

# TULSA METROPOLITAN AREA PLANNING COMMISSION

## Minutes of Meeting No. 2080

Wednesday, August 28, 1996, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

### Members Present

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

### Members Absent

Ballard  
Dick

### Staff Present

Almy  
Gardner  
Jones  
Matthews  
Stump

### Others Present

Linker, Legal  
Counsel

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, August 27, 1996 at 1:06 p.m., in the office of the County Clerk at 1:02 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 August 14, 1996, Meeting No. 2078:

On **MOTION** of **HORNER**, the TMAPC voted **7-0-0** (Carnes, Doherty, Horner, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Boyle, Dick, Gray "absent") to **APPROVE** the minutes of the meeting of August 14, 1996 Meeting No. 2078.

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## **REPORTS:**

### **Chairman's Report:**

Chairman Carnes welcomed Mr. Joe Westervelt as the newest member appointed to the Planning Commission.

### **Committee Reports:**

#### **Comprehensive Plan Committee**

Mr. Ledford stated the Comprehensive Plan Committee has a recommendation on item 8 on today's agenda to consider amendments to the District 10 Plan related to the Charles Page Boulevard Area Neighborhood Revitalization Plan.

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

Mr. Gardner informed the Commission that there is one zoning and one subdivision item on the August 29, 1996 City Council agenda. Jay Stump will be attending on staff's behalf.

## **SUBDIVISIONS:**

### **Plat Waiver, Section 213:**

**BOA-17486 (Park Plaza 7th Amended)(2693)**

(PD-18)(CD-7)

4821 South 72nd East Avenue

#### **Staff Comments:**

Mr. Jones presented the request to waive the platting requirement on BOA-17486. A location map was provided in the agenda packets. Mr. Jones stated this is the site of the former Bates Elementary School. After the closing of Bates, Oklahoma Junior College (OJC) took over the facility for a number of years until OJC relocated to 71st Street. The facility has set vacant since that time.

Mr. Jones informed the Commission that the BOA approved church use on the subject tract. Mr. Jones stated this request was processed as an administrative plat waiver since the property is already platted. Mr. Jones expressed the need of the church to move out of their current location and into this facility by the end of August.

Due to the time frame, Mr. Jones did not present this request to the Technical Advisory Committee; however, Mr. Jones stated he contacted TAC members to see if there were any additional requirements needed. There were no additional requirements. The applicant plans to utilize the existing building with no new construction. The right-of-way and easements are already in place. Mr. Jones felt comfortable in processing an administrative plat waiver; therefore, staff recommends approval of the plat waiver for BOA-17486 with no conditions.

**TMAPC Action; 8 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Horner, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Dick, Gray "absent ") to **APPROVE** the Plat Waiver, Section 213 for BOA-17486 as recommended by staff.

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**Lot-Split for Ratification of Prior Approval:**

**L-18339 City of Tulsa(2194)**

(PD-17)(CD-6)

3111 South 129th East Avenue

**Staff Comments:**

Mr. Jones informed the Commission this lot-split for ratification of prior approval is in order and meets Subdivision Regulations. Therefore, staff recommends approval.

**TMAPC Action; 8 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Horner, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Dick, Gray "absent ") to **APPROVE** the Lot-Split for Ratification of Prior Approval, finding it in accordance with Subdivision Regulations.

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## **CONTINUED COMPREHENSIVE PLAN AMENDMENTS PUBLIC HEARING:**

### **Amendments to the District 10 Plan a part of the Comprehensive Plan for the Tulsa Metropolitan Area, relating to the Charles Page Boulevard Area Neighborhood Revitalization Planning Program**

#### **Staff Comments:**

Ms. Dane Matthews presented the proposed amendments associated with the Charles Page Boulevard Neighborhood Revitalization Planning Program. Ms. Matthews stated that the Commission has previously been briefed on these amendments. Ms. Matthews reminded the Commission that this effort took years to develop with input from the Irving and Owen Park neighborhood areas. This proposal is more than just a land use plan; it involves physical, human resource and economic development.

Ms. Matthews stated there was a dilemma at first on how to adopt this proposal as a part of the Comprehensive Plan in regards to the Commission being responsible for items that the Commission is not traditionally responsible for carrying out. The amendments that staff is proposing have been tailored so that the Commission will only be responsible for those items that the Commission is traditionally responsible for.

Ms. Matthews presented the proposed amendments. First, in regard to the Plan Text, add as 2.1 District-Wide Policies: The Charles Page Boulevard Area Neighborhood Revitalization Planning Program encompasses Planning District 10 and the provisions of that planning program apply, insofar as they relate to land use, zoning, land subdivision, capital improvements programming, code enforcement and any other land use-related issues. Change 4.3.3.5 to: Historic areas within District 10 should be maintained and preserved. These include the Owen Park Historic Preservation Area and the Irving Area Historic Preservation Area, as indicated in the Tulsa Historic Preservation Plan and the Charles Page Boulevard Area Neighborhood Revitalization Planning Program.

In regard to the Plan Map, show as Low Intensity-Residential Land Use the portions of the Irving neighborhood indicated in the Charles Page Boulevard Area Neighborhood Revitalization Plan. Show recent amendment to the MSHP reflecting the designation of Archer Street as a residential collector from the west leg of the Inner Dispersal Loop to Quanah Avenue. Show recent amendment to the MSHP reflecting the deletion of Brady Street as a commercial collector from west of Denver Avenue to Quanah Avenue. Show realignment of Quanah and Rosedale Avenues as a residential collector. Show northeast corner of Gilcrease Museum Road and the Keystone Expressway Medium Intensity-Commercial, according to the approved zoning on the property.

Ms. Matthews informed the Commission that the consultant, area residents and personnel from the Urban Development Department present to answer any questions the Commission may have. Mr. Packard stated he was satisfied with the proposed amendments.

**There were no interested parties wishing to speak.**

**TMAPC Comments:**

Mr. Ledford expressed appreciation for Ms. Matthews' assistance on these items. Mr. Ledford informed the Commission that the Comprehensive Plan Committee did meet and recommended approval by the Planning Commission.

**TMAPC Action; 9 members present:**

On **MOTION** of **LEDFORD**, the TMAPC voted **9-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Dick "absent ") to recommend **APPROVAL** of the Amendments to the District 10 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Areas, relating to the Charles Page Boulevard Area Neighborhood Revitalization Planning Program as recommended by staff.

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**ZONING PUBLIC HEARING:**

**Application No.: Z-6555**

**Applicant:** Steven O. Lusk

**Location:** East of northeast corner 51st Street South and Mingo Road

**Presented to TMAPC:** Steven O. Lusk

**RS-3 to IL**

**(PD-18)(CD-5)**

**Staff Recommendation:**

Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates subject property as Special District, Industrial Area.

According to the Comprehensive Plan the requested IL zoning **may be found** in accordance with the Plan Map.

Staff Comments:

Site Analysis: The subject property is approximately .37 of an acre in size and located east of the northeast corner of East 51st Street South and South Mingo Road. It is flat, non-wooded, contains a vacant single-family dwelling and zoned RS-3.

Surrounding Area Analysis: The subject tract is abutted on the north by a sports field and detention area, zoned IL; to the east by a commercial building, zoned IL; to the west by a drainageway, zoned IL; and to the south by industrial uses, zoned IL.

Zoning and BOA Historical Summary: Previous zoning actions in this area have established IL zoning.

Conclusion: The Comprehensive Plan for this area, supports IL zoning. Based on the Comprehensive Plan, the surrounding zoning and development, staff recommends **APPROVAL** of IL zoning for Z-6555.

**There were no interested parties wishing to speak.**

**TMAPC Action; 9 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Dick "absent ") to recommend **APPROVAL** of the IL zoning for Z-6555 as recommended by staff.

**Legal Description for Z-6555:**

Beginning at a point 498' East of the Southwest corner of Section 30, T-19-N, R-14-E; thence North 180' to a point, thence East 75', thence South 180', thence West 75' to the Point of Beginning, less beginning at the above Point of Beginning North 55', East 49', South 5', East 26', South 50', thence West 75' to the Point of Beginning, and the West 35' of a tract described as beginning 573' East of the Southwest corner of Section 30, T-19-N, R-14-E; thence North 205', thence East 100', thence South 205', thence West 100', to the Point of Beginning, less the South 55' thereof, and located East of the northeast corner of East 51st Street South and South Mingo Road, Tulsa, Oklahoma.

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**Application No.: Z-6556**

**CS & RS-2 to CS**  
**(PD-5)(CD-5)**

**Applicant:** Dewayne Wilkerson

**Location:** South of southwest corner 15th St. South and 101st East Ave.

**Presented to TMAPC:** Dewayne Wilkerson

**Staff Recommendation:**

Relationship to the Comprehensive Plan:

The District 5 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the east 300' as Medium Intensity - No Specific Land Use with the remainder of the tract to the west being designated Low Intensity - No Specific Land Use.

According to the Zoning Matrix the requested CS is in accordance with the Plan Map on the east approximately 400', but the requested CS zoning is **not** in accordance with the Plan Map on that portion to the west.

Staff Comments:

**Site Analysis:** The subject property is approximately 5.7 acres in size and located south of the southwest corner of East 15th Street and South 101st East Avenue. It is gently sloping, non-wooded, vacant, zoned CS and RS-3 and contains a drainage canal along its southern boundary. This area was formerly within the 100-year floodplain, but with improvements to Mingo Creek, it no longer is.

**Surrounding Area Analysis:** The subject tract is abutted on the north by a private lodge, zoned CS; to the east by a detention facility, zoned CS; to the west by a detention area, zoned RS-2; to the south by a detention facility zoned RS-2, and beyond that is a continuation of the detention facility, zoned CS.

**Zoning and BOA Historical Summary:** Commercial zoning has been approved north of the tract outside the former flood areas.

**Conclusion:** Based on the existing zoning and development within the area and the change in the area prone to flooding, staff recommends **APPROVAL** of CS zoning for Z-6556.

**There were no interested parties wishing to speak.**

**TMAPC Action; 9 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **9-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Dick "absent") to recommend **APPROVAL** of CS zoning for Z-6556 as recommended by staff.

**Legal Description for Z-6556:**

A tract of land that is part of Government Lot 3 in Section 7, T-19-N, R-14-E of the IBM, Tulsa County, State of Oklahoma, according to the U. S. Government survey thereof, said tract of land being described as follows to-wit: Commencing at the northeast corner of said Government Lot 3; thence S 00°03'46" E along the Easterly line of said Lot 3 for 819.95' to the Point of Beginning of said tract of land; thence continuing S 00°03'46" E along said Easterly line for 450.04'; thence S 89°56'13" W for 50.00' to a point of curve; thence Northwesterly along a curve to the right with a central angle of 39°07'02" and a radius of 995.00' for 679.31'; thence N 18°50'33" E for 168.62' to a Southwesterly corner of Delta Place, an Addition in the City of Tulsa, Tulsa County Oklahoma; thence S 50°27'12" E along a Southerly line of Delta Place for 32.07'; thence N 18°50'33" E along an Easterly line of Delta Place for 92.96'; thence N 89°56'14" E along a Southerly line of Delta Place for 568.29' to the Point of Beginning of said tract of land, and located south of the southwest corner of East 15th Street South and South 101st East Avenue, Tulsa, Oklahoma.

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**Application No.: Z-5903 SP-1a**

(PD-18)(CD-8)

**Applicant:** Alan Hall

(Minor Amendment to Corridor Site Plan to enlarge building and reconfigure parking)

**Location:** South of southeast corner 61st Street South and Mingo Road

**Presented to TMAPC:** Alan Hall

**Staff Recommendation:**

The applicant is requesting amended site plan approval for "The Hockey Coliseum." The proposed changes would increase the size of the indoor rink from a total gross floor area of 28,800 sf to 31,200 sf and decrease the amount of parking provided from 165 to 153. The original site plan was approved in April of 1995.

Staff has reviewed the application and finds the following:

The proposed floor area of the building housing the indoor rink is 31,200 sf and the maximum area allowed by the previous approval is 33,800 sf. The outdoor rink is 10,500 sf in area.

Required parking is 153 spaces based on 1:225 sf for the indoor area and 1:800 sf for the outdoor area. The applicant proposes 153 spaces.

Entries, rink locations, height of the building, location of the drainage channel in the north and general site layout has not changed.



Staff recommends **APPROVAL** of Z-5903 SP-1a.

**There were no interested parties wishing to speak.**

**TMAPC Action; 9 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **9-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Dick "absent ") to **APPROVE** Minor Amendment to Corridor Site Plan Z-5903-SP-1a to enlarge building and reconfigure parking as recommended by staff.

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**OTHER BUSINESS:**

**Application No.:** PUD-343

**Applicant:** Roy Johnsen

(Detail Site Plan for cellular phone tower)

**Location:** South and west of the southwest corner of 81st Street South and Memorial Drive

**Presented to TMAPC:** Roy Johnsen

**Staff Comments:**

The applicant is requesting site plan approval for a 100' cellular tower (monopole) and attendant unmanned equipment shelter which will be located within a 40' x 28'9" fenced area.

Staff has reviewed the request and finds that the proposed site lies within Tract C (Minor Amendment 2, 12/16/87) of Development Area B of the original approval. Tract C allows CS uses by right, allowing the tower.

Staff finds that the setbacks are in conformance with the PUD standards and the requirements of use unit 4. The tower and equipment shelter will be substantially screened by virtue of the proposed location between a two-story office building (to the east) and a treed drainage area (to the west). The fenced area will be located approximately 465' west of the Memorial Drive right-of-way.

Staff recommends **APPROVAL** of the site plan as submitted subject to the following:

Confirmation of required parking for the existing office structure should existing parking spaces be removed.

Confirmation of paved parking and access area within the fenced area.

**Applicant's Comments:**

Roy Johnsen stated he is in agreement with staff's recommendation.


**TMAPC Action; 9 members present:**


On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Dick "absent") to **APPROVE** the Detail Site Plan PUD 343 for a cellular phone tower 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: Sept 11, 1996

 Chairman 

ATTEST:   
Secretary