

**TULSA METROPOLITAN AREA PLANNING COMMISSION**

Minutes of Meeting No. 1650

Wednesday, **May 20, 1987**, 1:30 p.m.

City Commission Room, Plaza Level, Tulsa Civic Center

**MEMBERS PRESENT**

Draughon  
Kempe  
Paddock, 1st Vice-  
Chairman  
Parmele, Chairman  
Selph (Designee)  
VanFossen, Secretary  
Wilson  
Woodard

**MEMBERS ABSENT**

Carnes  
Crawford  
Doherty  
Rice

**STAFF PRESENT**

Frank  
Gardner  
Setters  
Wilmoth

**OTHERS PRESENT**

Linker, Legal  
Counsel

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, May 19, 1987 at 10:05 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 1:31 p.m.

**MINUTES:**

**Approval of Minutes of May 6, 1987, Meeting #1648:**

On **MOTION** of **WOODARD**, the Planning Commission voted **8-0-0** (Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Carnes, Doherty, Rice, Crawford, "absent") to **APPROVE** the **Minutes of May 6, 1987, Meeting No. 1648.**

**REPORTS:**

**Chairman's Report:**

Chairman Parmele advised of a request from Marilyn Wilson to have the TMAPC sponsor her in the Leadership Tulsa Program. The Program is a year long training session, and only 65 applicants are selected for the program. Chairman Parmele stated that, should she be selected, Ms. Wilson will pay half the cost of tuition, with the TMAPC paying the other half (\$450). Mr. Draughon, being familiar with Leadership Tulsa, moved that the TMAPC sponsor Ms. Wilson and allocate the requested \$450 toward her tuition cost.

REPORTS - Cont'd

**TMAPC ACTION: 8 members present**

On **MOTION** of **DRAUGHON**, the Planning Commission voted **7-0-1** (Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; Wilson, "abstaining"; (Carnes, Doherty, Rice, Crawford, "absent") to **APPROVE** the TMAPC sponsorship of Marilyn Wilson to the Leadership Tulsa Program by allocating \$450 toward tuition costs.

**Committee Reports:**

Mr. VanFossen advised there would be a **Joint Committee** meeting (Comprehensive Plan and Rules & Regulations Committees) this date to discuss amendments to the Development Guidelines and related items.

Mr. Paddock announced the **Rules and Regulations Committee** at their May 6th meeting had recommended that the public hearing on the Historic Preservation Ordinance amendments to the City of Tulsa Zoning Code be continued until July 29, 1987.

**TMAPC ACTION: 8 members present**

On **MOTION** of **PADDOCK**, the Planning Commission voted **8-0-0** (Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Carnes, Doherty, Rice, Crawford, "absent") to **CONTINUE Consideration of the Public Hearing to Amend the City of Tulsa Zoning Code to Establish a Historic Preservation (HP) Zoning District and Related Matters** until Wednesday, July 29, 1987 at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

**SUBDIVISIONS:**

FINAL PLAT APPROVAL & RELEASE:

- Heritage Hills III (2502)**                      NW/c of Pine & Greenwood Avenue                      (RS-3)
- Garnett Village (PUD 428)(2094)**      S & W of 31st & South 121st East Ave                      (RS-3)

On **MOTION** of **KEMPE**, the Planning Commission voted **8-0-0** (Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Carnes, Doherty, Rice, Crawford, "absent") to **APPROVE** the **Final Plat of Heritage Hills III and Garnett Village** and release same as having met all conditions of approval.

**SUBDIVISIONS - Cont'd**

**EXTENSION OF APPROVAL (One Year):**

**Autumn Woods (PUD 159-A)(382)** N of the NW/c of 71st & South Union (RM-1, RS-3)

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **8-0-0** (Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Carnes, Doherty, Rice, Crawford, "absent")) to **APPROVE** the **Extension of Approval for Autumn Woods for One Year**, as recommended by Staff.

**AMENDMENT TO DEED OF DEDICATION:**

**Forest Park South (2783)** 106th & South Sheridan Road (RS-2)

This is an amendment to the Deed of Dedication to allow formation of a homeowner's association for the purpose of maintaining entry features, landscaping and sprinkler systems within the subdivision. Although this plat is NOT a PUD, the City was included in the original Deed of Dedication, so must also be included in any amendments. This does not affect any easements, utilities, etc., nor is the City to be a member of the homeowner's association. The only purpose of the TMAPC approval is to "sign off" on any amendments, which is in accordance with the original Deed. Staff recommends APPROVAL, subject to approval of the format by the Legal Department.

**TMAPC ACTION: 8 members present**

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **8-0-0** (Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Carnes, Doherty, Rice, Crawford, "absent")) to **APPROVE** the **Amendment to the Deed of Dedication for Forest Park South**, as recommended by Staff.

**REQUEST FOR WAIVER (Section 260):**

**Z-4295 (Unplatted) (3293)** NE/c of 54th Street & Lewis Avenue (OL)

This is a request for a waiver of Section 260 of the Zoning Code (requiring a plat). The subject tract is approximately 195' x 200' and will contain an office building.

The Staff has no objection to a waiver, subject to the following conditions:

**Waiver Request: Z-4295 - Cont'd**

- a) Provide the additional right-of-way needed for South Lewis Avenue in order to equal 50 feet from centerline of Lewis Avenue.
- b) That a Limits of No Access (LNA) agreement be filed with the Traffic Engineers office for Lewis Avenue.
- c) Grading and drainage plan approval will be required by Stormwater Management in the permit process. (This may already be working.)
- d) Other utility easements and/or extensions as required by utilities.

The TAC voted unanimously to recommend **APPROVAL** of the waiver request on Z-4295, noting Section 260 can be met by complying with conditions outlined above.

Comments & Discussion:

Mr. Wilmoth advised that, as there were no utility easements or extensions, condition "d" could be deleted. In reply to Chairman Parmele, the applicant stated agreement to the listed conditions.

**TMAPC ACTION: 8 members present**

On **MOTION** of **KEMPE**, the Planning Commission voted **8-0-0** (Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Carnes, Doherty, Rice, Crawford, "absent") to **APPROVE** the **Waiver Request for Z-4295**, subject to the following conditions as recommended by the TAC and Staff:

- a) Provide the additional right-of-way needed for South Lewis Avenue in order to equal 50 feet from centerline of Lewis Avenue.
- b) Grading and drainage plan approval will be required by Stormwater Management in the permit process. (This may already be working.)
- c) Other utility easements and/or extensions as required by utilities.

OTHER BUSINESS:

**PUD 159-A-3:** North of the NW/c of West 71st Street and South Union

Staff Recommendation: **Minor Amendment to Increase Floor Area  
and Revised Detail Site Plan**

The subject tract has an area of approximately 7.9 acres and is located north of the northwest corner of West 71st Street South and South Union. The underlying zoning of this tract is RM-1 and RS-3, and PUD 159-A was approved for an 81,100 square foot nursing home/pediatric care facility with 239 beds or 144 apartment units. The applicant has determined that a miscalculation in the floor area of the submitted Detail Site Plan has been made and that the correct floor area is 86,389 square feet. The number of beds will remain at 239 and a more complete revised Detail Site Plan has been submitted. The building footprint is substantially unchanged from that approved by the TMAPC August 27, 1986.

Staff review of the applicant's request indicates that it is minor in nature and consistent with the TMAPC's General Policies, as adopted January 28, 1987. Notice of this request has been given to the abutting property owners.

Therefore, Staff recommends **APPROVAL** of PUD 159-A-3 to increase the floor area from 81,100 to 86,389 square feet, subject to the number of beds remaining at the maximum of 239 and subject to the revised Detail Site Plan (Development Standards, except total floor area, remain unchanged from those approved by the TMAPC August 27, 1986.)

Comments & Discussion:

In reply to Mr. Paddock regarding the increase in square footage, Mr. Roy Johnsen explained that the architectural firm had miscalculated the footage as they based it on net, and not gross square feet.

**TMAPC ACTION: 8 members present**

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **8-0-0** (Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Carnes, Doherty, Rice, Crawford, "absent")) to **APPROVE** the **Minor Amendment and Revised Detail Site Plan for PUD 159-A-3**, as recommended by Staff.

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**PUD 409-2:** East of the SE/c of Birmingham Avenue and East 74th Place, Lot 8, Block 1, Spruce Pointe Addition

**Staff Recommendation: Minor Amendment of the Front Yard Requirement**

Planned Unit Development 409 is 3.6 acres in size and is located north and east of the northeast corner of East 75th Street and South Birmingham Avenue. It has an underlying zoning of RS-2 and has been approved for 13 residential lots with single-family dwellings. The applicant is requesting a minor amendment of the required 30' building setback to 25' to allow for the construction of a single-family dwelling.

Notice has been given to all of the abutting property owners. Staff would note that a similar minor amendment has been approved in PUD 409.

After review of the applicant's submitted plot plan, Staff finds the request to be minor in nature and consistent with the original PUD. Staff recommends **APPROVAL** of the minor amendment to allow a 25' front yard building setback, allowing for a 5' encroachment, subject to the applicant's submitted plot plan with the proposed dwelling unit.

**TMAPC ACTION: 8 members present**

On **MOTION** of **PADDOCK**, the Planning Commission voted **8-0-0** (Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Carnes, Doherty, Rice, Crawford, "absent") to **APPROVE** the **Minor Amendment of the Front Yard Requirement for PUD 409-2**, as recommended by Staff.

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**PUD 190-27:** 6212 East 75th Street South (Lot 5, Block 4, Minshall Park I)

**Staff Recommendation: Minor Amendment for Setback**

The subject tract is described as Lot 5, Block 4, Minshall Park I Addition and is located at 6212 East 75th Street South. The applicant is requesting approval of an existing encroachment on a 15' rear yard setback as required per PUD 190. The subject tract backs to an existing detention area and the impact of this variance would be minor upon abutting properties. The applicants have indicated that the encroachment was a part of the original structure and building permit application.

Notice for this request will be accomplished by the applicant hand carrying notice to the abutting property owners and presenting evidence of this notice at the TMAPC meeting.

Staff recommends **APPROVAL** of PUD 190-27 minor amendment to building setback lines as follows:

**PUD 190-27: Minor Amendment - Cont'd**

- 1) Subject to evidence of notice to abutting property owners being presented at the TMAPC meeting.
- 2) That the application be approved subject to the submitted plot plan and if any portion of the structure encroaches upon a utility easement, continuing permission to do so shall be subject to approval by the particular utility involved.

Comments & Discussion:

Chairman Parmele advised receipt of letters from the abutting property owners stating they have no objection to this request for a reduced rear yard setback.

TMAPC ACTION: 8 members present

On **MOTION** of **KEMPE**, the Planning Commission voted **8-0-0** (Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Carnes, Doherty, Rice, Crawford, "absent") to **APPROVE** the **Minor Amendment for Setback for PUD 190-27**, as recommended by Staff.

There being no further business, the Chairman declared the meeting adjourned at 1:45 p.m.

Date Approved \_\_\_\_\_

6-3-87  
Rat D  
Chairman

ATTEST:

  
Secretary

