

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2027

Wednesday, July 5, 1995, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present

Boyle, 2nd Vice
Chairman
Carnes
Chairman,
Doherty, 1st Vice
Chairman
Gray, Secretary
Horner
Taylor

Members Absent

Ballard
Ledford
Midget
Pace
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 Friday, June 30, 1995 at 2:57 p.m., in the office of the County Clerk at 2:54 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 1:30 p.m.

Minutes:

Approval of the minutes of June 21, 1995, Meeting No. 2025:

On **MOTION** of **TAYLOR**, the TMAPC voted **5-0-1**, Boyle, Carnes, Gray, Horner, Taylor "aye"; no "nays"; Doherty "abstaining"; Ballard, Ledford, Midget, Pace, Selph "absent") to **APPROVE** the minutes of the meeting of, June 21, 1995 Meeting No. 2025.

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REPORTS:

Director's Report:

Mr. Gardner reported on work Staff has completed in updating the section on mini-storage use in the Zoning Code.

Mr. Gardner reported on the request for a street closing, a portion of 4th Place at 4th Place and 129th East Avenue. Hearing no objection from the Planning Commission, Mr. Gardner advised that he would transmit the recommendation for closing to Public Works.

SUBDIVISIONS:

CHANGE OF ACCESS ON RECORDED PLAT:

101 Yale Village (PUD-516)(2783) (PD-26)(CD-8)
Southeast corner of East 101st Street South & South Yale Avenue.

Staff Comments

Mr. Jones called attention to the map depicting existing limits of access, as well as proposed limits of access. He explained that the proposed change will align the proposed access with the mutual access on the plat and within the PUD. Mr. Jones informed that Staff recommends approval of the proposed change of access subject to the approval of Traffic Engineering.

TMAPC Action; 6 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **6-0-0** (Boyle, Carnes, Doherty, Gray, Ledford, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Horner, Midget, Pace, Selph "absent") to **APPROVE** the CHANGE OF ACCESS ON RECORDED PLAT for 101 Yale Village as recommended by Staff, subject to approval of Traffic Engineering.

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Johnson-Fagg Industrial Addition (3194) (PD-18)(CD-5)
Southwest corner of East 51st Street South & South Garnett Road.

Applicant's Comments

Mr. Jones announced that an additional access is being established along 51st Street on the westernmost portion of the lot, and the applicant is modifying an access point that was previously amended on the Garnett side of the lot. He informed that Traffic Engineering has approved the proposed access; therefore, Staff recommends approval subject to the plan submitted.

TMAPC Action; 6 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **6-0-0** (Boyle, Carnes, Doherty, Gray, Ledford, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Horner, Midget, Pace, Selph "absent") to **APPROVE** the CHANGE OF ACCESS ON RECORDED PLAT for Johnson-Fagg Industrial Addition as recommended by Staff.

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FINAL APPROVAL AND RELEASE:

Champions Athletic Training Center (PUD-485)(2683)
10800 South Memorial Drive.

(PD-26)(CD-8)

Staff Comments

Mr. Jones advised that all releases have been received and Staff recommends approval subject to final approval from the Legal Department.

TMAPC Action; 6 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **6-0-0** (Boyle, Carnes, Doherty, Gray, Ledford, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Horner, Midget, Pace, Selph "absent") to **APPROVE** the Final Plat of **CHAMPIONS ATHLETIC TRAINING CENTER** and **RELEASE** same as having met all conditions of approval as recommended by Staff subject to final approval by the Legal Department.

Kuykendall Industrial Park (194)

(PD-17)(CD-6)

West of the northwest corner of East Admiral Place & South 193rd East Avenue.

Staff Comments

Mr. Jones advised that all releases have been received and Staff recommends approval subject to final approval from the Legal Department.

TMAPC Action; 6 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **6-0-0** (Boyle, Carnes, Doherty, Gray, Ledford, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Horner, Midget, Pace, Selph "absent") to **APPROVE** the Final Plat of **Kuykendall Industrial Park** and **RELEASE** same as having met all conditions of approval as recommended by Staff subject to final approval from the Legal Department.

LOT-SPLITS WITH WAIVER OF THE SUBDIVISION REGULATIONS:

L-18077 (Zirkle)(1893)

(PD-6)(CD-9)

Northwest corner of East 30th Street South & South Yorktown Avenue.

RS-1

Chairman Carnes announced receipt of a request for continuance to July 19, 1995 from interested parties.

Roy Johnsen, attorney for the applicant, expressed no opposition to the request for continuance.

TMAPC Action; 6 members present:

On **MOTION** of **TAYLOR**, the TMAPC voted **6-0-0** (Boyle, Carnes, Doherty, Gray, Ledford, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Horner, Midget, Pace, Selph "absent") to **CONTINUE** L-18077 to July 19, 1995.

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LOT-SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

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|------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <u>L-18069 Holman Trust (J.O. Holman)(2924)</u> North of the northwest corner of E. 136th St. N. & N. 129th E. Ave. | (PD-14)(County) AG |
| <u>L-18093 Judy Neilsen (D. Kurin)(2883)</u> 4016 & 4022 E. 104th St. S. | (PD-26)(CD-8) RS-1 |
| <u>L-18095 TRMI (City of Tulsa)(2094)</u> 3105 S. Garnett Rd. | (PD-17)(CD-6) CS |
| <u>L-18096 Sanditen Investments (City of Tulsa)(1794)</u> Southeast corner of E. 31st St. S. & S. Garnett Rd. | (PD-17)(CD-6) CS |
| <u>L-18097 Liberty Bank (City of Tulsa)(283)</u> 7989 E. 71st St. S. | (PD-18C)(CD-7) CS |
| <u>L-18098 Wayne & Carolyn McKnight (1323)</u> 9603 E. 159th St. N. | (PD-14)(County) AG |
| <u>L-18099 Daniel & Martha Blevins (1893)</u> 1389 E. 26th Pl. S. | (PD-6)(CD-9) RS-2 |
| <u>L-18102 Executive Mall Partners (City of Tulsa)(1794)</u> 2115 S. Garnett Rd. | (PD-17)(CD-6) CS |
| <u>L-18103 Steve Ragland (City of Tulsa)(1282)</u> 7251 S. Elwood Ave. | (PD-8)(CD-2) AG |
| <u>L-18104 David Ward (City of Tulsa)(1282)</u> 7227 S. Elwood Ave. | (PD-8)(CD-2) AG |
| <u>L-18105 Bank IV (City of Tulsa)(894)</u> 11311 E. 21st St. S. | (PD-17)(CD-6) CS |
| <u>L-18106 Kimberly Whitetree (City of Tulsa)(1282)</u> 7145 S. Elwood Ave. | (PD-8)(CD-2) AG |
| <u>L-18107 Marjorie Bailey Conley Trust (City of Tulsa)(1783)</u> 8950 S. Delaware Ave. | (PD-18B)(CD-8) IL |

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; 6 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **6-0-0** (Boyle, Carnes, Doherty, Gray, Ledford, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Horner, Midget, Pace, Selph "absent") to **RATIFY** the above-listed lot-splits having received prior approval and finding them to be in accordance with subdivision regulations.

OTHER BUSINESS:

PUD-485-A: Detail Site Plan - west side of South memorial Drive at East 109th Street South.

The applicant is requesting site plan approval for Champions Athletic Complex.

Staff has reviewed the request and finds that the square footage of the structure, the landscaped area, the parking, setbacks and access as proposed conform to the standards of the PUD.

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

1. Verification of building height. Maximum building height is 40 feet. However, to achieve this height the building must be set back from the south property line 40 feet. Based on the PUD standard of one foot of setback for every foot of height (minimum 20'), the maximum height of the structure is 30 feet per the proposed plan.

NOTE: *Site plan approval does not constitute landscape or sign plan approval.*

TMAPC Action; 6 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **6-0-0** (Boyle, Carnes, Doherty, Gray, Ledford, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Horner, Midget, Pace, Selph "absent") to **APPROVE** the **DETAIL SITE PLAN** for PUD 485-A as recommended by Staff.

Resolution #2026:771 - Adopt an Amended Fee Schedule for filing and processing Zoning Map Amendments, other Zoning related items and Board of Adjustment applications in the City of Tulsa.

Staff Comments

Mr. Gardner presented the following resolution amending the fees as were approved at the June 28, 1995 Planning Commission meeting.

ADOPTING AN AMENDED FEE SCHEDULE FOR
FILING AND PROCESSING OF ZONING MAP AMENDMENTS,
OTHER ZONING RELATED ITEMS AND BOARD OF ADJUSTMENT
APPLICATIONS IN THE CITY OF TULSA

WHEREAS, the Tulsa Zoning Code (Title 42, TRO) provides for the establishment of filing and processing fees for zoning map amendments and Board of Adjustment applications, the amount of which shall be established by Resolution adopted by the Tulsa Metropolitan Area Planning Commission and approved by the Tulsa City Council; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission (TMAPC) last amended the fee schedule December 21, 1988 and the City council (Commission) did approve the amended fee schedule January 17, 1989; and

Whereas, the City Council did amend Section 1703.E of the Tulsa Zoning Code May 22, 1995, providing for a zoning ordinance publication fee, said fee to be in accordance with the adopted schedule of fees; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission, after due study and deliberation did review and adopt in a public meeting on June 28, 1995 the schedule of fees attached hereto as Exhibit A.

NOW, THEREFORE BE IT RESOLVED, pursuant to the authorization set forth in the Tulsa Zoning Code (Title 42.TRO) that the fees as shown in Exhibit A, attached hereto and made a part hereof shall be paid by persons filing rezoning and Board of Adjustment application.

BE IT FURTHER RESOLVED THAT this Resolution shall take effect immediately upon its adoption by the Tulsa Metropolitan Area Planning Commission and the Tulsa City Council.

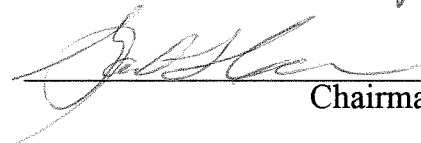
TMAPC Action; 6 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **6-0-0** (Boyle, Carnes, Doherty, Gray, Ledford, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Horner, Midget, Pace, Selph "absent") to **APPROVE** Resolution 2026:771 as recommended by Staff.

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There being no further business, the Chairman declared the meeting adjourned at 1:45 p.m.

Date Approved: July 18 95


Chairman

ATTEST:


Secretary