

# TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2025

Wednesday, June 21, 1995, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

## Members Present

Ballard  
Carnes  
Chairman  
Gray, Secretary  
Horner  
Ledford  
Midget, Mayor's  
Designee  
Pace  
Taylor

## Members Absent

Boyle  
Doherty  
Selph

## Staff Present

Gardner  
Hester  
Stump

## Others Present

Linker, Legal  
Counsel

The notice and agenda of said meeting were posted in the Office of the City Clerk on Thursday, June 15, 1995 at 3:42 p.m., in the office of the County Clerk at 3:50 p.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Carnes called the meeting to order at 1:36 p.m.

## Minutes:

### Approval of the minutes of June 7, 1995, Meeting No. 2023:

On **MOTION** of **HORNER**, the TMAPC voted **6-0-0** (Carnes, Horner, Ledford, Midget, Pace, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Boyle, Doherty, Gray, Selph "absent") to **APPROVE** the minutes of the meeting of June 7, 1995 Meeting No. 2023.

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## REPORTS:

### Director's Report:

Mr. Gardner announced that the Rules and Regulations Committee will meet at 11:30, June 28, 1995, in the INCOG large conference room.

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

<u>L-18084 Donald / Ruth Lomax (2873)</u> 4522 E. 161st St. S.	(PD-20)(CD-0) AG
<u>L-18085 Great Plains Stainless Co. (R. Clinton) (992)</u> N. Side of 21st St. - East of 49th W. Ave.	(PD-9)(CD-0) IM
<u>L-18087 Chief Realty Co. (City of Tulsa) (2803)</u> 2401 N. Harvard	(PD-3)(CD-3) CS
<u>L-18088 Heber J. Cox (Pam Bewley) (3094)</u> Southeast corner of S. Mingo & E. 47th Pl.	(PD-18c)(CD-5) RS-3
<u>L-18089 W. C. Schillinger / PSO (D. Hall) (192)</u> 520 & 524 E. 7th St.	(PD-1)(CD-4) IM
<u>L-18091 Chauncy / Blanche Vaughn. (R. K. King) (1903)</u> 1725 E. 32nd St. N.	(PD-2)(CD-3) RS-3

**Staff Comments**

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

**TMAPC Action; 6 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **6-0-0** (Carnes, Horner, Ledford, Midget, Pace, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Boyle, Doherty, Gray, 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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**ZONING PUBLIC HEARING:**

Application No.: **PUD 128-5** Minor Amendment  
Applicant: Jack R. Easley  
Location: Block 16, Kensington Addition, 7910 South Victor - Riverchase Apartments.  
Date of Hearing: June 21, 1995

The applicant is requesting approval of a second identification sign on the Riverside Drive street frontage.

Staff has reviewed the request and finds the second sign to be of a size and scale (9 SF) in keeping with the remainder of the project. Staff also finds that the project has significant Riverside Drive frontage (approximately 500') and that the additional sign is in keeping with the spirit and intent of the identification signage for the PUD.

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

Board of Adjustment approval.

**TMAPC Action; 6 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **6-0-0** (Carnes, Horner, Ledford, Midget, Pace, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Boyle, Doherty, Gray, Selph "absent") to **APPROVE** PUD 128-5 MINOR AMENDMENT as recommended by Staff.

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Application No.: PUD-405-12/Z-5722-SP-A - Minor Amendment  
Applicant: J. Donald Walker  
Location: Southeast corner of 91st Street South and 73rd East Avenue.  
Date of Hearing: June 21, 1995

The applicant is requesting approval of a minor amendment to include a .50 acre parcel as part of the adjacent office area (Development Area 6). The parcel was created by a slight variation in the location of 73rd East Avenue during the concept to implementation process and is separated from residential development by Reserve Area "B". The proposed development standards will be those previously approved for Area 6, except as follows:

Maximum floor area (the new tract)	7,577 SF (.35 FAR)
Setback from right-of-way	
73rd East Avenue	50'

Staff recommends **APPROVAL**.

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**TMAPC Action; 6 members present:**

On **MOTION** of **PACE**, the TMAPC voted **6-0-0** (Carnes, Horner, Ledford, Midget, Pace, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Boyle, Doherty, Gray, Selph "absent") to **APPROVE** PUD 405-12/Z-6722-SP-A MINOR AMENDMENT as recommended by Staff.

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**OTHER BUSINESS**

Request by John Moody to amend the District 10 Plan, a portion of the Comprehensive Plan for the Tulsa Metropolitan Area, in the area northwest of the intersection of I-244 and the Arkansas River.

Applicant's Comments

Mr. Moody explained that the State of Oklahoma Department of Transportation (ODOT) is requesting a letter to reflect rezoning of the property located south and west of West Seventh Street and I-244, pursuant to rezoning application Z-6397. He explained that ODOT requires information regarding TMAPC policy as to updating Comprehensive Plans to reflect changes as a result of rezoning. Mr. Moody proceeded to review the zoning application, which was approved for Z-6397.

Mr. Gardner recommended that Staff write a letter to ODOT advising that TMAPC has instructed Staff to include this item in the next round of public hearings where housekeeping amendments to the District 10 Plan are considered.

**TMAPC Action; 8 members present:**

On **MOTION** of **BALLARD**, the TMAPC voted **8-0-0** (Ballard, Carnes, Horner, Gray, Ledford, Midget, Pace, Taylor "aye"; no "nays"; none "abstaining"; Boyle, Doherty, Selph "absent") to **INSTRUCT** Staff to write a letter to Mitch Surrent of the Department of Transportation informing him that this item will be included in public hearings on housekeeping amendments to the District 10 Plan.

\* \* \* \* \*

Determine TMAPC's policy concerning prior approval lot-splits in the area under application for rezoning in the Philbrook area.

Staff Comments

Mr. Stump informed that this item was on the agenda of June 14, 1995, along with the request to consider initiating RE zoning for the Philbrook area, but no action was taken at that time. He requested that the Planning Commission not allow prior approval lot-splits in the subject area until after the zoning public hearing.

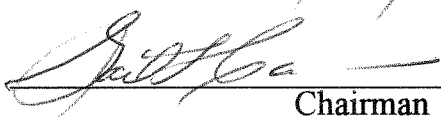
Mr. Linker pointed out that if a lot-split meets the Subdivision Regulations there would be no basis for denial. He suggested that a moratorium on lot-splits in the subject area may be the better alternative.

TMAPC Action; 8 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **8-0-0** (Ballard, Carnes, Gray, Horner, Ledford, Midget, Pace, Taylor "aye"; no "nays"; none "abstaining"; Boyle, Doherty, Selph "absent") to **DECLARE** a **MORATORIUM** on lot-splits in the Philbrook area under consideration for rezoning until the rezoning request scheduled for public hearing on August 2, 1995 is finalized.

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There being no further business, the Chairman declared the meeting adjourned at 1:58 p.m.

Date Approved: 7/5/95  
  
Chairman

ATTEST:

  
Secretary

