

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1918
Wednesday, March 3, 1993, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Broussard	Ballard	Gardner	Linker, Legal
Secretary	Buerge	Hester	Counsel
Dick	Carnes	Jones	
Doherty, Chairman	Midget	Matthews	
Horner		Stump	
Neely		Wilmoth	
Parmeale, 1st Vice			
Chairman			
Wilson			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, March 2, 1993 at 11:12 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 1:32 p.m.

Minutes:

Approval of the minutes of February 17, 1993, Meeting No. 1916:

On **MOTION** of **HORNER**, the TMAPC voted **7-0-0** (Broussard, Dick, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Buerge, Carnes, Midget "absent") to **APPROVE** the minutes of the meeting of February 17, 1993 Meeting No. 1916.

REPORTS:

Committee Reports:

Budget and Work Program Committee

Ms. Wilson announced that the Budget and Work Program Committee met today at 11:30 a.m. to review the TMAPC tentative workshop agenda for May 8. Ms. Wilson reported that the Budget and Work Program Committee voted to hold a reception Friday, May 14, from 4:30 p.m. to 6:30 p.m., at the Downtown Doubletree Hotel. It was the recommendation of the Committee to pay for the reception from the Budget and Work Program budget. Ms. Wilson announced receipt of a book titled, So You're A Planning Commissioner... Now What???, for use as resource material from the Minnesota Planning Association.

Comprehensive Plan Committee

Mr. Neely announced that the Comprehensive Plan Committee met February 24 to review the City of Tulsa Capital Improvement Projects (CIP) requests. The Committee voted to recommend to the

Planning Commission approval of CIP requests and to certify that FY93 requests are in conformance with the Comprehensive Plan.

TMAPC Action; 7 members present:

On MOTION of NEELY, the TMAPC voted 7-0-0 (Broussard, Dick, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Buerge, Carnes, Midget "absent") to find the FY93 CIP requests in COMPLIANCE with the Comprehensive Plan.

* * * * *

Director's Report

Mr. Gardner reviewed items on the upcoming City Council agenda. He advised that the PUD amendments will be transmitted to the City Council next week.

SUBDIVISIONS:

FINAL APPROVAL AND RELEASE:

Minshall Pointe* (PUD 190)(1083) **(PD-18) (CD-8)**
East 76th Court and S. Joplin Avenue (RS-3)
*Formerly "Hillside"

Staff Comments

Mr. Wilmoth advised that all releases have been received and Staff was recommending approval subject to approval of the format by the Legal Department.

TMAPC Action; 7 members present:

On MOTION of PARMELE, the TMAPC voted 7-0-0 (Broussard, Dick, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Buerge, Carnes, Midget "absent") to APPROVE the Final Plat of Minshall Pointe and RELEASE same as having met all conditions of approval as recommended by Staff and subject to approval of format by the Legal Department.

* * * * *

Shadow Ridge Park Third (PUD 298-8)(1383) **(PD-18) (CD-8)**
East 90th Street and S. 92nd E. Avenue (RS-3)

Staff Comments

Mr. Wilmoth advised that all releases have been received and Staff was recommending approval subject to approval of format by the Legal Department.

TMAPC Action; 7 members present:

On MOTION of HORNER, the TMAPC voted 6-0-1 (Broussard, Dick, Doherty, Horner, Parmele, Wilson "aye"; no "nays"; Neely "abstaining"; Ballard, Buerge, Carnes, Midget "absent") to APPROVE the Final Plat of Shadow Ridge Park Third and RELEASE same as having met all conditions of approval as recommended by Staff and subject to approval of format by the Legal Department.

* * * * *

WAIVER REQUEST: Section 213:

Z-6337 Suburban Highlands (2692) (PD-9) (CD-2) (CS, RS-3)
1507 W. 51st Street S.

Staff Comments

This is a request to waive plat on Lots 3 & 4, Block 5 and Lot 3, Block 6 and the vacated street (Santa Fe) between Lot 4, Block 5 and Lot 3, Block 6, all in the above-named subdivision.

This is the site of a new Warehouse Market and grading is underway. Since the property is already platted and does not actually have access to the Interstate or U.S. 75, Staff sees no objection to a waiver of plat. (Plat requirement was waived on a tract at the southeast corner of 49th and Tacoma, Z-4991). Access is from South Union via 51st Street which is not an arterial, but has a right-of-way which exceeds the minimum of 30' from centerline (35' from centerline exists). However, Tacoma was platted with only 40' of right-of-way, so to conform to the minimum right-of-way for a commercial street, an additional 10' of right-of-way will be required. The following shall apply:

1. Grading and/or drainage plan approval by the Department of Public Works in the permit process (Water Shed Development Permit has been issued.)
2. Dedicate an additional 10' of right-of-way on Tacoma to conform with the minimum commercial street right-of-way of 60'. (20' + 10' = 30')

The applicant was represented by Ron Mercer at the TAC meeting.

On MOTION of MATTHEWS, the Technical Advisory Committee voted unanimously to recommend APPROVAL of the waiver of plat on Z-6337, subject to the conditions outlined by Staff and TAC.

TMAPC Action; 7 members present:

On MOTION of HORNER, the TMAPC voted 7-0-0 (Broussard, Dick, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Buerge, Carnes, Midget "absent") to APPROVE the Waiver Request for Z-6337 as subject to the conditions as recommended by Staff.

* * * * *

LOT SPLITS FOR WAIVER

L-17657 (Perry) (1292) (PD-6) (CD-9) 301 E. 21st Street RS-3

Staff Recommendation

This is a 150' x 108' lot containing an existing house with detached garage. The proposal is to split a 72' x 108' tract and a 78' x 108' tract. These lots will meet the Bulk and Area requirements for the RS-3 District.

The required setback from 21st Street is 85'. The existing house sits 56' from the centerline. This is an older area and most of the structures are similarly located or even closer to 21st Street. The Street Plan calls for 50' of right-of-way on 21st Street. No additional right-of-way has been obtained on either side of 21st Street in this area. For these reasons applicant requests waiver of dedication of additional right-of-way.

In this instance, staff recommends APPROVAL of the lot split for waiver.

Consistent with past actions, the TAC did not object, but did not recommend waiver of the Street Plan. Applicant was requesting the Planning Commission to waive that requirement. TAC noted the lack of any other dedications and the existing building setbacks.

Utilities (PSO, SWB & TV) may require an easement for the existing service line to the house.

On MOTION of CANAHL, the Technical Advisory Committee voted unanimously to recommend APPROVAL of L-17657 as submitted, noting TAC is not objecting but not recommending waiver of the Street Plan dedication.

TMAPC Action; 7 members present:

On MOTION of PARMELE, the TMAPC voted 7-0-0 (Broussard, Dick, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Buerge, Carnes, Midget "absent") to APPROVE the Waiver for L-17657 and Waiving the Street Plan dedication as recommended by Staff.

* * * * *

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

*L-17670 & 17671 (Sack) (PUD-405) (2383) (PD-18) (CD-8) CO
9100 Memorial Addition, Block 4 and Block 3

*TMAPC approved PUD-405-6 on 2-24-93 to allow the lot split.

Staff Recommendation

Mr. Wilmoth stated that Staff has found the above-listed lot split to be in conformance with the lot split requirements.

TMAPC Action; 7 members present:

On MOTION of HORNER, the TMAPC voted 6-0-1 (Broussard, Dick, Doherty, Horner, Neely, Wilson "aye"; no "nays"; Parmele "abstaining"; Ballard, Buerge, Carnes, Midget "absent") to RATIFY the above-listed lot split having received prior approval.

* * * * *

L-17673 Westervelt (1993) (PD-6) (CD-9) 3177 S. Rockford RS-3
L-17674 Hawkins & Horton (2703) (PD-16) (CD-3) CS
Northwest corner of Pine & N. Sheridan Road
L-17675 TDA (2502) (PD-2) (CD-1) 500 Block E. Queen St. RM-1

Staff Recommendation

Mr. Wilmoth stated that Staff has found the above-listed lot splits to be in conformance with the lot split requirements.

TMAPC Action; 7 members present:

On MOTION of PARMELE, the TMAPC voted 7-0-0 (Broussard, Dick, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Buerge, Carnes, Midget "absent") to RATIFY the above-listed lot splits having received prior approval.

* * * * *

CONTINUED ZONING PUBLIC HEARING:

ZONING PUBLIC HEARING

Application No.: **Z-6391** Present Zoning: RMH & AG
Applicant: David Cannon Proposed Zoning: IL
Location: Southwest of the southwest corner of Sheridan Road and
30th Street North
Date of Hearing: March 3, 1993

Relationship to the Comprehensive Plan:

The District 16 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Medium Intensity -- No Specific Land Use.

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

Staff Recommendation:

Site Analysis: The subject tract is approximately 6 acres in size and is located southwest of the southwest corner of Sheridan Road and 30th Street North. It is nonwooded, gently sloping, vacant and is zoned RMH and AG.

Surrounding Area Analysis: The tract is abutted on the north by an industrial building zoned IL; on the east by various industrial uses and single-family dwellings zoned IL and RS-3; on the south by a single-family subdivision zoned RS-3; and on the west by a mobile home park zoned RMH.

Zoning and BOA Historical Summary: The subject tract was once zoned IL and was rezoned to RMH in 1983 and 1984. The current request would change this area back to IL.

Conclusion: The area is in transition to light industrial zoning and this request would further that transition. The RS-3 to the south would abut the IL zoning at the rear property line, which is a desirable arrangement for transition from residential to industrial.

Therefore, Staff recommends **APPROVAL** of Z-6391 for IL zoning.

Mr. Gardner noted that there is a drainage channel ditch along the south end of the subject property. He advised that Staff would not want any access to be allowed to this area, so in the platting process there would be limits of no access to the south.

TMAPC Action; 7 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **7-0-0** (Broussard, Dick, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Buerge, Carnes, Midget "absent") to recommend **APPROVAL** of Z-6391 for IL zoning as recommended by Staff.

LEGAL DESCRIPTION

A tract of land in the Southeast Quarter of Section 22, Township 20 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof, being more particularly described as follows, to-wit: Commencing at the Southeast corner of said Section 22; thence N 1°17'47" East a distance of 2,260.83'; thence South 88°51'37" West 1,239.97' to the Point of Beginning; thence South 1°16'35" East a distance of 580.00'; thence North 88°51'37" East a distance of 580'; thence South 1°16'35" East a distance of 359.42'; thence South 88°47'20" West a distance of 653.65'; thence N 1°21'10" West along the East boundary of Cavalier Park, I, Block 1, Lot 1, a distance of 940.23'; thence N 88°51'37" East a distance of 74.91' to the Point of Beginning.


* * * * *


OTHER BUSINESS:

Z-6254-SP-1-a (Melton) 6235 S. Mingo
Minor amendment to Corridor Site Plan

Chairman Doherty announced that the applicant has withdrawn his request and this item is stricken from the agenda.

There being no further business, the Chairman declared the meeting adjourned at 1:42 p.m.

Date Approved: 3/17/93

Chairman

ATTEST:

Secretary *Vicki Green*

