

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1583  
Wednesday, December 4, 1985, 1:30 p.m.  
City Commission Room, Plaza Level, Tulsa Civic Center

<b>MEMBERS PRESENT</b>	<b>MEMBERS ABSENT</b>	<b>STAFF PRESENT</b>	<b>OTHERS PRESENT</b>
Carnes	Harris	Frank	Linker, Legal
Connery	Young	Gardner	Counsel
Doherty		Setters	
Draughon			
Kempe, Chairman			
Paddock, Secretary			
VanFossen			
Wilson, 1st Vice- Chairman			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, December 3, 1985 at 10:20 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Kempe called the meeting to order at 1:40 p.m.

**MINUTES:**

**Approval of the Amended Verbiage of the Minutes of November 6, 1985, Meeting No. 1579: (page 20)**

On **MOTION** of **WILSON**, the Planning Commission voted **9-0-0** (Carnes, Connery, Doherty, Draughon, Kempe, Paddock, Wilson, Woodard, VanFossen, "aye"; no "nays"; no "abstentions"; (Harris, Young, "absent") to **APPROVE** the **Amended Verbiage of the Minutes of November 6, 1985, Meeting No. 1579.**

**REPORTS:**

**Committee Reports:**

Mr. VanFossen advised the **Comprehensive Plan Committee** met this date to review the guidelines and make recommendations for the Citizen Planning Teams.

## P R E S E N T A T I O N :

PRESENTATION OF A "SPECIAL HOUSING NEEDS STUDY", PREPARED BY INCOG AND THE COMMUNITY COUNCIL OF GREATER TULSA AT THE REQUEST OF THE METROPOLITAN HUMAN SERVICES COMMISSION.

Opening statements were made by Commissioner Roy Gardner, Chairman of the Special Housing Study Committee, who commented he felt this was an important program and an issue that the City of Tulsa has to face. Commissioner Gardner advised the Housing Study Committee has worked on this study for almost a year, and the report is being submitted with a great deal of thought, although not set in concrete. He described the Committee as broad based and stated the recommendations of the report met with almost complete approval of the sixteen member Committee.

Mr. Rich Brierre presented the Study and its background to the Commission. After the final review by the Department of Human Services, the Study is now ready for presentation to the TMAPC at this Public Meeting where a request is made to set a future public hearing date to receive input from the public. Following the Public Hearing, Staff and Legal will work on the exact language to amend the Zoning Code, and a resolution containing these amendments will be presented back to the Tulsa Metropolitan Area Planning Commission for action.

Mr. Brierre introduced Mr. Phil Dessauer of the Human Services Commission. Mr. Dessauer presented a background review of his group's participation in the Study and stated their concern was one of a comprehensive nature and long term efforts by the community to address these needs.

Mr. Brierre then reviewed the ten recommendations of the Special Housing Study, answering questions by the TMAPC members for clarification of definitions and terms used by the Committee. ("The Final Draft of INCOG Special Housing Recommendations" is attached as an Exhibit.) Mr. Brierre also made a formal request to set a public hearing date. The Committee is suggesting January 8, 1986.

Mr. Connery asked Ms. Janet White, representing the Department of Human Services, to provide additional information and clarification of definitions used in the Study for the January 8th public hearing.

On **MOTION** of **CARNES**, the Planning Commission voted **9-0-0** (Carnes, Connery, Doherty, Draughon, Kempe, Paddock, Wilson, Woodard, VanFossen, "aye"; no "nays"; no "abstentions"; Harris, Young, "absent") to **APPROVE** January 8, 1986 as the date of the **Public Hearing to Consider Amending the Tulsa Zoning Code to Include the Recommendations of the Special Housing Needs Study.**

SUBDIVISIONS:

WAIVER OF PLAT:

Z-4082 Albert Pike Subdivision South of SW/c 33rd & South Indianapolis

This is a request to waive plat on the south 75' of the north 150' of the west 140' of the east 165' of Block 24 of the above named plat. This was rezoned in 1972, but a waiver application has not been previously submitted. Applicant owns property that extends to South Harvard but it is NOT subject to platting, is a separate legal description and is NOT part of this request. Applicant is seeking a setback variance from South Indianapolis through the BOA. Any zoning controls applicable or waivers thereof will be by the Board application. Staff has no requirements or objections to the request. (Stormwater Management will require drainage plans for new construction in the permit process.)

The TAC recommended APPROVAL of this waiver, subject to the following conditions:

1. Paving and drainage plan approval by Stormwater Management, including onsite detention and PFPI.
2. 11' Utility easement on the west side of the tract, as required by the Water and Sewer Department.

On MOTION of WILSON, the Planning Commission voted 9-0-0 (Carnes, Connery, Doherty, Draughon, Kempe, Paddock, Wilson, Woodard, VanFossen, "aye"; no "nays"; no "abstentions"; Harris, Young, "absent") to APPROVE the Waiver of Plat for Z-4082 Albert Pike Subdivision, as recommended by Staff.

\* \* \* \* \*

Z-4705 Forest Acres (1293)

1237 South Memorial Drive

This is a request to waive plat on Lot 3, Block 4 of the above named plat. A previous request made 5/15/79 was not formally acted upon by the TMAPC because additional information was needed by the Staff. The current request will meet the Staff requirements of easements (already on the plat) and additional right-of-way on South Memorial in accordance with the Street Plan. Drainage plans are in the approval process with Stormwater Management. Staff recommends APPROVAL of the request, subject to the following:

1. Approval of grading and drainage plans by Stormwater Management.
2. Dedication of 10' additional right-of-way on Memorial to meet the Street Plan.
3. Access control agreement if required by Traffic Engineering.

Z-4705 Forest Acres - Cont'd

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **9-0-0** (Carnes, Connery, Doherty, Draughon, Kempe, Paddock, Wilson, Woodard, VanFossen, "aye"; no "nays"; no "abstentions"; Harris Young, "absent") to **APPROVE** the **Waiver of Plat for Z-4705 Forest Acres**, as recommended by Staff.

\* \* \* \* \*

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-16576 (2883) PIC. INV.

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **9-0-0** (Carnes, Connery, Doherty, Draughon, Kempe, Paddock, Wilson, Woodard, VanFossen, "aye"; no "nays"; no "abstentions"; Harris Young, "absent") to **APPROVE** the **Ratification of a Lot Split for L-16576**, as recommended by Staff.

OTHER BUSINESS:

PUD 171-3: Sheridan & 81st Street, Lot 4, Block 1, H - J Plaza

Staff Recommendation - Minor Amendment to North Building Setback Line of Development Area B, H-J Plaza.

The subject tract is located north of the northwest corner of East 81st Street and South Sheridan. It is also known as Lot 4, Block 1, H-J Plaza (see attached sketch). The applicant is requesting that the north setback line for Lot 1, Block 4, H-J Plaza be reduced from 25' to 13'. It is noted that there is a 13' utility easement across this boundary of Lot 1 and a 3' fence setback. The lot has been approved under PUD #171 for commercial purposes and is presently vacant. Abutting buildings on property to the north are 78' from the subject boundary.

Staff review of this request indicates that it is minor in nature, therefore, Staff recommends APPROVAL of PUD #171-3 amendment to the north setback line of Lot 4, Block 1, H-J Plaza from 25' to 13' subject to submission of a Detail Site Plan and approval at the time of submission of a Building Permit application to the relevant City departments. Notice has been given to the abutting property owner.

Comments & Discussion:

In reply to Ms. Wilson, Mr. Charles Norman advised the minor amendment is needed to permit building configurations and establish side yards.

PUD #171-3 - Cont'd

**TMAPC ACTION: 9 members present**

On MOTION of CARNES, the Planning Commission voted 9-0-0 (Carnes, Connery, Doherty, Draughon, Kempe, Paddock, Wilson, Woodard, VanFossen, "aye"; no "nays"; no "abstentions"; Harris, Young, "absent") to APPROVE the Minor Amendment to Setback Line for PUD #171-3, as recommended by Staff.

\* \* \* \* \*

**PUD #393-2**

97th & South Harvard

**Staff Recommendation** - Minor Amendment for Change in Fencing Material  
Detail Landscape Plan Review  
Sign Plan Review & Detail Site Plan  
(Crown Pointe)

The approved PUD is for large a large lot, single-family residential development for 71 lots on 60 acres. The subject tract is located south and east of South Jamestown Avenue and East 97th Street South. The development has perimeter privacy/security fencing and security controlled entrances and exits.

**Minor Amendment for Fencing:** The approved PUD Text designated the perimeter fencing to be constructed of a combination of wood and/or masonry materials. The applicant is requesting that fencing materials be approved as wrought iron panels with masonry columns, except at the main entrance on the northwest end of the development. The main entrance will consist of a security building with adjacent solid masonry fencing. The iron fence construction will greatly reduce the impact of building the fence upon the existing vegetation. The Staff considers this request minor in nature, although notice has been given to the abutting owners.

Therefore, the Staff recommends APPROVAL of the minor amendment to change the fencing materials from combination wood and/or masonry (except at the main entrance) to wrought iron panels per the submitted plans, being Exhibits A - D.

**Detail Site Plan & Detail Sign Plan:** The Detail Site Plan for Crown Pointe is shown on the following attachments to the application:

- Exhibit A      Perimeter Fence Detail
- Exhibit B      Perimeter Fence Layout
- Exhibit C      Proposed subdivision identification sign for the Harvard entrance, shown mounted per Exhibit D, and fencing detail.

- Exhibit D Overall configuration of public and private paving, covered entry structures, masonry walls, general location of landscaped areas and vehicular traffic flow through security entries at South Harvard and South Oswego Avenues.
- Exhibit E Proposed entry canopy and gate system for Harvard. Oswego has a resident's gate only for ingress and egress.
- Exhibit F Proposed landscaping, irrigation systems and low voltage lighting at the Harvard entrance.

The proposed subdivision will consist of 71 lots and two reserve areas to be used for a combination residential, private lake and stormwater detention facility. A system of private streets will service the interior of the subdivision.

The entrance sign will be constructed of polished bronze raised letters on a 4' long x 2'6" wide panel mounted on the masonry entrance wall. The Harvard entrance will provide security/card pass through for residents to enter or leave Crown Pointe and a center gate at which visitors can gain entrance by telephoning residents of the development.

The Staff review find the submitted Detail Site Plan and Detail Sign Plan to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site and, (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, the Staff recommends APPROVAL of the Detail Site Plan and Detail Sign Plan, as follows:

- 1) That the applicant's Detail Site Plan and Detail Sign Plan be made a condition of approval, per Exhibits A - F.
- 2) **Development Standards:**
  - Land Area & Existing Zoning: 60 acres in RS-1
  - Permitted Uses: Detached single-family residences and accessory uses.
  - Maximum Dwelling Units: 71
  - Minimum Lot Width: Varies/100' average per lot (RS-1)
  - Minimum Lot Area: 13,500 sf (RS-1)
  - Minimum Land Area/Dwelling Unit: 16,000 sf (RS-1)
  - Minimum Structure Height: 35' (RS-1)
  - Minimum Liveability Space per Dwelling Unit: 8,000 sf (7,000 sf - RS-1 minimum)

Minimum Front Yard Setback: 25' Lots 1 - 20, Block 1  
25' Lots 37 - 39, Block 3  
30' Block 2 & balance of Block 1  
Minimum Rear Yard Setback: 25' (RS-1)  
Minimum Side Yard Setback: One Side - 10'; Other side 5'  
Open Space, Recreational and  
Detention Area: \* Area A - 3.7 acres; Area B - .4 acres

\* Maintenance of the private, recreational and detention facility shall be by a homeowner's association created for that purpose.

- 3) Subject to review and approval of conditions, as recommended by the Technical Advisory Committee.
- 4) That the development be in general compliance with the RS-1 Zoning Code provisions unless modified by the PUD Text and approved by the TMAPC.
- 5) That a homeowner's association be created to provide for maintenance and operation of secured entrances at Harvard, Jamestown and Oswego Avenues, and other facilities such as drainageways, interior streets, parks and landscaped areas and related private improvements.
- 6) That no Building Permit shall be issued until the requirements of Section 260 of the Zoning Code have been satisfied 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.

**Detail Landscape Plan:** The majority of the site will be maintained in its natural wooded state. The heavy landscape treatment, which is planned at the Harvard entrance, included in the design specifies the sizes, number, types and locations of the various plant materials. Extensive treatment is planned for the interior facade of the entrance and only modest treatment is indicated on the exterior on the traffic islands and against the masonry entrance walls. Trees will also be planted along the westernmost portion of the north boundary.

The Staff review of the Detail Landscape Plan indicates that it is consistent with the approved PUD; therefore, the Staff recommends APPROVAL of the Plan as submitted per Exhibit F.

Comments & Discussion:

In response to Mr. Paddock, Mr. Frank explained the fence on the north property line would be wrought iron and masonry. Mr. Paddock asked if the proposed expressway designated for 96th would have any impact on this application. Mr. Frank advised it should have no effect as there is a strip of land, approximately 200' wide, between the subject property and the proposed right-of-way for the expressway.

PUD #393-2 - Cont'd

TMAPC ACTION: 9 members present

On MOTION of VANFOSSEN, the Planning Commission voted 9-0-0 (Carnes, Connery, Doherty, Draughon, Kempe, Paddock, Wilson, Woodard, VanFossen, "aye"; no "nays"; no "abstentions"; Harris, Young, "absent") to APPROVE PUD #393-2 Minor Amendment, Detail Landscape Plan, Detail Sign Plan and Detail Site Plan, as recommended by Staff.

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

Date Approved December 18, 1985

Cheryl Kempe  
Chairman

ATTEST:

APB Paddock  
Secretary

PUD #405 & Z-5722-SP (cont'd)

comment, Mr. Linker stated it was his opinion that Section 850.2 was not being complied with if they do not give notice at the time the detail site plan is submitted. Mr. Norman stated he did not object to giving notice to identified interested parties or homeowners associations. Mr. Paddock inquired of Mr. Linker, if this agreement to notify identified interested parties meets the notice requirements which are normally used on minor amendments. Mr. Linker stated "yes" this would be sufficient in a minor amendment situation, but not on major amendments. In reply to Ms. Wilson, Mr. Linker established that it could be within Planning Commission authority to add a condition requiring notice on substantial changes to the approved Site Plan be given to property owners within 300'. However, if the applicant did not depart seriously from what had been previously presented, it may not be necessary. Therefore, Ms. Wilson proposed to the Commission and Legal, a condition #13 stating departure from the approved Site Plan would require TMAPC to decide whether the proposed change should require notification to property owners within 300'. Mr. Norman stated no objection to this suggestion.

Commissioner Harris asked Mr. Norman what provision protected residents downslope against the hazards of run-off. Mr. Norman cited the City standards and ordinances requiring no increase in the rate of run-off after development from what run-off was present before development. Mr. Norman stated that the City has given such emphasis to this situation as to create a Stormwater Management Department.

Mr. VanFossen stated better understanding of the used car area and was satisfied with the explanation given and moved for approval, with the following conditions:

- 1) Area 1A to be used for the consolidated used car agency to be not less than 200' from the 91st property line.
- 2) Area 7 minimum setback from 91st Street shall be 70' from the property line.
- 3) Any minor amendments presented to TMAPC shall require notice to parties previously identified as Interested Parties.
- 4) Building heights shall not exceed 35' (two stories) in Area 7.
- 5) The addition of condition #13, stating departure from the approved Site Plan would require TMAPC to decide whether the proposed change should require notification to property owners within 300'.
- 6) Spacing between each auto display area is to be 40'.

TMAPC ACTION: 7 members present

On MOTION of VANFOSSEN, the Planning Commission voted 6-0-1 (Connery, Harris, Kempe, Paddock, Woodard, VanFossen, "aye"; no "nays"; Wilson, "abstaining"; (Carnes, Draughon, Young, "absent")) to APPROVE PUD #405 and Z-5722-SP-1 Norman, subject to the above mentioned conditions.



FINAL DRAFT OF INCOG SPECIAL HOUSING RECOMMENDATIONS

1. Foster Homes: Redefine foster homes in a manner consistent with Department of Human Services' policy. The Zoning Code defines foster homes as three or more persons who are not members of the family, but under their supervision. DHS presently allows a maximum of 5 children in a foster home, including any natural children living in the home, if any children in the foster home are age two or younger. If no children are under two years, the maximum number of children in a foster home is 6, including any natural children living in the home.

Reclassify foster homes to Use Unit 6 - Single-Family Dwelling.

2. Life Care Retirement Centers: Define life care retirement centers of continuing care retirement communities. Centers traditionally include 3 major components: a residential complex (apartments and/or cottages), an activity or community center, and a health center. Such centers are recommended to be classified as Use Unit 8 - Multi-Family Dwellings. Off-street parking requirements are recommended at .75 spaces per dwelling unit and 1 space per every 2 nursing home beds.

3. Long-Term Residence - Independent Living

- a. Group Homes - Independent Living: Define term to include indefinite or long-term residence for individuals who have obtained maximum benefit from rehabilitation assistance and who are able to function independently when some minimal structure is provided. Services include staff or house parent support to assure maintenance of household activities and to promote as home-like an environment as possible. Such facilities should accommodate from 6 to 12 residents. The term group homes is undefined currently in the Zoning Code. These types of facilities in recent years have been considered Care Facilities and classified as Use Unit 5. Such facilities are recommended to be classified as Use Unit 8 - Multi-Family Dwelling. Issuance of a zoning clearance permit is recommended to insure that such facilities meet applicable state licensing standards and meet a 1,000 foot spacing requirement (separation between group homes). For a listing of Oklahoma standards for Group Homes for Mentally Retarded Adults see Appendix E.

- b. Family Group Homes - Independent Living: Define term as above but limit such facilities to 5 or less residents plus 2 or less house parents. Such facilities are recommended to be classified as Use Unit 6 - Single-Family Dwelling. Issuance of a zoning clearance permit is also recommended to insure that such facilities meet applicable state licensing standards and meet a 1,000 foot spacing requirement (separation between family group homes). It is also recommended that no signs be permitted that are visible from outside the property. In addition, it is recommended that no exterior alterations of the structure should be allowed that would detract from the residential character of the structure, and that fire escapes, if required by state standards, be located in the rear yard if architecturally feasible or in the side yard and screened to the extent practicable.



**SUMMARY**  
**RESIDENTIAL USE UNITS - ZONING DISTRICTS**  
**CITY OF TULSA ZONING CODE**

**ZONING DISTRICTS**

USE UNIT AND ALLOWED USES	AG	RS-1	RS-2	RS-3	RD	RMH	RM-T	RM-O	RM-1	RM-2	RM-3	P	OL	OM	OMH	OH	CS	CG	CH	CBD	CO	IR	IL	IM	IH	FD
2 - Area-Wide Special Exception Uses Convict Pre-Release Ctr. Juvenile Delinquency Ctr.	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
5 - Com. Servcs., Cultural & Recreational Facilities Care Home, Sanitarium Convent Foster Home Halfway House Monastery, Novitiate	E	E	E	E	E	E	E	E	E	E	E	E	E	X	X	X	X	X	X	X	X	X	X	E	E	E
6 - Single-Family Dwelling Sin.-Fam. detached	X	X	X	X	X	E	X	X	X	X	X		E	E	E	E	E	E	E	E	E	X				
7 - Duplex Dwelling Duplex Dwelling				E	X			X	X	X	X		E	E	E	E	E	E	E	E	X					
8 - Multi-Family Dwelling Apartments Fraternity/Sorority House Rooming/Boarding House Townhouse							X	X	X	X	X		E	E	E	X	E	E	X	X	X					
9 - Mobile Home Dwelling Mobile Home	E	E	E	E	E	X	E	E	E	E	E										X					

X - Use by Right

E - Use by Exception

\*F.A.R.: Floor Area Ratio. The higher the percentage, the more intense is the use of land.



SU RY  
RESIDENTIAL USE UNITS - ZONING DISTRICTS  
SPECIAL HOUSING COMMITTEE CONCEPT

ZONING DISTRICTS

USE UNIT AND ALLOWED USES	AG	RS-1	RS-2	RS-3	RD	RMH	RM-T	RM-O	RM-1	RM-2	RM-3	P	OL	OM	OMH	OH	CS	CG	CH	CBD	CO	IR	IL	IM	IH	FD
<b>2 - Area-Wide Special Exception Uses</b>																										
Commu. Correct. Facilities	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
Juvenile Delinquency Ctr.	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
<b>5a- Com. Servcs., Educational, Cultural, Religious &amp; Recreational Services</b>	E	E	E	E	E	E	E	E	E	E	E	E	E	X	X	X	X	X	X	X	X	X	E	E	E	
<b>5b- Com. Servcs.-Res. Facilities</b>																										
Residential Treat. Ctrs.	E	E	E	E	E	E	E	E	E	E	E	E	E	X	X	X	X	X	X	X	X	X	E	E	E	
Transitional Liv. Ctrs.	E	E	E	E	E	E	E	E	E	E	E	E	E	X	X	X	X	X	X	X	X	X	E	E	E	
Emergency Shelters	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	X	X	X	X	X	X	E	E	E	
<b>6.- Single-Family Dwelling</b>																										
Single-Family Detached	X	X	X	X	X	E	X	X	X	X	X	E	E	E	E	E	E	E	E	E	E	X				
Foster Home	X	X	X	X	X	E	X	X	X	X	X	E	E	E	E	E	E	E	E	E	E	X				
Family Group Home	X	X	X	X	X	E	X	X	X	X	X	E	E	E	E	E	E	E	E	E	E	X				
<b>7 - Duplex Dwelling</b>																										
Duplex Dwelling				E	X			X	X	X	X	E	E	E	E	E	E	E	E	E	E	X				
<b>8 - Multi-Family Dwelling</b>																										
Apartments								X	X	X	X	E	E	E	E	X	E	E	X	X	X	X				
Fraternity/Sorority House								X	X	X	X	E	E	E	E	X	E	E	X	X	X	X				
Rooming/Boarding House								X	X	X	X	E	E	E	E	X	E	E	X	X	X	X				
Townhouse							X	X	X	X	X	E	E	E	E	X	E	E	X	X	X	X				
Nursing Home	E	E	E	E	E	E	E	X	X	X	X	E	E	X	X	X	X	X	X	X	X	X				
Life Care Retire. Ctr.	E	E	E	E	E	E	E	X	X	X	X	E	E	E	E	X	E	E	X	X	X	X				
Group Home - Independent Living	E	E	E	E	E	E	E	X	X	X	X	E	X	X	X	X	X	X	X	X	X	X				
Convent	E	E	E	E	E	E	E	X	X	X	X	E	E	X	X	X	X	X	X	X	X	X				
Monastery	E	E	E	E	E	E	E	X	X	X	X	E	E	X	X	X	X	X	X	X	X	X				
Novitiate	E	E	E	E	E	E	E	X	X	X	X	E	E	X	X	X	X	X	X	X	X	X				
<b>9 - Mobile Home Dwelling</b>																										
Mobile Home	E	E	E	E	E	X	E	E	E	E	E											X				

X - Use by Right

E - Use by Exception

