

TULSA METROPOLITAN AREA PLANNING COMMISSION  
MINUTES of Meeting No. 1456  
Wednesday, May 18, 1983, 1:30 p.m.  
Langenheim Auditorium, City Hall  
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Benjamin Draughon Gardner Higgins Hinkle, Secretary Kempe, Chairman C. Young, 1st Vice- Chairman T. Young	Miller Petty Inhofe	Chisum Compton Gardner Wilmoth	Linker, Legal Dept.

The notice and agenda of said meeting were posted in the office of the City Auditor, Room 919, City Hall, on May 17, 1983, at 9:55 a.m., as well as in the Reception Area of the INCOG Offices.

Chairman Kempe called the meeting to order at 1:35 p.m.

MINUTES:

On MOTION of BENJAMIN, the Planning Commission voted 8-0-0 (Benjamin, Draughon, Gardner, Higgins, Hinkle, Kempe, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Miller, Petty, Inhofe, "absent") to approve the minutes of May 4, 1983 (No. 1453).

REPORTS:

Comprehensive Plan Steering Committee:

Chairman Kempe advised there will be a meeting of the Comprehensive Plan Steering Committee next Wednesday at 12:00 Noon in Room 213.

CONTINUED ZONING PUBLIC HEARING:

Application No. PUD #323 Present Zoning: (RE)  
Applicant: Anderson  
Location: South of Coyote Trail, between 241st and 257th West Avenue

Date of Application: March 31, 1983  
Date of Hearing: May 18, 1983  
Size of Tract: 12.2894 acres

Presentation to TMAPC by: David Anderson  
Address: Route 2, Box 410 - Sand Springs - 74063 Phone: 363-7674

Staff Recommendation:

Planned Unit Development No. 323 is located 1/4 mile west of the southwest corner of Coyote Trail and Dip Creek Road. It is approximately 12 acres in size, partially wooded and zoned RE. The applicant is now requesting PUD Supplemental Zoning to allow 20 mobile home units to be placed on the subject tract.

The Staff has some concern about the accessibility that each lot has for locating a mobile home unit on it; however, we have made a revised Site Plan based upon the applicant's submission. Given this revised Site Plan and the Text provided, the Staff can recommend APPROVAL of PUD #323, subject to the following conditions:

- (1) That the applicant's revised Outline Development Plan be made a condition of approval as being representative of the proposed development.
- (2) Development Standards:

Area:	12.289 acres
Permitted Uses:	Mobile Home Dwellings and Accessory Uses on; spaces 1 thru 14 and spaces 16 thru 21.  Space 15 is reserved for open space, garden area, recreation, possible future rural fire station uses and maintenance, storage building for mobile home park use only.
Maximum Number of Units:	20 units
Minimum Livability Area per Mobile Home Space:	12,000 sq. ft.
Minimum Off-Street Parking:	2 paved spaces per unit
Maximum Building Height:	1-story
Minimum Building Setbacks:	
From centerline of Coyote Trail:	85 feet
from Private Drive rear yard.	20 feet 10 feet
Separation Between Units:	25 feet
One side yard;	5 feet
other side yard.	20 feet

PUD #323 (continued)

- (3) That internal streets shall be 24 feet in width and paved with an all-weather dust-free surface.
- (4) That all mobile home units shall be completely skirted with materials that are architecturally compatible with the unit being skirted and installed in a manner that the unit appears to be placed on-grade.
- (5) That tie-down facilities shall be incorporated into concrete anchors so that guy lines can be installed under each mobile home at sufficient intervals to prevent upheaval of the unit during strong winds and storms.
- (6) That common park/recreation facilities (which may include trails, playgrounds, community buildings and tot-lots) shall be provided. The area of these facilities shall not be less than 6% of the gross area of tract and located within Lot 13, Block 1.
- (7) That the mobile home space shall have a minimum of 100 square feet of paved outdoor living area (patio).
- (8) That each mobile home space shall have an enclosed storage accessory building to not less than 36 square feet, but no greater than 100 square feet.
- (9) That one sign, not to exceed four feet in height, eight feet in length and 24 square feet in display surface area may be located along the north perimeter between the entrances to the park.
- (10) That a Detail Site Plan, including space and unit configuration and street alignments shall be submitted to and approved by the TMAPC, prior to the issuance of a building permit.
- (11) That no building permit shall be issued until the requirements of Section 260 of the Zoning Code have been satisfied, including the incorporation within the restrictive covenants the PUD conditions of approval, making the County of Tulsa beneficiary to said covenants.

Applicant's Comments:

Mr. David Anderson agrees with the drawing revised by the Staff and the Staff Recommendation. He appreciated all the help he received from the Staff.

Protestants: None.

TMAPC Action: 8 members present.

On MOTION of HIGGINS, the Planning Commission voted 8-0-0 (Benjamin, Draughon, Gardner, Higgins, Hinkle, Kempe, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Miller, Petty, Inhofe, "absent") to recommend to the Board of County Commissioners that the following described property be approved for Planned Unit Development, subject to the conditions set out in the Staff Recommendation.

PUD #323 (continued)

Beginning at the Southeast corner of said Section 29; thence North 0°00'48" East along the East line of Section 29, 249.80' to the centerline of Coyote Trail; thence North 84°29'26" West 615.85'; thence on a curve to the right, having a radius of 667.78' a distance of 521.73'; thence North 39°43'32" West 417.64'; thence South 0°01'38" West along the West line of said SE/4, SE/4 867.96'; thence South 89°59'46" East along the South line of said Section 29 1,329.76' to the point of beginning, containing 12.2894 acres, in Section 29, Township 19 North, Range 20 East.

Application No. Z-5823  
Applicant: Moskowitz (Arnold)  
Location: NW corner of 91st Street and Yale Avenue

Present Zoning: RS-3, CS  
Proposed Zoning: CS

Date of Application: March 28, 1983  
Date of Hearing: May 18, 1983  
Size of Tract: 9.49 acres

Presentation to TMAPC by: Frank Moskowitz  
Address: 3530 East 31st Street, Suite 100

Phone: 743-7781

Staff Recommendation:

Relationship to the Comprehensive Plan: Z-5823

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

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

Staff Recommendation:

Site Analysis -- The subject tract is approximately 9-1/2 acres in size and located at the northwest corner of 91st Street and South Yale Avenue. It is partially wooded, gently sloping, contains a single-family residence that appears to be unoccupied, and is zoned part RS-3 and part CS.

Surrounding Area Analysis -- The tract is abutted on the north by a single-family neighborhood zoned a combination of RS-3 and RD, on the east by vacant land zoned CS, on the south by vacant land zoned a combination of CS and RM-2, and on the west by mostly vacant land with two single-family structures zoned RS-3.

Zoning and BOA Historical Summary -- Previous zoning actions have established medium intensity nodes at the other three corners of the intersection. In addition, CS zoning was approved on a portion of this tract in a previous case, less and except the north 100', which was zoned RD as a buffer to the single-family located to the north.

Conclusion -- Since the requested zoning is within the standard node, the Staff would recommend APPROVAL of the CS, except the north 140 feet to remain RS-3, consistent with the depth of the single-family lot to the west.

Applicant's Comments:

Mr. Frank Moskowitz explained that Mrs. Ann Donovan, who is an abutting property owner to the west, has given her approval of this request. He also talked with Mrs. Westby, the protestant who requested continuance, and Mrs. Westby is not going to protest this application or the PUD to be presented by Mr. Charles Norman (PUD #321). Mr. Moskowitz explained that the Staff does not want any traffic going to the north, which would be the 140' along the street to the north. He has agreed there will not be a street installed there and all of the traffic would have access to 91st Street and to Yale Avenue. There will be a PUD filed which will

5.18.83:1456(5)

Application No. Z-5823 (continued)

take into consideration the RS-3, so the buildings can be moved. This will protect the people on the sides.

This case was approved for early transmittal during the May 11, 1983, meeting.

Protestants: None.

TMAPC Action: 8 members present.

On MOTION of HIGGINS, the Planning Commission voted 8-0-0 (Benjamin, Draughon, Gardner, Higgins, Hinkle, Kempe, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Miller, Petty, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned CS, LESS and EXCEPT the north 140 feet to remain RS-3, consistent with the depth of the single-family lot to the west:

LEGAL DESCRIPTION PER PLANNING COMMISSION ACTION

A tract of land located in the SE/4 of the SE/4 of Section 16, Township 18 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof, more particularly described as follows, to wit: Beginning at the Southeast corner of the SE/4 of said Section 16, Township 18 North, Range 13 East; thence West 660 feet; thence North 495 feet; thence East 330 feet; thence South 55 feet; thence East 198 feet; thence South 110 feet; thence East 132 feet; thence South 330 feet, to the Point of Beginning.

LEGAL DESCRIPTION PER NOTICE

SE/4 of the SE/4 of the SE/4, LESS and EXCEPT the West 165' of the North 140', Section 16, Township 18 North, Range 13 East, Tulsa County, Oklahoma.

Application No. PUD #321 Present Zoning: (RD)  
Applicant: Norman (Rhodessa Development Company)  
Location: North and West of East 91st Street and South Yale Avenue

---

Date of Application: March 31, 1983  
Date of Hearing: May 18, 1983  
Size of Tract: 10 acres

Presentation to TMAPC by: Charles Norman  
Address: 909 Kennedy Building - 74103 Phone: 583-7571

### Staff Recommendation

Planned Unit Development No. 321 is located 1/4 mile west of the intersection of 89th Street and South Yale Avenue. It is 10 acres in size, vacant, zoned RD and the applicant is requesting PUD Supplement Zoning to allow duplex dwelling units on separate lots.

The Staff has reviewed the Outline Development Plan and find that the proposal is; (a) consistent with the Comprehensive Plan; (b) in harmony with the existing and expected development of the area; (c) a unified treatment of the development possibilities of the site; (d) designed in a manner that provides proper accessibility, circulation and functional relationships of uses; and (e) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, the Staff recommends APPROVAL of PUD #321, subject to the following conditions:

(1) That the applicant's Outline Development Plan be made a condition of approval.

(2) Development Standards:

Land Area:	304,920 square feet
Permitted Uses:	Duplex dwelling units with each unit located on a separate lot and related customary accessory uses.
Maximum Number of Dwelling Units:	48 units
Maximum Building Height:	35 feet
Minimum Building Setbacks:	
Front Yard:	20 feet
Side Yards:	
one side	0 feet
other side	5 feet
Rear Yard:	20 feet
From 98th East Avenue:	20 feet
From 88th East Avenue:	20 feet
Between Buildings:	12 feet
Minimum Lot Area:	3,800 square feet
Minimum Livability Space:	2,000 square feet
	5.18.83:1456(7)

PUD #321 (continued)

Minimum Off-Street Parking: 2 spaces/unit

- (3) That the approval of the Final Plat shall meet the requirements of a Detailed Site Plan.
- (4) That a Homeowner's Association be formed for the maintenance of all common areas including private alleys.
- (5) That no Building Permit shall be issued until the property has satisfied the requirements of Section 260 of the Zoning Code, submitted to and approved by the TMAPC and filed of record in the County Clerk's Office, incorporating within the restrictive covenants the PUD conditions of approval, making the City of Tulsa beneficiary to said covenants.

Applicant's Comments:

Mr. Charles Norman was present for the applicant and agreed with the Staff Recommendation. This project is different because the buildings are designed in each instance to have the garages opening onto a private alley or accessway. Consequently, it was requested that the front yard be reduced from 25 feet to 20 feet since none of the garages opened to the street. This design gives the architects more flexibility in their approach.

This case was approved for early transmittal during the meeting of May 11, 1983.

Protestants: None.

TMAPC Action: 8 members present.

On MOTION of HIGGINS, the Planning Commission voted 8-0-0 (Benjamin, Draughton, Gardner, Higgins, Hinkle, Kempe, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Miller, Petty, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be approved for Planned Unit Development, subject to the conditions set out in the Staff Recommendation:

The West-Half of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter and the West-Half of the East-Half of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter of Section Sixteen (16), Township Eighteen (18) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, Oklahoma.



SUBDIVISIONS:

For Preliminary Approval:

Red Oak Bluff (PUD #321) (1683) 89th Street and South Urbana Avenue (RD)

The Staff presented the plat with the applicant represented by Charles Norman.

This plat already has a preliminary approval, subject to conditions. A copy of the minutes of February 2, 1983 was provided, with the Staff comments as applicable. This plat is being resubmitted because the Board of Adjustment denied the request for variances to permit development on individual lots. A PUD has been filed and is being processed for hearing by the Planning Commission May 11, 1983. The concept has not changed at all and only some minor variations in the lot configurations have been made. The Staff suggests that the T.A.C. review the new layout and make recommendations, but not forward those to the Planning Commission until after the PUD review on May 11, 1983. The next meeting for Land Division items will be May 18, 1983.

The Technical Advisory Committee and Staff recommended approval of the revised Preliminary Plat of Red Oak Bluff, subject to the conditions.

The Staff was concerned about the half-street on 89th Street. It is shown on the plat that the south-half is to be dedicated by separate instrument and there is a condemnation suit pending.

Mr. Charles Norman was present and stated he was unable to locate the street entirely upon the subject property because it stubs in on a half-street basis at two points. The right-of-way will be available before development of the project commences.

On MOTION of T. YOUNG, the Planning Commission voted 8-0-0 (Benjamin, Draughon, Gardner, Higgins, Hinkle, Kempe, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Miller, Petty, Inhofe, "absent") to approve the Preliminary Plat of Red Oak Bluff Addition, subject to the following conditions:

1. All conditions of PUD #321 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. Covenants should be rewritten to reflect PUD conditions and language for storm drainage as applicable. Copies of revised covenants should be made available to T.A.C. and Staff for review prior to May 18, 1983 Planning Commission meeting.
3. If the applicant has not already done so, a coordination meeting should be held to review the building layout and utility services, before release letters are submitted.

Red Oak Bluff Addition (PUD #321) (continued)

4. Utility easements shall meet the approval of the utilities. Coordinate with the 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. Need center easements in Block 2 to be 11' each.
5. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat. The applicant is advised that all of the lots above elevation 775 feet will require a secondary water pressure system.
6. 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.
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
8. 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.
9. All (other) Subdivision Regulations shall be met prior to release of the final plat.

For Change of Access:

Pheasant Run Addition (794) NW corner of 14th Street and South Garnett Rd.  
(CS, OL)

Purpose or reason for change:

To add two new access points. Development Plan unknown at time of platting, so LNA shown on this lot at that time. Now Development Plan has been submitted to the Traffic Engineer and approved.

The Traffic Engineer and the Staff recommend approval.

On MOTION of BENJAMIN, the Planning Commission voted 8-0-0 (Benjamin, Draughon, Gardner, Higgins, Hinkle, Kempe, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Miller, Petty, Inhofe, "absent") to approve the requested Change of Access for Pheasant Run Addition.

LOT SPLITS:

For Ratification of Prior Approval:

L-15764	( 894)	Ken Hawk	L-15811	( 683)	Charles Ramsey, Jr.
15803	( 983)	Clyde Self	15812	( 783)	RAMCON/Charles Ramsey, Jr.
15805	(2903)	Talbert Wyzard	15813	( 783)	RAMCON/Charles Ramsey, Jr.
15806	(3602)	T.U.R.A.	15814	( 783)	RAMCON/Charles Ramsey, Jr.
15807	( 283)	Dodson Properties, Inc.	15815	(2904)	Hopper Leasing
15808	( 183)	Charlie Higgins	15819	(1894)	Ted Griffin
15809	( 183)	Charlie Higgins	15820	( 892)	Jewell West
15810	( 683)	Charles Ramsey, Jr.	15818	( 794)	Continental Investors, A Partnership

Lot Splits: (continued)

On MOTION of GARDNER, the Planning Commission voted 8-0-0 (Benjamin, Draughon, Gardner, Higgins, Hinkle, Kempe, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Miller, Petty, Inhofe, "absent") that the approved lot splits listed above be ratified.

For Waiver:

L-15788 Austin Laughlin (2792) West side of South Union Avenue, South of West 46th Street (RS-3)

This is a request to split the north 136' of Lot 2, Block 1, Greenfield Acres into two lots, one 66' wide x 144.3' containing an existing duplex and the south 70' of the north 135' into a lot 70' x 144.3' containing a single-family dwelling. (Note the request is not to split the duplex down the party wall, but simply to separate the ownership of the duplex and single-family houses.) A previous split (L-14487) was approved, separating the lot into the south 120' and north 136'. The south 120' was also split into two 60' lots. Research of the files shows that a number of splits have been approved on South Union, but right-of-way was only obtained on one tract further south towards 51st Street. The applicant indicates that the front of the existing buildings are only 62½' from the centerline of South Union and he therefore is requesting waiver of the Subdivision Regulations requiring conformance with the Major Street Plan, The Staff and T.A.C. sees no objection to the request, since the duplex and other houses are already built and no physical change will take place. There are other duplex lots of same or lesser size.

(The existing duplex on this lot has Board of Adjustment approval under Case #4858.) (including 66' width)

A utility easement (11') is required across the rear of the lot(s) to cover existing facilities if one is not already of record.

The applicant was not represented, but is aware of the condition.

The Technical Advisory Committee and Staff recommended approval of L-15788, subject to the condition.

On MOTION of HIGGINS, the Planning Commission voted 8-0-0 (Benjamin, Draughon, Gardner, Higgins, Hinkle, Kempe, C. Young, T. Young, "aye"; no "abstentions"; Miller, Petty, Inhofe, "absent") to approve the request to waive the Subdivision Regulations requiring conformance with the Major Street Plan on L-15788, subject to the following condition:

- (a) 11' utility easement across back of lots.

L-15789 George Evelyn (2293) South side of East 35th Street, at Erie Avenue (RS-2)

The applicant was represented by John Harris.

This tract is one of the last two large lots in this block that have not been split into smaller lots. The NW corner was split out by L-13393. The lots to the west have been split and the lots to the

L-15789 (continued)

east were replatted into a new subdivision. The only access to the rear would be by "flag lots", since houses are already built on South Darlington Avenue and no other access is available. This will require Board of Adjustment approval of a variance for the frontages. No other waiver is necessary since they exceed the minimum square-footage of 9,000 square feet.

Some additional utility easements will be necessary, including the south 11' and a 15' easement east-west between Tracts #1 and #3.

The Technical Advisory Committee voted unanimously to recommend approval of L-15789, subject to the conditions.

On MOTION of HIGGINS, the Planning Commission voted 8-0-0 (Benjamin, Draughon, Gardner, Higgins, Hinkle, Kempe, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Miller, Petty, Inhofe, "absent") to approve the requested waiver of Lot Split #15789, subject to the following conditions:

- (a) Board of adjustment approval, and
- (b) utility easements.

L-15797 R. A. Ellison (283) South 66th East Avenue, North of 71st Street  
(OL)

The Staff presented the split with the applicant not represented.

This is a request to create two "flag lots" for the purposes of access to the utilities. There will only be one building across the lot line in the middle of the lot. The Board of Adjustment approval will be required for the rear lot since it only has 7½' of frontage on the street. There were no objections or requirements.

The Technical Advisory Committee and Staff recommended approval of L-15797, subject to the condition.

On MOTION of HIGGINS, the Planning Commission voted 8-0-0 (Benjamin, Draughon, Gardner, Higgins, Hinkle, Kempe, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Miller, Petty, Inhofe, "absent") to approve the requested waiver of the frontage requirements for L-15797, subject to the following condition:

- (a) Board of Adjustment approval of the frontage.

PUD #294-2 (continued)

approve the requested minor amendment, subject to the conditions set out in the Staff Recommendation.

PUD #289 Chadsey Executive Center SW corner of 71st Street and Yale Avenue

Staff Recommendation - Minor Amendment to Development Plan - Detail Site Plan Review:

Planned Unit Development No. 289 is located at the SW corner of 71st Street and South Yale Avenue. It has been approved for an office complex use. The applicant is now requesting to make four amendments to this Outline Development Plan and also Detail Site Plan approval.

First, the applicant is requesting the building setback from the west boundary, Development Area II, to be reduced from 240' to 195', which is an 18% reduction. However, the total reduction in the setback from the abutting residential properties is only 14% (315' to 270') because of the 75' open space buffer area that is Development Area III. The Staff can support this request as being minor in nature.

Second, the applicant is requesting to construct a one-story remote drive-in banking facility and a 24-hour teller structure that encroaches into the building setbacks. These structures are very small and not occupied by employees. The Staff feels that these facilities are structures, not buildings, and their location within the building setbacks is considered minor in nature.

Third, the applicant is requesting to increase the allowable floor area from 185,000 square feet to 190,000 square feet. A review of the underlying zoning and PUD conditions show that the applicant voluntarily restricted his floor area to 185,000 square feet when the zoning would have allowed 189,994 square feet. The request for 190,000 square feet is above the amount that can be supported by the zoning or Code. The Staff cannot support a floor area in excess of 189,994; however, the difference in this case is so small we feel the project can still be developed without hardship.

Finally, the applicant is requesting to locate the entry road from 71st Street to within 15 feet of the abutting properties on the west. The original Development Plan showed that this road would be no closer than 40' from the west property line. Since the intent of 75-foot wide Development Area III is to provide a buffer, the Staff cannot support the entry road being located any closer than the original 40'.

Given the above changes and a review of the PUD conditions and submitted Site Plan, the Staff finds the following:

Development Area "I"

<u>Item</u>	<u>Approved</u>	<u>Submitted</u>
Area (Gross):	136,750 sq. ft.	136,750 sq. ft.
(Net):	121,090 sq. ft.	121,090 sq. ft.

Permitted Uses: Principal and accessory uses permitted as a matter of right in the OM District, restaurants and private

PUD #289 (continued)

clubs enclosed in the principal building,\* and barber and beauty shops. Same

\*Amount of floor area permitted as per Chapter 6 of the Tulsa Zoning Code.

Maximum Floor Area: (Building under construction)	75,000 sq. ft.	75,000 sq. ft.
Maximum Building Height:	85 feet	85 feet
Minimum Building Setbacks:		
From the centerline of South Yale Avenue;	110 feet	110 feet
from the south property line;	130 feet	370 feet
from the west boundary of Development Area I.	240 feet	260 feet
Parking Ratio per 1,000 feet of Floor Area:	3.3	Exceeds
Minimum Internal Landscaped Open Space; (Gross) 22%	30,085 sq. ft.**	Exceeds
Signs: As permitted by the PUD Chapter of Tulsa Zoning Code.		

\*\*Internal landscaped open space includes street frontage landscaped areas, landscaped parking islands, landscaped yards and plazas, and pedestrian areas, but does not include any parking, building or driveway areas.

Development Area II

Item	Approved	Submitted
Area (Gross):	267,220 sq. ft.	267,220 sq. ft.
(Net):	209,930 sq. ft.	209,930 sq. ft.
Permitted Uses:	Principal and accessory uses permitted as a matter of right in the OM District, restaurants and private clubs enclosed in the principal building,* and barber and beauty shops.	Same

\*Amount of floor area permitted per Chapter 6 of the Tulsa Zoning Code.

Maximum Floor Area:	114,994 sq. ft.	114,994 sq. ft.
Maximum Building Height:	120 feet	120 feet
Minimum Building Setbacks:		
From the centerline of South Yale Avenue;	110 feet	230 feet
from the centerline of East 71st Street;	190 feet	275 feet
from the west boundary of Development Area II	195 feet	195 feet
Parking Ratio per 1,000 ft. of Floor Area	3.3	Exceeds

OTHER BUSINESS:

PUD #190 William David Lee 7723 South Kingston, Lot 19, Block 9, Minshall Park I Addition

Staff Recommendation - Minor Amendment:

The subject tract is located in an almost fully developed single-family subdivision and contains one single-family dwelling ready for occupancy, but located only 4 feet from the side lot line. In the original guidelines for approval of the PUD, 5' side yards were required. The applicant is now requesting a minor amendment to clear title problems.

After review of the request, the Staff finds the request to be minor in nature and recommends APPROVAL of the minor amendment, subject to the applicant's submitted survey.

TMAPC Action: 8 members present.

On MOTION of BENJAMIN, the Planning Commission voted 8-0-0 (Benjamin, Draughon, Gardner, Higgins, Hinkle, Kempe, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Miller, Petty, Inhofe, "absent") to approve the requested minor amendment to PUD #190, subject to the submitted survey.

PUD #196 James R. Lemon Associates SW corner of 71st Street and Memorial Drive

Staff Recommendation - Detail Landscape Plan Review - Pippin's Restaurant  
Planned Unit Development No. 196 is located at the southwest corner of 71st Street and South Memorial Drive. The PUD was approved for a commercial shopping center use and the applicant has received Detail Site Plan approval.

The Staff has reviewed the PUD conditions, the Detail Site Plan, and the submitted Landscape Plan and find it to be consistent with the PUD requirements and Tulsa Zoning Code. Therefore, the Staff recommends APPROVAL of the Detail Landscape Plan, subject to the Plan submitted.

TMAPC Action: 8 members present.

On MOTION of T. YOUNG, the Planning Commission voted 8-0-0 (Benjamin, Draughon, Gardner, Higgins, Hinkle, Kempe, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Miller, Petty, Inhofe, "absent") to approve the Detail Landscape Plan as submitted.

PUD #261 - Craig Curry NE corner of 71st Street and Peoria Avenue

Staff Recommendation - Detail Landscape Plan Review:

Planned Unit Development No. 261 is located north and east of the northeast corner of 71st Street and South Peoria Avenue. The applicant has received PUD approval, Detail Site Plan approval and is now requesting Detail Landscape Plan approval.

The Staff has reviewed the original PUD approval for an office complex; the Detail Site Plan that was approved; the submitted Landscape Plan; and find that the plan submitted is (a) consistent with other approved plans; and (b) meets the landscaping requirements of the Code and PUD.

Therefore, the Staff recommends APPROVAL of the Detail Landscape Plan, subject to the Plan submitted.

PUD #261 (continued)

TMAPC Action: 7 members present.

On MOTION of HINKLE, the Planning Commission voted 7-0-0 (Benjamin, Draughon, Gardner, Higgins, Hinkle, Kempe, T. Young, "aye"; no "nays"; no "abstentions"; Miller, Petty, C. Young, Inhofe, "absent") to approve the Detail Landscape Plan for PUD #261, subject to the submitted Plan.

PUD #294-1 Schuller (Mill Creek Development Company) 6429 East 95th Place  
South

Staff Recommendation - Minor Amendment, Lot 19, Block 2, Mill Creek Bridge:

The subject tract is vacant and is located on the northeast corner of Norwood Avenue and East 95th Place South. The tract is located in a newly developing single-family neighborhood. The applicant has asked for an amendment from the required 20' rear yard to 15'.

After review of the submitted plot plan the Staff finds the application to be minor in nature. Also, the Staff finds that since no other homes are built in the immediate area, impact on surrounding property would be minimal. The Staff recommends APPROVAL of the request, subject to the applicant's submitted plot plan and subject to APPROVAL of the Detail Site Plan for Development Area "A", with a covenant restricting Development Area "B" to open space uses and Area "C" to a maximum of 21 dwelling units.

The applicant was present.

TMAPC Action: 7 members present.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Benjamin, Draughon, Gardner, Higgins, Hinkle, Kempe, T. Young, "aye"; no "nays"; no "abstentions"; Miller, Petty, C. Young, Inhofe, "absent") to approve the requested minor amendments, subject to the conditions set out in the Staff Recommendation.

PUD #294-2 Schuller (Mill Creek Development Company) 6408 East 95th Place

Staff Recommendation - Minor Amendment - Lot 3, Block 1, Mill Creek Bridge:

The subject tract is vacant and is located in a newly developing single-family addition. The request is to allow an encroachment of 3 feet into the required 20-foot rear yard and 2 feet into the required 20' building line setback from the street.

After review of the submitted plot plan the Staff finds the request to be minor in nature. With the building line reduced to 18', the major portion of the structure will still be behind the 20-foot requirement. This would allow for less encroachment into the rear yard. The Staff recommends APPROVAL of the request, subject to the applicant moving the proposed structure 2 feet to the north, per amended plot plan; and subject to APPROVAL of the Detail Site Plan for Development Area "A", with a covenant restricting Development Area "B" to open space uses and Development Area "C" to a maximum of 21 dwelling units.

TMAPC Action: 8 members present.

On MOTION of C. YOUNG, the Planning Commission voted 8-0-0 (Benjamin, Draughon, Gardner, Higgins, Hinkle, Kempe, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Miller, Petty, Inhofe, "absent") to



PUD #289 (continued)

Minimum Internal Landscaped  
 Open Space; (Gross) 19%      50,700 sq. ft.\*\*      Exceeds

Signs: As permitted by the PUD  
 Chapter of the Tulsa  
 Zoning Code.      Not shown

\*\*Internal landscaped open space includes street frontage landscaped areas, landscaped parking islands, landscaped yards and plazas, and pedestrian areas, but does not include any parking, building or driveway areas.

Development Area III

<u>Item</u>	<u>Approved</u>	<u>Submitted</u>
Area (Gross):	51,950 sq. ft.	51,950 sq. ft.
(Net):	47,400 sq. ft.	47,400 sq. ft.
Permitted Uses: Open space and access driveways only, (no parking)*		Same
Minimum Internal Open Space (Gross 91%)	47,200 sq. ft.	47,200 sq. ft.

\*Access driveway shall be located no closer than 40 feet from the west property line.

Based upon the above recommended minor changes, the Staff can recommend APPROVAL of the Detail Site Plan, subject to a revised plan being submitted to the Staff, meeting the conditions herein set out.

Mr. Fred Chadsey was present and explained the plats are in progress.

TMAPC Action: 8 members present.

On MOTION of C. YOUNG, the Planning Commission voted 8-0-0 (Benjamin, Draughon, Gardner, Higgins, Hinkle, Kempe, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Miller, Petty, Inhofe, "absent") to approve the Detail Site Plan, subject to a revised plan being submitted to the Staff, meeting the conditions as set out in the Staff Recommendation.

There being no further business, the Chair adjourned the meeting at 2:10 p.m.

Date Approved June 1, 1983

Cherry Kempe  
 Chairman

ATTEST:

Marilyn Hinkle  
 Secretary

