

TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1501
Wednesday, April 11, 1984, 1:30 p.m.
Langenheim Auditorium, City Hall
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Beckstrom, 2nd Vice-Chairman Connery Draughon Flick Higgins Hinkle, Secretary Kempe, 1st Vice Chairman Rice Woodard Young, Chairman	Inhofe	Compton Gardner Martin	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, April 10, 1984, at 11:28 a.m., as well as in the Reception Area of the INCOG offices.

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

MINUTES:

On MOTION of CONNERY, the Planning Commission voted 6-0-0 (Connery, Draughon, Flick, Hinkle, Rice, Young, "aye"; no "nays"; no "abstentions"; Beckstrom, Higgins, Kempe, Woodard, Inhofe, "absent") to approve the Minutes of March 28, 1984 (Meeting No. 1499).

REPORTS:

Report of Receipts and Deposits:

The Commission was advised this report is in order.

On MOTION of FLICK, the Planning Commission voted 6-0-0 (Connery, Draughon, Flick, Hinkle, Rice, Young, "aye"; no "nays"; no "abstentions"; Beckstrom, Higgins, Kempe, Woodard, Inhofe, "absent") to approve the report of receipts and deposits for the month ending March 31, 1984.

COMMITTEE REPORTS:

Rules & Regulations Committee:

Discussion and action on the desirability of making available the Staff Recommendation prior to the public hearing.

The Staff submitted a handout to the Commission which states six reasons why the Staff does not feel the Staff Recommendations should be made available to the applicant and interested parties prior to the public hearing meeting.

Most of the Commission members commented and expressed that it was their opinion that the public should not be given the Staff Recommendation prior to the hearing because the Planning Commission is only a recommending body. The final decision will be made by the City Commission or County Commission. It was also pointed out that at the meeting when the Staff Recommendation is read it is the Commissions first report on what the Staff is recommending on the zoning request as well as the applicant and interested parties.

The Staff advised that if the applicant or interested party is interested to find out the Staff Recommendation they are allowed to call the Staff or make an appointment with a Staff member to discuss their recommendation.

Mr. Beckstrom felt that the Commission should be sensitive to the public because they are not as knowledgeable about zoning matters and should be given consideration as these zoning changes would effect their property. He made a motion that the Staff make their recommendations available to the public by 11:00 a.m. on the day the Commission hears that particular zoning case. There was no second to that motion, therefore, the motion died.

Mr. Beckstrom stated he was satisfied that the Staff is doing everything they can to communicate with the public concerning their zoning proposals and if the Commission is not supportive of a change he would allow the motion to die.

DIRECTOR'S REPORT:

The Staff advised that after the regular scheduled Planning Commission hearing on April 18, 1984, at 3:00 p.m., the Commission will take a tour of Innovare Park which is the City's contribution to affordable housing. It is very important that the Commission tour the facility and the proposal to see where changes need to be made because there will be other requests for similar developments. The Commission recommended approval of Innovare Park on an experimental basis and recommended approval of waiving most of the regulations. The Commission now needs to look at it and see what has been accomplished in the way of affordable housing and the end product and what the buying public perceives it to be. Chairman Young advised that this would be a public meeting and anyone is welcome to be in attendance. He especially encouraged the Commission members to be present.

CONTINUED ZONING PUBLIC HEARING:

Application No. Z-5938 Present Zoning: OM
Applicant: Reynolds (J & D, an Ok General Partnership) Proposed Zoning: OH
Location: 18th Street and South Boulder Place

Date of Application: February 15, 1984
Date of Hearing: April 11, 1984
Size of Tract: 1.04 acres

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

Relationship to the Comprehensive Plan: Z-5938

The District 7 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 CH District is not in accordance with the Plan Map.

Staff Recommendation:

Site Analysis -- The subject tract is approximately 1.04 acres in size and located just west of the southwest corner of 18th Street and South Boulder Avenue. It is partially wooded, gently sloping, contains a three-story office building and parking lot and zoned OM.

Surrounding Area Analysis -- The tract is abutted on the north by a mixture of multifamily and single-family uses zoned RM-2, on the east by Boulder Park zoned RM-2, on the south by a multi-story private school zoned RM-2, and on the west by a small park and additional multifamily and single-family uses all zoned RM-2.

Zoning and BOA Historical Summary -- Past zoning has allowed the subject tract to go from residential zoning (RM-2 to nonresidential office zoning OM).

Conclusion -- The Comprehensive Plan specifically calls for new high intensity development to stop at 18th Street in this area. The unrestricted CH would be in accordance with the Comprehensive Plan north and east of Boulder Park but not west. In addition, surrounding land uses do not support the expansion of CH. Given these facts, the Staff feels that office use is the appropriate zoning and we cannot support unrestricted CH zoning. Therefore, the Staff recommends DENIAL of the requested CH zoning.

For the record, the Commission may be influenced by the CH zoning located at the NW corner of 21st Street and Boulder Avenue and the high-rise development immediately south of the subject tract, however, these conditions may support a higher office zoning, but not CH zoning.

The subject tract is located just west of the southwest corner of 18th Street and South Boulder Avenue. It has previously been reviewed by the Staff with a recommendation for DENIAL of CH zoning. The applicant amended the application to OH and at the request of the Commission the Staff prepared a recommendation specifically addressing the OH request.

Application No. Z-5938 (continued)

As identified in the initial review the tract is designated by the Comprehensive Plan to be Medium Intensity -- No Specific Land Use. The amended OH request is not in accordance with this designation.

The area contains mixed zoning and land use intensities; however, the highest intensity zoning is restricted by the Comprehensive Plan to remain north and east of the subject property, an area already zoned CH. The existing high intensity uses and zoning classification in the area do not justify the expansion of more high intensity uses. We do not feel the plan is in error in this instance even though the land and zoning patterns to the south along Boulder Avenue exceed medium intensity.

Therefore, the Staff recommends DENIAL of the amended request for OH.

We would note that our argument in opposition of OH makes a very good argument for OMH, a zoning category which "may be found" in accordance with the Comprehensive Plan and is supported by the mixed land uses and zoning classifications existing in the area without the need to amend the Comprehensive Plan.

Therefore, the Staff recommends APPROVAL of OMH.

Applicant's Comments:

Mr. Charles Norman advised that this zoning request was continued for a two week period as the requested zoning classification was changed from CH to OH. The subject tract is approximately 1-acre in size and has 295' of frontage on Boulder and faces into Boulder Park. The property to the immediate south of the subject tract is zoned CH for 415' of frontage. Mr. Norman began to describe the surrounding property. The subject tract touches three lots one of which is Boulder Park, another is a two-story apartment building and the other lot contains two single-family dwellings. Mr. Norman stated it was his opinion at the previous hearing when this case was before the Commission and at this time that the Comprehensive Plan is in error in respect to these properties that front onto Boulder Park which are attempting to hold the subject property and the property to the south to the medium intensity classification of OM or RM-2. These zonings are totally inappropriate considering the relationship of the subject property to the properties on the perimeter of Boulder Park and the existence of the heavy CH to the south. He then showed an aerial photograph verifying the physical facts that this neighborhood is already zoned under a medium intensity classification.

Mr. Norman reminded the Commission of the existing OH zoning under which the University Club Tower was constructed about 20 years ago and has been a stabilizing influence in this neighborhood. He stated that whatever rejuvenation and renovation south of 15th Street down to 21st and west of Boulder Avenue has occurred since the mid 1960s when the University Tower was constructed. He did not feel that there would be an extensive use of CH zoning in the area around Boulder Park because it would not be appropriate location for heavy commercial development. Going around the perimeter of Boulder Park is CH zoning, an 8-story building, the subject tract, a 10-story building--the Keplinger building and the 11-story Mapco building. The pattern has been established on the perimeter of Boulder Park for high intensity development.

Application No. Z-5938 (continued)

The zoning request has been amended to OH zoning rather than CH as was applied for. The OH zoning would require that on-site parking be provided for, unlike CH zoning. He felt it would be inappropriate to adopt a part of our Comprehensive Plan that ignores 415' of CH zoning and to say that the existence of higher intensity uses to the south and to the north do not justify the approval of this property for higher intensity uses. He did not feel that the Commission could justify the denial of the right to use the subject property for office use at an intensity considerably less than what is permitted on the property south that has the absolute right for unlimited commercial development. Mr. Norman felt that a location of this type across from a 15-acre park is where higher intensity office uses should be located. He stated he disagreed with the Staff Recommendation and requested that the OH zoning classification be approved.

<u>Protestants:</u>	Norman Turnbo	Addresses:	1822 South Cheyenne Avenue
	David Hackney		1821 South Carson Avenue
	Grant Hall		1202 East 18th Street
	Mary Leech		1802 South Cheyenne Avenue
	Gary Kempe		319 East 18th Street
	Vera Outhier		1831 South Cheyenne Avenue

Protestant's Comments:

Mrs. Turnbo, District 7 Chairman of Greater Tulsa Council, stated that District 7 is in the process of updating their Comprehensive Plan and the OH as proposed and OMH as recommended by the Staff would not be in keeping with the Comprehensive Plan. Mrs. Turnbo submitted a protest petition bearing 286 signatures stating their protest against any change of zoning to a higher intensity (Exhibit "A-1"). She then began to describe the surrounding property of which there are numerous single-family dwelling units. She felt that the OH zoning request would not be appropriate in this area. She felt that if the property remained OM it would be a buffer from the high intensity CH zoning located east of Boulder.

Mr. David Hackney, 1821 South Carson Avenue, stated he is against anything except OM zoning. He then submitted three letters from the Inner-City Council of Neighborhoods, Tracy Park Historic District Association and from the Gillette Historic District Association (Exhibit "A-2"). He then proceeded to read each of the letters into the record which reflect that they are all opposed to any change from OM to a higher intensity zoning classification for the subject property.

Mr. Grant Hall, president of the Maple Ridge Association, stated the Association's concern with the zoning request is the stability of inner-city neighborhoods. Mr. Hall submitted a letter from the Association with an attachment of all the members of the Board of Trustees of the Maple Ridge Association who voted to oppose any change from the present OM zoning to a zoning category of higher density for the subject property (Exhibit "A-3"). He felt that OM and OL zoning is the primary buffers necessary to preserve inner-city neighborhoods from high-rise commercial encroachment and high-rise office building encroachment. He stated he understands that to co-exist with businesses and offices in the inner-city OM and OL zoning is the appropriate buffer between the neighborhood and not a higher intensity use. There is presently inadequate parking in the subject area, and it was felt that the proposed zoning change would only add to an already congested neighborhood.

Application No. Z-5938 (continued)

Mrs. Mary Leech stated she has lived in this area since she was 9 years old. To put an office building at this location will cause difficulty because it was here that the early leaders built their homes, reared their families and put down their roots. She named some well known names of the leaders who have helped to build a university, churches, the convention hall, and street cars. The serenity of the area has survived, but to place a high-rise office building in this area and change the zoning to allow this proposal would set a precedent. She felt that cities have to have futures and a colorful past to be an American city of quality. She requested that the zoning request be denied.

Mr. Gary Kempe stated that the original application for CH was opposed by the neighborhood and he felt if OH were approved the property would likely be rezoned CH in the future. He felt that a major objection to the proposal is the size of the proposed building and the amount of increased activity in the area such as parking... The house which Mrs. Leech lives in has been a city landmark for many years and would not even be visible if the proposed office building is constructed right in front of it.

Mrs. Vera Outhier stated that the property in question faces a one-way street one block long and she did not feel that the Commission should grant the proposed structure to be constructed because of the limited ingress and egress.

Applicant's Rebuttal:

Mr. Norman stated that the Commission has heard from the residents who live in the few single-family detached houses in the area who are petitioning against any change in the zoning pattern. The entire area is already zoned for multifamily use and commercial or heavy office use. The area is an intensity development of different kinds and types of office and multifamily residential uses. He did not feel that this area would be appropriate for commercial development which is one reason that the application was amended, but it is an area for the heavier type of office development such as OH. The Commission has been asked by the protestants to preserve the area against any change but change is going to occur as it has in the past.

Comments:

Mrs. Higgins asked the Staff to explain their reasons for recommending against OH zoning. The Staff advised that when the Comprehensive Plan was adopted for this district the majority of the high intensity use was north of 18th Street and the one piece of zoning at 21st and Boulder was considered spot zoning. In the Staff's opinion, until that Plan is changed or updated they see no reason to encourage spot zoning because there have been no changes in the physical facts in the area that would lead them to believe that the Plan needs to be changed. The CH was there when the Plan was adopted and it was recognized but treated as spot zoning. Most of the high intensity in the area has been limited to north of 18th Street.

Mr. Flick stated that in view of all the information presented today he felt that OH is definitely not in accordance with the area in what exists there. He felt that the area should be approved for some kind of office development and stated he was in concurrence with the Staff Recommendation.

Mr. Draughon was mainly concerned with the height of the building that would be permitted on the tract. The Staff advised that the OM permits high-rise development but the key to the question is floor area. The more

Application No. Z-5938 (continued)

floor area which you have, the chances of building a taller building are much greater.

Instruments Submitted: Protest Petition containing 286 signatures (Exhibit "A-1")
3 Letters of Protest (Exhibit "A-2")
Letter from the Maple Ridge Association (Exhibit "A-3")

TMAPC Action: 10 members present.

On MOTION of FLICK, the Planning Commission voted 8-2-0 (Beckstrom, Flick, Higgins, Hinkle, Kempe, Rice, Woodard, Young, "aye"; Connery, Draughon, "nay"; no "abstentions"; Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be approved for OMH as recommended by the Staff:

The North 25 feet of Lot 38 and all of Lots 39, 40, 41, 42, 43 and 44 of Block 6 of "BUENA VISTA PARK", an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

ZONING PUBLIC HEARING:

Application No. Z-5939 Present Zoning: AG, RS-1
Applicant: Hunter, Russell, Bowman Proposed Zoning: CG or CS & FD
Location: NE corner of 21st Street and 177th East Avenue

Date of Application: February 27, 1984
Date of Hearing: April 11, 1984
Size of Tract: 40 acres

Presentation to TMAPC by: Carl Russell
Address: 120 South 162nd East Avenue Phone: 234-3756

Relationship to the Comprehensive Plan: Z-5939

The District 17 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Medium Intensity -- No Specific Land Use on the 10-acre node at the intersection and the balance Low Intensity -- No Specific Land Use. A portion of the tract is also designated Development Sensitive.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts", the requested CG District is not in accordance with the Plan Map. The requested CS District is in accordance with the Medium Intensity designation and not in accordance with the Low Intensity designation.

Staff Recommendation:

Site Analysis -- The subject tract is approximately 40 acres in size and located at the northeast corner of 21st Street and South 177th East Avenue (Lynn Lane). It is partially wooded, gently sloping, vacant and zoned a combination of AG and RS-1.

Surrounding Area Analysis -- The tract is abutted on the north by several large lot single-family dwellings zoned RS-1, on the east by the City water treatment facility zoned AG, on the south by mostly vacant land zoned AG and CS and the Lynn Lane Reservoir and on the west by vacant land zoned CS.

Zoning and BOA Historical Summary -- Past zoning actions have established a 10-acre node at the northwest corner and 6 acres more or less at the southeast corner.

Conclusion -- Based upon the Comprehensive Plan designation, surrounding land uses, and the existing zoning patterns, the Staff can support 10 acres of CS at the intersection (660' x 660') less and except any portion that is determined to be within a designated floodway. We cannot support the commercial stripping on 21st Street for a distance of 1/2 mile. This would not be in accordance with the Comprehensive Plan or good planning practices.

Therefore, the Staff recommends APPROVAL of CS on the 660' x 660' intersection node, less and except any portion determined to be within a designated floodway which shall be zoned FD. On the remainder of the tract we recommend FD for any portion within a designated floodway and DENIAL on the balance of the request.

Application No. Z-5939 (continued)

Applicant's Comments:

Mr. Carl Russell and Mr. Bill Bowman were present to address the Commission and requested that the highest possible zoning category be approved for their property to make their land more feasible for selling. Mr. Russell stated that Mr. Bowman, Mr. Hunter and himself owns the subject property jointly and are requesting that the commercial zoning be granted.

Protestants: None.

TMAPC Action: 10 members present.

On MOTION of HIGGINS, the Planning Commission voted 10-0-0(Beckstrom, Connery, Draughon, Flick, Higgins, Hinkle, Kempe, Rice, Woodard, Young, "aye"; no "nays"; no "abstentions"; Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be approved for CS on the 660' x 660' intersection node, less and except any portion determined to be within a designated floodway which shall be zoned FD, with FD zoning on the remainder of the tract within the floodway and DENIAL on the balance of the request:

The South 660' of the SW/4 of the SW/4, AND the South 660' of the W/2 of the W/2 of the SE/4 of the SE/4, AND the SE/4 of the SE/4 of the SW/4, AND the E/2 of the SW/4 of the SE/4 of the SW/4, LESS a strip of ground 20' wide in uniform width on the east side, AND LESS a strip of ground 20' wide in uniform width on the north side, which has heretofore been reserved as a public street, ALL in Section 12, Township 19 North, Range 14 East, Tulsa County, Oklahoma, according to the U. S. Government Survey thereof.

Application No. PUD 294-A

Present Zoning: RS-3

Applicant: Franklin (Mill Creek Dev. Co.)

Location: 96th Street and the West side of Sheridan Road

Date of Application: March 1, 1984

Date of Hearing: April 11, 1984

Size of Tract: 9.6 acres

Presentation to TMAPC by: Charles Norman

Address: 909 Kennedy Building

Phone: 583-7571

Staff Recommendation: PUD #294-A

The subject tract is a sub-area of PUD #294, Development Area "A". The original PUD was approved for a zero lot line single-family development having a maximum of 69 lots. Development Area "A" was allocated 48 lots, Area "B" was designated for an open space/drainage use, and Area "C" was allocated 21 lots. Under this request, the applicant is asking to increase the maximum number of lots in Area "A" from the approved 48 lots to 50 lots. This would in return increase the total density from 69 lots to 71 lots.

In order to properly review this request, a summary of the initial approval is required. To begin with, the subject tract is located within a designated expressway right-of-way. The Staff noted this and explained that because of its location, we were very reluctant to recommend approval of a PUD which is a "special development tool" that can allow greater densities based upon approval of a site plan and protective conditions. We felt that it would not be appropriate to allow a developer to use a "special tool" to get a greater number of lots which would at a later date have to be purchased with public monies in order to construct the proposed expressway.

The applicant's representative argued that they were not requesting any special "bump" in density and would only request to be allowed to develop 69 lots (approximately 4 lots per acre). The only reason for the PUD was to be allowed to have private streets and to move lots out of a drainageway that crossed the tract. The Staff felt that the 4 lots per acre density was generally the type of density that could be developed conventionally under RS-3 zoning. We then felt we were looking at two alternative designs for 69 lots, one that used the existing physical features of the site but required a PUD and another that would require extensive grading resulting in the destruction of the physical features. If the land were to be developed, the design used should be the best possible alternative; and because of this, the PUD at a conventional density was recommended.

An argument might be made that a 4-unit per acre density is not a conventional RS-3 developed density; however, a review of the RS-3 plats approved since 1980 shows the following:

	<u>Lots</u>	<u>Acres</u>	<u>Yield/Acres</u>
Cedar Ridge Park	304	88	3.5
Cedar Ridge Heights	110	35	3.1
Spring Valley 2nd	40	10	4.0
Spring Valley	64	18	3.6
Woodland Glen 4th	279	67	4.2
Summerfield South	<u>143</u>	<u>40</u>	<u>3.6</u>
	940	258	<u>3.6</u>

PUD #294-A (continued)

We feel that 69 lots is an appropriate number given the above review, the fact that the average of 3.6 lots per acre would limit the density to 63 lots, and that even with extensive grading, the physical features would have limited the density far below the average.

Therefore, the Staff recommends DENIAL of the requested density increase.

Applicant's Comments:

Mr. Charles Norman advised that this application is to increase the total number of lots in this PUD by two. He showed an illustrative plan for Mill Creek Bridge as a part of the original PUD. One key feature on Lot 7 was an effort to retain a very large existing single-family home on that property which contained 2,400 sq. ft. situated on a 20-acre tract. The original plat showed that lot to be sufficient size for 3 lots, and it was the plan to retain that house. The area today includes lots 6, 7, 8 & 9. Mr. Norman then explained the platting process of Mill Creek Bridge. He then submitted a letter from the Mill Creek Development Company which states that the developer in trying to renovate this house spent \$12,000. There were numerous problems with its foundation and they were unable to provide the necessary foundation to make the house a part of the new community being developed. After the platting was done a decision was made to demolish the house and, therefore, the lot was subdivided into three lots.

The initial platting left the subdivision 2 lots underneath the maximum. The application today is to make Lot 6 into four lots, one of which has been accomplished by a lot split on the south end. In order to accomplish this task it will result in increasing the total number of dwelling units from 69 to 71. The reason that this request is being asked is because of the net effect of moving the large house shown on the original plat and to make it into 3 lots because of the significant loss of dollars for the developer.

Mr. Norman advised that had the applicant attempted to maximize the yield under the PUD originally they could have asked for 91 units under RS-3 standards and they are now only asking for 71. The proposal before the Commission today would result in a density of 4.03 lots per acre within the subdivision. Mr. Norman then submitted a letter from Mill Creek Development Company pertaining to the large single-family house which was removed from Lot 7 (Exhibit "B-1") and a letter from Sisemore-Sack-Sisemore and Associates, Inc. providing background information on the PUD (Exhibit "B-2").

Mr. Gardner stated that this request is not just a matter of adding two additional dwelling units because there is much more involved. The applicant chose to take that large house off Lot 7 and subdivide that lot into 3 smaller lots leaving Lot 6 as one big piece of property. The developer could have subdivided that land more equally.

The number of lots represents the number of lots approved under the PUD, and the applicant is now asking that you amend that to come up with those additional lots. There must be sufficient area for drainage purposes and consideration needs to be given to the expressway proposal in the future because any additional lots will require future public outlay of funds.

Mr. Linker, Assistant City Attorney, advised that the Legal Department has said that the Commission has to allow development but they can control the

PUD #294-A (continued)

density. If this is approved the project will be increasing the expense for the public in purchasing this property by allowing more density. When the Commission approved private streets in this subdivision they also increased the amount in which the public would have to pay because they were not public streets.

Commissioners Beckstrom, Higgins and Young stated they could be supportive of the request because they saw it as being very minor in nature. They felt that they are representing the city and the community and it does not seem fair to make a decision on how a person can utilize his property.

Commissioner Flick expressed his disapproval of the request as he felt that the applicant had imposed a hardship on himself by removing the large house after the PUD was approved and felt it would have been more appropriate had the house been removed when the original plat was filed.

Protestants: None.

TMAPC Action: 10 members present.

On MOTION of HIGGINS, the Planning Commission voted 8-2-0 (Beckstrom, Draughon, Higgins, Hinkle, Kempe, Rice, Woodard, Young, "aye"; Connery, Flick, "nay"; no "abstentions"; Inhofe, "absent") to recommend to the Board of City Commissioners that PUD #294 be amended to allow 2 additional dwelling units which increases the total density from 69 lots to 71 lots on the following described property:

All of Mill Creek Bridge Addition to the City of Tulsa, Oklahoma.

SUBDIVISIONS:

Final Approval and Release:

Spring Valley 2nd Addition (2393) 98th Street and South 70th East Ave.
(RS-3)

Southslope Condos. (PUD #190) (1083) 72nd Street and South Sheridan Rd.
(RS-3, RM-0, CS)

Victoria Station (PUD #166-B & #336) (2393) SW corner of 91st Street and
South 69th East Avenue (RM-1, RS-3)

Ravenwood (1994) West of the NW corner of 41st Street and South Garnett
(CS, FD)

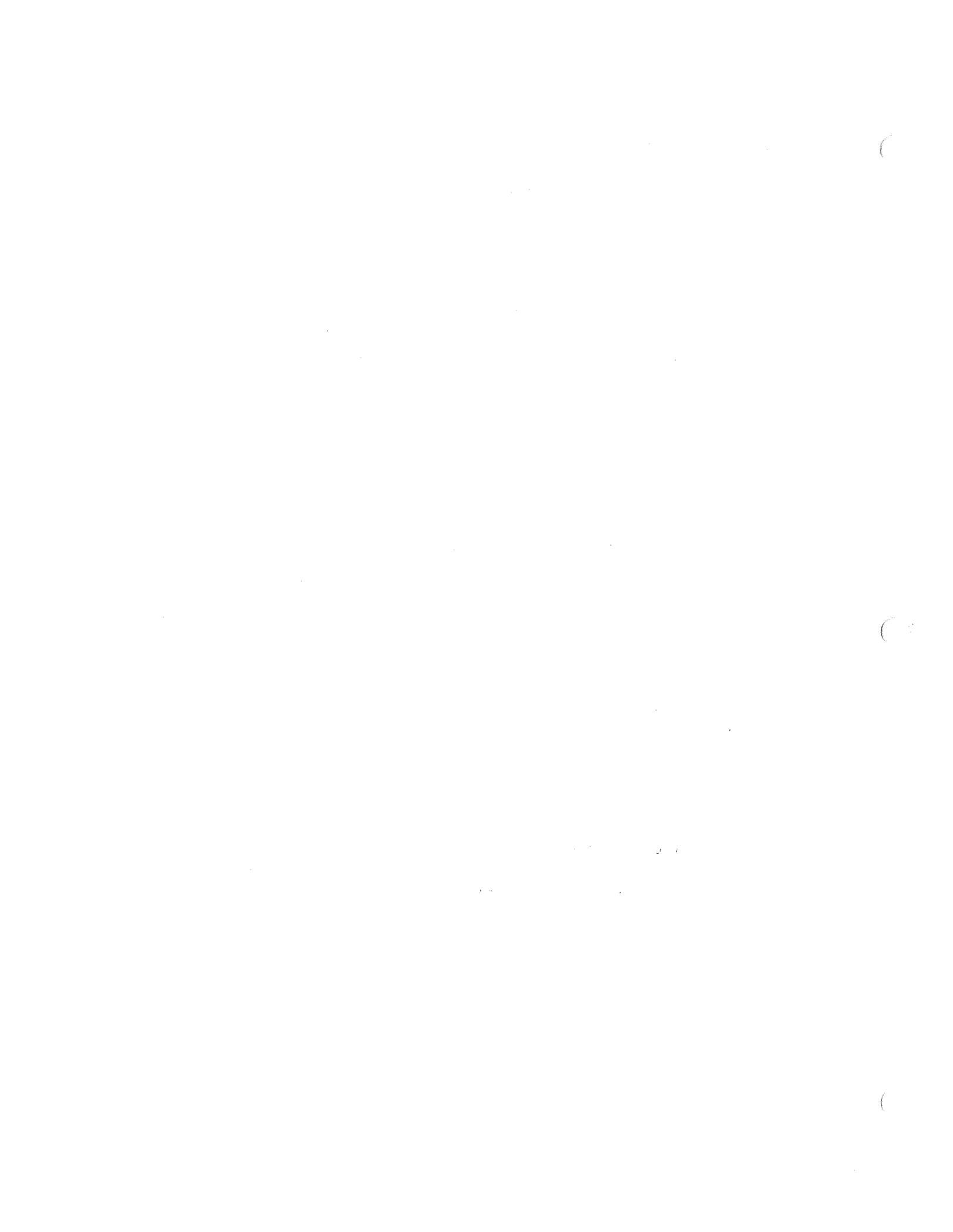
Harbour Point I (182) 61st Street and Riverside Drive (RM-2)

Econolodge Motel (3104) West side of North Garnett Road, North of I-244
(CS)

6200 Trenton Square (PUD #324) (683) 6200 South Trenton Avenue (RS-3)

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

On MOTION of RICE, the Planning Commission voted 10-0-0 (Beckstrom, Connery, Draughon, Flick, Higgins, Hinkle, Kempe, Rice, Woodard, Young, "aye"; no "nays"; no "abstentions"; Inhofe, "absent") to approve the final plats of Spring Valley 2nd, Southslope Condos., Victoria Station, Ravenwood, Harbour Point I, Econolodge Motel and 6200 Trenton Square and release same as having met all conditions of approval.



OTHER BUSINESS:

PUD #281-4 Norman NW of 64th Street South and South 91st East Avenue

Minor Amendment:

Chairman Young advised that Mr. Norman has requested that this minor amendment be continued to April 18, 1984.

TMAPC Action: 10 members present.

On MOTION of KEMPE, the Planning Commission 10-0-0 (Beckstrom, Connery, Draughon, Flick, Higgins, Hinkle, Kempe, Rice, Woodard, Young, "aye"; no "nays"; no "abstentions"; Inhofe, "absent") to continue consideration of the minor amendment to PUD #281-4 until Wednesday, April 18, 1984, at 1:30 p.m. in Langenheim Auditorium, City Hall, Tulsa Civic Center.

PUD #324 (Development Area "B")

Staff Recommendation: Detail Site Plan Review:

The subject tract is approximately 3 acres in size and located south and west of the intersection of 62nd Street and South Trenton Ave. The underlying zoning is RS-3, and the applicant has approval of a residential complex that consists of one large lot single-family dwelling and 20 patio lot single-family dwellings. The applicant is now requesting Detail Site Plan approval for Development Area "B" which is the patio lot area.

The Staff has reviewed the approved PUD conditions and compared them to the submitted site plan and find the following:

Land Area (Gross):	2.48 acres	2.48 acres
(Net):	2.30 acres	2.30 acres
Permitted Uses:*	Detached Single-Family	Detached Single-Family
Maximum No. of Lots:	20 lots	20 lots
Minimum Land Area per lot**	3,600 sq. ft.	Exceeds
Maximum Building Height:	35 feet	35 feet
Minimum Livability Space:***	50,000 sq. ft.	58,410 sq. ft.
Minimum Off-Street Parking:	2 spaces per unit	3 total spaces per unit, one covered
Minimum Building Setbacks:****		
Perimeter:	20 feet, except side yards adjacent to Development Area "A", Trenton Avenue right-of-way & 62nd St., right-of-way shall be 15'.	Same
Rear Yard (interior Lots):	20 feet	20 feet
Side Yard (interior lots):	5 feet	5 feet
Front Yard:		
Public Street:	NA	NA
Private Street:		
Front Building:	10 feet	10 feet
Front Garage:	20 feet	20 feet

PUD #324 (continued)

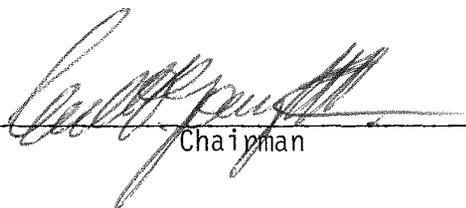
- *The permitted uses were changed from attached single-family dwellings to detached single-family by minor amendment on September 7, 1983.
- **The Land Area figure includes 1/2 of the private street based upon the Code definition of Land Area.
- ***Livability space requirements are based upon a 2,500 sq. ft. allowed by the RS-3 duplex exception. The applicant has also restricted his building foot-print to a maximum of 900 sq. ft.
- ****The building setbacks were revised by minor amendment on November 16, 1983, to reflect the change from attached dwellings to detached dwellings.

Based upon the above review the Staff recommends APPROVAL of the Detail Site Plan for PUD #324 Development Area "B", subject to the plans submitted.

On MOTION of HIGGINS, the Planning Commission voted 10-0-0 (Beckstrom, Connery, Draughon, Flick, Higgins, Hinkle, Kempe, Rice, Woodard, Young, "aye"; no "nays"; no "abstentions"; Inhofe, "absent") to approve the Detail Site Plan for PUD #324 Development Area "B", subject to the plans submitted.

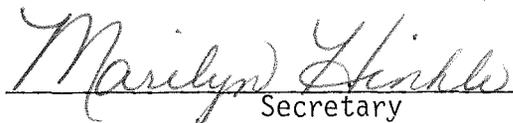
There being no further business, the Chair adjourned the meeting at 3:20 p.m.

Date Approved April 25, 1984



Chairman

ATTEST:



Secretary