's Comments:

Mr. Wayne Alberty, representing the applicant, stated agreement to Staff's suggested alternative zoning of CS, instead of CG as originally requested.

TMAPC ACTION: 6 members present

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Doherty, Kempe, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Draughon, Paddock, Randle, Selph, "absent") to **APPROVE Z-6243 Alberty (Fourth National Bank)** for CS Zoning, as recommended by Staff.

Legal Description:

CS Zoning: A tract of land that is part of the S/2 of the SW/4 of Section 17, T-18-N, R-13-E, City of Tulsa, Tulsa County, Oklahoma; said tract of land being described as follows, to-wit: Beginning at a point that is the southeast corner of Lot 2 in Block 1 of Lewis Center East, an addition to the City of Tulsa, Tulsa county, Oklahoma, said point being on the westerly line of Delaware Square, an addition to the City of Tulsa, Tulsa County, Oklahoma; thence S 0°24'34" W along the westerly line of said Delaware Square for 300.20'; thence S 89°52'13" W parallel to and 40.0' southerly of the south line of the N/2 of the S/2 of the SW/4 of Section 17 for 412.50' to a point that is 82.50' westerly of the easterly line of the SW/4 of the SW/4 of Section 17; thence N 0°24'34" E for 75.0'; thence S 89°52'13" W for 15.14' to a point on the existing centerline of South Lewis Avenue; thence N 0°25'23" W along said centerline for 44.45' to a point of curve; thence northerly and northwesterly along said centerline on a curve to the left, with a central angle of 13°53'00" and a radius of 687.62' for 166.62' to a point of tangency; thence N 14°18'23" W along said centerline of said tangency for 16.35'; thence N 89°52'13" E along an extension of and along the southerly line of Lot 2 in Block 1 of Lewis Center East for 454.92' to the POB of said tract of land.

* * * * *

Application No.: **Z-6244 & PUD 432-B** Present Zoning: CH
Applicant: **Norman (Hillcrest Real Estate Dev. Co.)** Proposed Zoning: OH
Location: SE/c of Utica Avenue and East 11th Street South
Date of Hearing: April 26, 1989
Presentation to TMAPC by: Mr. Chas. Norman, 2900 Mid Continent Twr (583-7571)

Relationship to the Comprehensive Plan:

The District 4 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Special District - Hillcrest Hospital.

Z-6244 & PUD 432-B Norman (Hillcrest) - Cont

According to the Zoning Matrix the requested OH District may be found in accordance with the Plan Map. All zoning districts are considered **may be found** in accordance with Special District Guidelines.

Staff Recommendation: Z-6244

Site Analysis: The subject tract is approximately 2.06 acres in size and is located on the east side of Utica Avenue immediately south of East 11th Street South. It is gently sloping, contains a parking lot at the north end and a medical high rise office building on the south end and is zoned CH.

Surrounding Area Analysis: The tract is abutted on the north by commercial businesses zoned CH; on the east by a parking garage zoned CH; on the south by vacant property where an office building is now being constructed zoned PUD 432-A, OMH and RM-2; and on the west by Hillcrest Hospital and a bakery zoned CH. The area also surrounds a small parcel on the east side of Utica Avenue which contains a bakery goods retail store.

Zoning and BOA Historical History: OMH zoning has been approved immediately south of the subject tract as well as other less intense office zones in the general area.

Conclusion: Since the property is already zoned CH and a high rise office building already exists on the southern portion of the tract, Staff can support OH zoning on the north 288' of the tract (to the south boundary of Lot 6, Block 1 of Perryman Heights 2nd) and OMH on the remainder.

Therefore, Staff recommends **APPROVAL** of OH on the north 288' of the tract, **DENIAL** of OH on the remainder and **APPROVAL** of OMH on the remainder.

Staff Recommendation: PUD 432-B

A Detail Site Plan has been approved by the TMAPC for the first medical office building within Planned Unit Development No. 432-A at the southeast corner of East 12th Street and South Utica Avenue. The approved Detail Site Plan for the first building required the use of almost all of the remaining area within the original Planned Unit Development for surface parking.

Hillcrest Medical Center has decided to accelerate the construction of the second medical office building within PUD 432-A and to name the two building complex The William H. Bell Medical Park.

The amended Concept Illustration for Development Areas A and B, Exhibit A-1, indicates the revised design of The William H. Bell Medical Park. Most of the surface parking within Area B will be reserved for patients and visitors to the buildings.

The purposes of Amended PUD 432-A area are as follows:

- A. To add to the planned unit development the existing medical offices, parking structures and surface parking areas between South Utica and South Victor Avenues and East 11th and East 12th Streets as Development Areas C and D as shown on Exhibit D, Development Areas. The Development Concept for the overall Hillcrest Office Park is shown on Exhibit A;
- B. To provide a part of the off-street parking spaces required for The William H. Bell Medical Park within Areas C and D;
- C. To approve Area C for future office development and to establish a reserve of developmental floor area upon approval of the requested OH zoning for future transfer to other sites within the planned unit development as it now exists or as it may be enlarged by amendment; and
- D. To approve the transfer of 16,104 square feet of floor area from Development Area C to Area A to permit the future addition of one floor to the north building within The William H. Bell Medical Park.

Hillcrest Medical Center has determined that there presently exists within the hospital campus, which lies to the west of South Utica Avenue, sufficient off-street parking spaces to satisfy the requirements of the hospital facilities and that the parking structures and surface parking areas which lie to the east of South Utica Avenue may be allocated to the physicians and medical office use within PUD 432-B.

The existing north physicians building within Area C contains 60,757 square feet; the existing south physicians building in Area C contains 112,936 square feet; and the two buildings have a total building area of 173,693 square feet. The physicians buildings within Area C require 695 parking spaces.

The existing parking structure in Area D has 925 spaces and the existing surface parking within Areas C and D provides 171 spaces. Two recently acquired lots at the south end of Area D will be surfaced to add 31 spaces thereby providing 1,127 parking spaces in Areas C and D. Subtracting the 695 spaces required for the existing physicians buildings in Area C leaves a surplus of 432 parking spaces within Areas C and D.

The two medical office buildings in Area A will initially contain 128,832 square feet (prior to an additional floor being added to the north building) and require 516 parking spaces. The Amended Concept Illustration and amended Detail Site Plan for Area B will provide 114 surface parking spaces leaving 402 required parking spaces to be provided out of the existing surplus of 432 spaces in Areas C and D to meet the parking requirements of The William H. Bell Medical Park. Additional office facilities within PUD No. 432-B will require structure parking or further amendment of the Hillcrest Office Park PUD to add parking areas.

Providing part of the required parking in Areas C and D for the buildings in Area A permits an increase in the landscaped open area within The William H. Bell Medical Park.

Z-6244 & PUD 432-B Norman (Hillcrest) - Cont

The previously approved Landscaping and Screening Plan for Area B is unchanged by PUD 432-B. A new Detail Landscape Plan for Area A will be required.

The District 4 Plan designates Development Areas A, C and D as a Special District for Hillcrest Hospital and Area B was previously recommended by Staff for inclusion in this special district. The uses proposed appear to be compatible with the intent of this special district.

Based on Staff's following conditions expressed below, Staff finds PUD 432-B to be consistent with the Comprehensive Plan; in harmony with the existing and expected development of surrounding areas; a unified treatment of the development possibilities of the site and consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, Staff would recommend **APPROVAL** of PUD 432-B subject to the following conditions:

- 1) That the applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein. Further, that the Special District - Hillcrest, be amended to include all of the area described in PUD 432-B.

2) **Development Standards:**

-- Area A --

Area (Gross) :	2.99 Acres	130,240 sf
Permitted Uses:	Principal and accessory uses permitted as a matter of right in the OM district, and off-street parking.	
Maximum Building Floor Area:	144,936 sf	
Maximum Building Height:		
55' to < 85' from C/L of East 13th Street	26'	
85' to < 110' from C/L of East 13th Street	39'	
More than 110' from C/L of East 13th Street	60'	
Minimum Building Setbacks:		
from C/L of South Utica	50'	
from C/L of East 12th	To be determined *	
from West Boundary - Area B	0'	
from C/L of East 13th	55'	

* To be determined at the time of approval of the Detailed Site Plan taking into consideration the additional right-of-way needed to realign 12th Street to eliminate a jog in the street at Utica and the need for a pedestrian tunnel from the office building and the existing parking garage to the north.

Z-6244 & PUD 432-B Norman (Hillcrest) - Cont

Off-Street Parking: As required by the applicable Use Units.
Minimum Internal Landscaped Open Space: 15% *
Signs: Two pedestal identification signs which shall not exceed 8' in height or 48 sf in surface area and shall be consistent in design with other medical center signage.

-- AREA B --

Area (Gross) 2.04 Acres 88,862 sf
Permitted Uses: Off-street parking and parking structures.
Maximum Building Heights **: The height of the deck of a parking structure may vary from 0' above grade at the south building setback to 25' above grade at the NE/c of Area B. The parapet of the highest deck may not exceed 3' in height above the deck.
Minimum Building Setbacks:
from C/L of East 13th 55'
from C/L of South Victor 35'
from C/L of East 12th To be determined
from West Boundary - Area A 0'
Minimum Internal Landscaped Open Space 12.5% 11,000 sf *
Signs: Two ground identification signs which shall not exceed 6' in height or 16' sf in display area, which shall be located at the entrances to the parking area from East 12th and East 13th Streets.

- * internal landscaped open space includes street frontage landscaped areas, landscaped parking islands, landscaped yards and plazas, and pedestrian areas but does not include any parking, building or driveway areas.
- ** Area B slopes from the south to the north with an elevation change of approximately 25'. The variable maximum building heights within Area B are established to accommodate the changes in site elevations.

-- AREA C --

Area (Gross) 2.42 Acres 105,400 sf
Permitted Uses: Principal and accessory uses permitted as a matter of right in the OH district and off-street parking and parking structures.

Z-6244 & PUD 432-B Norman (Hillcrest) - Cont

Maximum Building Floor Area:
Existing north phys ofc bldg 60,757 sf
Existing south phys ofc bldg 112,936 sf
Proposed transfer to Area A 16,104 sf
Future construction 290,000 sf

Maximum Building Height: None

Minimum Building Setbacks:
(Future Buildings)
from South Utica R/W boundary TO BE
from East 11th R/W boundary DETERMINED
from East 12th R/W boundary BY DETAIL SITE
from East boundary of Area C PLAN REVIEW

Off-Street Parking: As required by the applicable Use Unit.

Minimum Internal Landscaped Open Space: 10% *

Signs: Two pedestal identification signs which shall be permitted not to exceed 12' in height or 96 sf in surface area and shall be consistent in design with other medical center signage. Building identification wall signs shall be permitted as provided in the Planned Unit Development Chapter of the Tulsa Zoning Code.

* Internal landscaped open space includes street frontage landscaped areas, landscaped parking island, landscaped yards and plazas, and pedestrian areas but does not include an parking, building or driveway areas.

-- Area D --

Area (Gross): 3.75 acres 163,391 sf

Permitted Uses: Off-street parking and parking structures.

Minimum Parking Structure Setbacks:
(Future Buildings)
from East 11th R/W boundary TO BE
from East 12th R/W boundary DETERMINED
from South Victor R/W boundary BY DETAIL SITE
from West boundary of Area D PLAN REVIEW

Signs: Four ground identification signs shall be permitted not to exceed 24 sf in surface area, which signs shall be located at the entrances to the parking structures and surface parking areas on East 12th Street and South Victor Avenue. Parking structure identification wall signs shall be permitted as provided in the PUD Chapter of the Tulsa Zoning Code.

Z-6244 & PUD 432-B Norman (Hillcrest) - Cont

- 3) That all trash and mechanical equipment areas shall be screened from public view.
- 4) That all parking lot lighting shall be directed downward and/or away from adjacent residential areas. Light standards shall be limited to a maximum height of 12' in the south 300' of Development Area A or B, except light standards on the top deck of the parking structure in Area B shall not exceed 8' in height and the maximum height for light standards in the balance of Areas A and B for freestanding lights shall not exceed 18'.
- 5) All signs shall be subject to Detail Sign Plan review and approval by the TMAPC prior to installation and in accordance with Section 1130.2(B) of the PUD Chapter of the Zoning Code and as limited herein.
- 6) That a Detail Site Plan, including building elevations, shall be submitted to and approved by the TMAPC prior to issuance of a Building Permit. The design of the parking structure in Area B shall be such as to restrict lighting from vehicles on the deck, or lighting from the first level of the parking area or garage from spilling over into adjacent residential areas. No exterior wall mounted lights or signs are permitted on the south and east building facades in Areas A and B.
- 7) That a Detail Landscape Plan shall be submitted to the TMAPC for review and approval. A landscape architect registered in the State of Oklahoma shall certify that all landscaping and screening fences have been installed in accordance with the approved landscape plan for that development area prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continuing condition of the granting of an Occupancy Permit.
- 8) That no Building Permit shall be issued until the requirements of Section 260 of the Zoning Code has been satisfied and approved by the TMAPC and filed of record in the County Clerk's Office, incorporating within the Restrictive Covenants, the PUD conditions of approval, making the City of Tulsa beneficiary to said Covenants.

Comments & Discussion:

Staff reviewed their recommendation for OH zoning on the north 288' only with OMH zoning on the remainder. Mr. Gardner advised of a modification in the Staff recommendation for setbacks in Areas C and D to be determined by Detail Site Plan Review, instead of recommending 10 feet as originally written in the recommendation.

Mr. Charles Norman, representing Hillcrest Medical Center, stated agreement to Staff's amended recommendation.

Z-6244 & PUD 432-B Norman (Hillcrest) - Cont

<u>Interested Parties:</u>	<u>Address:</u>
Mr. James Sicking	1724 East 13th Street
Ms. Fran Pace, Dist 4 Chr	1326 South Florence
Ms. DeeAnne Short	1720 East 13th Street
Ms. Jane Eshagpoor	1207 South Victor
Ms. Elaine Black	1804 East 13th Street

All of the above listed interested parties echoed concerns that the demand for parking created by the new office buildings has not been properly addressed. They also felt a long-range plan should be submitted including areas east of Victor Avenue which the Hospital has begun purchasing. The consensus among the interested parties was to protest this application until a Detail Site Plan was submitted for review of the parking areas.

Applicant's Rebuttal:

Mr. Norman commented that Hillcrest was bringing forward their plans as land was acquired, as it was very difficult to acquire an entire city block at one time. He pointed out that the proposed souther office building had a maximum height of three stories and would not be a high-rise structure. Mr. Norman stated that he would work with Hillcrest to attempt compiling a master plan for future development and proposed acquisition.

Additional Comments & Discussion:

During discussion that followed, the TMAPC members expressed the shared concern that no long-range or master plan has been submitted by Hillcrest as to future development of the facility and parking structures. Extensive discussion centered on the parking situation in and around the Hillcrest facility.

Mr. Gardner advised the Commission that the Utica Medical Corridor Study, which involved the St. John and Hillcrest facilities, was in the final drafting stages. The TMAPC voted unanimously for a 60-day continuance (to June 28th) of this case to allow time for Hillcrest to prepare a preliminary master plan, particularly relating to parking, and Staff to finalize the Utica Medical Corridor Study for TMAPC review and public hearing. Mr. Norman expressed concern as to the length of the continuance, and Staff suggested the vote be reconsidered as a 30-day continuance might better serve all parties. The feeling of the Commission was the applicant should understand that, should the TMAPC not be satisfied with the information presented after the 30-day continuance, another continuance could be considered. Staff was also requested to review the parking situation around Hillcrest to prepare their own recommendation.

TMAPC ACTION: 6 members present

On **MOTION** of **DOHERTY**, the TMAPC voted **6-0-0** (Carnes, Doherty, Kempe, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Draughon, Paddock, Randle, Selph, "absent") to **CONTINUE Consideration of Z-6244 & PUD 432-B Norman (Hillcrest)** until Wednesday, **May 24, 1989** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

* * * * *

Application No.: **Z-6245** Present Zoning: AG
Applicant: **Hinkle (Forest Park South)** Proposed Zoning: RS-3
Location: West of the NW/c of East 106th Street & South Kingston Avenue
Date of Hearing: April 26, 1989
Presentation to TMAPC by: Mr. Roy Hinkle, 1515 East 71st Street (494-2650)

Relationship to the Comprehensive Plan:

The District 26 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area designates the majority of the subject property Low Intensity - Residential and the western portion (approximately 20% of the tract) Special District 2 (sump area).

According to the Zoning Matrix the requested RS-2 District is in accordance with the Plan Map for the Low Intensity portion. RS-2 is not in accordance with the District Plan's requirements for Special District 2, which only allow RS-1 in that area without a supplemental PUD zone.

Staff Recommendation:

Site Analysis: The subject tract, approx. 28 acres in size, is located west of the northwest corner of East 106th Street and South Kingston Avenue. It is partially wooded, gently sloping, vacant and is zoned AG.

Surrounding Area Analysis: The tract is abutted on the north by mostly vacant property with scattered dwellings zoned AG; on the east by a developing single-family subdivision zoned RS-2; on the south by vacant property zoned AG and on the west by vacant property zoned RS-1.

Zoning and BOA Historical Summary: Previous rezonings have approved both RS-1 and RS-2 designations in the immediate area.

Conclusion: Based on the Comprehensive Plan and existing abutting RS-2 zoning, Staff can support the requested rezoning. Staff would note the Comprehensive Plan suggests a PUD with RS-2 zoning in the Special District area, however, Staff would not require the PUD due to only a small portion of the tract being in the Special District. In addition, the area is now severed by a sanitary sewer.

Therefore, Staff recommends **APPROVAL** of RS-2 zoning for Z-6245.

Comments & Discussion:

In reply to Chairman Kempe, the applicant stated agreement to the Staff recommendation.

TMAPC ACTION: 6 members present

On **MOTION** of **PARMELE**, the TMAPC voted **6-0-0** (Carnes, Doherty, Kempe, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Draughon, Paddock, Randle, Selph, "absent") to **APPROVE Z-6245 Hinkle (Forest Park South)**, as recommended by Staff.

Legal Description:

The SW/4 of the NE/4 of Section 27, T-18-N, R-13-E of IBM, Tulsa County, State of Oklahoma according to the US Government Survey thereof; LESS AND EXCEPT the east 410' of the SW/4 of the NE/4 of said Section 27.

* * * * *

Application No.: Z-6246 Present Zoning: RS-3 & CG
Applicant: Baker Proposed Zoning: CH
Location: NW/c of I-244 Expressway and Urbana Avenue
Date of Hearing: April 26, 1989
Presentation to TMAPC by: Mr. Jay Baker, 1850 South Boulder (587-1168)

Relationship to the Comprehensive Plan:

The District 3 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Medium Intensity - Corridor.

According to the zoning Matrix the requested CH District is not in accordance with the Plan Map.

Staff Recommendation:

Site Analysis: The subject tract is approximately 3.5 acres in size and is located on the north side of I-244 Expressway on the east side of Urbana Avenue. It is nonwooded, flat, contains both single-family dwellings and church use and is zoned RS-3 and CG.

Surrounding Area Analysis: The tract is abutted on the north and east by a variety of commercial uses fronting Admiral Place zoned CH; on the south by the I-244 Expressway zoned RS-3; and on the west by single-family dwellings and commercial uses zoned CH.

Zoning and BOA Historical Summary: All concurred in approval to rezone the east portion of the subject tract CG instead of the requested CH.

Conclusion: Based on the Comprehensive Plan, existing zoning pattern and previous rezoning application, Staff cannot support the requested CH zoning but can support CG zoning in the alternative.

Therefore, Staff recommends **DENIAL** of CH zoning and **APPROVAL** of CG for Z-6246.

Comments & Discussion:

In reply to Chairman Kempe, Mr. Baker stated agreement to the Staff recommendation for CG, as this application was to merely correct a previous application; i.e. advertising error on the number of lots.

TMAPC ACTION: 6 members present

On **MOTION** of **PARMELE**, the TMAPC voted **6-0-0** (Carnes, Doherty, Kempe, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Draughon, Paddock, Randle, Selph, "absent") to **APPROVE Z-6246 Baker** for CG Zoning recommended by Staff.

Legal Description:

CG Zoning: Lots 114 through 125, inclusive, Rodgers Heights Addition, according to the recorded plat thereof, City of Tulsa, Tulsa County, Oklahoma.

SUBDIVISIONS:

FINAL APPROVAL AND RELEASE:

FMP (2203) NW/c of East 30th Street North & North Sheridan Road (1L)

On **MOTION** of **DOHERTY**, the TMAPC voted **6-0-0** (Carnes, Doherty, Kempe, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Draughon, Paddock, Randle, Selph, "absent") to **CONTINUE Consideration of Final Plat Approval of FMP** until Wednesday, **May 3, 1989** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

There being no further business, the Chairman declared the meeting adjourned at 4:54 p.m.

Date Approved

May 10, 1989

Walt J. Funder
Chairman

ATTEST:

Sevin C. Coutant
Secretary

