

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 1963

Wednesday, February 9, 1994, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present

Ballard
Carnes, 2nd Vice
Chairman
Doherty, Chairman
Harris
Horner
Midget, Mayor's
Designee
Neely
Secretary
Pace
Parmele, 1st Vice
Chairman
Wilson

Members Absent

Broussard

Staff Present

Gardner
Hester
Jones
Stump

Others Present

Linker, Legal
Counsel

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, February 7, 1994 at 2:17 p.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 1:35 p.m.

Minutes:

Approval of the minutes of January 26, 1994, Meeting No. 1961:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Carnes, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Harris "absent") to **APPROVE** the minutes of the meeting of January 26, 1994 Meeting No. 1961.

REPORTS:

Chairman's Report:

Request that TMAPC approve a resolution requesting the City Council to eliminate the requirement that only a licensed sign contractor may erect temporary construction and real estate signs.

Chairman Doherty instructed Staff to add the word *large* to construction and real estate signs, which is in keeping with the Planning Commission intent when reviewing the sign code.

TMAPC Action; 9 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **9-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Harris "absent") to **ADOPT** the **RESOLUTION** as presented and amended.

Chairman Doherty announced having learned that District Planning Teams have scheduled meetings with neighborhood associations and expressed dismay that the Planning Commission had not been notified of these meetings. He informed that one of the District Planning Team Chairs has begun assembling quarterly meetings without the Planning Commission's knowledge. Chairman Doherty asked Mr. Linker to give clarification on the exact status of the District Planning Team officers, make-up, who governs them, by what rules they operate, and how they can be assembled at the next meeting.

Ms. Wilson expressed concern over proper posting of meeting notice by the Planning Team Chairs and requested that this be pursued regarding past activities and any future meetings.

Chairman Doherty commented on the potential for confusion, possible illegal meetings, etc., with District Planning Teams operating totally on their own without Staff support or coordination, and especially without Planning Commission notification.

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Committee Reports

Director's Report

Report of Receipts and Deposits:

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

TMAPC Action; 9 members present:

On MOTION of NEELY, the TMAPC voted 9-0-0 (Ballard, Carnes, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Harris "absent") to APPROVE the Report of Receipts and Deposits for the month ended January 31, 1994.

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SUBDIVISIONS:

PRELIMINARY PLAT:

Five Acre Woods (2183)

(PD-26) (CD-8)

North of northwest corner of 101st Street South & South Yale.

Jones presented the plat with no representative in attendance at the TAC meeting.

Considerable discussion was made as to the creek, and Canahl stated that a 20' easement on each side of the channel will be required.

Cotner pointed out that the wording in the restrictions is not clear for the intended private maintenance.

Matthews questioned if private storm sewers will be utilized and that easements around the road are needed.

Several members requested a copy of the topographic map for further study.

French requested that the abutting side street be shown on the face of the plat.

With the lack of information and representative, on MOTION of CANAHL, the Technical Advisory Committee recommended APPROVAL of the SKETCH PLAT only, subject to the above conditions and those listed below, and recommended the applicant resubmit a corrected plat for preliminary approval.

This development was reviewed as PUD-503 at the last TAC meeting (minutes are attached). Five Acre Woods is a five-lot residential subdivision that is being platted around an existing estate home. The subdivision proposes to use City of Tulsa water and individual septic systems.

Staff offered the following comments/conditions:

1. All conditions of PUD-503 shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat. Include PUD approval date and references to Section 1100-1107 of the Zoning Code in the covenants.
2. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to or related to property lines and/or lot lines.
3. Water plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat. Include language for Water and Sewer facilities in covenants.
4. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owners(s) of the lot(s).
5. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water and Sewer) prior to release of final plat.
6. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater Management and/or Engineering), including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering Division).
8. A topo map shall be submitted for review by the Technical Advisory Committee (Subdivision Regulations). Submit with drainage plans as directed.
9. Street names shall be approved by the Department of Public Works and shown on plat.
10. All curve data, including corner radii, shall be shown on final plat as applicable.

11. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by Department of Public Works (Engineering).
12. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
13. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by the Department of Public Works (Traffic)/County Engineer. Include applicable language in covenants.
14. It is recommended that the developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of plat.)
15. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
16. The method of sewage disposal and plans therefor, shall be approved by the City/County Health Department. (Percolation tests required prior to preliminary approval of plat.)
17. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
18. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
19. The key or location map shall be complete.
20. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. A building line shall be shown on plat on any wells not officially plugged.
21. The restrictive covenants and deed of dedication shall be submitted for review with preliminary plat. Include subsurface provisions, dedications for storm water facilities and PUD information, as applicable.
22. This plat has been referred to Bixby and Jenks because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality. Otherwise only the conditions listed apply.
23. A "Letter of Assurance" regarding installation of improvements shall be submitted prior to release of final plat, including documents required under Section 3.6-5 of Subdivision Regulations.
24. All (other) Subdivision Regulations shall be met prior to release of final plat.

OLD BUSINESS:

Five Acre Woods (PUD-503) (2183)

(PD-26)(CD-8)

North of the northwest corner of East 101st Street South and South Yale Avenue.

Consider waiver of Subdivision Regulations, Section 4.3(b)(2).

Jones presented the request and briefly explained the background with Charles Norman and Adrian Smith in attendance at the TAC meeting.

Mr. Norman presented information for the waiver and offered alternatives including the escrow of funds to construct the line in the future.

Matthews provided input on the need for the internal sanitary sewer collection system and the trouble with septic systems in the area.

Jones stated that he spoke with Terry Silva of the Health Department and that they were not in favor of the request and would not provide a release letter for the final plat if the requirement was waived.

On the MOTION of MATTHEWS, the Technical Advisory Committee voted unanimously to recommend APPROVAL of the PRELIMINARY PLAT of FIVE ACRE WOODS only with the internal sanitary sewer collection system installed and to DENY the WAIVER REQUEST.

Staff Comments

Mr. Jones explained the conflict TAC had regarding the waiver request. He reviewed the subdivision requirement of installing an internal collection sewage system when a subdivision is platted and is not on sanitary sewer. Mr. Jones advised that TAC recommended either denial of the Preliminary Plat if the waiver is allowed, or approval of the subdivision plat and denying the waiver request. He informed that representatives were present from Public Works and the Health Department, who do not support construction of the subdivision without the construction of the collection system.

Applicant's Comments

Charles Norman

2900 Mid-Continent Tower 74103

Mr. Norman, attorney for the applicant, gave a history of the subject property. He distributed an aerial photograph depicting the density of trees on the property. Mr. Norman explained the purpose of the waiver request is to preserve as many existing trees on the property as possible. He disclosed that subdivision regulations requirements would cause the loss of approximately 35 mature trees. Mr. Norman presented alternatives to the construction of a sanitary sewer line. He informed that on January 12, 1994 with two members absent, the Tulsa Metropolitan Utility Authority (TMUA) voted 3-2 to approve the waiver; however, under TMUA rules, four affirmative votes are required for approval. Mr. Norman requested the Planning Commission to approve the waiver request with any covenants or assurances they feel appropriate to serve this interest.

Interested Parties

Ken Matthews

Public Works Department

Mr. Matthews, Lead Engineer of the Waste Water Design Section, explained the difficulties being experienced with extending sanitary sewer to existing subdivisions regardless of previous provisions. He explained problems encountered with septic systems and displayed a map indicating existing subdivisions with chronic septic tank problems. Mr. Matthews declared that the subject area is an existing documented septic area suffering from problems

and will have sanitary sewer extended to it as soon as an interceptor is constructed, in approximately two years. He explained that trees can be spared by incorporating alternative methods of construction which have been accomplished in other areas of Tulsa. Mr. Matthews urged the Planning Commission not to set this precedent and to uphold the subdivision regulations.

Mr. Parmele asked whether, if assurances are given for easements and homeowners agreed to pay for installation costs, that would satisfy Public Works.

Mr. Matthews declared that the pipe needs to be in place now, and cited examples of a subdivision with provisions in their covenants for sanitary extension when it is available. However, now that it is available, it is not being connected. Mr. Matthews answered questions from the Planning Commission regarding cost of installation to the homeowner.

Applicant's Rebuttal

Mr. Norman noted that the existing woods in the subject area are more dense than typically found, making this an instance which will not frequently occur. He reiterated that his clients are willing to assure the Planning Commission, in any way they require, connection when the time arrives.

TMAPC Comments

Mr. Carnes made a motion for a one-week continuance to enable Staff and the applicant to reach agreement. The motion was seconded by Commissioner Harris.

Discussion ensued over whether the Planning Commission could approve the waiver subject to the language being proposed by Mr. Norman.

Mr. Carnes withdrew his motion for continuance and Commissioner Harris withdrew his second.

Mr. Jones pointed out that the TAC discussed the proposals Mr. Norman suggested and chose not to accept them, due to opposition from Public Works and the Health Department.

Ms. Wilson expressed support of upholding subdivision regulations and require that the lines be installed.

Mr. Parmele conceded that when the Subdivision Regulations were revised in the late 1980's, the Planning Commission recognized that septic systems are a problem in some areas and allowed for new large subdivisions to have lines in place when sewer was extended. He noted that allowances were incorporated for special exceptions. Mr. Parmele declared that if easements are available and assurances given by language in the covenants that the homeowners will be responsible for installation, he could support the waiver.

Chairman Doherty expressed concern over deferring the system, that at the time of development existing yards, sprinkler systems, landscaping, etc., will cause greater disruption, and feels it makes more sense to install the system now.

Mr. Norman expressed puzzlement by the position taken by Staff and the Health Department that by adding four lots to an existing 230 lot problem, the release of the plat will be denied. He noted that his client has been extremely reasonable in any way that the Planning Commission can devise to assure compliance with existing law.

Mr. Parmele made the motion to approve the PRELIMINARY PLAT of Five Acre Woods, including the WAIVER of Subdivision Regulations as it pertains to sewer with the

conditions as described by Mr. Norman in Paragraph D, to ensure compliance by the homeowners being approved by Staff and the City Attorney. The motion was seconded by Mr. Midget.

Mr. Neely explained why he could not support the motion and believes that the Planning Commission must take the position to allow infrastructure to be in place at the time the City can make connections.

TMAPC Action; 10 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **4-6-0** (Carnes, Harris, Midget, Parmele "aye"; Ballard, Doherty, Horner, Neely, Pace, Wilson "nay"; no "abstentions"; Broussard "absent") to **APPROVE** the PRELIMINARY PLAT of Five Acre Woods including the WAIVER of Subdivision Regulations as it pertains to sewer with the conditions as described by Mr. Norman, in Paragraph D of his letter to ensure compliance by the homeowners and approval of Staff and the City Attorney.

MOTION FAILED.

Mr. Neely made a motion to approve the Preliminary Plat and deny the Waiver Request. The motion was seconded by Ms. Wilson.

TMAPC Action; 10 members present:

On **MOTION** of **NEELY**, the TMAPC voted **10-0-0** (Ballard, Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard "absent") to **APPROVE** the PRELIMINARY PLAT of Five Acre Woods and to **DENY** the WAIVER of Subdivision Regulations.

FINAL APPROVAL AND RELEASE:

Minshall Park IV (1083)
South Canton Avenue & South Fulton Avenue at East 78th Place South.

(PD-18)(CD-8)

Staff Comments

Mr. Jones advised that all releases have been received and Staff was recommending approval, subject to approval of the legal department in regard to the deed of dedication..

TMAPC Action; 10 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **10-0-0** (Ballard, Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard "absent") to **APPROVE** the Final Plat of Minshall Park IV and **RELEASE** same as having met all conditions of approval as recommended by Staff.

Blocks 3 & 4 Tracy Park II (1493)
NW/c of South Memorial Drive & East 27th Street South.

(PD-5)(CD-5)

Staff Comments

Mr. Jones advised that all releases have been received and Staff was recommending approval.

TMAPC Action; 10 members present:

On **MOTION** of **WILSON**, the TMAPC voted **10-0-0** (Ballard, Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard "absent") to **APPROVE** the Final Plat of Blocks 3 and 4 Tracy Park II and **RELEASE** same as having met all conditions of approval as recommended by Staff.

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WAIVER REQUEST: SECTION 213:

CBOA-1217 (Unplatted)(1714)
10510 North 129th East Avenue.

(PD-15)(County)

Mr. Jones reminded the Planning Commission that at the February 2 meeting, there was considerable discussion over whether this plat should be waived, and the item was continued to allow Staff to devise a manner for the applicant in lieu of filing the plat. Mr. Jones informed that Staff, County Engineer, and TAC are all recommending the plat; however should the Planning Commission waive the plat, the following conditions are recommended to be met, filed of record and executed before release of the building permit.

1. Dedication of 50' right-of-way for North 129th East Avenue.
2. Dedication of 17.5' perimeter general utility easement.
3. Access control agreement approved by County Engineer and filed of record.
4. Grading and drainage plans approved by County Engineer.

Mr. Jones informed that the applicants have expressed agreement with conditions and agreed that these instruments will be executed and filed of record prior to the issuance of the building permit.

TMAPC Action; 10 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **10-0-0** (Ballard, Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard "absent") to **APPROVE** the Waiver of Plat for CBOA # 1217 with the conditions recommended by Staff.

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CHANGE OF ACCESS ON RECORDED PLAT:

Mingo Marketplace (683)

(PD-18)(CD-8)

East of the NE/c of East 71st Street South & South Mingo Rd.

Staff Comments

Mr. Jones informed that Staff recommends **APPROVAL** of the change of access.

TMAPC Action; 10 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **10-0-0** (Ballard, Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard "absent") to **APPROVE** the Change of Access for Mingo Marketplace as recommended by Staff.

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CONTINUED ZONING PUBLIC HEARING:

Application No.: **PUD-181 & Z-6431**

Applicant: Dan Lackey III

Location: North & west of E. 21st St S. & S. 145th E. Ave.

Date of Hearing: February 9, 1994

Chairman Doherty informed of having attended a meeting with the applicant and interested parties at a neighborhood meeting and that most of the concerns were resolved. He requested a continuance to March 23 to allow sufficient time to advertise for a major amendment.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, the TMAPC voted **9-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Harris "absent") to **CONTINUE** PUD 181 and Z-6431 to March 23, 1994.

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Amendment to the City and County Zoning Codes pertaining to the classification of Homeless Shelter, Emergency and Protective Shelter, Residential Treatment Center and other similar uses and the consideration of spacing requirements between such uses.

Mr. Parmele reported on meetings held by the Rules and Regulations Committee over this amendment and informed the consensus of the Committee is to continue the public hearing to March 16, 1994 and readvertise to consider possible changes to Use Units 2 and 5. He announced the Rules and Regulations Committee will meet March 9 for further discussion.

TMAPC Action; 10 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **10-0-0** (Ballard, Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard "absent") to **CONTINUE** the Public Hearing of the Amendment to the City and County Zoning Codes pertaining to the classification of Homeless Shelter, Emergency and Protective Shelter, Residential Treatment Center and other similar uses and the consideration of spacing requirements between such uses to March 16, 1994 and readvertise to consider Use Units 2 and 5 changes.

ZONING PUBLIC HEARING

Application No.: **PUD-508** Present Zoning: OL/RS-3
Applicant: Charles Norman Proposed Zoning: OL/RS-3 PUD
Location: Northwest corner of East 21st Street South and South Yorktown Avenue.
Date of Hearing: February 9, 1994
Presentation to TMAPC: Charles Norman

Chairman Doherty announced receipt of a timely request for continuance of two weeks from an interested party.

Interested Parties

Martin R. Steinmetz 1763 South Xanthus 74104
Carolyn Farrar 1919 South Yorktown 74104
W.N. Tuttle 1915 South Yorktown 74104

Mr. Steinmetz announced that members of the Yorktown Neighborhood Association are requesting a 30-day continuance in order to survey area residents for input regarding the proposed development.

Applicants Comments

Charles Norman, Attorney

Mr. Norman, attorney for the applicant, referred to a letter from Pam Deatherage, Planning District 6 Chair, indicating that Mr. Steinmetz agreed to a one-week continuance. He informed that a meeting is scheduled for tonight at 7:00, to present the proposal to area residents. In response to a question from Mr. Parmele, Mr. Norman disclosed a scheduling problem regarding a two-week continuance.

After discussion it was the consensus of the Planning Commission to continue this item for one week.

TMAPC Action; 8 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **8-0-0** (Carnes, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Harris "absent") to **CONTINUE** PUD 508 to February 16, 1994.

Application No.: **Z-6435**
Applicant: Daniel Keating
Location: 1382 and 1392 East 27th Street
Date of Hearing: February 9, 1994
Presentation to TMAPC: Daniel Keating

Present Zoning: RS-1
Proposed Zoning: RS-2

Relationship to the Comprehensive Plan:

The District 6 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the property as Low Intensity Residential.

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

Staff Comments:

Site Analysis: The subject property contains approximately .69 acres. The lots are wooded, flat, and there are two single-family dwellings on the tract.

Surrounding Area Analysis: The subject tract is adjacent to single-family dwellings zoned RS-2 on the north and west, a non-conforming RS-1 lot on the east and large RS-1 zoned lots to the south, containing single-family dwellings.

Zoning and BOA Historical Summary: There is no history of zoning actions in this area; however, there have been some variances granted by the Board of Adjustment for relief of the setback requirements. The original plat for Sunset View Addition was filed in 1922 and was designed for 50 single-family lots with a width of 50' each. Since the original plat, numerous lot splits have been granted creating 35 larger lots, some of which meet the RS-2 standards. Over 40% of the lots in the subdivision containing the subject tract are still non-conforming as to lot width and lot area for the RS-2 district.

The lots directly to the west and north of the subject tract are all zoned RS-2, and the request for RS-2 zoning is consistent with the existing development in the area. Therefore, Staff recommends **APPROVAL** for RS-2 zoning for Case No. Z-6435.

Interested Parties

William B. Jones

3800 First National Tower

Mr. Jones represents a group of homeowners residing on 27th Place and on South Rockford, and those east of this property on 27th Street, adjacent to Philbrook Art Center. He expressed approval of the application; however, he informed that there would be objection if there was an intent to reduce the size of the lots on which the homes on 27th Street to be below 75', specified for frontage in an RS-2 district, or if there was an attempt to reduce the lot size below the bulk and area requirements of an RS-2 district.

Mr. Keating expressed approval of Staff recommendation.

TMAPC Action; 9 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **9-0-0** (Ballard, Carnes, Doherty, Harris, Horner, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Midget "absent") to recommend **APPROVAL** of Z-6435 for RS-2 zoning as recommended by Staff.

LEGAL DESCRIPTION

W/2, Lot 5, All of Lot 6, Block 2, Sunset View Addition and the W/2 of Lot 2, less and except E 8.45' of the S 58.62' thereof; and All of Lots 3 & 4 and the E/2 of Lot 5, All in Block 2, Sunset View Addition to Tulsa County, State of Oklahoma.

Application No.: **PUD-385-A**

Applicant: Bryan McCracken

Location: Major Amendment to allow a new use - northwest corner of East 71st Street South and South Utica Avenue.

Date of Hearing: February 9, 1994

Presentation to TMAPC:

The applicant is requesting that a new use be added to the PUD. That is a Use Unit 15 dry cleaners. The use is proposed near the south end of the existing shopping center and is proposed to contain 3,152 SF of floor area. This would require a variance of the 3,000 SF limitation on dry cleaners. In addition, the applicant is proposing changing the sign standards to allow wall signs on the southern portion of the west wall. Immediately west of the shopping center is the Joe Creek drainageway and then an apartment complex.

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-385-A 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-385-A subject to the following conditions:

1. All conditions and requirements of PUD-385, as amended, shall apply unless modified herein.
2. Add Dry Cleaner to the permitted uses with the maximum building floor area for such use as 3,000 SF, except if the Board of Adjustment approves a variance for additional floor area.
3. Sign Standards:

Ground Signs:

One ground sign is permitted which shall not exceed 25' in height nor 250 SF of display surface area.

Wall or Canopy Signs:

East and south facing walls are permitted one and one-half (1 1/2) square feet of display surface area for each lineal foot of building wall to which affixed. Only the south 75'* of the west facing wall shall be permitted signage. The total display surface area of all signs on the west wall shall not exceed 112.5 SF*. Wall or canopy signs shall be limited to letters and/or logos not exceeding three (3) feet in height and illumination if any shall be internal.

*Changes made at the Planning Commission meeting.

Applicant's Comments

Roy Johnsen

Mr. Johnsen, attorney for the applicant, expressed agreement with Staff recommendation regarding the cleaners; however, he requested a change in allowable wall signs. He requested the location and limitation of floor area be changed to read as follows:

Only the south 75' of the west facing wall shall be permitted signage. The total display surface area of all signs on the west wall shall not exceed 112.5 SF of display surface area.

Staff expressed agreement with the requested changes.

Chairman Doherty clarified that the use applied for is cleaners only and not all Use Unit 15 uses. Mr. Johnsen confirmed this.

TMAPC Action; 10 members present:

On **MOTION** of **CARNES**, the TMAPC voted **10-0-0** (Ballard, Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, "absent") to recommend **APPROVAL** of PUD 385-A Major Amendment as amended.

LEGAL DESCRIPTION

Lot 1, Block 1, Laurenwood Addition, and being located at 7022 and 7024 South Utica, Tulsa, Oklahoma.

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Application No.: **PUD-128E-1**

Applicant: Charles Norman

Location: Northwest corner of Riverside Drive and Joe Creek.

Date of Hearing: February 9, 1994

Presentation to TMAPC: Charles Norman

The applicant is proposing the following amendments to PUD-128-E:

1. Combine Development Areas F and G into a single Development Area FG with two internal lot lines for the two-phase project to be established by the detail site plans and plat.
2. Modify the existing building setback from the center line of the Riverside Parkway right-of-way from 175 feet to 110 feet. (The 175-foot setback was established when the planned right-of-way width for Riverside Drive was 300 feet. The actual right-of-way width for the parkway as constructed is 150 feet.)
3. Establish the building setbacks from the northerly and southerly boundaries (Areas E and H) of the combined Development Area FG at 10 feet, leaving the westerly building setback from the boundaries of Area H to be established by the approved detail site plan.
4. Increase the maximum building height from 50 feet or three stories to 53 feet to permit steeply pitched roof designs contemplated by the applicant.

5. Increase the maximum number of dwelling units by 6.52% from 552 to 588 dwelling units resulting in a gross density of 34.03 dwelling units per acre. (The underlying RM-2 zoning district would permit a maximum of 627 dwelling units.)

Since this portion of the PUD will be bordered by park land on three sides and the Riverside Parkway on the other, Staff can support this area for higher density apartments with small setbacks from the adjacent property. Therefore, Staff recommends **APPROVAL** of Minor Amendment PUD-128-E-1 as requested.

There were no interested parties present.

TMAPC Action; 10 members present:

On **MOTION** of **CARNES**, the TMAPC voted **10-0-0** (Ballard, Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, "absent") to **APPROVE** PUD 128-E-1 as recommended by Staff.

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OTHER BUSINESS:

PUD 489: Detail Landscape Plan - north and east of the northeast corner of East 71st Street South and South Mingo Road.

The Detail Landscape Plans proposed are for the portion of Development Area 6, which serves the Half-Price Store, and a revision to the approved landscape plan for the main entrance off of 71st Street. The revisions to the main entrance are to provide lower trees which will not reduce visibility of the ground sign at the entrance. Both landscape plans comply with the PUD conditions; therefore, Staff recommends **APPROVAL**.

TMAPC Action; 10 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **10-0-0** (Ballard, Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, "absent") to **APPROVE** PUD 489 Detail Landscape Plan.

* * * * *

PUD-190: Detail Site Plan - southwest corner of East 71st Street South and South Sheridan Road.

Price Mart is requesting approval of a 40' X 20' temporary greenhouse in their parking lot. Staff recommends **APPROVAL** for the temporary greenhouse from March 10, 1994 to July 10, 1994.

TMAPC Action; 10 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **10-0-0** (Ballard, Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, "absent") to **APPROVE** PUD 190 Detail Site Plan as recommended by Staff from March 10 to July 10, 1994.

PUD-448: Detail Sign Plan - northeast corner of East 91st Street South and South Memorial Drive.

The three wall signs and the ground sign on South Memorial Drive comply with the PUD conditions and are recommended for **APPROVAL**. The ground sign on East 91st Street South is not permitted; therefore, Staff recommends **DENIAL** of that sign.

TMAPC Action; 9 members present:

On **MOTION** of **NEELY**, the TMAPC voted **9-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Harris "absent") to **APPROVE** PUD 448 Detail Sign Plan as recommended by Staff.

PUD-179-S: Revised Detail Sign Plan - east of the southeast corner of South 92nd East Avenue and East 71st Street South (Floors-A-Plenty).

The applicant is proposing to add a 7'1" X 6'0" message board to the already approved ground sign for Floors-A-Plenty. The new addition is still within the 125 SF total allowed on the sign; therefore, Staff recommends **APPROVAL**.

TMAPC Action; 9 members present:

On **MOTION** of **NEELY**, the TMAPC voted **9-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Harris "absent") to **APPROVE** PUD 179-S Amended Sign Plan as recommended by Staff.

Election of Officers for TMAPC

Chairman Doherty called for the election of officers and opened the nomination for the office of Chair. Mr. Midget nominated Ms. Wilson and Mr. Carnes nominated Mr. Parmele for Chair.

TMAPC Action; 9 members present:

The TMAPC voted 6 (Ballard, Carnes, Doherty, Horner, Neely, Parmele) for **Parmele** and 3 (Midget, Pace, Wilson) for **Wilson**; no "abstentions"; Broussard, Harris "absent") **ELECTING PARMELE** TMAPC Chairman for 1994.

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Chairman Doherty opened the nomination for the office of First Vice Chair. Mr. Parmele nominated Mr. Neely and Mr. Midget nominated Ms. Wilson.

Ms. Wilson thanked Mr. Midget for the nomination, and asked that her name be withdrawn. She added that she feels Mr. Neely will do a fine job as First Vice Chair.

There were no other nominees submitted.

The TMAPC voted unanimously for NEELY as First Vice Chair for 1994.

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Chairman Doherty opened the nomination for the office of Second Vice Chair. Ms. Ballard nominated Mr. Carnes. There were no other nominees submitted.

The TMAPC voted unanimously for CARNES as Second Vice Chair for 1994.

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Chairman Doherty opened the nomination for the office of Secretary. Mr. Midget nominated Mr. Horner. Mr. Horner withdrew his name from consideration. Ms. Ballard nominated Ms. Wilson and Mr. Horner nominated Mr. Doherty.

TMAPC Action; 10 members present:

The TMAPC voted 6 (Carnes, Doherty, Harris, Horner, Neely, Parmele) for **Doherty** and 4 (Ballard, Midget, Pace, Wilson) for **Wilson**; no "abstentions"; Broussard, "absent") **ELECTING DOHERTY** TMAPC Secretary for 1994.

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

Date Approved: 2/23/94

Jack W. Neely
Chairman

ATTEST:

Jan R. Robert
Secretary

