

TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1430
Wednesday, November 10, 1982, 1:30 p.m.
Langenheim Auditorium, City Hall,
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Hennage, 2nd Vice- Chairman Higgins Hinkle Parmele, Chairman Petty, Secretary Rice Young	Freeman Gardner Kempe Inhofe	Chisum Compton Gardner Lasker	Linker, Legal Department

The notice and agenda of said meeting were posted in the office of the City Auditor, Room 919, City Hall, on Tuesday, November 9, 1982, at 9:35 a.m., as well as in the Reception Area of the INCOG Offices.

Chairman Parmele called the meeting to order at 1:30 p.m.

REPORTS:

Report of Receipts and Deposits

On MOTION of HENNAGE, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Kempe, Young, Inhofe, "absent") to approve the Report of Receipts and Deposits for the month ending October 31, 1982.

CONTINUED ZONING PUBLIC HEARING:

Application No. Z-5759 Present Zoning: RS-1
Applicant: Tannehill (Hazen) Proposed Zoning: RM-1
Location: Northeast corner of 81st Street and Harvard Avenue

Date of Application: September 2, 1982
Date of Hearing: November 10, 1982
Size of Tract: 4.5 acres

Presentation to TMAPC by: Tom Tannehill
Address: 1918 East 51st Street Phone: 749-4694

Relationship to the Comprehensive Plan:

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

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts", the RM-1 and RM-0 Districts may be found in accordance with the Plan Map.

Staff Recommendation:

The subject tract is located at the northeast corner of East 81st Street and South Harvard Avenue. It is abutted on the north and east by large lot single-family zoned RS-1, on the south by commercial zoned under a PUD, and on the west by a single-family neighborhood zoned RS-2.

The Commission has reviewed this tract before and recommended that the RM-0 buffer be rezoned to RD and that the corner tract be readvertised for RM-1, making it consistent with the Comprehensive Plan and expected development of the area. The readvertising for RM-1 has occurred and the Staff now finds the request to be consistent with the Comprehensive Plan and the surrounding area and can support RM-1 at the corner and RD on that portion advertised for RM-0.

Therefore, the Staff recommends APPROVAL of the requested RM-1 zoning with an RD buffer to the north and east (portion advertised RM-0).

Applicant's Comments:

Mr. Tom Tannehill was not clear on what the Staff considered "drive-in" facilities for a financial institution. He asked if a drive-in facility was one in which business could be conducted without leaving the car. Mr. Gardner agreed with that definition. Therefore, Mr. Tannehill has no objection to the Staff Recommendation.

Protestants: H. B. and June Latting Address: 320 Maravilla Drive
Riverside, CA. 92507

Protestant's Comments:

A letter was presented from Mr. and Mrs. H. B. Latting, who own the property immediately to the east of the subject tract (Exhibit "A-1"). They are protesting the application because of the necessary land changes needed to develop the site and the retaining walls that would have to be constructed, as well as the traffic impact.

Special Discussion for the Record:

Mr. Gardner reminded the Commission that the RD, instead of RM-0 will require a reduction of units on this site. The Staff is convinced that a reduction of the units will also reduce the number of extensive cuts needed. The developer will be better off not grading the entire mountain. If railroad ties are used in a residential area, the ties cannot be more than 4 feet and terracing would be required. Therefore, high retaining walls would not be used or practical in a residential district. Mr. Tannehill agreed with Mr. Gardner's statements.

Instruments Submitted:

Letter of protest from Mr. and Mrs. Latting (Exhibit "A-1")

TMAPC Action: 6 members present.

On MOTION of RICE, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Parmele, Petty, Rice "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Kempe, Young, Inhofe "absent") to recommend to the Board of City Commissioners that the following described property be rezoned RM-1 with an RD buffer to the north and east (portion advertised RM-0 previously) and to approve early transmittal to the City Commission:

A tract of land containing 1.5978 acres, that is part of Section 9, T-18-N, R-13-E, Tulsa County, Oklahoma, and part of Lot 6 in Block 3 of "Timbercrest Addition", a subdivision to Tulsa County, Oklahoma, said tract of land being described as follows, to-wit: "Beginning at a Point" that is the Southwest corner of said Section 9, thence N 0°01'47" W along the Westerly line of Lot 6 for 240.00'; thence N 89°58'57" E and parallel to the Southerly line of Lot 6 for 290.00'; thence S 0°01'47" E and parallel to the Westerly line of Lot 6 for 240.00' to a point on the Southerly line of Lot 6; thence S 89°58'57" W along said Southerly line for 290.00' to the "Point of Beginning" of said tract of land.

ZONING PUBLIC HEARING:

Application No. Z-5761 Present Zoning: AG
Applicant: Edward Ryon Proposed Zoning: RS-3
Location: East of the Northeast Corner of 41st and Garnett

Date of Application: September 28, 1982
Date of Hearing: November 10, 1982
Size of Tract: 1.67 acres, more or less

Presentation to TMAPC by: Edward Ryon
Address: 11819 E. 41st Street - 74145 Phone: 664-2859

Relationship to the Comprehensive Plan:

The District 17 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low Intensity -- No Specific Land Use.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts", the RS-3 District is in accordance with the Plan Map.

Staff Recommendation:

The subject tract is located on the northeast corner of East 41st Street and South 118th East Avenue. It is approximately 1.67 acres in size, contains a single-family dwelling and an accessory building, is zoned AG and the applicant is requesting RS-3 zoning. The tract is abutted on the north and west by a single-family neighborhood zoned RS-3, on the east by one large lot single-family dwelling zoned AG and on the south by vacant land zoned RM-1.

Based on the Comprehensive Plan, surrounding land uses and zoning patterns the Staff can support the requested zoning. Therefore, the Staff recommends APPROVAL of RS-3 zoning.

Applicant's Comments:

The applicant had no comments.

Protestants: None.

TMAPC Action: 6 members present.

On MOTION of HENNAGE, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Parmele, Petty, Rice "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Kempe, Young, Inhofe "absent") to recommend to the Board of City Commissioners that the following described property be rezoned RS-3:

A tract of land in part of the W/2 of the SE/4 of the SW/4 of Section 20, Township 19 North, Range 14 East of the IBM, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof; being more particularly described as follows, to-wit: BEGINNING at the SE corner of the W/2 of the SE/4 of the SW/4 of said Section 20, thence North along East line of said W/2 a distance of 365 feet, thence West a distance of 140 feet, thence South a distance of 35 feet, thence West a distance of 120 feet, thence South a distance of 330 feet, to the South line of said W/2, thence East along said South line a distance of 260 feet to the point of beginning. Also described as 11819 East 41st Street, Tulsa, Oklahoma.

Application No. Z-5762
Applicant: Collins (Wilker)
Location: 1228 S. 83rd E. Avenue

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

Date of Application: September 29, 1982
Date of Hearing: November 10, 1982
Size of Tract: 158' x 297'

Presentation to TMAPC by: Larry Collins
Address: 5510 S. Sheridan

Phone: 234-3376

Relationship to the Comprehensive Plan:

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-2 District is not in accordance with the Plan Map.

Staff Recommendation:

The subject tract is located approximately 350' south of the southwest corner of East 12th Street and South 83rd East Avenue. It is approximately one acre in size, contains about 14 travel trailers, is zoned RS-1 and the applicant is requesting RM-2 zoning.

The tract is abutted on the north, east and south by large lot single-family residences zoned RS-1 and on the west by a camper sales zoned CS. The requested RM zoning is spot zoning and bears no reasonable relationship to the surrounding single-family neighborhood.

Based on the Comprehensive Plan, the surrounding land uses and zoning patterns in the area, the Staff cannot support the request and recommends DENIAL of the requested RM-2 or RM-1 zoning.

Applicant's Comments:

Mr. Larry Collins represented J & G Construction who proposes to construct a viable alternative to rental property. These would be condominiums for sale that would have garages, utility rooms and yards like single-family homes, simply of smaller proportions. The project will be maintained by an owner-committee on the property itself. He displayed an elevation which showed how home-like the structures would be. This is an FHA backed project and will have FHA approved loans available. The contract that J & G Construction Company has on the property is contingent on the rezoning.

Protestants: Mr. & Mrs. R.R. Probst
Fred Mattras

Addresses: 1223 S. 83rd E. Ave.
1240 S. 83rd E. Ave.

Protestants' Comments:

Mr. R.R. Probst lives across the street from the subject tract, which is owned by Mr. and Mrs. Wilker. Mr. Probst was concerned about the drainage problems, which already exist. There is a bridge out on 13th Street, creating a dead end. He has talked to the City and was told there is no storm sewer in this neighborhood, but there is one that was put in by the County a long time ago which is inefficient. He was also concerned about the invasion of privacy this would cause. At the present time, the

property is being used for a trailer park, which is a non-conforming use.

Chairman Parmele advised that the City Hydrologist has required drainage plans and other requirements before construction can proceed. Construction is not supposed to cause any more problems than what exists.

Mrs. Probst agreed with the Staff that the proposed plan is incompatible with the existing neighborhood.

Mr. Fred Mattras owns one and a half lots close to the subject property. Every time it rains, the bridge washes out. He was informed by the applicants that a 6-foot fence would be put up along the back of his property. He cannot see how this will not drain if there is solid concrete on part of the property. Chairman Parmele advised that the City might require the developer to pond the water on the tract and let it run off slowly.

Applicant's Comments:

Mr. Collins advised that J & G Construction Company developed a condominium project on the corner from the subject property. All of these units have been sold. The proposed project would be completely different because each unit would have a yard and there would be a minimal street through the center. The rest would be driveways, so there will not be a lot of concrete. Whatever is done will have to be approved by the City Engineer and all requirements will have to be met.

Commissioner Petty asked how all the trailers could be on this property when it is zoned RS-1. Mr. Gardner explained these are recreational vehicles from the sales lot in front of the property. Mr. Compton remarked there are no concrete slabs on the site and all of the trailers are small, recreational-type.

Interested Party: Juanita Reedy

Address: 1221 S. 83rd E. Ave.

Interested Party's Comments:

Mrs. Juanita Reedy informed the Commission that these trailers are recreational vehicles and Mr. Wilker, the owner of the property, received a special permit from the City. Actually, it is a storage lot for vehicles while they are not being used. The neighborhood would certainly be improved with the proposed development. All of the projects built in Tulsa by J & G Construction have been quality projects and property values in the area have increased from the developments.

The City has a long-range program to rebuild the bridge closed on 13th Street. This will be reopened in the near future. It was closed once before, remodeled and reopened.

The property that has duplexes was under application for apartments, but this was denied. She feels that, if the project will be constructed as submitted, property values would be increased, since the property is now being used for a storage lot.

Special Discussion for the Record:

Mr. Gardner wished to emphasize the fact there are no apartments on 83rd Street. The apartments have been limited as the buffer on 12th Street next to commercial. If this application is approved, there would be no stopping the encroachment of multifamily development in this neighborhood.

TMAPC Action: 7 members present.

On MOTION of HENNAGE, the Planning Commission voted 7-0-0 (Hennage, Higgins, Hinkle, Parmele, Petty, Rice, Young "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Kempe, Inhofe "absent") to DENY the request for RM-2 zoning on the following described property:

Lot 14, Block 3, Forest Acres Addition to the City of Tulsa, according to the recorded plat thereof.

Application No. Z-5578-SP-1

Present Zoning: (C0)

Applicant: Gorman (Garnett Development Corp.)

Location: 1,980' West of 61st and Garnett on South Side

Date of Application: September 30, 1982

Date of Hearing: November 10, 1982

Size of Tract: 17.9 acres

Presentation to TMAPC by: Art Gorman

Address: 1700 W. 2nd St. - Bartlesville, OK

Phone: FE6-8821

Staff Recommendation:

The subject tract is located at the southwest corner of East 61st Street and South 107th East Avenue. It is approximately 18 acres in size, vacant and zoned C0, Corridor. The applicant is requesting Site Plan Review.

The Staff can support the location and orientation of the buildings, parking, drives and access point as per the submitted Detail Site Plan, given the following conditions:

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

- 2) Development Standards

Land Area (Gross) 16.23 acres

Permitted Uses: Multifamily dwelling units and customary accessory uses, such as clubhouses, tennis courts, swimming pools, laundry rooms and similar recreation facilities.

Maximum Dwelling Units: 240 units

Maximum Building Height: 30 feet

Minimum Building Setbacks:

From centerline of proposed Mingo Expressway: 175 feet

From proposed South 107th East Ave. right-of-way: 25 feet

From east property line: 25 feet

From north property line: 25 feet

Minimum Livability Space per Unit: 500 square feet

Minimum Off-Street Parking: 481 spaces

The Staff can also support the general landscaping as per the Site Plan submitted, given the following conditions:

- 1) The applicant shall, to the extent the Site Plan makes possible, preserve existing natural vegetation.
- 2) The installation of new recreation, plant and landscape materials shall be not less than that graphically illustrated by the Site Plan.

Based on the above analysis, the Staff recommends APPROVAL of the Detail Site Plan, subject to the applicant submitting and receiving approval from the TMAPC on the design and size of the proposed sign or signs identifying the project.

Z-5578-SP-1 (continued)

Staff Comments:

Mr. Gardner explained this is the first of a series of Site Plans that will be before the Commission within this corridor. The northern boundary is 61st Street, the Mingo Valley Expressway extended to 71st Street will form the western boundary. The subject application is for the northern portion and a lake area will be used on the south boundary. None of this application backs up to or touches any single-family subdivision.

Applicant's Comments:

Mr. Gorman had no objections to the Staff Recommendation.

TMAPC Action: 6 members present.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Kempe, Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the Detail Site Plan be approved on the following described property, subject to the conditions set out in the Staff Recommendation:

All that part of the W/2 of the NE/4 of Section 6, Township 18 North, Range 14 East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described as follows: Beginning at a point on the West line of the E/2, W/2, NE/4, 91.72 feet from the Northwest corner thereof; Thence South 0°-00'-14" West along said West line 1,235.52 feet to the Southwest corner of the E/2, NW/4, NE/4; thence South 89°-43'-28" East along the South line of said E/2, NW/4, NE/4, 659.60 feet to the Southeast corner thereof; thence South 0°-00'-06" West along the East line of said E/2, W/2, NE/4, 402.98 feet; thence South 69°-40'-09" West 236.40 feet; thence North 45° West 249.01 feet; thence South 43°-30'-00" West 577.87 feet; thence Due West 212.00 feet to a point in the East Right-of-Way line of the proposed Mingo Valley Expressway; thence along said East Right-of-Way line as follows: North 0°-02'-40" West 380.00 feet; thence North 3°-13'-34" East 701.14 feet; thence North 19°-45'-16" East 664.27 feet; thence North 7°-46'-50" West 255.91 feet; thence North 80°-41'-05" East 50.39 feet to the point of beginning, containing 17.885 acres, more or less. And being approximately located 1,980 feet West of 61st Street and Garnett Road on the South side.

OTHER BUSINESS:

PUD #196, Area C-2 - Roy Johnsen - Southwest Corner of 71st Street and Memorial Drive

Staff Recommendation - Amendment to Detail Site Plan:

The subject tract is located south and west of the southwest corner of 71st Street and South Memorial Drive. The applicant had received Detail Site Plan approval by the TMAPC for the entire PUD #196 development; however, the applicant now desires to amend the C-2 Development Area to develop a restaurant. This changes the Site Plan previously approved and requires an approval from the Planning Commission.

The Staff has reviewed the original PUD, approved Site Plan, and the amended Site Plan for Area C-2 and find the following:

<u>ITEM</u>	<u>APPROVED</u>	<u>SUBMITTED</u>
Net Area:	1.87 acre	1.87 acre
Permitted Uses:	CS District	Restaurant
Maximum Floor Area:	10,000 sq. ft.	8,436 sq. ft.
Maximum Building Height:	35 ft.	35 ft.
Maximum Internal Open Space:	8.8%	Exceeds
Minimum Setback From Arterial:	50 ft.	50 ft.
Minimum Separation between principal Buildings:	30 ft.	1,700 ft.
Minimum Off-Street Parking:	Per Code	Exceeds

Based upon the above review, the Staff can support and does recommend APPROVAL to the Amended Detail Site Plan for PUD #196, Area C-2, subject to the following:

- 1) That the applicant submit to and receive approval by the TMAPC of any sign locations or designs, prior to the issuance of a sign permit.
- 2) That the applicant submit to and receive approval by the TMAPC of a Detail Landscape Plan, prior to occupancy, including a 25' buffer along 71st Street.
- 3) The applicant shows on his plan a 60-foot x 60-foot structure at the northwest corner of the development that if constructed, would exceed the floor area allowed in Area C-2 (approved floor area 10,000 sq. ft. -- proposed restaurant 8,436 sq. ft. = 1,564 sq. ft. remaining floor area to be constructed in Area C-2).

Applicant's Comments:

Mr. Roy Johnsen was present for the applicant. The original plan always contemplated there would be some additional buildings constructed on the frontages. This is consistent with the original plan to that extent. The only alteration is a slight change in the configuration of the perimeter parcels. The proposal is for a "sit-down" restaurant. The conditions imposed by the Staff are acceptable. A letter was submitted from the president of Pippin's Restaurant, as well as letters from the Engineer and Architect for the project (Exhibit "B-1").

PUD #196, Area C-2 (continued)

Instruments Submitted:

Letters from the restaurant owners, engineer and architect (Exhibit "B-1")

TMAPC Action: 6 members present.

On MOTION of PETTY, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Parmele, Petty, Rice "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Kempe, Young, Inhofe "absent") to approve the Amended Detail Site Plan for PUD #196, Area C-2, subject to the conditions set out in the Staff Recommendation.

PUD #128-A-4 Goble 1545 E. 76th Street, Lot 48, Block 7

Staff Recommendation - Minor Amendment to PUD #128-A

The subject tract is located at 1545 East 76th Street South. It is one lot in size, a part of PUD #128-A, vacant and the applicant is requesting to construct a single-family residence on the tract which will have one corner encroaching 1-foot into the required 20-foot rear yard.

The Staff has reviewed the area and found that many minor amendments to yard requirements have been granted in the area. We also find that only one small corner actually encroaches into the required yard. Therefore, the Staff can support this request as being minor in nature and recommend APPROVAL of a 19-foot rear yard requirement on Lot 48, Block 7, Kensington II Addition, Blocks 2-8 Amended, per Plot Plan submitted.

TMAPC Action: 7 members present.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Hennage, Higgins, Hinkle, Parmele, Petty, Rice, Young "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Kempe, Inhofe "absent") to approve this minor amendment to PUD #128-A, per Plot Plan submitted.

SUBDIVISIONS:

For Final Approval and Release:

Sailboat Addition (690) S. 261st W. Ave. & Coyote Trail (AG)

The Chair, without objection, tabled this item.

Southbrook II (684) 68th and South Garnett (RS-3)

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

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

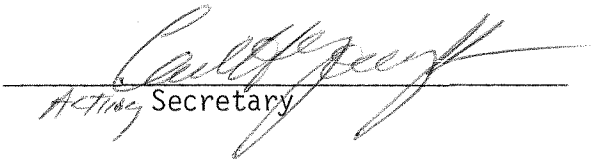
There being no further business, the meeting was adjourned at 2:15 p.m.

Date Approved 11-24-82



Chairman

ATTEST:



ACTING Secretary

TMAPC RECEIPTS
Month of October, 1982

ZONING

Zoning Fees	(30)	\$2,549.00	
Fee Waived	(0)		\$2,549.00

LAND DIVISION

Subdivision Preliminary Plats	(9)	\$ 450.00	
Subdivision Final Plats	(7)	407.00	
Plat Waivers	(1)	25.00	
Access Changes	(1)	25.00	
Lot-Splits	(18)	145.00	
Fee Waived	(4)		\$1,052.00

BOARD OF ADJUSTMENT

Board of Adjustment Fees	(75)	\$3,475.00	
Fee Waived	(0)		\$3,475.00

\$7,076.00

DEPOSITORY TICKET

824
825
826
827

CITY RECEIPT

002978
003481
003819
004138

\$2,271.00
2,355.00
865.00
1,635.00
\$7,126.00

*Less: (50.00)

\$7,076.00

CITY BOARD OF ADJUSTMENT

\$2,805.00

COUNTY BOARD OF ADJUSTMENT

\$ 670.00

CITY SHARE

\$1,800.50

COUNTY SHARE

\$1,800.50

*Less: City Board of Adjustment - Mr. Tom Tannehill - \$50.00 - Receipt #30185 -
Deposit #001671

