

6. Home Occupations

a. Home occupations permitted by right.

Artists
 Authors and Composers
 Catering/Food Service
 Computer programming
 Home cooking and preserving
 Home crafts
 Ironing
 Sewing
 Telephone answering and/or solicitation
 Tutorial service, limited to one student at a time

Such home occupations shall comply with the following requirements:

- (1) Only members of the family residing in the dwelling shall participate in the home occupation.
- (2) Signs or displays, including signs exceeding 2 square feet on a vehicle, advertising the home occupation on the premises, which are visible from outside the lot are prohibited.
- (3) The home occupation shall be conducted entirely within an enclosed principal residential structure.
- (4) Mechanical equipment which creates noise, dust, odor or electrical disturbance is prohibited.
- (5) Exterior alterations of the structure which would detract from the residential character of the structure are prohibited.
- (6) Outside storage or display of materials or items associated with the home occupation is prohibited.
- (7) A maximum of 500 square feet of floor area may be used in the home occupation.
- (8) Vehicles used in conjunction with the home occupation shall be parked off the street, on the lot containing the home occupation, and shall be of a type customarily found in a residential area.
- (9) The sale of merchandise on the premises is prohibited.
- (10) The pick up of home craft or food items at the home occupation site is prohibited.

b. Home occupations permitted by special exception.

1. Home occupations which are not permitted by right and which do not consist of uses within Use Unit 12 nor uses within Use Units 15 through 28 inclusive may be permitted as a special exception subject to the minimum requirements as set forth in Section 404.B. and such additional safeguards and conditions as may be imposed by the Board of Adjustment.

SECTION 1202. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES**A. Description**

Uses which in some instances may be suitable for location in any district, but because of their potential adverse influence on adjacent properties require site review and are therefore permitted in all districts, as a special exception requiring Board of Adjustment approval.

B. Included Uses:

Adult Detention Center
Airport, Heliport
Aquarium
Art Gallery, not operated for profit
Bed & Breakfast Hotel
Bus Station
Cemetery
Children's Home
Church
College
Community Center
Construction facilities (off site)
Convict Pre-release Center
Correctional Community Treatment Center
Crematory
Cultural Facility, NEC
Day Camp
Emergency and Protective Shelter
Golf Course
Governmental Services, NEC
Homeless Center
Hospital
Hydro-electric Generation Plant
Jail
Juvenile Delinquency Center
Library
Marina
Mausoleum
Museum
Nursing Home
Planetarium
Post Office
Prison
Private Club or Lodge*

5. **Churches when located within an AG or R District:**
 - a. Minimum lot area of 1-acre and minimum lot width of 100 feet.
 - b. No parking shall be permitted within a required front yard.
6. **Schools:**
 - a. High Schools shall have their principal vehicular entrance and exit on an arterial street. **A minimum lot area of one acre shall apply.**
 - b. Buildings and grounds which have been approved by the Board of Adjustment for Use Unit 5 2 school use may also be used for a children's nursery, preschool, community center or day camp.
7. **College, university, hospital:** A minimum site area of one acre shall apply.
8. **Nursing Home:** The nursing home shall meet applicable licensing requirements of the State of Oklahoma. The maximum floor area ratio is .5.
9. **Aquarium, day camp, museum, planetarium and private club or lodge** when located within an AG, RE or RS District shall have a minimum lot area of one acre.
10. **Spacing Requirement:** To avoid clustering, detention/correctional, emergency and protective shelter, homeless center, residential treatment center and transitional living center shall not be located on a lot within 1/4 mile (1,320 feet) from any other lot containing such facilities. The Board of Adjustment, however, may as a special exception, permit the clustering of such uses if determined that the location of such uses will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
11. **Bed & Breakfast Hotel:**
 - a. **The structure must be located in an AG, Agricultural, District, or be located in a Historic Preservation District, or be designated a historical structure by the Historic Preservation Commission.**
 - b. **No cooking facilities shall be permitted in any of the guest rooms.**
 - c. **No restaurant activity shall take place on the premises. Meals may only be served to overnight guests and on special occasions as permitted by the Board of Adjustment.**
 - d. **The owner/operator shall maintain a guest register for each calendar year and shall make such register available to Code Enforcement upon request.**
 - e. **Signage shall be approved by the Board of Adjustment, provided that said sign shall not exceed 32 SF in display surface area or 20' in height.**

C. Use Conditions

1. A single-family attached townhouse dwelling shall:
 - a. Be affixed to a permanent foundation as defined herein.
 - b. Utilize customary residential exterior finishing materials as defined herein.
 - c. Have a core area of living space in each dwelling unit at least 20 feet by 20 feet in size, exclusive of an attached garage.
 - d. Meet all other City Codes and Ordinances.
 - e. Be located on a separate lot within a townhouse development containing at least three lots, a subdivision plat for the same having been duly recorded in the office of the County Clerk.
 - f. Be attached by a common party wall or walls to another townhouse dwelling unit.
 - g. Not be located above another dwelling unit.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Single-family attached dwelling	2 per dwelling unit	NA

SECTION 1208. USE UNIT 8. MULTIFAMILY DWELLING AND SIMILAR USES

A. Description. Multifamily dwellings and similar uses.

B. Included Uses: Apartment
 Bed and Breakfast Inn
 Elderly/Retirement Housing
 Fraternity or Sorority House
 Life Care Retirement Center
 Multifamily Dwelling
 Rooming/Boarding House

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Bed and Breakfast Inn	2 plus 1 additional space for each guest room	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Elderly/Retirement Housing	.75 per dwelling unit	None
Fraternity or Sorority House	1 per 2 beds	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Life Care Retirement Center	.75 per dwelling unit and .35 per nursing center bed	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Multifamily Dwelling	1.5 per efficiency or 1 bedroom dwelling unit. 2 per 2 or more bedroom dwelling unit	None
Rooming/Boarding House	1 per 2 beds	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area

Bed & Breakfast Inn: A residential structure that provides eight or fewer guest rooms and meals for overnight guests who pay a fee for such services.

Bed & Breakfast Hotel: A residential structure that provides guest rooms and meals for overnight guests who pay a fee for such services. Said facility may also be rented for special occasions such as weddings, receptions, anniversaries, private dinner parties, business seminars, etc., as may be approved by the Board of Adjustment.

DRAFT

BOB\BED&BRK

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2001

Wednesday, December 7, 1994, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present

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

Members Absent

Ballard
Harris
Neely

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, December 5, 1994 at 10:52 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.

REPORTS:

Committee Reports:

Rules and Regulations Committee

Mr. Doherty reported that the Rules and Regulations Committee met at 11:30 today to discuss Bed and Breakfast establishments; however, they were not able to reach consensus. He informed that the Committee favored a single category of use. Mr. Doherty informed that the Rules and Regulations Committee will meet December 14, at 11:30 a.m. to develop a recommendation prior to the public hearing.

Director's Report:

Mr. Gardner announced items on the City Council agenda for December 1, 1994.

10. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
11. 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.
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 plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
14. It is recommended that the Developer coordinate with the Department of Public Works (Traffic) or County Engineer during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
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. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
17. The key or location map shall be complete.
18. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided 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. If plugged, provide plugging records.)
19. 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.)
20. 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.
21. 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.)
22. All other Subdivision Regulations shall be met prior to release of final plat.

On the **MOTION** of **FRENCH**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the preliminary plat for Joy Lutheran II, subject to all conditions listed above.

On the **MOTION** of **McGILL**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the plat waiver for BOA-16858, subject to all conditions listed above.

Mr. Jones informed that the applicant is working with Traffic Engineering to verify existing right-of-way on North Boston Avenue, and he noted that this is a condition the applicant must satisfy before the plat is released. He informed that the records are old; however, the parties involved feel sure the required dedication exists for North Boston. Should this right-of-way not exist, additional right-of-way will have to be obtained, which the applicant is in agreement with.

Mr. Midget informed of receiving several calls from area residents expressing that the proposed use is inappropriate in this area.

Mr. Gardner informed that at the Board of Adjustment (BOA) meeting it came to light that the applicant needed additional relief regarding off-street parking, and this issue will be addressed at the next BOA meeting.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **7-1-0** (Carnes, Doherty, Gray, Horner, Pace, Parmele, Wilson "aye"; Midget "nay"; none "abstaining"; Ballard, Harris, Neely "absent") to **APPROVE** the **PLAT WAIVER** for BOA-16858 as recommended by Staff.

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.

On the **MOTION** of **McGILL**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the **PLAT WAIVER** for **PUD-411-D**, subject to all conditions listed above.

TMAPC Action; 8 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **8-0-0** (Carnes, Doherty, Gray, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; none "abstaining"; Ballard, Harris, Neely "absent") to **APPROVE** the PLAT WAIVER for PUD-411-D as recommended by Staff.

LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS:

L-17957 George Waddington (1082)

(PD-8)(CD-2)

Northeast corner of E. 77th St. S. & S. Xenophon Ave.

Chairman Parmele announced that this item has been stricken from the agenda.

FINAL APPROVAL AND RELEASE:

Calvary Bible Church (1383)

(PD-18)(CD-8)

East of the northeast corner of East 91st Street South & South Memorial Drive.

Staff Comments

Mr. Jones announced that all items are in order, the necessary release letters have been received and Staff recommends **APPROVAL** for final approval and release.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Carnes, Doherty, Gray, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; none "abstaining"; Ballard, Harris, Neely "absent") to **APPROVE** the FINAL PLAT of Calvary Bible Church and **RELEASE** same as having met all conditions of approval as recommended by Staff.

EXTENSION OF PRELIMINARY PLAT APPROVAL:

Memorial Crossing (PUD-378)(2683) (PD-26)(CD-8)
Southwest corner of East 101st Street South & South Memorial Drive.

Staff Comments

Mr. Jones informed that this item was originally Albertson's 2400, which appeared on the December 1 agenda as a revised preliminary plat, with the original preliminary plat granted approval by the TMAPC on December 15, 1993. He informed that this is still an active and working plat, and he anticipates it to be filed of record within the next 60 days. Mr. Jones advised that Staff recommends approval of a one-year extension of the plat.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Carnes, Doherty, Gray, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; none "abstaining"; Ballard, Harris, Neely "absent") to **APPROVE EXTENSION OF PRELIMINARY PLAT APPROVAL** for Memorial Crossing for one year as recommended by Staff.

LOT-SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

- L-17992 Darwin C. Smith, Jr. (382) (PD-8)(CD-2)
2508, 2510, 2514, & 2518 W. 66th Pl. S. RS-3
- L-17993 Frank Richard Franklin (J. Brown)(814) (PD-15)(County)
11613 E. 106th St. N. AG-R
- L-17994 Holiday Properties, Inc. (S. Metheny)(2593) (PD-17)(CD-5)
9200 Block of E. 41st St. S. CS
- L-17995 Robert & Maureen Hemmert (J. Tetsworth)(974) (PD-19)(County)
13625 S. 129th E. Ave.
- L-17998 Memorex/Telex (R. Hoover)(2793) (PD-18)(CD-7)
4242 S. Sheridan Rd. IL
- L-17999 Homeland Stores, Inc. (P. Grant)(1483) (PD-18)(CD-8)
8922 S. Memorial Dr. CS
- L-18001 James F. Lewis (J. Moody)(684) (PD-18)(CD-8)
6500 S. Mingo Rd. CO

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; 8 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **8-0-0** (Carnes, Doherty, Gray, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; none "abstaining"; Ballard, Harris, Neely "absent") to **RATIFY** the above-listed lot-splits having received prior approval and finding them to be in accordance with subdivision regulations

Application No.: **Z-6468**

Applicant: Joe Westervelt

Location: East of the southeast corner of East 71st Street South & South Union Avenue.

Date of Hearing: December 7, 1994

Present Zoning: AG

Proposed Zoning: CS

Relationship to the Comprehensive Plan:

The District 8 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the property as Low Intensity - No Specific Land Use and Corridor. According to the Zoning Matrix the requested CS is not in accordance with the Plan Map.

Staff Comments:

Site Analysis: The subject property is approximately 5 acres in size. It is wooded, sloping, is vacant and is zoned AG.

Surrounding Area Analysis: The subject tract is abutted on the north across W. 71st Street So. by vacant property, zoned AG; to the northwest by a church, zoned CS; to the west by a single-family dwelling, zoned AG; to the south by vacant property, zoned AG; and to the east by the U. S. Highway 75, zoned AG.

Zoning and BOA Historical Summary: There have been no rezoning actions in the area.

Conclusion: The Comprehensive Plan does not support the CS zoning on the tract. The commercial node at W. 71st Street and S. Union Avenue is longer north to south because of existing CS zoning on the west side of S. Union Avenue. A fire station was constructed on the south 345' of this CS area, precluding commercial development there. For this reason Staff can support reconfiguring the node at W. 71st Street and S. Union Avenue. In the southeast quadrant, Staff would suggest a medium intensity area to the depth of this zoning request from the U. S. 75 highway right-of-way to the eastern boundary of the lot at the southeast corner of W. 71st Street and S. Union Avenue, and medium intensity for the lot at the southeast corner of W. 71st S. and S. Union. Previous areas shown as medium intensity not included in this new area should be designated Low Intensity - No Specific Land Use.

With this amendment to the Comprehensive Plan, staff could support the proposed rezoning. Therefore, Staff recommends **APPROVAL** of Z-6468 subject to modification of the Comprehensive Plan.

Chairman Parmele noted that this is not considered spot zoning, but reconfiguration of the Comprehensive Plan based on physical facts and existing conditions.

Mr. Stump pointed out that the tract was already designated corridor, with commercial zoning abutting it and a medium intensity node on the other side of U.S. 75 with a similar shape to that being proposed. It also has potential for corridor zoning, which is a potentially high intensity use.

Mr. Gardner informed that there are only three properties in the vicinity that are not designated medium intensity by the Comprehensive Plan, the tract to the north and the two subject tracts.

North line of said W/2, E/2, NW/4, NW/4 and along said right-of-way a distance of 208.30', thence S 1°16'00" E along the East line of said W/2, E/2, NW/4, NW/4 a distance of 375.00', thence S 89°09'38" W and parallel to the North line of said W/2, E/2, NW/4, NW/4 a distance of 331.98' to a point on the West line of said W/2, E/2, NW/4, NW/4, thence N 1°15'42" W and along the West line of said W/2, E/2, NW/4, NW/4 a distance of 410.25' to the Point of Beginning and containing 128,234 square feet or 2.943 acres, and located east of the southeast corner of E. 71st Street South and South Union Avenue.

ZONING PUBLIC HEARING:

Application No: **Z-6470/PUD-522**

Present Zoning: AG

Applicant: Charles Norman

Proposed Zoning: CS/RM-O/ PUD

Location: Southwest corner of East 81st Street South & South Mingo Road.

Date of Hearing: December 7, 1994

Presentation to TMAPC: Charles Norman

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 Low Intensity - No Specific Land Use.

According to the Zoning Matrix the requested RM-0 **may be found in** accordance with the Plan Map but the requested CS zoning is **not in** accordance with the Plan Map.

Staff Comments:

Site Analysis: The subject property is approximately 10 acres in size. It is non-wooded, gently sloping, is vacant and is zoned AG.

Surrounding Area Analysis: The subject tract is abutted on the north by vacant property zoned CS, RM-0, RS-3 and PUD-460; on the east by vacant property, zoned CS and CO and to the south and west by a golf course, zoned AG.

Zoning and BOA Historical Summary: The history of zoning actions in this area indicate that Corridor zoning has been approved along the east side of S. Mingo Road north and south of the subject tract and CS zoning has been approved for the northwest, northeast, and southeast corners of the intersection. The Development Guidelines suggest a Type I Medium Intensity Node for the intersection of E. 81st Street and S. Mingo Road. Since the other three corners of the intersection have already been zoned CS, Staff can support rezoning the north 467' of the east 467' to CS and RM-0 on the remainder. If this rezoning is approved Staff would recommend an amendment to the Comprehensive Plan to show a Type I Medium Intensity Node at the southwest corner of this intersection.

AND

abutting the west or south sides of the PUD are ever developed residentially, a screening wall shall be erected on that side of the residential development.

Signs:

- 1) Ground signs shall be limited to one for each arterial street frontage with a maximum of 280 SF of display surface area and 30' in height.
 - 2) Wall signs shall not be permitted to exceed 2.0 SF of display surface area per linear foot of building wall to which attached. The length of a tenant wall sign shall not exceed 75% of the frontage of tenant space.
 - 3) One monument sign shall be permitted at each arterial street entry, with a maximum of three on 81st Street and three on Mingo Road, with a maximum of 60 SF of display surface area and 6' in height each.
3. No Zoning Clearance Permit shall be issued for a development area within the PUD until a Detail Site Plan for the development area, which includes all buildings and required parking, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
 4. A Detail Landscape Plan for each development area shall be submitted to the TMAPC for review and approval. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved Landscape Plan for that development area prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continuing condition of the granting of an Occupancy Permit.
 5. No sign permits shall be issued for erection of a sign within a development area of the PUD until a Detail Sign Plan for that development area has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
 6. All trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level.
 7. All parking lot lighting shall be directed downward and away from adjacent residential areas. Light standards shall be limited to a maximum height of 35 feet.
 8. The Department of Public Works or a Professional Engineer registered in the State of Oklahoma shall certify to the zoning officer that all required stormwater drainage structures and detention areas serving a development area have been installed in accordance with the approved plans prior to issuance of an Occupancy Permit.
 9. No Building Permit shall be issued until the requirements of Section 1107E of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants.
 10. Subject to conditions recommended by the Technical Advisory Committee which are approved by TMAPC.

Application No.: **Z-6471/PUD523**

Present Zoning: AG

Applicant: Charles Norman

Proposed Zoning: CS/RM-1/RS-3/PUD

Location: Southeast corner of East 81st Street South & South Memorial Drive.

Date of Hearing: December 7, 1994

Presentation to TMAPC: Charles Norman

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 - No Specific Land Use within a Type II node and the remainder of the tract to the east is designated as Low Intensity - No Specific Land Use.

According to the Zoning Matrix the requested CS, RM-1, and RS-3 are in accordance with the Plan Map if properly configured.

Staff Comments:

Site Analysis: The subject property is approximately 66 acres in size. It is non-wooded, gently sloping, vacant, and is zoned AG.

Surrounding Area Analysis: The subject tract is abutted on the north by vacant property and single-family dwellings, zoned CS, RM-1, and RS-3; to the south and east by vacant property, zoned AG; and to the west across Memorial are commercial and office uses, zoned PUD-343 and PUD-270.

Zoning and BOA Historical Summary: The most recent history of zoning actions in this area approved OL/PUD zoning north of the subject tract on the east side of Memorial Drive and in 1986 an application for a mixed use development was filed on the subject tract. The TMAPC and Staff recommended the application be redesigned to provide a buffer along the south boundary to discourage commercial uses along the east side of Memorial Drive. The application was withdrawn by the applicant.

Conclusion: If properly configured, the application is consistent with the Comprehensive Plan and the Development Guidelines; therefore Staff recommends **APPROVAL** of CS on the north 660' of the west 660' of the Section, a 300' RM-1 strip wrapping around the CS area and RS-3 on the remainder. Staff can support an RM-1 wrap-around rather than an RM-0 wrap-around because of existing zoning patterns.

AND

PUD-523: Southeast corner of East 81st Street South and South Memorial Drive.

The proposed PUD includes commercial, apartment, and single-family residential development. It is accompanied by a rezoning request (Z-6471). Three development areas are proposed. Development Area A is at the corner of 81st & Memorial and would contain up to 110,000 SF of commercial development. Area B is proposed for 560 units of apartments which wrap around the commercial area. Area C is in the west 910' of the PUD and is planned for 96 single-family dwellings.

DEVELOPMENT AREA B:

Land Area (Gross):	24.1304 acres	1,051,121 SF
(Net):	22.00 acres	958,320 SF

Permitted Uses:

Those uses permitted by exception in Use Unit 2, Area-Wide Special Exception Uses (Church, Nursing Home, Private Club or Lodge, and Schools, only); and those uses permitted as a matter of right in 7, Duplex Dwellings; 7-A, Townhouse Dwellings; 8, Multifamily Dwellings and similar uses; and uses customarily accessory to permitted uses.

Maximum Number of Dwelling Units:	560
Maximum Building Height	
multifamily dwellings:	42' *
duplex dwellings and townhouses:	35'
other uses:	

As required by the Tulsa Metropolitan Area Planning Commission as part of the detailed site plan review

Off-Street Parking:	As required by the applicable Use Unit of the Tulsa Zoning Code
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Minimum Building Setbacks:

As required by Section 403 of the Tulsa Zoning Code for duplex dwellings in the *RD* district, for townhouse dwellings in the *RT* district, and for multifamily dwellings in the *RM-1* district except no multifamily dwelling shall be within 35' of the boundary between development areas B and C.

Minimum Land Area Per Dwelling Unit

duplex dwelling:	4,200 SF
townhouse dwelling:	4,200 SF
multifamily dwelling:	1,700 SF

* *Multifamily dwellings are limited to 2 stories and 35' in height within 100' of development area C*

Minimum Livability Space Per Dwelling Unit

duplex dwelling:	2,000 SF
townhouse dwelling:	1,200 SF
multifamily dwelling:	600 SF

DEVELOPMENT AREA C:

Land Area (Gross):	27.560 acres	1,200,512 SF
(Net):	26.5169 acres	1,155,075 SF

Permitted Uses:

Those uses permitted by exception in Use Unit 2, Area-Wide Special Exception Uses (Church, Nursing Home and School only) and those uses permitted as a matter of right in Use Unit 6, single-family dwellings. Churches, Nursing Homes and Schools shall be subject to the use conditions of Section 1202 of the Tulsa Zoning Code and detailed site plan approval including the location of such uses within Area C and such additional use conditions as are appropriate for each use as determined by the detailed site plan review and approval.

Maximum Number of Dwelling Units:	96
Maximum Building Height	
single-family dwelling:	35'

11. Subject to conditions recommended by the Technical Advisory Committee which are approved by TMAPC.

Applicant's Comments

Mr. Norman expressed agreement with Staff recommendation, but for two exceptions. He gave a detailed description of the development and declared that the proposed development does not infringe on the use pattern which has been approved to the north. Mr. Norman advised that the multifamily portion of the development might decrease in size, and the single-family area may increase because of market demands. He requested that single-family dwellings be permitted in Area B with the approval of a minor amendment.

Regarding condition #6 of the general recommendation requiring that all trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level in areas A and B, Mr. Norman asked that this requirement be amended. He noted that typically mechanical equipment, i.e., ground-mounted air conditioning and heat pump units, does not seem to be as relevant to screening of those kinds of equipment from ground level view within an apartment project. Mr. Norman requested that screening trash receptacles in an appropriate manner be left to the detail landscape and screening plan.

Interested Parties

Mark Swan

8606 East 80th 74133

Mr. Swan expressed concern that this development was near his property and the negative effect it may have on his property value and increased traffic congestion it will promote.

Jerome Wiley

8027 South 86th East Avenue 74133

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Carnes, Doherty, Gray, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; none "abstaining"; Ballard, Harris, Neely "absent") to recommend **APPROVAL** of Z-6471 and PUD 523 as recommended by Staff with the following modifications.

Single-family dwellings may be permitted in Area B by approval of a minor amendment.

The amount of screening for all trash, mechanical and equipment areas in Area B shall be determined at detail site plan review.

OTHER BUSINESS:

PUD-260-B: Detail Site Plan Review - Lot 1, Block 1, Hyde Park 2nd Addition - 7103 South Yale Avenue

The applicant is requesting approval of a site plan for "McDonalds".

Staff has reviewed the request and finds it to be in conformance with parking access, circulation, floor area, and landscaped area provision standards.

Therefore, Staff recommends **APPROVAL**.

NOTE: Site plan approval does not constitute landscaping or signage approval.

TMAPC Comments

Chairman Parmele noted that the address does not match the legal description.

Applicant's Comments

John Ryan, representative of the McDonalds Corporation, Oklahoma City, informed that the address is off of Zurich Avenue.

Mr. Doherty asked Mr. Linker if there would be a problem complying with the Open Meeting law since the legal description since the address does not match the legal.

Mr. Linker informed that using the PUD number with the legal description would probably be substantial compliance.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Carnes, Doherty, Gray, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; none "abstaining"; Ballard, Harris, Neely "absent") to **APPROVE** PUD 260-B DETAIL SITE PLAN for Lot 1, Block 1, Hyde Park 2nd Addition as recommended by Staff.

Mr. Stump informed that Staff finds the present standards to be adequate and workable. He advised that the applicant only needs a slightly smaller apartment sign and move the shopping center sign approximately six to eight parking spaces to the west to comply.

Mr. Doherty was not inclined to rescind the previous denial of this application since the proposal does not comply with PUD conditions.

Mr. Wessel informed that he would like to withdraw the request for the monument sign and proceed with the two pole signs identifying the property.

Chairman Parmele informed that the City of Tulsa has begun an acquisition project along East 71st Street for widening and adding a third driving lane for eastbound traffic. He advised that there are a number of existing signs located within what would be the temporary construction easement. Chairman Parmele informed that the two signs the applicant is requesting would be within that easement and would have to be moved in 90 days due to construction.

It was the consensus of the Planning Commission that the applicant needs to present an application that more closely complies with the PUD.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **6-1-1** (Carnes, Doherty, Gray, Horner, Midget, Pace, Parmele, "aye"; Wilson "nay"; Parmele "abstaining"; Ballard, Harris, Neely "absent") to **RECONSIDER** PUD 507-3 January 21, 1994.

Chairman Parmele informed that there are a number of signs along 71st Street in PUDs that the Planning Commission approved under conventional zoning which are close to street within utility easements. He asked if this should to be more carefully scrutinized.

Mr. Stump informed that presently the City reviews signs to determine if they should be allowed in utility easements. He advised that this is not a coordinated review.

Ms. Pace suggested that the Rules and Regulations Committee review restricting signs in utility easements.

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Consider Recommendation to City Council on the Following Proposed Street Closings:

- a) East 30' of S. Louisville Ave. right-of-way north of E. 107th St. S.
- b) S. Gary Ave. from E. 4th Pl. S. to E. 7th St. S., and between E. 7th and 8th Streets South
- c) S. Florence Ave. between E. 5th St. S. and E. 5th Pl. S.
- d) E. 7th St. S. from S. Gary Ave. to S. Gary Pl.
- e) All alleys in Blocks 7, 15 & 22, College Addition.