

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1602
Wednesday, **May 7, 1986**, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Carnes	Crawford	Frank	Linker, Legal Counsel
Doherty, 2nd Vice- Chairman		Gardner	
Draughon		Setters	
Kempe		Wilmoth	
Paddock, Secretary		Malone	
Parmeale, Chairman		Matthews	
Selph			
VanFossen			
Wilson, 1st Vice- Chairman			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, May 6, 1986 at 10:04 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmeale called the meeting to order at 1:37 p.m.

MINUTES:

Approval of Minutes of April 16, 1986, Meeting #1600:

On **MOTION** of **CARNES**, the Planning Commission voted **9-0-0** (Carnes, Doherty, Draughon, Paddock, Parmeale, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Crawford, "absent") to **APPROVE** the **Minutes of April 16, 1986, Meeting #1600**, as submitted.

Approval of Minutes of April 23, 1986, Meeting #1601:

On **MOTION** of **CARNES**, the Planning Commission voted **8-0-1** (Carnes, Doherty, Draughon, Paddock, Parmeale, Selph, Wilson, Woodard, "aye"; no "nays"; VanFossen, "abstaining"; Kempe, Crawford, "absent") to **APPROVE** the **Minutes of April 23, 1986, Meeting #1601**, subject to any corrections and/or amended verbiage.

REPORTS:

Chairman's Report:

Chairman Parmele introduced Mr. Stan Williams of the Department of Stormwater Management (DSM). Mr. Williams announced that, upon approval of Commissioner Metcalfe, a representative from the DSM would be attending the TMAPC meetings in the future and introduced Mr. Dale Reynolds, Engineering Director. In reply to Mr. VanFossen, Mr. Williams confirmed the DSM representative would be familiar with each of the zoning cases on the agenda.

Committee Reports:

Mr. VanFossen advised the **Comprehensive Plan Committee** meeting, originally scheduled for May 14, 1986, will be moved to Wednesday, May 21st at noon.

Mr. Paddock stated the **Rules and Regulations** met this date to consider setting time limits for applicants and interested parties on zoning presentations; discuss eligibility rules for TMAPC committee memberships; discuss infill development strategies; and review the idea of mailing, in letter form, a request for input from various groups of interested parties, Planning Districts, etc. covering such items as zoning matters, Commission policies, etc. It was determined that the questionnaire, as drafted by Commissioners Paddock and VanFossen, would be refined with the INCOG Staff for distribution to interested parties.

Director's Report:

Ms. Dane Matthews of the INCOG Staff presented the Resolutions amending the District Plan for Districts 6, 7, 9 and 10 to reflect the Arkansas River Corridor Amendments, as heard and adopted by the TMAPC at the April 23, 1986 meeting.

TMAPC ACTION: 9 members present

On **MOTION** of **DOHERTY**, the Planning Commission voted **9-0-0** (Carnes, Doherty, Draughon, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Crawford, "absent") to **APPROVE** the **Resolutions amending the District Plan for Districts 6, 7, 9 and 10 to reflect the Arkansas River Corridor Amendments.**

REPORTS: Director's - Cont'd

Ms. Matthews presented the Resolutions amending the District 6, 9, 17, 18 and 26 Plan Maps, reflecting the housekeeping items heard and adopted by the TMAPC at the March 19, 1986 meeting.

TMAPC ACTION: 9 members present

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **9-0-0** (Carnes, Doherty, Draughon, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Crawford, "absent") to **APPROVE** the **Resolutions amending the District 6, 9, 17, 18 and 26 Plan Maps**, parts of the official Comprehensive Plan for the development of the Tulsa Metropolitan Area.

CONTINUED ZONING PUBLIC HEARING:

Application No.: **CZ-146** Present Zoning: RMH
Applicant: **Burger** Proposed Zoning: IL
Location: East of the SE/c of US #169 and 66th Street North
Size of Tract: 3.0 acres, more or less

Date of Hearing: May 7, 1986 (continued from April 9, 1986)
Presentation to TMAPC by: Mr. John Ramsay, 4143 East 31st Street (749-8891)

Relationship to the Comprehensive Plan:

The District 15 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area does not cover the subject tract. However, The North Tulsa County Comprehensive Plan 1980-2000 designates the subject tract a Special District 3 (Open Space/Recreational).

Staff Recommendation:

Site Analysis: The subject tract is approximately 3 acres in size and located at the southeast corner of 66th Street North and the Mingo Valley Expressway. It is nonwooded, gently sloping, contains a mixture of uses including recreational vehicle sales and is zoned RMH.

Surrounding Area Analysis: The tract is abutted on the north by an office and equipment storage facility zoned IL, on the east and south by a mobile home park and vacant property zoned RMH and on the west by mini-storage and office use zoned IL.

Zoning and BOA Historical Summary: Both industrial and mobile home zoning has been approved in the area. A special zoning study of the area between 66th Street and 76th Street along the Expressway was made in 1974 and recommended property in this general area be considered for industrial zoning.

Conclusion: The recreational vehicle business is permitted in either CG Commercial General or IL Light Industrial Zoning. Industrial zoning is consistent with the zoning pattern in the area and also consistent with the 1974 Special Zoning Study. The Staff prefers and recommends IL Industrial zoning be approved which would require the tract be readvertised. We recommend CG zoning be denied.

Note: The entire area is subject to flooding, especially the southern portion and, therefore, any building must be elevated above the 100 year flood elevation per the County FIA Maps.

Applicant's Comments:

Mr. Ramsay clarified that the application has been readvertised for IL, from CG, as recommended by Staff. Mr. Ramsay requested approval of the application. Mr. Draughon asked if the applicant was aware of Staff's notation that the entire area was subject to flooding. Mr. Ramsay stated he was aware of this and stated the location of the existing building and the subject tract was not affected by the last big flood in the Tulsa area.

Interested Parties:

Mr. John Kornegay, 11502 East 66th Street North, stated he was not really protesting the IL zoning, but was concerned about the operations and housekeeping of the tract. Mr. Kornegay requested that he be notified of any future hearings regarding this application. Mr. Gardner assured Mr. Kornegay the County Commission would advise him of their upcoming meeting.

Comments & Discussion:

In response to Mr. Draughon, Mr. Gardner clarified that since this application is under County, not City, jurisdiction, the County Engineer would enforce their laws and requirements, as to the floodplain areas. The interested parties can contact the County Engineer even before a plat and the County Engineer will specify on the permit the requirements to be met on the subject tract. Mr. Draughon inquired as to County participation with DSM. Commissioner Selph stated his department has been in contact with DSM on matters involving floodplain areas out of the City limits.

TMAPC ACTION: 10 members present

On **MOTION** of **WOODARD**, the Planning Commission voted **10-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, "absent") to **APPROVE CZ-146 Burger for IL**, as recommended by Staff.

Legal Description:

Part of the NW Quarter of Section 5, T-20-N, R-14-E described as follows: Begin 50' South of the NW corner of the NE Quarter of the NW Quarter of said Section, thence East 199.23', South 279.56', East 132.00', South 329.49', West 331.23', North 609.06' to the POB, LESS AND EXCEPT the East 50' of the South 329.49' of said described tract, all in Tulsa County, State of Oklahoma.

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PUD 345-1: SW/c East 31st Street South & South New Haven Avenue
Lot 3 and part of Lot 4, Albert Pike Addition.

Staff Recommendation: **Minor Amendment and Detail Landscape Plan**

April 23, 1986

The subject tract is 3.636 (gross) acres in size and is located at the southwest corner of East 31st Street South and South New Haven Avenue. It was approved for a total of 46,860 square feet of floor area and the uses permitted in the OL district. A condition of both the original PUD and Detail Site Plan, approved by the TMAPC on January 16, 1986, was for a 3' to 4' high berm with landscaping along the east boundary and a 6' high brick fence the complete length of the south boundary. A screening requirement for the west boundary would be enforced only if the use of that lot was residential. According to the applicant, the use of the abutting property to the west is for a dental office.

The applicant is now requesting a minor amendment to substitute a thick planting of evergreens for the berm along New Haven. Also, the applicant has requested to waive the screening requirement along the west property line.

After review of the applicant's submitted site plan, Staff finds the request to be minor in nature. However, Staff does not believe the berm will be impractical and that it would serve a necessary function to provide separation of the parking lot from the uses to the east. As the facility is laid out with parking on the approximate east half of the subject tract, appropriate measures must be taken to buffer the use from the abutting uses. Therefore, Staff recommends **DENIAL** of the minor amendment to waive the berming requirement. Staff would recommend

APPROVAL of the request to waive the screening requirement along the west property line since it was never a condition of approval based on the use of the abutting property to the west being nonresidential.

NOTE: A possible compromise with the applicant might be to require the berming only along the New Haven frontage south of the parking lot driveway. Notice of this request has been given to property owners abutting New Haven on the east.

May 7, 1986

Minor Amendment: Staff met with the applicant and the applicant's landscape architect and discussed the berming required under the approved PUD. The purpose of landscape treatment, berming and screening along the east boundary is to improve the relationship of the new parking lot to office and residential uses to the east of New Haven. A 6' tall brick wall extends from the south boundary past the fronts of houses which face south across the street. Screening along this boundary will also be supplemented by trees to be planted on parking lot islands. Staff and the applicant agreed that the berming could be reduced in height to extend 1' taller than the height of the parking lot curbing and grassed areas on top of the berm, along with the proposed trees, would soften the effect of vehicles parked in this area.

The previous Staff Recommendation concurred in the elimination of the fencing along the west boundary, as this property was used or nonresidential purposes. Therefore, Staff recommends **APPROVAL** of a minor amendment to reduce the berming along New Haven from 3' to 4' to 1' above the existing parking lot curb and that no screening fence be required along the west boundary as abutting property was being used or nonresidential purposes.

Detail Landscape Plan: The submitted Plan conforms to the recommended conditions of the minor amendment and includes a detailed schedule of plantings, trees, shrubbery and sizes. Therefore, Staff recommends **APPROVAL** of the Detail Landscape Plan, as revised, per PUD 345-1.

On **MOTION** of **CARNES**, the Planning Commission voted **10-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, "absent") to **APPROVE** the **Minor Amendment for Screening on PUD 345-1**, as recommended by Staff.

On **MOTION** of **WILSON**, the Planning Commission voted **10-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, "absent") to **APPROVE** the **Detail Landscape Plan for PUD 345-1**, as recommended by Staff.

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PUD 199-7: 2904 South 121st East Place

Staff Recommendation: Minor Amendment to 5' Side Yard Requirement

April 9, 1986

The subject tract is located at the corner of South 121st East Place and East 29th Street South and has an underlying zoning of RS-3. The lot is small and irregular in shape and is part of a developing single-family subdivision and has already received a minor amendment from the TMAPC to allow a 14.0' front setback requirement (PUD 199-6, December 19, 1984). The applicant is requesting a minor amendment to permit an existing encroachment of rock fascia into the minimum 5' side yard requirement to 4.6' for the north yard and 4.7' for the south yard. Staff would note that the encroachment into the north yard is over a 5' utility easement.

Upon review of the applicant's submitted plat of survey, Staff finds the request to be minor in nature and in compliance with the approved Planned Unit Development. Therefore, Staff recommends **APPROVAL** of the minor amendment, subject to the applicant's Plat of Survey and subject to the applicant vacating that portion of the utility easement to which the structure is encroaching.

Note: This item was approved by the TMAPC per the Staff recommendation on April 9, 1986.

April 23, 1986

The applicant has resubmitted a "Stemwall Survey" on the subject property which shows that the principal structure does not encroach on the 5' utility easement on the north. According to conversations with the City Engineers' Office, it is not uncommon for brick fascia, such as is the present case, to extend into an easement (similar to chimneys, eaves, etc.).

Therefore, Staff recommends **APPROVAL** of PUD 199-7 per the "Stemwall Survey" received April 15, 1986 and rescinding the condition of approval from April 9, 1986 by the TMAPC that .4' of the utility easement be vacated. No fee was taken for this application and notice was not given a second time.

Comments & Discussion:

Staff advised of meetings with the applicant and City Legal, and Staff is agreeable to a license agreement between the applicant and the City to allow the brick fascia to be placed over the easement, subject to terms and conditions of the agreement. Mr. Linker stated he had no problem with the license agreement in lieu of vacating the easement area.

On **MOTION** of **CARNES**, the Planning Commission voted **10-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, "absent") to **APPROVE** the **Minor Amendment for PUD 199-7**, as recommended by Staff.

SUBDIVISIONS:

PRELIMINARY PLAT APPROVAL:

Hunters Hill (PUD 358) East 121st Street & South Canton Avenue (RS-1)

On **MOTION** of **KEMPE**, the Planning Commission voted **10-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, "absent") to **CONTINUE Consideration of the Preliminary Plat for Hunters Hill** until Wednesday, **May 21, 1986** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

FINAL PLAT APPROVAL & RELEASE:

W.R. Miller Industrial Tracts SE/c West 21st & South 49th West Avenue

On **MOTION** of **DOHERTY**, the Planning Commission voted **10-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, "absent") to **APPROVE** the **Final Plat and Release for W.R. Miller Industrial Tracts**, as recommended by Staff.

EXTENSION OF APPROVAL (one year recommended)

Blake Hills 2nd (PUD 389) East of the SE/c 81st & South Yale (RD, RS-3)

On **MOTION** of **KEMPE**, the Planning Commission voted **10-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, "absent") to **APPROVE** the **One Year Extension for Plat Approval on Blake Hills 2nd**, as recommended by Staff.

CHANGE OF ACCESS:

Richard Henry Addition SE/c East 21st Street & South Garnett Road (CS)

Staff advised the request is to amend the previous application (approved 9/4/85), by moving the access point on Garnett Road three feet south and moving the access on 21st Street 27 feet east. There is no change in the number of access points, which was reduced from five to two on the previous application. The Traffic Engineer and Staff recommend APPROVAL of this request.

On **MOTION** of **DOHERTY**, the Planning Commission voted **10-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, "absent") to **APPROVE** the **Change of Access for Richard Henry Addition**, as recommended by Staff.

LOT SPLITS FOR DISCUSSION:

L-16648 Woolman West of the NW/c of East 27th & South Yorktown Avenue

In the opinion of the Staff, the lot split(s) meets the Subdivision and Zoning Regulations, but since the lot may be irregular in shape, notice has been given to the abutting owner(s). Staff recommends APPROVAL of the request.

Comments & Discussion:

Mr. Paddock inquired as to the difference between this request and the previous proposal. Staff advised the difference was the relocation of the houses and easement due to the deletion of a cul-de-sac. Staff noted the BOA recommended approval of the new proposal, and it has also been reviewed by the TAC.

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **10-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, "absent") to **APPROVE** the **Lot Split for L-16648 Woolman**, as recommended by Staff.

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L-16653 Cooper South & West of the SW/c West Virgin & North Union

In the opinion of the Staff, the lot split(s) meets the Subdivision and Zoning Regulations, but since the lot may be irregular in shape, notice has been given to the abutting owner(s). Staff recommends APPROVAL of the request.

L-16653 Cooper - Cont'd

On **MOTION** of **CARNES**, the Planning Commission voted **10-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, "absent") to **APPROVE** the **Lot Split for L-16653 Cooper**, as recommended by Staff.

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L-16656 Farris South of the SW/c 81st Street & South Florence Place

In the opinion of the Staff, the lot split(s) meets the Subdivision and Zoning Regulations, but since the lot may be irregular in shape, notice has been given to the abutting owner(s). Staff recommends **APPROVAL** of the request.

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **10-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, "absent") to **APPROVE** the **Lot Split for L-16656 Farris**, as recommended by Staff.

LOT SPLITS FOR RATIFICATION:

L-16647 Reppe Development

On **MOTION** of **DOHERTY**, the Planning Commission voted **10-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, "absent") to **APPROVE** the **Ratification of L-16647 Reppe Development**, as recommended by Staff.

OTHER BUSINESS:

PUD 298-4 Shadow Ridge: South of East 81st Street & East of South Memorial

Staff Recommendation: Minor Amendment to Restrictive Covenants

The applicant is proposing to amend the Restrictive Covenants by repealing Sections II and IV and replacing these sections with a revised Section II. PUD conditions of approval are contained in Section III and are not effected by this change. Staff recommends **APPROVAL** of PUD 298-4 subject

to the submitted documents and subject to approval by the City Legal Department. **NOTE:** The amended Covenants also require approval of the City Commission.

On **MOTION** of **WOODARD**, the Planning Commission voted **9-0-1** (Carnes, Doherty, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; Draughon, "abstaining"; Crawford, "absent") to **APPROVE** the **Minor Amendment to Restrictive Covenants for PUD 298-4 Shadow Ridge**, as recommended by Staff.

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PUD 179-C-2: SE/c East 73rd Street South & South Memorial Drive

Staff Recommendation: **Minor Amendment and Detail Sign Plan**

The subject tract is located at the southeast corner of East 73rd Street South and South Memorial Drive and is located within PUD 179-C. The lot contains an existing furniture store that has recently taken over a carpet/furniture store. The applicant is requesting a minor amendment to the PUD to allow a freestanding pole sign. After field checking the subject tract and review of the applicant's submitted plot plan and elevations, Staff finds the request to be minor in nature and consistent with the surrounding area. The area between the proposed sign and East 71st Street is developed for commercial purposes and the proposed sign would, if approved, be one of a number of similar pole and pylon signs in this general area. The proposed 77' setback from the centerline of Memorial Drive is consistent with other signs in the area. The applicant is also proposing a total of six wall and canopy signs, including two awning signs on the west elevation and two awning signs along with two wall mounted signs on the north elevation. Review of PUD 179-C indicates that the permitted signage, "two square feet per each linear foot of building wall" requirement has been met by the applicant.

Staff can support the minor amendment to construct a freestanding pole sign as per the submitted plans and, therefore, recommends **APPROVAL**. Staff can also support and recommend **APPROVAL** of the **Detail Sign Plan**, finding that it meets all conditions of PUD 179-C and is consistent with other signage in the area.

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **10-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, "absent") to **APPROVE** the **Minor Amendment and Detail Sign Plan for PUD 179-C-2**, as recommended by Staff.

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PUD 354-3: East of the NE/c of South Yale & East 91st Street South
Lot 47, Block 4, Fox Pointe Addition

Staff Recommendation: **Minor Amendment to Setbacks
& Amended Deeds of Dedication**

The subject tract is located east of the northeast corner of East 91st Street and South Yale Avenue and was approved for 50,400 square feet of office development. The tract has underlying zoning of RM-1 and is now abutted by OL zoning on the west, which was RS-3 at the time PUD 354 was approved. Approved building setbacks were established assuming that the office building would be two stories tall as follows: West boundary of 75', and residential lot boundaries at 80'. The applicant is now proposing a one story maximum height as an alternative with corresponding changes in the building setbacks.

Staff analysis of this request indicates that it is minor in nature; therefore, Staff recommends APPROVAL of PUD 354-3 as follows:

PUD 354

Minimum Setback Approved from the Abutting Residential Lot Boundaries	80'
Minimum Setback from West Boundary	75'

PUD 354-3

Minimum Setback from the Abutting Residential Lot Boundaries	
2 Story Building	80'
1 Story Building	20'
Minimum Setback from West Boundary	20'

Amended Deeds of Dedication: Staff has reviewed the submitted Amended Deeds of Dedication and recommends APPROVAL, subject to approval by the City Legal Department.

Comments & Discussion:

Mr. Doherty inquired as to the current usage of the land zoned OL. Staff stated the land was vacant.

On **MOTION** of **CARNES**, the Planning Commission voted **10-0-0** (Carnes, Doherty, Draughon, Kempe, Parmele, Paddock, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, "absent") to **APPROVE** the **Minor Amendment for Setbacks and Amended Deeds of Dedication for PUD 354-3**, as recommended by Staff.

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PUD 202-B-1: NW/c of South Memorial Drive and East 63rd Place South

Staff Recommendation: **Minor Amendment, Detail Site Plan
& Detail Sign Plan**

Minor Amendment: The purpose of this request is to permit a freestanding Federal Express "mini-business center" to be located in an office building parking lot at the northwest corner of South Memorial and East 63rd Place. The approved plat of Shadow Mountain II, Block 2, shows a 50' building setback line and easement along the east boundary of Lot 1 in the general area that the building is proposed. The proposed building must meet this setback and be constructed off the easement. The proposed circulation plan will not cause congestion in the existing parking lot and the spaces to be eliminated for the drive-through will be restriped per the proposed plan along a curb to the east. The proposed building will be 8' x 10' and function as an attended collection center for Federal Express packages and mailings.

Staff review of this proposal indicates that it is minor in nature; therefore, Staff recommends APPROVAL of PUD 202-B-1 per the submitted plans and text materials as revised to show the 50' building line and utility easement.

Detail Site Plan: The Detail Site Plan and Text is comprised of those materials submitted with the minor amendment. It is assumed, from the plot plan, that there will be no stopping of vehicles in the main circulation isle of the parking lot. Staff recommends APPROVAL of the Detail Site Plan, subject to approval of the minor amendment by the TMAPC.

Detail Sign Plan: The proposed wall signs are shown on the elevations of the mini-business center. Signage would consist of small wall signs with the Federal Express logo on each face of the building. The signs would be 7'10-1/2" x 1'9" on the east and west elevations, and 1'10" x 4'0" on the north and south elevations. Staff recommends APPROVAL of the Detail Sign Plan as submitted.

Applicant's Comments:

Mr. Dave Baugus, 1800 West Loop South, Houston, TX, represented Federal Express. Mr. Baugus stated agreement with the Staff recommendation, which was based on the Site Plan submitted. However, the Site Plan did not indicate use on both sides of the freestanding center, and the applicant intends to use the east and west sides for the drive-through.

Mr. Gardner stated the Site Plan shows a roof sign, which is not permitted under the Zoning Code. Mr. Baugus stated they were not aware of the signage ordinances and had no objection to eliminating the roof sign.

Comments & Discussion:

Mr. VanFossen stated opposition to this presentation as he felt it was a commercial use and not appropriate in an office zone. Therefore, he moved for denial of the application. Ms. Wilson asked Mr. VanFossen where he felt a service center such as this might be appropriate. Mr. VanFossen stated it would be more appropriate in a shopping center or CS zoned property. There was no second to the motion.

Mr. Doherty inquired if Federal Express, for whatever reasons, does not have enough volume to justify continuance, could another business, such as photo processing, go in at the same location. Mr. Gardner advised that, under the PUD, this could not happen as the PUD is adopted specifically for the Federal Express center, or another mail express business. Mr. Baugus stated that, should Federal Express ever need to vacate, they would physically pick up the building and remove it, as it is a portable, modular building.

Mr. Carnes, while agreeing in principal with Mr. VanFossen, stated a Federal Express center at this location would be most convenient for the number of offices in the area. Mr. Carnes added that Staff was recommending approval and he was in support of the Staff recommendation. Mr. Gardner stated that, even though it is a private concern, it is very similar to a postal drop, and the service nature was such that Staff equated it to similar banking facilities, which are permitted in office zoning. Mr. VanFossen stated there were plenty of CS locations in this area where the center would be more appropriate and he would be voting against approval, as he felt it would damage the integrity of the office PUD's.

Mr. Carnes clarified, for Mr. Draughon, his motion for approval included elimination of the roof sign and allowance of both east and west drive-through.

On **MOTION** of **CARNES**, the Planning Commission voted **8-2-0** (Carnes, Doherty, Draughon, Kempe, Parmele, Selph, Wilson, Woodard, "aye"; Paddock, VanFossen, "nay"; no "abstentions"; Crawford, "absent") to **APPROVE** the **Minor Amendment, Detail Site Plan and Detail Sign Plan for PUD 202-B-1**, as recommended by Staff, and amended to eliminate the roof sign and allow a drive-through on the east and west sides of the center.

PUD 128-A-16: North of the NW/c of 74th Street and Trenton Avenue
Kensington II Amended

Staff Recommendation: Minor Amendment to Allow a Lot Split & LNO 16651

PUD 128-A is located on the South side of East 71st Street South on both sides of Trenton Avenue. This addition has been platted into 104 single-family lots and 66 duplex lots. Several minor amendments have been approved in the subdivision mostly due to irregular lot sizes and shapes. The applicant is requesting several amendments to the development standards to allow single-family residences on lots platted for duplexes.

After review of the applicant's submitted plot plans, the Staff finds the request to be minor in nature and consistent with the original PUD. Staff recommends **APPROVAL** of the request subject to the applicant's submitted plot plans and based on the following reasons:

- 1) The PUD allows for either single-family or duplex units to be placed on the above mentioned lots.
- 2) The density would not be increased.
- 3) Other amendments comparable to the above mentioned amendments have previously been approved in this addition.

DEVELOPMENT STANDARDS:	<u>Required</u>	<u>Submitted</u>
Minimum Lot Width:	80'	46'
Minimum Lot Size:	9,000 sf	5,300 sf
Maximum Building Height:	20'	20'
Minimum Livability Space: Single-family	4,000 sf	3,400 sf
Minimum Building Setbacks:		
Front	25'	25'
Rear	20'	11.6'
Side One	10'	6'
Other Side	5'	1'
Minimum Off-Street Parking:	2 enclosed off-street spaces/dwelling unit	Same

NOTE: Applicant owns all abutting lots that would be directly affected by the amendments.

Comments & Discussion:

Chairman Parmele clarified with Staff the request was to allow four duplex lots to be split in order to develop eight single-family residences.

On MOTION of VANFOSSEN, the Planning Commission voted 10-0-0 (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, "absent") to APPROVE the Minor Amendment to Allow a Lot Split and LNO 16651 for PUD 128-A-16, Kensington II Amended, as recommended by Staff.

* * * * *

PUD 177-3: North of East 91st Street and East of 67th East Avenue
Chimney Hills South

Staff Recommendation: Minor Amendment and LNO 16649

PUD 177 was approved by the TMAPC on November 19, 1975, and by the City Commission on December 16, 1975. Reserve Areas C, D and E were approved for Open Space and Easements for underground pipelines as noted on the plat and PUD 177 also requires a minimum of 6,194 square feet of livability space per dwelling unit. These reserve areas were retained by the developer and were later sold because of delinquent taxes. The applicant is the present owner of Reserve Areas C, D and E and wishes to split the Southwestern portion of Reserve Areas C, D and E and attach it to Lot 8, Block 10 Chimney Hills South Blocks 8-17. The Staff has conferred with Russell Linker of the City of Tulsa Legal Staff, and recommends APPROVAL of this request subject to the following conditions:

- 1) That the applicant be made aware that this approval is subject to easements of record as noted on the plat of Chimney Hills South Blocks 8-17 with special emphasis to the utility easements in Reserve Area C.
- 2) Approval is subject to the application of tie language, (as approved by the City Legal) affixed to the face of the deed.
- 3) Reserve Area E is a known floodplain area and any increase of density, use or development of this tract will require a Watershed Development Permit from the Stormwater Management Department and an amendment to PUD 177 as processed through the Tulsa Metropolitan Area Planning Commission.
- 4) That no access is permitted from East 91st Street to the subject tract due to Limits of No Access on the plat of Chimney Hills South Blocks 8-17.

NOTE: The applicant is put on notice that in the future, similar lot splits which are part of Reserve Areas C, D and E will be supported only if these parcels are being attached to existing lots in Chimney Hills South Blocks 8-17 Addition and conditions number 1-4 noted above will apply.

Comments and Discussion:

Mr. VanFossen asked for clarification on the access from South 71st East Avenue to Area D. Ms. Kempe stated it appeared this minor amendment was requested to allow the existing property owners to buy additional property to increase their own yard size. Mr. Gardner confirmed that the Staff recommendation limited the application so that no access or frontage would be allowed on 91st Street. Ms. Wilson asked if the purpose of the amendment is to allow the property owners of Lots 8, 9, 17 and 18 of Block 10 to purchase the land, should they choose not to purchase and the land is placed on the plat, who would maintain the land. Staff advised the present owner would be subject to the maintenance.

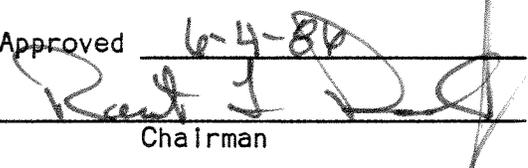
Mr. Gardner pointed out that, in condition #3, the word "development" should include fencing because if there is a drainage problem, the fencing should also be subject to review by Stormwater Management.

Applicant's Comments:

Mr. John Shafer, PO Box 1046, stated he was representing the applicants. Mr. Shafer stated the applicant own Lots 8 and 10 and confirmed the lot split was to allow extension of the lots along the northern boundary.

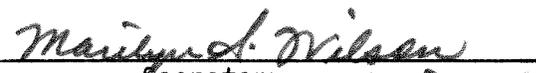
On **MOTION** of **VANFOSSEN**, the Planning Commission voted **10-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, "absent") to **APPROVE** the **Minor Amendment to Allow a Lot Split and LNO 16649 for PUD 177-3**, as recommended by Staff, with condition #3 to include fencing as part of the development for review by Stormwater Management.

There being no further business, the Chairman declared the meeting adjourned at 2:40 p.m.

Date Approved 6-4-86


Chairman

ATTEST:



Secretary 1st vice-Chairman

