

# TULSA METROPOLITAN AREA PLANNING COMMISSION

## Minutes of Meeting No. 2122

Wednesday, July 23, 1997, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Carnes	Boyle	Almy	Linker, Legal
Dick	Pace	Gardner	Counsel
Doherty		Jones	
Gray		Stump	
Horner			
Jackson			
Ledford			
Midget			
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Friday, July 18, 1997 at 3:00 p.m., in the Office of the City Clerk at 2:52 p.m., as well as in the office of the County Clerk at 2:49 p.m.

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

### Minutes:

#### Approval of the minutes of July 9, 1997, Meeting No. 2120:

On **MOTION** of **HORNER**, the TMAPC voted **8-0-1** (Carnes, Doherty, Gray, Horner, Jackson, Ledford, Midget, Westervelt "aye"; no "nays"; Dick "abstaining"; Boyle, Pace "absent") to **APPROVE** the minutes of the meeting of July 9, 1997 Meeting No. 2120.

\* \* \* \* \*

## **Subdivisions:**

### **Change of Access on Recorded Plat:**

#### **The Directory (783)**

(PD-18) (CD-8)

North of the northwest corner of East 81<sup>st</sup> Street South and South Lewis Avenue

#### **Staff Comments:**

Mr. Jones stated the proposed access change was provided in the agenda packet. He stated there is presently one access point on the south side of the tract that is not be used. He stated the proposed access is to align it with an existing drive.

Mr. Jones stated Traffic Engineering and staff have reviewed and signed off on the proposed change of access. Therefore, staff recommends approval of the change of access, subject to the document in the agenda packet. (See Exhibit "A", attached hereto.)

#### **TMAPC Action; 9 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Carnes, Dick, Doherty, Gray, Horner, Jackson, Ledford, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Pace "absent") to **APPROVE** the Change of Access on Recorded Plat for The Directory, subject to Exhibit "A" and recommendations by staff.

\* \* \* \* \*

## **Final Plat Approval:**

#### **Stillwater National Bank (PUD-553) (793)**

(PD-4) (CD-6)

Southwest corner of East 15<sup>th</sup> Street South and South Utica Avenue

#### **Staff Comments:**

Mr. Jones stated he believes this item needs to be continued to the next regularly scheduled meeting due to notices of Final Plat review were not distributed to interested PUD. He stated notices were distributed for the Preliminary Plat and there were no interested parties at that hearing. He stated he has spoken to Ms. Bayles in regard to access points on Troost Avenue. He stated he explained to Ms. Bayles the procedures on the Preliminary and Final Plats. He noted all release letters have been received.

**Interested Parties Comments:**

**Stacey Bayles**, 1532 South Troost, expressed appreciation of the assistance she received from the TMAPC and staff. She stated when notice was distributed for the Detail Site Plan there was confusion as to whom would represent the neighborhood's concern, but noted there was no Swan Lake Neighborhood Association representation to express the concerns.

Ms. Bayles stated a meeting was held on Sunday and concerns were expressed in regard to the proposed development. The neighborhood, as a whole, is disappointed with the entire project. However, she requested a continuance due to lack of notification. She also requested an example of a hammerhead turn-around for review by the neighborhood.

**TMAPC Action; 9 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **9-0-0** (Carnes, Dick, Doherty, Gray, Horner, Jackson, Ledford, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Pace "absent") to **CONTINUE** the Final Plat Approval for Stillwater National Bank to August 6, 1997.

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

<b><u>L-18502 Robert Hinson</u></b>	(PD-10) (CD-1)
3602 West Easton	
<b><u>L-18503 Land Company</u></b>	(PD-18) (CD-5)
6000 block South 118 <sup>th</sup> East Avenue	
<b><u>L-18513 Hudiburg Trust (2692)</u></b>	(PD-9) (CD-2)
745 West 51 <sup>st</sup> Street South	
<b><u>L-18516 Terry Jagers (1973)</u></b>	(PD-21) (County)
Northwest corner South Lewis and East 161st	

**Staff Comments:**

Mr. Jones stated these lot-splits are in order and meet the Subdivision Regulations; therefore, staff recommends approval.

**TMAPC Action; 9 members present:**

On **MOTION** of **WESTERVELT**, the TMAPC voted **9-0-0** (Carnes, Dick, Doherty, Gray, Horner, Jackson, Ledford, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Pace "absent") to **RATIFY** these lot-splits given Prior Approval, finding them in accordance with Subdivision Regulations.

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## **Zoning Public Hearing:**

**Application No:** PUD-565    **AG/RS3/RM1/OL/CS to AG/RS3/RM1/OL/CS/PUD**

**Applicant:** Roy Johnsen (PD-11) (CD-1)

**Location:** Northwest corner West Apache Street and Osage Drive

**Presented to TMAPC:** Roy Johnsen

### **Staff Recommendation:**

The proposed PUD contains 661 gross acres of land and proposes mixed uses including single-family residential, townhomes, apartments, a golf course and commercial development. Most of the abutting property is undeveloped or sparsely developed with large rural style single-family homes. The exception is the area to the southeast which is part of the Gilcrease Hills Development. That area contains urban density single-family subdivision development on the south side of Apache Street.

The existing zoning for the tract was approved in 1970 when it was anticipated the area would be part of the Gilcrease Hills development. This portion was never developed, but it currently has significant areas zoned CS and RM-1. The PUD is proposing commercial and residential densities significantly lower than those permitted by the underlying zoning. Staff can generally support the proposed PUD, with some modification in development standards and switching the permitted uses in Tracts B and D so that Tract B permits multifamily residential and Tract D permits townhomes. Also, the precise alignment of arterial streets and collector streets should be determined at the time of subdivision platting.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Based on the following conditions, staff finds PUD-565 as modified to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding area; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends APPROVAL of PUD-565 subject to the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
2. Development Standards:

Land Area (Gross):	661 acres
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**Tracts A, E, J, K and M**  
Single-Family Residential

Land Area (Gross):	349 Acres
Permitted Uses:	Use Units 6 Single-Family Dwellings and customary accessory uses
Minimum Lot Width	50'
Minimum Lot Area	6,000 SF
Minimum Livability Space per Lot	2,750 SF
Other Bulk and Area Requirements:	As required within an RS-4 District

**Tracts D and F**  
Townhome Residential

Land Area (Gross):	36 acres
Permitted Uses: *	Use Unit 7a -Townhouse Dwellings and customary accessory uses
Bulk and Area Requirements:	As required within an RT District

\* Use Unit 6 uses (single-family dwellings) may be permitted by minor amendment.

**Tracts B and I**  
Multifamily Dwellings

Land Area (Gross):	38 acres
Permitted Uses: *	Use Unit 8, Multifamily Dwelling and customary accessory uses
Maximum Total Dwelling Units	830***
Maximum Dwelling Units per Acre per Lot	25***
Bulk and Area Requirements: **	As required within the RM-1 District

\* Use Unit 7a (Townhouse Dwellings) and Use Unit 6 (Single-Family Dwellings) may be permitted by minor amendment.

\*\* Additional setbacks and buffering may be required by TMAPC at the time of Detail Site Plan review, depending upon surrounding use and physical features.

\*\*\* Amended by staff at public hearing.

**Tracts C, G and H**  
Commercial Development

Land Area (Gross):	39 acres
Permitted Uses:	As permitted by right within a CS District, except no Use Unit 12a uses are permitted**
Maximum Floor Area Ratio:	0.30
Maximum Building Height:	
For Use Units 12, 12a, 13 and 14	1 story
For other permitted uses	Determined by TMAPC at the time of Detail Site Plan review
Minimum Building Setbacks	
From Residential Areas *	30'
Other Bulk and Area Requirements: *	As required within a CS District

\*Additional setbacks or buffering may be required by the TMAPC at the time of Detail Site Plan review depending upon surrounding uses and physical features.

\*\* Amendment made by TMAPC.

**Golf Course**

Land Area (Gross):	192 acres
Permitted Uses:	Golf Course and customary accessory uses and alternatively single-family dwellings
Bulk and Area Requirements:	Golf course facilities requirements shall be determined by TMAPC at the time of Detail Site

Plan review. Single-family dwellings shall comply with the requirements set forth for Tract A

**Tract P**  
Clubhouse

Land Area (Gross):	6 acres
Permitted Uses: *	Golf course/country club clubhouse and customary accessory uses and alternately Use Unit 7a, townhouse dwellings
Bulk and Area Requirements:	Clubhouse facilities requirements shall be determined by TMAPC at the time of Detail Site Plan review. Townhouse dwellings shall comply with the same requirements as in Tract F.

\* Use Unit 6 (Single-family dwelling) may be permitted by minor amendment.

3. No Zoning Clearance Permit shall be issued for Tracts B,C, D, F, G, H, I, P and the golf course within the PUD unit a Detail Site Plan for the development area, which includes all building and requiring parking, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
4. A Detail Landscape Plan for Tracts B, C, D, F, G, H, I and P shall be approved by the TMAPC prior to issuance of any Zoning Clearance Permit in that development area. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved Landscape Plan for that development area prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continuing condition of the granting of an Occupancy Permit.

5. No sign permits shall be issued for erection of a sign within a development area of the PUD until a Detail Sign Plan for that development area has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
6. All trash areas shall be screened from public view by persons standing at ground level in non-single-family residential areas.
7. All parking lot lighting shall be directed downward and away from adjacent residential areas.
8. The Department of Public Works or a Professional Engineer registered in the State of Oklahoma shall certify to the zoning officer that all required stormwater drainage structures and detention areas serving a non-single-family residential area have been installed in accordance with the approved plans prior to issuance of an Occupancy Permit.
9. In single-family residential areas a homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain all common areas, including any private roadways and stormwater detention areas within the residential subdivision.
10. All private roadways shall be a minimum of 26' in width for two-way roads and 18' for one-way loop roads, measured face-to-face of curb or edge-to-edge of paving if center drained streets are used. All curbs, gutters, bases and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street. The maximum vertical grade of private streets shall be 12 percent.
11. No Building Permit shall be issued until the requirements of Section 1107F of the Zoning Code has been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants.
12. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by the TMAPC.

**Applicant's Comments:**

**Roy Johnsen**, 201 West 5<sup>th</sup>, Suite 440, 74103, stated he is representing Griff Pickard, who is the contract purchaser of the subject property.

Mr. Johnsen gave a brief history of the subject property. He noted the proposed development will result in substantially less intensity of use than is permitted by the present zoning. The existing zoning would permit approximately 6,800 dwelling units. The proposed development would allow approximately 4,400 dwelling units with the golf course.



Mr. Johnsen stated since 1970 the City's policy on development, in regard to the north and northwest parts of the City, is to encourage development in these areas. He feels the proposed development is consistent with City policy. In the mid-1980's the City extended the Tisdall Parkway (formerly the Osage Expressway) to Apache Street and in 1996-7 the expressway was extended to 36<sup>th</sup> Street North. Therefore, the access to the property has been substantially increased and future expansion is proposed.

Mr. Johnsen stated the north boundary of the subject property is the proposed location of the Gilcrease Expressway. He noted the subject property lies adjacent to two expressway and a primary arterial street, Apache Street, on the south boundary.

In regard to utilities, Mr. Johnsen noted water has been extended along Apache Street. However, sewer does not presently exist and one of the main challenges of the proposed development is to arrange and secure the extension of sanitary sewer. He stated Mr. Pickard has made numerous studies, investigation and inquiries and is quite excited with the potential of the subject property. He intends to proceed with the development.

In regard to the golf course, Mr. Johnsen stated the plan is a preliminary routing plan completed by a golf course designer/architect. He noted space has been made available to accommodate the golf course. He stated there has been some very good interest in the golf course and feels the golf course will be constructed. However, in the event the golf course is not constructed, he provided an alternative plan to develop the area as a single-family development area. Due to the topography and steep slopes in the area the single-family development will be limited to certain areas and a substantial amount of the green space will remain as open space and continue to be a significant feature of the project.

Mr. Johnsen stated the proposal is an overall master plan which includes mixed use, primarily single-family, but including commercial areas, golf course or common open space, as well as townhomes and multifamily areas.

Mr. Johnsen noted he has received a very good reception from City officials when reviewing the plans and obtaining information in regard to the expansions the City is proposing. He pointed out the letter from Councilor Williams endorsing the project. He stated there have been several meetings with TMAPC staff, Mayor's office and various technical personnel in the City.

Mr. Johnsen stated there was a meeting held with the Gilcrease Homeowners Association to discuss their concerns. One concern was with Tract D being used for multifamily. He amended the plans to indicate Tract D as a townhome area and Tract B as a multifamily area.

Mr. Johnsen reminded the Commission this is a conceptual approval with standard PUD conditions, but before any development occur, within each development area a detail site plan must be submitted and reviewed by the Commission, as well as the property has to be platted prior to any building permit being issued by development area.

Mr. Johnsen stated the allocation of land use is consistent with what staff presented. In regard to density, he stated staff has suggested a multifamily density of 21.78 dwelling units per acre and the applicant has proposed 25 dwelling units per acre. He feels 25 per acre is the basic RM-1 density if with a PUD. Therefore, he requested the Commission to consider modifying staff's recommendation to reflect the 25 dwelling units per acre.

**Interested Parties Comments:**

The following persons signed up, but did not comment:

Pat Bodine, 3611 West 34<sup>th</sup> Street North, 74127  
Mitchell and Noel Anderson, 3525 West 34<sup>th</sup> Street North, 74127  
Margo Lyon, 2114 West 38<sup>th</sup> Street North, 74127  
Anna Lewis, 2739 North Xenophon, 74127  
Mary and Ed Kennedy, 2331 West Apache, 74127  
Ted Davidson II, 3025 North St. Louis, 74106  
George Howard, 4707 West 31<sup>st</sup> Street North, 74127  
Don Todd, 3535 North 35<sup>th</sup> West Avenue, 74127  
Susan Nicholson, 1921 West 36<sup>th</sup> Street North, 74127  
Jackye Kersey, P. O. Box 27522, 74149  
Norm Sell, 1753 West Virgin Street, 74127  
Phyllis Collins, 2707 North Xenophon Avenue, 74127  
Jacquetta Gormly, 2911 North 41<sup>st</sup> West Avenue, 74147  
Marie Barrett, 2608 North 41<sup>st</sup> West Avenue, 74127  
Michelle Powell, 2401 North Gilcrease Museum Road, 74127  
Shelle Wilson, 2606 West Apache, 74127  
Anita and Dude Abbott, 1908 West 38<sup>th</sup> Street North, 74127  
Anna and James Smith, 1717 West 36<sup>th</sup> Street North, 74127  
Darrell Roeder, 3600 North Waco, 74127  
Thomas Wagner, P. O. Box 1273/3500 North 35<sup>th</sup> West, 74127  
Fred and Barbara Peebles, 2810 North Gilcrease Museum Road, 74127  
James and Phyllis Cazenave, 3402 North Osage Drive, 74127  
John Darrington, 710 East Reading Street, 74106  
Bill and Linda Owens, Rt. 6, Box 675, 74127  
Jim Bodine, 3611 West 34<sup>th</sup> Street North, 74127

**Larry Duke**, 1919 West Seminole, 74127, stated he is the General Manager with the Gilcrease Hills Homeowners Association and is representing the Board of Directors of the association.

Mr. Duke stated the Gilcrease Hills Homeowners Association Board of Directors wishes to support the application and proposed project.

**Mary Howard**, 2828 West Apache, 74127, expressed concern with the wildlife in the area and questioned what consideration has been given to the wildlife.

Ms. Howard stated she is opposed to the proposed development because she does not want to live in a City atmosphere. She feels the proposed development will not be welcomed by the outlying residents.

**Ken Frakes**, 2540 West Apache, 74127, stated he known the subject property would be developed at some point. However he feels the neighborhood should be better notified and provided sufficient information in regard to the development.

Mr. Frakes expressed concern with the commercial tracks that cluster around the intersection of Gilcrease Museum Road and Apache Street. He feels the commercial development areas should be further reviewed.

Mr. Frakes also expressed concern with the wildlife and whether any environmental impact study has been completed in regard to Harlow Creek in the area. He noted a water tower is currently being constructed and he will be checking in to the impact it will have on the wildlife.

**Steve Whitaker**, 2512 West 36<sup>th</sup> Street North, 74127, expressed concern with the watershed that will occur with the new development. He feels the construction of pavement, roof top and parking lots will cause flash flooding in the valley and surrounding area.

Mr. Whitaker stated there is concern with the proposed golf course since there is already one in the area, as well as the proposed commercial area when the Northland Shopping Center and an apartment complex has failed. He feels this development will fail also.

**George Howard**, 4707 West 36<sup>th</sup> Street North, 74127, expressed concern with there not being adequate schools available to accommodate the new development. He stated the roadways in the area are in a deteriorated shape and not maintained by either the City or County. He feels the cost of additional schools or roadway improvements have not been taken into consideration by the developer or the City.

Mr. Howard expressed concern with what type of apartment and housing complex will be developed and what type of restrictions will be imposed. He stated he would also like to see the wildlife protected.

**Gail Parnell**, 2620 West 34<sup>th</sup> Street North, 74127, expressed concerns with the apartment, townhomes, multifamily and single-family developments. She asked for an explanation of a PUD and whether that means the development will be government subsidized.

Ms. Parnell expressed concern with not be notified of changes or developments in the area. She noted the construction of the water tanks and the name change of the expressway as examples.

**Shawn Abbott**, 2221 West 36<sup>th</sup> Street North, 74127, stated this is a beautiful area and the improvements on the roadways and accessibility and other improvements in the area are great. However, he feels there needs to be significant improvements or repairs to the existing developments in the areas.

Mr. Abbott feels if the residents have assurances the development could be a benefit to all those involved.

Mr. Abbott requested that the beauty and green space be preserved if the golf course is not constructed.

**Sidney Donovan**, 2804 West Apache, 74127, stated prior to the development of Gilcrease Hills she did not have any flooding problems. However, since the development of Gilcrease Hills she has flooding problems. She expressed concern with increased flooding problems with the new development and questioned what the developer is proposing to prevent further flooding.

Ms. Donovan stated she is opposed to high density apartments across the street from her home and the effect the apartments would have on her home.

**Bill Baker**, 3009 West 36<sup>th</sup> Street North, 74127, questioned whether his property will be annexed into the City along with the new development. He stated he does not want to be in the City limits.

Mr. Baker expressed concern with future ozone problems with the removal of the trees and greenery in the area. He noted the City is already having problems with being listed on the dirty air list.

Mr. Baker also expressed concern with the flooding and drainage problems in the area, as well as needed roadway repair. He feels the wildlife should be preserved.

**Fred Peeples**, 2810 North Gilcrease Museum Road, 74127, stated other speakers have addressed most of his questioned. However, he questioned once the development begins will the existing homeowners' water and water pressure be protected from the influx of other people using the water supply.

Mr. Peeples questioned why there is a tract on the map that is not platted and marked as City property.

**Mary Burns**, P. O. Box 470532, 74127, asked what the time frame will be on the development and whether the development will be constructed in phases. She questioned whether the developer or the City will be responsible for constructing the roadways, sewer lines and water lines.

Ms. Burns questions whether residents in the area will be allowed to connect to the sewer system when its developed.

**Applicant's Rebuttal:**

Mr. Johnsen commented that notices were distributed, even to the residents north and northwest of the propose Gilcrease Expressway.

In regard to flooding and drainage, Mr. Johnsen stated the proposed development has a high elevation, but the developer is required to design storm drainage in a way that it will not adversely impact downstream or upstream properties from the proposed development. He stated he has been advised that stormwater detention will be required for the development as recommended by TAC. He stated this requirements on drainage are very stringent and detailed.

Mr. Johnsen summarized that a PUD provides an overall plan that is endorsed by the Planning Commission, if approved, which requires a much more detailed and restrictive-type of zoning plan. Therefore there will be a site plan review, required platting and he feels a PUD is the most effective way to assure good-quality development.

In regard to wildlife, Mr. Johnsen reminded the Commission that the officially adopted policy of the City is to encourage growth in this area of the City. He feels the proposed development is consistent with the adopted policies and plans of the City.

**TMAPC Comments:**

Mr. Midget questioned whether if the golf course is not feasible, will the applicant have to come back before the Planning Commission. Mr. Stump replied in the negative and noted the alternative is included in the application.

Chairman Carnes questioned, in regard to the alternative plan for the golf course, if the Commission has ever considered an alternative plan at the original hearing in the past. Mr. Stump replied on small scale developments they have.

Mr. Doherty questioned when switching the uses in Tracts B and D how it would affect the density. Mr. Johnsen replied the it may increase the apartment density, however lower the density of townhomes.

Mr. Midget noted that staff recommended an increase in the minimum livability space and asked Mr. Johnsen to comment. Mr. Johnsen replied he accepts staff's recommendation on livability space.

Mr. Westervelt clarified that density is the only issue in regard to staff's recommendation and the applicants' proposal. Mr. Johnsen replied in the affirmative. Mr. Stump reminded the Commission that in change the uses of Tracts B and D, the developer will be able to construct approximately 200 more units in the multifamily area and loose some in the townhomes area.

Mr. Midget noted the water tanks were proposed prior to this project be considered.

Chairman Carnes informed Mr. Whitaker that the developer is required meet Stormwater Department requirements in regard to flooding and drainage.

Chairman Carnes explained that PUD stands for Planned Unit Development and does not involve government subsidizes. Mr. Doherty commented that the Commission cannot consider how the development is funded. The Commission has to decided whether the land use is appropriate.

Ms. Jackson noted if the golf course is not constructed, the number of dwelling units developed in that area will be limited due to the topography of that area.

In regard to Ms. Byrns, Mr. Doherty stated in most cases the developer is responsible for extending the sewer lines and other utilities and the cost of extensions. A development of this size will probable be constructed in phases and the market will dictate the time frame. He stated almost all roads in urban areas are built after the construction of the dwellings to avoid damage by construction vehicles. Normally, the City will be responsible for maintaining and repairing the arterial streets to the development.

In regard to the sewer system, Mr. Doherty and Mr. Midget feels if a sewer system is constructed, residents within the area could, for a fee, access the sewer system.

Mr. Johnsen stated, in regard to Mr. Peeples question on the unplatted tract owned by the City, the tract is not owned by the developer.

Mr. Stump suggested to place a cap on the maximum dwelling units total for the multifamily areas at 830, which is what one dwelling unit per 2,000 square feet would produce. Also, the maximum dwelling units per acre cannot exceed 25. Mr. Johnsen stated he is agreement with Mr. Stumps suggestion.

Mr. Midget requested that Tracts C, G and H be restricted against any 12a uses - adult entertainment.

Chairman Carnes stated that everyone that signed up today will be notified of future hearings in regard to this development.

**TMAPC Action; 9 members present:**

On **MOTION** of **WESTERVELT**, the TMAPC voted **9-0-0** (Carnes, Dick, Doherty, Gray, Horner, Jackson, Ledford, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Pace "absent") to recommend **APPROVAL** of PUD-565, subject to the conditions as recommended by staff and modified at the public hearing to delete Use Unit 12a - Adult Entertainment from Tracts C, G and H and establish a cap on the maximum dwelling units total for all multifamily areas of 830 and the maximum dwelling units per acre per lot cannot exceed 25.

**Legal Description for PUD-565:**

A tract of land that is part of Sections-21 and 22, T-20-N, R-12-E, Osage County, Oklahoma, said tract of land being described as follows, to-wit: "beginning at a point" that is the Southwest corner of said Section-22; thence S 89°37'46" E along the Southerly line of Section 22 for 659.01' to the Southwest corner of the SE/4 of the SW/4 of the SW/4 of Section 22; thence N 00°32'55" E along the Westerly line of the SE/4 of the SW/4 of the SW/4 for 656.92' to the Northwest corner thereof; thence N 00°26'35" E for 330.00'; thence S 89°27'11" E for 683.04'; thence N 00°26'35" E for 139.97'; thence S 89°33'25" E for 475.00'; thence S 00°26'35" W for 460.00'; thence N 89°33'25" W for 204.51' to the Northeast corner of "Gilcrease Hills Village IV Block-9 and part of Block-10", a subdivision in Osage County, Oklahoma; thence S 06°32'52" E along the Easterly line of "Gilcrease Hills Village IV Block-9 and part of Block-10" for 9.66'; thence S30°44'43" E continuing along said Easterly line for 269.94'; thence S 17°48'29" E along said Easterly line for 340.77' to a point on the centerline of West Apache Street; thence N 69°27'27" E for 0.00' to a point of curve; thence Northeasterly along said centerline and along a curve to the left with a central angle of 20°28'55" and a radius of 1,521.72' for 543.98' to a point of tangency; thence N 48°58'33" E along said tangency and along said centerline for 934.05' to a point of curve; thence Northeasterly along said centerline and along a curve to the right with a central angle of 30°47'43" and a radius of 2,088.97' for 1,122.78' to a point on the centerline of Osage Drive; thence N 00°00'07" W along said centerline for 3,536.56' to a point on the Southerly ROW line of the Osage Expressway; thence S 78°58'31" W along said ROW line for 4.66' to a point on the Southerly ROW line of the proposed Gilcrease Expressway; thence S 52°52'53" W along said ROW line for 337.90'; thence continuing along said ROW line S 89°15'01" W for 3,714.71' to a point on the West line of said Section 22, said point being 535.73' Southerly of the Northwest corner of Section 22; thence continuing S 89°15'01" W along said ROW line for 551.16'; thence S 72°02'51" W along said ROW line for 230.87'; thence N 81°27'38" W along said ROW line for 455.41'; thence S 57°38'50" W along said ROW line for 678.40'; thence S 70°13'37" W along said ROW line for 839.67' to a point on Westerly line of the NE/4 of Section 21, T-20-N, R-12-E, said point being 1,180.00' Southerly of the Northwest corner of the NE/4 of the said Section 21; thence S 00°30'22" W along said Westerly line for 166.45' to a point that is the

Northeast corner of the S/2 of the NW/4 of said Section 21; thence S 89°08'09" W along the Northerly line of the S/2 of the NW/4 for 685.64' to a point on the Southeasterly ROW line of the proposed Gilcrease Expressway; thence S 57°09'14" W along said ROW line for 2,210.69'; thence S 00°21'59" W along said ROW line for 200.10' to a point on the Southerly line of the S/2 of the NW/4 of said Section 21, said point being 50.02' Easterly of the Southwest corner of the S/2 of the NW/4 of said Section 21; thence N 88°34'23" E along the Southerly line of the NW/4 for 2,533.00' to the Southeast corner of the NW/4 of said Section 21; thence S 00°30'22" W along the Westerly line of the SE/4 of said Section 21 for 2,630.14' to the Southwest corner of the SE/4 of said Section 21; thence N 88°40'15" E along the Southerly line of the SE/4 of said Section 21 for 1,897.13'; thence N 00°39'15" E for 250.15'; thence N 88°40'15" E for 150.09'; thence S 00°39'15" W for 250.15' to a point on the Southerly line of the SE/4 of said Section 21; thence N 88°40'15" E along said Southerly line for 531.32' to the "point of beginning" of said tract of land, less and except a tract of land that is part of the SE/4 of Section 21, T-20-N, R-12-E, Osage County, Oklahoma, said tract of land being described as follows, to-wit: starting at a point that is the Southeast corner of said Section 21; thence N 00°39'15" E along the Easterly line of Section 21 for 1,317.40' to the "point of beginning" of said tract of land, said point being the Southeast corner of the NE/4 of the SE/4 of Section 21; thence S 88°37'18" W along the Southerly line of said NE/4 for 1,291.02' to the Southwest corner of the NE/4 of the SE/4; thence N 00°34'48" E along the Westerly line of the NE/4 of the SE/4 for 1,316.23' to the Northwest corner of the NE/4 of the SE/4; thence N 88°34'23" E along the Northerly line of the NE/4 of the SE/4 for 1,292.76' to the Northeast corner of the NE/4 of the SE/4; thence S 00°39'15" W along the Easterly line of Section 21 for 1,317.39' to the "point of beginning" of said tract of land, and tract of land that is part of the NW/4 of Section 21, T-20-N, R-12-E, Osage County, Oklahoma, said tract of land being more particularly described as follows, to-wit: starting at a point that is the Northeast corner of the NW/4 of said Section 21; thence S 00°30'22" W along the Easterly line of said NW/4 for 1,346.45' to a point that is the Northeast corner of the S/2 of the NW/4; thence S 89°08'09" W along the Northerly line of the S/2 of the NW/4 for 1,455.64' to the "point of beginning" of said tract of land, said point being on the Northwesterly ROW line of proposed Gilcrease Expressway; thence S 67°20'04" W along said ROW line for 161.55'; thence S 68°19'45" W along said ROW line for 534.88'; thence S 55°26'45" W along said ROW line for 468.72'; thence N 00°51'51" W along said ROW for 100.00'; thence S 89°08'09" W along said ROW line for 98.81' to a point on the Westerly line of the NW/4 of said Section 1, said point being 961.66' Northerly of the Southwest corner of the NW/4 of said Section 1; thence N 00°21'59" E along said Westerly line for 410.09' to a point that is the Northwest corner of the S/2 of the NW/4; thence N 89°08'09" E along the Northerly line of the S/2 of the NW/4 for 1,130.00' to the "point of beginning" of said tract of land; and located on the Northwest corner of East Apache Street and N. Osage Drive, Tulsa, Oklahoma.



**Other Business:**

**PUD-230 Dewayne Wilkerson**

(PD-17) (CD-5)

North of northwest corner East 41<sup>st</sup> Street South and Mingo Valley Expressway  
(Site Plan to expand the parking area for an existing office development.)

**Staff Recommendation:**

The applicant is requesting site plan approval to expand the parking area for an existing office development. The proposed parking area lies east of the Koger Executive Center and across 103<sup>rd</sup> East Avenue. The 300 space parking lot abuts the western edge of the Mingo Valley Expressway at the East 41<sup>st</sup> Street exit ramp.

Staff has reviewed the proposed site plan and finds it meets minimum requirements for access, circulation, lighting, drainage, landscaped planting areas, drainage and pedestrian access. Therefore, staff 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 comment.**


**TMAPC Action; 9 members present:**

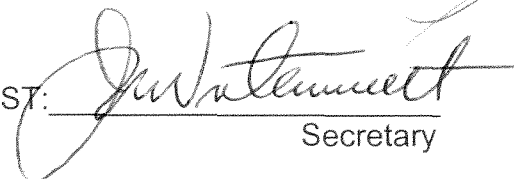
On **MOTION** of **DOHERTY**, the TMAPC voted **9-0-0** (Carnes, Dick, Doherty, Gray, Horner, Jackson, Ledford, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Pace "absent") to **APPROVE** the Site Plan for PUD-230 to expand the parking area for an existing office development as recommended by staff.

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There being no further business, the Chairman declared the meeting adjourned at 2:39 p.m.

Date Approved: 8-6-97

  
Chairman

ATTEST:   
Secretary