

TULSA METROPOLITAN AREA PLANNING COMMISSION  
 MINUTES of Meeting No. 1429  
 Wednesday, November 3, 1982, 1:30 p.m.  
 Langenheim Auditorium, City Hall  
 Tulsa Civic Center

| MEMBERS PRESENT                | MEMBERS ABSENT | STAFF PRESENT | OTHERS PRESENT              |
|--------------------------------|----------------|---------------|-----------------------------|
| Gardner                        | Freeman        | Chisum        | Linker, Legal<br>Department |
| Hennage, 2nd Vice-<br>Chairman | Higgins        | Gardner       |                             |
| Hinkle                         | Petty          | Lasker        |                             |
| Kempe, 1st Vice-<br>Chairman   | Inhofe         | Stump         |                             |
| Parmeale, Chairman             |                | Wilmoth       |                             |
| Rice                           |                |               |                             |
| Young                          |                |               |                             |

The notice and agenda of said meeting were posted in the office of the City Auditor, Room 919, City Hall, Tuesday, November 2, 1982, at 9:40 a.m., as well as in the Reception Area of the INCOG Offices.

Chairman Parmeale called the meeting to order at 1:40 p.m.

MINUTES:

On MOTION of HENNAGE, the Planning Commission voted 6-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmeale, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Young, Inhofe, "absent") to approve the Minutes of October 13, 1982 (No. 1427) and October 20, 1982 (No. 1428).

REPORTS:

Chairman's Report:

Chairman Parmeale asked the Staff and Mr. Linker if some of the items on the Commission agenda could be handled previously by the Staff in an administrative capacity. Mr. Gardner explained that the Ordinance requires a Public Hearing for Site Plan Reviews and Minor Amendments to PUD's, but thought only the Staff needed to be present, along with any interested parties and hold a public hearing. If there was a disagreement, the applicant could appeal to the Planning Commission. Mr. Linker thought this would be a good idea and wished to discuss this request with Mr. Gardner in greater detail. If sufficient guidelines are set, authority can be delegated. Chairman Parmeale also suggested that the Rules and Regulations Committee look at this proposal.

Chairman Parmeale also requested that the Staff prepare a letter of appreciation to former Planning Commissioner Lee Eller.

Committee Reports - Rules and Regulations:

Commissioner Gardner, Chairman of the Rules and Regulations Committee, reported that the Committee met prior to this meeting to consider 5 bids from different sign companies within the City of Tulsa for construction, maintenance and placement of zoning, PUD and BOA signs. The Committee recommends that the bid be awarded to Western Sign Company for a three-year contract. This will be presented to the INCOG Board during its meeting tomorrow. A compilation of the submitted bids was presented (Exhibit "A-1").

Committee Reports - Rules and Regulations: (continued)

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Young, Inhofe, "absent") to approve the award of bid to Western Sign Company for a three-year contract, per recommendation of the Rules and Regulations Committee.

Director's Report:

Mr. Lasker reminded the Commission that the Leadership Retreat sponsored by INCOG and the Chamber of Commerce will be held on November 18, 1982, at the Excelsior Hotel from 8:30 a.m. to 4:00 p.m. Registration forms have been mailed to the Commissioners.

SUBDIVISIONS:

For Preliminary Approval:

Cooley Lake East Addition (3204) SW corner of I-244 and 129th East Avenue  
(RMH)

The Chair, without objection, tabled this item.

Innovare Park (PUD #297) (683) 67th Street and South Troost Avenue (RM-T)

The Staff presented the plat with the applicant not represented.

This plat has a sketch plat approval, subject to conditions. The Staff noted that during review of the zoning/PUD and also in previous T.A.C. review, reservations and concerns were expressed about the proposed development. Within a typical multifamily development, the units are clustered about larger usable areas of open space and usually include extra parking, clubhouse, and other amenities. This project includes none of these. Again, it is emphasized that this is AN EXPERIMENTAL PROJECT. Any approvals of this plat shall not be construed as being a precedent for other projects to follow. Any waivers of regulations, and/or policies shall be made by the applicable authorities. The T.A.C. is not recommending any waivers as previously stated. Specific waivers of policies, regulations and practices will be in accordance with the Resolution adopted May 11, 1982, by the City Commission.

The Staff advised that the PUD and zoning have been approved by both the Planning Commission and the City Commission. However, there may be some question about whether certain Departmental requirements and rules had specifically been waived for this project. The PUD Minutes of the Planning Commission dated September 8, 1982, page 14, show that Condition #1 refers to the applicant's text and development plan. In that plan, certain references were made as to types of paving, curbs, etc., that were proposed. As a general rule only 3 copies of this text are submitted, so it was not known if the City Commission was aware of specific waivers involved. It will be necessary for the applicant to seek waiver directly from the City Commission on certain specific proposals that directly conflict with the rules and regulations of the Engineering Department and other departments.

The applicant was agreeable to list specifically all the necessary waivers and seek approval from the City Commission. This was also agreeable with the Staff and T.A.C. For the record, the Traffic Engineering Department

Innovare Park Addition (PUD #297) (continued)

noted that reduced right-of-way widths will increase view obstructions at intersections and driveways.

The Technical Advisory Committee and Staff recommended approval of the preliminary plat of Innovare Park Addition (PUD #197), subject to the conditions.

On MOTION of HENNAGE, the Planning Commission voted 7-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Inhofe, "absent") to approve the Preliminary Plat for Innovare Park Addition (PUD #297), subject to the following conditions:

1. Show all building lines and easements on the plat. Dimension all lots, easements, etc. (Since lots 50-55 abut South Utica Avenue, show 10-foot rear building line to clarify. Identify South Utica Avenue.)
2. Easements shown on the plat should meet the approval of the utilities. Show additional easements as required.
3. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat.
4. Pavement repair within restricted water line easements as a result of water line repairs due to breaks and failures shall be borne by the owner of the lot(s).
5. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat.
6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
7. 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.
8. Street names shall be approved by the City Engineer. Show on plat as required.
9. Covenants as submitted, are incomplete and should be revised. Also, include a statement that will explain the uses for the "reserves" and who will maintain them. Include PUD items.
10. Identify Mason High School. Also as "unplatted".
11. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the 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 the final plat.

Creekwood Addition (PUD #215) (1483) 81st Street and South 77th East Ave. (RS-3)

The Staff presented the plat with the applicant not represented.

The Staff noted that the applicant had submitted conceptual building layout proposals on the project in three different phases, which will follow the lot lines shown on the plat.

The Technical Advisory Committee and Staff recommended approval of the preliminary plat of Creekwood Addition (PUD #215), subject to the conditions.

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Inhofe, "absent") to approve the Preliminary Plat for Creekwood Addition (PUD #215), subject to the following conditions:

1. All conditions of PUD #215 shall be met prior to release of the 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. (Show all existing easements along Memorial Drive, as applicable.)
3. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat.
4. Pavement repair within restricted water line easements as a result of water line repairs due to breaks and failures shall be borne by the owner of the lot(s).
5. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat. (RMUA approval required)
6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
7. 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.
8. Street names shall be approved by the City Engineer. Show on plat as required. (?)
9. All adjacent streets and/or widths thereof, should be shown on the final plat. (Show 77th East Avenue.)
10. Access points shall be approved by the City and/or Traffic Engineer. (O.K., but show on the plat)

Creekwood Addition (PUD #215) (continued)

11. It is recommended that the developer coordinate with the Traffic Engineering Department during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of the plat.)
12. 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.
13. The key or location map shall be complete. (rotate?)
14. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
15. All Subdivision Regulations shall be met prior to release of the final plat.

Sutherland First Addition (1293) North Side of East 21st Street, 9400 Block East (RS-1, FD, & CS)

The Staff presented the plat with the applicant not represented.

The Technical Advisory Committee and Staff recommended approval of the preliminary plat of Sutherland First Addition, subject to the conditions.

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Inhofe, "absent") to approve the Preliminary Plat for Sutherland First Addition, subject to the following conditions:

1. The lot frontages on 21st Street do not meet the 150' minimum for CS. However, since the applicant is providing mutual access easements, the Staff sees no objection, subject to the Board of Adjustment's waiver of frontage.
2. Show an additional 10' of dedication on 21st Street to meet the Major Street Plan requirement of 60' of right-of-way from the centerline. Show building lines back from that distance 50'. (or as amended by the BOA)
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.
4. Pavement repair within restricted water line easements as a result of water line repairs due to breaks and failures shall be borne by the owner of the lot(s).
5. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat.

Lagniappe Inn Addition (continued)

3. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the 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, and shown on the plat.
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 the 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 the final plat.

Sugarberry Addition (684) SW corner of 61st Street and Garnett Road (RM-1)

The Staff presented the plat with the applicant represented by Gary Howell.

NOTE: This plat was reviewed at the T.A.C. meeting (10-14-'82), but was not transmitted to the Planning Commission since another, revised and more complete, plat had been submitted for review on 10-28-'82.

The Technical Advisory Committee recommended approval of the preliminary plat of Sugarberry Addition, subject to the conditions.

The Staff advised the Commission that all release letters have been received and final approval and release was recommended.

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

For Final Approval and Release:

Eight Acres Addition (PUD #288) (1783) 27th Place and South Birmingham Pl.  
(RS-1)

Wagon Wheel Trade Center (694) 111th East Avenue and East Admiral Boulevard  
(CS)

Village Walk Addition (1794) SE corner of 23rd Street and Garnett Road  
(RM-1)

Eight Acres (PUD #288), Wagon Wheel Trade Center, and Village Walk Additions,  
(continued)

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The Staff advised the Commission that all release letters had been received and final approval and release was recommended.

On MOTION of HENNAGE, the Planning Commission voted 7-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Inhofe, "absent") to approve the Final Plats of Eight Acres Addition, Wagon Wheel Trade Center and Village Walk Addition and release same as having met all conditions of approval.

Request to Waive Plat:

BOA #12263 Shadow Mountain Institute (383) West side of South Sheridan  
Road, South of 61st Street (RS-3)

This request is only for an expansion of the parking lot for an existing facility, which already has Board of Adjustment approval. The original approval of the Board was not subject to platting. Recent changes in the Zoning Ordinance now requires a plat on certain use units. Since this tract is so small, is a part of the overall ownership of the Institute, and access is through an existing driveway, the Staff sees no objection to the waiver. (BOA may have more restrictive control than a plat would anyway.)

The applicant was represented by Stan Ewing, who presented a plot plan. The City is widening South Sheridan Road and will require additional easement beyond the 50-foot right-of-way for grading and slopes. Any utility relocations and drainage would be taken care of mostly on the City project.

The Technical Advisory Committee and Staff recommended approval of the waiver of plat on BOA #12263, subject to the condition.

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Inhofe, "absent") to approve the request to waive plat on BOA Case No. 12263, Shadow Mountain Institute, subject to the following condition:

- (a) Drainage plans through the permit process.

LOT-SPLITS:

For Ratification of Prior Approval:

L-15610 ( 691) Don Painter/Laramie Development Company  
15611 (2293) Balcor Realty Investors, LTD - 75  
15612 (1783) Never M. Fail, Jr., et al  
15613 ( 283) Danny Brumble Homes  
15614 (2502) TURA  
15615 (1192) TURA  
15617 (2283) The General Corporation  
15618 (3602) TURA

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions";  
11.3.82:1429(9)

Lot-Splits for Ratification of Prior Approval: (continued)

Freeman, Higgins, Petty, Inhofe, "absent") that the approved lot-splits listed above be ratified.

For Waiver:

L-15603 Fay C. Garrison (374) 1/2 mile south of East 121st Street South  
on the East side of South 145th East Avenue (AG)

This request is to split a 5-acre (M/L) tract into three lots, each with approximately 1.6 acres (net) area and 110' of frontage. Since this is zoned AG, the applicant is requesting waiver of the bulk and area requirements of 200' frontage and 2 acres minimum. The Staff noted there are other lots in the area of similar shape and size. Approval would be based upon approval of septic systems by the City-County Health Department and Board of Adjustment waiver of the zoning requirements. (For the record, the applicant indicated tracts are on "well and septic" so the Health Department will only approve two lots, instead of 3, to meet the minimum sizes.) The applicant has not requested waiver of the right-of-way required by the Major Street Plan.

Two proposals were made for a two-lot configuration, one by the applicant and one by the Staff. The one recommended by the Staff was less complicated and provides two lots of equal size in accordance with the Health Department recommendations.

The Technical Advisory Committee and Staff recommended approval of L-15603, subject to the conditions.

On MOTION of HENNAGE, the Planning Commission voted 7-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Inhofe, "absent") to approve the request for waiver on L-15603, subject to the following conditions:

- (a) Board of Adjustment approval,
- (b) Health Department approval, and
- (c) two lots as recommended by the Staff.

L-15600 Owen & Collinson (2792) East side of South Vancouver Avenue, South  
of West 48th Street (RS-3)

This request is to split the south 150' of Lot 10, Block 2, Greenfield Addition into three 50' x 139.3' lots. The Staff notes that the zoning is RS-3, which requires 60' lot width and 6,900 square feet of area. The three (3) tracts being made will have about 6,965 square feet, but only 50' of frontage. Since there are many 50' lots in this general area, the Staff sees no objection to the waiver of lot width, subject to the Board of Adjustment's approval. Three (3) lots created as shown will permit three (3) single-family dwellings to be constructed. As an alternate, a lot-split could be filed for two (2) 75' lots without any waiver. The applicant would have a choice of either constructing two (2) single-family dwellings by right, or applying to the Board of Adjustment for a duplex use by exception. The Staff makes no recommendation on the merits of duplex construction, since that is the prerogative of the Board of Adjustment. (For the record, the P.S.O. property is shown on the map for informational purposes and would not be included in any other applications. It is shown to be the remainder of tracts previously split.)

L-15600 (continued)

The Technical Advisory Committee and Staff recommended approval of L-15600, subject to the conditions.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Inhofe, "absent") to approve the request to waive L-15600, subject to the following conditions:

- (a) Board of Adjustment approval of 50' lot width, and
- (b) utility easement on east to meet standard width requirement. (11')

L-15606 Tulsa Sheet Metal Works, Inc. (693) 42 North Quincy Avenue (IM)

This is a request to waive the frontage requirements in an IM District from 50' to zero on one lot and 30' on the remainder. Both tracts have existing buildings on them and the smaller tract received Board of Adjustment approval for a setback waiver from an R District, Case #4743, dated July 14, 1965. The Board did not waive any other conditions, nor was any lot-split sought until now. Since this is an existing condition, the Staff has no objection to the request, subject to the Board of Adjustment's approval. (For the record, the Staff advises the applicant/owner of the smaller lot with zero frontage to assure himself that mutual access exists over the 30' strip of land in front of the building that actually is part of the larger, remaining tract.) There is an existing sanitary sewer along the south line of the smaller tract. If no easement exists for same, the Water and Sewer Department requests an easement to cover the line.

On MOTION of HANNON, the Technical Advisory Committee voted unanimously to recommend approval of L-15696, subject to the condition.

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Inhofe, "absent") to approve the request to waive L-15696, subject to the following condition:

- (a) Board of Adjustment approval of frontages.

CONTINUED ZONING PUBLIC HEARING:

PUD 298 Bernier (Charles) 91st Street and South 91st East Avenue (AG)

A letter was presented from Mr. Charles Norman, attorney for the applicant, requesting this case be continued until November 17, for the determination of the floodplain and the exact location of several existing pipeline easements (Exhibit "B-1").

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Gardner, Hennage, Hinkle, Kempe Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Inhofe, "absent") to continue consideration of PUD #298 until November 17, 1982, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

Application No. PUD #300 Present Zoning: (CS, RM-0, PUD #222)  
Applicant: Johnsen (Design & Decoration Center)  
Location: NE corner of 81st Street and Sheridan Road

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Date of Application: September 16, 1982  
Date of Hearing: November 3, 1982  
Size of Tract: 10 acres+

Presentation to TMAPC by: Roy Johnsen  
Address: 324 Main Mall Phone: 585-5641

Staff Recommendation:

Planned Unit Development No. 300 is located at the northeast corner of 81st Street and South Sheridan Road. The tract is zoned a combination of CS and RM-0 and was previously approved as PUD #222 for a home improvement and furnishing commercial center. The applicant is now proposing in PUD #300 to develop a commercial shopping center that meets the needs of today's market and the surrounding neighborhoods.

The Staff has reviewed the applicant's Text and Site Plan and find the proposal in keeping with the intent and purposes of the PUD Ordinances. The Staff recommends APPROVAL of PUD #300, subject to the following conditions:

- 1) That the applicant's Outline Development Plan be made a condition of approval, unless modified herein.
- 2) That the total building area for the proposal shall not exceed 101,000 square feet and shall be distributed per the following Development Standards.
- 3) Development Standards

Development Area "A" - Commercial Service Area

|  |  |
|--|--|
| Area   | .70 acres  |
| Permitted Uses   | As permitted within a CS District*                   |
| Maximum Floor Area                                     | 7,000 square feet.*                                  |
| Maximum Number of Stories                              | 2  |
| Maximum Height   | 26 feet  |
| Minimum Building Setback From Abutting Arterial Street | 50 feet  |
| Off-Street Parking and Loading Requirements            | As provided within Section 1214.4 of the Zoning Code |
| Other Bulk and Area Requirements                       | As provided within a CS District                     |

(\*The Illustrative Site Plan depicts the intended use of Development Area "A" as a gas-mart facility. The above standards are intended to permit alternative uses.)

Signs

Signs accessory to uses within the Development Area "A" shall comply with the restrictions of the PUD Ordinance and the following  
11.3.82:1429(13)

PUD #300 (continued)

additional restrictions:

Ground Signs

|   |                |
|---|----------------|
| 81st Street Frontage                            | 1              |
| Sheridan Frontage                               | 1              |
| Heights Above Grade of Abutting Street          | 20 feet        |
| Maximum Display Surface Area of any Ground Sign | 72 square feet |

Wall or Canopy Signs

Aggregate Display Surface Area limited to 1-1/2 square feet per each lineal foot of the building wall to which the sign or signs are affixed. Wall or canopy signs shall not exceed the height of the building.

Development Area "B" - Shopping Area

|  |  |
|--|--|
| Area   | 4.09 acres   |
| Permitted Uses   | As permitted within a CS District                    |
| Maximum Floor Area   | 47,000 square feet                                   |
| Maximum Stories  | 2  |
| Maximum Height   | 26 feet  |
| Minimum Internal Landscaped Open Space                                 | 15% of net area                                      |
| Minimum Building Setback From Abutting Arterial Street                 | 50 feet  |
| Minimum Building Setback From North & East Development Area Boundaries | 40 feet  |
| Off-Street Parking and Loading Requirements                            | As provided within Section 1214.4 of the Zoning Code |
| Other Bulk and Area Requirements                                       | As provided within a CS District                     |

Shopping Area Landscaping

A minimum 10-foot landscaped area shall be maintained along the 81st Street and Sheridan Shopping Area frontages, excepting points of access. A screening fence, eight (8) feet in height, and a landscaped area at least ten (10) feet in width shall be maintained along the northern boundary of Development Area "B". Internal required open space shall include perimeter landscape area within the development area boundaries, parking islands and plazas, but excludes walkways which solely provide minimum pedestrian circulation. Required landscaping shall be in place on a lot prior to the issuance of a Certificate of Occupancy.

Signs, Shopping

Signs accessory to uses within the shopping development area shall comply with the restrictions of the PUD Ordinance and the following additional restrictions:

PUD #300 (continued)

Shopping Area Ground Signs

|   |          |
|---|----------|
| 81st Street Frontage  | 1        |
| Sheridan Frontage   | 1        |
| Heights Above Grade of Abutting Street                        | 20 feet  |
| Maximum Display Surface Area of any Ground Sign               | 64       |
| Setback From Abutting Residential Development Area Boundaries | 100 feet |

Shopping Area Wall or Canopy Signs

Aggregate Display Surface Area limited to 1-1/2 square feet per each lineal foot of the building wall to which the sign or signs are affixed. Wall or canopy signs shall not exceed the height of the building.

Development Area "C" - Shopping Area

|   |  |
|---|--|
| Area  | 4.00 acres   |
| Permitted Uses  | As permitted within a CS District*                   |
| Maximum Floor Area  | 47,000 square feet                                   |
| Maximum Stories   | 2**  |
| Maximum Height  | 26 feet**  |
| Minimum Internal Landscaped Open Space                        | 15% of net area                                      |
| Minimum Building Setback From Abutting Arterial Street        | 50 feet  |
| Minimum Building Setback From North Development Area Boundary | 40 feet  |
| Minimum Building Setback From East Development Area Boundary  | 50 feet  |
| Off-Street Parking and Loading Requirements                   | As provided within Section 1214.4 of the Zoning Code |
| Other Bulk and Area Requirements                              | As provided within a CS District                     |

\*Except within the east 190 feet Use Unit 19 is prohibited, as well as any fast food franchise restaurant, or convenience grocery store.

\*\*Except in the east 190 feet where height will be restricted to one-story and no more than 20 feet.

Shopping Area Landscaping

A minimum 10-foot landscaped area shall be maintained along the 81st Street Shopping Area frontage, excepting points of access. A screening fence eight (8) feet in height, and a landscaped area at least ten (10) feet in width, shall be maintained along the northern and eastern boundaries of Development Area "C". Internal required open space shall include perimeter landscape area within the development area boundaries, parking islands and plazas, but excludes walkways which solely provide minimum pedestrian

PUD #300 (continued)

circulation. Required landscaping shall be in place on a lot prior to the issuance of a Certificate of Occupancy.

Signs, Shopping

Signs accessory to uses within the shopping development area shall comply with the restrictions of the PUD Ordinance and the following additional restrictions:

Shopping Area Ground Signs

|   |          |
|---|----------|
| 81st Street Frontage  | 1        |
| Heights Above Grade of Abutting Street                        | 20 feet  |
| Maximum Display Surface Area of any Ground Sign               | 64 feet  |
| Setback From Abutting Residential Development Area Boundaries | 100 feet |

Shopping Area Wall or Canopy Signs

Aggregate Display Surface Area limited to 1-1/2 square feet per each lineal foot of the building wall to which the sign or signs are affixed. Wall or canopy signs shall not exceed the height of the building.

- 4) That the east and north sides of the building in Development Area "C" shall carry through the architectural design theme of the total project.
- 5) That all roof mounted heating, cooling, etc., equipment be screened from view.
- 6) That a Detail Site Plan in conformance with the approved Outline Development Plan be submitted and approved, by Development Area, prior to the request for any Building Permits.
- 7) That a Detail Landscape Plan be submitted and approved, by Development Area, prior to occupancy.
- 8) That amended covenants incorporating the PUD conditions of approval, be approved by the TMAPC and filed of record in the County Clerk's Office, making the City of Tulsa beneficiary to said covenants, prior to the issuance of a Building Permit.

Detail Site Plan Review  
Development Areas "A" and "B"

The applicant is also requesting that the development Areas "A" and "B" be reviewed for Detail Site Plan Review. The Staff has reviewed the Site Plan submitted and find it consistent with the Outline Development Plan and the PUD Ordinance and recommend APPROVAL, subject to the respective conditions stated above and the plan submitted.

Applicant's Comments:

Mr. Roy Johnsen represented the applicant and had no objection to the Staff recommendation and conditions. The underlying zoning is presently a combination of CS and RM-0 and this application does not require any change in

PUD #300 (continued)

zoning. The intensity proposed is permitted by the underlying zoning and is within the Development Guidelines. There is a slight reduction in the floor area, compared to previous applications. The Site Plan was submitted to the Southeast Tulsa Homeowner's Association for review; and, to his knowledge, there is no objection to the proposal. He has also been in contact with two owners of nearby single-family properties to the east and there is no objection. Along the north boundary of the subject tract is duplex development, except for two lots that have been approved for office use. The single-family neighborhood to the east is in a back-up situation to this property and there are no stub streets into the tract. The property was under an earlier PUD and this is not changing, just a matter of how it is to be developed and the type of center that is proposed.

Protestants: None.

TMAPC Action: 7 members present.

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be approved for PUD, subject to the conditions set out in the Staff Recommendation:

Lot 1, Block 1, Square One Addition, an Addition to the City of Tulsa, Tulsa County, Oklahoma.

Application No. PUD 111-B

Present Zoning: (RS-3)

Applicant: Sullivan (Salvation Army)

Location: NE and NW of 31st Street South and 136th East Avenue

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Date of Application: September 16, 1982

Date of Hearing: November 3, 1982

Size of Tract: 11.5 acres

Presentation to TMAPC by: Drake Cook

Address: 4580 East 50th Street - 74135

Phone: 494-6700

Special Discussion for the Record:

A letter was submitted from the attorney for the protestants, Kenny Smith, (Exhibit "C-1"). This request was submitted to the Staff today before the meeting. The reason for the request is to allow the protestants time to receive an evaluation of the drainage consequences on the site by a professional hydrologist. Mr. Drake Cook, representing the applicant, stated he preferred to proceed with the hearing, since this was delayed from the last meeting and the developer is anxious to begin construction. Also, the applicant is from out of town.

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Inhofe, "absent") to hear PUD #111-B.

Staff Recommendation:

Planned Unit Development No. 111-B is located at South 139th East Avenue and East 31st Street. It is 10.9 acres in size, zoned PUD #111-A for Salvation Army recreation and single-family residential uses, and the applicant is requesting to return to a townhouse use originally approved as a part of PUD #111. It is abutted on the north by open park land under PUD #111, on the east by backing single-family dwellings zoned RS-3, on the south, across 31st Street, by single-family dwellings zoned RS-3, and on the west by siding single-family homes under PUD #111. Even though the tract was approved for the Salvation Army use, the original plat was never replatted, therefore, the East Park Plat still shows the initial townhouse development.

The Staff has reviewed the initial townhouse proposal that was approved and the submitted Outline Development Plan for PUD #111-B and find no major differences in the internal design. However, externally, some conditions have changed, single-family dwellings have been constructed surrounding the tract. These single-family lots are buffered by open space on the north and by back lot orientation on the east and south. But on the west it is likely that a homeowner could have bought his home expecting single-family to be developed between his lot and the proposed recreation center. Because of this possibility, the Staff feels that a single-family buffer should be maintained as part of this new proposal and would recommend the applicant provide two single-family lots, one on the north side of 30th Place and one on the south, adjacent to the existing single-family.

Based on the above review, the Staff can support and does recommend APPROVAL of PUD #111-B, subject to the following conditions:

- 1) That the applicant's Plan and Text be made conditions of approval, unless modified herein.

PUD #111-B (continued)

2) Development Standards:

|                             |  |
|-----------------------------|--|
| Area:                       | 10.9 acres   |
| Permitted Uses:             | Single-Family Townhouse and Accessory Uses.  |
| Maximum Number of Units:    | 2 Single-Family, 111 Townhouses  |
| Minimum Off-Street Parking: | 226 spaces   |
| Minimum Livability Space:*  | Single-Family lots will conform to RS-3.<br><br>Townhouse units shall have an average of 900 square feet per unit. |
| Maximum Building Height:    | 35 feet  |
| Minimum Setbacks:           |  |
| From right-of-way 31st St.  | 35 feet  |
| From internal streets       | 10 feet  |
| From building to building   | 10 feet  |
| Front and Rear Yard         | 20 feet  |

\*An additional recreation area shall be provided in the general location of Block 15, Lots 34 and 35 as originally planned.

- 3) That signs shall conform to Section 420.2 (d) (2).
- 4) That a Detail Site Plan be submitted to, and approved by the TMAPC, prior to the issuance of a building permit.
- 5) That a Detail Site Plan be submitted to, and approved by the TMAPC, prior to occupancy, including the location of screening fences and plant materials.
- 6) That an amended covenant, incorporating the PUD conditions of approval within the restrictive covenants, be approved by the TMAPC and filed of record in the County Clerk's Office making the City of Tulsa beneficiary of said covenants, prior to the request for a building permit.
- 7) That the Drainage Plans be approved by the City Engineer.

Special Discussion for the Record:

The Staff had mentioned to the applicant and a few protestants after the last meeting that, if the City Engineer would agree, 30th Place could be terminated from the single-family to the west going into that particular area, then another type of buffer other than single-family would be appropriate. A 20-foot green space and landscaped area with a screening fence along the western end would be acceptable. In order to accomplish this, a second point of ingress and egress would be needed along 31st Street.

Applicant's Comments:

Mr. Drake Cook is the architect and land planner for this project. He presented a copy of the minor revision to the site plan that was proposed.

PUD #111-B (continued)

(Exhibit "C-2"). Mr. Cook agrees with the Staff Recommendation except for the requirement of single-family lots on the west side, both sides of the street. The developer has discussed this matter with the adjacent home owners that attended the last meeting and they were agreeable to duplexes adjacent to their property, since these will be one-story. All of the end townhouse units are single-story and the interior units are two-story. This would put three, single-story structures between the single-family homes and the two-story units. The original plat was filed in 1971.

|                     |                               |            |                              |
|---------------------|-------------------------------|------------|------------------------------|
| <u>Protestants:</u> | Kenny Smith, Attorney         | Addresses: | 502 West 6th Street - 74119  |
|                     | Howell Mullis, Hemphill Corp. |            | 4834 South 83rd East Avenue  |
|                     | Raymond Liu                   |            | 3010 South 137th East Avenue |
|                     | Howard Zitter                 |            | 13208 East 30th Place        |
|                     | George Beal                   |            | 13219 East 30th Place        |
|                     | Mike Abney                    |            | 13214 East 29th Place        |

Protestant's Comments:

Mr. Kenny Smith represented a group of homeowners that live in the Eastpark Addition, which borders the subject tract to the west, north and east. Their concern is the fact that certain items have not been adequately addressed. These issues are important because of the nature of the development since 1971. Drainage and water retention is the main concern. The area proposed for townhouse development is on top of a hill. These units will look down on the Eastpark Addition. The residents want to be assured about the drainage problems and how they will be protected, especially during construction. Other concerns are the traffic and the buffering between the existing single-family dwellings and the proposed townhouses. The streets in this area are already over-burdened. The residents to the east have not been satisfied with the buffering. The protestants have retained Mr. Howell Mullis to study the hydrology problems and he is present to discuss his preliminary findings.

Mr. Howell Mullis, Chief Engineer for the Hemphill Corporation, explained that the residents are deeply concerned about the potential earth change problems that could exist during construction. The storm water drainage in the area is minimally adequate. Even during moderate rainfall, low lying areas of the streets are inundated, and, during heavy rainfall, water backs up into the yards. During construction, runoff could be intensified considerably, along with mud. The people wish to be informed as to the earth change plans available during construction, how rigidly this will be enforced and what will be done if proved ineffective. Other development projects within the City have had problems with the earth change methods. There is indication that retention ponds will be provided to accommodate all storms between the 5-and 100-year storms. There are no known plans to improve 129th Street or 31st Street in this area, which is heavily traveled. This project will compound the problems.

Chairman Parmele advised that the Planning Commission is not responsible for enforcing the drainage plan. A project is approved, subject to approval of drainage plans by the City Engineer. A floodplain determination is furnished to the Commission by the City Engineer and, in this instance, an earth change permit is required prior to development, as well as drainage plan; and, a "fee in lieu of" (or on-site detention) will be required. He requested that the City Hydrologist be asked to come into the meeting to discuss this matter.

Commissioner Young asked Mr. Mullis if he had discussed this problem with the City Hydrologist. Mr. Mullis advised he was retained only yesterday and has not had a chance to discuss this with anyone in the City. He has made a site visit with the homeowners and attended a meeting. Commissioner Rice questioned the impact of the drainage in this area on property downstream without the proper hydrological study. Mr. Mullis explained that the area is on the brink of a flooding disaster at present and ground has recently been broken for another apartment complex down the street from this property. The area is rapidly growing but facilities that exist today are just minimally adequate.

Mr. Raymond Liu is an architect by profession and has two houses on the east side of this project. He requested a provision be made for a buffer on the east side equal to the provision made on the west side so that a single-family dwelling would be placed next to his property. The architect seems flexible and willing to make compromises and will be able to retain the number of units proposed. Chairman Parmele asked if Mr. Liu was aware the subject tract was platted for townhouses when he purchased his home. Mr. Liu built 11 houses in the subdivision in 1980 and was informed the subject property would be used for park and public buildings.

Mr. Ruben Hays, the City Hydrologist, appeared as requested and was asked to explain the procedure used to control flooding and erosion. He explained that, for any earth change within the City, a tract must contain 5 acres or more and an earth change permit will be approved on a tract, subject to the erosion control measures and compliance with City Ordinances. This takes place after replatting or waiver of replat, whichever is applicable. The engineer will present a grading plan to the City Engineer in order to control erosion so adjacent homes are not adversely affected. He will also look at the drainage during construction. The Design Criteria for the City has explicit details in various sections on how to control erosion. The grading plans must meet these requirements. The least expensive way to prevent erosion is by stacking straw bales around the perimeter of the property to intercept any erosion. There would be a point where the amount of water runoff would require a dike of gravel around the property. Sometimes a pond is excavated to allow the water to drain and become a silt trap. Then the silt can be disposed of during construction. An earth berm could be used around the property. It is up to the developer's engineer to decide the method, as long as it is within the Design Criteria Manual used by the City.

Commissioner Kempe was curious about the requirement for on-site detention or "fee in lieu of". Mr. Hays explained there is a sub-regional detention facility planned for this creek to the west of this location, which would alleviate the need for on-site detention. If Mr. Hays is aware of particular problems in the area, he and his Staff will consider these problems. If he feels a proposal will not work on a particular site but is acceptable by the guidelines, the City Engineer will consider another alternative. Mr. Linker explained that the Ordinances are designed to prohibit any damage to adjoining property or property down stream.

Chairman Parmele thanked Mr. Hays for his time and expressed the Commission's appreciation for his explanation of procedures.

Mr. Howard Zitter advised that opening East 30th Street would cause an enormous traffic jam. There are two apartment complexes in the area already and

PUD #111-B (continued)

another is in the process of being built.

Mr. Smith requested this application be sent back to the Staff for further study of the drainage and traffic situations.

Mr. George Beal explained that the developer informed them they could put a street adjacent to the buffer onto 31st Street. Mr. Beal discussed this with Commissioner Hewgley's office and was told streets could not be placed less than 600 feet apart.

Mr. Mike Abney was concerned because any mud coming from the subject tract would flow into his yard. He is also concerned about the traffic.

Applicant's Comments:

Mr. Cook wished to ease the concerns of the protestants and stated that the project will be constructed in four phases. The entire site will not be graded and cut for streets, then left to set while construction is progressing in one area. This will be about 2 1/2 acres per phase, disturbing the site as little as possible. Also, the top soil will be preserved as much as possible, since it is expensive to replace. Permanent berms will be furnished around the site for landscaping, privacy screening and to beautify the project. Part of these will be built during construction to prevent erosion. Most of the concerns will be worked out during the planning stage in compliance with the City Ordinances and approval by the City Engineer. Mansur-Daubert-Williams, the engineers for the project, have discussed the possibility of turning a street out onto 31st Street with the City Engineer and this was considered, but not approved. If congestion occurs on these streets, traffic will flow the other way.

The agreement to build duplexes and single-story structures on the west side was to offset the opening of the street. He is willing to do anything that is reasonable and feasible to cooperate with the neighborhood in order to enhance the project and the surrounding area. There will be extensive landscaping to help erosion for the life of the project.

Mr. Cook had submitted a letter requesting early transmittal of this case in order to begin construction before the winter season (Exhibit "C-3").

Commissioner Young wondered about the request made by Mr. Liu to put single family on the east side of the project. Mr. Cook explained that the backyard requirements would protect Mr. Liu's property, as well as a fence that is existing. The end unit immediately on 31st Street is single-story. He felt Mr. Liu was not concerned about the structure's opening on the first floor, since the fence is in place, but was concerned about how many openings were on the second floor looking down onto his property. Due to solar considerations any second-story bedrooms in the second unit would be on the south side of the structure. The only second-story portion of the unit facing Mr. Liu's property would be the living room and there would be no visual contact. Mr. Cook has not had time to discuss Mr. Liu's request to put a duplex adjacent to 31st Street and then start the townhouses. The developers will comply if possible.

In reviewing this, Mr. Gardner considered the fact that houses siding each other would have a five-foot side yard. The developer is proposing a ten-foot setback, so there might be fifteen feet between the single-family

PUD #111-B (continued)

houses to the west and the proposed, one-story, duplex townhouses. On the eastern boundary, using a minimum of a 115-foot depth lot with 25-foot front yard, there would be between 40 and 50 feet of back yard plus the 20 feet of the townhouse, which makes almost 70 feet of separation between buildings which is adequate. The west boundary is different because there is only 10 or 15 feet of separation and the buildings are siding.

Mr. Cook mentioned that there will be trees provided along the east boundary. For the first four or five years these are inconsequential, but will be of great value in a few years.

Special Discussion for the Record:

Chairman Parmele wondered if the Planning Commission could require a street to come out to 31st Street. Mr. Gardner agreed; and also, the Commission could require a second dedicated point of access between the street to the west and the street that would be a part of this development to the east. The applicant would lose a couple of units, however. There are no other streets to the south to conflict and would allow about 600 feet between these streets. The other option would be to close the dedicated street to the west, but the City might not approve such a request. The maximum number of units allowed is 113 and it might be possible to pick up the units that would be lost to street dedication in another area.

Commissioner Young asked Mr. Gardner if it would be beneficial for the Staff to study this application further, as requested by the protestants. Mr. Gardner did not feel this was necessary, unless the Commission did not want to approve it without substantial changes. In that case, the Staff would require more time to evaluate changes. A requirement for an additional access point would not change much except the probable loss of two units. There will be approximately 3-4 weeks delay between this hearing and a hearing before the City Commission. The protestants would have additional time to study the drainage and discuss the problem with the City Engineer.

MOTION was made by KEMPE to approve the application with additional conditions, that there be single-story duplexes to the west and a second dedicated access to 31st Street. Commissioner Young requested a reduction in units to the east from 15 to 10 units. Commissioner Kempe and Chairman Parmele did not think such a requirement would be necessary. MOTION was second by HINKLE as stated.

Commissioner Young and Chairman Parmele remarked that they are confident with the City of Tulsa Engineering Staff and felt everything possible will be done to assure there will be no flooding. Commissioner Rice agreed with this statement. Mr. Gardner appreciated the participation of the residents and felt it is part of their responsibility to follow-up on the process so they are satisfied that the end result meets their approval.

Instruments Submitted: Letter from Protestants requesting continuance (Exhibit "C-1")  
Copy of the minor revision to the proposed site plan (Exhibit "C-2")  
Letter requesting early transmittal (Exhibit "C-3")

TMAPC Action: 7 members present.

On MOTION of KEMPE, the Planning Commission voted 6-1-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, "aye"; Young "nay"; no "abstentions";

PUD #111-B (continued)

Freeman, Higgins, Petty, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be approved for PUD as amended, subject to the conditions set out in the Staff Recommendation and the following modifications and additions:

"...2) Development Standards:

|                            |  |
|----------------------------|--|
| Permitted Uses:            | Single-Family, Duplex, Townhouse and Accessory Uses                |
| Maximum Number of Units:   | 113 Units  |
| Minimum Livability Space:* | Townhouse units shall have an average of 900 square feet per unit. |

- 8) That single-story duplexes be constructed on the western boundary.
- 9) That there be a second dedicated access to 31st Street."

Blocks 13, 14, 15, Eastpark Addition to the City of Tulsa, Tulsa County, State of Oklahoma.

Request for Early Transmittal:

Chairman Parmele was against the request for early transmittal. It is his feeling that the applicant and the protestants need time to work with the City Hydrologist. Commissioner Young and Kempe agreed.

TMAPC Action: 6 members present.

On MOTION of YOUNG, the Planning Commission voted 6-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Rice, Inhofe, "absent") to DENY the request for early transmittal.

Application No. Z-5760 and PUD #301  
Applicant: Nichols (Billingsley)  
Location: 4903 East 2nd Street

Present Zoning: RS-2  
Proposed Zoning: RM-1

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Date of Application: September 16, 1982  
Date of Hearing: November 3, 1982  
Size of Tract: .25 acre

Presentation to TMAPC by: Robert Nichols  
Address: 111 West 5th Street - 74103

Phone: 582-3222

Relationship to the Comprehensive Plan: Z-5760

The District 5 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low-Intensity -- Residential.

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

Staff Recommendation: Z-5760

The subject tract is located at the NE corner of East 2nd Street and South Yale Avenue. It is .25 acres in size, contains two single-family residential dwellings, is zoned RS-2 and the applicant is requesting RM-1, Residential Multifamily Low-Intensity, zoning. The tract consists of two lots, one of which has frontage on both Yale Avenue and 2nd Street, the other has frontage onto 2nd Street only. It is abutted on the north by a single-family dwelling zoned RS-2 and just north of this structure, is the Crosstown Expressway. It is abutted on the east and south by the existing single-family neighborhood, zoned RS-2, and on the west, across Yale Avenue, by one small vacant lot and two additional large lots, each containing single-family dwellings all of which are zoned RS-3.

The applicant is proposing to use the westernmost structure as an office with very little exterior change. The easternmost lot is the applicant's personal residence. The applicant has filed a companion PUD #301 to accomplish the office use. A portion of the subject residence has been used in the past, to a certain extent, as nonresidential. The subject structure could be preserved in its residential character, under the PUD controls, but used for office use.

The Staff cannot support the RM-1 zoning (on the westernmost lot) based on the existing physical facts. It is completely surrounded by RS-2 and RS-3 single-family zoning and development. Therefore, the Staff recommends DENIAL of the RM-1 zoning request.

Staff Recommendation: PUD #301

Planned Unit Development No. 301 is located at the NE corner of Yale Avenue and East 2nd Street. It is .25 acre in size, contains two (2) single-family structures, and the applicant is requesting to use the corner structure as a light office.

If the Commission is inclined to support the RM-1 zoning on the westernmost lot and the applicant's proposal for light office, the following conditions should apply:

- 1) That the applicant's Plan and Text be made conditions of approval, unless modified herein.

PUD #190-16 - Lonnie Day - Lot 4, Block 5, Minshall Park I Addition

t

Staff Recommendation:

The subject tract is located on the interior of a residential, single-family neighborhood and is zoned RS-3 under PUD guidelines. The tract is 75' x 120' in size and according to the approved PUD has a required 6,200 square-foot livability space.

The applicant has applied for an amendment to the PUD to allow livability space of 5,700 square feet.

After review of the application and original PUD, the Staff can recommend APPROVAL of the request for the following reasons:

- 1) The request is for a total variance of only 8%, thus, it would meet the Commission's guidelines as being minor in nature.
- 2) The request is along the same general guidelines as the original PUD.
- 3) The difference of only 500 square feet will still provide ample livability space for the lot.

TMAPC Action: 6 members present.

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Higgins, Petty, Inhofe, "absent") to amend PUD #190-16 as requested.

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PUD #267 Norman - Village South - SE corner of 101st Street and Sheridan Road

Staff Recommendation - Detail Site and Landscape Plan Review

Planned Unit Development No. 267 is located at the SE corner of 101st Street South and Sheridan Road. It is 10 acres in size, vacant, and designated under the PUD for commercial use.

The Staff reviewed the PUD and compared it to the submitted plan and found the following:

| ITEM   | APPROVED   | SUBMITTED       |
|--|--|-----------------|
| Area:  | 10 acres   | 10 acres        |
| Permitted Uses:  | CS except for multi-family, bars, taverns, and private clubs | Same            |
| Maximum Floor Area:                                      | 108,900 square feet  | 103,690 sq. ft. |
| Minimum Building Setback:                                |  |                 |
| South Boundary   |  |                 |
| The West 400 feet  | 55 feet  | 55 feet         |
| The East 217 feet  | 100 feet   | 124 feet        |
| East Boundary  |  |                 |
| North & West Boundaries from centerline of Arterial Sts. | 100 feet   | 100 feet        |
| Maximum Building Height (to top of parapet):             |  |                 |

PUD #267 (continued)

|  |   |                |
|--|---|----------------|
| The South 300 feet of the West<br>400 feet | 26 feet   | 26 feet        |
| The remainder of PUD site                  | 20 feet   | 20 feet        |
| Off-Street Parking:                        | 4.5/1000 sq. ft. of<br>floor area, or 466<br>spaces | 467 spaces     |
| Minimum Landscaped Area:                   | 41,000 square feet                                  | 41,000 sq. ft. |

In addition, the Staff reviewed the following use restrictions within the south and east 120 feet; architectural compatibility, roofs, siding materials, mechanical equipment, trash receptacles, loading docks, landscaping and lighting, and after an analysis of the plans submitted, we find that the plan is consistent with the conditions of the PUD.

Therefore, the Staff recommends APPROVAL of the Detail Site and Landscape Plans, subject to all plans submitted.

TMAPC Action: 6 members present.

On MOTION of YOUNG, the Planning Commission voted 6-0-0 (Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Higgins, Petty, Inhofe, "absent") to approve the Detail Site and Landscape Plans for PUD #267, subject to the plans submitted.

PUD #246, Area A - Norman - Corporate Oaks Planning Unit - NE corner of 71st Street and Yale Avenue

Staff Recommendation - Detail Site and Landscape Plans Review

Planned Unit Development No. 246 is located on the north side of 71st Street, east of Yale Avenue. It was approved by the City Commission in January of 1981, for an office building use.

The Staff reviewed the PUD conditions and compared them to the submitted Site and Landscape Plans and find the following:

| ITEM                            | APPROVED  | SUBMITTED        |
|---------------------------------|---|------------------|
| Area (Gross):                   | 176,600 sq. ft.   | 176,600 sq. ft.  |
| (Net):                          | 141,700 sq. ft.   | 141,700 sq. ft.  |
| Permitted Uses:                 | OL, plus barber<br>& beauty shops   | Same             |
| Maximum Floor Area              | 60,000 sq. ft.  | 59,992 sq. ft.   |
| Maximum Building Height:        | 4 stories, or not exceed-<br>ing by more than 26 feet<br>flanking east-west 2-story<br>structures | 3 stories        |
| Minimum Building Setbacks:      |   |                  |
| From centerline of 71st Street  | 240 feet  | 232 ft./225 ft.* |
| From centerline of Granite Ave. | 70 feet   | 70 ft.           |
| From west property line         | 70 feet   | 665 ft.*         |
| From Development Area "B"       | 55 feet   | 65 ft.           |

PUD #246 (continued)

|                              |   |                |
|------------------------------|---|----------------|
| Minimum Off-Street Parking:  | 240 spaces  | 251 spaces     |
| Minimum Internal Open Space: | 35,425 sq. ft.  | 72,000 sq. ft. |
| Signs:                       | 2 ground signs, 4 feet by 32 feet with lettering surface<br>32 square feet. | None shown     |

\*The PUD requires that buildings within Development Area "A" be set back 240 feet from the centerline of East 71st Street and 70 feet from the west property line. The plan shows that a portion of Building 7 encroaches into the 70-foot setback 2.5 feet and the 240-foot setback 8 feet. Also, a portion of Building 6 encroaches into the 240-foot setback 15 feet. The Staff considers these to be minor in nature given the design of the building and site.

In addition, the applicant has submitted an extensive Landscape Plan that will enhance the building and site and that the Staff can support.

Therefore, the Staff recommends APPROVAL of the Detail Site and Landscape Plans, subject to the plans and documentation submitted.

The Staff would note that sign location, size, design, etc., was not addressed in the Detail Site Plan. We would recommend that a plan locating the signs and elevations showing the design be submitted to, and approved by the TMAPC, prior to a sign permit being issued.

TMAPC Action: 6 members present.

On MOTION of YOUNG, the Planning Commission voted 6-0-0 (Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Higgins, Petty, Inhofe, "absent") to approve the Detail Site and Landscape Plans for PUD #246, Area "A", subject to the submitted plans.

PUD #179-I, Area "C" - Woodland Springs I - Lot 2, Block 2

Staff Recommendation - Detail Site Plan Review:

The subject tract is located south of the southeast corner of East 71st Street South and South 92nd East Avenue. It is 9.48 acres in size and is a portion of Development "C" for PUD #179-I. It has been approved for townhouses, cluster patio homes and garden apartments and customary accessory uses including clubhouses, pools, tennis courts and similar recreational uses.

The Staff has reviewed the approved PUD #179-I and the submitted Site Plan and find the following:

| <u>ITEM</u>                         | <u>APPROVED</u> | <u>SUBMITTED</u> | <u>REMAINING</u> |
|-------------------------------------|-----------------|------------------|------------------|
| Net Area:                           | 33.45 acres     | 9.48 acres       | 23.97 acres      |
| Maximum No. of Dwelling Units:      | 706 units       | 200 units        | 506 units        |
| Maximum Building Height:            | 30 feet         | 30 feet          | NA               |
| Livability Space Per Dwelling Unit: | 600 sq. ft.     | 900 sq. ft.      | NA               |
| Minimum Setback (from 92nd E. Ave.) | 25 feet         | 25 feet          | NA               |
| (other setbacks):                   | 20 feet         | 20 feet          | NA               |
| Minimum Parking:                    | 332 spaces      | 400 spaces       | NA               |

PUD #179-I, Area "C" (continued)

In addition we find:

- 1) That the applicant proposes to submit a detailed landscape plan for this development area due to the lack of mature trees.
- 2) That the construction of the buildings will be in accordance with the Soils Engineer's recommendation for foundation construction, which is based on his tests of the soil from the site.
- 3) The PFPI-2366 has been filed with the City Engineering Department insuring the construction of the bridge connecting to Woodland Hills South Addition.
- 4) Storm sewer plans have been submitted to the City of Tulsa Engineering Department and have been approved.

Based on the above cited review, the Staff can support and does recommend APPROVAL of the Detail Site Plan for PUD #179-I, Area "C", subject to the plans and text submitted.

TMAPC Action: 6 members present.

On MOTION of YOUNG, the Planning Commission voted 6-0-0 (Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Higgins, Petty, Inhofe, "absent") to approve the Detail Site Plan for PUD #179-I, Area "C", subject to the submitted Plans and Text.

PUD #136, Area "C" - Vrooman - Silver Oaks II, Lot 8, Block 1

Staff Recommendation:

The applicant is requesting a minor amendment to PUD #136, Development Area "C", to permit a lot-split of Lot 8 in order to build two (2) single-family homes. The original lot was approved for a duplex so the density remains the same. The split lots also meet the area requirements of the underlying single-family zoning. The net effect of this amendment is the units will be separated rather than being connected. The Staff recommends approval of this amendment to permit the further division of Lot 8, Block 1, Silver Oaks II, into two lots, (L-15174).

TMAPC Action: 6 members present.

On MOTION of RICE, the Planning Commission voted 6-0-0 (Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Higgins, Petty, Inhofe, "absent") to approve this amendment to PUD #136, Area "C".

PUD #127-4 - Charles Norman - Collegiate Square Addition

Staff Recommendation - Minor Amendment PUD #127

The applicant is requesting approval of a minor amendment to Planned Unit Development No. 127, to provide that Lots 7, 8, Block 2; Lots 15, 16, 17, 18, 19, 20, and 21, Block 3; and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 14 and 15, Block 4, Collegiate Square Addition, an Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the Recorded Plat thereof, may be split into two lots after the construction of

PUD #127-4 (continued)

attached single-family dwelling units.

The Staff has reviewed this request and found that duplex units are permitted in this development area of PUD #127 and that the splitting of each lot would require an additional approval of the TMAPC, per the Subdivision Regulations. The density will not change, only the ability to own each side separately is accomplished. Therefore, the Staff recommends APPROVAL of this Minor Amendment; provided that no lot-splits occur unless the units are completed or well under construction (slab floor and plumbing completed).

TMAPC Action: 6 members present.

On MOTION of YOUNG, the Planning Commission voted 6-0-0 (Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Higgins, Petty, Inhofe, "absent") to approve this minor amendment to PUD #127-4, provided that no lot-splits occur unless the units are completed or are well under construction (slab floor and plumbing completed).

PUD #187-2 - Stromblad - 7322 East 65th Street South, Lot 17, Block 12, Shadow Mountain Addition

Staff Recommendation - Minor Amendment PUD #187

The applicant is requesting a Minor Amendment to Lot 17, Block 12, Shadow Mountain, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, to allow a variance of the side yard requirement from the centerline of 74th East Avenue from 50 feet to 47.6 feet.

The Staff has reviewed a Certified Mortgage Loan Survey submitted by the applicant and find that the building is constructed so that it encroaches 2.4 feet into the setback from South 74th East Avenue. Since the building has been constructed and the encroachment is less than 10%, the Staff can support it as being minor in nature.

Therefore, the Staff recommends APPROVAL of the requested 2.4 foot encroachment into the 74th East Avenue setback subject to the Plat of Survey submitted.

TMAPC Action: 6 members present.

On MOTION of YOUNG, the Planning Commission voted 6-0-0 (Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Higgins, Petty, Inhofe, "absent") to approve the minor amendment to PUD #187-2, subject to the Plat of Survey submitted.

Request to Amend District 10:

A letter was received from the District 10 Planning Team requesting that the Comprehensive Plan be amended (Exhibit "F-1"). Mr. Gardner advised this request is to amend the Plan on property located on the west side of the Inner Dispersal Loop just north of Third Street, which is the property reviewed previously by the Planning Commission and denied by this Commission and the Board of Adjustment. The Staff had determined that the Plan was in error by looking at the surrounding land use and what was called for in the Plan. It was recommended by the Staff to the District 10 Planning Team that the most appropriate designation would be the same as the designation for the balance of the neighborhood to the north and south. The Planning Team therefore requests that the Planning Commission amend the Comprehensive Plan on that

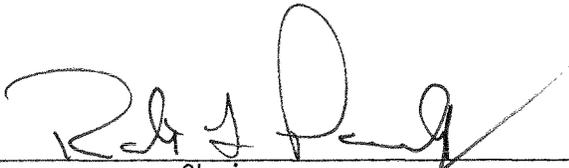
Request to Amend District 10: (continued)

area. The Staff will process an amendment with any other amendments to the Plan in a timely fashion, if the Planning Commission so desires. This will be a public hearing item and will need to be advertised.

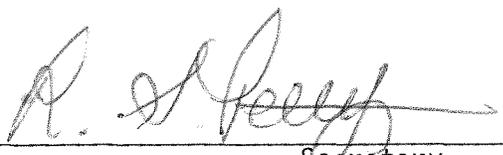
On MOTION of RICE, the Planning Commission voted 6-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Young, Inhofe, "absent") to instruct the Staff to prepare an amendment to the District 10 Plan as per the request of the District 10 Planning Team and to set a public hearing for this consideration.

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

Date Approved NOVEMBER 17, 1982

  
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Chairman

ATTEST:

  
\_\_\_\_\_  
Secretary

