

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1812
Wednesday, October 24, 1990, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Coutant	Carnes, 1st Vice	Gardner	Linker, Legal
Doherty, Secretary	Chairman	Russell	Counsel
Draughon, 2nd Vice	Horner	Stump	
Chairman	Rice		
Midget, Mayor's Designee			
Neely			
Parmeale, Chairman			
Wilson			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, October 23, 1990 at 11:45 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 the minutes of the meeting of October 10, 1990, Meeting No. 1810 :

On MOTION of DOHERTY, the TMAPC voted 7-0-0 (Coutant, Doherty, Draughon, Neely, Parmeale, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Horner, Midget, Rice, "absent") to APPROVE the minutes of the meeting of October 10, 1990 Meeting No. 1810.

REPORTS:

Chairman's Report:

Chairman Parmeale questioned whether the members of the TMAPC would like to receive a briefing on the sales tax proposals from the City and take any action endorsing the sales tax question coming up on December 4, 1990.

Mr. Doherty stated he would be interested in hearing from the City since the TMAPC sees things week after week to comment on whether or not the Commission feels it would be of benefit to the City.

Ms. Wilson reiterated Mr. Doherty's opinion also commenting she would like to have all the District Planning Team Chairs and Co-Chairs notified of the meeting in order that they may hear first hand what the proposal is and to receive their comments for or against the issues.

Mr. Coutant advised that he had concerns about the TMAPC stepping outside its jurisdiction to take a position on political matters but stated that he was willing to hear what they had to say.

Chairman Parmele directed staff to contact the Mayor's office to schedule a briefing for November 7 or 14 and to notify the District Planning Team Chairs and Homeowners Association registered with INCOG of the briefing.

Committee Reports:

Mr. Doherty advised that the chairs of the committees had conferred and agreed that the next work session, regularly scheduled for November 21, 1990, would be held on November 14, 1990 due to the Thanksgiving holiday.

Mr. Doherty commented that the Comprehensive Plan Committee had reviewed the procedure for approval of lot splits as it relates to the availability of water and sewer service. The city has been concerned that lots are being split without proper provision for water and sewer service to the lots that have been split. They have requested an amendment to the procedure which would allow them the opportunity to review and field check each lot split. This would lengthen the time required to obtain a lot split. Under normal conditions it would take a minimum of two days. It was noted that many times applicants come in for a prior approval of a lot split and receive it the same day. A compromise for this would be for the applicant to walk the application to the city and have it approved the next business day. Staff presented the commission with a list of people who would be notified if such a change in procedure was approved. Mr. Doherty asked that staff be advised if anyone needed to be added to the list. The Comprehensive Plan Committee recommended approval.

TMPAC ACTION, 8 members present:

On MOTION of MIDGET, the TMAPC voted 8-0-0 (Coutant, Doherty, Draughon, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Horner, Rice, "absent") to APPROVE amending the procedure for approving lot splits.

Ms. Wilson reported that the Budget & Work Program Committee met during the last work session. She commented that the TMAPC is ahead on quite a few things and right on target on the others.

**PUBLIC HEARING TO CONSIDER AMENDMENT TO
THE TULSA COUNTY ZONING CODE DEFINING
AND REGULATING KENNEL LOCATIONS**

According to Chairman Parmele this item came to staff at the request of one of the county commissioners. None of the TMAPC had reviewed it as of this date. He suggested this item be continued thirty days to allow the commission and the Rules and Regulations Committee ample time to review the proposal.

TMAPC ACTION, 8 members present:

On MOTION of MIDGET, the TMAPC voted 8-0-0 (Coutant, Doherty, Draughon, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Horner, Rice, "absent") to CONTINUE the public hearing to consider amending the Tulsa County Zoning Code defining and regulating kennel locations to November 28, 1990, at 1:30 p.m. in the City Council Room, City Hall, Tulsa, Oklahoma.

ZONING PUBLIC HEARING

Application No.: Z-6301	Present Zoning: IL
Applicant: Jim Beard	Proposed Zoning: IH
Location: 1520 East Pine Street	
Date of Hearing: October 24, 1990	
Presentation to TMAPC: Jim Beard, 5601 S. 257th E. Ave., Broken Arrow 74014 918/357-1466	

STAFF RECOMMENDATION

Relationship to the Comprehensive Plan:

The District 2 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property High Intensity - Industrial.

According to the Zoning Matrix the requested IH District (may be found in accordance with the Plan Map.

Staff Recommendation:

Site Analysis: The subject tract is approximately 3 acres in size and is located at the southwest corner of East Pine Street and North St. Louis Avenue. It is nonwooded, flat, contains a flea market with metal buildings and is zoned IL. The eastern and southern portions of the tract are in the floodplain of Dirty Butter Creek.

Surrounding Area Analysis: The tract is abutted on the north by an automobile salvage zoned IM; on the east by an automobile salvage and single-family dwellings zoned IL and RM-1; on the south by vacant property zoned RM-1; and on the west by Dowell Chemical zoned IM.

Zoning and BOA Historical Summary:

IM zoning along Pine Street exists in recognition of the auto salvage operations. The IM zoning to the west of the subject tract was buffered by IL zoning. The Board of Adjustment approved auto salvage on IL property east of St. Louis.

Conclusion: Although the Comprehensive Plan designates the subject tract as high intensity industrial, Staff is not supportive of the request due to the abutting residential homes in the area. Staff believes a clear buffer was established in the 50' strip of IL on the west side of Rockford Avenue on Case Z-6114. Staff would consider this request as an encroachment into the residential area this would permit uses having significant detrimental impact to the residences.

Therefore, Staff recommends **DENIAL** of IH and **APPROVAL** of IM zoning in the alternative except for 50' of IL to remain abutting the RM districts.

Comments & Discussion:

Discussion was held regarding whether staff foresaw the entire area gradually going industrial. Staff did not feel this would occur due to economic feasibility. Mr. Midget commented that he thought the property was part of a project area of Tulsa Development Authority and has been identified as an area in which they would like to do some light clearance. He also stated support of the IL zoning of the 50' abutting the RS districts.

Mr. Ollie Gresham, 2626 East 21st, Suite 206, Tulsa, representing the applicant, inquired as to the access from the south side of the property. In response, staff stated the zoning would not prohibit access from the south side. Chairman Parmele advised that access would be left up to the Board of Adjustment. He commented that the zoning would allow for access but the applicant must be aware that the Board of Adjustment may see it differently. Mr. Gresham stated he understood.

Mary Pugh, 1431 N. St. Louis, Tulsa, a neighbor, inquired about the meaning of IL and IM zoning.

TMAPC ACTION, 8 members present:

On **MOTION** of **COUTANT**, the TMAPC voted 8-0-0 (Coutant, Doherty, Draughon, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Horner, Rice, "absent") to **DENY** IH zoning and to **APPROVE** IM zoning on the portions of the tract recommended by staff for Z-6301 Beard. The following property is recommended to be rezoned IM:

Beard Z-6301

cont.

Legal Description

All of Blocks 3 and 4 and Lot 16 of Block 2 and the west 90' of Lots 1, 10, 11, 12, 13, 14 and 15 of Block 2, Magic City Addition to the City of Tulsa, Tulsa County, Oklahoma.

SUBDIVISIONS

FINAL APPROVAL AND RELEASE:

Signal Hill (PUD 458)(1583) E. 84th St. & S. Yale Ave. (RS-3)

Staff advised that all release letters had been received and recommended approval.

TMPAC ACTION, 8 members present:

On MOTION of DOHERTY, the TMAPC voted 8-0-0 (Coutant, Doherty, Draughon, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Horner, Rice, "absent") to APPROVE the Final Plat of Signal Hill and release same as having met all conditions of approval.

There being no further business, the Chairman declared the meeting adjourned at 1:59 p.m.

Date Approved: 4/7/90



Chairman

ATTEST:



Secretary

