

**TULSA METROPOLITAN AREA PLANNING COMMISSION**

Minutes of Meeting No. 2037

Wednesday, September 20, 1995, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

**Members Present**

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

**Members Absent**

Selph  
Taylor

**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 Monday, September 18, 1995 at 11:26 a.m., in the office of the County Clerk at 11:22 a.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 1:33 p.m.

**Minutes:**

Approval of the minutes of September 6, 1995, Meeting No. 2035 and September 11, 1995, Meeting No. 2036:

On **MOTION** of **GRAY**, the TMAPC voted 6-0-1 (Ballard, Carnes, Doherty, Gray, Horner, Ledford, "aye"; no "nays"; Boyle "abstaining"; Midget, Pace, Selph, Taylor "absent") to **APPROVE** the minutes of the meeting of September 6, 1995 Meeting No. 2035 and September 11, 1995 Meeting No. 2036.

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## REPORTS:

### Chairman's Report:

Chairman Carnes announced receipt of a letter from the City Council requesting that the TMAPC add the following item to their work program:

Study and recommend to the Council alternative methods of more closely timing or coordinating development with infrastructure improvements; and

Evaluate the dispersion of development density and, if necessary, recommend policy or plan changes necessary to effect greater dispersion.

Chairman Carnes assigned this item to the Budget and Work Program Committee.

### Committee Reports:

#### Comprehensive Plan Committee

Ms. Gray announced that the Comprehensive Plan Committee met at 11:30 a.m. to discuss recommendations for possible amendments to the Zoning Code and the Comprehensive Plan regarding multifamily density and referred a study and inventory of existing development and zoning to the Budget and Work Program Committee.

#### Rules and Regulations Committee

Mr. Doherty announced that the Rules and Regulations Committee meet today at 11:30 to consider changes made by Staff in Use Units regarding mini-storage and will present that recommendation at public hearing.

### Director's Report:

Mr. Gardner announced receiving requests for the following:

- (a) Request the City Code dealing with satellite dishes or large antennas be amended to consider ramifications to the owners of abutting properties. (Budget & Work Program)

Mr. Horner announced that the above-stated item is being answered by letter to the individual who issued the complaint. He stated that he believes the explanation will fulfill her anxieties, and that this is probably an isolated case that won't repeat itself.

- (b) Consider amending the Zoning Code to incorporate changes made in amending the Charter Title 42 Tul. Rev. Ord. where the office of the City Clerk assumes the duties previously performed by the City Auditor. (From Alan Jackere to Rules and Regulations)

Mr. Doherty suggested that this item be changed when other Zoning Code items are amended so that only one update printing will be necessary.

- (c) North Peoria Update (Comprehensive Plan) 10-4-95

Mr. Gardner announced that Dwain Midget will present an update on the North Peoria Study to be held October 4, 1995 at 11:30 a.m.

- (d) Possible Amendments to Zoning Code related to outdoor advertising. (Rules and Regulations 10-18-95)

Mr. Gardner announced that this item has been referred to the Rules and Regulations Committee for October 18, 1995.

**SUBDIVISIONS:**

**PRELIMINARY PLAT:**

ANTIOCH BAPTIST CHURCH (1102) (PD-25) (CD-County)  
South side of 56th Street North & North Cincinnati Avenue.

Jones presented the plat with Dwayne Wilkerson present at the TAC meeting.

Canahl Stated that the Master Drainage Plan called for a detention area off Cincinnati Avenue on the south portion of the subject tract.

Rains recommended only three access points on 56th Street North, each being 40' in width.

Miller noted an existing gas line and easement and regulator site along Cincinnati Avenue which should be shown on the face of the plat.

Fields stated that an 8" sewer line existed on the south end of the property which may be connected to.

This plat includes 70.9 acres located in the north portion of Tulsa County and is outside of the Tulsa City Limits. This property is being platted in a one lot, one block configuration and the proposed use is a church.

Staff would offer the following comments and/or recommendations:

1. Staff can find no previous approval or pending application for church use on the subject tract (advisory only, not a condition of plat approval).
2. Waiver of Subdivision Regulations to permit the plat to be drawn at a scale of 1" = 200' (1" = 100' required).
3. Letter of release from Turley Water District as to water supply for the subdivision.
4. 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.

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 drainage plans shall be approved by the County Engineer, including storm drainage and detention design (and other permits where applicable) subject to criteria approved by the County Commission.
8. Street names shall be approved by the County Engineer and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
11. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
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 County Engineer. Include applicable language in covenants.
14. Street lighting in this subdivision shall be subject to the approval of the County Engineer and adopted policies as specified in Appendix C of the Subdivision Regulations.
15. It is recommended that the Developer coordinate with the 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.)
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. The method of water supply and plans therefore shall be approved by the City/County Health Department.
18. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
19. The key or location map shall be complete.
20. 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.)

- 21. 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.)
- 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 Rains, the Technical Advisory Committee voted unanimously to recommend approval of the Preliminary plat of Antioch Baptist Church, subject to all conditions listed above.

**TMAPC Action; 8 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Ballard, Carnes, Doherty, Gray, Horner, Ledford, Pace "aye"; no "nays"; none "abstaining"; Midget, Selph, Taylor "absent") to **APPROVE** the **PRELIMINARY PLAT** for Antioch Baptist Church as recommended by Staff and **WAIVER** of Subdivision Regulations permitting a scale of 1" = 200'.

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**SAVOY VILLAS (PUD 534) (3193)**  
 South Lewis Avenue at East 55th Place South.

**(PD-18) (CD-9)**

**TMAPC Action; 8 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-1** (Boyle, Ballard, Carnes, Doherty, Gray, Horner, Pace "aye"; no "nays"; Ledford "abstaining"; Midget, Selph, Taylor "absent") to **CONTINUE** the **PRELIMINARY PLAT** for Savoy Villas to October 4, 1995.

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**PLAT WAIVER, SECTION 213:**

Z-6491 (Unplatted)(2393)

**(PD-17)(CD-5)**

Northwest corner of East 33rd Street South and South Memorial Drive.

Jones presented the request with Warren Morris in attendance at the TAC meeting.

Somdecerrff recommended 10 additional feet of right-of-way on South Memorial Drive, which was agreed to by the applicant.

After discussion if East 33rd Street South is a dedicated right-of-way, Somdecerrff recommended a 30' radius of additional right-of-way at the intersection of South Memorial Drive.

Z-6491 rezoned a 0.86 acre unplatted tract which contains an existing one-story building from *IL* to *CS*. No new construction is proposed and the applicant is now requesting to waive the platting requirement.

Based on the size of the tract and existing building, Staff can support the requested Plat Waiver. South Memorial Drive is designated as a 120' primary arterial and presently 50' of right-of-way exists at this location.

Staff recommends **APPROVAL** of the Plat Waiver for Z-6491 subject to the following conditions:

1. Dedication of additional right-of-way for South Memorial Drive to meet the Major Street Plan or a waiver of the Subdivision Regulations.
2. Grading and/or drainage plan approval by the Department of Public Works in the permit process.
3. Access control agreement, to be approved by the Department of Public Works (Traffic Engineering).
4. Utility extensions and/or easements if needed.

On the Motion of Canahl, the Technical Advisory Committee voted unanimously to recommend approval of the plat waiver for Z-6491, subject to all conditions listed above.

**Staff Comments**

Mr. Jones announced that Warren Morris was present representing the plat waiver. Mr. Jones advised that this property was rezoned to accommodate a night club or tavern, and the property never received a waiver of plat. He informed that the building has existed on the property for a number of years and the applicant wants to obtain a remodeling permit to convert it to a club.

Mr. Morris expressed agreement with Staff recommendations.

Ms. Pace inquired if the proposed night club's proximity to Tulsa Technology Center is in compliance with regulations pertaining to distance from a night club to a school.

Mr. Jones advised that in the licensing process through the City of Tulsa and the ABLE Commission, that concern was reviewed.

**TMAPC Action; 8 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Ballard, Carnes, Doherty, Gray, Horner, Ledford, Pace "aye"; no "nays"; none "abstaining"; Midget, Selph, Taylor "absent") to **APPROVE** the PLAT WAIVER for Z-6491 as recommended by Staff.

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**PUD-179-V (Randall Plaza)(1283)** **(PD-18)(CD-7)**  
East of the southeast corner of East 73rd Street South and South Memorial Drive.

Jones presented the request with Tom Williams present at the TAC meeting.

Miller noted an existing gas line located in the rear 35' of Lot 4.

PUD-179-V is a Major Amendment on a 1.79 acre tract to permit an increase in square footage for a building and to permit a dry cleaning business. A site plan has been submitted for Lot 4 but no immediate building plans have been made for Lot 3. The applicant is requesting to waive the platting requirement for both lots.

Based on the total tract size being less than 2.5 acres and since the property is contained within an existing office/commercial subdivision plat, Staff is supportive of the Plat Waiver. Staff can find no benefit to the City in a replat.

Staff recommends **APPROVAL** of the Plat Waiver for PUD-179-V 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 Miller, the Technical Advisory Committee voted unanimously to recommend approval of the plat waiver for PUD 179-V, subject to all conditions listed above.

**TMAPC Action; 8 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Ballard, Carnes, Doherty, Gray, Horner, Ledford, Pace "aye"; no "nays"; none "abstaining"; Midget, Selph, Taylor "absent") to **APPROVE** the PLAT WAIVER for PUD 179-V as recommended by Staff.

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Z-6494 (East Lawn Addition)(893)  
1109-1111 South Gary Place.

(PD-4)(CD-4)

Jones presented the application with Eloise Cox in attendance at the TAC meeting.

French pointed out to the applicant that the property may be subject to the new landscaping requirements of the Zoning Code.

Z-6494 was a rezoning request for Lot 22, Block 1, 50' x 140' in size, from *RM-2* to *CS* to permit an office and beauty services business in the existing building.

Based on the existing subdivision plat and size of the tract, Staff can see no advantage to the City in a replat. All necessary right-of-way appears to be existing for the tract.

Staff recommends **APPROVAL** of the Plat Waiver for Z-6494 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 Miller, the Technical Advisory Committee voted unanimously to recommend approval of the plat waiver for Z-6494, subject to all conditions listed above.

#### Staff Comments

Mr. Jones pointed out that the plot plan depicts virtually the entire lot being paved and noted that this may cause problems in dealing with grading and drainage due to the increased impervious area. He stated that the application will be subject to the landscaping requirements in the Zoning Code.

Ms. Ballard made a motion for approval. Mr. Horner seconded the motion.

Ms. Pace voiced concern that the applicant be aware of the landscaping requirements for the tract, and that she would like to especially see a tree planted since this tract encroaches so far into the neighborhood. Ms. Pace declared that she would like to protect area residents from viewing a sea-of-asphalt.

Ms. Pace suggested amending the motion to include alternative compliance landscaping.

#### Applicant's Comments

Ms. Cox informed that she intends to install an herb garden and described other plantings she intends to install. She disclosed that a tree would not be practical to plant at this location; however, she does intend to install plantings along the front of the property.

Ms. Pace stated that she would like to see a rendering of intended landscaping.

Ms. Ballard declared that a rendering would be too burdensome on the applicant and deemed it is unnecessary.

**TMAPC Action; 9 members present:**

On **MOTION** of **BALLARD**, the TMAPC voted **8-0-1** (Boyle, Ballard, Carnes, Doherty, Gray, Horner, Ledford, Pace "aye"; no "nays"; Midget "abstaining"; Selph, Taylor "absent") to **APPROVE** the PLAT WAIVER for Z-6494 subject to conditions as recommended by Staff.

Mr. Jones clarified that the intent is to approve the plat waiver making the applicant subject to all conditions of the Landscape Ordinance as they currently exist, or if these conditions cannot be met, the applicant will be required to submit an alternative compliance plan to the Planning Commission. The Planning Commissioners affirmed Mr. Jones' statement to be correct.

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PUD 514 (Yorkshire Estates) (2293)  
3259 South Yale Avenue.

(PD-6) (CD-7)

Jones presented the application with Murrel Wilmoth in attendance at the TAC meeting.

French stated that an access control agreement is still required for the plat waiver. In addition, French noted that a PFPI regarding access, sidewalks and turn lanes may be required.

Somdecerff recommended 10 additional feet of right-of-way for South Yale Avenue and a 30' radius for additional right-of-way at the intersection.

Fields recommended that the existing sewer line be relocated per Department of Public Works as a condition of approval.

Canahl stated that all drainage must be directed to either East 33rd Street South or South Yale Avenue.

The plat waiver for PUD 514 was originally reviewed by the TAC on May 19, 1994 and recommended for approval subject to conditions. A waiver of the Subdivision Regulations regarding the right-of-way for South Yale Avenue was recommended for denial. The applicant is now requesting review of a slightly modified plot plan and transmittal to the TMAPC.

Staff is again supportive of the requested waiver based on the entire tract being contained within an existing subdivision plat. Any major modifications to the site plan would require additional hearings by the TMAPC.

Staff recommends Approval of the plat waiver for PUD 514, subject to the following conditions:

1. Grading and/or drainage plan approval by the Department of Public Works in the permit process.

2. Access control agreement, if required by the Department of Public Works (Traffic Engineering).
3. Utility extensions and/or easements if needed.

On the Motion of Somdecerff, the Technical Advisory Committee voted unanimously to recommend approval of the plat waiver for PUD 514, subject to all conditions listed above.

**AND**

**PUD-514: Detail Site Plan - 3259 S. Yale Avenue - the West 400 feet of lot 1 and the west 300 feet of Lot 2, Block 2, Yorkshire Estates.**

The applicant is requesting site plan approval for a 7,368 SF addition to the existing 16,056 SF Saied Music Store at this location. The plan also shows the proposed parking expansion with landscaped areas for the PUD.

Staff has reviewed the request and finds that the access, circulation, parking, landscaped areas and floor area are in substantial compliance with the requirements of the PUD.

Therefore, Staff recommends **APPROVAL** of the submitted site plan with the following conditions:

**Landscaped Areas -**

- a) Expansion of the landscaped area in the Northeast portion of the site along the residential district to a minimum of 40'. Staff opinion is that this 40' standard, while being somewhat flexible, can be achieved with minimal impact to the parking area.
- b) Addition of a landscaped island in the center bank of spaces between the music store and the restaurant. The east/west run of 163' as proposed leaves spaces outside the required 75' distance to the nearest landscaped area.
- c) Addition of a landscaped strip (minimum 5') at the southwest corner of the site along the 33rd Street frontage.
- d) Submittal of an application for alternative landscape compliance. The subject site shows existing parking spaces along Yale Avenue which are in the street right-of-way in the southwestern portion of the site. It also shows paving abutting the Yale right-of-way in the northwest portion of the site. These pre-existing conditions make compliance with the landscape ordinance difficult if not impractical.

The alternative compliance application will give the applicant the opportunity to retain the existing condition while proposing landscaping alternatives intended to soften the Yale exposure in conformance with the intent of the landscape ordinance.

Parking Area -

- a) Redimension the parking spaces to show a minimum 24' travel way between banks of spaces. Twenty-foot minimum is acceptable where no spaces back onto the travel way.
- b) Show angle of spaces in angled parking area in the northeast portion of the site. Stall angle should be standardized at 45, 60 or 75 degrees.

Other -

- a) The north/south utility easement which is being moved to the east to accommodate the new addition should be delineated on the plan.
- b) Enclosed dumpster locations with details of the enclosure should be shown.

**Note:** *Site Plan approval does not constitute Sign Plan or Landscape Plan approval.*

Ms. Pace revealed ex parte communication with Janet Bradley regarding this item.

Mr. Jones informed that the applicant has submitted a revised site plan depicting relocation of access points, sidewalk extension and he noted that turn lanes may be required.

Applicant's Comments

Mr. Wilmoth informed that improvements proposed for the median will more than offset additional right-of-way that might be taken. He stated that one of the residents was interested in landscaping on the east side of the tract and location of the proposed fence. Mr. Wilmoth noted that this concern will be addressed in the detail landscape plan. He informed that there was also concern regarding access onto Yale Avenue. He expressed confidence that the Public Works Department will approve improvements to the median which will allow left-turn access for both the restaurant and music store. Mr. Wilmoth conceded to make this a condition of approval in the event that Traffic Engineering does not approve the median improvements.

Interested Parties

**Susan Damron**

**5012 East 33rd 74135**

Ms. Damron informed that she is affected by through-traffic in the area. She expressed concern from area residents over potential restaurant traffic into the neighborhood. Ms. Damron urged the Planning Commission to reconsider the proposal if the median cut is not approved.

Mr. Doherty assured Ms. Damron that area residents will be informed if Traffic Engineering does not approve median improvements.

Mr. Stump noted that Staff now reviews landscape plans without a public hearing. It was the consensus of the Planning Commission to allow Staff to follow normal procedures and if area residents do not agree with the applicant's landscape proposal then residents can appear before the Planning Commission for resolution. Chairman Carnes instructed Mr. Wilmoth to contact Janet Bradley when landscape plans are formulated to set up a meeting with area residents to review the landscape proposal, and if residents agree with the proposal, there will be no need to appear before the Planning Commission.

Ms. Pace commented on receipt of a letter from Robert Church, 3304 South Allegheny, regarding his concerns of lighting, fencing and landscaping and minimizing after-hours traffic access to 33rd Street.

**Janet Bradley** **3355 South Braden 74135**  
Ms. Bradley expressed support of residents being notified if suggested modifications to the median are not approved by Traffic Engineering.

**TMAPC Action; 9 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **8-1-0** (Boyle, Ballard, Carnes, Doherty, Gray, Horner, Ledford, Midget "aye"; Pace "nay"; none "abstaining"; Selph, Taylor "absent") to **APPROVE** the PLAT WAIVER for PUD 514 as recommended by Staff; **APPROVE** WAIVER of Subdivision Regulations regarding the right-of-way on Yale Avenue; and **APPROVE** PUD 514 DETAIL SITE PLAN subject to modifications to the Yale Avenue median to permit southbound left turns into the tract and noting that the TMAPC will review the detail landscape plan only if interested parties cannot reach agreement with the applicant.

Ms. Pace explained that she voted no because she feels that the Planning Commission did not adequately address objections presented in the letter from Robert Church regarding traffic exiting the subject tract onto 33rd Street, thereby allowing vehicle headlights to shine into his side yard, causing an annoyance. Ms. Pace acknowledged access changes were made by the City Council. However, she declared that the spirit and intent of Section 401 is not served by this compromise.

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**FINAL APPROVAL:**

The Metroplex (PUD 312-A) (3094) (PD-18) (CD-5)  
West of the northwest corner of East 51st Street South & South Garnett Road.

**Staff Comments**

Mr. Jones announced that Ted Sack was present representing the applicant. He announced that this is a one-lot one-block subdivision, and all release letters have been received. Mr. Jones advised that Staff recommends **APPROVAL** of final approval of the application subject to approval from the Legal Department.

**TMAPC Action; 9 members present:**

On **MOTION** of, the TMAPC voted **9-0-0** (Boyle, Ballard, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Selph, Taylor "absent") to **APPROVE** the FINAL PLAT of the Metroplex as having met all conditions of approval as recommended by Staff and subject to final approval from the Legal Department.

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**CHANGE OF ACCESS ON RECORDED PLAT:**

Hunters Glen (2283) (PD-18) (CD-8)  
South of the southeast corner of East 91st Street South & South Yale Avenue.

**Staff Comments**

Mr. Jones announced that this application is for change of access on an existing subdivision plat. He presented a rendering depicting both existing and new points of access. Mr. Jones advised that the Traffic Engineering Department has signed off on the requested change; therefore, Staff recommends approval of the change of access subject to the document presented.

**TMAPC Action; 9 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **9-0-0** (Boyle, Ballard, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Selph, Taylor "absent") to **APPROVE** the CHANGE OF ACCESS ON RECORDED PLAT for Hunters Glen as recommended by Staff.

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**LOT-SPLITS FOR DISCUSSION:**

L-18138 Mattioni (L. Levy) (583)  
6747 South Timberlane Road.

Chairman Carnes announced that a request for continuance to October 4, 1995 has been received.

**Interested Parties**

Richard Marple informed that he has a contract on the western portion of the subject lot-split and he requested that the lot-split be considered today, since the request for continuance was not received in a timely fashion.

Kevin Coutant, representative for Billy Hughes, a neighbor of the subject property, acknowledged that a letter requesting the continuance was transmitted on the afternoon of September 18, 1995. He informed of conversation with the applicant's attorney who expressed no objection to the request for continuance. Mr. Coutant revealed that the continuance is being requested to resolve a dispute between residents regarding the lot-split.

Mr. Marple informed that finalization of his contract is being delayed; however, he had no objection to a two week continuance.

**TMAPC Action; 7 members present:**

On **MOTION** of, the TMAPC voted **7-0-0** (Boyle, Ballard, Carnes, Doherty, Gray, Horner, Ledford "aye"; no "nays"; none "abstaining"; Midget, Pace, Selph, Taylor "absent") to **CONTINUE LOT-SPLIT FOR DISCUSSION L-18138** to October 4, 1995.

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

L-18137 Saied Family Trust (J. Saied) (2293)  
3259 South Yale

(PD-6)(CD-7)  
CS/RS-2

**Staff Comments**

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

**TMAPC Action; 9 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **8-1-0** (Boyle, Ballard, Carnes, Doherty, Gray, Horner, Ledford, Midget "aye"; Pace "nay"; none "abstaining"; Selph, Taylor "absent") to **RATIFY** the above-listed lot-split having received prior approval and finding it to be in accordance with subdivision regulations.

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

L-18146 Ned P. Dorris Trust (P. Sisemore) (794)  
1810 S. Garnett

(PD-17)(CD-6)  
CS

L-18148 Robert Weaver (City of Tulsa) (1282)  
7800 Block of South Elwood

(PD-8)(CD-2)  
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; 9 members present:**

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

Application No.: **PUD 481-8** Minor Amendment

Applicant: William B. Hayes

Location: Lots 1, 2 and 3, Block 1 of the Mingo Marketplace - northwest corner of the Mingo Valley Expressway and 71st Street South.

Date of Hearing: September 20, 1995

Presentation to TMAPC:

**AMENDED STAFF RECOMMENDATION**

The applicant is requesting approval of a minor amendment to allow the location of one additional ground sign for MacFrugals *and other tenants* in the southwest corner of Lot 1 along the 71st Street frontage.

Subsequent to the previous Staff recommendation, Staff has received additional information which applies to this request.

The sign as proposed will provide display area for three tenants. The need for this additional signage rises from the fact that the leasable space has been split into a greater number of spaces than originally anticipated and that the existing signage on the 71st Street frontage does not represent the newly-created space or every existing tenant space. The proposed sign as represented by the applicant will contain three panels or display areas and may be increased to four.

Based on the fact that the sign as proposed is intended to give the unrepresented tenants (located in the major structure to the north) signage similar to that enjoyed by the balance of tenants, Staff recommends **APPROVAL** of the minor amendment subject to the following:

- a) The height of the sign shall be limited to 20' with a maximum display area of 180 SF.
- b) Each tenant shall be entitled to the use of no more than one (1) panel of the sign, each panel to have a display area of no more than 50 SF.

**Note:** *Minor Amendment approval does not constitute sign approval.*

There were no interested parties in attendance.

**TMAPC Action; 9 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **8-1-0** (Boyle, Ballard, Carnes, Doherty, Gray, Horner, Ledford, Pace "aye"; Midget "nay"; none "abstaining"; Selph, Taylor "absent") to **APPROVE** PUD 481-1 **MINOR AMENDMENT** as recommended by Staff.

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**ZONING PUBLIC HEARING:**

Application No.: **PUD 431-A-2** Minor Amendment

Applicant: Acura Neon, Inc.

Location: Southwest corner of East 101st Street and Sheridan Avenue - Lot 1, Block 1 of May's No. 21.

Date of Hearing: September 20, 1995

The applicant is requesting approval of an increase to the allowed height of a ground sign for Arby's Restaurant. Arby's will be located in the southeast corner of the May's drug store building. The requested increase would raise the allowed height from 16' to 25'.

Staff has reviewed the request and finds that a similar request was approved for May's Drug Store in October of 1994. This approval was consistent with other sign heights in the immediate area.

Staff review also indicates that the original sign standards for PUD 431 read as follows: "Within each parcel (A, B and C - the subject site is within parcel A) ground signs shall be limited to one sign along the arterial frontage identifying the establishment therein." Major Amendment "A" allowed drug store, ice cream store, pharmacy and retail trade in parcel A in addition to the originally-approved restaurant and office uses. It also increased the allowed floor area from 7,500 SF to 13,500 SF. The signage standards were not revised.

Staff interpretation of the above standard is that one ground sign is allowed on the arterial frontage. Although this parcel fronts on two streets (101st and Sheridan) it is allowed only one ground sign. May's Drug Store has established the one allowed sign.

Therefore, Staff recommends **DENIAL** of the request for increased sign height based on the lack of available ground signs in this parcel of the PUD.

If the Commission should wish to allow an additional sign on the parcel, Staff would then recommend approval of the requested increase in height.

There were no interested parties in attendance.

**TMAPC Action; 9 members present:**

On **MOTION** of **MIDGET**, the TMAPC voted **9-0-0** (Boyle, Ballard, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Selph, Taylor "absent") to **DENY** PUD 431-A-2 **MINOR AMENDMENT** as recommended by Staff.

\*\*\*\*\*

Amend Title 42, Tulsa Revised Ordinance to amend the Tulsa Zoning Code relating to mini-storage facilities to be located in RM residential multifamily and O office districts by Board of Adjustment Special Exception.

Staff Comments

Mr. Gardner presented the proposed changes to the Zoning Code regarding consideration of mini-storage facilities to be constructed in the RM, multifamily, and O, office, categories. He reported that Staff conducted a study of mini-storages around the country, and from that study, the amendments listed below were incorporated. Mr. Gardner noted that this proposal will allow flexibility within the Zoning Code, noting that mini-storage use does not generate a lot of traffic for residential areas when specified conditions are followed, and they are compatible with residential and light-office areas. He then presented the following:

## SECTION 401 PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS

The Principal Uses Permitted in the Residential Districts are designated by use unit. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use of an RE, RS, RD or RT District for access to any RM, O, C, or I District, or the use of an RM District for access to any O, C, or I District is prohibited unless permitted through an approved Planned Unit Development. The use units permitted in Residential Districts are set forth below in Table 1.

**Table 1**

**Use Units Permitted in Residential Districts\***

Use Units		Districts					
No.	Name	RE	RS	RD	RT	RM	RMH
1.	Area-Wide Uses by Right	X	X	X	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E	E	E	E
4.	Public Protection & Utility Facilities	E	E	E	E	E	E
6.	Single-Family Dwelling	X	X	X	X	X	E
7.	Duplex Dwelling		E**	X	X	X	
7a.	Townhouse Dwelling				X	X	
8.	Multifamily Dwelling & Similar Uses	E*****	E*****	E*****		X	
9.	Manufactured Home Dwelling	E	E	E		E	X
10.	Off-Street Parking					E***	
11.	Offices, Studios & Support Services					E****	
16.	Mini-Storage					E*****	

\*X = Use by Right

E = Special Exception

\*\* = Duplexes permitted only in RS-3 and RS-4 Districts.

\*\*\* = In RM-2 and RM-3 Districts only.

\*\*\*\* = In RM-1, RM-2, and RM-3 Districts only.

\*\*\*\*\* = Community group home, convent, monastery, and novitiate are the only uses within Use Unit 8 permitted by Special Exception in the RE, RS and RD Districts

\*\*\*\*\* = **Mini-storage is permitted only in the RM-1, RM-2 and RM-3 districts.**

**SECTION 404. SPECIAL EXCEPTION USES IN RESIDENTIAL DISTRICTS,  
REQUIREMENTS**

The Special Exception Uses, permitted in the Residential Districts, as designated in Table 1, are subject to the minimum requirements set out below and such additional safeguards and conditions as may be imposed by the Board of Adjustment.

- A. The accessory use provisions of the Residential Districts pertaining to signs are applicable to accessory signs for principal uses permitted by special exception.
- B. Home occupations permitted by special exception.
1. The home occupation must be accessory to the use of the dwelling unit as a residence.
  2. Only members of the family residing in the dwelling shall participate in the home occupation.
  3. Signs or displays, including signs exceeding two square feet on a vehicle, advertising the home occupation on the premises, which are visible from outside the lot are prohibited.
  4. The home occupation shall be conducted entirely within an enclosed principal residential structure or customary accessory building.
  5. Mechanical equipment which creates noise, dust, odor or electrical disturbance is prohibited.
  6. Exterior alterations of the structure which would detract from the residential character of the structure are prohibited.
  7. Outside storage or display of materials or items associated with the home occupation is prohibited.
  8. A maximum of 500 square feet of floor area may be used in the home occupation.
  9. 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.
- C. In the RS-3 and RS-4 Districts, duplex use shall comply with the height and yard requirements for single-family use and in addition shall comply with the following requirements:
1. Minimum lot area of 9,000 square feet,
  2. Minimum land area per dwelling unit of 5,000 square feet,
  3. Minimum frontage of 75 feet, and
  4. Minimum livability space per dwelling unit of 2,500 square feet.

- D. In RMH District, a single-family dwelling shall comply with the bulk and area requirements set out in Paragraph 403.B.2.
- E. In the R Districts, excepting RMH, manufactured home dwelling use shall comply with the lot area requirement for a single-family dwelling located within the district, and in addition shall comply with the following requirements:
1. The manufactured home dwelling use shall not exceed a period of one year from the date of granting the special exception.
  2. Not more than one manufactured home dwelling may be located on a lot.
  3. The application for a special exception must be accompanied by a written signed agreement of the applicant to remove the manufactured home within one (1) year from the date of granting of the special exception.
  4. The applicant shall, within ten (10) days from the granting of the special exception, post with the City Clerk of the City of Tulsa, a cash bond or surety bond payable to the order of the City of Tulsa in the amount of \$500.00 to defray removal cost in the event the applicant fails to remove the manufactured home at the end of one (1) year from the date of granting of the special exception.
  5. The Board of Adjustment shall not have the power to vary or extend the one (1) year limit on the manufactured home use except upon the filing of a new application, notice and public hearing.
- F. Except as provided in B, C, D, and E and I of this Section above, and Section 209, Special Exception uses shall comply with the least restrictive yard and height requirements of the district in which located and, in addition, shall comply with the following requirements:
1. Maximum floor area ratio of .5,
  2. Minimum lot size of 12,000 square feet,
  3. Minimum frontage of 100 feet, and
  4. A minimum building setback of 25 feet from abutting properties located within an R District.
- Provided that if the use unit requirements are greater the use unit requirements shall control.
- G. Office use in the RM-1 District shall comply with the bulk and area requirements of the OL District. Office use in the RM-2 District shall comply with the bulk and area requirements of the OM District, except no structure shall exceed two stories in height. Office use in the RM-3 District shall comply with the bulk and area requirements of the OMH District.
- H. Parking lots may be permitted in RM-2 and RM-3 Districts only, provided:
1. It is not a commercial lot; and
  2. It is not abutting the side lot line of two existing single-family dwellings.

**I. Mini-storage facilities located in RM-1, RM-2 and RM-3 Districts shall comply with the following requirements:**

- 1. The building height is limited to 12 feet, provided however, if the facilities contain an accessory dwelling to be used for management and security purposes, the height of the dwelling shall not exceed 35 feet;**
- 2. The minimum building setback from a public street shall be 50 feet, plus ½ the right-of-way designated on the Major Street Plan when adjacent to an arterial street or freeway service road and 35 feet if adjacent to a nonarterial street;**
- 3. The minimum building setback from a freeway and all other boundaries is 10 feet, provided however, the Board of Adjustment may allow a 5 foot building setback in this instance if the wall of the building is also to be used to meet the screening requirement in item 11 of these requirements. Any spaces between perimeter buildings shall require construction of an 8 foot masonry wall between buildings;**
- 4. Exterior building walls shall consist of masonry construction using brick, stone, stucco or concrete tilt-up panels. Metal or standard (smooth) concrete block exterior walls are not permitted.**
- 5. The floor area ratio (FAR) shall not be exceed .5;**

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- 6. Access doors to storage units shall not be visible at ground level from an abutting O or R district and shall not be visible from an abutting public street;**
- 7. No hazardous, toxic or explosive materials are permitted to be stored in such facilities.**
- 8. Open air storage is prohibited in the RM-1 District. Open air storage is prohibited on the perimeter of the lot in an RM-2, or RM-3 District, but may be permitted on the interior of the lot if the storage is not visible at ground level from an abutting O or R District or any public street;**
- 9. The development site should have frontage on and access to an arterial street;**
- 10. Only one ground sign shall be permitted. Location, size and height of such sign shall be determined by the Board of Adjustment, provided however, the sign shall not exceed 20 feet in height and 32 SF of display**

surface area or 2/10 of a SF of display surface area per lineal foot of street frontage (whichever is greater) and illumination of the sign if any shall be by constant light;

11. A screening fence or masonry wall (to be determined by the Board of Adjustment) a minimum of 8 feet in height is required along the lot line or lot lines in common within an R District unless the developer options to develop in accordance with item 3 of these requirements.

## SECTION 601. PRINCIPAL USES PERMITTED IN OFFICE DISTRICTS

The principal uses permitted in the Office Districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading, and screening requirements and other use conditions in Chapter 12. The use units permitted in Office Districts are set forth below in Table 1.

Table 1

### Use Units Permitted in Office Districts\*

Use Unit		Districts			
No.	Name	OL	OM	OMH	OH
1.	Area-Wide Uses	X	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E	E
4.	Public Protection & Utility Facilities	E	E	E	E
6.	Single-Family Dwelling	E	E	E	E
7.	Duplex Dwelling	E	E	E	E
7a.	Townhouse Dwelling	E	E	E	X
8.	Multifamily Dwelling and Similar Uses	E	E	E	X
10.	Off-Street Parking Areas	X	X	X	X
11.	Offices, Studios & Support Services	X**	X	X	X
12.	Eating Establishments Other than Drive-Ins				X
16.	<b>Mini-Storage</b>	E	E	E	E
19.	Hotel, Motel and Recreational Facilities			E***	E***

\*X = Use by Right

E = Special Exception

\*\* = Drive-in bank facilities, whether a principal or accessory use, adult day-care and children's nursery require Board of Adjustment approval of special exception in OL Districts.

\*\*\* = Limited to hotel and motel

**SECTION 604. SPECIAL EXCEPTION USES IN OFFICE DISTRICTS,  
REQUIREMENTS**

The Special Exception Uses, permitted in the Office Districts, as designated in Table 1 and Table 2, are subject to the minimum requirements set out below and such additional safeguards and conditions as may be imposed by the Board of Adjustment.

- A. The accessory use provisions of the Office Districts pertaining to signs apply to signs which are accessory to uses permitted by special exception; provided that each sign permitted shall primarily identify the principal building; permitted accessory goods and services shall be secondary.
- B. Multifamily use in the OL District shall comply with the bulk and area requirements of the RM-1 District. Multifamily use in the OM and OMH Districts shall comply with the bulk and area requirements of the RM-2 District.
- C. Convenience goods and services and shopping goods and services in the OM and OMH Districts shall comply with the following requirements:
  - 1. No convenience goods and services and shopping goods and services shall be permitted unless the principal building shall contain a minimum of 50,000 square feet.
  - 2. The permitted convenience goods and services and shopping goods and services listed below shall be located entirely within the principal building and shall have no exterior pedestrian access except through the general building entrances.
  - 3. Permitted convenience goods and services and shopping goods and services are limited to the following uses and use groupings:
    - a. Book, stationery and office supply store
    - b. Gift, novelty and florist shop
    - c. Medical, dental, optical and orthopedic supply (prescription service only)
    - d. Tobacco and candy store
  - 4. The permitted convenience goods and services and shopping goods and services listed above shall not occupy more than 10% of the gross floor area of the building in which located, and each goods and services use or use grouping shall be limited to a maximum of 2,000 square feet of floor area; provided that if a restaurant and/or private club is requested or existing that the total amount for all accessory uses, including restaurants and private clubs, shall not exceed 12.5% of the gross floor area of the principal building.

- D. Private clubs in the OM and OMH Districts, shall comply with the following requirements:
1. The private club shall be located entirely within the principal building.
  2. The private club shall not occupy more than 5% of the gross floor area of the building in which located.
  3. Exterior business signs identifying the private club are prohibited.
- E. Except as provided in Section 209 for public protection and utility facilities, a minimum frontage of 100 feet is a requirement of the Special Exception uses unless the use unit requirements are more restrictive, in which case the more restrictive shall control.
- F. Barber and beauty shops may be permitted as either accessory or principal uses in an OL, OM, or OMH District by Special Exception.
- G. Special housing facilities in ~~Use Unit 5 (Community Services)~~, Use Unit 6 (Single-Family), and Use Unit 8 (Multifamily) shall meet applicable Use Conditions and Off-Street Parking and Loading Requirements as provided in Chapter 12.
- H. **Mini-storage facilities located in the Office Districts shall comply with the following requirements:**
1. **Building height is limited to 12 feet, provided however, if the facility contains an accessory dwelling to be used for management and security purposes, the height of the dwelling shall not exceed 35 feet;**
  2. **The minimum building setback from a public street shall be 50 feet, plus ½ the right-of-way designated on the Major Street Plan when adjacent to an arterial street or freeway service road and 35 feet if adjacent to a nonarterial street;**
  3. **The minimum building setback from a freeway and all other boundaries is 10 feet, provided however, the Board of Adjustment may allow a 5 foot building setback in this instance if the wall of the building is also to be used to meet the screening requirement in item 11 of these requirements. Any spaces between perimeter buildings shall require construction of an 8 foot masonry wall between buildings;**
  4. **Exterior building walls shall consist of masonry construction using brick, stone, stucco or concrete tilt-up panels. Metal or standard (smooth) concrete block exterior walls are not permitted.**

5. **The floor area ration (FAR) shall not exceed .5.**
6. **Access doors to storage units shall not be visible at ground level from an abutting O or R district and shall not be visible from an abutting public street;**
7. **No hazardous, toxic or explosive materials are permitted to be stored in such facilities.**
8. **Open air storage is prohibited in the OL District. Open air storage is prohibited on the perimeter of the lot in an OM, OMH or OH District, but may be permitted on the interior of the lot if the storage is not visible at ground level from an abutting O or R District or any public street;**
9. **The development site should have frontage on and access to an arterial street;**
10. **Only one business sign shall be permitted. Location, size and height of such sign shall be determined by the Board of Adjustment, provided however, the sign shall not exceed 20 feet in height and 32 SF of display surface area or 2/10 of a square foot of display surface area per lineal foot of street frontage (whichever is greater) and illumination of the sign, if any, shall be by constant light.**

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11. **A screening fence or masonry wall (to be determined by the Board of Adjustment) a minimum of 8 feet in height is required along the lot line or lot lines in common with an R District unless the developer options to develop in accordance with item 3 of these requirements.**

## SECTION 701. PRINCIPAL USES PERMITTED IN COMMERCIAL DISTRICTS

The principal uses permitted in the commercial districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use units permitted in commercial districts are set forth below in Table 1.

**Table 1**  
**Use Units Permitted in Commercial Districts\***

Use Units		Districts			
No.	Name	CS	CG	CH	CBD
1.	Area-Wide Uses	X	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E	E
4.	Public Protection and Utility Facilities	X	X	X	X
6.	Single-Family Dwelling	E	E	E	E
7.	Duplex Dwelling	E	E	E	E
7a.	Townhouse Dwelling	E	E	X	X
8.	Multifamily Dwelling and Similar Uses	E	E	X	X
9.	Manufactured Home Dwelling		E	E	
10.	Off-Street Parking Areas	X	X	X	X
11.	Offices, Studios & Support Services	X	X	X	X
12.	Eating Establishments Other than Drive-Ins	X	X	X	X
12a.	Adult Entertainment Establishments	X	X	X	X
13.	Convenience Goods and Services	X	X	X	X
14.	Shopping Goods and Services	X	X	X	X
15.	Other Trades and Services	E	X	X	X
16.	<del>Gasoline Service Stations</del> Mini-Storage	<del>X</del> E	X	X	X
17.	Automobile and Allied Activities	E	X	X	X
18.	Drive-In Restaurants	E	X	X	X
19.	Hotel, Motel and Recreational Facilities	X	X	X	X
20.	Commercial Recreation, Intensive	E	E	E	E
21.	Business Signs and Outdoor Advertising	X	X	X	X
22.	Scientific Research and Development		E	X	X
23.	Warehousing and Wholesaling		E	X	X
25.	Light Manufacturing and Industry		E	E	E

\*X = Use by Right

E = Special Exception

**Table 1**  
**Use Units Permitted in Corridor Districts**

No.	Name
1.	Area-Wide Uses
2.	Area-Wide Special Exception Uses
4.	Public Protection and Utility Facilities
6.	Single-Family Dwelling
7.	Duplex Dwelling
7a.	Townhouse Dwelling
8.	Multifamily Dwelling and Similar Uses
9.	Manufactured Home Dwelling
10.	Off-Street Parking Areas
11.	Offices, Studios, and Support Services
12.	Eating Establishments Other than Drive-Ins
12a.	Adult Entertainment Establishments
13.	Convenience Goods and Services
14.	Shopping Goods and Services
15.	Other Trades and Services
16.	<del>Gasoline Service Stations</del> <b>Mini-Storage</b>
17.	<del>Automotive and Allied Activities</del>
18.	Drive-In Restaurants
19.	Hotel, Motel and Recreation Facilities
20.	Commercial Recreation, Intensive
21.	Business Signs and Outdoor Advertising
22.	Scientific Research and Development
23.	Warehousing and Wholesaling

## SECTION 901. PRINCIPAL USES PERMITTED IN INDUSTRIAL DISTRICTS

The principal uses permitted in the industrial districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use units permitted in the industrial districts are set forth below in Table 1.

**Table 1**  
**Use Units Permitted in Industrial Districts\***

Use Units		Districts		
No.	Name	IL	IM	IH
1.	Area-Wide Uses	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E
3.	Agriculture	X	X	X
4.	Public Protection and Utility Facilities	X	X	X
9.	Manufactured Home	E	E	E
10.	Off-Street Parking Areas	X	X	X
11.	Offices, Studios, and Support Services	X	X	X
12.	Eating Establishments, Other than Drive-Ins	E	E	E
12a.	Adult Entertainment Establishments	E	E	E
13.	Convenience Goods and Services	E	E	E
14.	Shopping Goods and Services	E	E	E
15.	Other Trades and Services	X	X	X
16.	Gasoline Service Stations <b>Mini-Storage</b>	X	X	X
17.	Automotive and Allied Activities	X	X	X
18.	Drive-In Restaurants	E	E	E
19.	Hotel, Motel, and Recreational Facilities	E	E	E
20.	Commercial Recreation, Intensive	E	X	X
21.	Business Signs, Outdoor Advertising	X	X	X
22.	Scientific Research and Development	X	X	X
23.	Warehousing and Wholesaling	X	X	X
24.	Mining and Mineral Processing		E	E
25.	Light Manufacturing and Industry	X	X	X
26.	Moderate Manufacturing and Industry	E	X	X
27.	Heavy Manufacturing and Industry		E	X
28.	Junk and Salvage Yards		E	X

\*X=Use by Right  
E=Special Exception

## CHAPTER 12

### USE UNITS

1200.	Introduction of Use Units
1201.	Use Unit 1. Area-Wide Uses By Right
1202.	Use Unit 2. Area-Wide Special Exception Uses
1203.	Use Unit 3. Agriculture
1204.	Use Unit 4. Public Protection & Utility Facilities
1205.	Use Unit 5. DELETED
1206.	Use Unit 6. Single-Family Dwelling
1207.	Use Unit 7. Duplex Dwelling
1207a.	Use Unit 7a. Townhouse Dwelling
1208.	Use Unit 8. Multifamily Dwelling and Similar Uses
1209.	Use Unit 9. Manufactured Home Dwelling
1210.	Use Unit 10. Off-Street Parking Areas
1211.	Use Unit 11. Offices, Studios, and Support Services
1212.	Use Unit 12. Eating Establishments, Other Than Drive-Ins
1212a.	Use Unit 12a. Adult Entertainment Establishments
1213.	Use Unit 13. Convenience Goods and Services
1214.	Use Unit 14. Shopping Goods and Services
1215.	Use Unit 15. Other Trades and Services
1216.	Use Unit 16. <del>Gasoline Service Stations</del> Mini-Storage
1217.	Use Unit 17. Automotive and Allied Activities
1218.	Use Unit 18. Drive-In Restaurants
1219.	Use Unit 19. Hotel, Motel and Recreation Facilities
1220.	Use Unit 20. Commercial Recreation: Intensive
1221.	Use Unit 21. Business Signs and Outdoor Advertising
1222.	Use Unit 22. Scientific Research and Development
1223.	Use Unit 23. Warehousing and Wholesaling
1224.	Use Unit 24. Mining and Mineral Processing
1225.	Use Unit 25. Light Manufacturing and Industry
1226.	Use Unit 26. Moderate Manufacturing and Industry
1227.	Use Unit 27. Heavy Manufacturing and Industry
1228.	Use Unit 28. Junk and Salvage Yards

#### SECTION 1200. INTRODUCTION OF THE USE UNITS

##### A. General

The Use Unit is a grouping of individual uses having similarities in characteristics of function and/or performance which enable systematic consideration of location and other regulation. Within each zoning district, the permitted uses are the included uses of the designated use unit. The use units, herein established, are identified by number and name. Set forth in each use unit is a descriptive statement, and alphabetical listing of the included uses, use conditions, and off-street parking and loading requirements.

## **SECTION 1214. USE UNIT 14. SHOPPING GOODS AND SERVICES**

### **A. Description**

Retail establishments engaged in the merchandising of shopping goods and services.

### **B. Included Uses**

#### **1. Retail Trade Establishments:**

- Art Gallery, commercial
- Antique Shop
- Artist Supply Store
- Automobile Parts and Accessories Store
- Bicycle Shop
- Book Store
- Business and Office Machine Sales Establishment
- Camera and Photographic Supply Store
- Clothing and Accessories Store
- Cosmetic Shop
- Department Store
- Dressmaking Shop
- Dry Goods Store
- Fur Storage
- Furriers
- Garden Supply Store
- Hardware Store
- Hobby Shop
- Home Furnishings Establishment selling such items as:
  - glassware and metalware
  - draperies, curtains, upholstery
  - floor coverings
  - furniture
- Jewelry Store
- Leather Good and Luggage Store
- Medical, Dental and Orthopedic Appliances and Supply Store
- Musical Instrument and Supply Store
- Office Furnishing Establishment
- Office Supplies Store
- Paint Store
- Pawn Shop
- Pet Shop
- Phonograph and Record Shop
- Radio and TV Sales
- Reducing Salon

Shoe Repair Shop  
Shoe Store  
Sporting Goods Store  
Stationery Store  
Tailor Shop  
Toy Shop  
Variety Store  
Wall Paper Store  
Wig Shop

**2. Retail Building Material Establishments**, exclusive of fabrication or repair:

Building Materials  
Electrical Supply  
Plumbing Fixtures

**3. Service Establishments:**

Caterer  
Costume Rental Service  
**Gasoline Service Station**  
Gun Smith  
Household Appliance Repair  
Interior Decorating, with retail sales  
Self Service Laundromat, coin operated  
Locksmith  
**Oil and Lubrication Service (three bay maximum)**  
Photo finishing  
Radio and Television Repair  
**Tune-up Service ( three bay maximum)**  
Veterinarian Clinic, excluding outside animal runs  
Watch and Jewelry Repair

**C. Use Conditions**

1. The uses included in Use Unit 14 shall take place within a completely enclosed building, except that accessory outdoor display of merchandise is permitted, whether uncovered or covered by a tent or canopy, provided:
  - a. The outdoor display area shall extend no closer to the street than the building setback requirement;
  - b. The outdoor display area or outdoor customer seating area shall not occupy or use required parking spaces or access aisles;
  - c. That such outdoor display area shall be considered floor area for the purposes of determining off-street parking and loading requirements as set forth herein; and

- d. In the CS District there shall be no open air storage or display of merchandise offered for sale within 300 feet of an abutting R District.
2. The uses included in Use Unit 14, when located on a lot which is abutting an R District, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.

**D. Off-Street Parking and Loading Requirements**

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Antique and Furniture Stores	1 per 300 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area
<b>Gasoline Service Station, Oil and Lubrication Service and Tune-up Service</b>	<b>1 per 500 SF of floor area - minimum of 5 spaces</b>	<b>NA</b>
All Other Uses	1 per 225 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area
Outdoor display or storage of lawn, garden and construction materials	1 per 600 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area
All Other outdoor display or storage of merchandise	1 per 300 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area

**E. Other Requirements**

1. Only vehicles which are accessory to permitted principal uses on the lot shall be permitted to be parked on the lot. Such vehicles shall include customer's vehicles, repair or service vehicles, and those vehicles driven in the ordinary course of the principal user's business.

2. Except for the purpose of immediate loading or unloading, accessory vehicles or trailers in excess of 1-1/2 tons capacity, or accessory vehicles or trailers with signs that exceed 32 square feet that direct attention to a business, service, commodity, or entertainment offered or sold on the premises shall not be parked closer to the street than the nearest building wall unless granted a special exception from the Board of Adjustment.

## **SECTION 1216. USE UNIT 16. GASOLINE SERVICE STATIONS Mini-Storage**

### **A. Description**

~~Establishments engaged in the retail sale of gasoline, lubricants, tires, batteries, and automobile accessories and performing minor repair, installation and maintenance services.~~ **A Structure(s) which contains separate, small size, self-service storage facilities leased or rented to individuals or small businesses. These facilities are designated to accommodate access only from regular size passenger vehicles and two-axle trucks.**

### **B. Included Uses:**

~~Gasoline Service Station  
Oil and lubrication service (3 bay maximum)  
Tune-up service (3 bay maximum)~~  
**Mini-Storage**

### **C. Use Conditions**

1. The uses included in Use Unit 16, when located on a lot which is abutting an R district, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.
2. Within the CS District, there shall be no open air storage ~~or display of merchandise offered for sale within 300 feet of an adjoining R District, except the incidental open air display of tires, batteries, lubricants, and automobile accessories.~~ **of any kind that is visible at ground level from an R district, O district or from a public street.**
3. **The development site should have frontage on and access to an arterial street.**

**D. Off-Street Parking and Loading Requirements. Not applicable**

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Mini-Storage	1 per 5,000 SF of mini-storage floor area plus 2 for an accessory dwelling	NA

**E. Other Requirements**

- ~~1. Only vehicles which are accessory to permitted principal uses on the lot shall be permitted to be parked on the lot. Such vehicles shall include customer's vehicles, repair or service vehicles, and those vehicles driven in the ordinary course of the principal user's business.~~
- ~~2. Except for the purpose of immediate loading or unloading, accessory vehicles or trailers in excess of 1 1/2 tons capacity, or accessory vehicles or trailers with signs that exceed 32 square feet that direct attention to a business, service, commodity, or entertainment offered or sold on the premises shall not be parked closer to the street than the nearest building wall unless granted a special exception from the Board of Adjustment.~~

**SECTION 1217. USE UNIT 17. AUTOMOTIVE AND ALLIED ACTIVITIES**

**A. Description**

Automotive and allied activities

**B. Included Uses**

- 1. Sales:** Aircraft Sales  
Agricultural Implement Sales  
Automobile Sales, new and used  
Boat Sales  
Camper Sales  
Manufactured Home Sales  
Motorcycle Sales  
Recreational Vehicle (RV) Sales
- 2. Services:** Automobile Rental  
Auto Wash  
Mini-Storage  
Overnight Campgrounds for Recreational Vehicles  
Vehicle Repair and Service (except painting)

**C. Use Conditions**

1. The uses included in Use Unit 17, when located on a lot which is abutting an R district, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.
2. Within the CS District, there shall be no open air storage or display of merchandise offered for sale within 300 feet of an adjoining R District.

**D. Off-Street Parking and Loading Requirements**

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Agriculture Implements, Automotive, Camper, Mobile home, Motorcycle & Truck Sales	1 per 600 SF of floor area plus 1 per 1,000 SF of open air display storage or service area	1 per 5,000 to 10,000 SF plus 1 per each add'l 15,000 SF of floor area
Automobile Rental	1 per 600 SF of floor area	NA
Vehicle Repair	1 per 500 SF of floor area - minimum of 5 spaces	NA
Auto Wash	NA	NA
Mini-Storage	1 per 5,000 SF of floor area	NA

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# APPENDIX A

## USE UNIT -- SUMMARY ZONING DISTRICTS

Use Units	AG	RE	RS1	RS2	RS3	RS4	RD	RT	RMH	RMO	RM1	RM2	RM3	PK	OL	OM	OMH	OH	CS	CG	CH	CBD	CO	SR	IL	IM	IH
1. Area-Wide Uses By Right	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	X	X	X	X
2. Area-Wide Exception Uses	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	S	E	E	E	E
3. Agriculture	X																								X	X	X
4. Protection & Utilities	X	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	X	X	X	X	S	X	X	X	X
6. Single-Family Dwelling.	X	X	X	X	X	X	X	X	E	X	X	X	X		E	E	E	E	E	E	E	E	S				
7. Duplex Dwelling					E	E	X	X		X	X	X	X		E	E	E	E	E	E	E	E	S				
7a. Townhouse Dwelling								X		X	X	X	X		E	E	E	X	E	E	X	X	S				
8. Multifamily & Similar Uses	E*	E*	E*	E*	E*	E*	E*			X	X	X	X		E	E	E	X	E	E	X	X	S				
9. Manufactured Home Dwelling	E	E	E	E	E	E	E		X	E	E	E	E						E	E			S		E	E	E
10. Off-Street Parking												E	E	X	X	X	X	X	X	X	X	X	S	X	X	X	X
11. Offices, Studios & Support	E*										E	E	E		X	X	X	X	X	X	X	X	S	X	X	X	X
12. <sup>Services</sup> Eating Establ. Other Than Drive- <sub>ins</sub> Adult Entertainment Establishments																		X	X	X	X	X	S		E	E	E
12a. Adult Entertainment Establishments																			X	X	X	X	S		E	E	E
13. Convenience Goods and Services																			X	X	X	X	S		E	E	E
14. Shopping Goods and Services																			X	X	X	X	S		E	E	E
15. Other Trades & Services																			E	X	X	X	S		X	X	X
16. Gasoline Service Stations Mini-Storage										E	E	E			E	E	E	E	X	X	X	X	S		X	X	X
17. Automotive & Allied Activities																			E	X	X	X	S		X	X	X
18. Drive-In Restaurants																			E	X	X	X	S		E	E	E
19. Hotel, Motel & Recreation																	E	E	X	X	X	X	S		E	E	E
20. Commercial Recreation, Intensive	E																		E	E	E	E	S		E	X	X
21. Signs & Outdoor Advertising																			X	X	X	X	S		X	X	X
22. Scientific Research & Development																			E	X	X	X	S	X	X	X	X
23. Warehousing & Wholesaling																			E	X	X	X	S		X	X	X
24. Mining & Mineral Processing	E																									E	E
25. Light Manufacturing																			E	E	E				X	X	X
26. Moderate Manufacturing																									E	X	X
27. Heavy Manufacturing																										E	X
28. Junk & Salvage Yards																										E	X

X = USE BY RIGHT

E = USE BY EXCEPTION

S = SITE PLAN APPROVAL REQUIRED

\* ONLY SELECTED USES

Mr. Doherty reported that the Rules and Regulations Committee has considered the proposal in great detail and it was the unanimous recommendation of the Rules and Regulations Committee to recommend approval of the amendments as presented.

**TMAPC Action; 9 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **9-0-0** (Boyle, Ballard, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Selph, Taylor "absent") to recommend **APPROVAL** Amending Title 42, Tulsa Revised Ordinance to amend the Tulsa Zoning Code relating to mini-storage facilities to be located in RM residential multifamily and O office districts by Board of Adjustment Special Exception as recommended by Staff.

\*\*\*\*\*

**OTHER BUSINESS:**

There was discussion among the Planning Commission regarding denial of the HP overlay zoning at the September 13, 1995 meeting and the procedure to reconsider this action.

Mr. Gardner informed that the proper procedure is to allow Urban Development to appeal the Planning Commission's decision to the City Council. The City Council will then refer it to the Planning Commission. This preserves notice and will allow the Planning Commission to hear this application again. Mr. Linker determined that any interested party can appeal the Planning Commission decision within 15 days from the date the decision was made.

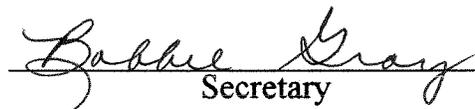
Chairman Carnes instructed Staff to notify Urban Development to appeal the HP overlay of Brady Heights to the City.

There being no further business, the Chairman declared the meeting adjourned at 2:45 p.m.

Date Approved: 10-4-95

  
Chairman

ATTEST:

  
Secretary