

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1664  
Wednesday, September 2, 1987, 1:30 p.m.  
City Commission Room, Plaza Level, Tulsa Civic Center

<b>MEMBERS PRESENT</b>	<b>MEMBERS ABSENT</b>	<b>STAFF PRESENT</b>	<b>OTHERS PRESENT</b>
Carnes	Crawford	Frank	Jackere, Legal
Doherty, 2nd Vice- Chairman	Kempe	Setters	Counsel
Draughon	Rice	Wilmoth	
Paddock, 1st Vice- Chairman			
Parmeale, Chairman			
VanFossen, Secretary			
Wilson			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, August 28, 1987 at 10:48 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmeale called the meeting to order at 1:34 p.m.

**MINUTES:**

**Approval of Minutes of August 19, 1987, Meeting #1662:**

On **MOTION** of **WOODARD**, the TMAPC voted **7-0-0** (Carnes, Draughon, Paddock, Parmeale, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Doherty, Kempe, Rice, "absent") to **APPROVE** the **Minutes of August 19, 1987, Meeting #1662**.

**Approval of Correction to the Minutes of August 12, 1987, (pg 27):**

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Draughon, Paddock, Parmeale, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Doherty, Kempe, Rice, "absent") to **APPROVE** the **Correction and Addition to the Minutes of August 12, 1987, Meeting #1661 (page 27)**, as recommended by Staff.

## REPORTS:

### Committee Reports:

Mr. VanFossen announced there would be a **Comprehensive Plan Committee** meeting on September 9, 1987 to review the Dirty Butter Creek Master Drainage Plan. He advised that a meeting was also being requested for September 23rd to discuss the TU Master Plan and its impact on the District 4 Plan.

Mr. Paddock inquired as to the status of the Ad Hoc Committee on Historic Preservation (HP). Mr. VanFossen, as a member of that Committee, advised they had met on several occasions and would be meeting again on September 16th to further finalize the HP ordinance. Staff suggested reserving that date for a meeting of the Rules and Regulations or Joint Committees to get an update on the Historic Preservation ordinance.

### Director's Report:

Staff advised of a request from Mr. Charles Norman, attorney for Tulsa University, to call a public hearing on September 23, 1987 to consider amending the District 4 Plan Map and Text to include the TU Master Plan. Mr. Frank stated that Mr. Norman had met with Staff on two occasions to review the TU Plan, and had also met with the District representatives. Mr. Doherty, as TMAPC liaison to District 4, confirmed the number of meetings with the District Planning Team and commented on the amount of work put into this project by Staff, TU and the citizens. Therefore, he moved a public hearing be set for September 23, 1987 to review the Tulsa University Master Plan.

Mr. VanFossen expressed concerns that it might appear that TU was "pushing" the residents or "forcing the issue". Mr. Doherty reiterated there was a public forum scheduled in the District prior to the public hearing date, and commented that the public hearing was for review and he doubted the Commission would reach a decision on September 23rd. Mr. Doherty stated that most of what should be decided has already been heard at the public hearing a year ago, and this presentation was a fulfillment of the outcome of the previous public hearing.

Mr. Paddock stated this matter should be presented to the Comprehensive Plan Committee before being set for public hearing. Mr. VanFossen remarked that a Committee meeting was scheduled prior to the requested public hearing on September 23rd. Mr. Doherty again pointed out that they were not suggesting a decision be reached on September 23rd, but only to allow the public hearing process to start in order to receive public input. Mr. Paddock questioned why this specific date was requested, and Mr. Doherty remarked that this issue was to be presented for review by the TU Board at their Fall meeting. TMAPC input would assist the TU Board in their review of a final document.

REPORTS: Director's - Cont'd

Discussions continued on an appropriate date for the public hearing as some Commissioners felt it was premature to set a public hearing before review and discussion with the Comprehensive Plan Committee, and/or the request for a public hearing should come from the District Planning Team.

TMAPC ACTION: 8 members present

On **MOTION** of **DOHERTY**, the TMAPC voted **4-4-0** (Carnes, Doherty, Parmele, VanFossen, "aye"; Draughon, Paddock, Wilson, Woodard, "nay"; no "abstentions"; Crawford, Kempe, Rice, "absent") to **SET** a public hearing on September 23, 1987 to consider amendments to the District 4 Plan Map and Text to Include the Tulsa University Master Plan.

Mr. Frank advised that he had personally discussed this request with the District 4 Chairman (Ms. Fran Pace) who did not express any concerns with the requested public hearing date, and he noted that she was not in attendance at today's meeting. Discussions continued among the Commission as to possibly setting an October public hearing.

Mr. VanFossen commented that he had no problem with the requested date as long as it was understood that it would be an open hearing and not necessarily to make a decision at that time. As Chairman of the Comprehensive Plan Committee, he added that he was concerned with stalling the process any longer than needed and pointed out that the Comprehensive Plan Committee would only be receiving input from the concerned parties and would not be making a recommendation. Therefore, he encouraged a reconsideration of the motion for a September 23rd public hearing. The TMAPC voted unanimously to reconsider the motion as previously made by Mr. Doherty.

TMAPC ACTION: 8 members present

On **MOTION** of **DOHERTY**, the TMAPC voted **6-2-0** (Carnes, Doherty, Parmele, Paddock, VanFossen, Woodard, "aye"; Draughon, Wilson, "nay"; no "abstentions"; Crawford, Kempe, Rice, "absent") to **SET a Public Hearing on September 23, 1987 to consider amendments to the District 4 Plan Map and Text to Include the Tulsa University Master Plan.**

## SUBDIVISIONS:

REQUEST FOR WAIVER (Section 260):

### Z-6103 New Irving Place (392) NE/c of Gilcrease Dr. & Keystone Expressway (CS)

This is a request to waive the plat requirement on the zoning application approved in conjunction with PUD 413 at the above location. The property contains an existing building that is to be used temporarily for a school until the economic situation merits development as proposed in the PUD. The building is within an area to be rezoned CS which would permit a school by right. Staff has no objection to this temporary use which would not require any expansion of the existing building. The property will all be replatted when the PUD is developed. Full TAC and platting review will take place at that time. Staff recommends APPROVAL of this request, based on the information furnished by the applicant, with the following conditions:

- 1) The applicant furnished the legal descriptions and makes the necessary arrangements for publication of the zoning/PUD ordinance prior to issuance of an occupancy permit.
- 2) This waiver is only on the existing building, as the rest of the tract will remain "subject to a plat" with the existing building to be included in the platting when the PUD is developed.

#### Comments & Discussion:

Mr. Roy Johnsen, representing the applicant, explained the circumstances as to this being a practical problem. He requested the plat waiver be amended to include the existing building **and** existing parking. The Staff and Commission had no problem with the suggested amendment. Therefore, Mr. VanFossen moved for approval of the waiver request, modifying condition #2 to include the existing parking.

#### TMAPC ACTION: 8 members present

On **MOTION** of **VANFOSSEN**, the TMAPC voted **8-0-0** (Carnes, Doherty, Draughon, Paddock, Parmele, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Kempe, Rice, "absent") to **APPROVE** the **Waiver Request** for **Z-6103 New Irving Place**, as recommended by Staff, modifying condition #2 to include the existing building and existing parking.

LOT SPLITS FOR WAIVER:

**L-16908 Lashley/Kabrck (2993)** East of NE/c of 44th Pl. & Columbia Ave. (RS-1)

Staff advised a continuance had been requested by the applicant to October 7, 1987.

**TMAPC ACTION: 8 members present**

On **MOTION** of **WOODARD**, the TMAPC voted **8-0-0** (Carnes, Doherty, Draughon, Paddock, Parmele, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Kempe, Rice, "absent") to **CONTINUE Consideration** of **L-16908 Lashley/Kabrck** until **Wednesday, October 7, 1987** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

**OTHER BUSINESS:**

**PUD 159-11:** North of the NE/c of 71st Street & South 28th West Avenue, being Lots 4 and 5, Block 1, West Highlands V Addition

**Staff Recommendation: Minor Amendment & L-16928 to Allow a Lot Split**

This is a request to increase the lot size of Lot 4 by continuing the South property line in an easterly direction to the north line of Lot 5, thereby splitting off the northwestern point of Lot 5 and attaching it to Lot 4.

The original PUD 159 was approved by the TMAPC on 6/5/83 and allows a total of 1,830 single-family attached and detached dwellings, apartments and a golf course on 597 acres that is located between West 61st Street to 71st Street and South Union Avenue to South 33rd West Avenue.

After review of the applicant's submitted plot plan, Staff finds this request to be minor in nature and recommends APPROVAL, subject to the following conditions:

- 1) That the language be placed on the face of the deed tying that portion of Lot 5 to Lot 4.
- 2) This lot split does not change any easements of record, all which still apply, and any easements vacations or relocation of existing service lines would be at the property owner's expense.
- 3) This application meet all other requirements of PUD 159, unless revised herein, and be in compliance with all applicable codes of the City of Tulsa, including but not limited to the Building Code.

**TMAPC ACTION: 8 members present**

On **MOTION** of **VANFOSSEN**, the TMAPC voted **8-0-0** (Carnes, Doherty, Draughon, Paddock, Parmele, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Kempe, Rice, "absent") to **APPROVE** the **Minor Amendment** for PUD 159-11, subject to the conditions as recommended by Staff.

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**PUD 179-C:** NE/c of South Memorial Drive & East 73rd Street

**Staff Recommendation: Detail Sign Plan**

The subject tract is the site of an existing vacant restaurant in which the applicant is proposing signage for the new tenant. Submitted drawings show an 82.1 square foot sign with a total height of 20'1". According to the applicant's submitted plot plan, the proposed sign will setback 60' from the centerline of South Memorial Drive, which is consistent with other signs in the area.

Staff recommends **APPROVAL** of the Detail Sign Plan for that part of Lot 3, El Paseo, PUD 179-C, subject to the applicant's submitted plot plan and sign elevation.

**TMAPC ACTION: 8 members present**

On **MOTION** of **WOODARD**, the TMAPC voted **8-0-0** (Carnes, Doherty, Draughon, Paddock, Parmele, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Kempe, Rice, "absent") to **APPROVE** the **Detail Sign Plan** for PUD 179-C, as recommended by Staff.

\* \* \* \* \*

Chairman Parmele referenced a memo from Mr. Frank regarding the different building height definitions used in the Zoning Code and Building Code. Mr. Frank advised that Mr. Ray Greene, of the Protective Inspections Department, preferred using the Zoning Code definition as it was much more clear than the BOCA Building Code. Mr. VanFossen stated he was disappointed that this item must be left as is due to the confusion created. Mr. Frank and Mr. VanFossen agreed to contact Mr. Greene to help resolve this matter, after which they will report back to the TMAPC.

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Ms. Wilson mentioned that efforts were being initiated to raise money for the Tulsa Trails project. She suggested that TMAPC members forward their personal contributions in one envelope with a letter requesting support of this project from other City Boards and Agencies.

There being no further business, the Chairman declared the meeting adjourned at 2:09 p.m.

Date Approved 9-16-07  
[Signature]  
Chairman

ATTEST:

[Signature]  
Secretary

