

TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1389
Wednesday, January 6, 1982, 1:30 p.m.
Langenheim Auditorium, City Hall
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Eller Gardner Higgins Holliday, Secretary Rice Inhofe	Freeman Kempe Parmele Petty C. Young	Chisum Compton Gardner Lasker	Linker, Legal Department

The notice and agenda of said meeting were posted in the office of the City Auditor, Room 919, City Hall, on Tuesday, January 5, 1982, at 11:15 a.m., as well as in the Reception Area of the INCOG Offices.

Secretary Holliday called the meeting to order at 3:10 p.m. and declared a quorum present.

REPORTS:

Director's Report:

Resolution Amending the Tulsa City-County Major Street and Highway Plan, a Part of the Comprehensive Plan for the Tulsa Metropolitan Area (No. 1389:550) as follows:

RESOLUTION NO. 1389:550

A RESOLUTION
AMENDING THE TULSA CITY-COUNTY MAJOR
STREET AND HIGHWAY PLAN, A PART OF THE
COMPREHENSIVE PLAN FOR THE TULSA METROPOLITAN AREA

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission did by Resolution on the 29th day of June, 1960, adopt a "Comprehensive Plan, Tulsa Metropolitan Area," which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa County, Oklahoma, all according to law; and

WHEREAS, The Tulsa Metropolitan Area Planning Commission is required to prepare, adopt and amend, as needed in whole or in part, an Official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

On MOTION of ELLER, the Planning Commission voted 6-0-0 (Eller, Gardner, Higgins, Holliday, Inhofe, Rice "aye"; no "nays"; no "abstentions"; Freeman, Kempe, Parmele, Petty, C. Young "absent") to approve this waiver of conditions on Lot Split 15368.

Other Business

PUD #202-B James R. Witte, Shadow Mountain II, Lot 1, Block 3

Staff Recommendation:

The applicant submitted a Detailed Site Plan for development within Block 3, of Shadow Mountain Addition. The Staff finds the proposal in keeping with the approved standards.

<u>Description</u>	<u>Approved Standards</u>	<u>Proposal</u>
Land Use	Office	Office
Building Height	2 stories	2 stories
Floor Area (Max.)	45,000 sq. ft.	44,995 sq. ft.
Parking (Min.)	113 spaces	114 spaces
Landscape Area	30%	45%
Screening Fence (West side)	required	*

Accordingly, the Staff recommends APPROVAL of the Detailed Site Plan as submitted.

*Applicant not required to screen (double screen) any portion already screened by adjacent properties, unless for any reason such screening were removed, in which case it would be the requirement of the applicatn to complete and maintain the screen fence.

Bob Gardner advised that the approved standards and the proposed standards are meeting or exceeding the permitted standards.

TMAPC Action: 6 members present.

On MOTION of GARDNER, the Planning Commission voted 6-0-0 (Eller, Gardner, Higgins, Holliday, Inhofe, Rice "aye"; no "nays"; no "abstentions"; Freeman, Kempe, Parmele, Petty, C. Young "absent") to approve Amendment B to PUD 202, subject to the Saff Conditions.

PUD #198-A Paul E. Gunderson South Tulsa Medical Park Amended

Staff Recommendation:

The applicant is requesting to subdivide an existing Medical Office Building located between Lakewood and Maplewood Avenues, south of 61st Street. All conditions of the PUD would remain unchanged except for the sale of individual office units within the office complex.

The individual lots per se would not necessarily meet the off-street parking requirements; and, therefore, the parking and access must be treated as a whole. The subdivision plat does include on the face of the plat, a mutual access easement and the restrictive covenants refer to "South Tulsa Medical Park Owners Association" for maintenance of the parking lot and common areas. Therefore, with these assurances and as conditions of approval of this Minor Amendment, the Staff recommends APPROVAL as submitted.

TMAPC Action: 6 members present.

On MOTION of GARDNER, the Planning Commission voted 6-0-0 (Eller, Gardner, Higgins, Holliday, Rice, Inhofe "aye"; no "nays"; no "abstentions"; Freeman, Kempe, Parmele, Petty, C. Young "absent") to approve this minor amendment to PUD #198, subject to the conditions set out in the Staff recommendation.

There being no further business, the Chair adjourned the meeting at 3:16 p.m.

Date Approved February 3, 1982

Cherry Kempe
Chairman

ATTEST:

Marian E. Holliday
Secretary