

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1908
Wednesday, December 9, 1992, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Ballard	Neely	Gardner	Linker, Legal
Broussard	Selph	Hester	Counsel
Secretary		Stump	
Buerge		Wilmoth	
2nd Vice			
Chairman			
Carnes			
Doherty, Chairman			
Horner			
Midget, Mayor's			
Designee			
Parmeale, 1st Vice			
Chairman			
Wilson			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, December 8, 1992 at 11:54 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Doherty called the meeting to order at 1:33 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 PARMELE, the TMAPC voted 8-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Midget, Neely, Selph "absent") to APPROVE the Report of Receipts and Deposits for the month ended November 30, 1992.

* * * * *

Chairman's Report

Chairman Doherty announced that there would be a meeting December 16, at 10 A.M., in the offices of Urban Development to discuss ways to improve coordination between their Staff and TMAPC Staff.

Chairman Doherty commented on the TMAPC monthly report to the City Council. He suggested that in the future, after review by the Commissioners, if there are any items that need to be changed they should contact him, and he will then contact Staff.

Committee Reports

Budget and Work Program Committee

Ms. Wilson announced there will be a TMAPC joint work session at the conclusion of today's TMAPC meeting. Ms. Wilson asked the Planning Commissioners to be considering items the Planning Commission should study for the next fiscal year. Ms. Wilson noted the budget must be submitted by January 29, 1993.

Rules and Regulations Committee

Mr. Parmele announced the Rules and Regulations Committee will be meeting at the conclusion of today's TMAPC meeting.

Director's Report

Mr. Lasker announced that a letter was being transmitted to all City and County departments, Citizen Planning Teams, and other agencies to solicit their input for the FY 94 work program.

Mr. Lasker reported that bids for taking aerial photographs are being solicited. In response to a question from Chairman Doherty, Mr. Lasker commented that City and County departments would be able to use these photographs and have been made aware of this in hopes that they will contribute additional funds.

Chairman Doherty pointed out that on the TMAPC meeting schedule for 1993, the January 19 meeting is on Tuesday because the meeting room has been reserved for the Red Cross blood drive.

TMAPC Action; 9 members present:

On MOTION of WILSON, the TMAPC voted 9-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Neely, Selph "absent") to APPROVE the TMAPC meeting dates for 1993.

* * * * *

CONTINUED ZONING PUBLIC HEARING

ZONING PUBLIC HEARING

Application No.: PUD 490 Present Zoning: AG
Applicant: Tim Terral/Pittman/Poe Proposed Zoning: PUD 490
Location: Southwest corner of South Sheridan Road and 131st Street
Date of Hearing: December 9, 1992

The applicant is proposing a large planned development on the south side of 131st Street South with portions of the development in the Cities of Tulsa and Bixby. The portion included within the City of Tulsa (PUD 490) is west of Sheridan Road. All of this PUD is in the regulatory flood plain, but the applicant is hoping that improvements will be made to Fry Ditch #2 by the Cities of Tulsa and Bixby to reduce non-riverine flooding within the PUD. The site is currently somewhat protected from flooding from the Arkansas River by a levee on the south side of the property.

The PUD is for a golf course and 85 single-family dwellings served by private streets on 63 acres. Rezoning request Z-6381 for 25 acres of RS-1 zoning accompanies the PUD. Although the overall density of development is about one and one-third dwelling units per acre, the residences will be clustered in the development on lots with a minimum size of 8,625 SF.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Based on the following conditions, Staff finds PUD 490 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.

Therefore, Staff recommends **APPROVAL** of PUD 490 subject to the following conditions:

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

2. **Development Standards:**

Land Area (Gross) 63.0 acres

Permitted Uses Use Unit; 6 attached single-family dwellings, golf course and customary accessory uses such as driving range, club house, pro-shop and practice area.

Maximum No. of Dwelling Units 85, a maximum of 17 which may be attached single-family dwellings.

Minimum Private Street Right-of-Way 30'

Minimum Private Street Pavement Width 26'

Minimum Private Cul-de-sac Pavement Radius 43'

Minimum Required Yards

(If 30' street right-of-way is used)*

	<u>Detached</u>	<u>Attached</u>
Front	30'	20'
Rear	25'	20'
Side (interior)	5'/10'	NA
Side (abutting a street)	20'	20'
Minimum Lot Width	65'	22'
Maximum Building Height	35'	35'
Minimum Lot Size	8,625 SF	2,200 SF
Minimum No. of Off-street Parking Spaces per Dwelling Unit	2	2
Minimum Building Separation	NA	15'

*Front yards and side yards abutting a street may be reduced by half the amount the street right-of-way is increased over 30'.

3. Attached units shall be in separate areas from detached units.
4. All golf course related lighting shall be directed downward and away from adjacent residential areas.
5. The Department of Public Works or a Professional Engineer registered in the State of Oklahoma shall certify to the zoning officer that all required stormwater drainage structures and detention areas have been installed in accordance with the approved plans prior to issuance of an occupancy permit.
6. All private roadway paving and curbing shall be of a quality and thickness which is equal to City of Tulsa standards for public residential streets. Cul-de-sac lengths shall comply with City of Tulsa standards for public residential streets.
7. No Building Permit shall be issued until the requirements of Section 1107E 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 the City beneficiary to said Covenants.

8. Subject to review and approval of conditions as recommended by the Technical Advisory Committee.

AND

ZONING PUBLIC HEARING

Application No.: **Z-6381** Present Zoning: AG
Applicant: Tim Terral/Pittman-Poe Proposed Zoning: RS-1/PUD-490
Location: Southwest corner of 131st Street South and Sheridan Road.
Date of Hearing: December 9, 1992

Relationship to the Comprehensive Plan:

The District 26 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property as Low Intensity-No Specific Land Use.

According to the Zoning Matrix, the requested RS-1 District is found in accordance with the Plan Map.

Staff Recommendation:

Site Analysis: The subject tract is approximately 25 acres in size and is located at the southwest corner of 131st Street South and Sheridan Road. It is partially wooded, flat, contains a single-family dwelling and is zoned AG.

Surrounding Area Analysis: The tract is abutted on the north by vacant land zoned AG; on the east by vacant land in the City of Bixby zoned IL; on the south by vacant land zoned AG; and on the west by vacant land zoned AG.

Zoning and BOA Historical Summary: PUD 490 accompanies the rezoning request as well as a PUD and rezoning request in the City of Bixby which is designed to produce a cohesive residential and golf course planned development spanning both jurisdictions.

Conclusion: RS-1 is in conformance with the plan.

Therefore, Staff recommends **APPROVAL** of Z-6381 for RS-1 zoning.

Staff Comments

Mr. Stump advised that the applicant requested that 20% of the 85 units, or 17 units, be allowed for townhouse-type villas adhering to standards in the outline development plan. Mr. Stump disclosed that Staff is in agreement, so long as the townhouses are in a distinct area and not intermingled among the single-family dwellings.

The applicant expressed agreement with Staff recommendations.

There were no interested parties present.

TMAPC Action; 9 members present:

On **MOTION** of **BUERGE**, the TMAPC voted **9-0-0** (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Neely, Selph "absent") to recommend **APPROVAL** of PUD 490 and **APPROVAL** of Z-6381 for RS-1 zoning as recommended by Staff.

LEGAL DESCRIPTION PUD 490

A tract of land located in the Northeast Quarter of Section 10, T-17-N, R-13-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof, more particularly described as follows: Lots 1, 2, and 5 of said Section 10, less the West 300' of the North 324.75'. Said tract containing 63 acres more or less.

LEGAL DESCRIPTION Z-6381

A tract of land located in the NE/4 of the NE/4 of Section 10, T-17-N, R-13-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof, more particularly described as follows: Beginning at the Northeast corner of the Northeast Quarter of the Northeast Quarter (NE/4, NE/4) of said Section 10; thence West a distance of 1,050'; thence South a distance of 1,037'; thence East a distance of 1,050'; thence North a distance of 1,037' to the Point of Beginning, said tract containing 25 acres more or less.

* * * * *

ZONING PUBLIC HEARING

ZONING PUBLIC HEARING

Application No.: **Z-6379** Present Zoning: AG
Applicant: David L. Lierz Proposed Zoning: OL
Southwestern Bell
Location: Northeast corner of South Memorial Drive and East 7th Street
Date of Hearing: December 9, 1992

Relationship to the Comprehensive Plan:

The District 5 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low Intensity--Linear Development Area.

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

Staff Recommendation:

Site Analysis: The subject tract is approximately 2.8 acres in size and is located at the northeast corner of South Memorial Drive and East 7th Street. It is nonwooded, flat, contains a Southwestern Bell office and operations building, and is zoned RS-1.

Surrounding Area Analysis: The tract is abutted on the north and east by single-family dwellings zoned RS-1; on the south by a single-family dwelling zoned OL; and on the west across Memorial by auto sales zoned CS and vacant property zoned OL.

Zoning and BOA Historical Summary: OL zoning, as well as some CS has been approved both north and south of this site.

Conclusion: The subject property already contains an office building built by Southwestern Bell, and the area is in transition to non-residential uses.

Therefore, Staff recommends **APPROVAL** of Z-6379 for OL zoning.

There were no interested parties present.

TMAPC Action; 9 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **9-0-0** (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Neely, Selph "absent") to recommend **APPROVAL** of Z-6379 for OL zoning.

LEGAL DESCRIPTION

Lot 3 and the South 140' of Lot 4, Block 7, Clarland Acres Addition to the City of Tulsa, Tulsa County, Oklahoma.

* * * * *

ZONING PUBLIC HEARING

Application No.: **Z-6380:**
Applicant: David L. Lierz

Present Zoning: AG
Proposed Zoning: OL

Location: East of the northeast corner of Canton Avenue and 71st Street South

Date of Hearing: December 9, 1992

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, Low Intensity-Linear Development Area and on the northern portion of the tract, Development Sensitive.

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

Staff Recommendation:

Site Analysis: The subject tract is approximately 10 acres in size and is located east of the northeast corner of Canton Avenue and 71st Street South. It is nonwooded, gently sloping, contains Southwestern Bell office and operations buildings and is zoned AG.

Surrounding Area Analysis: The tract is abutted on the north by Laureate Hospital zoned RS-3 and PUD 435; on the east by apartments and offices zoned RM-1 and OL; on the south across 71st Street by apartments zoned RS-3 and PUD 190; and on the west by offices zoned OL.

Zoning and BOA Historical Summary: Office uses exist on the site and to the west and southeast. No single-family residential or vacant tracts abut the subject tract.

Conclusion: OL appears compatible with existing development in the area and on the subject tract.

Therefore, Staff recommends APPROVAL of Z-6380 for OL.

There were no interested parties present.

TMAPC Action; 9 members present:

On MOTION of PARMELE, the TMAPC voted 9-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Neely, Selph "absent") to recommend APPROVAL of Z-6380 for OL zoning.

LEGAL DESCRIPTION

The W/2 of the W/2 of the SE/4 of the SW/4 of Section 3, T-18-N, R-13-E, Tulsa County, Oklahoma, more particularly described as follows, to-wit: Beginning at the Southwest corner of the SE/4 of the SW/4 of Section 3, T-18-N, R-13-E, thence N 00°00'34" E a distance of 1,321.04'; thence S 89°50'27" E a distance of 329.98'; thence S 00°00'43" W a distance of 1,321.12' to a point on the South line of Section 3, thence N 89°49'38" W a distance of 329.93' to the point of beginning, and containing 435,729.99 sq. ft. or 10.00 acres, more or less.

* * * * *

OTHER BUSINESS

PUD 479: Detail Sign Plan for ground sign in Development Area "A" for Circuit City 9027 E. 71st St. South

The applicant is requesting Detail Sign Plan approval for a 15' high ground sign in Development Area "A" for a Circuit City store. The sign contains 60 SF of display surface area and is located near the southeast corner of the tract. Staff finds it in compliance with all of the PUD Development Standards, and therefore recommends **APPROVAL**.

There were no interested parties present.

TMAPC Action; 9 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **9-0-0** (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Neely, Selph "absent") to **APPROVE** the Detail sign Plan for Development Area "A" of PUD 479 as recommended by Staff.

* * * * *

PUD-347-6: Minor amendment to reduce garage setback and change livability space requirement. 2611 and 2615 W. 64th Place

The applicant is requesting to reduce the garage setback from 25' to 20' for Lots 11 and 12, Block 1, Fairway Park Amended and to change the livability space requirement from an average of 4000 SF per dwelling unit for the entire PUD to 40% of the lot area for each of these two lots. The applicant is also requesting waiver of the notice requirement.

Due to this request being made two days prior to the meeting there is no Staff recommendation.

Therefore, staff recommends **APPROVAL** of PUD 374-6.

TMAPC Comments

Mr. Parmele, District 8 liaison, advised of past neighborhood meetings with area residents where they requested notice of future activity in the area, along with the District 8 Planning Team Chairman and adjoining Neighborhood Association. Mr. Parmele requested that this item be continued so notice can be provided.

Applicant's Comments

Rick Oberlender

7104 S. 70th E. Ave.

Mr. Oberlender advised that there are only two residences within 300 ft. and approximately eighteen houses scattered through the entire subdivision. Of the two residences within 300 SF of the subject tract, Mr. Oberlender reported contacting both of the

residents to make them aware of today's TMAPC meeting. Both residents are unable to attend, but indicated to him they have no objections to the changes being requested. Mr. Oberlender explained that a delay would cause financial hardship.

Darwin Smith

Mr. Smith, applicant, perceives this delay to be a bureaucratic problem between the Planning Commission and Building Inspections. Mr. Smith reiterated the financial hardship continued delay could cause.

There was much discussion by the Planning Commission over waiver of notice.

The Planning Commission instructed Staff to give notification to area residents, District 8 Planning Team Chairman and Co-Chairman, and adjoining Neighborhood Association for the next Planning Commission meeting.


There were no interested parties in attendance.

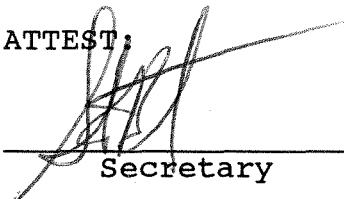
TMAPC Action; 8 members present:

On MOTION of PARMELE, the TMAPC voted 6-0-2 (Broussard, Carnes, Doherty, Horner, Parmele, Wilson "aye"; no "nays"; Ballard, Buerge "abstaining"; Midget, Neely, Selph "absent") to CONTINUE PUD 347-6 to December 16, 1992.

* * * * *

There being no further business, the Chairman declared the meeting adjourned at 2:06 p.m.

Date Approved: 1/6/93

Chairman

ATTEST:

Secretary