

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1935
Wednesday, July 14, 1993, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Carnes, 2nd Vice Chairman	Ballard Broussard	Gardner Hester	Linker, Legal Counsel
Dick Doherty, Chairman Horner Midget, Mayor's Designee Pace Parmele, 1st Vice Chairman Wilson	Neely	Stump	

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, July 13, 1993 at 9:00 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.

REPORTS:

Chairman's Report:

Chairman Doherty announced a 2:00 P.M. meeting today of a City Council Committee to discuss further action on proposed changes to the Zoning Code regarding landscaping. He advised that Ricky Jones would be representing the Planning Commission at that meeting.

Chairman Doherty announced receipt of a letter from Unique Metals regarding a claim of excessive right-of-way taken at 10102 South Delaware which he referred to the Comprehensive Plan Committee.

Director's Report

Resolution 1935:737 to amend Planning District One Plan Text, a part of the Comprehensive Plan for the Tulsa metropolitan Area.

**A RESOLUTION AMENDING
THE DISTRICT ONE PLAN TEXT
A PART OF THE COMPREHENSIVE PLAN
FOR THE TULSA METROPOLITAN AREA**

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 29th day of June, 1960, adopt a Comprehensive Plan of the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC is required to prepare, adopt and amend, as needed, in whole or in part, an official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, on the 22nd day of October, 1980 this Commission, by Resolution No. 1332:524, did adopt the District One Plan Map and Text as part of the Comprehensive Plan of the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, a Public Hearing was held on the 7th day of July, 1993, and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863.7, to modify its previously adopted District One Plan Text, as follows:

PLAN TEXT: Add as indicated on Exhibit A, attached and made a part hereto.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the amendments to the District One Plan Text, as above set out and attached hereto as noted above, be and are hereby adopted as part of the District One Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area.

BE IT FURTHER RESOLVED THAT upon approval and adoption hereof by the Tulsa Metropolitan Area Planning Commission, this resolution be certified to the City Council of the City of Tulsa, and to the Board of County Commissioners of Tulsa County, Oklahoma, for approval and thereafter, that it be filed of record in the Office of the County Clerk, Tulsa, Oklahoma.

Exhibit A

DISTRICT ONE PLAN AMENDMENTS
Resulting from the NDP Sector Plan Update
July 7, 1993

Plan text amendments:

- Add 3.5.8 Portions of this District may be appropriate for clustering of social services, as noted in 6.5.3 and should be according to the guidelines set forth in 6.5.3 and 6.5.4.
- 3.11.14 Portions of this District may be appropriate for clustering of social services, as noted in 6.5.3 and should be according to the guidelines set forth in 6.5.3 and 6.5.4.
- 6.5.3 In specific areas within the CBD, clustering of some social services and related uses may be appropriate. One such area in which clustering is appropriate and encouraged is the area bounded by Denver Avenue, the western leg of the Inner Dispersal Loop, 6th Street and the northern leg of the Inner Dispersal Loop.
- 6.5.4 At such time as proposals involving Use Unit 2 (Areawide Uses by Special Exception) are reviewed by the Board of Adjustment, the issue of public security and protection should be a major consideration in the Board's determining the appropriateness of the proposed use. Planning for the security and protection of adjacent and nearby properties, as well as that of the property in question, should be an integral part of any request for a Special Exception under the Use Unit 2 category.

Mr. Gardner advised that at the public hearing on July 7, 1993 the Planning Commission approved the above-listed resolution and action today will implement the resolution.

Interested Parties

Jim Norton 201 W. 5th St., Ste. 450 74103
Mr. Norton was present in support of the resolution.

TMAPC Action; 7 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **7-0-0** (Carnes, Dick, Doherty, Horner, Midget, Pace, Parmele, "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Neely, Wilson "absent") to **ADOPT** Resolution 1935:737.

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CONTINUED ZONING PUBLIC HEARING:

ZONING PUBLIC HEARING

Application No.: **Z-6403** Present Zoning: **RM-1**
Applicant: **J. Don Walker** Proposed Zoning: **OL**
Location: West of northwest corner of 91st St. & Sheridan Road
Date of Hearing: **July 14, 1993**
Presentation to TMAPC:

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.

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 1.15 acres in size and is located west of the northwest corner of 91st Street South and Sheridan Road. It is partially wooded, gently sloping, vacant and is zoned RM-1.

Surrounding Area Analysis: The tract is abutted on the north by vacant land zoned RS-3; on the east by commercial development zoned CS; on the south across 91st Street by single-family dwellings zone RM-1; and on the west by vacant land in the process of being zoned RS-2.

Zoning and BOA Historical Summary: The tract to the north, part of Z-6403, was recently zoned RS-2 from RM-1 and the tract to the west is being rezoned from AG to RS-2. The south 200' of Z-6403 was continued to 7-14-93 in case the applicant

wished to file a PUD. Instead, the applicant decided to amend his request from CS to OL zoning.

Conclusion: Light office use in this location would provide a good transition from single-family residential to commercial at the corner. Staff feels with access directly onto 91st Street it would be as compatible a use as uses allowed in the RM-1 district.

Therefore, Staff recommends **APPROVAL** of the south 200' of Z-6403 for OL zoning.

Interested Parties

W.W. Saterbak

9019 S. Lakewood Ct. 74137

The above-listed interested party did not wish to address the Planning Commission. There were no other interested parties present.

TMAPC Action; 7 members present:

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Dick, Doherty, Horner, Midget, Pace, Parmele, "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Neely, Wilson "absent") to recommend **APPROVAL** of the south 200' of Z-6403 for OL zoning as recommended by Staff.

LEGAL DESCRIPTION

OL Zoning: South 200' of Lot 1, Block 1, Chimney Ridge Townhouses an Addition to the City of Tulsa, Tulsa County, Oklahoma containing 1.152 acres more or less.

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ZONING PUBLIC HEARING

Application No.: **Z-6406** Present Zoning: AG
Applicant: John Ragan Proposed Zoning: IL
Location: West side of S. Peoria Avenue, south of 81st St. South
and east of the Jones Airport.
Date of Hearing: July 14, 1993

Relationship to the Comprehensive Plan:

The District 8 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the area as Medium Intensity-Industrial within the Arkansas River Corridor Special District.

According to the Zoning Matrix the requested IL district is in accordance with the Plan Map.

Staff Comments:

Site Analysis: The subject tract is approximately 7.5 acres in size and is located one-half mile south of the southwest corner of 81st Street S. and S. Peoria Avenue. The property contains a single-family home with three large accessory buildings. It is zoned AG and the applicant is requesting IL, light industrial, in order to operate offices for a cable television company.

Surrounding Area Analysis: The tract abuts vacant land, zoned IL on the east, and is across the railroad tracks from IL zoning on the west. North and south of the site there are single-family residential homes on large lots, zoned AG.

Zoning and BOA Historical Summary: The area is in transition to industrial uses from agriculture.

Conclusion: The proposed Light Industrial, IL district, is in accordance with the Comprehensive Plan as long as the use is compatible with River Parks, is able to achieve high environmental quality and maintain the integrity of the area.

Therefore, Staff can support the proposed rezoning and recommends **APPROVAL** of Z-6406 for IL.

Interested Parties

Johnnie Salyer 14657 E. 12th St. 74108
Ms. Salyer expressed interest in where the water line would be tapped into and the direction in which the line would be extended.

Chairman Doherty explained that the information she is asking for will be addressed at a later date and suggested that she contact the applicant for any information he may have available regarding the water line.

TMAPC Action; 8 members present:

On MOTION of PARMELE, the TMAPC voted 7-0-1 (Carnes, Dick, Doherty, Horner, Midget, Pace, Parmele "aye"; no "nays"; Wilson "abstaining"; Ballard, Broussard, Neely "absent") to recommend APPROVAL of Z-6406 for IL zoning as recommended by Staff.

LEGAL DESCRIPTION

Parcel 1; Beginning 25' West of the Southeast corner of the Northeast Quarter; thence North 211.5', thence West 662' to the East line of the Midland Valley Railroad; thence Southeasterly 225.8'; thence East 585' to the Point of Beginning, containing 3.13 acres, more or less, all in Section 13, Township 18 North, Range 12 East, Tulsa County, Oklahoma and Parcel 2; Beginning at a point 25' West and 211.5' North of the Southeast corner of the Northeast Quarter of Section 13, Township 18 North, Range 12 East, I.B.M., Tulsa County, Oklahoma; thence North 186.5'; thence West 732.5' to the East line of Midland Valley Right-of-Way; thence in a Southeasterly direction 199.4' on the East side of Midland Right-of-Way; thence East 662' to the Point of Beginning.

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ZONING PUBLIC HEARING

Application No.: Z-6344-SP-2 Present Zoning: CO
Applicant: Donald Warner Proposed Action: Corridor Site Plan Approval
Location: Corridor Site Plan - south of the southwest corner of 61st Street South and 107th East Avenue.
Date of Hearing: July 15, 1993
Presentation to TMAPC: Donald Warner

The applicant is proposing to build a 12,000 SF dog training building on the south 285' of Lot 3, Block 1 of Fred C. Langenkamp Addition. It is adjacent to an apartment complex on the south and west side and vacant property zoned CO on the north and east. The applicant's ultimate development scheme for the tract would be a 15,000 SF facility in which dog obedience classes are to be conducted. Dogs would only be on the site when classes are being conducted. No boarding of dogs would occur.

A metal building is proposed, which would be faced with brick on the west side of the building. A six foot high screening fence is proposed along the south property line abutting the residential area and a chain link fence would enclose an area to the side and rear of the building where dogs could be walked.

Staff can support the site plan for this specific use with the following conditions:

1. that landscaping be provided which complies with the draft landscape ordinance;
2. hours of operation be limited to periods between 8:00 A.M. and 10:00 P.M.; and
3. sales of concessions and merchandise occur only when classes are being held and only merchandise related to the obedience classes be sold.

Mr. Stump noted that gravel parking, indicated by the applicant, is not acceptable and that the applicant wishes to show this area as a future parking area. He added that the portion striped for parking is sufficient to meet off-street parking requirements for the proposed use. Mr. Stump advised that Staff would add the condition, since there is not a specific landscape plan to review at this time, that the landscape plan be submitted, approved and installed prior to occupancy.

Mr. Parmele asked, regarding condition #3, how the type of merchandise offered for sale can be enforced.

Mr. Stump advised that Staff calculated the required parking on an office-type use only to ensure that it not become a retail sales business.

Applicant's Comments

Donald Warner

6742 E. 66th St. 74133

Mr. Warner, property chairman for the Tulsa Dog Training Club, presented the proposal to the Planning Commission. He gave the history and purpose of the club. Mr. Warner informed that most of the classes are held in the evening, starting at 7:00 P.M. and ending at 9:15 P.M., Monday through Thursday, with a day class held on Wednesday at 10:00 A.M. He advised that additional daytime classes will be added as demand requires, but did not believe that any class would begin before 9:00 A.M. Mr. Warner assured the Planning Commission that no dogs would be boarded overnight. He distributed photographs of a typical training session and letters of support. Mr. Warner gave a detailed description of the proposed structure with details of location, site layout and landscaping. With regard to screening, Mr. Warner requested that a chain link fence be allowed rather than wooden. He advised that the sales room sells only supplies trainers require for the training of their dogs, lead, collars, etc., T-shirts and jackets with the club logo and a concession stand.

TMAPC Comments

Ms. Wilson asked about use of the area at the rear of the proposed structure where dogs are walked.

Mr. Warner stated that it is used when the class takes a 10-15 minute break between sessions and also that dogs arriving before class may use the area. He assured the Planning Commission that handlers are required to clean up after their dogs and the dogs are never left unattended.

Ms. Pace expressed support of the wooden screening fence to screen the business from area residents.

There were no interested parties present to voice opposition to the proposal.

TMAPC Action; 8 members present:

On MOTION of HORNER, the TMAPC voted 8-0-0 (Carnes, Dick, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Neely "absent") to recommend APPROVAL of Corridor Site Plan Z-6344-SP-2 as recommended by Staff with the added Staff condition as follows:

4. A Detail Landscape Plan shall be submitted to the TMAPC for review and approval. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved Landscape Plan prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continuing condition of the granting of an Occupancy Permit.

LEGAL DESCRIPTION

The South 285.84' x 304.78' of Lot 3, Block 1, Fred C. Langenkamp Addition, Tulsa County Oklahoma.

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ZONING PUBLIC HEARING

Application No.: Z-6407 Present Zoning: OL
Applicant: James P. Stephens Proposed Zoning: CG
Location: 218 South Memorial - the southwest corner of E. 2nd
Street South and South Memorial Drive.
Date of Hearing: July 14, 1993
Presentation to TMAPC: James P. Stephens

Relationship to the Comprehensive Plan:

The District 5 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the area as Low Intensity - No Specific Land Use - Low Intensity Linear Development Area.

According to the Zoning Matrix, the requested CG District is not in accordance with the Plan Map.

Staff Comments

Site Analysis: The subject tract is approximately 100' x 232' in size and is located in the southwest corner of 2nd Street S. and S. Memorial Drive.

Surrounding Area Analysis: The tract has two old buildings on it that are being removed. The property is abutted on the north by single-family homes that are zoned RS-3; to the west and south by property zoned OL which has an apartment complex to the west and a trade school to the south; to the east is a mini-storage company on property zoned CH.

Zoning and BOA Historical Summary: The OL zoning classification has remained on this tract for many years; the most recent rezoning request was submitted and denied for CS on the subject tract in 1975. The Board of Adjustment has granted special exceptions to allow a barber shop and music store on property to the north of the subject tract and a special exception to allow a trade school and handicapped workshop on the property abutting the subject property on the south.

The subject property once contained an existing non-conforming dry cleaning plant, and the Board of Adjustment approved the southern half of the tract for a private club and then a church.

Conclusion: The proposed medium intensity CG zoning is not in accordance with the Comprehensive Plan. The maximum intensity allowed in a Low Intensity Linear Development Area is OL.

Therefore, Staff recommends **DENIAL** of the CG zoning or any lesser commercial zoning for Z-6407.

Applicant's Comments

James P. Stephens

3704 S. Birmingham 74105

Mr. Stephens advised that his needs could be met with CS zoning and requested that the Planning Commission consider his application for this. He advised that at one time the property was being considered for a strip center or banking; however, there are no specific plans at present.

Interested Parties

Jack Mitchell

7476 E. 2nd St. 74112-2106

Mr. Mitchell expressed concern over the affect this rezoning will have on the neighborhood. Of particular concern was the possibility of a used car lot on the site.

Arthur B. Barber II

8017 E. 2nd St 74114

Mr. Barber, who lives across the street from the subject tract, voiced opposition to the rezoning. He voiced concern over the impact of increased traffic flow that would result from commercial zoned property. Mr. Barber presented a letter from Sertoma to the Planning Commission which also expresses opposition to the proposed rezoning. In response to a question from Mr. Parmele, Mr. Barber advised that a PUD might be acceptable to area residents.

Valarie Pittman

7825 E. 2nd St. 74442

Ms. Pittman expressed opposition to any commercial business at the subject tract due to the increased traffic flow it would generate. She expressed support of the current light office zoning.

Other Interested Parties

June Lavelle

7470 E. 2nd St. 74112

Applicant's Rebuttal

Mr. Stephens stated that a used car business was considered for the subject tract at one time, but no longer is a consideration.

TMAPC Review

Mr. Parmele commented that CG or CS zoning is inappropriate for the location without a stated specific use and moved denial of the application.

TMAPC Action; 8 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **8-0-0** (Carnes, Dick, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Neely "absent") to **DENY** Z-6407 for CG or CS zoning as recommended by Staff.

LEGAL DESCRIPTION

A tract of land located in Section 2, T-19-N, R-13-E of the IB&M, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit: Beginning 995' North of the Southeast corner of the NE/4; thence West 232'; thence North 100'; thence East

232'; thence South 100' to the Point of Beginning and a part of the E/2 of the SE/4 of the NE/4 of Section 2, T-19-N, R-13-E of the IB&M, Tulsa County, State of Oklahoma, more particularly described as follows, to-wit: Beginning a point on the East line of said Section 2, said point being 1,095' North of the Southeast corner of the NE/4 of said Section 2; thence West along a line parallel to the North line of the S/2 of the NE/4 of said Section 2, a distance of 232' to a point; thence North and parallel to the East line of said Section 2, a distance of 138' to a point; thence East along a line parallel to the North line of the S/2 of the NE/4 of said Section 2, a distance of 232' to a point on the East line of said Section 2; thence South along the East line of said Section 2, a distance of 138' to the Point of Beginning, according to the U.S. Government Survey thereof.

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ZONING PUBLIC HEARING

Application No.: **Z-6408** Present Zoning: RS-3
Applicant: Harold Charney Proposed Zoning: IL
Location: 5576 N. Mingo Road - Southwest corner of 56th Street
North and N. Mingo Road.
Date of Hearing: July 14, 1993

Relationship to the Comprehensive Plan:

The District 16 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the area as High Intensity - No Specific Land Use.

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

Staff Comments:

Site Analysis: The subject tract is approximately 1.83 acres in size and is located on the west side of N. Mingo Road at 56th Street N. There is a single-family home with two large accessory buildings on the property.

Surrounding Area Analysis: The tract is abutted on the north by vacant property, zoned RS in the County; to the west by vacant property, zoned RS-3; to the south by single-family homes, zoned RS-3; and to the east by vacant property, zoned IM.

Zoning and BOA Historical Summary: This is the first rezoning proposal to be requested in this area since the original zoning went into effect in 1970.

Conclusion: The Comprehensive Plan for the Tulsa Metropolitan Area recommends particular attention be paid to the areas north and east of Bird Creek in order to provide appropriate transition to the lower intensity uses on the north and east. The North Tulsa County Comprehensive Plan proposes industrial development at the intersection of 56th Street N. and Mingo Rd. but cautions that industrial development in this area should not be allowed until full public utilities and services are provided. Sewer is not presently available, but would probably not be needed for the intended use.

Therefore, Staff recommends **APPROVAL** of the IL zoning for Z-6408.

Other than the applicant there were no interested parties present.

TMAPC Action; 8 members present:

On **MOTION** of **HORNER**, the TMAPC voted **8-0-0** (Carnes, Dick, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Neely "absent") to recommend **APPROVAL** of Z-6408 for IL zoning as recommended by Staff.

LEGAL DESCRIPTION

The East 400' of the North 200' of the NE/4, NE/4, NE/4, Section 12, T-20-N, R-13-E of the IB&M, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

ZONING PUBLIC HEARING

Application No.: **PUD 166-F** Present Zoning: CS/RM-1/PUD-166-D
Applicant: Roy Johnsen Proposed Zoning: CS/RM-1/PUD-166F
Location: Major Amendment - south of the southeast corner of 91st Street South and Sheridan Road.
Date of Hearing: July 14, 1993
Presentation to TMAPC: Roy Johnsen

The applicant is proposing to divide Development Area 2 into three subareas and permit two additional uses, mini-storage and automobile wash. The total building floor area in development area 2 would remain the same. PUD 166-F is abutted on the east by an apartment complex, a garden center, children's nursery and a single-family dwelling on the south, a grocery store and vacant commercial property to the west across Sheridan and an office building and the rear of a small shopping center to the north.

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 166-F 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 166-F subject to the following conditions:

1. The applicant's Outline Development Plan and Text, including Supplemental Development Standards dated June 8, 1993, be made a condition of approval, unless modified herein.
2. **Development Standards:**

DEVELOPMENT AREA 2-1

Net Area	60,000 SF
Permitted Uses	Use Units 11, 12, 13, & 14 and auto wash.
Maximum Building Floor Area	9,100 SF
Minimum Landscaped Area	4,800* SF (8%)
Maximum Building Height	26'
Maximum Building Setbacks	
From centerline of Sheridan Road	100'
From all internal boundaries	10'

* The amount of landscaped area in development areas 2-1, 2-2, and 2-3 shall total at least 30,361 SF (10%) and be sufficient to comply with the draft landscape ordinance.

DEVELOPMENT AREA 2-2

Net Area	21,000 SF
Permitted Uses	Use Units 11, 12, 13, & 14
Maximum Building Floor Area	5,000 SF
Minimum Landscaped Area	1,680* SF (8%)
Maximum Building Height	26'
Minimum Building Setback	
From centerline of Sheridan Road	100'
From all internal boundaries	5'

DEVELOPMENT AREA 2-3

Net Area	222,607 SF
Permitted Uses	Use Unit 11 and mini-storage
Maximum Building Floor Area	67,325 SF
Minimum Landscaped Area	22,607* SF (10%)
Maximum Building Height	
east 300'	14'
remainder of tract	26'
Minimum Building Setback	
From east boundary**	30'
From south boundary**	25'
From centerline of Sheridan Road	100'
From all other boundaries	0'

* The amount of landscaped area in development areas 2-1, 2-2, and 2-3 shall total at least 30,361 SF (10%) and be sufficient to comply with the draft landscape ordinance.

**All buildings shall be at least 70' from the southeast corner of development area 2-3.

3. In development area 2-3 no mini-storage building openings or parking areas shall be visible to persons from the Sheridan Road frontage or to persons standing at ground level at the south, east, or north boundaries of the development area .
4. Ground and wall signs shall be permitted up to the maximums presented below:

Ground Signs

Number

Development Area 2-1	1
Development Area 2-2	1
Development Area 2-3	1

Height

Development Area 2-1	25'
Development Area 2-2	6'
Development Area 2-3	6'

Display Surface Area

Development Area 2-1	120 SF
Development Area 2-2	32 SF
Development Area 2-3	72 SF

Wall Signs

Development Area 2-1: 1½ SF of display surface area per lineal foot of building wall to which affixed.

Development Areas 2-2 and 2-3: 32 SF of display surface area per development area and signs cannot be placed on the east or south facing walls of Development Area 2-3.

5. No Zoning Clearance Permit shall be issued for a development area within the PUD until a Detail Site Plan for the development area, which includes all buildings and required parking, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
6. A Detail Landscape Plan for each development area shall be submitted to the TMAPC for review and approval. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved Landscape Plan for that development area prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continuing condition of the granting of an Occupancy Permit. Landscape plans shall comply with the draft landscape ordinance in recommendation to City Council for adoption by TMAPC.
7. No sign permits shall be issued for erection of a sign within a development area of the PUD until a Detail Sign Plan for that development area has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
8. All trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level.
9. All parking lot lighting shall be directed downward and away from adjacent residential areas. Light standards shall be limited to a maximum height of 24 feet, except only wall mounted lights are permitted in the east 200' of Development Area 3.
10. 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 serving a development area have been installed in accordance with the approved plans prior to issuance of an occupancy permit.

11. 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.

Applicant's Comments

Mr. Johnsen reviewed the proposed use for the subject tract. He noted that the change from a shopping center to a mini-storage and auto wash triggers the major amendment. Mr. Johnsen expressed concurrence with Staff conditions.

Interested Parties

Joy Lynch

6748 E. 91st St. 74133

Mr. Johnsen advised that the interested parties are managers of the Courtyard Apartments project and believes they left satisfied that the project is laid out properly.

The interested parties were not present to address the Planning Commission.

Mr. Gardner advised that Staff spoke with the interested parties earlier and Ms. Lynch's concern was with architectural style of the proposed structures. Staff assured her that there would be no metal buildings permitted and that landscaping would not abut the apartment complex.

TMAPC Action; 7 members present:

On MOTION of CARNES, the TMAPC voted 7-0-0 (Carnes, Dick, Doherty, Horner, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Midget, Neely "absent") to recommend APPROVAL of PUD 166-F Major Amendment as recommended by Staff.

LEGAL DESCRIPTION

All of Lot 2, Block 1, Sheridan Square, an addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof, less and except the following described tract of land: Beginning at the Southwest corner of said Lot 2; thence N 00°09'03" W along the West line thereof a distance of 185.00' to a point; thence N 89°50'57" E a distance of 224.88' to a point; thence S 00°09'03" E a distance of 22.79' to a point; thence N 89°50'57" E a distance of 240.32' to a point; thence S 00°09'03" E a distance of 24.86' to a point; thence S 00°09'03" E along the East line of said Lot 2 a distance of 115.00' to the most Southerly Southeast corner of said Lot 2; thence along the South line thereof as follows; thence S 89°50'57" W a distance of 0.00' to a point of curve; thence along said curve to the left, said curve having a radius of 602.56', a central angle of 5°02'34", a distance of 53.03' to a point of tangent; thence S 84°48'23" W a distance

of 207.38' to a point of curve; thence along said curve to the right, said curve having a radius of 462.56', a central angle of 5°02'34", a distance of 40.71' to a point of tangent; thence S 89°50'57" W a distance of 165.00' to the point of beginning, containing 303,607 square feet, more or less.

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ZONING PUBLIC HEARING

Application No.: **PUD-232-B** Present Zoning: PUD 232-A
Applicant: **John Moody** Proposed Zoning: PUD 232-B
Location: North & west of northwest corner of Pine & North Union Avenue.
Date of Hearing: July 14, 1993

Chairman Doherty announced that the applicant has requested a continuance to July 21, 1993 and noted that the request was timely.

Interested Parties

Royston Hardwood 2317 West Oklahoma Pl. 74127
The interested party present expressed having no objection to the request for continuance.

TMAPC Action; 7 members present:

On MOTION of MIDGET, the TMAPC voted 7-0-0 (Carnes, Dick, Doherty, Horner, Midget, Pace, Parmele, "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Neely, Wilson "absent") to CONTINUE PUD 232-B to July 21, 1993.

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ZONING PUBLIC HEARING

Application No.: **Z-6409** Present Zoning: RM-1
Applicant: John Moody Proposed Zoning: CS
Location: Northwest corner of Pine & Union Ave.
Date of Hearing: July 14, 1993

Chairman Doherty announced that the applicant has requested a continuance to July 21, 1993 and noted that the request was timely.

Interested Parties

Royston Hardwood 2317 West Oklahoma Pl. 74127
The interested party present expressed having no objection to the request for continuance.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **7-0-0** (Carnes, Dick, Doherty, Horner, Midget, Pace, Parmele, "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Neely, Wilson "absent") to **CONTINUE** Z-6409 to July 21, 1993.

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OTHER BUSINESS

PUD 494-1 Minor Amendment - east of the northeast corner of 111th Street South and Yale Avenue.

The applicant is requesting a reduction in the required building setback on Granite Avenue, a residential collector, from 20' to 15' and elimination of the requirements that corner lots' garages on Granite Avenue have access from the minor residential street, not the residential collector.

Nothing has changed in the PUD which would eliminate the need for these restrictions. Granite Avenue is still anticipated to be a busy residential collector when areas to the north and east are developed. That is why the increased yard requirement and prohibition against garage access from Granite were incorporated into the PUD conditions. Therefore, Staff recommends **DENIAL** of minor amendment PUD 494-1.

Mr. Stump advised that the Rules and Regulations Committee endorsed this type of treatment in their draft revisions to the Subdivision Regulations. Because of the revisions there is an additional 5' setback from the residential collector and the requirement that driveways to garages have access from the minor street. He disclosed that in most residential developments, driveways become activity areas for children to ride toys and play ball. Allowing those driveways to access the collector street becomes a safety issue.

Applicant's Comments

Mr. Johnsen noted that only six corner lots are affected by this request. He declared that at the insistence of Staff, Granite was identified as a collector street. Mr. Johnsen gave a detailed description of lot and street layout of the subject tract and pointed out that the entire section is extremely low-density. Mr. Johnsen informed that at a previous hearing the developer failed to realize that a 20' side yard was imposed when access to the collector was determined. He noted that the 15' side yard is imperative for the potential house plans that can be accommodated on the subject lots. Mr. Johnsen advised that the purpose for the PUD was to obtain 6' side yards and pointed out that three-car garages are becoming more in demand and usually locate on corner lots. Mr. Johnsen cited instances where similar situations exist, garages fronting collector streets, and are successful where there

is access to collector streets. He stated that since Granite is not a large collector street system and since only six lots are affected, the safety issue is greatly diminished.

In response to a question from Mr. Parmele, Mr. Johnsen advised that 15' setbacks from Granite Avenue, as shown on the plat he is presenting, have not yet been approved, and if the minor amendment is not approved, the applicant will have to amend that to 20'.

Mr. Johnsen presented photographs of five corner lots developed in Forest Meadows, a subdivision to the north of the subject property, where similar three-car garages exist as what the developer proposes for the subject six lots. Mr. Johnsen related knowing of no instances in the City where there has been a dangerous situation in residential neighborhoods caused by driveways accessing collector streets. Mr. Johnsen declared that he does not perceive that there is a demonstrable safety issue at this location. He noted that the Subdivision Regulations do not limit access to collectors and the Zoning Code also has no limitations. Mr. Johnsen disclosed that Staff is recommending something that is presently a proposal from committee. Mr. Johnsen pointed out that the driveways of homes on the east side of the street front Granite.

Mr. Stump noted that the comments concerning safety and lack of accidents are documented or supported by research. He advised that if the Planning Commission would like to continue this item, he will research materials on the negative aspects of fronting houses or having access directly off collectors. He noted that the other option the applicant has is to front the front door of the house towards the collector and have the garage accessed from the minor street.

TMAPC Comments

There was discussion among the Planning Commission as to why the restriction was first placed on the PUD.

Mr. Gardner advised that historically a 36' street is built through a subdivision and Staff is attempting to develop better ways to design this. This specific tract could have been designed with a curvilinear street to tie in with S. Erie Pl. without having any lots fronting the collector street. However, the developer did not want such a design, and this was the compromise, half of the houses to front the collector. He advised that now the Planning Commission is being asked to modify the original conditions that made it appropriate in the first place. He reminded the Planning Commission that how the collector street argument started was that the subdivision to the north of the subject tract was not at the mid-mile; the mid-mile was the subdivision to the west, which also does not contain a collector. He noted that when the subdivision to the east was developed, it was not where the collector should have been to begin with, and the Planning Commission determined that it was too late to put a collector there in the traditional sense. They decided to allow 50' of right-of-way with 30' of

paving, which was a compromise. He urged that either the Planning Commission impose a 36' collector all the way through the section with 60' of right-of-way, or if that is to be compromised, then abide by the standards of the compromise. Mr. Gardner advised that Staff did not want the design that is on Granite. Now the applicant does not want to accept the compromise made earlier regarding the six subject lots.

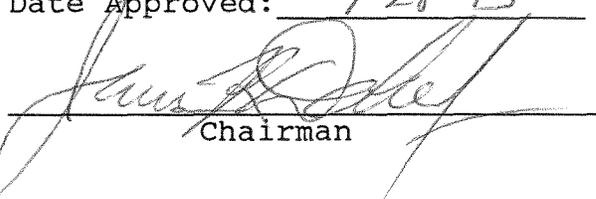
Mr. Parmele commented that there have been many meetings over the past year and a half regarding subdivision regulations, and noted that it is yet to be decided what the changes will be. He discerns that the Planning Commission is not bound by what Staff is recommending on proposed subdivision regulations. Mr. Parmele deemed that the addition of six driveways onto Granite Avenue is not going to impose a traffic hazard if the garages will be setback 20' as Mr. Johnsen stated, to allow for ample parking.

TMAPC Action; 7 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **3-2-2** (Dick, Horner, Parmele, "aye"; Doherty, Wilson "nay"; Carnes, Pace "abstaining"; Ballard, Broussard, Midget. Neely, "absent") to **APPROVE** PUD 494-1 Minor Amendment as requested by the applicant to allow driveway access to Granite Avenue on the six subject lots and to allow a 15' building yard for the houses and a 20' setback to the front of the garages accessing Granite Avenue.

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There being no further business, the Chairman declared the meeting adjourned at 3:00 p.m.

Date Approved: 7-28-93

Chairman

ATTEST:

Secretary Victor Chau

