

**TULSA METROPOLITAN AREA PLANNING COMMISSION**

Minutes of Meeting No. 2014

Wednesday, March 15, 1995, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

**Members Present**

Ballard  
Boyle  
Carnes, 1st Vice  
Chairman  
Doherty, 2nd Vice  
Chairman  
Gray, Secretary  
Horner  
Midget, Mayor's  
Designee  
Pace  
Parmele  
Chairman  
Taylor

**Members Absent**

Selph

**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, March 14, 1995 at 9:19 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 1:34 p.m.

**Minutes:**

Approval of the minutes of March 1, 1995, Meeting No. 2012:

On **MOTION** of, **HORNER** the TMAPC voted **9-0-0** (Ballard, Boyle, Carnes, Doherty, Gray, Horner, Pace, Parmele, Taylor "aye"; no "nays"; none "abstaining"; Midget, Selph "absent") to **APPROVE** the minutes of the meeting of March 1, 1995 Meeting No. 2012.

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## **REPORTS:**

### **Committee Reports:**

#### **Rules and Regulations Committee**

Mr. Doherty announced that the Rules and Regulations Committee met at 11:30 a.m. to consider blanket rezoning of the East Lynn area. It was the unanimous recommendation of the Committee to recommend to the full Planning Commission the blanket rezoning of East Lynn to RS-4 at the March 22 public hearing.

#### **Director's Report:**

Mr. Gardner informed of items on the City Council Agenda for March 16, 1995.

## **SUBDIVISIONS:**

### **PRELIMINARY PLAT:**

#### **Jim Norton Center II (PUD-411-C)(2483)**

**(PD-26)(CD-8)**

North of the northeast corner of East 101st Street South and South Memorial Drive.

Jones presented the plat with Ted Sack in attendance at the TAC meeting.

Cotner stated that on-site detention would be required for part of the tract.

Horne stated that a water line extension to the south property line would be required.

Jones reminded Ted to coordinate access points with the State.

Miller recommended the plat show the existing ONG easement along Memorial.

Jim Norton Center II is a one-lot commercial subdivision that contains 5.78 acres and is part of PUD-411-C. The PUD permits automobile sales and this plat is a continuation of Jim Norton Center which adjoins this property to the north.

Staff would offer the following comments and/or conditions:

1. A minor amendment is required to allocate a floor area square footage to the remaining part of the development area.
2. All conditions of PUD-411-C 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.
3. 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.

4. 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.)
5. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
6. 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.
7. 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.
8. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
9. Street names shall be approved by the Department of Public Works and shown on plat.
10. All curve data, including corner radii, shall be shown on final plat as applicable.
11. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
12. 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.
13. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
14. 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.
15. 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.)
16. 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.
17. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
18. The key or location map shall be complete.

19. 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.)
20. 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.)
21. This plat has been referred to Bixby and Broken Arrow 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.
22. 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.)
23. All other Subdivision Regulations shall be met prior to release of final plat.

On the **MOTION** of **MILLER**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the preliminary plat of Jim Norton Center II, subject to all conditions listed above.

Mr. Jones announced that Ted Sack was present representing the plat and was in agreement with Staff recommendation.

**TMAPC Action; 9 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **9-0-0** (Ballard, Boyle, Carnes, Doherty, Gray, Horner, Pace, Parmele, Taylor "aye"; no "nays"; none "abstaining" Midget, Selph, "absent") to **APPROVE** the PRELIMINARY PLAT for Jim Norton Center II as recommended by Staff.

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**PLAT WAIVER, SECTION 213:**

BOA-16534 (Original Townsite)(292)

**(PD-1)(CD-4)**

Southwest corner of West Archer and North Denver Avenue.

Jones presented the application with Ted Sack in attendance at the TAC meeting.

Horne recommended that an existing 6" sanitary sewer line and easement running on the property be vacated.

Canahl stated that a Watershed Development Permit would be required.

BOA-16534 was a special exception request to permit a Use Unit 2 use, community based correctional center, which was approved by the Board of Adjustment on February 22, 1994. With the Board approval, the property becomes subject to the platting requirement for which the applicant has filed this waiver.

Since the property is less than 2.5 acres in size and is already contained in a subdivision plat, Staff can find no benefit to the City in requiring a replat.

Staff recommends **APPROVAL** of the plat waiver for BOA-16534 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.

On the **MOTION** of **FRENCH**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the plat waiver for BOA-16534, subject to all conditions listed above.

Mr. Jones announced that Ted Sack was present representing the plat.

**TMAPC Action; 9 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **9-0-0** (Ballard, Boyle, Carnes, Doherty, Gray, Horner, Pace, Parmele, Taylor "aye"; no "nays"; none "abstaining" Midget, Selph, "absent") to **APPROVE** the PLAT WAIVER for BOA-16534 as recommended by Staff.

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**LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS:**

L-18027 S. Sanditen/I. Fenster (K. Coutant)(2004) IM (PD-16)(CD-6)  
South of the southeast corner of E. 36th St. N. & N. Garnett Rd.

Jones presented the application with Kevin Coutant in attendance at the TAC meeting.

Somdecerff recommended additional right-of-way dedication on Garnett to meet the Major Street Plan.

It is proposed to split an approximate 200' X 200' lot from an approximate 10-acre tract (an adjacent 145' X 200' lot to the north of the proposed lot was previously split from the same 10-acre tract). The proposed lot will meet current zoning standards for the IM district. The applicant wishes to construct a transmission tower for cellular phones and a related 12' X 20' building. According to Subdivision Regulations, the proposed lot is required to have water and sewer (or septic). The lot currently does not meet this criterion. However, because the intended use of the property is strictly for the transmission tower and maintenance of said tower, the applicant is requesting a waiver of the Subdivision Regulations requiring water and sewer (or septic).

Staff recommends **APPROVAL** of this waiver.

On the **MOTION** of **COTNER**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the lot-split for waiver, L-18027, subject to the above mentioned condition.

Staff Comments

Mr. Jones informed Kevin Coutant, attorney for the applicant, perceived that TAC recommended dedication for only that portion of the lot containing the one-acre lot. However, Mr. Jones recollected that TAC required dedication for the entire lot. He suggested that the Planning Commission may want to condition approval subject to dedication meeting the City of Tulsa requirements. This will allow the applicant time to clarify right-of-way dedication with Public Works.

Mr. Coutant was agreeable to this suggestion.

**TMAPC Action; 9 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **9-0-0** (Ballard, Boyle, Carnes, Doherty, Gray, Horner, Pace, Parmele, Taylor "aye"; no "nays"; none "abstaining" Midget, Selph, "absent") to **APPROVE** the LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS as recommended by Staff and subject to Public Works Department **APPROVAL** of right-of-way dedication.

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

<u>L-17941 E.L. Hardgraves (L. Thomas)(590)</u> East of Coyote Trail on Lake Keystone	(PD-23)(County) AG
<u>L-18033 Billings &amp; Fell (City of Tulsa)(3194)</u> East of E. 61st St. S. & S. Mingo Rd.	(PD-18)(CD-8) IL
<u>L-18034 S. &amp; M. Lauterwasser (City of Tulsa)(1282)</u> 7405 S. Elwood Ave.	(PD-8)(CD-2) AG
<u>L-18035 C. &amp; A. Lunsford (City of Tulsa)(1282)</u> 7309 S. Elwood Ave.	(PD-8)(CD-2) AG
<u>L-18037 City of Tulsa (2502)</u> 1026 E. Virgin St.	(PD-2)(CD-1)

**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; 9 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Ballard, Boyle, Carnes, Doherty, Gray, Horner, Pace, Parmele, Taylor "aye"; no "nays"; none "abstaining" Midget, Selph, "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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**PUBLIC HEARING:**

**Public Hearing to update the District One Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area.**

**Staff Comments:**

Ms. Matthews announced that this is an update to reflect the results of a blue-ribbon task force. She presented the below-listed resolution:

RESOLUTION NO. 2014:770

**A RESOLUTION AMENDING  
THE DISTRICT ONE PLAN TEXT,  
A PART OF THE COMPREHENSIVE PLAN  
FOR THE TULSA METROPOLITAN AREA**

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 29th day of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC is required to prepare, adopt and amend, as needed, in whole or in part, an official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, on the 10th day of October, 1980 this Commission, by Resolution No. 1332:524, did adopt the District One Plan Map and Text as a part of the Comprehensive Plan of the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, a Public Hearing was held on the 15th day of March, 1995, and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863.7, to modify its previously adopted District One Plan Text by adding and/or amending text as set forth in Exhibit A and attached and made a part herein.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the amendments to the District One Plan Text, as above set out, be and are hereby adopted as part of the District One Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area.



**DISTRICT ONE PLAN TEXT AMENDMENTS  
EXHIBIT A**

3.1 Core

3.1.5 From 1,500 to 3,000 new structured long-term parking spaces are currently needed in the Core Area.

3.1.6 All streets and sidewalks in this Area should be redesigned so that streetscape, furniture, lighting and signage are consistent.

3.1.7 A new covered transit transfer station should be constructed within this Area.

3.2 Expanded Core

3.2.4 All streets and sidewalks in this Area should be redesigned so that streetscape, furniture, lighting and signage are consistent.

3.4 University Commons, Open Space and Recreation Area

3.4.5 Residential uses should be encouraged to be developed adjacent to the park area.

3.5 Coliseum Area

3.5.1 Should be amended by adding the following: "...or in another appropriate Downtown identity area" after "...here".

3.5.7 Should be amended by adding "...swimming and diving, cycling and other sports" to the list of designated uses.

3.5.8 This area should provide an open space linkage with the Katy Trail and University Commons Park and River Parks.

3.7 Arts and Entertainment District

3.7.1 Add "residential" to list of uses.

3.8 Elm Park Area

3.8.4 Eliminate; this has been accomplished. Renumber existing 3.8.5.

3.11 Government Complex

3.11.12.4 Consideration should be given to building a new arena (seating 18,000 - 22,000) within the Government Complex or in another appropriate identity area, and converting the existing arena to convention and meeting room uses in the next expansion stage of the Civic Center.

4.0 Land Use

4.1.2.6 Should be replaced with the following: "A light rail trolley system should be implemented Downtown, as detailed in the Downtown Mobility Study".

4.3 Residential

4.3.1 Should be amended to read "Residential uses in District One should be encouraged in any appropriate location throughout District One and should be pleasant, safe and attractive".

5.2 Mass Transit

5.2.7 Should be amended by omitting "near Eighth and Main Streets".

Mr. Carnes announced that the Comprehensive Plan Committee voted unanimously to recommend approval to update the District One Plan.

**TMAPC Action; 10 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **10-0-0** (Ballard, Boyle, Carnes, Doherty, Gray, Horner, Midget, Pace, Parmele, Taylor "aye"; no "nays"; none "abstaining"; Selph, "absent") to recommend **ADOPTION** of the Resolution updating the District One Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area as recommended by Staff.

\* \* \* \* \*

**Public Hearing to consider amending 1703.E of the City of Tulsa Zoning Code in regard to publication fees to be charged and governing body action on zoning map amendments.**

Staff Comments

Mr. Gardner informed that at the February 22, 1995 Planning Commission meeting the TMAPC approved the majority of the proposed language. However, the Legal Department discovered a change in language in the State Statutes affecting the portion being adopted today, which is as follows:

**within a 300' radius of the exterior boundary of the territory included in a proposed change immediately abutting any side of the territory included in such proposed change, or separated therefrom only by an alley or street less than 300 feet wide such amendment shall not become effective except by the favorable vote of ~~three-fifths~~ **three-fourths** of all the members of the City ~~Commission~~ **Council****

Mr. Doherty informed that the Rules and Regulations Committee unanimously recommended approval of amending the City of Tulsa Zoning Code regarding publication fees.

There were no interested parties in attendance.

**TMAPC Action; 10 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **10-0-0** (Ballard, Boyle, Carnes, Doherty, Gray, Horner, Midget, Pace, Parmele, Taylor "aye"; no "nays"; none "abstaining"; Selph "absent") to **AMEND** 1703.E of the City of Tulsa Zoning Code in regard to publication fees to be charged and governing body action on zoning map amendments as follows:

**E. ~~City Commission~~-Council Action on Zoning Map Amendments**

The City ~~Commission~~ Council shall hold a hearing on each application transmitted from the Planning Commission and on any proposed Zoning Map amendment initiated pursuant to Section 1703.B. The City ~~Commission~~ Council shall approve the application as submitted, or as amended, or approve the application subject to modification, or deny the application. Prior to the hearing on the proposed rezoning ordinance before the City ~~Commission~~ Council, the applicant shall remit to the office of the City Auditor- Clerk a ~~\$50.00~~ publication fee **said fee shall be in accordance with the schedule of fees adopted by resolution of the City Council of the City of Tulsa.** In case of a protest against such zoning change filed at least three days prior to said public hearing by the owners of 20% or more of the area of the lots included in such proposed change, or by the owners of 50% or more of the area of the lots **within a 300' radius of the exterior boundary of the territory included in a proposed change immediately abutting any side of the territory included in such proposed change, or separated therefrom only by an alley or street less than 300 feet wide** such amendment shall not become effective except by the favorable vote of ~~three-fifths~~ **three-fourths** of all the members of the City ~~Commission~~ Council.

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**Street Closing: TMAPC to consider the merits of closing East 57th Place South at a point approximately 1,000 feet west of South Peoria Avenue.**

TMAPC Comments

Mr. Doherty disclosed ex parte communication, advising of attending the South Peoria Neighborhood Connection meeting during which the street closing was discussed and members voted unanimously to recommend the street closing. He informed of also meeting with interested parties in the district on both sides of the issue.

Mr. Boyle also disclosed ex parte communication with interested parties by telephone.

Staff Comments

Mr. Gardner informed that members of the City Council and representatives from the neighborhood approached Staff with the proposal to close 57th Place South, approximately 1,000' west of South Peoria Avenue. Mr. Gardner presented a detailed description of the area. He pointed out that if this were a newly-developing area, this type of street pattern would not be allowed to develop by today's standards. The request from the neighborhood is to stop traffic exiting from the commercial area and higher density apartment development areas and cutting through their neighborhood to get to 56th Street and to Riverside Drive.

Mr. Gardner informed that notice was given to residents within 300' of the single-family neighborhood, and the Homeowners Association (HOA) informing their membership. He informed that the City Council has not yet advertised for the street closing; however, a formal request has been submitted to the Public Works Department to close the street. Mr. Gardner noted that, although dedicated, 58th Street is not open.

Interested Parties

<b>Cheryl L. Cameron</b>	<b>5684 South Boston Avenue 74105</b>
<b>Vice President, John Marshall Elementary School PTA</b>	
<b>David Wilson</b>	<b>127 East 57th Street 74105</b>
<b>President Riverside South HOA</b>	
<b>Charlene Zeller</b>	<b>5616 South Madison Avenue 74105</b>
<b>Jack Thisler</b>	<b>174 East 57th Street 74105</b>
<b>Jim Graham</b>	<b>5704 South Boston Place 74105</b>
<b>RaeAnn Ayres</b>	<b>5722 South Madison Place 74105</b>
<b>Gordon Eaton</b>	<b>224 East 56th Place 74105</b>
<b>Lewis Hannon</b>	<b>129 East 57th Place 74105</b>
<b>Joan Williamson</b>	<b>5725 South Madison Place 74105</b>
<b>Carol &amp; Don Wilkinson</b>	<b>5725 South Madison Place 74105</b>

The above-listed individuals made the following comments:

A representative from the Marshall PTA conveyed requests from neighborhood school children that the street be closed for reasons of personal safety when walking to school, citing excessive traffic encountered in the area.

One resident informed of support for the street closing from the South Peoria Neighborhood Connection, representatives from the Marshall PTA and Tulsa Police Officers.

Photographs were presented of the area depicting various types of security fencing. These were cited as examples of actions taken for protection against criminal activities in the area.

A letter of support was presented from the Riverwood South Condominium complex endorsing the closing of 57th Place South. Their concern was over the noise created from the heavy volume of traffic.

Traffic is one of the main problems in the area, and residents cited incidents resulting from traffic that would not have occurred in the area if the street were closed.

It was pointed out that the sidewalks will remain open for residents living along the eastern boundary to use.

A traffic count disclosed that 709 vehicles used East 57th Place on Friday, with 782 on Saturday and 531 on Sunday, confirming the residents' contention that this street is heavily traveled and compromises the residents' safety.

Suspected criminal activities occurring to the south of Riverside South, Fairmont Terrace and Silverton apartments are of major concern to area residents. Criminal activities through the area were discussed at length, including drug problems, gunfire, car theft, burglary, stalking, vandalism, property damage from traffic, speeding vehicles, littering, etc. It was pointed out

that 57th Place is used as a short-cut to Riverside Drive for patrons frequenting bars in the area.

Residents declared that 57th Place was never intended to carry the amount of traffic that is currently using it.

Maps were presented depicting instances of crime in the area and also a map indicating area residents in support of the street closing and those opposed.

Residents disclosed many instances of nearly being run over and their parked vehicles being wrecked.

Residents reported that their quality of life has been lost.

One resident revealed that during a six-month period over 1,551 police calls were made to the 61st & Peoria area, with 617 calls accounted for by the nearest apartment neighbor. Fairmont Terrace, located to the southeast boundary, had 541 calls; Riverwalk, along the eastern boundary and Forest Park farther east on 57th Place, accounted for 76 calls.

**Denise Henshaw  
Kim Harrell**

**1803 East 16th Place  
1033 East 57th Place 74105**

The above-listed individuals own townhomes in Brunswick Townhouses and made the following comments.

If 57th Place South is closed, it would make it difficult for these townhouse residents to access Riverside Drive. It was noted that Riverside South HOA information regarding the proposed street closing was only received a few days ago and there was insufficient time to prepare for the meeting.

Brunswick Townhouses have not experienced the rash of crime described by residents in Riverside South, and it was questioned how it was determined that the criminal activities described were coming from the 57th Street area. One individual appealed that maintaining the quality of Riverside South neighborhood not be at the expense of other property owners in the area and cautioned against isolating neighborhoods. The accuracy of the traffic count was questioned, noting that it is possible for residents of Riverside South to have added to the numbers in attempting to access Peoria.

A request was made that this item be continued in order to explore an alternative solution.

Responding to inquiry from Mr. Boyle, Ms. Henshaw declared that residents of the townhouses are opposed to the street closing specifically at the proposed location; however, she advised that they may not be opposed to some type of barricade after studying the issue. She informed that 17 of the 18 units' residents have expressed opposition to the street closing.

**TMAPC Comments**

There was discussion among the Planning Commissioners centering on the excessive amount of traffic experienced by the neighborhood. They expressed uncertainty as to where the street should be closed to restrict access and deemed that more input needs to be received

from area residents and Traffic Engineering. The importance of seeking an alternative solution that would accommodate condominium residents exiting west was also discussed.

Mr. Parmele asked the number of units located in Forest Park, Riverwalk and Brunswick. It was determined that there are 199 units with 165 single-family residences. He asked if the proposal has been reviewed by agencies providing emergency services.

Mr. Midget responded that the street closing has been reviewed by both the Police and Fire Departments and they have expressed seeing no problem with closing the street at this site.

Mr. Gardner informed that the request for street closing has been filed with Public Works and as part of the review by Public Works, all emergency services are involved.

Mr. Doherty informed that Traffic Engineering indicated to him that they are concerned about setting a precedent of shutting neighborhoods off from each other; however, they have no problem at this site with the proposed closing.

It was the consensus of the Planning Commission to encourage area residents to meet and attempt to reach a resolution.

Mr. Doherty suggested that the best process would be to have a Planning Commissioner facilitate this process. The Mayor's Office has also indicated their willingness to participate. He believes that Traffic Engineering should have a representative present as well. Mr. Doherty suggested meeting in one of the 11th floor conference rooms.

Mr. Midget disclosed that the Mayor's Office would not object to facilitating the meeting or providing a meeting place.

Mr. Doherty suggested that there may be up to four options for closing the street and each would present their own unique problems and create new problems. He determined that all should be examined and a recommendation returned if consensus could be achieved. He informed that there are minor changes in design and traffic flow onto private properties that might accommodate a better connection and accomplish what the neighborhood needs to accomplish without totally sealing off from that neighborhood some of the other uses. He deemed that meeting with a representative from each group, not all groups jointly, to explore those options might be the best route.

**TMAPC Action; 10 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **10-0-0** (Ballard, Boyle, Carnes, Doherty, Gray, Horner, Midget, Pace, Parmele, Taylor "aye"; no "nays"; none "abstaining"; Selph "absent") to **CONTINUE CONSIDERATION** of closing East 57th Place South at a point approximately 1,000' west of South Peoria Avenue to April 5, 1995.

Mr. Doherty suggested coordinating with Jeannie McDaniel to have her convene the meeting and he will be present.

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**CONTINUED ZONING PUBLIC HEARING:**

Application No.: **Z-5903-SP-2**

Applicant: Berry E. Belt

Location: North of the northeast corner of East 66th Street South & South Mingo Road.

Date of Hearing: March 15, 1995

The applicant is requesting corridor site and landscaping plan approval for the "Miller Swim School".

Staff has reviewed the request and finds that the plan as proposed conforms to the landscaping, parking, coverage, height, circulation/access and use requirements for the corridor district.

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

1. The gravel drive to the east of the pool shall be surfaced with an all-weather material per Section 1302.D of the City of Tulsa Zoning Code.

Other than the applicant there were no interested parties in attendance.

**TMAPC Action; 10 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **10-0-0** (Ballard, Boyle, Carnes, Doherty, Gray, Horner, Midget, Pace, Parmele, Taylor "aye"; no "nays"; none "abstaining"; Selph "absent") to recommend **APPROVAL** of Z-5903-SP-2 **CORRIDOR SITE PLAN AND LANDSCAPING PLAN** as recommended by Staff.

**LEGAL DESCRIPTION**

Lots 13, 14 and 15, Block 7, (Tract B) Union Gardens Addition to Tulsa County, State of Oklahoma.

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## ZONING PUBLIC HEARING:

Application No.: **PUD-507-5 Minor Amendment**

Applicant: Brad Pilkington/Computer City

Location: Portion of Lot 2, Block 1, Woodland Hills Plaza - 8806 East 71st Street South.

Date of Hearing: March 15, 1995

Presentation to TMAPC: Brad Pilkington

The applicant is requesting approval of a minor amendment for "Computer City" to allow increased maximum wall sign area, up to a maximum of 3 SF per 1'.

Staff has reviewed the request and finds that the existing PUD standard is 1½ SF/1' and that the maximum standard for a PUD is 2 SF/1'. Approval of a 3 SF standard will require Board of Adjustment action.

The applicant's request is based on perceived legibility, asserting that the "1.5 SF formula for (the) PUD does not allow Computer City enough footage for their logo signage to be legible at a 270' setback." Staff notes that Blockbuster Music has installed their logo adjacent to the Computer City space on the same wall face, complying with the 1.5 SF standard.

Staff further notes that this is a recent PUD, approved in January, 1994. Staff is of the opinion that the conditions present at the time of approval have not significantly changed and that the previous review process was defensible and thorough. Staff is also of the opinion that no occupant of the space in question will suffer significant hardship when compared with the remainder of the PUD.

Therefore, Staff recommends **DENIAL**.

### Applicant's Comments

**Brad Pilkington**

**1908 South Pecos Drive, Arlington, TX 76017**

Mr. Pilkington, representative for Computer City, explained that the wall sign outlines the corporate logo and stressed that it is critical to retain some form of identity in the logo. He explained that because of the extreme setback and blocked site-line, motorists traveling west on 71st St. cannot see the north elevation of the subject property until almost directly in front of the site. He declared that because of extreme setback signage large enough to be legible is critical to this location. Mr. Pilkington asked that if 2 SF/1' were granted, the signage between the north and west walls could be switched to allow the north side to have the larger sign.

Mr. Stump informed that since the north face is the shorter area he suggested increasing the permitted display surface area on that wall to 2 SF/1' and leave the west wall at 1½ SF/1'.

Responding to inquiry regarding the shopping center ground sign, Mr. Pilkington informed that they were granted a panel measuring 1' 6" x 10', totaling 18 SF.



Street Closing: TMAPC to consider the closing of right-of-way of 24th West Avenue (south 50') adjacent to West Easton Street.

The subject right-of-way (24th West Avenue) is 50 feet in length extending south from West Easton Street. Planned Unit Development PUD-413-B restricts access to West Easton Street at 24th West Avenue, reserving the north 50 feet of the PUD paralleling West Easton Street as a greenbelt (berm and landscape) buffer.

Therefore, the closing of this public way is consistent with the planning and zoning standards for the neighborhood.

**TMAPC Action; 10 members present:**

On **MOTION** of **TAYLOR**, the TMAPC voted **10-0-0** (Ballard, Boyle, Carnes, Doherty, Gray, Horner, Midget, Pace, Parmele, Taylor "aye"; no "nays"; none "abstaining"; Selph "absent") to **SUPPORT** closing of right-of-way of 24th West Avenue (south 50') adjacent to West Easton Street.


\* \* \* \* \*

There being no further business, the Chairman declared the meeting adjourned at 3:20 p.m.

Date Approved: 4/5/95

  
Chairman

ATTEST:

  
Secretary

**TMAPC Action; 10 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **9-1-0** (Ballard, Boyle, Carnes, Gray, Horner, Midget, Pace, Parmele, Taylor "aye"; Doherty "nay"; none "abstaining"; Selph "absent") to **APPROVE** PUD 507-5 MINOR AMENDMENT as follows:

Permitted display surface area of wall signs on the north-facing wall of the Computer City store only is 2 SF per linear foot of building wall to which it is attached. Denial of all other increases in signage.

\* \* \* \* \*

**OTHER BUSINESS**

**PUD-206:** Detail Site Plan Review - portion of Lot A of Sheridan South - southwest corner of East 91st Street South and South Sheridan Road

The applicant is requesting site plan approval for Boatmen's Bank.

Staff has reviewed the request and finds that building coverage, area for landscaping, setbacks, parking and access conform to PUD standards and plat approval.

Staff therefore recommends **APPROVAL**.

**TMAPC Action; 10 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **10-0-0** (Ballard, Boyle, Carnes, Doherty, Gray, Horner, Midget, Pace, Parmele, Taylor "aye"; no "nays"; none "abstaining"; Selph "absent") to **APPROVE** PUD 206 DETAIL SITE PLAN as recommended by Staff.

\* \* \* \* \*