

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1857  
Wednesday, October 16, 1991, 1:30 p.m.  
City Council Room, Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Ballard	Harris	Gardner	Linker, Legal
Carnes	Midget	Hester	Counsel
Doherty 1st Vice Chairman		Stump	
Draughon			
Horner			
Neely, 2nd Vice Chairman			
Parmeale, Chairman			
Wilson, Secretary			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, October 15, 1991 at 12:05 p.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 1:30 p.m.

**Minutes:**

Mr. Gardner informed the Planning Commission that page 14 of the minutes under A.2 and C.2 needed to be changed to reflect the final language worked out with the legal department. This paragraph should read:

Within a rear yard, if located at least three feet from any lot line; provided, however, where said lot line abuts a public street, the recreational vehicle shall not be parked or stored closer to the street than the existing dwelling;

**Approval of the minutes of October 2, 1991, Meeting No. 1855 with correction:**

On **MOTION** of **DRAUGHON**, the TMAPC voted **7-0-1** (Ballard, Carnes, Doherty, Draughon, Parmele, Wilson, Woodard, "aye"; no "nays"; Horner "abstaining"; Harris, Midget, Neely "absent") to **APPROVE** the minutes of the meeting of September 25, 1991 Meeting No. 1855 as corrected.

**REPORTS:**

**Report of Receipts and Deposits**

Mr. Gardner presented the Report of Receipts and Deposits and advised that all items were in order.

**TMAPC Action; 8 members present:**

On MOTION of DRAUGHON, the TMAPC voted 8-0-0 (Ballard, Carnes, Doherty, Draughon, Horner, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Midget Neely "absent") to APPROVE the Report of Receipts and Deposits for the month ended September 30, 1991.

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Committee Reports

Rules and Regulations

Mr. Doherty announced the Rules and Regulations Committee would meet upon adjournment of the TMAPC meeting to discuss possible action regarding notification requirements for lot splits and receive preliminary findings from staff on the parking design requirements study.

In response to Mr. Parmele's inquiry Mr. Gardner advised staff would begin work on the first quarter report the first of November.

Director's Report

Mr. Gardner reported Dane Matthews, of staff, received the APA, Oklahoma Chapter's Planner of the Year Award. He noted that this was quite an accomplishment.

Mr. Gardner advised the final language for the antenna ordinance was ready for Rules and Regulation Committee's review at the work session scheduled at the close of today's TMAPC meeting. He added the Planning Commission may then wish to set a date for final approval.

Mr. Gardner advised that at an earlier date City Council requested the Planning Commission to begin implementing the Rezoning of Blanket Zoning Areas Study. Part of the decision to implement this would be consideration of cost, which area should be zoned first, etc. He announced work is complete on an evaluation of how this study should be implemented and the cost of rezoning these areas. Staff is currently reviewing the evaluation. The Planning Commission will then receive the evaluation study for review.

Mr. Gardner announced the Planning Commission would be reviewing the parking study in work session and the PUD update would be the next project.

## Subdivisions

### Preliminary Approval

Van Estates No. 5 (694) (PD-5) (CD-5)

200 Block S. Mingo Road

(CS, OL)

Mr. Parmele announced this item would be stricken from the agenda if there were no objections. He added that abutting owners were notified. There were no objections to striking the item.

Waiver Request: Section 260/213

CZ-192 Jonesville Addition (3214) (PD-15) (County)

6835 N. 115th E. Avenue

(IL)

This is a request to waive plat on the south half of Lot 2 and all of Lot 3 (less the west 128.3' for highway) of the above named subdivision. The proposed use is a car sales lot. Applicant submitted a plot plan containing the dimensions and general layout. Staff has shown that information in relation to the platted lot lines and legal description. (See drawings.) Since the property is already platted, staff recommended approval, subject to the following:

- (a) Any grading and/or drainage plans shall be approved by County Engineer through the permit process for any new construction.
- (b) Applicant should assure that no paving will be done over the septic tank laterals. Approval of existing system subject to verification by Health Department.
- (c) Location of driveway subject to approval of County Engineer.

Note: Not a condition for approval of plat waiver, but applicant should be advised that the setback from an R District in an IL District is 75' unless modified by the Board of Adjustment. (From information furnished by applicant the office calculates to be 69.2' from the IL/RE line on the east. The location of the office should be moved toward the front to comply with the 75' setback or a Board of Adjustment variance approved. Screen fencing is required by the Code along the entire east boundary of this tract.

The applicant was not represented.

On MOTION of RAINS, The Technical Advisory Committee voted unanimously to recommend approval of the WAIVER OF plat on CZ-192, subject to the conditions as outlined by Staff and TAC.

### Comments and Discussion

Mr. Doherty inquired if the 75' setback prohibited paving closer than 75' to the residential area. He asked if vehicles could be moved in and out adjacent to the residential area.

Mr. Stump replied the 75' was building setback. He noted that vehicles could be moved in and out, according to the present code; however, he added that a screening fence would be required.

**TMAPC Action; 9 members present:**

On MOTION of DOHERTY, the TMAPC voted 9-0-0 (Ballard, Carnes, Doherty, Draughon, Horner, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Midget "absent") to APPROVE CZ-192 Waiver Request subject to conditions as recommended by staff.

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**Z-6321 Valley Homes Addition (3392) (PD-8) (CD-2)**

5156 S. 33rd West Avenue (CS)

This is a request to waive plat on Lot 1, Block 1 of the above named subdivision. This lot is adjacent to the lot presently occupied by the Git-n-Go convenience store at the SW/corner of Skelly Drive and S. 33rd W. Avenue. This request to waive plat is ONLY for the lot indicated, since the existing store is NOT subject to platting. A Plot Plan provided by applicant indicates that the lot recently zoned is only for expansion of the parking and a new canopy and pump island. South 33rd W. Avenue is being widened and the new canopy and additional parking will allow the driveway access to be moved further away from the intersection. The back portion of this lot abutting residential will remain as lawn. That portion of the new canopy that overlaps the existing utility easement will be constructed under a "license agreement" with the City. Since this lot is already platted, 50' of R/W exists from centerline of 33rd W. Ave., and utilities are in place, nothing would be gained by a plat or re-plat. It is recommended that the request be APPROVED, subject to the following:

- (a) Grading and/or drainage plan approval by Department of Public Works (Stormwater) through the permit process.
- (b) Approval of the new driveway opening subject to approval of Department of Public Works (Traffic Operations) in the permit process.
- (c) Approval of "License Agreement" (or other documentation) for that portion of the new canopy over the utility easement.

The above requirements will satisfy the provisions of Section 213 of the Zoning Code.

**TMAPC Action; 9 members present:**

On **MOTION** of **WILSON**, the TMAPC voted 9-0-0 (Ballard, Carnes, Doherty, Draughon, Horner, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Midget "absent") to **APPROVE** Z-6321 Waiver Request subject to conditions as recommended by staff.

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**Lot Splits for Ratification of Prior Approval**

L-17446	Nelson	(703)	(PD-25)	(CD-3)	5540 N. Lewis
L-17453	Medlin	(3214)	(PD-15)		12012 E. 68th St. N.
L-17454	BSW	(2793)	(PD-18)	(CD-7)	4444 S. Sheridan Rd.
L-17456	Shoup	(2993)	(PD-6)	(CD-9)	4647 S. Atlanta Pl.
L-17457	TDA	(3602)	(PD-2)	(CD-1)	600 Block E. Latimer Ct.

**Staff Recommendation**

Staff recommends approval.

**TMAPC Action; 9 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted 9-0-0 (Ballard, Carnes, Doherty, Draughon, Horner, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Midget "absent") to **RATIFY** the above listed lot splits having received prior approval.

\* \* \* \* \*

There being no further business, the Chairman declared the meeting adjourned at 1:39 p.m.

Date Approved: 11-6-91

*[Signature]*  
Chairman

ATTEST:

*[Signature]*  
Secretary

