

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1864  
Wednesday, December 11, 1991, 1:30 p.m.  
City Council Room, Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Ballard	Harris	Gardner	Linker, Legal
Carnes	Horner	Hester	Counsel
Doherty, 1st Vice Chairman	Woodard	Matthews	
Draughon,		Peters	
Midget, Mayor's Designee		Stump	
Neely, 2nd Vice Chairman			
Parmeale, Chairman			
Wilson, Secretary			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, December 10, 1991 at 11:09 a.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 1:37 p.m.

**REPORTS:**

Report of Receipts and Deposits

Mr. Gardner presented the Report of Receipts and Deposits and advised that all items were in order.

**TMAPC Action; 8 members present:**

On **MOTION** of **WILSON**, the TMAPC voted 8-0-0 (Ballard, Carnes, Doherty, Draughon, Neely, Parmele, Wilson, Midget, "aye"; no "nays"; no "abstentions"; Harris, Horner, Woodard, "absent") to **APPROVE** the Report of Receipts and Deposits for the month ended November, 1991.

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Chairman's Report

Chairman Parmele announced he was in receipt of a request from Tulsa Development Authority requesting INCOG's participation in the planning process for an update of the Urban Renewal Plan that affects Planning District 1. He added this would be discussed at the Comprehensive Plan Committee Work Session at the conclusion of the TMAPC meeting. Mr. Parmele asked the Budget and Work Program Committee to also review this item for discussion and funding.

Comprehensive Plan Committee

Mr. Neeley advised the Committee would meet in work session at the close of the TMAPC meeting to discuss the District 26 Plan update.

Rules and Regulations Committee

Mr. Doherty announced, at the request of Councilor Bartlett, the Committee met to consider amendments to policies dealing with lot splits. A major concern in developed areas is lot splits which result in the creation of an additional buildable lot on the property. Presently surrounding property owners are given no prior notice of such lot splits. The Committee agreed with Councilor Bartlett that notification would be appropriate, but with the strong caveat that no implication of choice on the part of TMAPC be made in that notice. Also reference to a specific meeting should not be made, only that the Planning Commission was going to approve the lot split and that it would result in a buildable lot. There has been discussion on the exact language of the notice and City legal council and zoning attorneys have made additional suggestions. The Committee recommended adoption of this policy and the insertion of language implementing this into TMAPC's General Policies. Listed below is the proposed TMAPC policy language.

TMAPC Policy Language

LOT SPLITS

1. All residential lot split applications which contain a lot having more than three side lot lines cannot be processed as prior approval lot splits. Such lot splits shall require a **five ten** day written notice to abutting property owners **(including lot owners separated only by a residential street)**. Deeds for such lot splits shall not be stamped or released until the TMAPC has approved said lot split in a public meeting. (11.26.86)
  
2. Any lot split which creates an additional buildable lot(s) within a platted single-family subdivision and which abuts a developed lot containing a dwelling cannot be processed as a prior approval lot split. Such lot splits shall require a 10 day written notice to abutting property owners **(including lot owners separated only by a residential street)** for the express purpose of advising them of pending development that meets all requirements of zoning and the adopted subdivision regulations of the City of Tulsa. Deeds for such lot splits shall not be stamped or released until the TMAPC has approved said lot split in a public meeting. (12-11-91)

Notice Language

Please be advised as an abutting property owner that       (name)       has filed an application for lot split at       (address)       with the Tulsa Metropolitan Area Planning Commission for the

purpose of creating an additional single-family lot for development. Said lot split meets all zoning and subdivision regulations and will be eligible for filing in the County Clerk's office on \_\_\_\_\_, 1992.

If you have any questions please call Staff at 584-7526 or the applicant at \_\_\_\_\_(telephone)\_\_\_\_\_. (12-11-91)

**TMAPC Action; 8 members present:**

On MOTION of DOHERTY, the TMAPC voted 8-0-0 (Ballard, Carnes, Doherty, Draughon, Neely, Parmele, Wilson, Midget, "aye"; no "nays"; no "abstentions"; Harris, Horner, Woodard, "absent") to APPROVE including in TMAPC's General Policies lot split notification requirement language as stated above.

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**Budget and Work Program Committee**

Ms. Wilson announced the Committee will meet at the close of the TMAPC meeting in work session.

**Director's Report**

Mr. Gardner reported the TMAPC members were sent copies of the 1992 calendar of meetings and cutoff dates and asked for TMAPC approval.

**TMAPC Action; 8 members present:**

On MOTION of WILSON, the TMAPC voted 8-0-0 (Ballard, Carnes, Doherty, Draughon, Neely, Parmele, Wilson, Midget, "aye"; no "nays"; no "abstentions"; Harris, Horner, Woodard, "absent") to APPROVE the 1992 Calendar of Meetings and Cutoff Dates for the Tulsa Metropolitan Area Planning Commission.

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Mr. Gardner reported meeting with Representative Wayne Cozart on the TMAPC Legislative Agenda and he agreed to sponsor it this year. This is also considered a priority item for the Consortium and Mandell Matheson will also be working to pass this legislation.

## Public Hearing

This is a Public Hearing to consider amending the Tulsa City-County Major Street and Highway Plan.

### Staff Comments

Ms. Peters announced this item was presented to the Comprehensive Plan Committee at the November 13, work session, and approval was recommended.

There were no interested parties present wishing to speak.

### TMAPC Action; 8 members present:

On **MOTION** of **NEELY**, the TMAPC voted 8-0-0 (Ballard, Carnes, Doherty, Draughon, Neely, Parmele, Wilson, Midget, "aye"; no "nays"; no "abstentions"; Harris, Horner, Woodard, "absent") to **AMEND** the Major Street and Highway Plan to change Yale Avenue between I-244 and the Gilcrease Expressway and Memorial Drive north of I-244 from a primary to secondary arterials.

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### Other Business

PUD 432 B-3: Minor Amendment to increase the number of wall and canopy signs and Detail Sign Plan Approval -- northeast corner of E. 13th Street and S. Utica Ave.

The applicant wishes to add a canopy sign on the north face of the entrance canopy of the south building in Development Area "A" (Sign #12). The sign would be approximately 1' high and 7' wide and would be of the same style and size as the one approved for the entrance canopy on the north building.

In addition, they are requesting approval of 4 additional wall signs which are on the glass walls of the entrance canopies of the buildings (signs # 6, 6a, 13 and 13a). The four signs would be 4" to 5" tall and 5' to 6-1/2' long with the lettering painted on the glass. Staff feels the signs would be small enough to not alter the appearance of the complex and could not be seen from the residential areas. Therefore, Staff recommends **APPROVAL** of the minor amendment as requested.

If the Planning Commission approves the minor amendment, then staff would also recommend giving Detail Sign Plan approval to signs 6, 6a, 12, 13 and 13a as shown on the site plan dated 11/19/91. All other signs shown on this site plan have been previously approved.

**TMAPC Action; 8 members present:**

On **MOTION** of **WILSON**, the TMAPC voted 8-0-0 (Ballard, Carnes, Doherty, Draughon, Neely, Parmele, Wilson, Midget, "aye"; no "nays"; no "abstentions"; Harris, Horner, Woodard "absent") to **APPROVE** per the staff recommendation the Minor Amendment and Detail Sign Plan for PUD 432 B-3.

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PUD 196 -- Detail Site Plan -- South of the southwest corner of E. 71st Street and South Memorial Drive

The applicant is proposing to modify the existing Detail Site Plan for Raphael Plaza by enlarging the former Chi Chi's Restaurant site and converting it into a bar called the *Yucatan Liquor Stand*.

The parking area immediately east of the existing building will be eliminated in order to construct an outdoor bar and volleyball area. The north and south ends of this new bar area will be covered with a canopy. The number of parking spaces in the shopping center will be reduced by 25 to 1309. According to the information supplied by the applicant the number of parking spaces required for all other uses in the shopping center is 1036. The new bar would require 206 parking spaces if the area under the canopies is counted as floor area (15,450 SF @ 75 SF/parking space). The total required parking spaces in the shopping center including the new bar would be 1242, which is less than the 1309 available.

Therefore, Staff recommends **APPROVAL** of the Detail Site Plan for the *Yucatan Liquor Stand* in PUD 196.

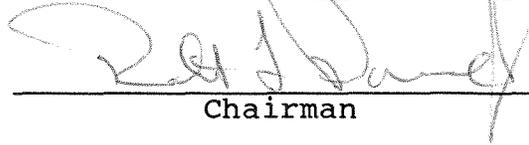
**TMAPC Action; 8 members present:**

On **MOTION** of **MIDGET**, the TMAPC voted 8-0-0 (Ballard, Carnes, Doherty, Draughon, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Horner, Midget, "absent") to **APPROVE** the Detail Site Plan for the *Yucatan Liquor Stand* in PUD 196.

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There being no further business, the Chairman declared the meeting adjourned at 1:51 p.m.

Date Approved: 1-7-92

  
Chairman

ATTEST:

  
Secretary