

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1707
Wednesday, **August 3, 1988**, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Coutant, Secretary	Carnes	Brierre	Linker, Legal
Doherty	Harris	Frank	Counsel
Draughon	Kempe	Gardner	
Paddock, 2nd Vice-Chairman	Randle	Matthews	
Parmeale, 1st Vice-Chairman		Setters	
Wilson		Wilmoth	
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, August 2, 1988 at 9:10 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, First Vice-Chairman Parmeale called the meeting to order at 1:30 p.m.

MINUTES:

Approval of the Minutes of July 20, 1988, Meeting #1705:

On **MOTION** of **WOODARD**, the TMAPC voted **7-0-0** (Coutant, Doherty, Draughon, Paddock, Parmeale, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Harris, Kempe, Randle, "absent") to **APPROVE** the **Minutes of July 20, 1988, Meeting #1705**.

REPORTS:

Committee Reports:

Mr. Paddock advised the **Rules & Regulations Committee (R&R)** had met this date to review the proposed changes to the Zoning Codes regarding the manufactured housing amendments and related matters. He reported the Committee did not offer a recommendation, pending input from the public hearing, which follows on this agenda.

Director's Report:

Request to call for a public hearing to be held September 7, 1988 to consider amendments to the Comprehensive Plan Map and/or Text for Planning Districts 5, 6, 8, 9, 13, 16, 18, 24 and 26 resulting from zoning changes, various related text amendments, redefinition of selected special districts, arterial/street designation revisions and related matters. Staff also suggested a meeting of the Comprehensive Plan Committee be held on August 17, 1988 to review these proposed amendments.

Mr. Doherty inquired as to the status of the Comprehensive Plan amendments relating to the Master Drainage Plans (MDP's) pending TMAPC review, as the MDP's might affect the various district plans. Staff advised that INCOG had received approximately ten MDP's for preliminary review, but the Department of Stormwater Management (DSM) had not requested a date(s) for Comprehensive Plan Committee or TMAPC review and public hearing. After discussion among Commission members and Staff, consensus of the TMAPC was to request that Staff inquire of DSM as to the status and/or reasons for delay of these MDP's from further public hearing dates at the TMAPC. It was pointed out that the TMAPC had, at the time of the Capital Improvement Projects (CIP) review, approved the CIP's relating to DSM subject to approval of these MDP's in order to facilitate future bonds and funding and to get the physical improvements in place. Therefore, it appeared to the TMAPC members that the process was being delayed by DSM, as the Commission anticipated having the MDP reviews throughout the year and wished to avoid having all 10 or 12 for review at year end.

In regard to the above stated District Comprehensive Plan amendments, Mr. Doherty moved to set the public hearing date for September 7, 1988. Mr. Parmele suggested Staff notify the Comprehensive Plan Committee members as to the time and place for the August 17, 1988 Comprehensive Plan Committee meeting.

TMAPC ACTION: 7 members present

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Coutant, Doherty, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Harris, Kempe, Randle, "absent") to **SET a Public Hearing for September 7, 1988 to review amendments to the Comprehensive Plan Map and/or Text for Districts 5, 6, 8, 9, 13, 16, 18, 24 and 26, as described above.**

SUBDIVISIONS:

CHANGE OF ACCESS:

Tulsa Southeast Industrial District SW/c of East 51st & So 100th E Ave (IL)

Staff advised the purpose of this request was to add one access point on East 51st Street where there previously was 300' of "no access". The Traffic Engineer and Staff recommend APPROVAL as requested.

TMAPC ACTION: 7 members present

On **MOTION** of **WOODARD**, the TMAPC voted **7-0-0** (Coutant, Doherty, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Harris, Kempe, Randle, "absent") to **APPROVE** the **Change of Access for Tulsa Southeast Industrial District**, as recommended by Staff.

REQUEST FOR WAIVER (Section 260):

Z-6197 Auda's Addition (2703)

5708 East Apache

(IL)

This is a request to waive plat on Lots 1, 2 and 3, Block 2 of the above subdivision. (Lot 6 was included in the zoning application, but the TMAPC only approved zoning on the three lots on Apache. The applicant's plot plan indicates two proposed buildings, but the total distances east/west do not agree with the plat of record; the applicant should revise his plot plan accordingly. A Board of Adjustment application was approved for variances of the required setbacks (7/21/88, #14881).

Since the property is already platted and the required right-of-way has been dedicated by plat, Staff has no objection to a waiver subject to the following:

1. Grading and drainage plan approval by Stormwater Management through the permit process.
2. An access agreement is required subject to approval of the Traffic Engineering Department. (One common access is recommended.)
3. Additional easements as required by utilities (including 17.5 parallel to Apache and 10' on the rear.)
4. City-County Health Department approval of septic system(s). Percolation tests required.
5. A "tie contract" combining all three lots is required for not only meeting the minimum IL frontage, but to assure that the total three lots served by a septic system meet the minimum .5 acre size.
6. All conditions of BOA case #14881 that may affect this waiver must be met prior to issuance of a building permit.

Z-6197 Auda's Addition - Cont'd

The applicant was represented by Joe Hill.

In connection with #2 above, verify all dimensions to driveway and buildings. Also verify distance to Kingston from freeway ramp.

The TAC voted unanimously to recommend **approval** of the WAIVER OF PLAT on Z-6197, subject to the conditions outlined by Staff and TAC.

NOTE: In regard to conditions 5 and 6, the TMAPC and City Commission approved IL zoning on the three lots on Apache; the BOA approved setback variances on 7/21/88 subject to a tie contract.

TMAPC ACTION: 7 members present

On **MOTION** of **PADDOCK**, the TMAPC voted **7-0-0** (Coutant, Doherty, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Harris, Kempe, Randle, "absent") to **APPROVE** the **Waiver Request for Z-6197 Auda's Addition**, subject to the conditions as recommended by the TAC and Staff.

* * * * *

- BOA-14879 Union Schools (Unpltd)(684) 10100 East 61st (RS-3)
- BOA-14872 Hamilton Mid School (Unpltd)(2703) 6201 East Virgin (RS-3)
- BOA-14873 Kendall Elem School (Highlands Addn)(593) 715 South Columbia (RM-2)
- BOA-14874 Alcott Elem School (Unpltd)(1202) 525 East 46th St North (RS-3)

All of the above applications represent day care centers (Headstart Program) approved by the Board of Adjustment in existing school buildings. No exterior changes will be made. Staff has no objection to the requests due to the nature of the use and the fact that all buildings now exist. Therefore, APPROVAL is recommended as submitted.

TMAPC ACTION: 7 members present

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Coutant, Doherty, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Harris, Kempe, Randle, "absent") to **APPROVE** the **Waiver Request** for the Above Listed Applications, as recommended by Staff.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-17072 (894) Triangle	L-17078 (3602) TDA
L-17073 (3294) 6000 Garnett	L-17079 (3602) TDA
L-17076 (3602) TDA	L-17080 (693) Bowen
L-17077 (3602) TDA	

On **MOTION** of **PADDOCK**, the TMAPC voted **7-0-0** (Coutant, Doherty, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Harris, Kempe, Randle, "absent") to **APPROVE** the Above Listed Lot Splits for Ratification of Prior Approval, as recommended by Staff.

OTHER BUSINESS:

PUD 309-1: Minor Amendment and Detail Sign Plan
8309 East 68th Street

Staff Recommendation:

The subject tract is located at 8309 East 68th Street and is developed for an office/retail shopping center called The Market. The applicant is requesting approval of a sign which will function as a shopping center identification sign and include tenant information. PUD 309 limits ground signs at the proposed location, which is at the approximate midpoint on the south boundary of The Market and its frontage with Woodland Hills Mall, to a maximum of 6' x 15' or 90 square feet of display surface area. A much smaller ground identification sign is presently in place.

The proposed sign is 29'8" tall and has a sign face which is 14' wide by 17'6" tall, for a total display surface area of 245 square feet. The proposed sign exceeds the maximum 25' height which would be permitted by the PUD Chapter of the Zoning Code at this location. Signage for the Woodland Hills Mall Regional Shopping Center is limited to wall signs on the building facades at this general location and similar wall signs are also characteristic of retail and office buildings to the west on the mall ring road. A large business sign does exist just to the west of the subject property for Service Merchandise which is conventionally zoned CS. Examination of the proposed sign location indicates that there is no visual competition for the eye of either the driving or pedestrian public and the speed limit on the ring road is quite low. The proposed sign height and area is characteristic of what would be placed on a major arterial street.

Staff would be supportive of an amended application only if it adhered to the original 6' (width) x 15' (height) dimensions, but treating it as a ground sign.

PUD 309-1 Adair - Cont'd

If the Commission is supportive of the Staff recommendation, this application should be continued to allow time for the sign to be redesigned and resubmitted for review. In the absence of a redesign with the PUD 309 standards, Staff recommends DENIAL of this application.

Applicant's Comments:

Mr. James Adair (1783 South Canton), representing Venture Properties, commented this center had been constructed for several years, and the applicant was trying to solve the problem of adequate identification. He submitted and reviewed pictures of the signage in the 71st and Memorial area. In response to Ms. Wilson, Mr. Adair advised the existing sign was 4' tall x 8'6" long.

Mr. Phillip Allen (4835 South Peoria), also speaking on behalf of the applicant, remarked on the intensity of competition among retailers for signage in the Woodland Hills Mall area, even though this particular retail center was on the ring road. Mr. Allen stressed the concern of the owner to address the visibility needs of the tenants of the center. Therefore, the applicant desired to have a sign that would be visible from Memorial and that would be of a size to provide enough room to place the tenant's names.

Comments & Discussion:

The Commission members reviewed the applicant's proposed sign with a suggested height of 29'8", and Staff's recommendation for a 15' height, as well as the existing signage in this area. Staff reviewed the provisions of the original PUD approved for this center, which was originally presented for office, with some Commissioners stating they were hesitant to go against the approved sign standards.

First Vice-Chairman Parmele stated that it appeared the consensus among the Commission was to go with Staff's recommendation for denial. He asked the applicant if he might consider a two week continuance in order to review alternative sign dimensions. Mr. Allen stated they were agreeable to a two week continuance. He stressed the importance of visibility from Memorial and requested that the applicant be given a chance to take the 6' x 15' measurement and possibly move these dimensions around and raise them up. Mr. Parmele suggested Mr. Allen discuss this with Staff during the continuance period.

TMAPC ACTION: 7 members present

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Coutant, Doherty, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Harris, Kempe, Randle, "absent") to **CONTINUE Consideration of PUD 309-1 Adair** until Wednesday, **August 17, 1988** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

PUBLIC HEARING:

Proposed amendment(s) to Title 42, Tulsa Revised Ordinances (Tulsa Zoning Code) and the Tulsa County Zoning Code pertaining to the following, and related matters:

- a. Manufactured housing
- b. RS-T Residential Single-Family Townhouse District
- c. RS-4 Residential Single-Family Highest Density District
- d. Amended regulations for mobile home parks
- e. Amended regulations for mobile home subdivisions
- f. Creation of a Special Exception approval process for a mobile home commercial development in the CG and CH commercial districts
- g. Creation of a Scientific Research (SR) District and elimination of Industrial Research (IR) District
- h. Redesignation of Parking (P) District classification
- i. Modification of corner lot residential setback requirements
- j. Amended definitions
- k. Adding "Medical & Dental Research Facilities" to Use Unit 11, Offices and Studios
- l. Amend Chapter 16 to correctly refer to the Clerk of the Board of Adjustment
- m. Modular (factory built) single-family housing

Comments & Discussion:

Mr. Roy Johnsen, representing the Metropolitan Tulsa Board of Realtors (MTBR), stated he did not feel there was anything in the concepts of the draft to which the MTBR might object. He added that they may have suggestions regarding definitions, and it was his understanding that most of the content was directed toward manufactured/modular housing. Mr. Johnsen requested that the MTBR be contacted in the future on all related zoning changes. In reply to Mr. Paddock, Mr. Johnsen acknowledged his review of the proposed RS-4 amendments, and stated the MTBR would most likely be supportive of the provision for another housing type or style.

Mr. Jerry Eisner, Metropolitan Tulsa Homebuilders Association, commented that the Association has reviewed the preliminary drafts and they do not, at this point, have any disagreements with the proposed amendments. He mentioned that developers felt that covenants would provide some flexibility as to addressing concerns of manufactured/modular homes going into some areas of Tulsa.

Mr. Gardner confirmed Staff and Legal were addressing definitions for townhouse dwelling, townhouse development and manufactured home dwelling, and suggested a continuance for this purpose. He commented that these were key elements to the ordinance working properly. Mr. Gardner stated that Staff was soliciting input and suggestions from groups like the MTBR and Homebuilders Associations in clarifying these definitions for the Codes.

PUBLIC HEARING - Cont'd

Mr. Paddock complimented Staff for the job done on this project, and their efforts to involve the appropriate groups and individuals. In reply to Mr. Draughon, Mr. Gardner clarified RS-4 as to proposed lot size and/or density.

TMAPC ACTION: 7 members present

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Coutant, Doherty, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Harris, Kempe, Randle, "absent") to **CONTINUE** Consideration of the Public Hearing for Amendments to the Tulsa City and County Zoning Codes as outlined above until Wednesday, **August 17, 1988** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

TMAPC BRIEFING:

a) Update of the Comprehensive Plan for District 1 - Central Business District (CBD)

Ms. Dane Matthews of the INCOG Staff summarized the preliminary work done on the District 1 update and introduced Mr. Steve Childers of Downtown Tulsa Unlimited (DTU). Mr. Childers advised the project "in-house" technical staff included personnel from the Department of City Development, Tulsa Development Authority, INCOG, Chamber of Commerce and DTU. He reviewed various Planning Assumptions for the project which covered areas of development for office, retail, residential, industrial, transportation, utility systems, stormwater management, institutional and governmental, social services and recreational/open space. Mr. Childers answered questions from the Commission members regarding proposals in the update.

b) TMAPC Planning Work Program for Fiscal Year 1989

Mr. Rich Brierre, INCOG, presented and reviewed the schedule of the projects for the TMAPC work program previously approved by the TMAPC. Mr. Brierre answered general questions from the Commission as to their particular areas of interest. Mr. Parmele requested Staff prepare for the TMAPC Chairman's signature a brief description of the work program and a statement of the TMAPC goals and objectives in response to a request from the Mayor's office.

There being no further business, the Chairman declared the meeting adjourned at 3:07 p.m.

Date Approved August 17, 1988
Cherry Kempe
Chairman

ATTEST:

Kevin C. Constant
Secretary

