

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1617
Wednesday, **August 27, 1986**, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Carnes	Draughon	Compton	Linker, Legal
Doherty, 2nd Vice- Chairman	Kempe	Dickey	Counsel
Paddock, Secretary	Wilson	Gardner	Reynolds, DSM
Parmeale, Chairman	Crawford	Setters	
Selph		Taylor	
VanFossen		Frank	
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, August 26, 1986 at 10:35 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 1:30 p.m.

MINUTES:

Approval of Minutes of August 13, 1986, Meeting #1615:

On **MOTION** of **CARNES**, the Planning Commission voted **6-0-0** (Carnes, Doherty, Parmeale, Paddock, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Selph, Wilson, Crawford, "absent") to **APPROVE** the **Minutes of August 13, 1986, Meeting #1615**.

Approval of Amendment to the Minutes of May 14, 1986, page 9:

On **MOTION** of **DOHERTY**, the Planning Commission voted **6-0-0** (Carnes, Doherty, Parmeale, Paddock, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Selph, Wilson, Crawford, "absent") to **APPROVE** the Amendment to the Minutes of May 14, 1986, Meeting #1603, page 9 in regard to the legal description for PUD 417 Norman (St. John's).

REPORTS:

Committee Reports:

Mr. Paddock advised the **Rules & Regulations Committee** had met this date and recommended approval of an amendment to Section 750.2 of the Tulsa Zoning Code, as relates to sexually-oriented business, and advised this matter needs to be set for a public hearing. Therefore, on motion of Paddock the TMAPC voted 6-0-0 to set a public hearing for September 17, 1986 to consider this matter.

PUBLIC HEARING:

CONSIDERATION OF AMENDMENTS TO TITLE 42, CITY OF TULSA
ZONING CODE AS RELATES TO SECTION 1690.1 - PROCEDURE, AND
SECTION 1215.2 - INCLUDED USES.

Mr. Paddock advised the Rules and Regulations Committee voted to recommend approval of the amendments as presented and recommended by Staff. Staff advised the amendment to Chapter 16: Board of Adjustment, Section 1690.1 - Procedure (Appeals to the District Court) was requested in order to be consistent with the Oklahoma State Statutes, which uses the terminology "Clerk of the Board", not "Secretary of the Board". Mr. Gardner reviewed the amendment request for Chapter 12: Use Units, Section 1215.2 - Included Uses, stating there have been several recent BOA actions granting variances from 1,500 square feet to 3,000 square feet for Dry Cleaning/Laundry, including coin operated (Use Unit 15 - Other Trades & Services). Based on these routine variance requests, Staff recommended the change to 3,000 square feet maximum floor area for these facilities.

TMAPC ACTION: 6 members present

On **MOTION** of **PADDOCK**, the Planning Commission voted **6-0-0** (Carnes, Doherty, Parmele, Paddock, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Selph, Wilson, Crawford, "absent") to **APPROVE** the Amendment to Section 1690.1 - Procedure, (changing the word "Secretary" to "Clerk"), and Section 1215.2 - Included Uses (increasing the square footage maximum for Dry Cleaning/Laundry, including coin operated, to 3,000 square feet), as recommended by Staff.

PUBLIC HEARING: District 6

CONSIDERATION OF AMENDMENTS TO THE DISTRICT 6 COMPREHENSIVE PLAN, AS RELATES TO THOSE AREAS ALONG EAST 15th STREET (CHERRY STREET) FROM WEST OF SOUTH PEORIA, EAST TO THE BROKEN ARROW EXPRESSWAY, AND FROM THE BROKEN ARROW EXPRESSWAY ON THE NORTH TO EAST 17th STREET ON THE SOUTH

Ms. Carol Dickey briefed the TMAPC on the amendments to the District 6 Comprehensive Plan, and advised these amendments were reviewed and recommended by neighborhood committees and local merchants. Ms. Dickey added there was strong support of the proposed changes. In reply to Commissioner Selph, Ms. Dickey advised there were approximately 25 people on the neighborhood committee and the residents were notified of this review through press releases, radio and news media, the District 6 Citizen Planning Team members, neighbors, etc.

Mr. VanFossen advised the Comprehensive Plan Committee had reviewed the proposed amendments, suggested a modification to the north boundary of Subarea A, and recommended approval. Mr. Doherty inquired if any efforts were made to communicate with the District 4 Citizen Planning Team since they border this area. Ms. Dickey replied that there were other Staff members working with the District 4 area, and the Broken Arrow Expressway was chosen as a boundary because it presented a natural boundary. Mr. Doherty asked Ms. Dickey, during her hearings, discussions, etc., what impact has the Broken Arrow Expressway had on businesses and residential areas in this corridor. Ms. Dickey commented that, obviously, the Broken Arrow Expressway removed several homes and changed the neighborhoods, causing a rebuilding and reunifying among the residents. In terms of the merchants, Ms. Dickey stated that it has helped the traffic flows along 15th Street. Ms. Dickey agreed with Mr. Doherty that adoption of the amendments will, hopefully, help stabilize the neighborhoods and rejuvenate the older housing and the pedestrian oriented businesses along 15th Street. Mr. Doherty echoed Mr. VanFossen's comments that this Plan has been very well done, through efforts of the Staff and citizen input.

Interested Parties:

Address:

Ms. Barbara Day	1521 South Quaker	74120
Mr. Grant Hall	1202 East 18th	"
Mr. Herman Copp	1716 South Troost	"
Mr. C.G. Argodale	1512 South Owasso	"

Ms. Day advised she was representing the Swan Lake Neighborhood Association, which is an incorporated group comprised of neighborhood homeowners, renters and the neighborhood merchants. She stated this group readily endorsed the amendments to the District 6 Plan, and submitted a letter from the merchant's association in support. Chairman Parmele read the letter from the Fifteenth Street Merchants endorsing the Plan amendments, and emphasizing the importance of Section 3.4.1.5 to "retain on-street parking until adequate alternative locations for parking areas were established".

PUBLIC HEARING: District 6 - Cont'd

Mr. Hall, a member of the Maple Ridge Association, stated he was also a member of the neighborhood committee studying these proposed changes and advised he heartily endorsed the recommendations and encouraged the TMAPC to approve the Plan amendments.

Mr. Copp stated strong concerns as to the remaining single-family residences and feared the commercial might do away with the residential nature of the neighborhood. Mr. Copp commented he had not been notified of any meeting on this matter, and he thought this was being rushed through without allowing the residents' input. Mr. VanFossen advised that this matter was not being rushed through, as extensive study was done with comments and input from the neighborhoods and merchants. Mr. VanFossen clarified that Mr. Copp's residence was outside the area under consideration and Troost Avenue was in the single-family subarea (Area D), which the Plan indicates will remain single-family.

Mr. Argodale also commented that he was not aware of any meetings on this matter, and was concerned about the commercial moving in south of 15th encroaching into the residential areas.

Comments & Discussion:

Discussion followed among several of the Planning Commissioners as to the difficulty in notifying citizens of these public hearing items, and the Commission welcomed any suggestions from the interested parties as to assisting the mass media in getting this information to the public. Commissioner Selph requested Staff review the current notification procedures. Mr. VanFossen suggested the neighborhood groups and Citizen Planning Teams take on the responsibility to place notices within their neighborhoods.

TMAPC ACTION: 7 members present

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **7-0-0** (Carnes, Doherty, Parmele, Paddock, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Wilson, Crawford, "absent") to **ADOPT** the Amendments to the **District 6 Comprehensive Plan** as relates to the **15th/Cherry Street** area, and as recommended by Staff and the TMAPC Comprehensive Plan Committee.

ZONING PUBLIC HEARING:

Application No.: Z-6123 Present Zoning: RS-3
Applicant: Semones Proposed Zoning: OL
Location: North of the NW/c of 15th Street and Terrace Drive
Size of Tract: .26 acres, more or less

Date of Hearing: August 27, 1986
Presentation to TMAPC by: Mr. R.P. Semones, 1416 Terrace Drive (663-7824)

Relationship to the Comprehensive Plan:

The District 6 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low Intensity - No Specific Land Use.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the requested OL District may be found in accordance with the Plan Map.

Staff Recommendation:

Site Analysis: The subject tract is approximately .26 acres in size and located north of the northwest corner of 15th Street and Terrace Drive. It is nonwooded, vacant, contains a two-story single-family dwelling unit and is zoned RS-3.

Surrounding Area Analysis: The tract is abutted on the north and west by residential single-family dwellings zoned RS-3, on the east by a post office zoned OM and on the south by a law office zoned OL.

Zoning and BOA Historical Summary: Past actions by the TMAPC and City Commission have allowed for a gradual change in the immediate area of the subject tract from residential single-family to office uses. For the record, a rezoning and PUD application for office use is pending on the southeast corner of Zunis Avenue and the Broken Arrow service road.

Conclusion: Based upon the existing zoning patterns in the area and the fact that the Comprehensive Plan shows the request "may be found in accordance", Staff does not feel the request would be considered an encroachment into the residential character of the neighborhood. Also, the request is in alignment with the existing office zoning to the north and south and does not extend across the OL zoning line already in place to the west. Therefore, Staff recommends **APPROVAL** of OL zoning as requested.

TMAPC ACTION: 7 members present

On **MOTION** of **CARNES**, the Planning Commission voted **6-0-1** (Carnes, Doherty, Parmele, Paddock, VanFossen, Woodard, "aye"; no "nays"; Selph, "abstaining"; Draughon, Kempe, Wilson, Crawford, "absent") to **APPROVE Z-6123 Semones for OL**, as recommended by Staff.

Legal Description: The North 75' of the East 150' of Lot 28, Block 5, **TERRACE DRIVE ADDITION** to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

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Application No.: Z-6124 Present Zoning: RS-3
Applicant: Wienecke (2nd Church, Scientist) Proposed Zoning: OM
Location: North of the NE/c of 15th Street and Terrace Drive
Size of Tract: .8 acres, more or less

Date of Hearing: August 27, 1986
Presentation to TMAPC by: Mr. Abel Wienecke, Jr., 3408 E. 75th Pl. (492-0529)

Relationship to the Comprehensive Plan:

The District 6 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low Intensity - No Specific Land Use.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the requested OM District is not in accordance with the Plan Map.

Staff Recommendation:

Site Analysis: The subject tract is approximately .8 acres in size and located north of the northeast corner of 15th Street and Terrace Drive. It is nonwooded, contains a parking lot and a single-family residential unit being used for a reading room and is zoned RS-3.

Surrounding Area Analysis: The tract is abutted on the north by a post office zoned OM, on the east by office buildings zoned OL, on the south by a church building zoned OL and on the east by a parking lot zoned CH.

Zoning and BOA Historical Summary: Past actions by the TMAPC and City Commission have allowed for a gradual change in the immediate area of the subject tract from residential single-family to office uses.

Conclusion: Although the subject tract abutts OM zoning to the north, Staff cannot support OM zoning on the subject tract since it does not have access to a major street such as 15th Street or the Broken Arrow Expressway service road. Staff also cannot support the request due to it's relationship with the Comprehensive Plan. Staff can, however, support OL zoning due to the tract's location and being abutted by office zoning on three sides. Therefore, Staff recommends **DENIAL** of the OM zoning and **APPROVAL** of OL zoning in the alternative.

Applicant's Comments:

Mr. Wienecke, in reply to Chairman Parmele, stated the OL zoning recommended by Staff would be acceptable, as the intended use would fit within this zoning designation. Mr. Gardner commented that there was relief for additional floor area, if needed, through the BOA.

TMAPC ACTION: 7 members present

On **MOTION** of **CARNES**, the Planning Commission voted **7-0-0** (Carnes, Doherty, Parmele, Paddock, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Wilson, Crawford, "absent") to **APPROVE Z-6124 Wienecke (2nd Church, Scientist) for OL**, as recommended by Staff.

Legal Description: The West 230' of Lot 7, Block 4, TERRACE DRIVE ADDITION, to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

OTHER BUSINESS:

PUD 159-A-1: North of the NW/c of West 71st Street South & South Union

Staff Recommendation: Minor Amendment & Detail Site Plan Approval

The subject tract has an area of approximately 7.9 acres and is located north of the northwest corner of West 71st Street South and South Union Avenue. The underlying zoning of this tract is RM-1 and RS-3 and 144 dwelling units were initially allocated under PUD 159. PUD 159-A was approved to permit a nursing home and accessory uses or apartments as follows: 144 multi-family dwelling units or a combination of a nursing home of 50,500 square feet (166 beds) and 59 dwelling units.

The applicant is now requesting TMAPC approval to expand the size of the nursing home from 50,500 to 81,100 square feet and from 166 beds to 239 beds to include pediatric care facilities (73 beds) by a proportionate reduction in unallocated dwelling units from 59 to 9. Staff would note that the tract would be virtually completely developed with approval of this minor amendment. Notice has been given to all abutting property owners.

Staff is supportive of the minor amendment as there is no change in the principal use proposed for the subject tract and a nursing home typically has a residential character. Abutting property to the south is zoned CS, property to the west is the Page Belcher Golf Course, and property east across South Union is either presently zoned CO or planned for this zoning under the Comprehensive Plan. All original building setback lines will remain unchanged, and entrance and exits from Union have been reduced from two to one. It is noted that service and maintenance areas are now located on the west elevation which faces the golf course -- landscaping or other screening treatment should be required along these areas to properly screen them from public view.

The Detail Site Plan does not specify a minimum landscaped open area and a portion the site would remain undeveloped and grassed. Landscaping (trees, shrubs, etc.) should be provided adjacent to the building and in the parking areas. This detail will be expected to be submitted in the Detail Landscape Plan to the TMAPC for review and approval and installed prior to granting of an Occupancy Permit. A total of 90 parking spaces is proposed which would accommodate 257 beds at a ratio of .35 spaces per bed.

Therefore, Staff recommends **APPROVAL** of PUD 159-A-1 and the revised Detail Site Plan to expand the nursing home to include pediatric care facilities subject to the following conditions:

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

2) **Development Standards**

Land area:	344,124 sf	7.9 acres
Permitted Uses:	Use Unit 8, multi-family Apartments (9 units) and a 239 bed nursing home/pediatric care facility (81,100 sf) or 144 multi-family apartments	
Maximum Building Height:	1-story	
Maximum Building Floor Area:	81,100 sf/nursing home and pediatric care facility	
Minimum Livability Space:	As required per the Zoning Code for apartment units.	
Minimum Off-Street Parking:	90 ⁸⁵ spaces, plus one loading dock or as required per Zoning Code. (.35 spaces per bed minimum)	
Minimum Building Setbacks:	Approved	Submitted
from centerline of Union	100'	100'
from west boundary	20'	20'
from south boundary	20'	20'
from north boundary	20'	160'

Minimum Landscaped Open Space:

Landscaped open space shall be provided in the developed area of the tract and include internal and external landscaped open areas, parking lot islands and buffers, but shall exclude pedestrian walkways and parking areas designed solely for circulation. Undeveloped areas, disturbed by the site grading and utility installation, shall be grassed or otherwise stabilized to prevent erosion. Required landscaped areas abutting the facility shall be a minimum of 30,000 square feet which shall include trees, shrubs, plantings and grassed areas. Special screening attention shall be given to a portion of the west frontage which includes the service and maintenance areas.

- 3) That all trash, utility and equipment areas shall be screened from public view.
- 4) That all parking lot lighting shall be directed downward and away from areas which could be developed residentially.
- 5) All signs shall be subject to Detail Sign Plan review and approval by the TMAPC prior to installation and in accordance with Section 1130.2(b) of the PUD Chapter of the Zoning Code. One monument sign, a maximum of 8' tall with a display area of 64 square feet shall be permitted on Union Avenue to identify the nursing home/pediatric care facility.
- 6) That a Detail Landscape Plan shall be submitted to the TMAPC for review and approved and installed prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continued condition of the granting of an Occupancy Permit. Refer to the Development Standards for specific details of landscaping requirements.
- 7) Subject to review and approval of conditions, as recommended by the Technical Advisory Committee.
- 8) That no Building Permit shall be issued until the requirements of Section 260 of the Zoning Code has been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporated within the Restrictive Covenants the PUD conditions of approval, making the City of Tulsa beneficiary to said Covenants.

TMAPC ACTION: 7 members present

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **6-0-1** (Carnes, Doherty, Parmele, Paddock, VanFossen, Woodard, "aye"; no "nays"; Selph, "abstaining"; Draughon, Kempe, Wilson, Crawford, "absent") to **APPROVE** the **Minor Amendment and Detail Site Plan Review for PUD 159-A-1**, subject to the conditions as recommended by Staff.

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PUD 208-3: Southeast corner of East 71st Street and South Yale Avenue

Staff Recommendation: Minor Amendment & Detail Sign Plan

Standards for ground signs in PUD 208 were established by the TMAPC in accordance with PUD 208-1, as follows:

- 1) The existing sign at the intersection would remain in its present configuration, which is (a) 16' tall; (b) display area of 5' wide by 7' long (35 square feet); and (c) the sign would continue to be ground lighted and nonflashing.

- 2) One additional ground sign would be permitted on East 71st and South Yale to be spaced a minimum distance of 100' from the existing sign, with each sign to be (a) 8' maximum height; (b) maximum display area of 64 square feet; and (c) ground or internally lighted and nonflashing.
- 3) The two new signs shall be subject to the general terms and conditions of Section 1130.2(b) of the PUD Chapter of the Zoning Code.

Staff and TMAPC upheld the standard by denying Minor Amendment PUD 208-2, which requested an additional ground sign to be located 200' from the corner on 71st Street. If approved, this would have allowed a total of four ground signs (one sign on Yale Avenue, two signs on 71st Street and one sign at the corner).

The applicant is now requesting a minor amendment that would relocate the approved Yale Avenue sign to 71st Street, again approximately 200' from the existing corner sign.

After review of the submitted sign location and elevation, Staff finds the request to be minor in nature. Staff understands the unique situation with the shopping center, due to limited street exposure of internal uses. Staff also realizes the majority of traffic passing the shopping center will travel on 71st Street. Staff can support the proposed relocation of the approved sign since it does not exceed the original amount of signage allowed. Staff would note that since a previous sign location was approved and not utilized, it could not support any additional signage along Yale Avenue or 71st Street.

TMAPC ACTION: 7 members present

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **7-0-0** (Carnes, Doherty, Parmele, Paddock, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Wilson, Crawford, "absent") to **APPROVE** the **Minor Amendment and Detail Sign Plan for PUD 208-3**, as recommended by Staff.

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PUD 379-A: Lot 3 and a portion of Lot 2, Block 2, the Village at Woodland Hills, 6800 Block of South Memorial Drive.

Staff Recommendation: Detail Site Plan & Detail Landscape Plan

Block 2, The Village at Woodland Hills contains 5.16 acres and is subdivided into 4 lots. It is located on the west side of Memorial Drive in the 6800 Block South and has been approved for the uses permitted in the

CS District with a maximum of 52,500 square feet of floor area. The applicant is now requesting Detail Site Plan and Detail Landscape Plan approval for Lot 3 and a portion of Lot 2.

DETAIL SITE PLAN: After review of the applicant's submitted plan, Staff finds the request to be consistent with the concept illustration of the original PUD and the proposed 7,644 square foot building within the permitted maximum floor area. A remaining balance of 44,856 square feet of floor area is available for Block 2. The proposed use is a restaurant.

Staff recommends **APPROVAL** of the Detail Site Plan for PUD 379-A (Lot 3 and a portion of Lot 2, Block 2, The Village at Woodland Hills) subject to the following conditions:

1) That the applicant's submitted Detail Site Plan be made a condition of approval unless otherwise stated herein.

2) **Development Standards:**

Land Area: 45,754 sf 1.05 acres

Permitted Uses: Uses permitted by right including customary accessory uses in a CS District (the proposed use is a restaurant).

Maximum Building Floor Area: 7,644 SF proposed; 44,856 sf remaining unallocated to Block 2

Maximum Building Height: 30'

Minimum Building Setbacks:
from Centerline of So Memorial 130'
from Internal Lot lines -0-

Minimum Off-street Parking: 86 spaces proposed; 1 per 100 sf of gross floor area for restaurant and 1 per 75 SF of bar area as per the Zoning Code.

Minimum Landscaped Open Space: 8% required (Exceeds)

3) That a Detail Landscape Plan shall be submitted to the TMAPC for review and approval and installed prior to granting of an Occupancy Permit. A continued condition of granting said Permit is the maintenance of required landscaping after installation.

4) If development on the presently vacant portion of Lot 2 is contemplated, Detail Site Plan approval is required by the TMAPC prior to granting Building Permit.

DETAIL LANDSCAPE PLAN: Review of the applicant's submitted Landscape Plan shows the location of a variety of landscape material, as well as sizes, to be planted. The Plan meets the approved 8% landscaped area and the proposed landscape material is consistent with existing landscaping in the area.

Staff recommends **APPROVAL** of the Detail Landscape Plan as submitted by the applicant. A portion of the landscaping on Lot 2 is a part of this application and some landscaping materials were previously approved by the TMAPC.

TMAPC ACTION: 7 members present

On **MOTION** of **DOHERTY**, the Planning Commission voted **7-0-0** (Carnes, Doherty, Parmele, Paddock, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Wilson, Crawford, "absent") to **APPROVE** the **Detail Site Plan and Detail Landscape Plan for PUD 379-A**, as recommended by Staff.

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Chairman Parmele advised he was in receipt of a letter from Mr. Jackie Bubenik, Executive Director of the River Parks Authority, requesting the TMAPC begin the process for adoption of a River Parks Land Use and Development Plan into the City's Comprehensive Plan. Mr. Gardner stated there was not a specific time table involved, but Staff would review the Plan and request a public hearing date in the near future.

There being no further business, the Chairman declared the meeting adjourned at 2:05 p.m.

Date Approved 9-10-86
Rant J. Doherty
Chairman

ATTEST:

PRB Paddock
Secretary