

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1605  
Wednesday, **May 28, 1986**, 1:30 p.m.  
City Commission Room, Plaza Level, Tulsa Civic Center

**MEMBERS PRESENT**  
Doherty, 2nd Vice-  
Chairman  
Draughon  
Parmele, Chairman  
Selph  
VanFossen  
Wilson, 1st Vice-  
Chairman  
Woodard

**MEMBERS ABSENT**  
Carnes  
Kempe  
Paddock  
Crawford

**STAFF PRESENT**  
Frank  
Gardner  
Setters

**OTHERS PRESENT**  
Linker, Legal  
Counsel

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, May 27, 1986 at 10:04 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmele called the meeting to order at 1:33 p.m.

**MINUTES:**

**Approval of Minutes of May 14, 1986, Meeting #1603:**

On **MOTION** of **WILSON**, the Planning Commission voted **6-0-0** (Doherty, Draughon, Parmele, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Kempe, Paddock, Selph, Crawford, "absent") to **APPROVE** the **Minutes of May 14, 1986, Meeting #1603**, noting the correction to the motion paragraph on page 13.

CONTINUED ZONING PUBLIC HEARING:

Application No.: Z-6110 Present Zoning: RM-1  
Applicant: Presley (Valley Bend) Proposed Zoning: CS  
Location: East 72nd Street & South Quincy Avenue  
Size of Tract: 2 acres  
Date of Hearing: May 28, 1986 (requested continuance to June 11, 1986)

TMAPC ACTION: 6 members present

On **MOTION** of **DOHERTY**, the Planning Commission voted **6-0-0** (Doherty, Draughon, Parmele, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Kempe, Paddock, Selph, Crawford, "absent") to **CONTINUE Consideration of Z-6110 Presley (Valley Bend)** until Wednesday, **June 11, 1986** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

ZONING PUBLIC HEARING:

Application No.: Z-6107 Present Zoning: AG  
Applicant: Lemon (Ridgeway) Proposed Zoning: RS-2  
Location: West side of Yale & 107th Street South  
Size of Tract: 30 acres  
Date of Hearing: May 28, 1986

Relationship to the Comprehensive Plan:

The District 26 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low Intensity - Residential.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the requested RS-2 District is in accordance with the Plan Map.

Staff Recommendation:

**Site Analysis:** The subject tract is approximately 30 acres in size and located on the west side of Yale Avenue at 107th Street South. It is partially wooded, gently sloping and is zoned AG.

**Surrounding Area Analysis:** The tract is abutted on the north and east by similar, scattered, single-family dwellings zoned AG, on the south by scattered single-family dwellings zoned RS-1 and on the west by a developed single-family subdivision zoned RS-1.

Z-6107 Lemon (Ridgeway) - Cont'd

**Zoning and BOA Historical Summary:** Zoning cases within the immediate area have been low intensity - residential in nature.

**Conclusion:** Based on the Comprehensive Plan and the existing zoning patterns and development in the area, Staff recommends **APPROVAL** of RS-2 zoning as requested.

**TMAPC ACTION: 7 members present**

On **MOTION** of **WOODARD**, the Planning Commission voted **7-0-0** (Doherty, Draughon, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Kempe, Paddock, Crawford, "absent") to **APPROVE Z-6107 Lemon (Ridgeway) for RS-2 zoning**, as recommended by Staff.

**Legal Description:**

The S/2 of the NE/4 of the SE/4 and S/2 of the N/2 of the NE/4 of the SE/4, all in Section 28, T-18-N, R-13-E, City of Tulsa, Tulsa County, State of Oklahoma.

**OTHER BUSINESS:**

**PUD 236-B-2:**

7807 East 76th Street South

**Staff Recommendation: Minor Amendment**

The subject tract is described as Development Area II of PUD 236-B which was approved by the TMAPC on November 2, 1983 and the City Commission on December 13, 1983. The permitted uses in this area include church use and customary accessory uses. The applicant is requesting a minor amendment to place a 28' X 70' double-wide mobile home on the site, east of the existing church building, to be used for a classroom. The application indicates that the classroom will be "temporary."

Staff recommends **APPROVAL** of the minor amendment as requested subject to the submitted plan and the following conditions:

- 1) That the TMAPC establish a time period for which this use will be approved, recognizing it could be extended.
- 2) That the mobile home be skirted with material similar to the siding of the trailer to give it a more permanent and pleasing appearance.
- 3) That the applicant meet all other applicable City Codes.
- 4) That the placement of the classroom not be such as to utilize any required parking spaces.

Applicant's Comments:

Mr. Greg Davis, 10744 South 66th East Avenue, stated he was presenting this application as a trustee of the church. Mr. Davis clarified, for Mr. VanFossen, the proposed location of the mobile home in relation to the surrounding structures, and clarified the drainage easement.

Mr. VanFossen then inquired as to the expected time frame for the mobile home use. Mr. Davis stated the church was requesting two years and, although not a permanent structure, they would be skirting the mobile home to assure a pleasing appearance. In response to Ms. Wilson, Mr. Davis clarified the intended use of the classroom, explaining the existing church building design was to be a two story structure, and the classroom is needed until the expansion is complete.

Comments & Discussion:

Ms. Wilson commented she would not want to see a mobile home there on a permanent basis, and would hope that any future Commission not approve an extension of time.

In regard to condition #3, Mr. Draughon inquired as to the City Code requirements on some type of anchorage for these type of mobile home buildings that are not residences. Mr. Gardner stated he thought there might be a change in the City Building Codes requiring anchorage for all types of mobile homes, not just those in flood or drainage areas. Mr. Linker advised he, too, thought that anchorage was required, in addition to the anchoring required in floodways. Mr. Linker added he was not quite sure why the Planning Commission had jurisdiction over this matter, and why it was not going to the City Commission. Mr. Gardner stated this was under the PUD, and although the building is a prefabricated structure designed for classroom use, it is still called a mobile home under the Zoning Code. Mr. Linker remarked that this still might have to go to the City Commission as it is a mobile home used for something other than a residence.

Mr. Davis commented on his conversation with a Zoning Clearance Officer in Building Inspections whereby the officer advised this was classified as a nonresidential mobile home, and only TMAPC approval would be needed to obtain a Building Permit. In response to Mr. Draughon, Mr. Gardner advised the applicant has been through Stormwater Management and received their approval.

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **6-1-0** (Doherty, Draughon, Parmele, Selph, VanFossen, Woodard, "aye"; Wilson, "nay"; no "abstentions"; Carnes, Kempe, Paddock, Crawford, "absent") to **APPROVE** the **Minor Amendment for PUD 236-B-2**, subject to the following conditions:

- 1) That a two year time limitation be placed on the use of the mobile home on the subject tract.
- 2) That the mobile home be skirted with material similar to the siding of the trailer to give it a more permanent and pleasing appearance.
- 3) That the applicant meet all other applicable City Codes.
- 4) That the placement of the classroom not be such as to utilize any required parking spaces.

\* \* \* \* \*

PUD 410: South & East of the SE/c of Yale & 36th Street South

Staff Recommendation: Detail Sign Plan

The purpose of this plan is to request TMAPC approval of a temporary construction and real estate sign. This type of sign is provided for under the Zoning Code and can be .5 square feet in display area for each lineal foot of street frontage. The proposed sign is 64 square feet in area (8' x 8') and 10.5' tall. These types of signs are permitted only during the period of construction, but in no event shall exceed 18 months.

Staff recommends APPROVAL of the temporary real estate sign per the submitted plans and in accordance with the provisions of the Zoning Code; specifically, that the sign be permitted only during the period of construction, but in no event exceed a period of 18 months.

On MOTION of DOHERTY, the Planning Commission voted 7-0-0 (Doherty, Draughon, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Kempe, Paddock, Crawford, "absent") to APPROVE the Detail Sign Plan for PUD 410, as recommended by Staff.

There being no further business, the Chairman declared the meeting adjourned at 1:50 p.m.

Date Approved June 11, 1986  
Marilyn A. Wilson  
Chairman *1st vice-chm.*

ATTEST:  
Cherry Kempe  
Secretary (acting)

