

# TULSA METROPOLITAN AREA PLANNING COMMISSION

## Minutes of Meeting No. 2096

Wednesday, January 15, 1997, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Boyle	Ballard	Almy	Linker, Legal
Carnes, Chairman	Dick	Jones	Counsel
Doherty, 1st Vice Chairman	Midget	Stump	
Gray			
Horner			
Ledford			
Pace, Secretary			
Westervelt			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Monday, January 13, 1997 at 1:34 p.m., in the office of the County Clerk at 1:29 p.m., as well as in the Reception Area of the INCOG offices at 1:38 p.m.

After declaring a quorum present, Chairman Carnes called the meeting to order at 1:33 p.m.

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## **REPORTS:**

### **Committee Reports:**

#### **Comprehensive Plan Committee**

Mr. Ledford informed the Commission of the Comprehensive Plan Committee following the TMAPC meeting in Room 1103.

**Rules and Regulations Committee**

Mr. Doherty stated there are several items on the January 16, 1997 City Council meeting and he would be attending. Mr. Horner stated he would also be in attendance.

**SUBDIVISIONS:**

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

**L-18351 Platt Energy Company** (303)  
66th and North Erie

(PD-15) (County)

**Staff Comments:**

Mr. Jones stated this lot-split is in order and meet the Subdivision Regulations; therefore, staff recommends approval.

**TMAPC Action; 8 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-1** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace "aye"; no "nays"; Westervelt "abstaining"; Ballard, Dick, Midget "absent ") to **RATIFY** this Lot-split given Prior Approval, finding it in accordance with Subdivision Regulations.

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**Lot-Splits for Waiver of Subdivision Regulations:**

**L-18397 Bert Vanderpool** (1094)  
1535 South 145th East Avenue

(PD-17) (CD-6)

**Staff Recommendation:**

This is a request to split a 5-acre parcel into two tracts. Tract 1 will have approximately 300 feet of frontage along South 145th East Avenue and Tract 2 will have 30 feet. Each new lot will have the minimum bulk and area requirements for the RS-3 zoning district. However, due to the configuration of the lots, Tract 2 will have more than three side lot lines. Both lots would be on septic systems and Tract 2 is partially in a 100-year floodplain area.

The applicant has three requests:

1. Waiver from sending this application to the Technical Advisory Committee, due to time constraints.
2. Waiver of the subdivision regulations for a lot containing more than three side lot lines.
3. Waiver of the dedication of 60 feet street right-of-way, as required by the Major Street and Highway Plan. The applicant's house is 85 feet from the centerline of 145th East Avenue; therefore, they are requesting the right-of-way requirement be less than 60 feet.

Staff cannot support the request to waive Technical Advisory Committee review, since a portion of this tract is in a 100-year floodplain area. This parcel is in a partially urbanized area and 1/2 mile from Eastland Mall. Staff feels approval of this lot-split, without TAC review, could produce a lot with no buildable area outside the regulatory floodplain and a septic system that does not function properly in times when ground water levels are high.

**Applicant's Comments:**

**Bert Vanderpool**, 1535 South 145th East Avenue, stated he wants to comply with all requirements and being reviewed by TAC would not cause a hardship on his part.

**TMAPC Comments:**

Mr. Doherty asked whether if the Planning Commission denies the waiver and the applicant is required to dedicate the 60-foot street right-of-way, the applicant still has use of the property until such time as the City improves 145th East Avenue. Mr. Jones replied in the affirmative.

Mr. Doherty questioned whether the waivers could be approved subject to TAC approval. Mr. Linker replied the approval subject to TAC approval may cause difficulties if TAC imposed conditions.

Chairman Carnes and Commissioner Doherty explained to the process and purpose of TAC review.

After some discussion, Chairman Carnes struck this item from the agenda to allow for TAC review and consideration.

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**Final Plat Approval:**

**QuikTrip Commercial Center** (294)

(PD-17) (CD-6)

Southeast corner of East Admiral Place and 161st East Avenue

**Staff Comments:**

Mr. Jones stated the Final Plat for QuikTrip Commercial Center is in order and meets Subdivision Regulations. He noted that some unique language is being developed and made a part of the Deed of Dedication Restrictive Covenant language. Therefore, staff recommends approval subject to Legal Department approval of final language.

**TMAPC Comments:**

Mr. Westervelt informed the Chairman that he will be abstaining from this item.

**TMAPC Action; 8 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-1** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace "aye"; no "nays"; Westervelt "abstaining"; Ballard, Dick, Midget "absent ") to **APPROVE** the Final Plat for QuikTrip Commercial Center subject to Legal Department's approval of the final language of the Deed of Dedication and Restrictive Covenants as recommended by staff.

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**Sketch Plat Approval:**

**Item 8 - Oak Tree Village and Item 14 - Z-6054-SP-2 were heard simultaneously.**

**Oak Tree Village** (1884)

(PD-18) (CD-8)

South of the southwest corner of East 81st Street South and South Garnett Road

**TAC Comments:**

Jones presented the plat with Jack Spradling in attendance.

Miller asked if the engineer planned an underground meeting and the answer was affirmative.

McCormick stated that all Reserve Areas used for drainage must be dedicated to the City.

Pierce recommended the existing PSO easement be shown with book/page information.

Rains requested that drainage to Garnett be reviewed by his office since it is a county maintained road.

Oak Tree Village is a residential single-family subdivision which contains 213 lots and 53.48 acres. The property is zoned CO (Corridor) and a corridor site plan is being reviewed by the TMAPC.

Staff would offer the following comments and/or recommendations:

1. Redesign "L" intersection at South 110th East Avenue and East 86th Street South to include 30' radius on north side and "eyebrow" on the south.
2. Redesign intersection of East 85th Place South and South 108th East Avenue to increase radius. Sixty feet right-of-way and 36' paving should continue around the corner to the north and transition to 50' right-of-way and 26' of paving north of intersection. Lot 36, Block 8 should be redrawn to include additional property to the east.
3. South 108th East Avenue stub to unplatted property should be relocated a minimum of 350' to the west.
4. Staff would suggest that South 111th East Avenue be redesigned with a cul-de-sac to discourage through-traffic and reduce speeds in the development.
5. Number of acres under title does not match number under key map.
6. All conditions of Corridor Site Plan Z-6054-SP-2 shall be met prior to release of final plat.
7. 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.
8. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S facilities in covenants.)
9. 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).
10. 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.
11. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.

12. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
13. Street names shall be approved by the Department of Public Works and shown on plat.
14. All curve data, including corner radii, shall be shown on final plat as applicable.
15. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
16. Bearings, or true N/S etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
17. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
18. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Public Works. Include applicable language in covenants.
19. It is recommended that the Developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
20. 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.
21. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
22. The key or location map shall be complete.
23. 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.)
24. 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.)
25. This plat has been referred to Bixby and Broken Arrow because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality. Otherwise only the conditions listed apply.
26. 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.)
27. Applicant is advised to contact the U.S. Army Corps of Engineers in regards to Section 404 of the Clean Waters Act.
28. All other Subdivision Regulations shall be met prior to release of final plat.

On motion of Miller, the Technical Advisory Committee voted unanimously to recommend Approval of the Sketch Plat of Oak Tree Village, subject to all conditions listed above.

Jones noted that the sketch plat will be reviewed at the same TMAPC meeting as the corridor site plan.

**Application No.:** Z-6054-SP-2

(PD-18) (CD-8)

**Applicant:** Dwight Claxton

**Location:** West side of South Garnett Road and 85th Street  
(Corridor Site Plan for a single-family residential subdivision.)

**Staff Recommendation:**

The applicant is proposing a single-family subdivision. The layout of this subdivision was reviewed by the TAC on January 2, 1997 and changes in the layout were recommended. Staff has now received a revised layout incorporating the TAC's suggested changes. Therefore, staff recommends **APPROVAL** of the Corridor Site Plan subject to the following additional conditions.

1. Permitted uses shall be limited to Use Unit 6 Single-Family Dwellings and customary accessory use.
2. The Bulk and Area requirements of the RS-4 district shall apply.

**Staff Comments:**

Mr. Jones stated during a meeting with the property owners to the south of the proposed subdivision, there was concern expressed if this area is developed as single-family there should be a stub street or an interconnection, and if developed as a medium-intensity use there should not be a stub or an interconnection. He stated this plan was developed by the developer, owner, INCOG staff and the property owners to the south. He feels everyone is in agreement with this plan.

Mr. Jones reminded the Commission this is the sketch plat and the preliminary plat will come back before the Commission with more details.

Mr. Stump stated that INCOG was informed that one of the local hospitals may be looking at this site.

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

**TMAPC Comments:**

Mr. Doherty commented the minutes should reflect clearly the intent of the Planning Commission not to connect the road to the south unless the property is developed as single-family residential.

**TMAPC Action; 8 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Dick, Midget "absent ") to **APPROVE** the Sketch Plat for Oak Tree Village, subject to the conditions recommended by TAC.

**TMAPC Action; 8 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Dick, Midget "absent ") to recommend **APPROVAL** of the Corridor Site Plan Z-6054-SP-2 for a single-family residential subdivision, subject to the conditions recommended by staff.

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**Preliminary Plat Approval:**

**Tulsa Sterling House No. 2** (PUD-190-F) (1083) (PD-18) (CD-8)  
Southwest corner of East 71st Street South and South Lakewood Avenue

**TAC Comments:**

Jones presented the preliminary plat with Richard Quitter present.

Quitter stated that the easternmost access on East 71st Street is being relocated to Lakewood. French recommended that the new drive be a minimum of 40' south of the curb line.

McCormick stated a PFPI would be required for drainage review.

Tulsa Sterling House No. 2 is a one lot subdivision plat which contains 3.01 acres. Planned Unit Development 190-F is a major amendment to permit an assisted living facility. The PUD was reviewed by the TAC at the November 21, 1996 meeting.

Staff would offer the following comments and/or recommendations:

1. A waiver of the Subdivision Regulations is required to permit the plat to be drawn at a 1"=40' scale (1" = 100' required).
2. As per the TAC recommendation at the PUD review, delete one of the two access drives to East 71st Street South.

3. Show appropriate book/page information for existing right-of-way.
4. It is recommended that an attorney prepare the deed of dedication and restrictive covenant language due to the complex PUD.
5. All conditions of PUD-190-F shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat. Include PUD approval date and references to Section 1100-1107 of the Zoning Code in the covenants.
6. 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.
7. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S facilities in covenants.)
8. 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).
9. 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.
10. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
11. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
12. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
13. Street names shall be approved by the Department of Public Works and shown on plat.
14. All curve data, including corner radii, shall be shown on final plat as applicable.
15. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
16. Bearings, or true N/S etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
17. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
18. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
19. It is recommended that the Developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

20. 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.

21. All lots, streets, building lines, easements, etc. shall be completely dimensioned.

22. The key or location map shall be complete.

23. 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.)

24. 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.)

25. 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.)

26. Applicant is advised to contact the U.S. Army Corps of Engineers in regards to Section 404 of the Clean Waters Act.

27. All other Subdivision Regulations shall be met prior to release of final plat.

On motion of French, the Technical Advisory Committee voted unanimously to recommend Approval of the Preliminary Plat of Tulsa Sterling House No. 2, subject to all conditions listed above.

**TMAPC Action; 8 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Dick, Midget "absent ") to **APPROVE** the Preliminary Plat of Tulsa Sterling House No. 2, subject to conditions recommended by TAC and waiver of the Subdivision Regulations to permit the plat to be drawn at a scale of 1' = 40'.

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**Alliance Center** (3413) (PD-15) (County)  
Northeast corner of East 66th Street North and North Whirlpool Drive

**TAC Comments:**

Jones presented the plat with Tom Mansur in attendance.

Considerable discussion was given to the need for additional utility easements, to which Mansur agreed.

Miller recommended changes in the deed of dedication portion of the plat to conform to standard language.

Jones stated that additional property must be dedicated to accommodate a right-turn lane.

Alliance Center is an industrial subdivision which contains six lots and approximately 29.9 acres. The property is a replat of part of the Cherokee Expressway Industrial Park, and the sketch plat was reviewed by the TAC on November 7, 1996.

Staff would offer the following comments and/or recommendations:

1. Building lines shown on the face of the plat are greater than those required by the Tulsa County Zoning Code. These setbacks must be enforced privately.
2. 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.
3. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S facilities in covenants.)
4. 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).
5. 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.
6. 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.
7. Street names shall be approved by the County Engineer and shown on plat.
8. All curve data, including corner radii, shall be shown on final plat as applicable.
9. Bearings, or true N/S etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
10. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
11. Limits of Access or LNA as applicable shall be shown on plat as approved by the County Engineer. Include applicable language in covenants.
12. 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.)
13. 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.

14. 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.
15. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
16. The key or location map shall be complete.
17. 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.)
18. 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.)
19. 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.)
20. Applicant is advised to contact the U.S. Army Corps of Engineers in regards to Section 404 of the Clean Waters Act.
21. All other Subdivision Regulations shall be met prior to release of final plat.

On motion of Rains, the Technical Advisory Committee voted unanimously to Approve the Preliminary Plat of Alliance Center, subject to all conditions listed above.

**TMAPC Action; 8 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Dick, Midget "absent ") to **APPROVE** the Preliminary Plat of Alliance Center, subject to conditions recommended by TAC.

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**Korean Presbyterian Church** (1094) (PD-17) (County)  
 West of the northwest corner of East 21st Street South and South 161st East Avenue

**Staff Comments:**

Mr. Jones stated that Preliminary Plat of Korean Presbyterian Church should be stricken from the agenda. Due to the owners realizing the cost involved in developing this property, members of the church found another site in Bixby.

**Chairman Carnes struck this item.**

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**Plat Waiver, Section 213:**

**BOA-17609 (Southern Plaza)** (3593) (PD-18) (CD-7)  
West of the northwest corner of East 57th Street South and South Memorial

**TAC Comments:**

Jones presented the plat waiver with no representative present.

McCormick noted that a small portion of the tract contained floodplain and no structures would be permitted in that area.

Board of Adjustment case 17609 is a special exception request to permit a 100' monopole in a RS-3 zoned district. The Board of Adjustment will hear the application on January 14, 1997 and if approved, the property will be subject to the platting requirement.

Since the property is platted and less than 2.5 acres in size, the request meets the criteria for a plat waiver. Staff can see no benefit to the city in replatting the property which could not be accomplished if the plat waiver is granted.

Staff recommends Approval of the plat waiver for BOA-17609 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 motion of Garrison, the Technical Advisory Committee voted unanimously to Approve the plat waiver for BOA-17609, subject to all conditions listed above.

**TMAPC Action; 8 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Dick, Midget "absent ") to **APPROVE** the Plat Waiver for BOA-17609, subject to conditions recommended by TAC.

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**BOA-17610 (Unplatted and Livingston Park) (483)**  
4102 East 61st Street South

(PD-18) (CD-8)

**TAC Comments:**

Jones presented the request with no representative present.

Board of Adjustment case 17610 is a special exception request to permit a pre-school and children's nursery use and expansion at an existing church. The application will be heard by the Board at the January 14, 1997 meeting.

Based on the existing church building and subdivision plat, staff can find no benefit to the city with a replat.

Staff recommends Approval of the plat waiver for BOA-17610 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 Department of Public Works (Traffic Engineering).
3. Utility extensions and/or easements if needed.

On motion of French, the Technical Advisory Committee voted unanimously to recommend Approval of the plat waiver for BOA-17610, subject to all conditions listed above.

**TMAPC Action; 8 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Dick, Midget "absent ") to **APPROVE** the Plat Waiver for BOA-17610, subject to conditions recommended by TAC.

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## **ZONING PUBLIC HEARING:**

**Application No.:** PUD-435-1

(PD-18) (CD-7)

**Applicant:** James Adair

**Location:** East 66th Street South and South Yale  
(*Minor Amendment to increase signage.*)

### **Staff Recommendation:**

The applicant is requesting Minor Amendment approval to increase the number and size of ground signs in the Warren Medical Research Center to both identify buildings as well as provide improved directional signage in the 9.5 acre Area B. The signage requirements of the Outline Development Plan call for one 6' monument-style ground sign identifying each principal building not exceeding 64 SF of display surface area and one wall or canopy sign for each principal building not to exceed 32 SF. No signs are permitted on north or east building facades above the first floor.

Underlying zoning for Tract B is OL Low Intensity Office District for the eastern one-third of the site and OM Medium Intensity Office District for the western two-thirds. Office Districts permit the erection of not more than one sign per street frontage of a lot and not to exceed two-tenths of a square foot of surface display area per lineal foot of street frontage.

The site contains six principal buildings including a power plant and parking structure. Currently the site contains at least 25 ground signs with 16 of these proposed for replacement or enlargement. The applicant contends that the variety and number of offices and activities on the site require improved directional and building identification signage. Approximately one-third of the existing signs are not readily visible from the two public streets which form the western and southern boundaries of the site. These signs are located within the interior of the site on private drives and streets.

Staff has reviewed the request and finds that due to the size and complexity of the site, better identification and directional signage appear necessary. The requirements of the PUD initially approved in 1987 allowed signs which today, under the signage requirements contained in the PUD Chapter of the Zoning Code, would not be allowed. Staff does believe, however, that in this office complex it is difficult for visitors and users to find the correct building with the offices they seek.

Staff, therefore, recommends **APPROVAL** of the request conditioned upon the granting of a **VARIANCE** by the Board of Adjustment as to the number and size of signs allowed.

There were no interested parties wishing to speak.

**TMAPC Action; 8 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Dick, Midget "absent ") to **APPROVE** the Minor Amendment for PUD-435-1 to increase signage, subject to conditions recommended by staff.

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**Application No.: Z-5110-SP-1a**

(PD-17) (CD-6)

**Applicant:** Gale Plummer

**Location:** Southwest corner 123rd Street and I-44

**Presented to TMAPC:** Gale Plummer

*(Minor Amendment to a Corridor Site Plan to add a building.)*

**Staff Recommendation:**

An application for a Minor Amendment to a Corridor Site Plan to permit the construction of a 15' x 30' equipment enclosure to be constructed on the southeast corner of an existing warehouse.

The proposed enclosure will be 34' high and structurally attached to the existing building. The equipment to be enclosed consists of a U-shaped tube, vacuum device and furnace which processes a natural mineral material into a powder which is packaged on site. The processing equipment has already been erected but requires an enclosure to work more efficiently. The processing equipment was not approved in the original Corridor Site Plan and has not been part of any subsequent revisions in the Site Plan.

A condition of the Corridor Site Plan approval was that Use Units 11 and 23 (Offices and Warehousing/Wholesaling) be allowed; however, manufacturing and retail sales were expressly prohibited.

Although the Site Plan permitted a maximum building height of 35' and required an 8' site screening fence, staff is concerned about the effect of the proposed enclosure on the residential areas to the east and south. Additionally, the processing of mineral materials on site appears to violate the Zoning Code's prohibition against manufacturing or industrial uses in Corridor Districts.

Staff has reviewed the information provided by the applicant and finds the proposed amendment to be for activities which are not allowed in a Corridor District. Therefore, staff recommends **DENIAL** of the amended Corridor Site Plan.

**Applicant's Comments:**

**Gale Plummer**, the applicant, clarified the height of the structure will be 31 feet and not 35 feet as indicated on the application.

Mr. Plummer stated after discussions with the owner, the equipment that will be enclosed by the building is a dryer. He stated a raw product with moisture will be brought in and dried to a powder form and bottled. The purpose of the building is to protect the dryer from the outdoor elements.

Mr. Plummer feels the building will be attractive and painted to match the adjacent building and by maintained by the owner.

**Interested Parties Comments:**

**Elmer Heinrich**, Rockland Corporation, stated there are no manufacturing operations on site. He stated the equipment is an evaporator. A liquid product is brought in from their mining operations in Utah, the water is evaporated and the powder is shipped to Pennsylvania to be encapsulated.

Mr. Heinrich stated he was informed by Cherry Mechanical that the evaporator is a permitted use. The building is to protect the evaporator from outdoor elements.

**TMAPC Comments:**

Chairman Carnes informed the applicant that he has received a request for a one-week continuance from the adjacent homeowners association.

Mr. Doherty stated he has a problem with classifying this process as a manufacturing operation and feels the request for a one-week continuance would be appropriate.

Mr. Horner asked whether Mr. Heinrich has discussed the request with the neighborhood association. Mr. Heinrich replied on several occasions, but he feels the request has nothing to do with noise and will not affect the neighborhood any more than his current building.

Ms. Gray feels the process of the evaporator should be explained to the Neighborhood Association and their concerns addressed before the Planning Commission makes a decision. She feels the one-week continuance would be appropriate.

Mr. Westervelt stated he also received a request for continuance from the Neighborhood Association. He stated the Neighborhood Association would like to review an exterior elevation of the building.

Mr. Heinrich stated he would be unable to attend the January 22 meeting. Mr. Boyle advised him to have a representative present with information on the equipment and the process. Mr. Doherty requested a picture of the building as seen from the adjoining residential area.

**TMAPC Action; 8 members present:**

On **MOTION** of **PACE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Dick, Midget "absent ") to **CONTINUE** the Minor Amendment for **Z-5110-SP-1a** to January 22, 1997.

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**Application No.: PUD-551**

(PD-8) (CD-2)

**Applicant:** Michael Chase

**Location:** Northwest corner 57th Street South and 33rd West Avenue  
(*Site Plan for an elderly housing development.*)

**Staff Recommendation:**

Site Plan approval is being requested for a 48 unit, two-story elderly housing development on 4.54 acres.

Staff has reviewed the request and finds the Site Plan conforms to the bulk, area, access, circulation and landscaped area requirements outlined in the PUD as approved by the City Council on November 25, 1996.

Staff, therefore, recommends **APPROVAL** of the Site Plan as submitted.

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

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

**TMAPC Comments:**

Ms. Pace questioned whether this is the housing for elderly to be administered by Tulsa Senior Services. Mr. Stump replied the PUD was recently heard by the Planning Commission and the PUD was approved by unanimous vote.

Mr. Boyle stated at the PUD hearing there were many protestants that were concerned about the facility being converted to other uses and expressed concern with the public funding.

Mr. Boyle asked whether there are any area residents who are continuing to protest. Mr. Stump replied he was not aware of any and that the City Council endorsed the proposal requesting tax credit monies. Mr. Stump stated Councilor Hall voted in favor of the endorsement although she was previously against the proposed project. He feels some of the fears have been allayed.

Ms. Gray pointed out there is a dumpster located on the west exterior of the propose site. She asked whether this is an appropriate location for the dumpster. Mr. Stump replied the dumpster location is away from residential and the area immediately to the north, heavily-treed detention area, is the developer's property.

Mr. Boyle asked whether there is several hundreds of feet before the first residential area. Mr. Stump replied in the affirmative. Mr. Boyle feels this is an appropriate location for the dumpster.

**TMAPC Action; 8 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Dick, Midget. "absent ") to **APPROVE** the Detail Site Plan for PUD-551 for an elderly housing development as recommended by staff.

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**Application No.: PUD-206**

(PD-18) (CD-8)

**Applicant:** James Boswell (Boatman's Bank)

**Location:** South of southwest corner of 91st Street South and Sheridan Road  
(Detail Site Plan for a temporary drive-in banking facility.)

**Staff Recommendation:**

The applicant is proposing a temporary 10'x24' drive-in bank facility in Development Area A of PUD-206 for Boatman's Bank on Lot 1, Block 1, Boatman's. Two drive-in lanes would be provided, as well as an ATM. The temporary building would be used for a maximum of one (1) year and would be replaced by the permanent bank facility which has already been given Detail Site Plan approval. The temporary structure complies with the requirements of the PUD, therefore, staff recommends **APPROVAL** of the Site Plan conditioned upon the removal of the temporary building by January 15, 1998.

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

**TMAPC Action; 8 members present:**

On **MOTION** of **BAKER**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Dick, Midget "absent ") to **APPROVE** the Detail Site Plan for PUD-206 to allow a temporary drive-in banking facility, subject to the removal of the temporary building by January 15, 1998 as recommended by staff.

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**AC-010 James Boswell (Boatman's Bank)**

(PD-18) (CD-8)

South of southwest corner of 91st Street South and Sheridan Road  
(Alternative Landscape Compliance.)

**Staff Recommendation:**

The applicant is proposing to install minimal landscaping around their temporary drive-in bank facility. Staff can support this modification for a period of up to one year with the understanding that a landscaping plan for the entire site will be provided for approval before the permanent bank facility is constructed.

**TMAPC Action; 8 members present:**

On **MOTION** of **BAKER**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Dick, Midget "absent ") to **APPROVE** Alternative Landscape Compliance AC-010 subject to the conditions as recommended by staff.

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**OTHER BUSINESS:**

**Election of TMAPC Officers for 1997**

**TMAPC Comments:**

Mr. Horner stated as Chair of Nominating Committee, he nominates Gail Carnes as Chair, Jim Doherty as 1st Vice Chair, Gary Boyle as 2nd Vice Chair and Joe Westervelt as Secretary.

Chairman Carnes called for other nominations. There were no response.

Chairman Carnes called again for other nominations. There were none.

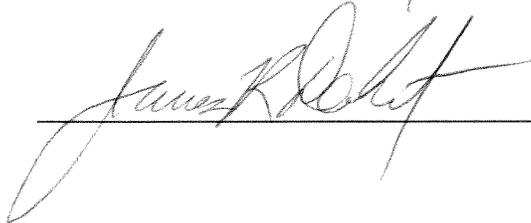
**TMAPC Action; 8 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Dick, Midget "absent ") to **APPROVE** the election of Gail Carnes as Chair, Jim Doherty as 1st Vice Chair, Gary Boyle as 2nd Vice Chair and Joe Westervelt as Secretary.

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There being no further business, the Chairman declared the meeting adjourned at 2:10 p.m.

Date Approved: 1/29/97

 Chairman

ATTEST:   
Secretary