

# TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 1985

Wednesday, August 3, 1994, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

## Members Present

Carnes, 2nd Vice  
Chairman  
Doherty  
Horner  
Neely, 1st Vice  
Chairman  
Parmele  
Chairman  
Wilson

## Members Absent

Ballard  
Broussard  
Harris  
Midget  
Pace

## Staff Present

Gardner  
Hester  
Jones  
Matthews  
Stump

## Others Present

Linker, Legal  
Counsel

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, August 2, 1994 at 8:25 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmele called the meeting to order at 1:40 p.m.

## Minutes:

### Approval of the minutes of July 20, 1994, Meeting No. 1983:

On **MOTION** of, **CARNES** the TMAPC voted **5-0-1** (Carnes, Doherty, Horner, Parmele, Wilson "aye"; no "nays"; Neely "abstaining"; Ballard, Broussard, Harris, Midget, Pace "absent") to **APPROVE** the minutes of the meeting of July 20, 1994 Meeting No. 1983.

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## REPORTS:

### Committee Reports:

#### Comprehensive Plan Committee

Mr. Neely informed that the Comprehensive Plan Committee will meet August 17, at 11:30 a.m. at City Hall Room 201 to review St. John expansion of Special District boundaries within District 6 and District 26 relating to Provision 2.1.8.

#### Director's Report:

Mr. Gardner reported on TMAPC items on the City Council agenda.

**SUBDIVISIONS:**

**PRELIMINARY PLAT:**

**Twin Oaks, Phase Two (PUD-452-A)(3293)**  
East 55th Street South at South Columbia Court.

**(PD-18)(CD-9)**

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

Somdecerff pointed out that the legal description in the deed of dedication did not match with the face of the plat.

Canahl recommended that finished floor elevations be required and shown on Lots 1 and 2, Block 1.

Edwards recommended that the standard language be used in the last paragraph of Section I.A. (page 2).

McGill stated that language should be included on the face of the plat to prohibit structures and vehicles from locating in the emergency access. In addition, language should be added to reflect that the access will contain special paving in order to support fire department vehicles.

Miller recommended that Section II.P. utility meter be removed from the restrictive covenants.

Pierce stated that the 5' utility easement between Lots 3 and 4 was no longer needed.

Twin Oaks, Phase Two was reviewed by the TAC and approved as a preliminary plat on October 21, 1993. A revised plat which added additional property to the west was reviewed and given sketch plat approval by the TAC on June 16, 1994. The applicant is now returning for preliminary plat approval which includes the additional property.

Staff would offer the following comments and/or recommendations:

1. As a condition of the sketch plat, an easement for the existing gas line which serves the house on Lot 6.
2. As a condition of the sketch plat, an additional 5' utility easement between Lots 3 and 4.
3. Advisory note, not a condition of the plat but the PUD, a Detail Site Plan is required for each lot prior to the issuance of a building permit.
4. As a condition of the sketch plat, East 55th Street must be fully constructed.

5. All conditions of PUD-452-A 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.
6. 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 shall be tied to or related to property line and/or lot lines.
7. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S facilities in covenants.)
8. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
9. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water & Sewer) prior to release of final plat.
10. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
11. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
12. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
13. Street names shall be approved by the Department of Public Works and shown on plat.
14. All curve data, including corner radii shall be shown on final plat as applicable.
15. Bearings, or true N/S etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
16. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
17. Limits of Access or (LNA) as applicable, shall be shown on plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
18. 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 plat release.)

19. 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.
20. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
21. The key or location map shall be complete.
22. A Corporation Commission letter, Certificate of Non-development, or other records as may be on file, shall be provided concerning and oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
23. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)
24. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat (including documents required under 3.6.5 Subdivision Regulations).
25. All other Subdivision Regulations shall be met prior to release of final plat.

Mr. Jones pointed out that South Columbia Court is a private street that will only have access off East 55th Street, and informed that there will be an emergency access to East 55th Place South.

**TMAPC Action; 6 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Harris, Midget, Pace "absent") to **APPROVE** the PRELIMINARY PLAT of Twin Oaks, Phase Two subject to conditions recommended by Staff.

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**FINAL APPROVAL AND RELEASE:**

Bailey Elementary School (1814)

(PD-15)(County)

East of the NE/c of East 96th Street North & North Mingo Road.

**Staff Comments**

Mr. Jones informed that this item was originally before the Planning Commission as 96th Street North Elementary School and has since been renamed. He reminded the Planning Commission that a plat waiver was processed on the subject property based on the zoning so the school could begin construction. However, one of the conditions was that a plat be filed of record prior to the time the school opened. Bill Lewis, engineer, was present representing the applicant. Mr. Jones advised that all release letters have been received and Staff recommends approval.

**TMAPC Action; 6 members present:**

On **MOTION** of **NEELY**, the TMAPC voted **6-0-0** (Carnes, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Harris, Midget, Pace "absent") to **APPROVE** the FINAL PLAT of Bailey Elementary School and **RELEASE** same as having met all conditions of approval as recommended by Staff.

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**LOT-SPLITS FOR RATIFICATION OF PRIOR APPROVAL:**

L-17890 Linda D. Mann (2093)

(PD-6)(CD-9)

2661 E. 38th St. S.

RS-1

L-17908 Zeligson et al. (1583)

(PD-5)(CD-3)

NE/c of E. Admiral & N. 67th E. Ave.

IL

L-17925 Salvation Army (3492)

(PD-8)(CD-2)

5526 S. 32nd W. Ave.

RS-3

L-17927 Gerald Snow, Jr. (1482)

(PD-8)(CD-2)

325 W. 91st St. S.

AG

L-17930 James M.C. Haver (1482)

(PD-8)(CD-2)

723 W. 91st St. S.

AG

**Staff Comments**

Mr. Jones announced that Staff has found the above-listed lot-splits to be in conformance with the lot-split requirements and recommend **APPROVAL**.

**Interested Parties**

**Steve Schuller**

**525 South Main #111 74103**

Mr. Schuller, attorney for Fred Dorward who resides next to L-17890, informed of unique characteristics in the procedural process associated with the subject lot-split application. He declared that the subject lot split does not meet the approval guidelines of the Subdivision Regulations for lot-splits.

In response to inquiry from Chairman Parmele, Mr. Jones informed that the lot-split administrator informed that this lot-split was ready to be approved. He disclosed that no location maps, site plans, etc. were brought to this meeting.

Chairman Parmele asked if the deeds have been stamped and released. Mr. Jones was uncertain; however, he noted that it meets all the Subdivision Regulations and Zoning Code regulations, which is why it was placed on the agenda.

It was the consensus of the Planning Commission to continue this item for one week to allow Staff to further review the lot-split.

**TMAPC Action; 6 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **6-0-0** (Carnes, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Harris, Midget, Pace "absent") to **CONTINUE** L-17890 to August 10, 1994.

- L-17908 Zeligson et al. (1583) (PD-5)(CD-3)  
NE/c of E. Admiral & N. 67th E. Ave. IL
- L-17925 Salvation Army (3492) (PD-8)(CD-2)  
5526 S. 32nd W. Ave. RS-3
- L-17927 Gerald Snow, Jr. (1482) (PD-8)(CD-2)  
325 W. 91st St. S. AG
- L-17930 James M.C. Haver (1482) (PD-8)(CD-2)  
723 W. 91st St. S. AG

**TMAPC Action; 6 members present:**

On **MOTION** of **WILSON**, the TMAPC voted **6-0-0** (Carnes, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Harris, Midget, Pace "absent") to **RATIFY** the above-listed lot-splits having received prior approval and finding them to be in accordance with subdivision regulations.

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**CONTINUED ZONING PUBLIC HEARING:**

Application No.: **PUD-306-C**

Applicant: Roy Johnsen

Location: East of the Northeast corner of East 101st Street South & South Delaware Ave.

Date of Hearing: August 3, 1994

Chairman Parmele announced receipt of a request for continuance to September 7, 1994.

There were no interested parties in attendance.

**TMAPC Action; 6 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **6-0-0** (Carnes, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Harris, Midget, Pace "absent") to **CONTINUE** PUD 306-C to September 7, 1994.

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**ZONING PUBLIC HEARING:**

Application No.: **PUD-190-34**

Applicant: Roy Johnsen

Location: East 76th Street South & South Kingston Avenue

Date of Hearing: August 3, 1994

Chairman Parmele announced that the applicant has requested a continuance to August 10, 1994.

**TMAPC Action; 6 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **6-0-0** (Carnes, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Harris, Midget, Pace "absent") to **CONTINUE** PUD 190-34 to August 10, 1994.

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Application No.: **PUD-389-1**  
Applicant: Charles Norman  
Location: South & East of East 81st Street South & South Yale Avenue.  
Date of Hearing: August 3, 1994  
Presentation to TMAPC: Charles Norman

Minor Amendment to increase maximum building height

Interested Parties

**Vickie Cleveland, City Councilor**  
**William E. (Bill) Biggerstaff**

**P O Box 701108 74170-1108**

Councilor Cleveland requested that this item be continued to such time as the site plan is presented.

Applicant's Comments

Charles Norman, attorney for the applicant, informed that this is an application to permit an increase in the roof height from 39' to 45' to permit a variable height roof. He declared that this will not increase the height of the living units above the grade with the top plate remaining the same. Mr. Norman informed that the site plan has been filed, but Staff has requested additional information and the applicant is exploring some of the cost of dealing with a steep and difficult site. He disclosed that RM-1 zoning for this project was approved in 1975 with a building permit being issued in 1983. Mr. Norman expressed no objection to the request for continuance, pointing out that the site plan is based upon these structures with a different roofline and that less than 30%-40% of the roof exceeding the 39' presently permitted. Mr. Norman agreed to a two-week continuance.

Mr. Stump informed that the applicant has not submitted a complete grading plan as requested by Staff.

Mr. Norman informed that the grading plan should be submitted this week, and if not, will agree to a further continuance.

**TMAPC Action; 6 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **6-0-0** (Carnes, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Harris, Midget, Pace "absent") to **CONTINUE** PUD 389-1 to August 17, 1994.

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**OTHER BUSINESS:**

**PUD-300:** Detail Sign Plan for property located at 6703 East 81st Street South, The Kid's Exchange.

The applicant is requesting permission to place one (1) wall sign on the east-facing wall of the building which faces into the parking area rather than south to 81st Street. There are existing signs on this building face.

The PUD allows 1½ square feet of sign for every foot of store front. This store front is 25 feet wide. The requested sign totals approximately 22 square feet. Therefore, Staff recommends **APPROVAL**.

**TMAPC Action; 6 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Harris, Midget, Pace "absent") to **APPROVE** PUD 300 DETAIL SIGN PLAN for The Kid's Exchange as recommended by Staff.

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**PUD-300:** Detail Sign Plan for a commercial space at the northeast corner of East 81st Street South and South Sheridan Road

The applicant requests a wall sign for the Quest Dance Shop. Based on compliance with the 1½ square feet per linear foot of wall space, Staff recommends **APPROVAL**.

**TMAPC Action; 6 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Harris, Midget, Pace "absent") to **APPROVE** PUD 300 DETAIL SIGN PLAN for the Quest Dance Shop as recommended by Staff.

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**PUD-176:** Detail Site Plan Review for a 40' pole to support an antenna for Tulsa Cellular Phone Company - the subject site is at the northeast corner of East 81st Street South and South Yale Avenue in Development Area A.

The applicant shows the location of the pole as behind the existing one-story commercial building, within a 6' high wood fenced area. The pole is to be located at approximately 37.75' from the adjoining property line to the west.

Staff recommends **APPROVAL** subject to the following:

1. The proposed pole will be located a minimum of 40 feet from the western property line. This condition is in response to the significant potential for the neighboring property to transition to residential use in the short-term.

After discussion the Planning Commission deemed that the applicant's request for location of 37.75' from the adjoining property line to the west would be adequate.

**TMAPC Action; 6 members present:**

On **MOTION** of, the TMAPC voted **6-0-0** (Carnes, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Harris, Midget, Pace "absent") to **APPROVE** PUD 176 DETAIL SITE PLAN as requested by the applicant with 37.75' setback.

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**PUD-481:** Detail Sign Plan - Development Area A - northwest corner of East 71st Street South and the Mingo Valley Expressway

The applicant is requesting approval to install wall signage on the east-facing wall of the building formerly occupied by Best Buy. The new occupant will be Lil' Things Children's Store.

The requested signage complies with the signage standards of this PUD which allow 2 square feet of sign for each linear foot of wall per TMAPC approval of January 29, 1992.

Therefore, Staff recommends **APPROVAL**.

**TMAPC Action; 6 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Harris, Midget, Pace "absent") to **APPROVE** PUD 481 DETAIL SIGN PLAN as recommended by Staff.

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**PUD-507:** Detail Sign Plan for Lot 2, Block 1 of Woodland Hills Plaza, located directly south of East 71st Street South, ½ mile east of South Memorial Drive

The applicant, Blockbuster Music, is proposing three wall signs; one each on the north, south and east sides of the building. The signs conform with the standards of the PUD which are 1½ square feet per linear foot of wall. The signs on the south and east sides are within 600 feet of the centerline of 71st Street, as required. Therefore, Staff recommends **APPROVAL**.

**TMAPC Action; 6 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Harris, Midget, Pace "absent") to **APPROVE** PUD 507 DETAIL SIGN PLAN as recommended by Staff.

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**PUD-379:** Detail Sign Plan for a wall sign for the "Cellular and More" establishment located in Lot 1 of the Sixty-Eight Hundred Memorial Planned Unit Development also known as the Village at Woodland Hills

The applicant has requested a wall sign on the second floor of the north facing wall of the structure, facing the parking area. Based on compliance with the 1½ square foot per linear foot standard of the PUD, Staff recommends **APPROVAL**.

**TMAPC Action; 6 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Harris, Midget, Pace "absent") to **APPROVE** PUD 379 DETAIL SIGN PLAN as recommended by Staff.

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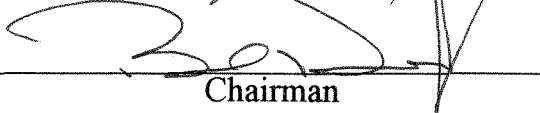
**Discussion and possible action on date(s) for training workshop.**

Ms. Matthews reviewed cost estimates for the TMAPC Fall Workshop and informed that only the November 1 date was available at the Helmerich Conference Center.

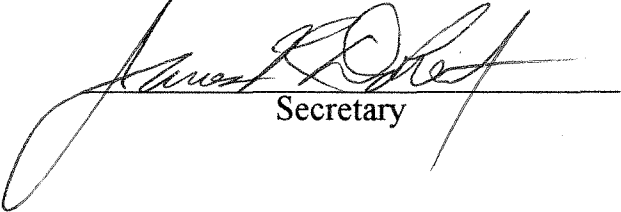
It was the consensus of the Planning Commission that serving refreshments would better facilitate the meeting.

Chairman Parmele instructed Staff to set the date for the fall workshop for Tuesday, November 1, 1994, from 6:00 p.m. to 8:00 p.m. with refreshments being served. He declared that attendance of Planning Commissioners would be mandatory.

There being no further business, the Chairman declared the meeting adjourned at 2:10 p.m.

Date Approved: August 17, 1994  
  
\_\_\_\_\_  
Chairman

ATTEST:

  
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Secretary