

# TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 1993

Wednesday, October 5, 1994, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Ballard	None	Gardner	Linker, Legal
Carnes, 2nd Vice Chairman		Hester	Counsel
Doherty		Jones	
Gray		Stump	
Harris			
Horner			
Midget, Mayor's Designee			
Neely, 1st Vice Chairman			
Pace			
Parmele Chairman			
Wilson			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, October 4, 1994 at 8:30 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 1:35 p.m. .

## **Minutes:**

### Approval of the minutes of September 21, 1994, Meeting No. 1991:

On **MOTION** of **WILSON**, the TMAPC voted **9-0-0** (Ballard, Carnes Doherty, Gray, Harris, Neely, Pace, Parmele, Wilson "aye"; no "nays"; "abstaining"; Horner, Midget "absent") to **APPROVE** the minutes of the meeting of September 21, 1994 Meeting No. 1991.

\*\*\*\*\*

## **REPORTS:**

### Chairman's Report:

Chairman Parmele disclosed that amendments to the Comprehensive Plan were adopted at the September 28 TMAPC meeting where it was decided to withhold signing the Tulsa Trails Amendments Resolution until input is received from the Tulsa Trails Coalition. As yet, no input has been received.

Director's Report:

Mr. Gardner reviewed items to be heard by the City Council on October 6, 1994. He presented a listing of Planning Districts designating the Staff member assigned for the elections on October 25. Mr. Gardner asked the Planning Commissioners to indicate which of their liaison districts they will be attending.

SUBDIVISIONS:

PLAT WAIVER, SECTION 213 AND SECTION 260:

Z-5991 (Unplatted)(2203)

(PD-16)(CD-3)

5600 Block of East 36th Street North

Jones presented the request with the applicants in attendance at the TAC meeting.

Considerable discussion was given to the right-of-way issue for East 36th Street North. In addition, French recommended an access control agreement due to the zoo entrance across the street.

French recommended 50' of dedication and access control agreement as a condition of approval of the plat waiver.

Z-5991 rezoned an approximate 20-acre tract, less the north 90' from *RMH* in 1984 for a mobile home park. The development never occurred and it is now the request of the owner to place one mobile home on the property. It should be noted that prior to rezoning, the property was used for two mobile homes, so the appropriate utilities should be in place.

Staff would consider the proposed use as temporary and would recommend **APPROVAL** of the plat waiver subject to the following conditions:

1. No more than two mobile homes be located on the property (more than two will require the property to be platted).
2. Grading and/or drainage plan approval by the Department of Public Works in the permit process.
3. Utility extensions and/or easements if needed.

On the **MOTION** of **NELSON**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the **PLAT WAIVER** for **Z-5991**, subject to all conditions listed above.

TMAPC Action; 11 members present:

On **MOTION** of **CARNES**, the TMAPC voted **11-0-0** (Ballard, Carnes, Doherty, Gray, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** the **PLAT WAIVER** for **Z-5991** as recommended by Staff.

\* \* \* \* \*

CZ-213 (Unplatted)(3612)  
West of the northwest corner of E. 66th St. N. & N. Peoria Ave.

(PD-24)(County)

Mr. Jones informed that the resolution for this item has not been published.

Chairman Parmele, hearing no objection, declared this item stricken from the agenda.

\* \* \* \* \*

PUD-510 Plat Waiver (993)  
South of the southwest corner of East 11th Street South and South Yale Avenue.

(PD-4)(CD-4)

Jones presented the plat waiver with Boyd in attendance at the TAC meeting.

The revised plan was reviewed and agreed upon to meet all required needs of the City and the utility companies.

On the **MOTION** of **FRENCH**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the **PLAT WAIVER** for **PUD-510**, subject to the following conditions:

1. Grading and/or drainage plan approval by the Department of Public Works in the permit process.
2. Utility extensions and/or easements if needed.
3. All necessary utility easements be filed of record and the sewer line relocated prior to the issuance of a building permit.
4. Extend the east/west sidewalk (north side) along Winston Avenue to connect with the existing sidewalk.
5. Adjust the landscape to allow for site triangle at the intersections.

Mr. Jones informed that, although the applicant was not present for the TMAPC meeting, he expressed agreement with Staff recommendation at the TAC meeting.

**TMAPC Action; 11 members present:**

On **MOTION** of **NEELY**, the TMAPC voted **11-0-0** (Ballard, Carnes, Doherty, Gray, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** the **PLAT WAIVER** for PUD-510 as recommended by Staff.

\* \* \* \* \*

**CHANGE OF ACCESS ON RECORDED PLAT:**

6600 Garnett Park (3294) (PD-18)(CD-5)  
East of the northeast corner of East. 61st Street South & South Garnett Road.

**Staff Comments**

Mr. Jones informed that this is a proposal to close one access point on 61st Street and relocate it approximately 110' to the east. He advised that Traffic Engineering has signed-off on the access and Staff recommends approval subject to the rendering presented.

**TMAPC Action; 11 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **11-0-0** (Ballard, Carnes, Doherty, Gray, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** the CHANGE OF ACCESS ON THE RECORDED PLAT of 6600 Garnett Park as presented and recommended by Staff.

\* \* \* \* \*

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

- L-17960 John Layman (Dean Solberg)(1193) (PD-5)(CD-5)  
1231 S. 77th E. Ave. RS-3
- L-17961 R.B. & L.K. Neil/R. & K. Smith (874) (PD-19)(County)  
Southwest corner of E. 132nd St. S. & S. 129th E. Ave. RS
- L-17962 Bill Roberts (983) (PD-18)(CD-8)  
8008 S. Louisville RS-1
- L-17963 Union Square Limited (City of Tulsa)(684) (PD-18)(CD-8)  
6105 S. Mingo Rd. CS
- L-17964 Mary Hazen (Georgenia Brown)(2091) (PD-6)(CD-9)  
2429 E. 40th St. RS-2
- L-17965 George Hanks (1st American Title)(2593) (PD-6)(CD-9)  
4202 S. Detroit RS-3
- L-17966 City of Tulsa (H. Swiggart)(2502) (PD-2)(CD-1)  
Virgin St. west of N. Elgin Ave. RS-3
- L-17967 City of Tulsa (H. Swiggart)(2502) (PD-2)(CD-1)  
E. Virgin St. west of N. Elgin Ave.

**Staff Comments**

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

**TMAPC Action; 11 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **11-0-0** (Ballard, Carnes, Doherty, Gray, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; none "absent") to **RATIFY** the above-listed lot-splits having received prior approval and finding them to be in accordance with subdivision regulations as recommended by Staff.

\* \* \* \* \*

**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 Avenue.

Date of Hearing: October 5, 1994

Chairman Parmele announced that the applicant has requested a 30-day continuance to allow continued negotiations.

**TMAPC Action; 11 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **11-0-0** (Ballard, Carnes, Doherty, Gray, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; none "absent") to **CONTINUE** PUD 306-C to November 2, 1994.

\* \* \* \* \*

Application No.: **PUD-306-9**

Applicant: Roy Johnsen

Location: North of East 95th Street South and west of South College Place.

Date of Hearing: October 5, 1994

Presentation to TMAPC: Roy Johnsen

Minor Amendment  
to Development Areas "C" & "D" of the Woodside Village Addition

The applicant is requesting a Minor Amendment allowing 288 dwelling units within Phase II of Development Area "D", converting a portion of Development Area "D" south of 95th Street South from multifamily to single-family use, reallocating 77 units from Development Area "D" to Development Area "F" and/or "H" and allowing increased height in Development Area "D" north of 95th Street South.

Staff has reviewed the request and finds the requested number of units are still available in Development Area "D" per the Minor Amendment of December 3, 1986, which reallocated development densities within the PUD. Conversion of the southern portion of Area "D" to single-family dwellings development will still be compatible with surrounding existing and planned land uses.

Based on the above findings, Staff recommends **APPROVAL** of the requested 288 dwelling units in area "D"; **APPROVAL** of single-family development in area "D" south of 95th Street, with a maximum of 29 dwelling units subject to the standards as described in Minor Amendment 306-6 (08/16/89); **APPROVAL** of an increase in the height of apartment buildings in Area "D" north of 95th Street South, providing that the top of the highest top plate is no more than 30'; and **DENIAL** of the transfer of 77 dwelling units to Development Areas "F" and/or "H", since that would significantly increase previously-approved development densities.

Mr. Stump reminded the Planning Commission that previous action on September 14 approved all but the building height which is being considered today. He informed that the applicant is requesting a building height to allow three-story apartments and Staff is in agreement so long as the top-plate does not exceed 30'.

#### Applicant's Comments

Mr. Johnsen reviewed setbacks for the development, and according to his calculations the nearest three-story building to the nearest single-family dwelling across College is approximately 180'. He reminded the Planning Commission that the issue of height relative to setbacks was not resolved at the last meeting. Mr. Johnsen reported on meetings with area residents where there was extensive discussion over how street frontage, landscaping, screening and fencing would be installed to make it complementary to the properties across the street. He informed that the apartment buildings could not be sufficiently set back to make a difference, and the only alternative was to move the two-story units closer, which did not work out well. The result was the same site plan, but there was extensive consideration as to how street frontage will be handled and the line of sight. Mr. Johnsen explained that the significant difference with this concept is that this project will have garages located along that frontage with a pitched roof, and along the front of those garages will be screening fencing, berming and landscaping. He declared that as a result, the functional view and line of sight from the homes to the east is extensively screened in such a way as to shield headlights from existing single-family properties to the east. Mr. Johnsen reported that agreement was reached with the College Park Neighborhood Association. He revealed that a revised site plan has been submitted, reflecting the strategic locations of the garages and the changes made. Mr. Johnsen informed of a change in access; the initial plan showed access within the northern boundary of the subject property and tying into the Lakeside Condominium Project which lies immediately north of the subject property. The applicant was hopeful that they could tie into that, but it now appears to be unavailable, so they have discussed with area residents the fact that an access point is needed on College toward the north end of the subject project. The revised submittal reflects that. Mr. Johnsen requested that the Planning Commission approve the concepts outlined, with the condition that Staff have the authority to review location of the access point and approve it in the most advantageous location that meets customary traffic considerations, prior access considerations and relationship to properties across the street.

#### Interested Parties

**Mike DeMarco**

**9315 South College Court 74137**

Mr. DeMarco expressed support of the project as presented.

Mr. Stump clarified that working out the access points may include requiring the applicant to provide access to the apartments to the north. Currently those apartments have a driveway on the vacant tract that is proposed for development which gives a second point of access, and if that is eliminated by development, an interconnection may be needed between the two. He noted that the garages are actually detached accessory buildings in the front yard, which are generally prohibited in front yards. By granting approval of this PUD the Planning Commission is approving placement of these detached accessory buildings.

**TMAPC Action; 11 members present:**

On **MOTION** of **MIDGET**, the TMAPC voted **11-0-0** (Ballard, Carnes, Doherty, Gray, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** PUD 306-9 MINOR AMENDMENT as recommended by Staff and approval of detached accessory buildings in the front yard.

\* \* \* \* \*

**ZONING PUBLIC HEARING:**

Application No.: **PUD-128-E-2**

Applicant: Jack Snider

Location: West side of South Riverside Drive at East 77th Street South.

Date of Hearing: October 5, 1994

Presentation to TMAPC:

**Minor Amendment to Allow Additional Signage**

The applicant is requesting approval of a Minor Amendment to allow two single-sided ground signs for an apartment project on Riverside Drive. Each sign contains 12SF of display surface area. The apartment project has 550' of frontage, so it would be allowed 110SF of signage. The zoning ordinance only allows one sign per street frontage for multifamily projects; therefore, a variance of this requirement would also need to be approved by the Board of Adjustment. Staff is of the opinion that due to the design of these signs and the fence to which they are attached, they have even less impact than a double-sided sign which would be permitted. Also, due to the small size of these signs, they will not detract from the residential character of the development. Therefore, Staff recommends **APPROVAL** of PUD-128-E-2 subject to the granting of a variance by the Board of Adjustment and the following standards:

Maximum Number of Ground Signs: 2

Maximum Display Surface Area Per Sign: 15SF

**TMAPC Action; 10 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **10-0-0** (Ballard, Carnes, Doherty, Gray, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Harris "absent") to **APPROVE** PUD-128-E-2 MINOR AMENDMENT as recommended by Staff.

\* \* \* \* \*

**OTHER BUSINESS:**

**PUD-166-F:** Detail Landscape Plan - portion of Lot 2, Block 1, Sheridan Square - 9135 South Sheridan Road

The applicant requests approval of the landscape plan for Development Area 3. The plan as presented complies with the Landscape Ordinance.

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

1. The applicant will demonstrate compliance with the 10' clear zone situated beneath overhead electrical transmission lines or will provide plant material with appropriate growth characteristics.
2. Nine trees will be added in the landscaped strip along the east boundary and 2 additional trees will be provided along the south boundary of the development area.
3. No metal paneled screening fences or gates are allowed.

**TMAPC Action; 10 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **10-0-0** (Ballard, Carnes, Doherty, Gray, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Harris "absent") to **APPROVE** PUD-166-F **DETAIL SITE PLAN REVISION** as recommended by Staff.

\*\*\*\*\*



**PUD-306:** Detail Site Plan for Lot 2, Block 1, Woodside Village III - north and west of 95th Street South and South College Place - Development Area D, Phase II.

The applicant requests approval of a site plan for 288 units of the proposed Crown Chase apartments. Staff has reviewed the submitted site plan and has determined that the plan is in conformance with the livability and parking requirements of the PUD; provides adequate ingress, egress and internal circulation; provides sufficient parking setbacks and separation; and provides adequate area for plant material placement which will be reviewed as part of a future landscape plan.

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


1. Approval of Minor Amendment 306-9.
2. Addition of a second exit lane at the major southern project entry. This requirement is based on the number of units, the proximity of the entry to an arterial street (Delaware Avenue), and the fact that the secondary exit routes are through the adjacent residential area prior to accessing the collector (South College Place).
3. So long as the top of the highest top-plate on any building is 30' or less.

**TMAPC Action; 11 members present:**


On **MOTION** of **MIDGET**, the TMAPC voted **11-0-0** (Ballard, Carnes, Doherty, Gray, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** PUD-306 **DETAIL SITE PLAN** for Lot 2, Block 1, Woodside Village III as recommended by Staff and providing that the top of the highest top plate is no more than 30', a second point of access to College along the northern boundary of the site to a more detailed review by Staff for its precise location.

\*\*\*\*\*

There being no further business, the Chairman declared the meeting adjourned at 2:05 p.m.

Date Approved: Oct 19, 1994  
  
\_\_\_\_\_  
Chairman

ATTEST:

  
\_\_\_\_\_  
Secretary

