

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1846
Wednesday, July 31, 1991, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Ballard	Harris	Gardner	Linker, Legal
Carnes	Midget	Hester	Counsel
Doherty, 1st Vice Chairman	Wilson	Wilmoth	
Draughon, Horner			
Neely, 2nd Vice Chairman			
Parmeale, Chairman			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, July 30, 1991 at 1:05 p.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmele called the meeting to order at 1:35 p.m.

Minutes:

Approval of the minutes of July 17, 1991, Meeting No. 1844:

On **MOTION** of **CARNES**, the TMAPC voted **7-0-1** (Ballard, Carnes, Doherty, Horner, Neely, Parmele, Woodard, "aye"; no "nays"; Draughon "abstaining"; Harris, Midget, Wilson "absent") to **APPROVE** the minutes of the meeting of July 17, 1991 Meeting No. 1844.

REPORTS:

Chairman's Report:

Chairman Parmele advised that the City Council denied the Sooner Federal PUD application. He further advised that the City Council has requested the TMAPC consider extending Harvard from 96th to 101st Streets. He referred the matter to the Comprehensive Plan Committee for inclusion in the District 26 Plan Update. He requested staff to inform the City Council that the cost of this work will not be taken out of the funds budgeted for Council special projects.

Committee Report:

Mr. Doherty advised that the **Rules and Regulations Committee** will meet at the conclusion of today's meeting to discuss the parking of recreational vehicles, amendments to the zoning code regarding the definition and regulation of dance halls and a work schedule for the balance of the year.

ZONING PUBLIC HEARING

Application No.: CZ-193 Present Zoning: AG
Applicant: Steveson Proposed Zoning: AG-R
Location: North of the northwest corner of E. 128th Street S. and
S. 129th E. Ave.
Date of Hearing: July 31, 1991
Presentation to TMAPC: David Steveson, 9008 E. 60th St.

Relationship to the Comprehensive Plan:

The Broken Arrow Comprehensive Plan designates the subject tract usable for urban development.

The requested AG-R District is in accordance with the Broken Arrow Comprehensive Plan.

Staff Recommendation:

Site Analysis: The subject tract is approximately 20 acres in size and is located north of the northwest corner of E. 128th Street S. and S. 129th E. Avenue. It is partially wooded, gently sloping, vacant and is zoned AG.

Surrounding Area Analysis: The tract is abutted on the north by vacant land and single-family dwellings on large lots zoned AG; on the east by vacant land zoned AG; on the south and west by single-family subdivision zoned RS.

Zoning and BOA Historical Summary: The Area is in transition from AG uses to single-family subdivisions.

Conclusion:

The requested zoning is compatible with the Comprehensive Plan and existing development.

Therefore, Staff recommends **APPROVAL** of CZ-193 for AG-R zoning.

TMAPC Action; 8 Members present:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Draughon, Horner, Neely, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Midget, Wilson "absent") to **RECOMMEND APPROVAL** of AG-R zoning for CZ-193 to the Board of County Commissioners as recommended by Staff.

Legal Description:

AG-R Zoning: The S/2 of the NE/4 SE/4, Section 5, T-17-N, R-14-E, Tulsa County, Oklahoma.

* * * * *

Application No.: Z-6327

Present Zoning: AG

Applicant: Levy

Proposed Zoning: CO

Location: Northeast corner of E. 81st Street S. and the Mingo Valley Expressway

Date of Hearing: July 31, 1991

Presentation to TMAPC: Louis Levy, 5314 S. Yale, #310

Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low Intensity - No Specific land Use, Corridor and Development Sensitive.

According to the Zoning Matrix the requested CO District is in accordance with the Plan Map.

Staff Recommendation:

Site Analysis: The subject tract is approximately 44 acres in size and is located at the northeast corner of E. 81st Street S. and the Mingo Valley Expressway. It is partially wooded, rolling, contains a single-family dwelling and a large pond and is zoned AG.

Surrounding Area Analysis: The tract is abutted on the north by Union School District property zoned CO; on the east by two single-family dwellings zoned AG, vacant land zoned RM-0 and a single-family dwelling zoned CS; on the south by vacant property zoned CO; and on the west by the right-of-way of the Mingo Valley Expressway zoned AG.

Zoning and BOA Historical Summary: Corridor zoning has been approved both north and south of the site.

Conclusion:

The request is in conformance with the Comprehensive Plan and compatible with existing development.

Therefore, Staff recommends **APPROVAL** of Z-6327 for CO zoning.

Comments & Discussion:

Mr. Gardner advised that the state owns the right-of-way therefore the CO zoning meets the development guideline policy for rezoning. The development of the tract, however, will require detail plan approval and public hearing. The type of land use to be approved in this area will be dependent upon surrounding land use and the completion of the freeway. No particular land use is permitted by right, access is limited on 81st Street based on the state's plans. A substantial portion of this property is within the flood plain.

TMAPC Action; 8 Members present:

On **MOTION** of **CARNES**, the TMAPC voted **7-0-1** (Ballard, Carnes, Doherty, Draughon, Neely, Parmele, Woodard, "aye"; no "nays"; Horner "abstaining"; Harris, Midget, Wilson "absent") to **RECOMMEND APPROVAL** of CO zoning for Z-6327 to the City Council as recommended by Staff.

Legal Description:

CO Zoning: The S/2 SE/4 less the east 660' thereof and less beginning at the SW/c of the SE/4; thence east 1980', north 50', west 480.3', northwest 100.47', west 101.49', southwest 398.3', northwest 104.4', west 99.86' northwest 217.61', northwest 560.39', northwest 604.67', northwest 5.19', west 354.46', south 1321.75' to POB, Section 7, T-18-N, R-14-E, Tulsa County, Oklahoma.

* * * * *

Application No.: **Z-6328** Present Zoning: AG
Applicant: **Spencer** Proposed Zoning: RS-2
Location: Southwest corner of E. 85th Pl. and S. Harvard Ave.
Date of Hearing: July 31, 1991
Presentation to TMAPC: Ronald Spencer, 8086 S. Yale, #16

Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low Intensity -- Residential.

According to the Zoning Matrix the requested RS-2 District is in accordance with the Plan Map.

Staff Recommendation:

Site Analysis: The subject tract is approximately 2 acres in size and is located at the southwest corner of E. 85th Place S. and S. Harvard Avenue. It is wooded, gently sloping, vacant, and is zoned AG.

Surrounding Area Analysis: The tract is abutted on the north by single-family dwellings zoned RS-2; on the east across Harvard by single-family dwellings zoned RS-2; on the south by a newly developing single-family subdivision zoned RS-2 and PUD 464; and on the west by single-family dwellings zoned RS-2.

Zoning and BOA Historical Summary: RS-2 zoning has been approved throughout the area.

Conclusion:

RS-2 zoning is appropriate in this area.

Therefore, Staff recommends **APPROVAL** of Z-6328 for RS-2 zoning.

TMAPC Action; 8 Members present:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Draughon, Horner, Neely, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Midget, Wilson "absent") to **RECOMMEND APPROVAL** of RS-2 zoning for Z-6328 to the City Council as recommended by Staff.

The applicant requested that the TMAPC approve an early transmittal of Z-6328.

TMAPC Action; 8 Members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Ballard, Carnes, Doherty, Draughon, Horner, Neely, Parmele "aye"; no "nays"; no "abstentions"; Harris, Midget, Wilson, Woodard "absent") to **APPROVE** an early transmittal of Z-6328 to the City Council as requested by the applicant.

Legal Description:

RS-2 Zoning: Part of the SE/4 NE/4 Section 17, T-18-N, R-13-E of the IBM, Tulsa County, Oklahoma, more particularly described as follows, to-wit: Beginning at a point on the east line of said SE/4 NE/4, a distance of 1,057.50' south of the NE/c thereof; thence west and parallel with the north line of said SE/4 NE/4 a distance of 650.9'. thence south and parallel to the east line of said SE/4 NE/4 to a point on the south line thereof; thence east along said south line of said SE/4 NE/4 a distance of 650.9' to the southeast corner of said SE/4 NE/4; thence north along the east line of said SE/4 NE/4 to the POB, according to the U.S. Government Survey thereof.

* * * * *

SUBDIVISIONS:

WAIVER REQUEST; Section 213:

BOA-15785 Amended Plat of West Tulsa (1492)
2143 S. Olympia Ave.

RM-1

This is a request to waive plat on a tract in Block 33 of the above named subdivision. The Board of Adjustment has approved a special exception to allow a Salvation Army recreation center on leased City of Tulsa property. Since the property is already platted, improvements exist, and the land is owned by the City of Tulsa, Staff recommends APPROVAL as requested. (The Board of Adjustment approval covers the site plan, uses, parking, etc.)

TMAPC Action; 8 Members present:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Draughon, Horner, Neely, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Midget, Wilson "absent") to **WAIVE** plat for BOA-15785 as recommended by Staff.

* * * * *

OTHER BUSINESS:

PUD 448-3: Minor Amendment - Northeast corner of South Memorial Drive and East 91st Street S.

Staff Recommendation:

The applicant is requesting a modification of the building setback requirements from Memorial Drive from 100' to 75' to erect an automated bank teller building with a maximum floor area of 150 sf. The building would be located west of the northwest corner of the existing shopping center buildings and would eliminate 9 existing parking spaces. The shopping center would still have more than the required number of parking spaces. In addition, a change in the location of permitted ground signs is proposed. The proposal is to eliminate the ground sign allowed on 91st Street (maximum area of 280 sf) and substitute a ground sign on Memorial Drive in Outlot B with a maximum size of 160 sf and maximum height of 25'. This would be the same maximums as allowed for a sign on Outlot A at the corner of 91st and Memorial Drive.

Staff finds both requested amendments to be minor in nature and in keeping with the original purpose and intent of the PUD. Therefore, staff recommends **APPROVAL** of minor amendment PUD 448-3 as requested.

TMAPC Action; 8 Members present:

On **MOTION** of **CARNES**, the TMAPC voted **7-0-1** (Ballard, Carnes, Doherty, Horner, Neely, Parmele, Woodard, "aye"; no "nays"; Draughon "abstaining"; Harris, Midget, Wilson "absent") to **APPROVE** Minor Amendment PUD 448-3 as recommended by Staff.

* * * * *

PUD 179-C: Detail Sign Plan - Development Area C
Venture Store - West of the southwest corner of
East 71st S. and S. 85th E.Ave.

The applicant is requesting Detail Sign Plan approval for the wall signs on the new Venture Store. The ground sign was previously approved. After review of the two proposed wall signs staff finds them to be in conformance with the PUD conditions and therefore recommends **APPROVAL**.

TMAPC Action; 8 Members present:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Draughon, Horner, Neely, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Midget, Wilson "absent") to **APPROVE** the Detail Sign Plan for wall signs in Development Area C of PUD 179-C as recommended by Staff.

* * * * *

PUD 468 -- Detail Site, Landscape and Sign Plans for Lot 1 --
Northwest of the northwest corner of E. 71st St. S.
and S. Mingo Road.

Staff Recommendation:

The applicant is seeking Detail Site, Landscape and Sign Plan approvals for the Sam's store on Lot 1 of the PUD.

Site Plan

Staff has reviewed the proposed site plan and recommends **APPROVAL** subject to the following changes or additions:

- 1) The future building expansion cannot contain more than 29,080 SF rather than the 30,000 SF shown.
- 2) All parking spaces which end at a landscaped parking island should have car stops installed to prevent the front overhang of the car from damaging the landscaping.
- 3) Show the required 6' screening fence along the northern boundary of Lot 1.
- 4) Eliminate the 25' paved access shown on the northern boundary of Lot 1.

Landscape Plan

Staff finds the landscape plan to be in conformance with the PUD conditions with the addition of the screening fence mentioned above and recommends **APPROVAL** as submitted.

Sign Plan

Staff has review the proposed sign plan for both the ground sign on 71st Street and the wall sign on the east side of the building. The ground sign is shown as 30' high with 160 SF of display surface area. The height of this sign must be reduced to 25'. With the change staff finds the sign plan to be in conformance with the PUD standards and recommends **APPROVAL**.

Comments & Discussion:

Mr. Gardner commented that staff recommended that the 25' access shown on the northern boundary of Lot 1 not be shown at a specific location at this time. He suggested it be considered when the school board determines where it wants access through the subject

property, provided that it doesn't present a problem. Mr. Doherty inquired where the access point came from since it wasn't presented with the original PUD. Mr. Gardner advised that Union Public Schools negotiated this access point with Sam's. Mr. Doherty stated concerns that a connection between school and commercial property may not be appropriate.

Lynn Burrow, BSW Engineering, was present representing the applicant. He stated they did not have a problem with removing the access point as shown on the Site Plan although a mutual access agreement exists between the property owner and Union School District. The final plat shows this as a mutual access easement.

Mr. Neely reminded the Planning Commission that when this PUD was first presented there was much discussion regarding landscaping the interior area of the parking lot. Mr. Gardner advised that the numerous landscape islands exist throughout the parking lot. The lot area for Lot 1 Block 1 has 778,470 SF, the landscape area phase 1 is 158,000 (20.3%) and landscape area phase 2 is 111,000 SF (14.3%). Much discussion occurred regarding the details of the submitted landscape plan.

TMAPC Action; 8 Members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Draughon, Horner, Neely, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Midget, Wilson "absent") to **APPROVE** the Detail Sign Plan, Detail Site Plan and Detail Landscape Plan for PUD 468 subject to the conditions as recommended by Staff.

* * * * *

PUD 432-B and C: Evaluation of compliance with PUD conditions as it relates to providing adequate off-street parking.

Staff Recommendation:

Mr. Gardner advised that the opening of the various office buildings within this PUD was contingent upon adequate parking. Staff has toured the parking facilities and advise the adequate parking exists for the stated occupancy of the south office building as outlined in Mr. Norman's letter of July 19, 1991.

Applicant's Comments:

Mr. Charles Norman, attorney, was present representing the applicant. He commented that the language in the PUD required that spaces be reserved north of 12th Street for the building south of 12th Street. They were requesting TMAPC to advise Paula Hubbard, zoning clearance officer, that the parking requirements have been met and the certificates of occupancy for the second building may be issued.

TMAPC Action; 8 Members present:

On **MOTION** of **CARNES**, the TMAPC voted **6-0-2** (Ballard, Carnes, Doherty, Draughon, Horner, Woodard, "aye"; no "nays"; Neely, Parmele "abstaining"; Harris, Midget, Wilson "absent") to direct Staff to advise Paula Hubbard, zoning clearance officer, that off-street parking requirements for the occupancy of the first floor of the south building within the Bell Medical Park are satisfied and the certificates for occupancy may be issued and the remainder of the building may be occupied upon completion of the 154 space parking lot in Area F.

* * * * *

There being no further business, the Chairman declared the meeting adjourned at 2:08 p.m.

Date Approved: 8-21-91



Chairman

ATTEST:

Marilyn J. Wilson
Secretary

