

TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1391
Wednesday, January 20, 1982, 1:30 p.m.
Langenheim Auditorium, City Hall, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Higgins Holliday, Secretary Kempe, 2nd Vice- Chairman Parmele, 1st Vice- Chairman Petty Rice Young, Chairman	Eller Freeman Gardner Inhofe	Chisum Compton Gardner	Linker, Legal Dept.

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall, on Tuesday, January 19, 1982, at 10:55 a. m., as well as the Reception Area of the INCOG Offices.

Chairman Young 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 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to approve the minutes of December 23, 1982 (Meeting No. 1388).

On MOTION of PETTY, the Planning Commission voted 6-0-1 (Higgins, Holliday, Kempe, Petty, Rice, Young, "aye"; no "nays"; Parmele, "abstaining"; Eller, Freeman, Gardner, Inhofe, "absent") to approve the revised minutes of December 16, 1982 (Meeting No. 1387).

REPORTS:

Report of Receipts and Deposits

On MOTION of HOLLIDAY, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to approve the Report of Receipts and Deposits for the month ending December 31, 1981.

Chairman's Report

The Chair, without objection, tabled Election of Officers for one week.

Committee Report: Comprehensive Plan Steering Committee

Commissioner Petty advised that the Comprehensive Plan Steering Committee will meet at the conclusion of the Planning Commission meeting.

PUBLIC HEARING:

Proposed Amendments to Section 260; Section 410; Section 430; Section 610; Section 830; Section 1730.5; and Section 1800, of Title 42, Tulsa Revised Ordinances (Tulsa Zoning Code), and Tulsa County Zoning Code.

Bob Gardner explained that the Greater Tulsa Council Zoning Committee had met to discuss these amendments and have submitted their recommendations (Exhibit "A-1") to approve the proposed amendments to Section 260, Section 410 and Section 1730.5, but recommend denial or continuation of Section 430, Section 610, Section 830 and Section 1800. The Rules and Regulation Committee, in reviewing the proposals, had questions on the amendments to Section 610 and Section 830. The Staff is still reviewing Section 610 and recommends continuation.

Chairman Young requested that each amendment be considered separately and Commissioner Rice suggested that two motions be made, one for the City and one for the County.

SECTION 260. PLATTING REQUIREMENT

On MOTION of PARMELE, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to amend Title 42, Section 260 of the Tulsa Revised Ordinances; and

on MOTION of PARMELE, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to amend the Tulsa County Zoning Code, Section 260, to read as follows:

For the purposes of providing a proper arrangement of streets and assuring the adequacy of open spaces for traffic, utilities, and access of emergency vehicles, commensurate with the intensification of land use customarily incident to a change of zoning, a platting requirement is established as follows:

For any land which has been rezoned upon application of a private party, or for any land which has been granted a special exception by the Board of Adjustment as enumerated within Use Units, 2, 4, 5 and 20, no building permit or zoning clearance permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated. Provided that the Planning Commission, pursuant to their exclusive jurisdiction of subdivision plats, may remove the platting requirement upon a determination that the above stated purposes have been achieved by previous platting or could not be achieved by a plat or replat.

SECTION 410. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS

Bob Gardner explained that the Staff had researched this proposal and found that Table 1., (Use Units Permitted in Residential Districts) should have had Off-Street Parking as an EXCEPTION, instead of a USE BY RIGHT. Therefore, a second proposal is being submitted which permits an exception in the RM-2 AND RM-3 DISTRICTS only. This would also change Section 440 (9) to allow parking lots in RM-2 and RM-3 Districts only if it is not a commercial lot and if it is not abutting the side lot line of two existing single-family dwellings.

Eugene Colleoni, 1534 South Delaware Avenue, protested the new proposal and presented his proposals for consideration (Exhibit "A-2").

Reed Young, 824 South Columbia Avenue, lives across the street from the parking lot built by Bama Pie in a residential district. He does not feel that RM-2 Districts should be subjected to parking lots in their neighborhood. The area surrounding his home shows promise for improvement, but allowing parking lots for commercial uses would be detrimental to these areas with older homes. Mr. Young was curious as to whether it was proper to propose amending Section 440 because of advertising. Mr. Gardner advised that it was the Legal Department's opinion that the advertising was for an exception for Off-Street Parking, which encompassed Section 440, where the conditions to exceptions are found. Mr. Linker confirmed that the notice was proper.

Mr. Young felt this amendment will not correct the problem and the homeowners will not be protected. He thinks it is inappropriate for any business establishment, outside of apartments, to have parking lots in residentially-zoned districts. He suggested businesses promote ride-share or MTTA, that they buy a whole strip and change the zoning or that the business move to an area where they would be permitted to do what they want. He concluded by recommending the Commission not approve the second proposal but adopt the initial proposal, which would restrict parking to residential use only.

Mr. Gardner explained that if off-street parking is permitted by special exception only, a Board of Adjustment public hearing would be required and it would be up to the Board of Adjustment to decide if the parking lot would be injurious to the neighborhood.

Commissioner Higgins thought the second proposal would protect everyone's rights, since the business would have the right to a public hearing before the Board of Adjustment and the neighborhood would have the right to be present and protest.

MOTION was made by PARMELE, SECOND by HIGGINS, to approve the proposal presented to the Commission today to amend Title 42, Section 410 and Section 440 of the Tulsa Revised Ordinances for Off-Street Parking.

Special Discussion for the Record:

Chairman Young asked if the proposal could be changed to substitute the word "adjoining," for the word "residential." He felt the language should be more restrictive.

Special Discussion for the Record: (continued)

Mr. Gardner advised that, based on his experience with the Board of Adjustment, they will not permit parking lots on the interiors of those areas where that parking lot is physically separated from the use it is intended to serve.

Chairman Young asked Commissioner Parmele if the motion could include "...it is not abutting the side or rear lot line of two existing single-family dwellings..." Commissioner Petty thought such an addition would make the qualifications too restrictive and Commissioner Parmele agreed. Mr. Gardner explained that even if the business bought the entire block, there would still be single-family dwellings abutting the strip.

On MOTION of PARMELE, the Planning Commission voted 6-1-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, "aye"; Young, "nay"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to amend Title 42, Section 410 and Section 440 of the Tulsa Revised Ordinances; and

on MOTION of PARMELE, the Planning Commission voted 6-1-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, "aye"; Young, "nay"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to amend the Tulsa County Zoning Code, Section 410 and Section 440, to read as follows:

SECTION 410. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS

Table 1

No.	Name	RS	RD	RM	RMH
-----	------	----	----	----	-----

10. Off-Street Parking E****

****In RM-2 and RM-3 Districts only.

SECTION 440. SPECIAL EXCEPTION USES IN RESIDENTIAL DISTRICTS, REQUIREMENTS

9. Parking lots may be permitted in RM-2 and RM-3 Districts only, provided:
 - a. It is not a commercial lot, and
 - b. it is not abutting the side lot line of two existing single-family dwellings.

SECTION 430. BULK AND AREA REQUIREMENTS IN RESIDENTIAL DISTRICTS

Mr. Gardner explained that, when the townhouse district was first designed, the livability requirements were made greater than the requirements for RM-0 because the Staff did not have experience with this type of district. Some projects have been presented that have substantial open space and are good projects; however, technically, the projects would not meet the required 1,400 square feet of open space.

Earl Smith, Chairman of the GTC Zoning Committee, was concerned about the townhouse zoning classification and requested, as spokesman for the Committee, that this amendment be continued. The Committee was confused on the history of the townhouse zoning and was concerned about the description being too close to duplex. Commissioner Parmele advised it has become common procedure for duplex owners to obtain lot-splits and sell the other half or both. There is a manner for achieving that now without going through a townhouse development, so actually the amendment would not increase any problem. Mr. Smith still felt the Committee needed more time to study this amendment.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to amend Title 42, Section 430, of the Tulsa Revised Ordinances; and

on MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to amend Section 430, Tulsa County Zoning Code, to read as follows:

SECTION 430. BULK AND AREA REQUIREMENTS IN RESIDENTIAL DISTRICTS

430.1 Bulk and Area Requirements in the RS, RD, and RM Districts

Table 3

Bulk and Area Requirements in the RS, RD and RM Districts

	Districts
	RM-T

LIVABILITY SPACE PER D.U.***
(Min. Sq. Ft.)

1,200

SIDE YARDS (Min. Ft.)****

***Required livability space within a townhouse development may be provided anywhere within said townhouse development.

****Does not apply to interior lot line of townhouse development.

SECTION 610. PRINCIPAL USES PERMITTED IN OFFICE DISTRICTS

On MOTION of PARMELE, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to continue Public Hearing on the proposed amendment of Title 42, Section 610 of the Tulsa Revised Ordinances to February 17, 1982, at 1:30 p.m., in Langenheimer Auditorium, City Hall, Tulsa Civic Center.

On MOTION of PARMELE, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to continue the proposed amendment of Section 610, Tulsa County Zoning Code to February 17, 1982, at 1:30 p.m., in Langenheimer Auditorium, City Hall, Tulsa Civic Center.

SECTION 830. BULK AND AREA REQUIREMENTS IN THE CORRIDOR DISTRICT

Mr. Gardner noted the Staff has done additional research with four (4) cities concerning this Section and has determined Tulsa is the only city with a CO District. The Ordinance at this time reads that all commercial uses have to be 300 feet from the centerline. The purpose was to prohibit stripping of commercial uses within the corridor. The amendment would change commercial uses setback from 300 feet to 200 feet, with the exception of hotels and motels. These would require 100 feet, since their activities were felt to be similar to office and residential, especially if convention-type facilities are eliminated.

Another amendment to this Section would be a 100-foot building setback to apply to commercial buildings located within 550 feet of an arterial street intersection, instead of the required 200 feet. The 550-foot dimension was determined by averaging the intensity node dimensions and the distance from the intersection before a median would be required, which would restrict traffic turning movements.

Also, the height for warehouse buildings was set at 20 feet with a minimum setback of 100 feet, plus 1-foot is added to the setback for each foot in height that is above the 20-foot. All other uses allowed in the CO District would have the same setback as normally required by the Zoning Code.

On MOTION of PARMELE, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to amend Title 42, Section 830, Tulsa Revised Ordinances; and

on MOTION of PARMELE, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to amend Section 830, Tulsa County Zoning Code, to read as follows:

SECTION 830. BULK AND AREA REQUIREMENTS IN THE CORRIDOR DISTRICT

Table 2

Bulk and Area Requirements in the Corridor District

Floor Area Ratio (Nonresidential Uses) (Max.)	1.25
Density (Residential Uses)	

Table 2: Bulk and Area Requirements in the Corridor District: (continued)

Land Area Per Dwelling Unit (Min. Sq. Ft.)	1,000
Livability Space Per Dwelling Unit (Min. Sq. Ft.)	200
Maximum Land Coverage of Buildings*	30%
Minimum Building Setback From Centerline of Abutting Arterial Street & Freeway Service Road (Min. Ft.)**	
Residential Buildings (3 stories or less)	85
Residential Buildings (4 stories or more)	100
Office and Research Buildings	100
Hotels and Motels	100
All Other Commercial Buildings***	200
Warehouse Buildings****	100

*Land Coverage is defined in Chapter 18.

**Add to the distance designated in the column to the right 10 feet if adjacent to a Primary Arterial Street.

***Except, a 100-foot building setback shall apply to commercial buildings located within 550 feet of an arterial street intersection.

****Add to the distance designated in the column to the right 1-foot of setback for each 1-foot of building height exceeding 20 feet.

SECTION 1730.5 ACTION ON ZONING MAP AMENDMENTS

On MOTION of PARMELE, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to amend Title 42, Section 1730.5 of the Tulsa Revised Ordinances to read as follows:

1730.5 CITY COMMISSION ACTION ON ZONING MAP AMENDMENTS

...Prior to the hearing on the proposed rezoning ordinance before the City Commission the applicant shall remit to the Office of the City Auditor a \$50.00 publication fee...

On MOTION of PARMELE, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to amend Section 1730.5 of the Tulsa County Zoning Code to read as follows:

1730.5 COUNTY COMMISSION ACTION ON ZONING MAP AMENDMENTS

...Prior to the hearing on the proposed rezoning resolution before the County Commission the applicant shall remit to the Office of the County Clerk a \$50.00 publication fee...

SECTION 1800. DEFINITIONS

Mr. Gardner advised that the Staff has no objection to a continuance of this Section.

On MOTION of RICE, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to continue Public Hearing on the proposed amendment to Title 42, Section

Section 1800. Definitions: (continued)

1800, Tulsa Revised Ordinances to February 17, 1982, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

On MOTION of RICE, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to continue Public Hearing on the proposed amendment to Section 1800, Tulsa County Zoning Code to February 17, 1982, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

CONTINUED ZONING PUBLIC HEARING:

Application No. CZ-42 Present Zoning: AG
Applicant: George T. Gould Proposed Zoning: IM
Location: West 159th Street South and Okmulgee Beeline

Date of Application: November 24, 1981
Date of Hearing: January 20, 1982
Size of Tract: 18 acres

Presentation to TMAPC by: George Gould
Address: P. O. Box 128, Glenpool - 74033 Phone: 299-2002

Relationship to the Comprehensive Plan:

The Glenpool Comprehensive Plan designates the subject property Medium Intensity, Corridor and Residential.

According to the Intensity Policies' relationship to the Zoning Districts, the IM District is not in accordance with the Plan Map.

Both the Glenpool Planning Commission and the Glenpool City Council voted unanimously to approve IL Light Industrial zoning on the subject property.

Staff Recommendation:

The subject tract is located north of the northeast corner of 161st Street and U. S. Highway #75. The tract is vacant and abutted by mostly vacant land. The land in all directions, as well as the site, is zoned AG and the applicant is requesting IM zoning for the proposed manufacturing use.

The Glenpool Comprehensive Plan has to be interpreted differently than the Tulsa District Plans. Their Intensity Policies are tested against various Zoning Districts to identify if they are in accordance with the Plan Map. For the subject tract, the IM zoning is not in accordance. The Plan has also designated the subject area Corridor. However, this designation is mostly concerned with development of the area as it relates to site planning and uses are still determined by the Intensity Policies. The third designation of residential carries the least weight and is a suggestion by those who developed the Plan for what might be the most appropriate uses within the Medium Intensity category.

It is apparent when reviewing the Plan that industrial uses are planned for the designated High Intensity area north of 141st Street. It is also apparent that intensities are intended to become less the farther south you go on Highway #75 and the farther away east or west from Highway #75. Because of these reasons, the Staff recommends DENIAL of IM or IL industrial zoning.

For the record, if the Commission is inclined to support IL zoning the Glenpool Comprehensive Plan should be amended to reflect such change.

Chairman Young read a letter from the Glenpool Planning Commission which advised that the Glenpool City Council voted to deny IM zoning, but to recommend approval of IL zoning during their meeting of January 18, 1982, on the subject application (Exhibit "B-1").

Instruments Submitted: Letter from City of Glenpool (Exhibit "B-1").

Application No. CZ-42 (continued)

Applicant's Comments:

Mr. George Gould was present and explained that he has owned this property for about 8 years. He originally planned to put in acreage residential tracts. This did not work out economically and he now has a number of interested buyers for industrial use. This will be four (4) sites to be re-zoned. The property is on high ground and there would be no problem with drainage for industrial uses; however, there would be a problem for housing. There is also a 22" high-pressure ONG gas line bisecting the property, as well as a Williams Brothers' Pipe Line. ONG has no problem with an IL zoning because their gas services the entire area. The tract is serviced by other utilities. The property to the north is oil property and floodplain and to the south is a gas processing plant. There is no oil on the subject property. He has no use for the land and would like to sell it for industrial development.

Protestants: None.

TMAPC Action: 7 members present.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to recommend to the Board of County Commissioners that the following described property be approved for IL zoning and that a recommendation be sent to the Glenpool Planning Commission to change their Comprehensive Plan:

The N/2 of the SE/4 of the SE/4 of Section 22, Township 17 North, Range 12 East, Tulsa County, Oklahoma, LESS U. S. Highway #75 Right-of-Way; containing 18 acres more or less.

SUBDIVISIONS:

South Tulsa Office Park (PUD #198) (383) 61st Street and South Maplewood Ave.
(OL)

The Staff presented the plat with the applicant not represented.

Paul Gunderson had advised the T.A.C. the name of the plat was being changed to South Tulsa Office Park.

The Technical Advisory Committee and Staff recommended APPROVAL of the Preliminary Plat of South Tulsa Office Park, subject to the conditions.

On MOTION of RICE, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to approve the Preliminary Plat for South Tulsa Office Park Addition, subject to the following conditions:

1. All conditions of PUD #198 shall be met prior to release of final plat, including any applicable provisions in the covenants, or on the face of the plat. Include PUD approval date and references to Sections 1100-1170 of the Zoning Code, in the covenants.
2. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to, or related to property and/or lot lines. (In covenants show "on perimeter" for P.S.O.)
3. Water plans shall be approved by the Water and Sewer Department prior to release of final plat, (if required). (Include language for Water and Sewer Department in covenants--check?)
4. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat, (if required).
5. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the City Commission. (O.K. already provided)
6. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
7. All Subdivision Regulations shall be met prior to release of final plat.

Oller Ranch Estates (3190) NE corner of West 55th Street and Tower Road (AG)

The Staff presented the plat with the applicant represented by Paul Guest, owner and R. G. Leifheit, surveyor.

This plat has a Sketch Plat approval, subject to conditions.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Oller Ranch Estates, subject to the conditions.

Oller Ranch Estates (continued)

On MOTION of HOLLIDAY, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to approve the Preliminary Plat for Oller Ranch Estates, subject to the following conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to, or related to property and/or lot lines.
2. Water plans shall be approved by the applicable water authority prior to release of final plat.
3. Paving and/or drainage plans shall be approved by the County Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the County Commission.
4. The method of sewage disposal and plans therefore, shall be approved by the City-County Health Department.
5. The owner or owners shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size, and general location. (This information to be included in restrictive covenants.)
6. The method of water supply and plans therefore, shall be approved by the City-County Health Department.
7. Make sure all lettering, easements, etc., are clearly legible because this will eventually be micro-filmed.
8. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged.)
9. Covenants must be in standard format for plats.
10. Show 35' building and easement on Tower Road.
11. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.
12. All other Subdivision Regulations shall be met prior to release of final plat.

The Valley Addition (1083) North of the NE corner of 81st Street and Yale Ave.
(CS) (RM-1 and RS-3)

The Staff presented the plat with the applicant represented by Lynn Myers.

Since part of the property is zoned RM-1 and RS-3, Board of Adjustment approval was required for office use unless the office building is confined to the CS area. The Board of Adjustment approved the tract for use as a bank drive-in on January 7, 1982, Case #11762.

The Technical Advisory Committee and Staff recommended APPROVAL of the Preliminary Plat of The Valley, subject to the conditions.

On MOTION of PARMELE, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye") no "nays"; no "abstentions": Eller, Freeman, Gardner, Inhofe, "absent") to approve the Preliminary Plat for The Valley Addition, subject to the following conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. (17½'?) Existing easements should be tied to, or related to property and/or lot lines.
2. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. (Include language in covenants relating to water and sewer.)
3. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
4. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the City Commission.
5. Access points shall be approved by the City and/or Traffic Engineer. (Show on plat), including tie dimension to 80th Street.)).
6. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
7. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
8. All Subdivision Regulations shall be met prior to release of final plat.

Elmcrest Park (PUD #257) (3293) SE corner of 51st Street and South Columbia
Place (OL)

The Staff presented the plat with the applicant represented by Lynn Myers.

The Staff noted that this plat has a preliminary approval, subject to conditions. The Staff further noted this is a revised plan, which includes much less land than the original proposal. All of the land within the revised plat is zoned OL and the plat will meet the OL standards without a PUD. If the applicant does not intend to pursue the PUD and only wants to build an office on the land within the revised plat, then it might be to his advantage to abandon the PUD with all the restrictions pertaining thereto.

The Water and Sewer Department had also advised that sewer exists across the street and off-site to the southeast, but that care must be taken in obtaining access to them.

The Technical Advisory Committee and Staff recommended approval of the Revised Preliminary Plat of Elmcrest Park, subject to the conditions.

On MOTION of PARMELE, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to approve the Preliminary Plat for Elmcrest Park Addition, subject to the following conditions:

1. In Covenants, add paragraph regarding relinquishment of access.
2. All conditions of PUD #257 shall be met prior to release of final plat, including any applicable provisions in the Covenants, or on the face of the plat. Include PUD approval date and references to Sections 1100-1170 of the Zoning Code, in the Covenants. (Not applicable if PUD is not used.)
3. Utility easements shall meet the approval of the utilities. Coordinate with subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to, or related to property and/or lot lines. (Show 17½' perimeter easement.)
4. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
5. A request for a Privately Financed Improvement (PFPI) shall be submitted to the City Engineer, (if required??).
6. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the City Commission.
7. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by the City Engineer.
8. Access points shall be approved by the City and/or Traffic Engineer. (Show corner radius.) (Move west access point 60' east.)
9. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of final plat. (Including documents required

Elmcrest Park (PUD #257)(continued)

under Section 3.6 (5) of the Subdivision Regulations.)

10. All Subdivision Regulations shall be met prior to release of final plat.

Silver Springs II (PUD #112) (183) 63rd Street and South 86th East Avenue
(RM-1 and RS-3)

The Staff presented the plat with the applicant represented by Clayton Morris.

The Water and Sewer and other utilities had recommended a 20-foot building line to allow room for utility easements parallel to the street right-of-way. This would need to be worked out in the coordination meeting. Also Traffic Engineer, during the T.A.C. meeting advised the applicant that they may want to consider a median cut on 63rd Street at the west end of the property, which would provide better access.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Silver Springs II, subject to the conditions.

On MOTION of HOLLIDAY, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to approve the Preliminary Plat for Silver Springs II Addition, subject to the following conditions:

1. All conditions of PUD #112 shall be met prior to release of final plat, including any applicable provisions in the covenants, or on the face of the plat. Include PUD approval date and references to Sections 1100-1170 of the Zoning Code, in the covenants.
2. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to, or related to property and/or lot lines.
3. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. (Include language in covenants relating to water and sewer, (if required).)
4. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat, (if required).
5. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the City Commission.
6. Include details of the PUD in the covenants, such as total number of units, building heights, parking, etc. Also, site plan review is required before a building permit can be issued. The Staff suggests that site plan be reviewed with preliminary plat.
7. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

Silver Springs II (PUD #112) (continued)

8. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
9. All Subdivision Regulations shall be met prior to release of final plat.

PRELIMINARY AND FINAL RELEASE:

Brighton Square Amended (3093) SW corner of 48th Street and South Quaker Ave.
(RM-T)

This plat is being reprocessed in order to show adjustments in the lot, lines of approximately 2½ feet and a reduction of an easement from 15' to 12'. No change in the development concept is being made. Since the changes were slight, but better shown by amended plat, this plat was submitted to show the new lot and easement alignments as needed. It is recommended the plat be approved, subject to receipt of release letters from applicable agencies, or use of the letters just submitted for its previous release.

The Technical Advisory Committee and Staff recommended approval of the Preliminary and Final Plat of Brighton Square Amended and to release it on the basis of previous approval letters.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, and Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to approve the Preliminary and Final Plat of Brighton Square Amended and release same as having met all conditions of approval.

FINAL APPROVAL AND RELEASE:

Burning Tree Plaza Amended (PUD #112) (183) 63rd Street and South 86th East Ave.
(RS-3)

AND

Motel Six First (594) North and East of 11th Street and Garnett Road (CS)

The Chair, without objection, tabled these items.

South Utica Place (683) 6900 Block of South Utica Avenue (OM)

The Staff advised that all necessary papers have been received and recommended release.

On MOTION of PARMELE, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") for final approval and release of Plat for South Utica Place Addition.

George Town Court (2993) East of the NE corner of 47th Street and South Gary Ave.
(RM-T)

Corporate Oaks (PUD #246) (383) NW corner of 71st Street and Granite Ave. (OL)

AND

Motel Site (Holiday Inn) (2994) NW corner of 51st Street and South 129th E. Ave.
(CS)

The Chair, without objection, tabled these items.

CHANGE OF ACCESS ON RECORDED PLAT:

Briarglen Plaza (2194) SE corner of 31st Street and South 129th E. Avenue (CS)

This request is to move an access point approximately 90 feet north from the platted location. No new access is planned, so the total number of access points remains the same. The Traffic Engineering Department has approved the request and the Staff recommended the Planning Commission concur.

On MOTION of HOLLIDAY, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to approve the request to move an access point in Briarglen Plaza Addition.

51st & Mingo Center (3693) SW corner of 51st Street and Mingo Road (CS)

The applicant was represented by Roy Johnsen.

The Staff advised Lot-Split #L-15364 is being requested for this lot. A change of access approval is needed since an adjustment in the existing access point will need to be made for the tract to have access to Mingo Rd.

On MOTION of PARMELE, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to approve this access change in 51st and Mingo Center.

21 Garnett Place (894) NW corner of 21st Street and South 116th East Ave. (CS)

This request is to add two access points on 21st Street to accommodate a service station development. The change has been approved by Traffic Engineering Department and the Technical Advisory Committee and the Staff recommended that the Planning Commission concur.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to approve the addition of two (2) access points in 21 Garnett Place.

REQUEST TO WAIVE PLAT:

Z-4579 Bimoncorp, Inc. (183) South side of 61st Street, West of Mingo Road (RM-1)

This is a request to waive a portion of Z-4579, which consists of approximately 2 acres. The original zoning application covered 30 acres and was also included in PUD #194. (The PUD was never reviewed by the City Commission, and apparently the application will never be completed.) The Board of Adjustment has approved an application to use the two (2) acre tract as a health club. The Board approval included some specific landscaping and site plan requirements. The site plan submitted with the request to waive the plat reflects the Board of Adjustment requirements (#11665). A lot-split will also be required since the tract is less than 2½ acres. Right-of-way on 61st Street will be required, if not already dedicated, to meet the Major Street Plan. Easements for utilities will be required and paving and drainage plans will be required through the permit process, subject to the City Engineer approval. Access points will be subject to approval by the Traffic Engineer.

Z-4579 (continued)

Since the City is planning a regional storm-water detention area adjacent to this tract and some flowage will be across it to the pond, the City Engineering Department felt that better control of needed easements and drainage would be provided by a plat. Drainage easements will be required and access control will need to be shown, as well as needed utility easements and/or right-of-way. It was felt that the property should be platted. The applicant, Duke Weir, was present at the T.A.C. meeting and aware of the recommendation.

The Technical Advisory Committee and Staff recommended DENIAL of the Waiver of Plat on Z-4579.

On MOTION of PARMELE, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to concur with the Technical Advisory Committee recommendation and DENY the Request to Waive Plat on Z-4579, Bimoncorp, Inc.

Z-5545 Dixie Hill Center (294) East of the NE corner of 165th East Avenue and
Admiral Place (IL)

The Chair, without objection, tabled this item.

Z-5652 David Reed (KELI Radio) (1393) SW corner of East 22nd Place and East
Skelly Drive (OM Pending)

This is a follow-up request to one previously reviewed by the T.A.C. on October 15, 1981, under Z-5564. It is a request to waive the plat on Lots 3, 4, 5, & 6, Block 3, Memorial Acres Addition (less expressway). Proposal is for offices and studios of Radio Station KELI. In previous review it did not appear that there was room for a septic system on the tract. Since that time, additional land has been obtained and the location of the septic system has been determined and coordinated with the Health Department. The T.A.C. requested the following conditions or requirements:

- (a) Extension of water to the site,
- (b) extension of sewer or approval of the Health Department,
- (c) relocate the easterly access point on service road to align with the east access on East 22nd Place. (This has been done.); and
- (d) ten-foot utility easement required on west side of tract. (This may be changed with the additional land now a factor.)

The Staff advised that these restrictions have been accomplished.

The Technical Advisory Committee and Staff recommended approval of the Waiver of Plat on Z-5652.

On MOTION of PARMELE, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to approve the Request for Waiver of Plat for Z-5652.

Z-5653 L. S. Harding (3194) E. side of South 107th E. Ave., N. of 61st Street
(RS-3 to IL)

The Chair, without objection, tabled this item.

LOT-SPLITS:

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") that the following approved lot-splits be ratified:

L-15369	(983)	Southern Equities	L-15378	(1993)	Utica Nat'l. Bank & Trust Company
15370	(394)	Motel 6, Inc.			
15371	(1694)	ERC Properties, Inc.	15379	(2993)	Ascension Lutheran Church
15374	(883)	Turner, et al			
15376	(1593)	Lortondale Club, Incorporated	15380	(1783)	Frontier Financial Center
			15381	(2193)	Sherman Clay Mgt., Inc.

For Waiver of Conditions:

L-15360 B. J. Brown (3284) East side of South 121st East Avenue, North of East 121st Street South (AG)

The Chair, without objection, tabled this item.

L-15364 Quik Trip Corp. (3693) SW corner of 51st Street and South Mingo Rd. (CS)

This is a request to approve a lot-split with a frontage of 100' instead of 150' as required by the Zoning Ordinances in the CS District. If the tract were attached to property in the rear (to the west), then no waiver would be involved, since that tract has already been through the waiver process. However, the applicant wants separate ownership so at least two requirements are evident: (1) Board of Adjustment approval of the 100' frontage and (2) a change of access approval by the Traffic Engineering Department, since an adjustment in the existing access point will need to be made for this tract to have access to Mingo Road. (The Staff has been advised that the split is being made so the adjacent lot to the west will have some more land for parking. If this is the case, the Staff preferred that the tract be attached to that tract and approved without any other waivers.)

Since the initial application and mailing, the applicant has obtained the necessary approval of the access change, simply by moving the access south and not adding another access to the total.

The Technical Advisory Committee and Staff recommended approval of L-15364, subject to the condition.

(a) Board of Adjustment approval of the frontage.

On MOTION of PARMELE, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to approve Lot-Split #15364, subject to the following condition:

(a) Board of Adjustment approval of the frontage.

This is a request to split Lot 18, Bungalow Court Addition into two lots, to create separate ownership of the existing residence, and the garage -- residence (being remodeled). The applicant is asking for a waiver of the frontage requirement only, for the "handle driveway" already there. The lots contain over 6,900 square feet so meet the area requirements.

The Technical Advisory Committee and Staff recommended approval of L-15372, subject to the conditions. Mr. Charles Whitebook was present for the applicant and had no objection to the conditions.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to approve Lot-Split #15372, subject to the following conditions:

- (1) Board of Adjustment approval of the frontage; and
- (2) separation of the water and sewer services and provide some additional area at the street for a water meter.

This is a request to split a 1.2 acre tract out of a 4.19 acre tract, with private access across reserve "A" of Block 3, Pleasant Oaks II Addition. The tract will be subject to the Health Department's approval for septic system; review by Sand Springs Water Department; and a waiver of the frontage requirement of 150' to 0' (private access) in an AG-R zoning classification.

The Technical Advisory Committee and Staff recommended approval of L-15373, subject to the conditions.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to approve Lot-Split #15373, subject to the following conditions:

- (a) Board of Adjustment approval; and
- (b) approval of the Health Department.

OTHER BUSINESS:

Staff Recommendation:

Planned Unit Development #166 is located east of the SE corner of 91st Street and Sheridan Road. The applicant recently requested and was granted a minor amendment to detach their condominium units and decrease their density.

This request is for developing all but two of the requested eighteen units as duplex townhouses rather than zero lot line single detached units. The density is not changing, the overall unit layout will remain the same, and the private street pattern will remain unchanged.

The Staff feels this is a minor amendment and recommends APPROVAL as submitted.

PUD #166 - Enclave Condominiums (continued)

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to approve this minor amendment for PUD #166.

PUD #270 - South of the SW corner of Memorial Drive and 81st Street South.

Staff Recommendation:

Planned Unit Development #270 is located south of the SW corner of Memorial Drive and 81st Street South. The tract was granted RM-1 zoning. In addition, it was granted Planned Unit Development Supplemental zoning, subject to conditions.

The Staff has reviewed those conditions and found the following:

<u>Required</u>	<u>Submitted</u>
(1) Detail Plan representative of the Site and Development Plan	Yes
(2) Development Standards:	
(a) Area (gross) - 289,195 sq. ft.	289,195 sq. ft.
(net) - 248,118 sq. ft.	248,118 sq. ft.
(b) Permitted Uses:	
Principal and Accessory Uses permitted as a matter of right in the OL District, and barber & beauty shops.	Same
(c) Maximum Floor Area - 80,000 square feet	80,000 sq. ft.
(d) Maximum Building Height - 4 stories	4 stories
(e) Minimum Building Setbacks:	
From North Property Line 120 ft.	141 feet
From South Property Line 70 ft.	270 feet
From West Property Line 15 ft.	23 feet
From Centerline of Memorial Drive 120 ft.	290 feet
(f) Parking Ratio - 3.5/1,000 sq. ft.	3.6/1,000 sq. ft.
(g) Minimum Internal Open Space:	
Net -- 75,000 sq. ft.	75,000 plus sq. ft.

(h) Ground Sign:

Height - 8 feet	None
Length - 16 feet	None
Lettering Area - 32 sq. ft.	None
(3) Approval of City Hydrologist	Yes
(4) Detail Landscape Plan	None
(5) Landscaped Parking Islands - 6	6
(6) Retaining Natural Vegetation where possible	Yes
(7) Subdivision Plat	Yes

Based upon this review the Staff can support Site Plan APPROVAL allowing the applicant to request the issuance of a building permit. However, prior to occupancy the applicant will be required to submit, for approval, plans showing that they meet the Sign Standards and Detailed Landscape Plan conditions of the PUD approved Development Plan.

Therefore the Staff recommends APPROVAL of the Site Plan, subject to approval of business sign and landscape plan prior to occupancy of the building.

On MOTION of RICE, the Planning Commission voted 7-0-0 (Higgins, Holliday, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Gardner, Inhofe, "absent") to approve the Detailed Site Plan, per Staff Recommendation, subject to approval of business sign and landscape plan prior to occupancy of the building.

There being no further business, The Chair adjourned the meeting at 4:20 p.m.

Date Approved February 17, 1982

Cherry Kempe
Chairman

ATTEST:

[Signature]
Secretary

TMAPC RECEIPTS
MONTH OF DECEMBER, 1981

ZONING

Zoning Fees	(7)	\$ 615.00	
Fee Waived	(1)		
			\$ 615.00

LAND DIVISION

Subdivision Preliminary Plats	(12)	\$ 600.00	
Subdivision Final Plats	(7)	419.00	
Lot-Splits	(21)	175.00	
Fee Waived	(0)		
			\$ 1,194.00

BOARD OF ADJUSTMENT

Board of Adjustment Fees	(35)	\$ 1,645.00	
Fee Waived	(0)		
			\$ 1,645.00
			\$ 3,454.00

DEPOSITORY TICKET

CITY RECEIPT

780	009681	\$	949.00
781	010292		580.00
782	011211		990.00
783	011465		335.00
784	012109		655.00
			\$ 3,509.00
	*Less		(55.00)
			\$ 3,454.00

CITY BOARD OF ADJUSTMENT

\$ 1,395.00

COUNTY BOARD OF ADJUSTMENT

\$ 250.00

CITY SHARE

\$ 904.50

COUNTY SHARE

\$ 904.50

*Less:

Returned check on Joel Money for Insufficient Funds - County Board of Adjustment Fee - Receipt #29030, Deposit #008703, \$50.00 and Returned Check charge \$5.00

