

TULSA METROPOLITAN AREA PLANNING COMMISSION  
MINUTES of Meeting No. 1324  
Wednesday, August 27, 1980, 1:30 p.m.  
Langenheim Auditorium, City Hall, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	— — OTHERS PRESENT
Avey Eller Holliday Keith Keleher, 2nd Vice Chairman Kempe, Secretary Parmele, Chairman Petty	Gardner Inhofe C. Young T. Young	Alberty Gardner Howell	Jackere, Legal Department

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall, on Tuesday, August 26, 1980, at 10:20 a.m., as well as in the Reception Area of the TMAPC Offices.

Chairman Parmele called the meeting to order at 1:40 p.m. and declared a quorum present.

MINUTES:

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Keith, C. Young, T. Young "absent") to approve the Minutes of August 13, 1980 (No. 1322).

REPORTS:

TMAPC Claims:

On MOTION of KELEHER, the Planning Commission voted 7-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Keith, C. Young, T. Young "absent") to approve the 1979-1980 and 1980-1981 TMAPC Claims (attached).

DIRECTOR'S REPORT:

Personnel Actions:

On MOTION of KELEHER, the Planning Commission voted 7-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Keith, C. Young, T. Young "absent") to approve the Personnel Actions (Exhibit "A-1") submitted this date.

A-95 Review - Park Plaza East IV:

Mr. Gardner advised that the Staff recommended approval of this A-95 noting that it presented no problems at this time and will provide a valuable addition to the area's housing stock. The subdivision received final plat approval from the TMAPC on November 1, 1978.

A-95 Review - Park Plaza East IV: (continued)

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Keith, C. Young, T. Young "absent") to accept the Staff Recommendation for Park Plaza East IV.

Travel and Training Request:

On MOTION of AVEY, the Planning Commission voted 7-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Keith, C. Young, T. Young "absent") to approve a Travel and Training Request in the amount of \$695.00 for James Bourey to attend the Second International Conference on Urban Design to be held September 24-27, 1980, in Cambridge, Massachusetts.

ZONING PUBLIC HEARING:

Application No. Z-5430 Present Zoning: RM-1 & RM-2  
Applicant: R. S. Looney (Tri-Angle Dev., Ltd.) Proposed Zoning: CS  
Location: East side of Garnett Road and 19th Street

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Date of Application: July 2, 1980  
Date of Hearing: August 27, 1980  
Size of Tract: 5 acres

Presentation to TMAPC by: R. S. Looney  
Address: 5857 South Garnett Road

Phone: 492-0912

Applicant's Comments:

The applicant, R. S. Looney was present and advised that he was in agreement with the Staff Recommendation to rezone the property CS, except the eastern 100 feet.

Protests: None

Relationship to the Comprehensive Plan:

The District 17 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property as follows: North-Half Low Intensity -- No Specific Land Use, South-Half Medium Intensity -- No Specific Land Use.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the CS District is in accordance with the Plan Map on the southern 1/2 and is not in accordance with the Plan Map on the northern 1/2.

Staff Recommendation:

The Staff recommends APPROVAL of CS zoning on the subject property, except on the east 100 feet, for the following reasons:

The subject property is located north and east of the NE corner of 21st Street and Garnett Road. The property is zoned a combination of RM-2 medium density multifamily and RM-1 low density multifamily. The property is vacant and the applicant is requesting CS commercial shopping center zoning on the entire tract.

The subject property although abutting RS-3 and RS-2 zonings to the north and east, is adjacent to and actually relates physically to the commercial property to the south and west. The properties to the south and west are zoned CS commercial. An extension of the commercial line on the west and on the south would include the subject property. The Staff feels that the eastern portion of the subject property, which is heavily treed and within the floodplain, should remain in a residential category as a buffer protecting the residential development from commercial development, in addition to carrying floodwaters. The majority of the subject property could develop commercially with access from 116th Street without any adverse affect on the surrounding land uses.

For these reasons, the Staff recommends APPROVAL of CS zoning, except the eastern 100 feet.

Z-5430 (continued)

TMAPC Action: 7 members present.

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Keith, C. Young, T. Young "absent") to recommend to the Board of City Commissioners that the following property be rezoned CS, except the eastern 100 feet, as per Staff Recommendation.

The E/2, S/2, N/2, SW/4, SW/4 of Section 8, Township 19 North, Range 14 East, Tulsa County, Oklahoma.

Application No. Z-5432

Applicant: Bob Latch (Ted Murry)

Location: West of the NW corner of 71st Street and Lewis Avenue

Present Zoning: RM-2 & CS

Proposed Zoning: OM

Date of Application: July 11, 1980

Date of Hearing: August 27, 1980

Size of Tract: 10 acres

Presentation to TMAPC by: Bob Latch

Address: 5401 South Sheridan Road, Suite 302

Phone: 665-1355

The applicant was present, but did not comment.

Protests: None

Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Medium Intensity -- No Specific Land Use.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the OM District is in accordance with the Plan Map.

Staff Recommendation:

The Staff recommends APPROVAL of the requested OM zoning for the following reasons:

The subject property is located on the north side of 71st Street, west of Lewis Avenue. The property is zoned CS and RM-2 and the applicant is requesting OM Office medium intensity zoning to permit office development on the subject tract.

The subject property has been designated for medium intensity land use by the Comprehensive Plan. The property is zoned a combination of commercial shopping and medium intensity apartments. The property abuts commercial zoning on three sides, the north, east and south. Therefore OM zoning is an appropriate use of the property based upon the surrounding zoning and land use and the Comprehensive Plan.

Accordingly, the Staff recommends APPROVAL of the requested OM zoning.

TMAPC Action: 7 members present.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Keith, C. Young, T. Young "absent") to recommend to the Board of City Commissioners that the following property be rezoned OM:

The SW/4, SE/4, SE/4 of Section 6, Township 18 North, Range 13 East, Tulsa County, Oklahoma, containing 10 acres.

Application No. Z-5433

Present Zoning: RM-2

Applicant: H. D. Hulett

Proposed Zoning: OM

Location: South of the SE corner of 16th Street and Denver Avenue

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Date of Application: July 14, 1980

Date of Hearing: August 27, 1980

Size of Tract: 54' x 138'

Presentation to TMAPC by: Roger R. Williams

Address: 100 Center Plaza, Suite 8

Phone: 583-7144

The applicant was present, but did not comment.

Protests: None.

Relationship to the Comprehensive Plan:

The District 7 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property High Intensity Office and/or Residential.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the OM District is in accordance with the Plan Map.

Staff Recommendation:

The Staff recommends APPROVAL of the requested OM zoning for the following reasons:

The subject property is located south of the SE corner of 16th Street and Denver Avenue. The property is zoned RM-2 medium density multifamily, and the applicant is requesting OM medium intensity office zoning to accommodate an office use.

The requested zoning is within the guidelines of the Comprehensive Plan and the zoning that has been established on the east side of Denver, between 16th Street and 16th Place. Areas to the north of 16th Street and along the west side of Denver, south of the subject property, have recently been approved and restricted to OL zoning. However, due to the established OM pattern on this block on the east side of Denver, the Staff feels that OM zoning is the appropriate zoning category for the subject property. Based on the Comprehensive Plan and the established zoning pattern in the area, the Staff recommends APPROVAL of the requested OM zoning.

TMAPC Action: 7 members present.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Keith, C. Young and T. Young "absent") to recommend to the Board of City Commissioners that the following described property be rezoned OM:

Lot 15, Block 6, Stonebraker Heights, Tulsa County, Oklahoma.

Application No. Z-5434  
Applicant: Don Fitzwater (Condiff)  
Location: East of Peoria Avenue on 58th Street

Present Zoning: RS-3  
Proposed Zoning: RM-2

Date of Application: July 18, 1980  
Date of Hearing: August 27, 1980  
Size of Tract: 150' x 400'

Presentation to TMAPC by: Don Fitzwater  
Address: 7968 East 59th Street

Phone: 663-6192

Applicant's Comments:

The applicant, Don Fitzwater, advised that he proposed to construct condominiums, 19 dwelling units, which are self-contained with one private drive which fronts on 58th Street. The condominiums will be 1½ - 2-story structures with 850 sq. ft. to 1,250 sq. ft. per unit. They will be of Cape Cod architectural format. A private swimming pool, covered parking and guest parking will be provided. The existing residence will remain on the subject property and will be remodeled. A majority of the trees will also be preserved on the tract. Mr. Fitzwater stated he felt the proposal would afford the highest and best use of the property. He also pointed out that the intended use is very compatible with the surrounding areas since medium density, multifamily use is established to the north and south of the subject tract. Commercial use is established in all directions around the property. The intended use will serve as a buffer area between Peoria Avenue and the single-family properties to the east.

Protestant: Shirley Christie      Address: 1774 East 59th Street

Protestant's Comments:

Shirley Christie advised there are many apartments in the area already and the schools were highly mobile. She was concerned that the quality of education would be impaired if the area continued to develop at the higher density, multifamily level. Lower property values and the traffic which will be generated on 59th Street with the proposed addition were also concerns of Mrs. Christie.

Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Medium Intensity Residential.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the RM-2 District is in accord with the Plan Map.

Staff Recommendation:

The Staff recommends APPROVAL of the requested RM-2 zoning for the following reasons:

The subject property is located on the south side of 58th Street, 4 lots east of Peoria Avenue. The property is zoned RS-3 single-family residential and the applicant is requesting RM-2 zoning to permit the development of condominium apartments.

The subject property is within an area that has been recognized by the Comprehensive Plan for medium density apartment development. This is in recognition of the depth of the RM-2 zoning on the north side of 58th Street, west of Quincy Avenue and the depth of RM-2 zoning south of 60th Street, aligning with the subject request. The subject property is the easternmost boundary of the

Z-5434 (continued)

medium density line. The Staff also recognizes the commercial zoning existing NW of the subject property and the tract directly north of the subject property is a day nursery. The property to the west of the subject tract, although it is zoned residential, is being used in a nonresidential capacity.

Based upon the Comprehensive Plan land use designation and surrounding zoning and land use patterns, the Staff recommends APPROVAL of the requested RM-2 zoning.

TMAPC Action: 7 members present.

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Keith, C. Young, T. Young "absent") to recommend to the Board of City Commissioners that the following described property be rezoned RM-2:

Lot 5, Southlawn Addition, Tulsa County, Oklahoma.

Application No. Z-5436 & PUD #241 Present Zoning: AG  
Applicant: Joe Donelson (Frank & Maria Sweetin) Proposed Zoning: RM-1 & RD  
Location: 1/4 mile east of Sheridan Road and 91st Street, south side

Date of Application: July 23, 1980  
Date of Hearing: August 27, 1980  
Size of Tract: 10 acres

Presentation to TMAPC by: Joe Donelson  
Address: 2114 South Memorial Road Phone: 665-0747

Applicant's Comments:

Joe Donelson, representing the owners, advised that the proposed development would include construction of 144 multifamily units with an average of 1,950 sq. ft., per unit; the duplex units would include 4,200 sq. ft. The amenities in the development will include a swimming pool, two tennis courts, a small lake, and open space green areas. The applicant stated that every effort would be made to preserve the trees on the subject tract.

<u>Protestants:</u>	William Ives	Addresses:	6922 East 93rd Street
	John Bates		9225 South 70th East Avenue
	Ari Sood		9207 South 70th East Avenue
	Carl Steele		6916 East 93rd Street
	Carol Ritter		6912 East 92nd Street
	Rod Johnson		6924 East 92nd Street
	Larry Lemes		6534 East 89th Street

Protestant's Comments:

William Ives advised that he lives in the Heatherridge Addition to the south of the proposed development. Mr. Ives noted that the proposed addition will bring into the area approximately 600 additional people. Mr. Ives stated there were two problems in the area which the residents were concerned with; the additional strain on the water supply and sanitation in the area, and the reduction in water pressure for fire protection. The protestant pointed to the number of apartment complex fires recently and noted they were a great concern to the area residents, due to low water pressure.

Mr. Ives questioned how the corridor that separates the RM-1 zoning on the west and the proposed subject tract could be considered for apartments when it is zoned RS-3.

Mr. Gardner, of the TMAPC Staff, explained that the property was part of an approved Planned Unit Development which allowed development of the property, irrespective of the zoning lines, but that the total density of development did not exceed the density permitted by the zoning.

John Bates advised of extreme problems with water pressure in the residential area. He noted that there are a number of subdivisions in southeast Tulsa where one could not get a drink of water at certain times this summer. The danger of fire and consequential loss of property and life is of extreme concern to the residents. In recent years there has been a deterioration of the overall desirability of living in the area because of the street problem; the traffic problems are tremendous Mr. Bates advised. He noted that there are a number of houses under construction in the area which will add a significant number of residents to the area. The protestant stated he did not feel the Commissions should allow the area to be zoned unless the City or some other governmental agency is equipped to provide the services, i.e., water, fire protection, policies protection, to the area.

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Z-5436 (continued)

Avi Sood advised that the apartment dwellers in the area drive very fast and irrationally. He protested the construction of any further apartment units in the area.

Carl Steele protested the high density of the proposed project. Mr. Steele stated he had lived in Tulsa over 50 years, was gone for some time and returned after retirement. He purchased a home further from the inner-city due to the extremely high density even though he was aware of the heavy traffic north and south. The protestant felt it would be a gross injustice to approve the application since the proposed zoning would force people, such as himself, to suffer financial loss when he had to sell and move.

Carol Ritter advised that there were seven houses on her street which back to the proposed project. In six of these households, both occupants work and are striving to have better living conditions. These residents have moved to this area to have a nice, quiet subdivision. Mrs. Ritter expressed concerns of increased crime in the area since many of the residents will be away from the neighborhood during the working hours.

Mike Bary stated that he lived at the end of the street and is presently in the flood zone. He questioned where the runoff water would go if the proposed construction was undertaken. Mr. Bary stated he has three small children at home and was concerned what would happen in case of fire since there is little or no water pressure in the area. The protestant was also concerned with traffic in the area since the proposed development would generate approximately twice as many cars in the residential area.

Rod Johnson stated he had moved from an apartment three years ago because of the thefts, vandalism, etc. He noted that apartments will deteriorate a residential neighborhood. Mr. Johnson listed additional trash and mosquito problems as concerns of the protestants.

Larry Lewis urged the Commission not to confuse the water situation with the drought. He advised that he had lived in the area last year and there was also a severe water shortage situation - it was impossible to take a bath and water your lawn at the same time. Mr. Lewis protested the application on the basis of inadequate water in the area.

Instruments Submitted: Letter of Protest (Exhibit "B-1")

A letter of protest (Exhibit "B-1") was exhibited from Mr. & Mrs. Frank Tolbert. The Tolberts were opposed to multifamily residences in their area and listed the fire danger, due to lack of water pressure, and traffic congestion as two of their greatest concerns.

Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low Intensity -- No Specific Land Use and Development Sensitive.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the RM-1 and RD District may be found in accordance with the Plan Map.

Staff Recommendations:

The Staff recommends APPROVAL of RS-3 on the subject property and DENIAL of RM-1 or RD, for the following reasons:

The subject property approximately 10 acres in size, is located on the south side of 91st Street, east of Sheridan Road. The property is zoned AG Agriculture and the applicant is requesting a combination of RM-1 and RD zoning.

The subject property is surrounded on three sides by RS-3 zoning and the fourth side by agricultural zoning. Single-family subdivisions have been platted to the north and to the south of the subject property. To the west of the subject tract is an area zoned RS-3; however, this area is approved under Planned Unit Development #166 for apartment development.

The subject property, in the Staff's opinion, does not qualify for a zoning density greater than RS-3, consistent with the surrounding zoning. RM-1 zoning was approved adjacent to the commercial zoning at the intersection of 91st Street and Sheridan Road as a buffer. The Staff can find no reason to extend the buffer district away from the intersection corner. The majority of the subject property is designated Development Sensitive due to the floodplain and the heavy treed area.

The Staff feels that due to the development sensitive nature of the subject property, reducing the density is justified and increasing density is not. The Staff feels that RS-3 on the entire tract is reasonable, and development under a Planned Unit Development would permit the preservation of the unique physical features and allowing the density to be transferred in the form of apartments to the area that is suitable for development.

Based on these reasons, the Staff recommends DENIAL of the requested RM-1 or RD zoning, and APPROVAL of RS-3.

Special Discussion for the Record:

The applicant stated that the City of Tulsa is remiss in allowing development of areas before the amenities; i.e., water and paving, are in place. Due to the development costs, Mr. Donelson felt the proposed development of 144 units would be the best use of the subject tract. He pointed out that the proposed PUD would preserve the integrity of the subject tract.

TMAPC Action: 8 members present.

On MOTION of KELEHER, the Planning Commission voted 7-0-1 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; Keith "abstaining"; Gardner, Inhofe, C. Young, T. Young "absent") to recommend to the Board of City Commissioners that the following property be rezoned RS-3 and denial of the requested RM-1 and RD:

A tract of land beginning 471.6' West of the NE corner of the NW/4 of Section 23, Township 18 North, Range 13 East of the IBM, Tulsa County, Oklahoma; thence South for 521.78'; thence West for 417.42'; thence North for 521.78'; thence East for 417.42' to the point of beginning and containing 5.00 acres, more or less; and

Z-5436 (continued)

A tract of land beginning 889.02' West of the NE corner of the NW/4 of Section 23, Township 18 North, Range 13 East of the IBM, Tulsa County, Oklahoma; thence South for 521.78'; thence West for 417.42'; thence North for 521.78'; thence East for 417.42' to the point of beginning and containing 5.00 acres, more or less.

PUD #241

Applicant's Comments:

The applicant advised that he did not wish to continue the PUD application and try to work within the previously approved RS-3 zoning.

Staff Recommendation:

Planned Unit Development #241 is located on the south side of 91st Street, east of Sheridan Road. The applicant has filed a companion zoning application (Z-5436) requesting RM-1 and RD zoning. The applicant has requested approximately 144 dwelling units on the subject property. The Staff has reviewed the applicant's request, and find that the proposal does not meet the purposes of the PUD Ordinance which are:

1. Permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties.

Comment: The property is surrounded by either RS-3 or AG zoning. The RM-1 and RD zoning requested cannot be recommended for approval.

2. Permit flexibility within the development to utilize the unique physical features of the particular site.

Comment: The floodplain and substantial treed area which are the unique features of this site were not incorporated in the site plan and utilized. The applicant's proposal calls for filling the floodplain and destroying the majority of trees.

3. Provide and preserve meaningful open space.

Comment: The most logical area to provide and preserve as open space was eliminated.

4. Achieve a continuity of function and design within the development.

Comment: The proposed development plan would be, with modifications, an acceptable plan on the tracts of ground that are not in the floodplain.

The Staff cannot support the requested density and under the present plan must recommend DENIAL of PUD #241. A continuance of PUD #241 in order to allow the applicant time to resubmit a plan that recognizes the floodplain and the treed area on the single-family houses abutting to the south would be in order if the applicant desires to proceed in such a manner.

TMAPC Action: 8 members present.

On MOTION of KELEHER, the Planning Commission voted 7-0-1 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; Keith "abstaining"; Gardner, Inhofe, C. Young, T. Young "absent") to recommend to the Board of City Commissioners that the following property be denied.

Application PUD #241 (continued)

A tract of land beginning 471.6' West of the NE corner of the NW/4 of Section 23, Township 18 North, Range 13 East of the IBM, Tulsa County, Oklahoma; thence South for 521.78'; thence West for 834.84'; thence North 521.78'; thence East 834.84' to the point of beginning and containing 10 acres, more or less.

Application No. PUD #179-G Present Zoning: (OL and CS)  
Applicant: James Caldwell (McDonald's)  
Location: 185' South of the SE corner of South Memorial and East 73rd St. So.

Date of Application: July 22, 1980  
Date of Hearing: August 27, 1980  
Size of Tract: 1.71 acres

Presentation to TMAPC by: James Caldwell  
Address: 1140 Empire Central, Suite 400,  
Dallas, Texas 75247 Phone: (214) 583-7432

James Caldwell representing McDonald's was present, but did not wish to comment.

Protests: None.

Staff Recommendation:

Planned Unit Development #179-G is located south of the SE corner of 73rd Street South and Memorial Drive. The subject property, which is Lot 2, Block 2, El Paseo is a part of PUD #179, which involves several acres of commercial and residential development.

The subject property under amendment #179-C was permitted commercial development with a prohibition of a free-standing ground sign. The reason for this was that the subject property was not permitted a ground sign because the majority of the site was zoned for office and was considered the buffer district. The Staff was concerned that ground signs and other aspects of the development may lead to an extension of the established commercial line. Commercial zoning was approved in the first part of this year (Z-5358) on the property immediately south of the subject tract. The reasons for restricting the subject property are no longer valid, therefore, the Staff supports the subject request, which is permission to construct a ground sign having a 100 square-foot display surface area advertising the McDonald's Restaurant.

The Staff recommends APPROVAL of the requested amendment, subject to the following conditions:

1. That the total display surface area not exceed 100 sq. ft. (outside dimensions measuring 10' 2" by 10' 2") containing a McDonald's logo totaling 83 sq. ft. as presented.
2. That the maximum height of the sign not exceed 20 feet measured from the mean ground level to the top of the sign.
3. That the sign be located along Memorial Drive, per plot plan.

TMAPC Action: 8 members present.

On MOTION of ELLER, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, C. Young, T. Young "absent") to recommend to the Board of City Commissioners that the following property be approved, subject to the three conditions of the Staff Recommendation.

Lot 2, Block 2, El Paseo Addition to Tulsa, Oklahoma.

Application No. Z-5439

Applicant: James Lawrence (Lorenz)

Location: North of the NE corner of 16th Street and Denver Avenue

Present Zoning: RM-2

Proposed Zoning: OL

Date of Application: July 25, 1980

Date of Hearing: August 27, 1980

Size of Tract: 54' x 138'

Presentation to TMAPC by: James Lawrence

Address: 2419 South 108th East Avenue

Phone: 665-2194

The applicant was present, but did not comment.

Protests: None.

Relationship to the Comprehensive Plan:

The District 7 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property High Intensity Office and/or Residential.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the OL District is in accordance with the Plan Map.

Staff Recommendation:

The Staff recommends APPROVAL of the requested OL zoning for the following reasons:

The subject property is located north of the NE corner of 16th Street and Denver Avenue. The property is zoned RM-2 medium density multifamily, and the applicant is requesting OL low intensity office zoning. The subject request is within the guidelines of the Comprehensive Plan. The properties to the north and to the south of the subject tract have been rezoned office. The most recent applications located north and south of the subject tract were rezoned OL.

Based on the Comprehensive Plan and the recent zoning decisions in the area, the Staff recommends APPROVAL of the requested OL zoning.

TMAPC Action: 8 members present.

On MOTION of AVEY, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, C. Young, T. Young "absent") to recommend to the Board of City Commissioners that the following property be rezoned OL:

Lot 13, Block 3, Stonebraker Heights, Tulsa County, Oklahoma.

Application No. Z-5440  
Applicant: Roy Johnsen (Irvin Frank)

Present Zoning: AG  
Proposed Zoning: CS, RM-1, RS-3  
and RM-0

Location: East side of 145th East Avenue, 41st to 51st Streets

Date of Application: July 25, 1980  
Date of Hearing: August 27, 1980  
Size of Tract: 480 acres

Presentation to TMAPC by: Roy Johnsen  
Address: 324 Main Mall

Phone: 585-5641

Applicant's Comments:

Roy Johnsen advised that west of the subject property on the NW corner of 51st Street and 145th East Avenue, is zoned 10 acres CS with a 330' wide band of RM-1 around the CS zoning. Mr. Johnsen stated that he would also like to be granted a 330' band of RM-1 around the CS at the NE corner of 51st Street and 145th East Avenue to correspond with the existing zoning across the street.

The applicant noted that the southeasternmost corner of the subject tract, which would be the NW corner of 51st Street and 161st if 161st was in place, is designated on the District 17 Plan as a node. Mr. Johnsen advised that in the event that development occurs and 161st becomes a reality, he might want to come back to the Commission with an application for some type of additional node treatment at that intersection.

Mr. Johnsen pointed out that the entire 480 acres is under one ownership. There has been a great deal of planning and this application is the first step in development of the property. A PUD will be filed on the subject tract at a later date.

Protests: None.

Relationship to the Comprehensive Plan:

The District 17 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low Intensity -- No Specific Land Use, and Medium Intensity -- No Specific Land Use on the three intersection corners, 41st Street and 145th East Avenue, 51st Street and 145th East Avenue, and 51st Street and what would be 161st East Avenue if improved.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the CS District is in accordance with the medium intensity designation, the RM-1, RM-0 and RS-3 Districts are in accordance with the low intensity planned designation.

Staff Recommendation:

The Staff recommends APPROVAL of 10 acres of CS zoning at the intersection corner of 41st Street and 145th East Avenue with a 300-foot band of RM-0, 10 acres commercial zoning at the 51st Street and 145th East Avenue intersection with a 330-foot band of RM-1, 10 acres of RM-1 (660' x 660') at 51st Street and 161st East Avenue and RS-3 on the balance, for the following reasons:

Z-5440 (continued)

The subject property, containing 480 acres, is located between 41st Street and 51st Street and is east of 145th East Avenue. The property is zoned AG Agriculture and is undeveloped land. The applicant has filed an application requesting a combination of CS, RM-1, RM-0 and RS-3 zoning.

The subject property is an undeveloped tract of land located on the eastern perimeter of the City of Tulsa. Utilities and other public improvements have not yet reached the subject tract; however, a pure application of the Development Guidelines of the Comprehensive Plan would establish the proper zoning patterns in advance of any development and would encourage a comprehensive development plan for the entire 480 acres. The intersections of 41st and 145th East Avenue and 51st and 145th East Avenue are designated as Type Two Nodes. The neighboring corner, the NW corner of 145th East Avenue and 51st Street contains 10 acres of CS and a 330-foot band of RM-1 zoning.

The third intersection corner, which is 51st Street and 161st East Avenue is designated as a major intersection by the Major Street and Highway Plan, but 161st East Avenue has not been improved. The topography at this location prevents 161st East Avenue from intersecting 51st Street. Therefore, the Staff does not support any commercial zoning at this node, at this time. The Development Guidelines do permit a 2:1 ratio of RM-1 for CS, therefore the Staff can support 10 acres of RM-1 at this intersection. The zoning patterns to the south in Broken Arrow exceed Tulsa's guidelines; however, any deviation from the recommendations above should be accomplished through a PUD, not more zoning.

The Staff recommends APPROVAL of 10 acres of CS zoning at the intersection corner of 41st Street and 145th East Avenue with a 300-foot band of RM-0, 10 acres of 330 feet of commercial zoning at the 51st Street and 145th East Avenue intersection with a 330-foot band of RM-1, 10 acres of RM-1 (660' x 660') at 51st Street and 161st East Avenue and RS-3 on the balance.

TMAPC Action: 8 members present.

On MOTION of KELEHER, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, C. Young, T. Young "absent") to recommend to the Board of City Commissioners that the following described property be rezoned CS on 10 acres at the intersection corner of 41st Street and 145th East Avenue with a 300-foot band of RM-0, 10 acres of commercial zoning at 51st Street and 145th East Avenue intersection with a 330-foot band of RM-1, 10 acres of RM-1 (660' x 660') at 51st Street and 161st East Avenue and RS-3 on the balance.

The S/2 and the NW/4 of Section 27, Township 19 North, Range 14 East, Tulsa County, Oklahoma.

OTHER BUSINESS:

PUD #159 Charles Sublett North of the NE corner of West 71st Street South and 28th West Avenue

Mr. Alberty advised that a corner of the structure has been built over the building line with the house being 31' from the property line. The Staff, since it involved only a corner of the house, recommended approval of the minor amendment.

On MOTION of AVEY, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, C. Young, T. Young "absent") to approve a minor amendment of the 35' building setback line to 30' on Lot 1, Block 1, West Highlands V Addition.

Review and Recommendation for Proposed Annexation in Osage County Concerning Areas in Which the City of Tulsa Will Lose Zoning Jurisdiction September 15, 1980.

Bob Gardner advised that the Annexation Committee had met concerning the Osage County area, northwest of downtown Tulsa which is presently under the jurisdiction of the City. However, since the Cullison Bill has been adopted by the State of Oklahoma, this area of Osage County will not be subject to zoning regulations after September 15 unless annexed by the City of Tulsa.

Mr. Gardner stated that the TMAPC could recommend either annexation of all 11 miles extending the City's Fenceline, or as a minimum, a 1/2-mile wide strip adjacent to the existing City Limits to assure that any incompatible-type uses would be located at least 1/2-mile from any existing residential development.

From a cost standpoint, the Annexation Committee had noted that if the area within the Tulsa Fenceline was to develop in subdivisions, with substandard-type streets, without any planning controls, and was annexed by the City later, the actual cost of maintaining the subdivision would be greater than the cost of initially annexing the area and requiring it to develop according to City standards.

Mr. Gardner pointed out that there will be no control in this particular area as of September 15, 1980, unless the City of Tulsa annexes the area or Osage County establishes a planning commission to zone properties within the Tulsa Fenceline, North Sand Springs and Skiatook.

The Staff recommendation included two options: As a minimum, annexation of a 1/2-mile wide strip adjacent to the existing City Limits; or annexation of the entire area providing the City is in a position to provide the basic services. From a long-range planning standpoint, the Staff felt it would be best for Osage County Commission to help with the zoning in this area and also monitor the development around the new lake north of Sand Springs and west of Skiatook.

On MOTION of KELEHER, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, C. Young, T. Young "absent") to recommend annexation of the entire area to the fenceline.

There being no further business, the Chair adjourned the meeting at 3:50 p.m.

Date Approved Sept 10, 1980

*Ray D. Parnell*  
Chairman

ATTEST:

*Cherry A. Kempe*  
Secretary



TULSA METROPOLITAN AREA PLANNING COMMISSION

Claims: 1979-1980

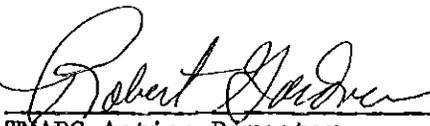
Account Number	Claim Number	Vendor	Amount
8360	12906	Eastman Kodak Company	1,303.61
7240	12907	Manpower	1,110.15

Claims: 1980-1981

7140	12908	Carpenter Paper Company	249.50
8140	12909	Don's Floor Covering	336.25
8311	12910	Eastman Kodak Company	1,304.87
7140	12911	I.B.M.	58.50
8310	12912	I.B.M.	370.00
8140	12913	Manpower	166.32
8140	12914	Manpower	1,867.44
8250	12915	Southwestern Bell Telephone Company	1,822.12
8250	12916	Southwestern Bell Telephone Company	21.08
	12917	Triangle Company	278.45
7140		(\$244.25)	
7141		(\$ 34.20)	
7142	12918	Tulsa Camera Record Company	180.65
7142	12919	Tulsa County General Fund	182.94
7152	12920	Urban Land Institute	24.75
	12921	J. D. Young Company	742.73
7140		(\$175.58)	
7142		(\$173.35)	
8103		(\$393.80)	

This is to certify that the above claims are true, just and correct to the best of our knowledge.

  
 \_\_\_\_\_  
 TMAPC Fiscal Officer (Acting)

  
 \_\_\_\_\_  
 TMAPC Acting Director



TMAPC RECEIPTS  
Month of July, 1980



ZONING

City Zoning Fees	(17)	\$ 1,708.00	
Fee Waived	( 0)		\$1,708.00

LAND DIVISION

Subdivision Preliminary Plats	( 0)	\$	
Subdivision Final Plats	( 1)	50.00	
Lot-Splits	(18)	170.00	
Fee Waived	( 3)		\$ 220.00

MAPS

\$ 865.65

MISCELLANEOUS

\$ 119.14

BOARD OF ADJUSTMENT

\$1,810.00

Fee Waived	( 0)	
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\$4,722.79

Depository Ticket

City Receipt

714	066069	\$ 701.50
715	066704	610.30
716	067060	1,030.65
717	067392	1,428.94
718	067703	986.40
		\$4,757.79

\*Less: (35.00)

\$4,722.79

CITY BOARD OF ADJUSTMENT

\$1,810.00

CITY SHARE

\$1,456.39

COUNTY SHARE

\$1,456.40

( \*Less: Board of Adjustment Fee - Lora Graham - \$35.00 - Receipt #26178 - Deposit #064221

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