

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1771
Wednesday, **December 6, 1989**, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Carnes, 2nd Vice Chairman	Kempe Randle	Gardner Setters	Linker, Legal Counsel
Coutant Doherty, Chairman	Wilson	Stump Wilmoth	
Draughon, Secretary			
Paddock			
Parmele			
Selph			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, December 5, 1989 at 10:10 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Doherty called the meeting to order at 1:37 p.m.

MINUTES:

Approval of Correction to Minutes of September 13, 1989, re: PUD 413-A:

On **MOTION** of **PADDOCK**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Parmele, Selph, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Randle, Wilson, "absent") to **APPROVE the Correction to the Minutes of September 13, 1989** as relates to Permitted Uses in Development Areas 1 and 2 of PUD 413-A Johnsen (Isaacs). Staff commented the correction was to add "ice cream sales", as intended by the TMAPC's approval for a Braum's Restaurant at this location.

REPORTS:

Committee Reports:

Mr. Paddock announced the Rules & Regulations Committee would be meeting December 13th to review comments received to date on the proposed revisions to the Zoning Code relating to signage. He indicated a follow up meeting on this matter would most likely be needed.

Director's Report:

Mr. Gardner updated the TMAPC members on recent City Commission action on zoning items.

SUBDIVISIONS:

FINAL PLAT APPROVAL & RELEASE:

Gilcrease Oaks (PUD 413-A)(392) NE/c Keystone Expwy & Gilcrease Museum Road

Staff suggests this item be tabled until such time as all release letter are received. Hearing no objection, Chairman Doherty so directed.

REINSTATEMENT OF FINAL PLAT APPROVAL:

Forest Park Patio Homes (PUD 139)(3692) East 57th Pl & So Owasso Ave (RM-1)

This plat has been processed numerous times since its original review by the TAC and TMAPC. The current request is identical to all of the previous submittals which had actually been signed by the TMAPC and City Commission and was ready to file. All buildings are already built and the plat will only serve to place each building on its own lot. No physical changes will be made, and no changes in the PUD are necessary. This tract has been through numerous ownership changes and/or foreclosures, which is the reason it had not previously been filed of record. The Bank of Oklahoma is the current owner. Reinstatement of the approval will allow the bank to sell the project in its entirety or as individual units as lots as shown on the plat.

Staff recommends the final plat approval be reinstated as of this date with an expiration date of 12/6/90. All release letters have previously been received and are part of the official file.

TMAPC ACTION: 8 members present

On **MOTION** of PARMELE, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Parmele, Paddock, Selph, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Randle, Wilson, "absent") to **APPROVE** the **Reinstatement of Final Plat for Forest Park Patio Homes**, as recommended by Staff.

VACATION OF PLAT & TERMINATION OF COVENANTS:

Southbrook V (Z-4789-SP-1)(784) East 76th Street & South Garnett Rd (C0)

This plat is being vacated and is being processed as a new plat titled, "HAMPTON SOUTH", which has preliminary approval and is pending final approval. All of the conditions of the Corridor District will be on the new plat being file number Z-4789-SP-2, which has also been approved by the

Southbrook V - Cont

TMAPC. It is recommended the vacation of plat and termination of covenants be approved as to form, subject to approval by the Legal Department. (Indications are that the format has already been approved.)

TMAPC ACTION: 8 members present

On **MOTION** of **PADDOCK**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Parmele, Paddock, Selph, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Randle, Wilson, "absent") to **APPROVE** the **Vacation of Plat & Termination of Covenants for Southbrook V**, as recommended by Staff.

ACCESS CHANGE ON RECORDED PLAT:

Dixie Hill Center (294) NE/c of East Admiral Pl & N 165th E Ave (CS, IL)

The reason for the request is due to relocation of a QuikTrip Truck Stop. A total of five access points were platted and this application will reduce the access to four points. The Traffic Engineer and Staff recommend **APPROVAL** as requested.

TMAPC ACTION: 8 members present

On **MOTION** of **WOODARD**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Parmele, Paddock, Selph, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Randle, Wilson, "absent") to **APPROVE** the **Access Change on Recorded Plat for Dixie Hill Center**, as recommended by Staff and the Traffic Engineer.

REQUEST FOR WAIVER (Section 260):

BOA-15315 Unplatted (3493) 5702 South Irvington Avenue (RS-3)

This is a request to waive plat for a day care center to be located in the existing Key Elementary School building. Nothing will be changed, as the center will use existing facilities of the building. Staff recommends **APPROVAL** as requested.

TMAPC ACTION: 8 members present

On **MOTION** of **PADDOCK**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Parmele, Paddock, Selph, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Randle, Wilson, "absent") to **APPROVE** the **Request for Waiver for BOA-15315 Unplatted**, as recommended by Staff.

LOT SPLIT FOR WAIVER:

L-17249 Roddy (1893)

SW/c of East 26th St & South St. Louis Ave (RS-2)

This is a request to split an ownership consisting of Lots 14 & 15 and the north 20' of 13 in Block 13 Terwilliger Heights into two lots. The lots measure approximately 85' x 150' and 75' x 145'. The area is zoned RS-2 although it was platted in smaller lots typical of an RS-3 area. The original platted lots were from 55' in width to 70' excluding the larger corner lots. Actual ownership in this block varies from the original 65' platted lots up to 160' on the lot being split. Lots across the street were also platted as 50' or 55' lots, with the actual ownership averaging about 75'. The lots being created by this split will have the required 9000 square feet area, but the average lot width is approximately 64.5' on the smaller lot, although it has 75' of frontage. It should also be noted that if the existing house/garage were removed, then two building lots are available without any lot split being necessary, so this split does not increase the density any more than originally platted. Since the lots on this street vary from the smallest of 65' of frontage and about 6800 square feet to 160' on the lot being split, Staff sees no objection to this application. Approval is subject to Board of Adjustment approval of the lot width. No other variances are necessary to split the property. (An updated survey has been furnished with a slight change in the lot line on the north, but it does not change any of the recommendations.)

The applicant was represented by Kenneth Hird.

The TAC voted unanimously to recommend **approval** of L-17249 subject to the following conditions:

- a) Provide 11' utility easement along west property line except at garage.
- b) Grading and drainage plan approval for development of Tract "B" is required in the permit process. On-site detention is required unless drainage can be taken to 26th Street. If so, then fee-in-lieu of detention will be allowed.
- c) Approval of lot width by the Board of Adjustment.

TMAPC ACTION: 8 members present

On **MOTION** of **PARMELE**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Parmele, Paddock, Selph, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Randle, Wilson, "absent") to **APPROVE L-17249 Roddy**, subject to the conditions as recommended by the TAC and Staff.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-17250 (2892) Painter/Moskowitz
L-17253 (2903) Fraizer

L-17254 (783) Whitman
L-17257 (1483) Chimney Hills/Sublett

TMAPC ACTION: 8 members present

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Parmele, Paddock, Selph, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Randle, Wilson, "absent") to **APPROVE** the Above Listed Lot Splits for Ratification of Prior Approval, as recommended by Staff.

OTHER BUSINESS:

PUD 354: Detail Site Plan & Detail Landscape Plan
NW/c of East 91st Street & South Canton Avenue
Lot 47, Block 4, Fox Pointe Addition

Staff Recommendation:

The applicant, Tulsa City-County Library, is submitting the Detail Site Plan and Landscape Plan for the new southside library. After review of the Detail Site and Landscape Plans, Staff finds them to be in conformance with the PUD requirements. The proposed point of access to East 91st Street is different from the points of access approved on the original plat, but Staff has not problem with the new access location.

Therefore, Staff recommends APPROVAL of the Detail Site Plan and the Detail Landscape Plan for Lot 47, Block 4, Fox Pointe Addition in PUD 354, subject to approval by the Traffic Engineer for the change of access onto East 91st Street.

Comments & Discussion:

Mr. Stump commented there were no standards in the PUD for landscaping, only submittal of a Landscape Plan, and this Plan was fairly sparse. Additionally, as a public agency, the applicant indicates they "are out of money" and, therefore, not able to invest a great deal for landscaping.

Mr. Paddock remarked he was curious as to why there were no requirements stipulated in the PUD other than for a Landscape Plan. He felt that a public agency's development should be required to meet the same standards as for a private development. Mr. Gardner advised there was a tremendous amount of area proposed to be sodded, but the applicant did not have the budget to install a large quantity of trees, shrubbery, etc. at this time. He stated that he has been advised an anonymous donor may come forward in

PUD 354 Tulsa City-County Library - Cont

the near future who could take care of this, but the library was not sure this would occur. Therefore, they wanted to proceed in order to keep the development on schedule.

Chairman Doherty commented he would not vote against the request, but he had a problem "letting one go through that a private developer would never get past us." He felt this was not good policy. Mr. Paddock suggested approve only the Site Plan and have the applicant submit the Landscape Plan at a later date when they had something with detail to submit.

Commissioner Selph agreed with Mr. Doherty's comments that it would not be fair to have a set of standards for private developers, and another set for public entities.

TMAPC ACTION: 8 members present

On **MOTION** of **PADDOCK**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Parmele, Paddock, Selph, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Randle, Wilson, "absent") to **APPROVE** the **Detail Site Plan for PUD 354 (Tulsa City-County Library)** and **TABLE** review of the Detail Landscape Plan at this time.

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PUD 272-1: Minor Amendment to Permit Christmas Tree Sales
West of the SW/c of East 81st Street & South Sheridan

Staff Recommendation:

The applicant wishes to add Christmas tree sales to the uses permitted in the PUD. None of the PUD has been developed or platted and there is no access across the existing bar ditch on 81st Street to the property. Also, there is no improved area for off-street parking on the tract.

Because of this lack of access and parking, Staff recommends **DENIAL** of the minor amendment to allow Christmas tree sales in PUD 272.

Comments & Discussion:

Mr. Steve Wallace (1717 South Boulder) commented the applicant has not proceeded with access and fill for parking as they were awaiting the outcome of this application. Once approved, they intend to proceed. Mr. Wallace clarified there was no curb in front of the subject property and the bar ditch did not start at the east end of the property.

Mr. Michael Merrick (8736 South 68th East Avenue), stated concern with an unauthorized Christmas tree sales lot on Sheridan, southeast of the subject tract. Chairman Doherty suggested dealing exclusively with the subject case and table comments on the Sheridan property.

Discussion followed on the physical facts of this intersection as to drainage ditches, curbs, access, etc. Mr. Paddock suggested a condition could be imposed requiring the applicant to put the vacant lot back to the same condition as before the tree sales use. Mr. Parmele agreed and added that he could not see placing numerous conditions for a temporary use.

In reply to Mr. Coutant, Mr. Gardner confirmed commercial uses were permitted in the PUD and the applicant was requesting to add Christmas tree sales as a permanent permitted use. Discussion continued on the materials to be used for the temporary parking use, with Mr. Coutant commenting that most Christmas tree sales lot in the City had some sort of gravel lot. Mr. Parmele moved for approval of Christmas tree sales through December 31, 1989, subject to the applicant installing a gravel parking area and the applicant being responsible for clean up of all debris, temporary buildings, lights, etc. after said use.

TMAPC ACTION: 8 members present

On **MOTION** of **PARMELE**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Parmele, Paddock, Selph, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Randle, Wilson, "absent") to **APPROVE** the **Minor Amendment to PUD 272-1** to allow Christmas tree sales through December 31, 1989, subject to installation of a gravel parking area and clean up of all debris, temporary buildings, lights, etc. after said use.

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PUD 432-B: Amended Detail Site Plan for Development Areas A & B
SE/c of East 12th Street & South Utica Avenue

Staff Recommendation:

The applicant, Hillcrest Medical Center, is revising its Detail Site Plan for Development Areas A & B to provide for reduced parking in these areas and a new site for a second office building to be developed at some time in the future. Staff finds the amended Detail Site Plan conforms to the developments standards for PUD 432-A and, therefore, recommends it be APPROVED.

Comments & Discussion:

Mr. Charles Norman, representing the applicant, stated agreement with the Staff recommendation. Mr. Norman answered questions from the Commission regarding the off-street parking space situation in this area.

TMAPC ACTION: 8 members present

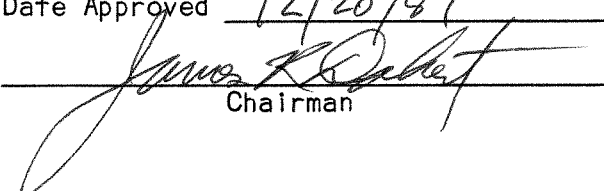
On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Parmele, Paddock, Selph, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Randle, Wilson, "absent") to **APPROVE** the **Amended Detail Site Plan for Development Areas A & B of PUD 432-B Norman (Hillcrest Medical Center)**, as recommended by Staff.

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TMAPC ACTION: 8 members present

On **MOTION** of **PARMELE**, the TMAPC voted **6-0-2** (Carnes, Coutant, Doherty, Parmele, Selph, Woodard, "aye"; no "nays"; Draughon, Paddock, "abstaining"; Kempe, Randle, Wilson, "absent") to **APPROVE Early Transmittal of PUD 458 Poe & Associates** to the City Commission. (PUD 458 was approved 11/29/89 by the TMAPC.)

There being no further business, the Chairman declared the meeting adjourned at 2:35 p.m.

Date Approved 12/20/89

Chairman

ATTEST:


Secretary