

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1720
Wednesday, **November 9, 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	Lasker	Counsel
Kempe, Chairman	Draughon	Gardner	
Paddock, 2nd Vice-Chairman	Randle	Setters	
Parmelee, 1st Vice-Chairman		Stump	
Wilson			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, November 8, 1988 at 9:10 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 1:37 p.m.

MINUTES:

Approval of the Minutes of October 26, 1988, Meeting #1718:

On **MOTION** of **WOODARD**, the TMAPC voted **5-0-2** (Coutant, Doherty, Parmelee, Wilson, Woodard, "aye"; no "nays"; Kempe, Paddock, "abstaining"; Carnes, Draughon, Harris, Randle, "absent") to **APPROVE** the **Minutes of October 26, 1988, Meeting #1718**.

REPORTS:

Chairman's Report:

Chairman Kempe reminded the Commission to review the TMAPC 1989 Calendar as to meeting dates, cut-off dates, etc., as this item was on next week's agenda for consideration.

Committee Reports:

Mr. Coutant advised the **Comprehensive Plan Committee** had met this date to review proposals for the Tulsa County Capital Improvements Program (CIP). He added this item would be coming before the TMAPC, not only for conformance to the Comprehensive Plan, but for their consideration in the ranking of the County CIP projects. Mr. Coutant also advised the Comprehensive Plan Committee would be meeting next Wednesday after the regular TMAPC meeting to continue review of the District 18 Plan amendments.

Mr. Paddock announced the **Rules & Regulations Committee** would be meeting November 16th to discuss Section 1680.1(G) of the City Zoning Code regarding off-street parking uses. He noted this item was referred back to the TMAPC by the City Commission.

Mr. Parmele advised the **Budget & Work Program Committee** would be meeting upon adjournment of today's TMAPC meeting for the first quarter report of the FY 1989 Work Program.

Director's Report:

Mr. Lasker invited the Commissioners to a status update on the Fixed Guideway Study being held November 10th before the TMATS Policy and TAC Committees. He also presented INCOG's 1989 Legislative Issues and noted the suggestion from the Rules & Regulations Committee regarding the establishment of zoning/subdivision fees at a local level had been added. Ms. Wilson commented on the County's recent Zoning Code amendments regarding wild or exotic animals and suggested some State legislation on this topic might be appropriate. Mr. Doherty stated the 1988 legislative action amending the powers of the Board of Adjustment was not extended to the Counties; therefore, some consideration might be given to this issue.

ZONING PUBLIC HEARING:

Application No.: **PUD 444** Present Zoning: CH/OM
Applicant: **Fox (Ranch Acres Partners)** Proposed Zoning: Unchanged
Location: NW/c of East 31st Street & South Harvard Avenue
Date of Hearing: November 9, 1988
Continuance Requested: By applicant in order to amend original application;
Staff suggests item be stricken at this time

TMAPC ACTION: 7 members present

On **MOTION** of **PADDOCK**, the TMAPC voted **7-0-0** (Coutant, Doherty, Kempe, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Draughon, Harris, Randle, "absent") to **STRIKE PUD 444 Fox** from the TMAPC agenda at this time, as recommended by Staff.

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Application No.: PUD 375-A (see Note) Present Zoning: CS, OL, RM-1, RS-3
Applicant: Riverfield Country Day School Proposed Zoning: Unchanged
Location: N/side of West 61st Street, .5 miles west of South Union Avenue
Date of Hearing: November 9, 1988
Presented to TMAPC by: Ms. Marty Clark, 6925 South Yorktown (495-3553)

NOTE: At the TMAPC meeting, the Commission agreed with Staff to combine the original application for PUD 445 and PUD 375-A (Abandonment) into one application: PUD 375-A, Major Amendment. (PUD #445 to be reassigned.)

Staff Recommendation:

The subject tract contains approximately 32.2 acres with approximately 300 feet of frontage on the north side of West 61st Street about one-half mile west of its intersection with South Union Avenue. The tract is presently part of PUD 375, which has been reduced to 79.8 acres. The southern portion of the tract is zoned RM-1 and the remainder is zoned RS-3. The subject tract is vacant, hilly and heavily wooded as is all the area immediately surrounding the subject tract. The closest developed area is Woodview Heights Addition which has roads and utilities in place. Only about 20% of the lots have been developed however.

PUD 375 would continue to be in effect on the eastern boundary of the subject tract. PUD 375 provides for multifamily development adjacent to the south half of the subject tract at approximately 24 dwelling units per acre. Adjacent to the northern half of the subject property PUD 375 calls for single-family detached dwellings at approximately three dwelling units per acre. None of the development proposed in PUD 375 has been constructed. The applicant has determined that 10.1 acres of RM-1 zoning and 22.8 acres of RS-3 zoning are being deleted from PUD 375, which would result in a reduction of 242 multi-family units and 60 single-family units. Staff would also note the submitted development concept plan for the balance of PUD 375 has not been changed.

The applicant is proposing in PUD 375-A to relocate the existing Riverfield Country Day School, a private school, to the subject tract. Within the next two years plans are to expand to a preschool through fifth grade facility and ultimately expand to grades 6 - 12 some time in the future. The school complex would also contain a children's museum, a home for the head master, two administrators' homes and a caretaker's house.

After review of PUD 375-A, Staff finds that the uses and intensities of uses proposed are in harmony with the spirit and intent of the Code. Due to surrounding zoning patterns in the area and the design of the PUD, including recommended staff conditions and the natural physical features of the site, Staff believes the request will not be injurious to the surrounding area or otherwise detrimental to the public welfare. In addition, based upon the Staff's conditions expressed below, Staff finds PUD 375-A 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.

PUD 375-A Major Amendment - Cont'd

Therefore, Staff recommends **APPROVAL** of PUD 375-A subject to the following conditions:

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

2) **Development Standards:**

Site Area: 32.193 acres 1,433,690.28 sf

Permitted Uses: Private day school consisting of preschool, elementary school, middle school, high school, gymnasium, playing field, children's museum, residences for caretaker, headmaster, and administrator; parking and facilities customarily accessory to a school.

Maximum Building Floor Area:

BUILDINGS:	Preschool	30,000 sf
	Elementary	18,000 sf
	Middle School	40,000 sf
	High School	12,000 sf
	Children's Museum	30,000 sf
	Gymnasium	3,000 sf
RESIDENCES:	Head Master's House	4,000 sf
	Administrators (2)	1,500 sf
	Caretaker	

Maximum Building Height: 35'

Off-Street Parking: As required by the applicable use unit;
146 minimum

Minimum Building Setbacks: 35' all boundaries

Minimum Internal Open Space: 30%

The project has much natural open space which will remain, following development phases. All vegetation not otherwise displaced by actual buildings, walks, drives, parking, playing field, plazas, and utility installation will remain and be maintained by the school.

Signs:

One ground identification sign at the West 61st Street entrance which shall not exceed 12 feet in height or 48 square feet in display surface area and be at least 150 feet west of the eastern edge of the tract at West 61st Street. Low directional signs on the interior of the project as required. Signs shall be subject to detailed design review and approval by the TMAPC prior to their installation.

Lighting:

All lighting shall be directed inward and downward into the project and all parking lot lighting standards shall be limited to a maximum height of 15 feet and shielded to direct light downward and away from residentially developed areas.

Screening:

All trash, utility, and equipment areas shall be screened from public view. Any roof-mounted equipment shall be screened from the view of persons standing at ground level on the boundary of abutting residential areas.

- 3) That a Detail Landscape Plan for each development area shall be submitted to the TMAPC for review and approval and installed prior to issuance of an Occupancy Permit for new buildings. The landscaping materials required under the approved Plan, including existing natural wooded areas, shall be maintained and replaced as needed, as a continued condition of the granting of an Occupancy Permit.
- 4) No building permits shall be issued for buildings within the Planned Unit Development until a Detail Site Plan which includes all buildings and required parking has been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the approved PUD Development Standards.
- 5) Subject to review and approval of conditions, as recommended by the Technical Advisory Committee.
- 6) 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, incorporating within the Restrictive Covenants the PUD conditions of approval, making City of Tulsa beneficiary to said Covenants.

Comments & Discussion:

In reply to Mr. Doherty, Staff reviewed the floodplain drainage area, and the access to the subject tract on 61st Street. Mr. Coutant obtained clarification as to the affect of this PUD and what would remain in the original PUD. Mr. Gardner suggested the Commission might add conditions to this PUD whereby the legal descriptions would be amended to reflect the area for PUD 375-A and the remaining area in PUD 375; and a total of 302 dwelling units (60 single-family, 242 multi-family) would be deleted from the balance of the original development standards for PUD 375. As suggested by Mr. Coutant, Staff confirmed they would update the PUD 375 file to properly show TMAPC's most current action on the PUD; i.e. abandonment, reduction in dwelling units, land area revisions, etc.

As noted above, it was on a recommendation from Legal Counsel that Staff and Commission agreed to combine the applicant's original submission for PUD 445 (as listed on the agenda) and PUD 375-A (Abandonment) were combined into one application, making this review a Major Amendment to the PUD (#375-A). Therefore, Staff indicated the number for PUD 445 would be reassigned.

Ms. Marty Clark, Director of the Riverfield Country Day School, answered questions from the Commission regarding the school, and reviewed the concept plan as to the configuration and placement of buildings, etc.

PUD 375-A Major Amendment - Cont'd

Mr. Doherty moved for approval of PUD 375-A as a Major Amendment with the addition of conditions that the legal descriptions of PUD 375 be amended to exclude that portion under PUD 375-A; and a reduction in the area size and dwelling units in PUD 375, as recommended by Staff, proportionately for that area east of the subject tract and west of the north/south collector street.

TMAPC ACTION: 7 members present

On **MOTION** of **DOHERTY**, the TMAPC voted **6-0-1** (Doherty, Kempe, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; Coutant, "abstaining"; Carnes, Draughon, Harris, Randle, "absent") to **APPROVE** PUD 375-A Major Amendment, as recommended by Staff, and as modified to reflect amended legal description for that portion under PUD 375-A and the remaining portion of PUD 375; and a reduction in the area size and dwelling units for the original PUD 375, as listed below:

PUD 375 Development Standards:

Single-Family Area:

Land Area (Gross): 14.6 acres
Maximum Number of Units: 38

Multifamily Area:

Land Area (Gross): 30.3 acres
Maximum Number of Units: 725

All other Development Standards remain as approved 8/29/84 and as indicated in the PUD 375 file.

Legal Description:

PUD 375-A: A tract of land in the W/2 of the SE/4 of Section 34, T-19-N, R-12-E, Tulsa County, State of Oklahoma, being more particularly described as follows, to-wit: BEGINNING at the SW/cr of the SE/4 of said Section 34; thence S 89°56'27" E along the south line a distance of 300.0' to a point; thence due north 850.0' to a point; thence N 56°30'00" E a distance of 432.88' to a point on the east line of the W/2 of the SE/4 of said Section 34; thence N 0°00'52" W along said east line of the W/2 of the SE/4 a distance of 450.0' to a point; thence N 46°00'00" W a distance of 340.0' to a point; thence N 27°00'00" E a distance of 175.0' to a point; thence N 5°00'00" E a distance of 210.0' to a point; thence N 51°30'00" E a distance of 180.0' to a point; thence N 78°00'00" E a distance of 175.0' to a point; thence due east 117.0' to a point; thence N 23°30'00" E a distance of 190.0' to a point; thence N 33°00'00" E a distance of 130.0' to a point; thence N 19°00'00" E a distance of 79.01' to a point on the north line of the SE/4 said Section 34; thence N 89°56'00" W along said line north line a distance of 1,116.27' to the NW/cr of said SE/4 of Section 34; thence S 0°01'10" E a distance of 2,647.64' to the POB, and containing 1,433,677.44 square feet or 32.913 acres, more or less.

PUD 375: A part of the SE/4 of Section 34, T-19-N, R-12-E, Tulsa County, State of Oklahoma, described by metes and bounds as follows, to-wit: BEGINNING at the SE/cr of the SE/4 of said Section 34, said point being

PUD 375-A Major Amendment - Cont'd

the centerline intersection of South Union Avenue, and West 61st Street South; thence N 89°56'77" W along the south line of the SE/4 of Section 34 a distance of 2,644.99' to the SW/cr of the SE/4 of Section 34; thence N 0°01'10" W along the west line a distance of 2,647.64' to the NW/cr of the SE/4; thence S 89°56'00" E along the north line of the SE/4 a distance of 1,445.89' to a point, said point being the NW/cr of Lot 1, Block 1, Woodview Heights, an Addition to the City of Tulsa, Tulsa County, Oklahoma according to the recorded plat thereof; thence due south along the west line of Block 1, Woodview Heights a distance of 175.70' to a point, said point being 30.0' east of the NW/cr of Lot 1, Block 2, Woodview Heights; thence due west a distance of 30.0' to the NW/cr of Lot 1, Block 2, Woodview Heights; thence due south along the west line of said Block 2 a distance of 425.0'; thence due west a distance of 68.0'; thence S 80°00'00" W a distance of 130.52'; thence S 56°00'00" W a distance of 231.32'; thence due south a distance of 66.0'; thence S 34°00'00" E a distance of 250.0' to the southerly most SW/cr of Lot 15, Block 2, Woodview Heights; thence S 56°00'00" W a distance of 37.0'; thence S 34°00'00" E a distance of 50.0'; thence N 56°00'00" E a distance of 20.0'; thence S 34°00'00" E a distance of 130.0'; thence S 56°00'00" W a distance of 125.0'; thence S 34°00'00" E a distance of 118.64'; thence S 15°00'00" E a distance of 84.53'; thence N 75°00'00" E a distance of 87.76'; thence S 15°00'00" E a distance of 50.0'; thence N 75°00'00" E a distance of 10.0'; thence S 15°00'00" E a distance of 125.0' to a point, said point being the SW/cr of Lot 1, Block 6, Woodview Heights; thence N 75°00'00" E along the south line of Block 6, Woodview Heights, a distance of 230.49'; thence due east along the south line of Block 6, Woodview Heights, a distance of 1,045.0' to a point on the east line of the SE/4 of Section 34; thence due south along the east line of the SE/4 of Section 34 a distance of 1,130.0' to the POB and containing 4,909,312.19 square feet or 112.702 acres (more or less); LESS AND EXCEPT that portion described above as PUD 375-A.

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Application No.: Z-6216 Present Zoning: RM-2
Applicant: Morehead (Sooner Federal S & L) Proposed Zoning: CS
Location: West of the SW/c of South Peoria Avenue & I-44 Skelly Drive
Date of Hearing: November 9, 1988
Presentation to TMAPC by: Mr. James Morehead, PO Box 1004, 74103 (584-6600)

Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the north 150' as Medium Intensity - Residential and the balance of the tract Medium Intensity - Commercial.

According to the Zoning Matrix, the proposed CS District is in accordance with the Plan Map for the Medium Intensity - Commercial portion and is not in accordance with the Plan Map for the Medium Intensity - Residential portion.

Staff Recommendation:

Site Analysis: The subject tract is approximately .7 acres in size and is located west of the southwest corner of South Peoria Avenue and I-44 Skelly Drive. It is nonwooded, flat, vacant and is zoned RM-2.

Surrounding Area Analysis: The tract is abutted on the north by Skelly Drive Expressway zoned RS-3; on the east by both vacant property and a muffler shop zoned CH; on the south by vacant property and single-family dwellings zoned RS-3; and on the west by vacant property, boat sales and apartment complex zoned OM, CS and RM-2.

Zoning and BOA Historical Summary: Medium Intensity zoning including CS, as well as, Medium Intensity uses have been approved by the TMAPC and Board of Adjustment.

Conclusion: The subject tract is part of a subdivision plat that will redevelop the southwest corner of the intersection and when researching the case, Staff determined a portion of the subject tract was once zoned U-3E or CH. Staff can support the requested CS zoning based on the tract's location between two existing commercial properties and based on the existing development pattern for the area.

Therefore, Staff recommends **APPROVAL** of CS zoning for Z-6216 as requested.

NOTE: If approved, Staff would recommend an amendment to the District 18 Comprehensive Plan to reflect the change.

Comments & Discussion:

In response to Mr. Parmele, Mr. Gardner explained that the property to the west was at one time zoned commercial, and upon investigation, a mapping error was found from 1970 and it appears the subject tract was left out of the legal descriptions for these properties zoned CH and CS.

Mr. James Morehead, representing Sooner Federal Savings & Loan, confirmed the purpose of the application was to correct an earlier mapping error, as this tract should have been part of the CS zoned tract.

Ms. Tyna Bailey, whose residence abuts the subject tract, inquired as to fencing/screening requirements. She also spoke on traffic and access problems with the one-way street fronting the subject tract, thereby routing traffic through the residential neighborhood. Mr. Gardner explained that, since the property was being redeveloped, the applicant would be required to meet screening and fencing guidelines, and the abutting property owners would receive notice of the subdivision plat review.

Mr. Parmele noted this was obviously a legal description error, and moved for approval of the request.

TMAPC ACTION: 7 members present

On **MOTION** of **PARMELE**, the TMAPC voted **7-0-0** (Coutant, Doherty, Kempe, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Draughon, Harris, Randle, "absent") to **APPROVE Z-6216 Morehead (Sooner Federal Savings & Loan) for CS Zoning**, as recommended by Staff.

Legal Description:

A tract of land in the NE/4 of Section 36, T-19-N, R-12-E of the IBM, Tulsa County, State of Oklahoma, according to the US Government Survey thereof, being more particularly described as follows to-wit: Commencing at a point 332.0' south and 50.0' west of the NE/c of said Section 36; thence N 89°24'33" W a distance of 125.0'; thence N 0°03'40" E a distance of 153.83' to a point on the south R/W line of Skelly Drive; thence N 76°32'53" W along said south R/W line a distance of 232.34'; thence N 84°57'15" W continuing along said south R/W line a distance of 55.40' to the POB; thence continuing N 84°57'15" W along the said south R/W line a distance of 50.0'; thence S 00°00'20" E a distance of 143.67'; thence S 00°03'54" E a distance of 476.93' to a point on the north line of Riverview Village 2nd Addition, and addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof; thence N 89°54'17" E along the north line of said Riverview Village 2nd Addition, a distance of 50.0'; thence N 00°03'54" W a distance of 616.12' to the POB.

OTHER BUSINESS:

PUD 282-3: Detail Site Plan for Christmas Tree Sales
West of the SW/c of East 71st Street & South Lewis Avenue

Staff Recommendation:

The TMAPC approved Christmas tree sales as an accessory use to a regional shopping center at the October 26th meeting which permitted this use subject to site plan review of the location. Review of the application site plan shows a 50' X 50' area off East 71st Street South in the northeast corner of the PUD. The space utilizes existing parking spaces and is abutted on all sides, except the east, by parking. Abutting the proposed location to the east is a bank.

Staff recommends **APPROVAL** of the applicant's proposed location subject to the site plan submitted.

TMAPC ACTION: 7 members present

On **MOTION** of **WOODARD**, the TMAPC voted **7-0-0** (Coutant, Doherty, Kempe, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Draughon, Harris, Randle, "absent") to **APPROVE the Detail Site Plan for PUD 282-3**, as recommended by Staff.

There being no further business, the Chairman declared the meeting adjourned at 2:32 p.m.

Date Approved November 30, 1988
Cherry Kempe
Chairman

ATTEST:

Ann C. Boutant
Secretary