

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2165

Wednesday, July 1, 1998, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

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

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Monday, June 29, 1998 at 10:53 a.m., posted in the Office of the City Clerk at 10:47 a.m., as well as in the office of the County Clerk at 10:41 a.m.

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

Minutes:

Approval of the minutes of June 10, 1998, Meeting No. 2162:

On **MOTION** of **HARMON** the TMAPC voted **6-0-0** (Carnes, Harmon, Horner, Jackson, Ledford, Westervelt "aye"; no "nays"; Boyle "abstaining"; Boyle, Gray, Midget, Pace, Selph "absent") to **APPROVE** the minutes of the meeting of June 10, 1998 Meeting No. 2162.

Reports:

Special Residential Facilities Task Force

Mr. Westervelt stated there will be a first draft of the recommendations will be mailed out and will be on the Rules and Regulations Committee agenda for July 22, at 11:30 a.m. He indicated that the Task Force hopes to have a draft recommendation ready for a full public hearing on August 5, 1998.

Mr. Westervelt announced that he will be abstaining on items eight and nine.

Director's Report:

Mr. Stump stated that there will not be a City Council meeting due to the July 4th holiday.

Mr. Stump stated the Infill Task Force adopted a schedule to complete the initial phase of the project by middle of December.

Mr. Stump reported that he has been meeting with the Sign Advisory Board. He explained that the Outdoor Advertising Ordinance would allow signs on the arterial streets. He stated that the Board hopes to have their recommendation finished and back to Council after their meeting July 16th.

Subdivisions:

LOT-SPLITS FOR WAIVER OF SUBDIVISION REGULATIONS:

L-18673 – Reed Jones (2792) (PD-9) (CD-2)
Southwest corner of West 46th Street and Vancouver

Staff Recommendation:

Mr. Stump stated he was unable to contact the applicant due to the phone numbers submitted not working. He explained that he will need to visit with the applicant. Mr. Stump requested the Planning Commission to defer this case until later in the agenda.

TMAPC Comments:

Mr. Westervelt stated that case L-18673 will be deferred to the bottom of the agenda.

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LOT-SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-18624 Sitton Properties L.L.C. (2083) (PD-18) (CD-2)
Northeast Corner of 101st Street South and Delaware Avenue

L-18646 Sisemore Hall & Weisz, Inc. (2783) (PD-26) (CD-8)
4919 East 105th Street South

L-18671 Troy L. Miles (494) (PD-17) (CD-6)
13701 East Admiral Place

L-18672 Metropolitan Tulsa Transit Authority (192) (PD-1) (CD-4)
Southwest Corner of 3rd Street South and Cheyenne

L-18676 City of Tulsa (1483) (PD-18C) (CD-8)
Southeast Corner of 81st Street South and Sheridan Road

Staff Recommendation:

Mr. Beach stated that everything is in order for these lot-splits and staff recommends approval.

TMAPC Action; 7 members present:

On **MOTION** of **CARNES** the TMAPC voted **7-0-0** (Carnes, Harmon, Horner, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Gray, Midget, Selph "absent") to **RATIFY** these lot-splits given Prior Approval, finding them in accordance with Subdivision Regulations.

PRELIMINARY PLAT:

Quik Trip #90 Commercial Center

(PD-4) (CD-4)

Northwest corner East 11th Street and South Utica Avenue

Staff Recommendation:

This is a one-lot, one-block subdivision on 1.397 acres. It is a new PUD consisting of re-development of an existing QuikTrip store. The old store will be removed and a new one built parallel with and toward the west property line. The size of the tract will approximately double in size.

The Technical Advisory Committee has the following comments:

1. Wilkerson, Applicant, stated that the existing 20-foot wide alley running east/west through the middle of the property will be vacated from Utica to the west property line.
2. Eshelman stated that the 25-foot wide mutual access easement along the northwest property line should be considered tentative until the turning radius connecting it with the alley is approved.
3. Limits of Access should be shown along 11th St. and along Utica Ave.
4. Shelton, Wastewater, asked where the existing sanitary sewer will be moved.
5. Wilkerson, Applicant, stated that it will be regraded to flow to the west.
6. Miller, ONG, forwarded comments in writing stating he wants a perimeter easement.
7. Pierce, PSO, agreed and stated it should be 10-foot.
8. Somdecerff, Transportation, moved approval of the preliminary plat.

Staff recommends approval of the preliminary plat subject to the following:

1. A waiver of the Subdivision Regulations to allow the plat to be drawn at a scale of 1" = 30'.

2. A waiver of the Subdivision Regulations to allow the applicant to not dedicate additional right-of-way along 11th Street and along Utica Ave. to meet the Major Street and Highway Plan.
3. Dedication of additional right-of-way to create a 30' radius at the corner of 10th St. and Utica Ave.
4. All conditions of PUD-588 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.
5. 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.
6. 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.)
7. 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).
8. 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.
9. 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.
10. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
11. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
12. Street names shall be approved by the Department of Public Works and shown on plat.
13. All curve data, including corner radii, shall be shown on final plat as applicable.
14. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.

15. 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.
16. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
17. 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.
18. 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.)
19. 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.
20. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. (Percolation tests required prior to preliminary approval of plat.)
21. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size, and general location. (This information to be included in restrictive covenants on plat.)
22. The method of water supply and plans therefor shall be approved by the City/County Health Department.
23. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
24. The key or location map shall be complete.
25. 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.)
26. 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.)
27. 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.)

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

Applicant indicated that he agreed with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **HORNER** the TMAPC voted **6-0-1** (Carnes, Harmon, Horner, Jackson, Ledford, Pace "aye"; no "nays"; Westervelt "abstaining"; Boyle, Gray, Midget, Selph "absent") to **APPROVE** the Preliminary Plat for Quik Trip #90 Commercial Center subject to all of the conditions that are contained in the staff recommendation, and in addition, a waiver of the subdivision regulations to allow the plat to be drawn at a scale of one inch equals 30 feet; a waiver of the subdivision regulations to allow the applicant to **not** dedicate an additional right-of-way along 11th Street and Utica Avenue, subject to additional right-of-way in order to create a 30-foot radius at the corner of 10th Street and Utica Avenue, as recommended by staff.

Continued Zoning Public Hearings/Special Requests:

Z-6647 – Stephen Schuller
16114 East Admiral Place

CS to IL
(PD-17) (CD-6)

Staff Recommendation:

Relationship to the Comprehensive Plan:

The District 17 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject tract as Medium Intensity - Linear Development Area.

According to the Zoning Matrix the requested IL zoning **is not** in accordance with the Plan Map.

Staff Comments:

Site Analysis: The subject property is approximately 228' x 303' in size and is located on the southeast corner of East Admiral Place and South 161st East Avenue. The property is flat, non-wooded, vacant, and is zoned CS.

Surrounding Area Analysis: The subject tract is abutted on the north by an RV and trailer sales and storage, zoned IL; to the west by an automobile auction and storage, zoned CS and SR; to the south by a church, zoned RS-3; and to the east by vacant land, zoned CS.

Zoning and BOA Historical Summary: There have been some rezonings to IL on properties that are west of the subject tract and that front on E. Admiral Place but only to a depth of 350'. The property directly north of the subject tract across E. Admiral Pl. has been zoned IL since 1977.

Conclusion: The Comprehensive Plan supports IL zoning between Admiral Place and I-44. The Plan has not supported IL zoning on the south side of Admiral Place, but a number of recent requests for IL zoning west of 161st East Avenue on the south side of Admiral Place have been approved to a depth of 350'. Last week the TMAPC approved a revision to the Comprehensive Plan that designates this IL area Medium Intensity-Industrial. The 330' immediately west of 161st Street was not, however, changed to Medium Intensity-Industrial. If 330' west of Admiral Place is as far east as the TMAPC intends industrial to be allowed, staff recommends **DENIAL** of Z-6647. If, however, the Comprehensive Plan was amended to allow Medium Intensity-Industrial to extend to the flood plain area east of 161st East Avenue, staff would recommend **APPROVAL** of the application.

Applicant's Presentation:

Steven Schuller, 100 West 5th Street, Suite 100, Tulsa, Oklahoma 74103, stated this application was on the agenda last week and was continued in order to notify interested parties regarding the change in staff's recommendation.

Mr. Schuller stated that the sign-up sheet does not indicate that there are any interested parties. He explained that this zoning change calls for an amendment to the Comprehensive Plan.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **LEDFORD** the TMAPC voted **6-0-1** (Carnes, Harmon, Horner, Jackson, Ledford, Pace "aye"; no "nays"; Westervelt "abstaining"; Boyle, Gray, Midget, Selph "absent") to recommend **APPROVAL** of IL zoning for Z-6647 and recommend that the District Plan be amended to the drainageways to the east of 163rd, as recommended by staff.

Legal Description for Z-6647:

Lot 6, Block 1, Quik Trip Commercial Center, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

Other Business:

PUD-567 – C. Dwayne Wilkerson (PD-18) (CD-8)
Southeast corner East 71st Street and South Mingo Valley Expressway
(Detail Site Plan for a café in Development Area A)

Staff Recommendation:

The applicant is requesting Detail Site Plan approval for a 7,667-square-foot café with a 3,121 square foot outdoor seating area on 65,147-square-foot parcel within Development Area A. PUD-567 envisioned up to four lots within Development Area A sharing the mutual access easements and one point of access for each two lots on East 71st Street. The current proposal proposes development of approximately 60% of the western half of Development Area A.

Staff has reviewed the request and finds conformance to bulk and area, floor area, building height, setback, lot frontage, access, circulation, mutual access, parking, trash screening and total landscape area standards of Development Area A. Staff notes that the proposed site plan indicates a "future development area" at the western boundary. The future development area conforms to the minimum lot frontage and access standards of the PUD.

Staff, therefore, recommends **APPROVAL** of the Detail Site Plan for PUD-567, 1.496 acres of Development Area A, as submitted.

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

TMAPC Comments:

Mr. Westervelt stated that staff has noted that an existing billboard will have to be removed at the time of application for certificate of occupancy.

Applicant's Presentation:

Mr. Wilkerson stated that he did not think there would be a problem with removing the existing billboard.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **CARNES** the TMAPC voted **7-0-0** (Carnes, Harmon, Horner, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Gray, Midget, Selph "absent") to **APPROVE** the Detail Site Plan for PUD-567, subject to the existing billboard being removed at time of certificate of occupancy, as staff recommended.

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PUD-508 – James Boswell

(PD-6) (CD-4)

2027 East 21st Street

(Detail Site Plan for an eight lane drive-through bank facility)

Staff Recommendation:

The applicant is requesting Detail Site Plan approval for a 1,200 square foot, eight-lane drive-through bank facility on a 24,909-square-foot parcel. Originally approved in 1994,

the PUD development standards provided for screening and setback minimums to minimize the impacts to abutting single-family residential homes to the north.

Staff has reviewed the site plan and finds conformance to bulk and area, building floor area, height, setback, parking, access, circulation, site screen landscaping and fencing, and total landscape area standards of the PUD.

Staff, therefore, recommends approval of the Detail Site Plan for PUD-508 as submitted.

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

Interested Parties:

Bob Stewart, 2220 East 20th, Tulsa, Oklahoma, 74104 stated he wanted to see the site plan to make sure it conformed to the plan presented earlier. He asked what steps will the applicant have beyond the detail site plan approval.

Staff Comments:

Mr. Stump informed Mr. Stewart that if the Planning Commission approves the Detail Site Plan and their construction drawings meet building codes, then the applicant will be ready for a building permit. He commented that the applicant has to satisfy the platting process as well.

TMAPC Action; 7 members present:

On **MOTION** of **CARNES** the TMAPC voted **7-0-0** (Carnes, Harmon, Horner, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Gray, Midget, Selph "absent") to **APPROVE** of the Detail Site Plan for PUD-508 as recommended by staff.

Subdivisions (continued):

LOT-SPLITS FOR WAIVER OF SUBDIVISION REGULATIONS:

L-18673 – Reed Jones (2792)

(PD-9) (CD-2)

Southwest corner of West 46th Street and Vancouver

Staff Recommendation:

Mr. Stump stated that after discussing this application with the applicant, there are a number of dimensions that do not seem to be consistent. He requested a one-week continuance in order to work further on this item.

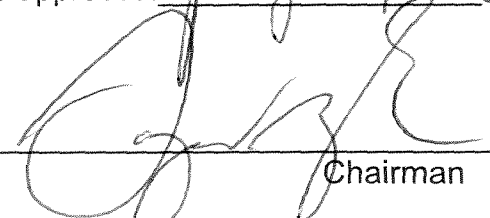
TMAPC Action; 7 members present:

On **MOTION** of **HORNER** the TMAPC voted **7-0-0** (Carnes, Harmon, Horner, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Gray, Midget, Selph "absent") to **CONTINUE** L-18673 to July 8, 1998.

There being no further business, the Chairman declared the meeting adjourned at 1:55 p.m.


Date approved: _____

July 11, 1998



Chairman

ATTEST: _____



Secretary