

TULSA METROPOLITAN AREA PLANNING COMMISSION  
MINUTES of Meeting No. 1341  
Wednesday, January 14, 1981, 1:30 p.m.  
Langenheim Auditorium, City Hall, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Avey Eller Gardner Holliday Keleher, 2nd Vice Chairman Kempe, Secretary Parmele, Chairman Petty C. Young, 1st Vice Chairman T. Young	Inhofe	Alberty Gardner Howell Wilmoth	Linker, Legal Department

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall, on Tuesday, January 13, 1981, at 11:31 a.m., as well as in the Reception Area of the TMAPC Offices.

First Vice Chairman, Carl Young, called the meeting to order at 1:30 p.m., and declared a quorum present.

MINUTES:

On MOTION of GARDNER, the Planning Commission voted 8-0-1 (Eller, Gardner, Holliday, Keleher, Kempe, Petty, C. Young, T. Young "aye"; no "nays"; Avey "abstaining"; Inhofe, Parmele "absent") to approve the Minutes of December 17, 1980 (No. 1339).

REPORTS:

Report of Receipts and Deposits:

On MOTION of KEMPE, the Planning Commission voted 9-0-0 (Avey, Eller, Gardner, Holliday, Keleher, Kempe, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Parmele "absent") to accept the Report of Receipts and Deposits for the Month ended December 31, 1980 (Exhibit "A-1").

CONTINUED ZONING PUBLIC HEARING:

PUD #247 Marshall Horn North and East of the NE corner of 58th Street and  
85th East Avenue (AG)

The Staff advised that it would be necessary to continue this PUD to February 11, 1981. The zoning application on this tract, which the PUD is dependent upon will not be considered by the City Commission until February 3, 1981.

On MOTION of KELEHER, the Planning Commission voted 8-0-0 (Avey, Eller, Gardner, Holliday, Keleher, Kempe, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Parmele, Petty "absent") to continue PUD #247 to February 11, 1981, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

PUD #248 Roy Johnsen (Quatro Property) North side of 91st Street, between  
Yale Avenue and Sheridan Road (RS-3)

Roy Johnsen contacted the Staff before the meeting to request a continuance of this item for one week.

On MOTION of KEMPE, the Planning Commission voted 8-0-0 (Avey, Eller, Gardner, Holliday, Keleher, Kempe, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Parmele, Petty "absent") to continue PUD #248 to January 21, 1981, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

ZONING PUBLIC HEARING:

Z-5484 Gerald Snow (Gladys Jones) East of the NE corner of 11th Street and  
Mingo Valley Expressway CS & RS-3 to CG  
and FD

The Staff advised that, due to an oversight, the signs announcing the proposed change in zoning and the hearing date, were not posted the required 20-days in advance. Therefore, the application would need to be continued until January 28, 1981.

On MOTION of GARDNER, the Planning Commission voted 9-0-0 (Avey, Eller, Gardner, Holliday, Keleher, Kempe, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Parmele "absent") to continue Z-5484 to January 28, 1981, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

Z-5485 Warren G. Morris (Mabry) South and East of 35th Street and Oswego  
Avenue RS-3 to RM-T

A letter (Exhibit "B-1") was received from Mr. Morris requesting this zoning application be withdrawn.

On MOTION of T. YOUNG, the Planning Commission voted 9-0-0 (Avey, Eller, Gardner, Holliday, Keleher, Kempe, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Parmele "absent") to withdraw application Z-5485.

PUD #251 Warren G. Morris (Mabry) South and East of 35th Street and Oswego  
Avenue (RS-3)

The Staff advised that the signs setting forth the hearing date for this PUD were not posted due to an oversight. The signs have been posted at this time and it will be necessary to continue the application for the required 20-days.

Phil Moffitt, David L. Chesney, C. L. Tinney and Ben W. Shoemake, interested parties, were in attendance at the TMAPC meeting.

On MOTION of PETTY, the Planning Commission voted 9-0-0 (Avey, Eller, Gardner, Holliday, Keleher, Kempe, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Parmele "absent") to continue PUD #251 to January 28, 1981, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

SUBDIVISIONS:

Glenoak (PUD #243) (3393) NE corner of 59th Place and South Harvard Avenue  
(RS-2)

Mr. Wilmoth advised that all letters were in the file and the Staff would recommend approval and release of the final plat of Glenoak.

On MOTION of ELLER, the Planning Commission voted 9-0-0 (Avey, Eller, Gardner, Holliday, Keleher, Kempe, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Parmele "absent") to approve and release the final plat of Glenoak.

OTHER BUSINESS:

PUD #232 Jack Reed NW corner of West Pine Street and North Union Avenue

Consider approving Minor Amendment and detailed Site Plan.

The Staff made the following report:

Planned Unit Development 232 is located on the NW corner of West Pine Street and North Union Avenue. The property was approved for 198 condominium units. The applicant has submitted the detailed site plan for review and approval. The applicant is requesting two minor amendments of the PUD. The Technical Advisory Committee had recommended a 150-foot building setback from the two wells on the property, one a disposal well, the other an oil well, if they were not plugged. The developer was proceeding on the basis the oil wells would be plugged; however, the Osage Indians will not allow the oil well to be plugged. The applicant has submitted to design and performance requirements for the operation of these wells and is requesting a 15-foot building setback be permitted. The other minor amendment is the reduction of the open space requirement from 55% to 53.5%. This resulted from the requirement to dedicate 25 feet for East Queen Street which had originally be planned for open space.

The Staff recommends APPROVAL of both the minor amendments. The reduction of the 150-foot building setback to 15 feet, based on the applicant's own engineering studies and requirements to provide for safety of operation, noise reduction and aesthetic controls. The oil will be piped off-site through new plastic pipes, the salt water will be separated off-site and piped back to the injection well. The Fire Marshal submitted a letter stating that the proposal meets with his satisfaction. The Environmental Section of INCOG has approved the applicant's proposal. The open space reduction of 1.5% is minor in the Staff's opinion, and was a condition the applicant could not control. The proposal still is providing more livability space per dwelling than the Ordinance requires.

Therefore, the Staff recommends APPROVAL of the two Minor Amendments and detailed Site Plan, subject to the following conditions:

1. That the applicant's Site Plan be approved as submitted.
2. That the maximum number of dwelling units be 198.
3. That the off-street parking be provided as follows:  
198 spaces covered, 123 open.
4. That the minimum landscaped open area be 307,066 sq. ft.  
(53.5% of site area).

PUD #232 (continued)

5. That the applicant's submitted engineering plans and oil management consultant's report for the screening, maintenance and operation of the oil wells, be a condition of approval.
6. That the applicant refile the "Certificate of Dedication of Fallbrook Addition" to include the PUD conditions prior to the release of the Site Plan to the Building Inspector for the building permit.

Mr. Alberty advised that when the original Fallbrook application was submitted the applicant had a commitment from the Osage Indians guaranteeing that they would allow the oil well to be plugged. However, due to an interim time period between approval and the well being plugged, an inspector noted the well had not been plugged when the previous approval was revoked.

The old Subdivision Regulations required a 150' building setback from a producing well. The Staff could not find any justification for this requirement, nor reasons to support it, therefore, it was dropped from the Subdivision Regulations when they were revised in 1976.

The applicant employed KWB Oil Property Management Company to conduct a study of the wells. The Company reported that there was no reason the buildings could not be set within 150' of the wells if certain conditions were complied with.

The oil produced in this well will be put in new plastic pipes and will go to a collector and separator off-site. The salt brine will come back from the separator to the injection well in new plastic pipes. This well will be covered by a locked corrugated steel building and will be surrounded by a concrete block wall. The Fire Marshal has reviewed and approved these plans.

On MOTION of T. YOUNG, the Planning Commission voted 10-0-0 (Avey, Eller, Gardner, Holliday, Keleher, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Inhofe "absent") to approve the two Minor Amendments and detailed Site Plan for PUD #232, subject to the conditions of the Staff Recommendation.

At this point, Vice Chairman Carl Young relinquished the Chair to Bob Parmele, Chairman.

PUD #202 G. C. McLure West of 63rd Street and Memorial Drive

Consider approving detailed site plan.

The Staff advised that Development Area "I" of PUD #202 was approved for 314,000 sq. ft. of office floor area. The majority of Area "I" was platted Shadow Mountain II and the plat restricted the floor area to 244,500 sq. ft. The applicant has submitted a detailed site plan for Lots 3 and 4, Block 2, showing a 5-story office building with 88,104 sq. ft. on Lot 3 and off-street parking on Lot 4. The Staff has reviewed the applicant's site plan and found that it meets the approval standards. Therefore, the Staff recommends APPROVAL of the detailed site plan for Lots 3 and 4, Block 2, Shadow Mountain II, subject to the following conditions:

PUD #202 (continued)

1. That the applicant's site plan be approved as submitted.
2. That the minimum number of off-street parking spaces be 295 with 8 of those designated for the handicapped.
3. That the maximum building floor area be 88,104 sq. ft.
4. That the maximum height be 5 stories.
5. That the minimum landscaped area be 39,815 sq. ft. (23.35% of net site area).

Commissioner Keleher stated he would be in favor of continuing this application in order to secure a copy of the site plan that was not marked up. The Staff advised that this would cause a costly delay for those involved other than the architect.

On MOTION of KEMPE, the Planning Commission voted 10-0-0 (Avey, Eller, Gardner, Holliday, Keleher, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Inhofe "absent") to approve the detailed Site Plan for Lots 3 and 4, Block 2, Shadow Mountain II, PUD #202, subject to the conditions of the Staff Recommendation.

There being no further business, the Chair adjourned the meeting at 2:00 p.m.

Date Approved \_\_\_\_\_

*Jan 21, 1981*

*Ralph D. Sand*  
\_\_\_\_\_  
Chairman

ATTEST:

*Curtis Payne*  
\_\_\_\_\_  
Secretary *VICE CHAIRMAN*



TMAPC RECEIPTS  
Month of December, 1980

ZONING

City Zoning Fees	( 8)	\$	720.00	
Fee Waived	( 0)			
				\$ 720.00

LAND DIVISION

Subdivison Preliminary Plats	( 3)	\$	150.00	
Subdivision Final Plats	( 3)		293.00	
Lot-Splits	(23)		145.00	
Fee Waived	( 3)			
				\$ 588.00

Service Charge for Returned Check (City) \$ 5.00

BOARD OF ADJUSTMENT \$ 1,545.00

Fee Waived	( 0)			
				<u>\$1,545.00</u>
				<u>\$2,858.00</u>

Depository Ticket

City Receipt

735	074741	\$	725.00	
736	005525		270.00	
737	006824		<u>2,048.00</u>	
			<u>\$3,043.00</u>	
	LESS:		<u>(185.00)</u>	
				<u>\$2,858.00</u>

CITY BOARD OF ADJUSTMENT \$1,245.00

COUNTY BOARD OF ADJUSTMENT \$ 300.00

CITY SHARE \$ 659.00

COUNTY SHARE \$ 654.00

\*LESS: Zoning Filing Fee - Envir III Development Company (Jack Straight)  
\$60.00 - Receipt #27791 - Deposit #073216

Zoning Application Fee - Isaac Thompson - \$125.00 - Receipt #27754  
Deposit #72133

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