

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1926  
Wednesday, May 5, 1993, 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>    |
|--|-----------------------|----------------------|--------------------------|
| Broussard<br>Secretary                           | Ballard<br>Buerge     | Gardner<br>Hester    | Linker, Legal<br>Counsel |
| Dick<br>Doherty, Chairman                        | Carnes<br>Midget      | Stump<br>Wilmoth     |                          |
| Horner<br>Neely<br>Parmele, 1st Vice<br>Chairman |                       |                      |                          |
| Wilson   |                       |                      |                          |

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, May 4, 1993 at 11:23 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 1:36 p.m.

**Minutes:**

Approval of the minutes of April 21, 1993, Meeting No. 1924:

On **MOTION** of **PARMELE**, the TMAPC voted **6-0-1** (Broussard, Dick, Doherty, Neely, Parmele, Wilson "aye"; no "nays"; Horner, "abstaining"; Ballard, Buerge, Carnes, Midget, "absent") to **APPROVE** the minutes of the meeting of April 21, 1993 Meeting No. 1924.

**REPORTS:**

Chairman's Report:

Chairman Doherty reported on his meeting with the City Council Urban Development Committee, which is considering the landscape ordinance.

Committee Reports:

Ms. Wilson reminded the Planning Commission of the TMAPC Spring Workshop to be held May 8, 1993. She advised that many participants are expected to attend and encouraged all the Planning Commissioners to attend.

Director's Report:

Mr. Gardner reviewed the items on this week's City Council agenda. He noted that the TMAPC progress report is due May 13.

Chairman Doherty instructed Staff to mail the draft progress report in the TMAPC packets for review.

Mr. Gardner reported on the involvement of District 4 in view of the possible closing of 12th Street between Winston and Yale Avenues. A meeting of the church leaders wanting the closing, the neighborhood and District 4 Planning Team will be held in the very near future to discuss the matter before the request goes back to the Council for decision.

**SUBDIVISIONS:**

**WAIVER REQUEST; Section 213:**

Z-6237 Cooley's Subdivision (3204) (PD-16) (CD-6)  
1303 N. Garnett Road

IL

This is a supplement to a previous request reviewed by TAC on 2/18/93 and 4/8/93 and the TMAPC on 4/21/93. TAC recommended waiver of plat on the OL portion of Lot 1, COOLEY'S SUB. under Z-6392. A site plan was submitted to TAC and included in the review that indicated additional land in the IL District to the east and south of the OL tract. However, the waiver was limited to the OL area only and did not address the IL part, since it was a separate zoning application (Z-6237).

Research has revealed that applicant's property was split to create a tract being the W. 395.5' of Lot 1, COOLEY'S SUB.

This was approved by TMAPC on 6/17/59 as Lot-split #8073. Therefore, it is recommended that the plat waiver be extended to include all of the W. 395.5' of Lot 1 so it will coincide with the lot-split previously approved by TMAPC and the site plan previously reviewed by TAC.

For the record, the remainder of Lot 1 and the North 99' of Lot 2 still remain subject to platting under Z-6237. The following conditions recommended by TAC on 4/8/93 also apply to this supplemental application.

1. Approval of Health Dept. for septic system if sanitary sewer is not extended. (If extended, Sewer Main Extension contract required, subject to approval of D.P.W.)
2. Grading and/or drainage plan approval by the Department of Public Works through the permit process.
3. Provide any additional utility easements and/or extensions if required by the utilities. Show any existing utility easements on plot plan.
4. An access agreement for driveways is required. (This has been recorded, Book 5496/Page 183).
5. This waiver is limited to the OL portion of Lot 1 covered by Z-6392 and the IL portion within the W. 395.5' of Lot 1 covered by Z-6237.

The applicant was not represented at the TAC meeting.

Staff advised that since the TAC had already reviewed the site plan at the previous meeting, the information submitted today was to simply update the application, and also to align the plat waiver's legal descriptions with the lot split approved in 1959.

The Technical Advisory Committee had no objection to the update and recommended approval of the Waiver of plat on Z-6237 subject to the conditions outlined by Staff and TAC.

**TMAPC Action; 7 members present:**

On MOTION of PARMELE, the TMAPC voted 7-0-0 (Broussard, Dick, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Buerge, Carnes, Midget, "absent") to APPROVE the Waiver for Z-6237 as recommended by Staff.

\* \* \* \* \*

**LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:**

|         |        |         |          |                 |                             |      |
|---------|--------|---------|----------|-----------------|-----------------------------|------|
| L-17701 | (2472) | (PD-21) | (County) | Harris          | 16060 S. Peoria             | AG   |
| L-17703 | (1292) | (PD-7)  | (CD-2)   | Robson          | 1502 & 1508 S. Denver       | OL   |
| L-17705 | (3094) | (PD-18) | (CD-5)   | Pourchot        | SE/c of S. Mingo & 45th Pl. | IL   |
| L-17707 | (2993) | (PD-6)  | (CD-9)   | Sewell/Powell   | 4448 S. Birmingham          | RS-1 |
| L-17709 | (1993) | (PD- 6) | (CD-9)   | Merrifield/Hyde | E. 41st St. S.              | RS-1 |

**Staff Comments**

Mr. Wilmoth advised that Staff has found the above-listed lot-splits to be in conformance with the lot-split requirements.

**TMAPC Action; 7 members present:**

On MOTION of WILSON, the TMAPC voted 6-0-1 (Broussard, Dick, Doherty, Horner, Parmele, Wilson "aye"; no "nays"; Neely "abstaining"; Ballard, Buerge, Carnes, Midget "absent") to RATIFY the above-listed lot-splits having received prior approval.

\* \* \* \* \*

**PUD 426-3** Minor Amendment to reduce required front yard - west of the northwest corner of E. 102nd Street South and Louisville Ave.

Staff Comments

The applicant is requesting a reduction of the required front yard from 30' to 29.7' to permit an existing encroachment of the corner of the garage of a single-family dwelling on Lot 3, Block 1 Francis Hills Amended.

Staff recommends **APPROVAL** of PUD 426-3, as requested per the plot plan submitted.

TMAPC Action; 7 members present:

On **MOTION** of **WILSON**, the TMAPC voted **7-0-0** (Broussard, Dick, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Buerge, Carnes, Midget "absent") to **APPROVE** PUD 426-3.

\* \* \* \* \*

**PUD 179-S** Landscape Plan for Tract B - east of the southeast corner of 92nd East Avenue and 71st Street South.

Staff Comments

The latest revised landscape plan for Floors-A-Plenty on Tract B proposes substituting two redbud trees for two yaupon holly and adding one redbud tree in a landscaped island in the front of the store. The draft landscape ordinance would require 11 trees in the street yard and seven additional trees in the parking area outside the street yard for a total of 18 trees. The revised landscape plan has seven trees in the street yard and 15 trees in the remainder of the tract for a total of 22 trees. The new proposal also adds 58 junipers on the front of the tract and setback of the plantings to protect them from car overhangs.

Even though this new plan provides four trees fewer in the street yard than required by the draft landscape ordinance, the provision of trees and other landscaping on the tract appears to compensate for that deficiency. Therefore, Staff recommends **APPROVAL** of the Detail Landscape Plan for Floors-A-Plenty as submitted.

Applicant's Comments

Bill Jones, attorney representing the applicant, advised that the front area has been increased over the 15% which would be required by the new landscape ordinance to 32%. Mr. Jones declared that the size of the trees to be planted will exceed the minimum requirements.

Regarding the proposed parking ordinance, Mr. Jones asked that the Planning Commission consider reviewing applications on a more

specific basis. He pointed out that this particular business anticipates accommodating ten customer vehicles and ten employee vehicles during peak periods of business. Mr. Jones noted that the required parking is 89 spaces. In this particular instance those additional required parking spaces could be converted to grass islands or trees. Mr. Jones also conveyed that the cost for landscaping is a substantial increase in the cost of doing business. He requested that the Planning Commission consider an ongoing review of parking requirements as to specific businesses to eliminate excessive amounts of concrete and encourage more grass plantings.

**TMAPC Action; 7 members present:**

On MOTION of PARMELE, the TMAPC voted 7-0-0 (Broussard, Dick, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Buerge, Carnes, Midget "absent") to APPROVE PUD 179-S.

\* \* \* \* \*

**PUD 481** Request for occupancy prior to completing installation of landscaping and waiver of notice requirement - northwest corner of 71st Street South and the Mingo Valley Expressway.

**Staff Comments**

Mr. Stump advised that the applicant has requested to be allowed to receive a certificate of occupancy prior to completion of landscaping. He noted that the landscaping and irrigation are scheduled to be completed this month, but the rainy weather has slowed the progress.

**Interested Parties**

**Dan Alaback**

**2642 E. 21st Street**

Mr. Alaback's company is the landscape architect for the project. Mr. Alaback acknowledged that the irrigation is presently being installed and landscaping is expected to be installed next week, weather permitting. Mr. Alaback estimated that the project should be completed in two weeks, if there is no more inclement weather.

**TMAPC Action; 7 members present:**

On MOTION of PARMELE, the TMAPC voted 7-0-0 (Broussard, Dick, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Buerge, Carnes, Midget "absent") to APPROVE a 45 day extension to complete landscaping and WAIVER of notice.

\* \* \* \* \*

Mr. Parmele asked for an update of results from contact with Wal-Mart companies regarding compliance of landscaping requirements at Sam's, 71st Street and Mingo.

Mr. Gardner explained that Wal-Mart confirmed that work orders had been issued for the work, but because this is the height of landscape season the work had not been completed. He noted that Staff is continuing to monitor this and at the last field check most of the landscaping had been completed. Mr. Gardner noted that there is one dumpster with no screening and Staff will continue to monitor this.

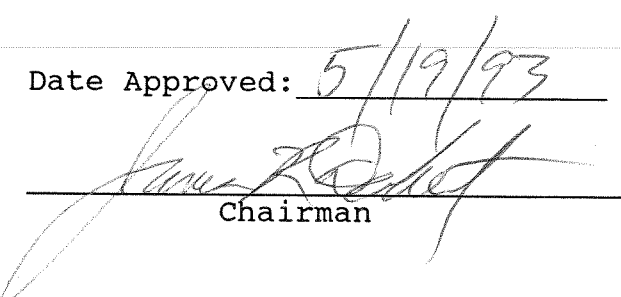
Mr. Parmele reported that the Planning Commission recently approved Wal-Mart's application for a greenhouse in the parking lot at 71st and Riverside. He advised that a large portion of the parking lot now contains outdoor storage of plants, materials, fertilizer, etc., and questioned whether this is in excess of what was approved.

Mr. Stump replied that the only request made was for a greenhouse.

Mr. Parmele instructed Staff to check if this is in compliance with the PUD, and if not, to take appropriate action to correct the situation.

There being no further business, the Chairman declared the meeting adjourned at 1:55 p.m.

Date Approved: 5/19/93

  
\_\_\_\_\_  
Chairman

ATTEST:

  
\_\_\_\_\_  
Secretary