

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1901
Wednesday, September 23, 1992, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Buerge 2nd Vice Chairman Carnes Dick Doherty, Chairman Horner Midget, Mayor's Designee Parmele, 1st Vice Chairman Wilson	Ballard Broussard Neely	Gardner Hester Stump	Linker, Legal Counsel

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, September 22, 1992 at 1:13 p.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 1:35 p.m.

Minutes:

Approval of the minutes of September 9, 1992, Meeting No. 1899:

On MOTION of CARNES, the TMAPC voted 6-0-1 (Buerge, Carnes, Doherty, Horner, Parmele, Wilson "aye"; no "nays"; Dick "abstaining "; Ballard, Broussard, Midget, Neely, "absent") to APPROVE the minutes of the meeting of September 9, 1992 Meeting No. 1899.

REPORTS:

Director's Report

Mr. Gardner reported on the meeting of the South Peoria Study (portion of the Study south of 51st Street) which was held September 22, 1992. Mr. Gardner advised the meeting was well attended and it appears the apartment operators and residents in the area of 61st and Peoria want to work together on common problems. A good part of the discussion revolved around how they might do a better job screening renters who cause problems for the area. The next meeting will be held at 7:00 P.M. October 27, 1992 at the Southside Police Station.

CONTINUED ZONING PUBLIC HEARING

ZONING PUBLIC HEARING

Application No.: **Z-6363** Present Zoning: AG
Applicant: Pittman-Poe & Assoc., Inc. Proposed Zoning: RE
Location: Southwest Corner of South Sheridan Rd. & East 131st St.
Date of Hearing: September 23, 1992

and

PUD 490 Southwest corner of South Sheridan Road & 131st Street

Chairman Doherty announced receipt of a request from the applicant for continuance to October 28, 1992 to resolve some problems.

There were no interested parties present.

TMAPC Action; 8 members present:

On **MOTION** of **WILSON**, the TMAPC voted **8-0-0** (Buerge, Carnes, Dick, Doherty, Horner, Midget, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Neely "absent") to **CONTINUE** Z-6363 and PUD 490 to October 28, 1992.

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ZONING PUBLIC HEARING

ZONING PUBLIC HEARING

Application No.: **Z-5956-SP-1** Present Zoning: CO
Applicant: Qureshi
Location: Southeast corner of 107th East Ave. & 61st Street South
Date of Hearing: September 23, 1992

Chairman Doherty announced Staff is requesting a continuance on this item for lack of information.

Mr. Jack Spradling, representing the owner, expressed agreement with the request for continuance.

TMAPC Action; 8 members present:

On **MOTION** of **BUERGE**, the TMAPC voted **8-0-0** (Buerge, Carnes, Dick, Doherty, Horner, Midget, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Neely "absent") to **CONTINUE** Z-5956-SP-1 to October 7, 1992.

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PUD 347-5: Minor Amendment - Fairway Park Amended

The applicant is requesting a revision in the permitted uses from detached single-family dwellings to attached single-family dwellings on most of the lots in Fairway Park Amended. PUD 347 was originally approved with various development areas allowing zero lot-line patio homes (attached by garden walls); attached single-family dwellings with two units attached by a common wall along a lot line, and townhouses. A subsequent minor amendment reduced the density of the PUD from 175 to 132 dwelling units and changed the permitted uses to detached single-family dwellings with 5' side yards and 50' wide lots. The applicant does not wish to increase the existing number of dwelling units or re-plat any of the lots, but to be allowed to build attached single-family dwellings with the two units sharing a common wall on a lot line. The other side of the units would have a 5' yard.

At present there are 19 detached single-family dwellings existing or under construction in the subdivision, and there are no attached, duplex or townhouse dwellings in the surrounding subdivisions.

Staff examined the location of existing single-family detached dwellings in and around the PUD and the location of lots which because of easements could not accommodate attached dwellings. This minor amendment, if approved, would produce a mixture of attached and detached single-family dwellings throughout the PUD. In the past it has been the policy of the Planning Commission to approve a more homogeneous style of dwelling units within a single-development area. This amendment would produce a significant deviation from that policy.

Therefore staff recommends **DENIAL** of minor amendment PUD 347-5.

Chairman Doherty announced a request for continuance has been received and advised of discussion among the Planning Commissioners as to whether this item should be considered a major amendment.

Mr. Parmele reported attending a neighborhood meeting September 19, 1992 with District 8 Co-Chairs, Councilor Hall, and many residents of the area. Mr. Parmele deems the use and request is substantial enough to warrant advertising as a major amendment. Mr. Parmele pointed out Staff is recommending denial of the minor amendment and noted that area residents may wish to work with the developer in an attempt to reach agreement on this project. Mr. Parmele announced that area residents will hold additional meetings for discussion among the neighborhood associations in District 8 and plan to attend the public hearing with a consensus, if one can be reached.

Discussion ensued over this item going in the opposite direction of compatibility of uses. It was the consensus of the Planning

Commission to declare this item a major amendment and process accordingly.

TMAPC Action; 8 members present:

On MOTION of PARMELE, the TMAPC voted 8-0-0 (Buerge, Carnes, Dick, Doherty, Horner, Midget, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Neely "absent") to DECLARE PUD 347-5 a Major Amendment and instructed Staff to process accordingly.

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PUD 479: Detail Sign Plan for ground sign for Chili's Restaurant Development Area "B" 9009 E. 71st Street

Staff has reviewed the proposed ground sign for Chili's in Development Area "B" and finds it to be in conformance with the PUD Development Standards.

TMAPC Action; 8 members present:

On MOTION of PARMELE, the TMAPC voted 8-0-0 (Buerge, Carnes, Dick, Doherty, Horner, Midget, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Neely "absent") to APPROVE the Detail Sign Plan for PUD 479 Development Area "B".

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PUD 481: Detail Site and Landscape Plans Development Area "D" Southwest corner of 71st Street South and the Mingo Valley Expressway

Staff has reviewed the proposed Detail Site and Landscape Plans for Lot 5, Block 1 of Mingo Marketplace for the Western National Bank and finds them to be in conformance with the PUD Development Standards.

The building will contain 4050 SF and has 26.8% landscaped area. Staff, therefore, recommends **APPROVAL**.

Mr. Charles Norman, representing the applicant, advised that he had also applied for Detailed Sign Plan approval.

Chairman Doherty advised that since the Detailed Sign Plan approval is not posted on the agenda, the Planning Commission will be unable to take action on that item.

TMAPC Action; 8 members present:

On MOTION of MIDGET, the TMAPC voted 8-0-0 (Buerge, Carnes, Dick, Doherty, Horner, Midget, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Neely "absent") to APPROVE the Detail Site Plan and Detail Landscape Plan for PUD 481 Area "D" and continue the sign plan approval until October 7, 1992.

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SUBDIVISION

LOT SPLIT FOR WITHDRAWAL OF APPROVAL granted 1-29-92
L-17455 Hill 2660 E. 38th St. (PD-6) (CD-9)

RS-1

Mr. Stump advised the applicant sold the entire tract to a new owner who has no desire to split the lot and is requesting the Planning Commission rescind the lot split approval on this lot.

There were no interested parties present.

TMAPC Action; 8 members present:

On MOTION of MIDGET, the TMAPC voted 8-0-0 (Buerge, Carnes, Dick, Doherty, Horner, Midget, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Neely "absent") to RESCIND the previously approved lot split per the applicant's request.

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There being no further business, the Chairman declared the meeting adjourned at 1:48 p.m.

Date Approved: 10/7/92

James R. ...
Chairman

ATTEST:
[Signature]
Secretary

