

# TULSA METROPOLITAN AREA PLANNING COMMISSION

## Minutes of Meeting No. 2155

Wednesday, April 22, 1998, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Carnes	Boyle	Beach	Linker, Legal
Gray		Dunlap	Counsel
Harmon		Huntsinger	
Horner		Stump	
Jackson		Matthews	
Ledford			
Midget			
Pace			
Selph			
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Friday, April 17, 1998 at 4:00 p.m., posted in the Office of the City Clerk at 3:56 p.m., as well as in the office of the County Clerk at 3:53 p.m.

After declaring a quorum present, 1<sup>st</sup> Vice Chairman Westervelt called the meeting to order at 1:30 p.m.

### Minutes:

#### **Approval of the minutes of March 25, 1998, Meeting No. 2152:**

On **MOTION** of **HORNER** the TMAPC voted **9-0-0** (Carnes, Gray, Harmon, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Selph "absent") to **APPROVE** the minutes of the meeting of March 25, 1998 Meeting No. 2152.

#### **Approval of the minutes of April 1, 1998, Meeting No. 2153:**

On **MOTION** of **MIDGET** the TMAPC voted **9-0-0** (Carnes, Gray, Harmon, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Selph "absent") to **APPROVE** the minutes of the meeting of April 1, 1998 Meeting No. 2153.

## **Reports:**

### **Committee Reports:**

#### **Budget and Work Program Committee:**

Mr. Horner reported that the Mayor's Office made some minor changes to the budget and the budget will go before the City Council for their approval on April 30, 1998.

#### **Community Participation Committee:**

Ms. Gray stated she would like to have some input from the Planning Commission regarding topics for the next quarterly meeting. She commented that she has received feedback about the previous quarterly meeting and many people requested that TMAPC have more meetings because they learned something new each time.

#### **Rules and Regulations Committee:**

Mr. Westervelt reported there will be a meeting directly following the Planning Commission meeting.

#### **Special Residential Facilities Task Force:**

Mr. Westervelt reported there will be a meeting Thursday, April 23, 1998 at 3:30 p.m. to look at the roles of the Board of Adjustment and the Planning Commission with regard to special residential facilities. He informed the TMAPC that the Task Force will be touring two facilities on April 30, 1998.

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

Mr. Stump reported that there are no zoning or subdivision items on the City Council Agenda for April 23, 1998. He stated the City Council will review the accomplishments of TMAPC and the Board of Adjustment for 1998 and what they propose to do next year. He indicated the meeting has been rescheduled to April 28, 1998 at 3:00 p.m., Room 201.

Mr. Westervelt stated he would be attending the City Council meeting on April 23, 1998.

## **SUBDIVISIONS:**

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

<b><u>L-18601 – Teryk Ferris (2502)</u></b> 1625 North Greenwood	(PD-2) (CD-1)
<b><u>L-18615 – Marvin McDonald (3492)</u></b> 6054 – 6062 South 31 <sup>st</sup> West Avenue	(PD-8) (CD-2)
<b><u>L-18628 31<sup>st</sup> and Memorial LLC</u></b> West of Memorial on 31 <sup>st</sup> Court	(PD-17) (CD-5)
<b><u>L-18632 Roy Johnsen</u></b> North and east of northeast corner 118 <sup>th</sup> East Avenue and 61 <sup>st</sup> Street	(PD-17) (CD-5)

**Staff Recommendation:**

Mr. Beach stated all of the lot-splits meet the zoning code and subdivision regulations and are in order. Staff recommends approval.

**TMAPC Action; 9 members present:**

On **MOTION** of **MIDGET** the TMAPC voted **8-0-1** (Carnes, Gray, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; Harmon "abstaining"; Boyle, Selph "absent") to **RATIFY** these lot-splits given Prior Approval, finding them in accordance with Subdivision Regulations.

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**FINAL PLAT:**

**Villas on Memorial (1283)** (PD-18) (CD-8)

North of the northeast corner East 81<sup>st</sup> Street and South Memorial Drive.

**Staff Comments:**

Mr. Beach stated that all of the releases are in and staff recommends approval subject to final legal review.

**TMAPC Action; 10 members present:**

On **MOTION** of **HORNER** the TMAPC voted **10-0-0** (Carnes, Gray, Harmon, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Selph "absent") to **APPROVE** the Final Plat for Villas on Memorial subject to final legal review as recommended by staff.

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**Mr. Selph in at 1:35 p.m.**

**The Vintage on Yale (PUD 389) (1583)** (PD-18) (CD-8)

Southeast of the Southeast corner of East 81<sup>st</sup> Street and South Yale Avenue

**Staff Comments:**

Mr. Beach stated all of the release letters are in and staff recommends approval subject to final legal review.

**TMAPC Action; 10 members present:**

On **MOTION** of **HORNER** the TMAPC voted **10-0-0** (Carnes, Gray, Harmon, Horner, Jackson, Ledford, Midget, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Boyle "absent") to **APPROVE** the Final Plat for The Vintage on Yale subject to final legal review as recommended by staff.

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**Crestview (2402)**

(PD-25) (CD-1)

Southeast of the Southeast corner of East 36<sup>th</sup> Street and North Cincinnati Avenue

**Staff Comments:**

Mr. Beach stated all release letters are in and staff recommends approval subject to final legal review.

**TMAPC Action; 10 members present:**

On **MOTION** of **HORNER** the TMAPC voted **10-0-0** (Carnes, Gray, Harmon, Horner, Jackson, Ledford, Midget, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Boyle "absent") to **APPROVE** the Final Plat for Crestview subject to final legal review as recommended by staff.

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**The Remington at Memorial (1283)**

(PD-18) (CD-8)

Northeast of East 81<sup>st</sup> Street and South Memorial Drive

**Staff Comments:**

Mr. Beach stated the applicant has requested that this case be passed till the end of the TMAPC meeting.

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

Mr. Westervelt announced this case moved to the end of the TMAPC meeting.

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**Audubon Park (PUD-554) (2383)**

(PD-26) (CD-8)

West of the northwest corner of East 101<sup>st</sup> Street and South Memorial Drive

**Staff Comments:**

Mr. Beach stated subject to final legal review, the staff recommends approval.

**TMAPC Action; 10 members present:**

On **MOTION** of **MIDGET** the TMAPC voted **9-0-1** (Carnes, Gray, Harmon, Horner, Jackson, Midget, Pace, Selph, Westervelt "aye"; no "nays"; Ledford "abstaining"; Boyle "absent") to **APPROVE** the Final Plat for Audubon Park subject to final legal review as recommended by staff.

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**WAIVER OF SUBDIVISION REGULATIONS:**

**Block 26, Gilcrease Hills Village II (2702)** (PD-2) (CD-1)  
Northeast of West Pine Street and North Union Avenue

**Staff Comments:**

Mr. Beach stated the applicant has requested that this case be continued for two weeks.

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

**TMAPC Action; 10 members present:**

On **MOTION** of **CARNES** the TMAPC voted **10-0-0** (Carnes, Gray, Harmon, Horner, Jackson, Ledford, Midget, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Boyle "absent") to **CONTINUE** Block 26, Gilcrease Hills Village to May 6, 1998.

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**ZONING PUBIC HEARING:**

**PUD-306-13 – Michael Dodson** (PD-18) (CD-2)  
East of Northeast corner 101<sup>st</sup> Street and South Delaware  
(Minor Amendment for an oil and lube facility)

**Staff Comments:**

Mr. Dunlap stated that staff is requesting a continuance to April 29, 1998. He explained that the subject property is going before the Board of Adjustment on April 28, 1998 and the staff would like to have the Board's action before going before TMAPC.

**TMAPC Action; 10 members present:**

On **MOTION** of **MIDGET** the TMAPC voted **10-0-0** (Carnes, Gray, Harmon, Horner, Jackson, Ledford, Midget, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Boyle "absent") to **CONTINUE** PUD-306-13 to April 29, 1998 at 1:30 p.m.

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**Z-5956-SP-2b – Stephen Schuller**

(PD-18) (CD-8)

South and East of Southeast corner East 61<sup>st</sup> Street and Mingo Valley Expressway  
(Minor Amendment Corridor Site Plan for a proposed convenience store.)

**Staff Recommendation:**

The applicant is requesting Minor Amendment approval for a revised corridor site plan on a 9.48 tract located east of the southeast corner of East 61st Street South and Hwy. 169. The site plan indicates a convenience store in Development Area A and eliminates a restaurant in Development Area B. Development Area B will be donated to the City of Tulsa as open space and drainageway. Development Area B abuts Development Area C that was designated as open space and drainage area in the original 1993 approval.

Staff has reviewed the request, including the detail site plan for the convenience store and attached letter outlining the donation of open space and elimination of any building usage in Development Area B, and finds the proposal meets bulk and area, height, setback, access, circulation, parking, signage, and landscaped open space standards of the original corridor site approval.

A Minor Amendment approved in 1997 increased the permitted ground sign height in Development Area A, but this sign is being deleted in the current site plan and is not being requested by the applicant to remain as part of the development specifications. In addition, the donation of land and prohibition on building within Development Area B further modify the development specifications and can be summarized as follows:

Corridor Development Specifications

Development Area A

Use:	Convenience Store with eight gasoline pumps (Use Unit 13)
Lot Area:	72,550 square feet
Building Area:	4,500 square feet
Coverage:	6%
Building Height:	20 feet
Off-Street Parking:	19 spaces
Landscaped Open Space:	10% minimum

Development Area B

Use:	Open space and drainage area
Lot Area:	35,719 square feet
Building Area and Coverage:	None

Development Area C

Use:	Open space and drainage area
Lot Area:	353,272 square feet
Building Area and Coverage:	None

Screening Fences:	None
Access Points:	Vehicular access to Development Area A will be from the mutual access drive on E. 61st Street South and on 107th E. Avenue (a collector).
Landscaping:	Development Area A will contain not less than 10% Landscaped Open Space; Development Areas B and C will be maintained as natural open space and overland drainageway.
Signage:	One ground sign will be permitted along the East 61st Street frontage not to exceed 25 feet in height and 240 square feet of display surface area.

Based on review of the Revised Corridor Site Plan and conformance to previously-approved or modifications to development specifications, staff recommends **APPROVAL** of Corridor Site Plan Minor Amendment Z-5959-SP-2b as submitted.

*NOTE: Corridor Site approval does include Detail Sign and Landscape Plan approval*

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

The applicant, **Stephen Schuller**, indicated he agreed with staff's recommendation.

**TMAPC Action; 10 members present:**

On **MOTION** of **HORNER** the TMAPC voted **9-0-1** (Carnes, Gray, Harmon, Horner, Jackson, Ledford, Midget, Pace, Selph, "aye"; no "nays"; Westervelt "abstaining"; Boyle "absent") to **APPROVE** the Corridor Site Plan Minor Amendment for Z-5959-SP-2b as recommended by staff.

**Legal Description for Z-5959-SP-2b:**

The South 220' of the North 295' of the E/2, E/2, NW/4, NE/4 of Section 6, T-18-N, R-14-E of the IBM, Tulsa County, State of Oklahoma, according to the U. S. Government survey thereof.

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

### **Public hearing to amend the Historic Preservation Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area; resolution.**

#### **TMAPC Comments:**

**Mr. Westervelt** announced that there has been a timely request for a continuance until June 17, 1998. He explained that the continuance was requested in order for staff to provide more detail on the plan proposed for adoption.

#### **Staff Comments:**

Ms. Matthews stated the Chairman of the Tulsa Preservation Commission has requested a continuance in order to have additional time to respond to staff's request for more information.

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

#### **TMAPC Action; 10 members present:**

On **MOTION** of **LEDFORD** the TMAPC voted **10-0-0** (Carnes, Gray, Harmon, Horner, Jackson, Ledford, Midget, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Boyle "absent") to **CONTINUE** the Public Hearing to amend the Historic Preservation Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area; resolution to June 17, 1998.

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## **OTHER BUSINESS:**

### **PUD-176-3 – Perry Kirkendall**

(PD-18) (CD-8)

Northwest corner East 81<sup>st</sup> Street and South Yale  
(Detail Site Plan)

#### **Staff Recommendation:**

The applicant is requesting Detail Site Plan approval to locate a 130-foot monopole antenna and antenna structure and related equipment shelter in the western portion of Development Area A. The underlying CS zoning classification for Development Area A allows Use Unit 4 by right.

Staff has reviewed the request and finds the tower meets height, setback and screening requirements of the code.

Staff, therefore, recommends **APPROVAL** of the site plan as submitted.



There were no interested parties wishing to speak.

**TMAPC Action: 10 members present:**

On **MOTION** of **HORNER** the TMAPC voted **10-0-0** (Carnes, Gray, Harmon, Horner, Jackson, Ledford, Midget, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Boyle "absent") to **APPROVE** the Detail Site Plan for PUD-176-3 as recommended by staff.

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**FINAL PLAT: (continued)**

**The Remington at Memorial (1283)**

(PD-18) (CD-8)

Northeast of East 81<sup>st</sup> Street and South Memorial Drive

**Staff Recommendation:**

Mr. Beach stated all release letters have been received and staff recommends approval subject to final legal review.

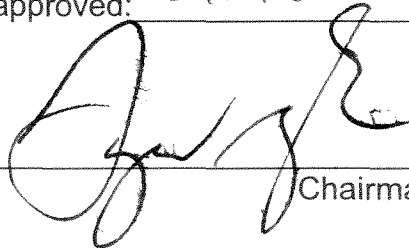
**TMAPC Action: 10 members present:**

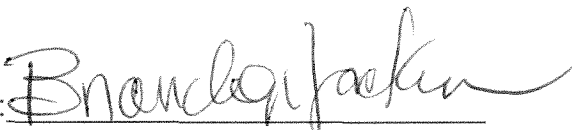
On **MOTION** of **HORNER** the TMAPC voted **10-0-0** (Carnes, Gray, Harmon, Horner, Jackson, Ledford, Midget, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Boyle "absent") to **APPROVE** the Final Plat for the Remington at Memorial subject to final legal review as recommended by staff.

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

Date approved: 5/13/98

  
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Chairman

ATTEST:   
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Secretary