

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 1996

Wednesday, October 26, 1994, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present

Ballard
Carnes, 2nd Vice
Chairman
Doherty
Horner
Midget, Mayor's
Designee
Pace
Parmele
Chairman
Wilson

Members Absent

Gray
Harris
Neely

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 Monday, October 24, 1994 at 4:06 p.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 October 12, 1994, Meeting No. 1994:

On **MOTION** of, **WILSON** the TMAPC voted **7-0-1** (Ballard, Carnes, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; Doherty "abstaining"; Gray, Harris, Neely "absent") to **APPROVE** the minutes of the meeting of October 12, 1994 Meeting No. 1994.

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REPORTS:

Chairman's Report:

Chairman Parmele announced receipt of a request to expedite changes to the Zoning Code pertaining to Bed & Breakfast. He then assigned the item to the Rules and Regulations Committee.

Director's Report:

Resolution - Planning District 26 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, to delete 2.1.8 (approved 10/19/94)

Chairman Parmele reminded the Planning Commission of discussion at the October 19, 1994 TMAPC meeting approving deletion of language pertaining to public facilities being in place prior to zoning and that this item is to adopt the resolution.

TMAPC Action; 7 members present:

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Ballard, Carnes, Doherty, Horner, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions" Gray, Harris, Midget, Neely "absent") to **ADOPT** Resolution No. 1995:767.

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Report to Planning Commission regarding Planning District elections of 10/25/94

Ms. Matthews presented the results of the October 26, 1994 Planning District Elections. She reported that Districts 3, 9 and 17 had fewer than five individuals in attendance. Ms. Matthews requested instruction on how to proceed in districts that had tie votes.

Mr. Doherty deemed that in districts where ties occurred that the TMAPC liaison to each district should cast the tie-breaking vote, include the individuals who came to the meeting on the Planning Team and invite the participants to the training session.

Chairman Parmele instructed that in District 8 where the Vice Chair candidate was not able to attend to appoint that candidate as Vice Chair.

Ms. Matthews reviewed comparisons of participation in Planning District elections from 1987 to the present, noting a small increase in total participation.

Chairman Parmele expressed disappointment with the low attendance, especially considering the effort in informing individuals of the elections. He suggested focusing on Neighborhood Associations and Homeowner Associations where considerable feedback has been received on controversial zoning cases.

Receipts for TMAPC and Boards of Adjustment for September, 1994

Mr. Stump advised that all items were in order.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions" Gray, Harris, Neely "absent") to **APPROVE** the Report of Receipts and Deposits for September 1994.

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SUBDIVISIONS:

Consider "Partial Amendment to Certificate of Dedication" for Oaktree Pointe Estates

Chairman Parmele announced receipt of a request for continuance to November 16, 1994.

There were no interested parties in attendance.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Gray, Harris, Neely "absent") to **CONTINUE** Consideration of "Partial Amendment to Certificate of Dedication" for Oaktree Pointe Estates to November 16, 1994.

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CHANGE OF ACCESS ON RECORDED PLAT:

Eastwood Medical Plaza (1293)
Northeast corner of East 21st Street South & South 93rd East Avenue.

(PD-5)(CD-5)

Staff Comments

Mr. Jones informed that the applicant is requesting to relocate two existing access points on East 21st Street to the west and relocate one access point on South 93rd East Avenue to the south. He informed that Traffic Engineering has approved the access change; therefore, Staff recommends **APPROVAL** of the change of access as presented.

TMAPC Action; 8 members present:

On **MOTION** of **WILSON**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Gray, Harris, Neely "absent") to **APPROVE** the CHANGE OF ACCESS ON RECORDED PLAT of Eastwood Medical Plaza as recommended by Staff.

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PLAT WAIVER: SECTION 260:

CZ-213 (Unplatted)(3612)

(PD-24)(County)

West of the northwest corner of East 66th Street North and North Peoria Avenue

Jones presented the application with Steve Oakley in attendance at the TAC meeting.

Considerable discussion was given in regards to the right-of-way of East 66th Street North.

Wilmoth pointed out that the survey could be in error and only 16.5' of right-of-way exists instead of the shown 24.75'.

Rains indicated the desire for the full 50' of right-of-way.

Miller pointed out an existing gas line along the west side of the property.

Oakley stated the intended use was a book bindery.

CZ-213 is a pending County rezoning application requesting to rezone approximately 2.3 acres from *RS* to *CG*. The application is scheduled to be heard by the TMAPC on September 21, 1994. If approved, the tract will be subject to the platting requirements, which is the reason for this waiver application.

It should be noted that the Major Street Plan designates East 66th Street North as a 100' Secondary Arterial which would require 50' of right-of-way on either side of the Section line. Any lesser amount of dedication would require a waiver of the Subdivision Regulations by the TMAPC.

Since the tract is less than 2.5 acres and the improvements exist on the property, Staff is supportive of waiving the platting requirement but not in favor of waiving the Subdivision Regulations. Staff would recommend the applicant work with the Tulsa County Engineer regarding possible dedication and license agreement for the existing building.

Staff recommends **APPROVAL** of the plat waiver for CZ-213 subject to the following conditions:

1. Grading and/or drainage plan approval by the County Engineer in the permit process.
2. Access control agreement, if required by the County Engineer.
3. Utility extensions and/or easements if needed.
4. Waiver of the Subdivision Regulations regarding right-of-way by the TMAPC.

On the **MOTION** of **MILLER**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the **PLAT WAIVER** for **CZ-213** and to **DENY** the **WAIVER** of the **SUBDIVISION REGULATION**.

Mr. Jones announced that the rezoning application for commercial zoning was approved by the Tulsa County Commission October 25, 1994.

Mr. Doherty moved approval of the plat waiver subject to agreement by the County Engineer of appropriate dedication.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Gray, Harris, Neely "absent") to **APPROVE** the PLAT WAIVER for CZ-213 subject to approval by the County Engineer of appropriate dedication of right-of-way.

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CONTINUED ZONING PUBLIC HEARING:

Application No.: **Z-6452**

Applicant: Jack C. Cox

Location: Northwest corner of East 121st Street South & South Yale Avenue.

Date of Hearing: October 26, 1994

Present Zoning: RS-1

Proposed Zoning: CS, RM-O

Chairman Parmele announced that the applicant has requested a continuance to December 14 in order to complete work on the PUD.

There were no interested parties in attendance.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Gray, Harris, Neely "absent") to **CONTINUE** Z-6452 to December 14, 1994.

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Application No.: **Z-6453**

Present Zoning: RS-1

Applicant: Jack C. Cox

Proposed Zoning: CS, RM-O

Location: Northeast corner of East 121st Street South & South Yale Avenue.

Date of Hearing: October 26, 1994

Chairman Parmele announced that the applicant has requested a continuance to December 14 in order to complete work on the PUD.

There were no interested parties in attendance.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Gray, Harris, Neely "absent") to **CONTINUE** Z-6453 to December 14, 1994.

Application No.: **Z-6454**

Present Zoning: AG

Applicant: Jack C. Cox

Proposed Zoning: RS-3, RM-O, CS

Location: Southwest corner of East 121st Street South & South Yale Avenue.

Date of Hearing: October 26, 1994

Chairman Parmele announced that the applicant has requested a continuance to December 14 in order to complete work on the PUD.

There were no interested parties in attendance.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Gray, Harris, Neely "absent") to **CONTINUE** Z-6454 to December 14, 1994.

Application No.: **Z-6460**
Applicant: Leonora Felix
Location: 653 East Apache.
Date of Hearing: October 26, 1994

Present Zoning: RS-3
Proposed Zoning: OM

Chairman Parmele announced that the applicant has requested a continuance to November 9, 1994.

There were no interested parties in attendance.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Gray, Harris, Neely "absent") to **CONTINUE** Z-6460 to November 9, 1994.

ZONING PUBLIC HEARING:

Application No.: **Z-6464**
Applicant: Sharon Strauss
Location: East of the northeast corner of East 51st Street South & South Lewis Avenue,
2511 East 51st Street South.
Date of Hearing: October 26, 1994

Present Zoning: RM-2
Proposed Zoning: OM

Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject tract as Medium Intensity Office - Corridor.

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

Staff Comments:

Site Analysis: The subject property is approximately .398 acres in size. It is non-wooded, gently sloping, contains a single-family home and accessory buildings and is zoned RM-2.

Surrounding Area Analysis: AREA: The subject tract is abutted on the north by I-44 Skelly Drive, zoned RS-2; to the West by offices, zoned OM; to the south by offices, zoned OL; and to the east by office use, zoned RM-2.

Zoning and BOA Historical Summary: The most recent rezoning action in this area granted CS zoning on the tract fronting 51st Street and across 51st Street from the subject tract.

Conclusion: The requested OM zoning is compatible with the existing development and the Comprehensive Plan does support office zoning for this area. Therefore, Staff recommends **APPROVAL** of OM zoning for Z-6464.

Interested Parties

Maxine E. Rule

P O Box 3627 74101

The interested party declined comment.

TMAPC Action; 8 members present:

On **MOTION** of **HORNER**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Gray, Harris, Neely "absent") to recommend **APPROVAL** of OM zoning for Z-6464 as recommended by Staff.

LEGAL DESCRIPTION

A tract of land containing 0.3982 acres that is part of the SE/4, SW/4, SW/4 of Section 29, T-19-N, R-13-E, lying south of the Skelly by-pass, City of Tulsa, Tulsa County, State of Oklahoma, said tract of land being more particularly described as follows, to-wit: starting at the Southeast corner of the SW/4 of SW/4 of said Section 29, thence N 00°01'57" East for 30.00'; thence due West and parallel to the Southerly line of Section 29 for 164.28' to the Point of Beginning of said tract of land; thence continuing due West and parallel to said Section line for 100.00'; thence North 00°01'57" East for 187.00' to a point on the Southerly right-of-way line of Skelly by-pass; thence South 74°51'00" East and along said Southerly right-of-way line for 103.58'; thence South 00°01'57" West for 159.93' to the Point of Beginning of said tract of land, and located on the east of the northeast corner of East 51st Street South and South Lewis Avenue, Tulsa, Oklahoma.

Application No.: Z-6465

Applicant: Craig Johnson

Location: South of the southeast corner East Admiral Place & South 177th East Avenue,
631 S. Lynn Lane.

Date of Hearing: October 26, 1994

Present Zoning: AG

Proposed Zoning: CH or CG

Relationship to the Comprehensive Plan:

The District 17 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject tract as Low Intensity - No Specific Land Use - Development Sensitive.

According to the Zoning Matrix the requested CH or CG is **not** in accordance with the Plan Map.

Staff Comments:

Site Analysis: The subject property is approximately 5 acres in size. It is non-wooded, gently sloping, contains a single-family dwelling and accessory building and is zoned AG.

Surrounding Area Analysis: The subject tract is abutted on the north, east, and south by vacant property, zoned AG and to the west by a single-family dwelling, zoned AG.

Zoning and BOA Historical Summary: The most recent zoning action in this area approved CS zoning on the northeast corner of E. 11th Street and S. 177th East Avenue.

Conclusion: Based on the Comprehensive Plan, the existing development, and the proposed use, Staff recommends **DENIAL** of CH or any other lesser commercial zone for Z-6465.

Mr. Stump informed that to approve this application would be a classic case of spot zoning.

Applicant's Comments

Mr. Johnson distributed photographs of his and surrounding properties depicting buildings and existing commercial businesses. He also presented a blueprint which was submitted to the City of Tulsa and approvals of building inspections at the subject location for automotive repair. He requested that the photographs, etc. be returned to him. He informed that his business closed September 1993, and he was open by appointment only for individuals to purchase his remaining equipment. Mr. Johnson explained that the individual purchasing this property intends to use the property for low intensity, business would be conducted by appointment only, with hours of operation from 8:00 a.m. to 5:00 p.m. and the business will be contained within the building.

Chairman Parmele explained that there is no similar zoning surrounding the property and that CH zoning would permit uses other than what the applicant intends to use it for. He explained that some of the businesses Mr. Johnson referred to are located on corners where high intensity is allowed.

Mr. Johnson informed that the potential purchasers of the property want to use it for contract work only and that it will not adversely affect traffic. He informed that the business will not be detrimental to the neighborhood.

John Harker, attorney representing the potential purchaser, urged support of the requested zoning change because the type of business proposed will not be detrimental to the neighborhood. He declared that traffic counts will not be impacted and did not feel that area residents will realize that this type of business is even being conducted at this location. Mr. Harker asked for suggestions on methods to proceed that might allow his client to purchase the property and use it in the proposed manner.

Chairman Parmele suggested that the applicant might consider filing for a PUD. He also suggested that should the applicant file a PUD, that he meet with area residents to determine if enough conditions can be imposed to gather their support.

Ms. Pace declared that automobile repair, the proposed use, is a higher Use Unit amid an AG area and noted that the Comprehensive Plan recommends that the area remain low intensity. She informed that even with a PUD that she could not support Use Unit 17 uses.

Mr. Doherty declared that high intensity commercial is inappropriate at this location, given the rural character surrounding the property.

Mr. Johnson pointed out that when he made application to add on to the structure, which was then C&C Engine Sales, that the City of Tulsa granted approval.

Interested Parties

Bruce Denny	905 South Lynn Lane Road 74108
Charla Wise	725 South Lynn Lane 74108
Dr. Ed Hofmann	345 South Lynn Lane 74108
L.E. Heinen	632 South Lynn Lane 74108
Barney Reed	531 South Lynn Lane 74108
Wes Lackey	722 South Lynn Lane 74108

The above-listed individuals were present and were opposed to the rezoning request.

Interested Parties

Mr. and Mrs. Burt Davis	26 South Lynn Lane 74108
Gina Schlunager	903 South Lynn Lane 74108
Ruth Woodward	302 South Lynn Lane Road 74108

The above-listed individuals wrote letters expressing opposition to the rezoning request, stating concerns that the next property owner may not keep his business contained and as quiet as the present owner and that the rezoning would be an intrusion into the neighborhood.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Gray, Harris, Neely "absent") to **DENY** CH or CG zoning for Z-6465 as recommended by Staff.

LEGAL DESCRIPTION

The SW/4, NW/4, NW/4, SW/4 of Section 1, T-19-N, R-14-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government survey thereof, and the SE/4, NW/4, NW/4, SW/4 of Section 1, T-19-N, R-14-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government survey thereof, and located south of the southeast corner of East Admiral Place and South 177th East Avenue, Tulsa, Oklahoma.

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Z-5444-SP-3: Corridor Site Plan - south of the southwest corner of East 41st Street South and South Garnett Road

The applicant is proposing a corridor site plan for a 200 unit apartment complex on 10 acres south of the southwest corner of East 41st Street South and South Garnett Road. The development's only access points will be directly off of Garnett Road which is a violation of Section 804 of the Corridor District Chapter. It requires that the principal access be from internal collectors. Existing development to the south and west does not provide collector streets which are stubbed into the subject tract and the undeveloped tract at the intersection of 41st and Garnett would not significantly benefit from a collector street through this tract. For this reason and the intensity of use proposed, Staff can support the access being directly onto Garnett with a variance of this requirement granted by the Board of Adjustment. The type and intensity of development is compatible with the surrounding apartment developments. The site plan proposed complies with all bulk and area requirements as well as the landscaping and sign restrictions. Therefore, Staff recommends **APPROVAL** of Z-5444-SP-3, subject to the Board of Adjustment granting a variance of Section 804 Access Requirements.

Mr. Stump informed that on October 25, 1994 the Board of Adjustment granted a variance of Section 804 Access Requirements allowing primary access from an arterial street.

There were no interested parties in attendance.

TMAPC Action; 8 members present:

On **MOTION** of **BALLARD**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Gray, Harris, Neely "absent") to recommend **APPROVAL** of Z-5444-SP-3 **CORRIDOR SITE PLAN** as recommended by Staff.

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PUD-141-4: Minor Amendment - Lot 10, Block 1, Birmingham Terrace 2nd - 2604 East 45th Street South

The applicant is requesting approval of an amendment to the PUD to reduce the required rear yard setback from 25' to 23.5'.

Staff has reviewed the request and finds that previous amendments in this Block have proposed greater reductions in the rear setback and have been approved. Staff also finds that this request does not effect the existing side setback.

Staff recommends **APPROVAL**.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Gray, Harris, Neely "absent") to **APPROVE** PUD 141-4 MINOR AMENDMENT as recommended by Staff.

PUD-407-4: Minor Amendment - Lot 1, Block 1, Resource Sciences Office Park - northwest corner of East 68th Street South and South Yale Avenue

The applicant requests a Minor Variance to reallocate 1,500 SF of floor area from Lot 12 to Lot 1 in the Office Park. The purpose of the reallocation is to allow enclosure of a ground level mechanical equipment area.

Based on reallocation without net increase of floor area and minor impacts to parking and circulation, Staff recommends **APPROVAL**.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Gray, Harris, Neely "absent") to **APPROVE** PUD 407-4 MINOR AMENDMENT as recommended by Staff.

Application No.: **PUD 435-B**

Applicant: Roy D. Johnsen

Location: East of the southeast corner of East 66th Street South & South Yale Avenue.

Date of Hearing: October 26, 1994

Presentation to TMAPC:

Chairman Parmele announced that the applicant has requested a continuance of two weeks in order to permit further study of off-street parking requirements.

There were interested parties in attendance; however, there was no objection to the request for continuance.

Interested Parties

Sara Clark

Steve Jacoby

5409 East 66th Street 74136

5514 East 62nd Street 74136

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Gray, Harris, Neely "absent") to **CONTINUE** PUD 435-B to November 9, 1994.

OTHER BUSINESS:

Consider adopting changes to TMAPC's Rules of Procedure in relation to PUD Detail Plan reviews and approvals

Amendments to TMAPC Rules of Procedure

A. Insert a new paragraph Section I.L.3 and renumber all subsequent paragraphs.

3. PUD DETAIL PLAN REVIEW

The Staff of the TMAPC shall review and approve, approve with conditions or deny all Detail Sign and Landscape Plans and minor revisions to previously approved Detail Site Plans unless specifically directed by the TMAPC to present the Plans to the Commission for review. Prior to approval of any Detail Plans, the Staff shall ascertain that the Plan complies with all PUD and Zoning Ordinance provisions. If the Plan does not comply with such requirements, the Staff shall approve the Plan subject to conditions which bring it into compliance or deny the Plan.

If the applicant or interested parties disagrees with the decision of Staff, they may appeal the Staff decision as provided for in Section 1107C of the Tulsa Zoning Code.

The Staff shall provide periodic reports to the TMAPC of Detail Plans they have approved or approved with conditions. If Staff is uncertain as to whether a Detail Plan complies with the requirements of a PUD, Staff shall place the items on the TMAPC agenda and the Planning Commission shall determine if the Plan is in compliance.

B. Amend Section I.H. to read as follows:

H. Notification

"Interested parties" speaking on an agenda item for Corridor (CO) or PUD applications will be given notice of future related items appearing before the TMAPC. These include such items as minor amendments, detail site plans, preliminary plats, and final plats. Notice in such instances would not be required if the interested party stated he/she did not desire such future notice after addressing the TMAPC at the original hearing.

Mr. Stump announced that the Ordinance has not been prepared and the City Council is awaiting second reading. He requested that the Planning Commission approve these changes subject to publication of the Ordinance.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Gray, Harris, Neely "absent") to **APPROVE** changes to TMAPC's Rules of Procedure as stated above.

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PUD-495-A: Detail Sign Plan - Lot 1, Block 1, Square Eighty-One - northwest corner of East 81st Street South and South Lewis Avenue

The applicant requests approval for four (4) "directional" signs for Sonic Drive-In Restaurant. The signs as proposed comply with maximum area standards for directional signs per the Zoning Code, but in Staff's opinion do not qualify as directional signs under the Zoning Code definition which is as follows:

"Signs, not exceeding 3 SF of display surface area, of a warning, directive, or instructional nature, including entrance, exit, and restroom signs."

Because the Zoning Code does not regulate the number of directional signs nor their height, Staff has taken a conservative approach in the past and not allowed directional signs which advertise a business. The signs proposed clearly advertise the Sonic Drive-In restaurant and the only thing of a directional nature is the arrow which is often part of many business signs as well. Therefore, Staff recommends **DENIAL** of the 4 signs.

In addition, the applicant stated that he wanted approval of a wall sign on the west wall of the building. No details of this proposed sign have been submitted to Staff.

Mr. Stump advised that information regarding the wall sign was submitted Monday and after review Staff can recommend **APPROVAL**.

In response to a question from Chairman Parmele, Mr. Stump informed that if the directional signs contained an arrow only, Staff could recommend approval; however, the Sonic Drive-In logo above the arrow constitutes advertising.

Applicant's Comments

Richard Patterson

1936 Cleveland, Miami, OK

Mr. Patterson, representative of the business owner, informed that the directional sign in question is in front of other Sonic's in Tulsa and questioned if this would be a problem in the future.

Chairman Parmele explained that because this Sonic is in a PUD is why a problem has been incurred.

Mr. Patterson asked if the signs were modified to read "*ENTER or WELCOME*" above the arrow, if that would be acceptable.

Chairman Parmele responded in the affirmative.

Mr. Doherty informed that if the arrow sign had Sonic in the middle of the arrow, rather than at the top of the sign, that he could have supported the application. However, he has a problem with the advertising appearance of the sign.

Several of the Commissioners disagreed with the Sonic name being anywhere on a directional sign.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Gray, Harris, Neely "absent") to **APPROVE** the wall sign on the west wall of the building with the *ENTRANCE & EXIT* signs subject to Staff review and acceptance.

PUD-168: Detail Sign Plan Review - Walnut Creek II - southeast corner of East 81st Street South and South Harvard Avenue

The applicant's requests approval of wall signs for 6 tenants within the Center and for approximately 1,500 feet of neon accent light to be mounted on the stucco near the top edge of the structure.

Staff has reviewed the request and finds that all signs as proposed conform to the PUD standard of 1½ SF of area for each linear foot of store front to which the sign is attached.

- These include:
- Paint'n Place Studio
 - Combat Martial Arts
 - Fleet First Shoes
 - Tiffany's Salon
 - Magic Carpet Showcase
 - Designer Consignor Clothes

Staff therefore recommends **APPROVAL** of the above-referenced signs.

Staff has also reviewed the neon tube request and recommends **APPROVAL** subject to the following:

1. Light shall be constant.

The applicant was present and in response to Chairman Parmele's inquiry, informed that he understood what was meant by constant light.

TMAPC Action; 8 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Gray, Harris, Neely "absent") to **APPROVE** PUD 168 **DETAIL SIGN PLAN** as recommended by Staff.

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PUD-300: Detail Sign Plan - Lot 1, Block 1, Square One Addition - 8013-F South Sheridan Road

The applicant requests a wall sign for Kiddlestix. Based on compliance with the PUD standard of 1½ SF of display area per linear foot of wall, Staff recommends **APPROVAL**.

TMAPC Action; 8 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Gray, Harris, Neely "absent") to **APPROVE** PUD 300 **DETAIL SIGN PLAN** as recommended by Staff.

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Chairman's Report:


Chairman Parmele requested that Jeannie McDaniel meet with the committees in work session to discuss ways to encourage more citizen participation in the Planning Districts. He suggested perhaps focusing on Neighborhood Associations and Homeowner Associations (HOA) rather than District Chairs. Chairman Parmele declared that the election and recruitment process needs to be reviewed and changes sought that will improve the process, since the current method does not seem to be working in some of the districts.

Ms. Pace defended the process, declaring that it is needed. She expressed disappointment that some HOAs were not interested enough to send representatives to the District meetings.

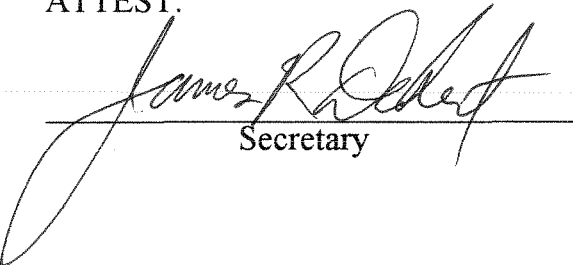
Mr. Doherty disclosed that the current method of participation is not working and suggested exploring modification rather than elimination. He questioned if the Planning Team concept should be eliminated and instead focus on HOAs or Neighborhood groups.

There being no further business, the Chairman declared the meeting adjourned at 2:35 p.m.

Date Approved: 4/9/94


Chairman

ATTEST:


Secretary

