

# TULSA METROPOLITAN AREA PLANNING COMMISSION

## Minutes of Meeting No. 2206

Wednesday, June 2, 1999, 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>
Dick	Boyle	Beach	Hinchee, Legal
Harmon	Carnes	Dunlap	Counsel
Hill		Huntsinger	
Horner		Stump	
Jackson			
Ledford			
Midget			
Pace			
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Tuesday, June 1, 1999 at 8:40 a.m., posted in the Office of the City Clerk at 8:34 a.m., as well as in the office of the County Clerk at 8:29 a.m.

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

### Minutes:

#### **Approval of the minutes of May 19, 1999, Meeting No. 2204**

On **MOTION** of **HARMON** the TMAPC voted **8-0-0** (Dick, Harmon, Hill, Horner, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Carnes, Midget "absent") to **APPROVE** the minutes of the meeting of May 19, 1999 Meeting No. 2204.

### Minutes:

#### **Approval of the minutes of May 26, 1999, Meeting No. 2205**

On **MOTION** of **HILL** the TMAPC voted **8-0-0** (Dick, Harmon, Hill, Horner, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Carnes Midget "absent") to **APPROVE** the minutes of the meeting of May 26, 1999 Meeting No. 2205.

### REPORTS:

#### Chairman's Report:

Mr. Westervelt introduced Ellen Hinchee, City of Tulsa Legal Department, standing in for Mr. Swiney.

**Director's Report:**

Mr. Stump reported that there are several items on the City Council agenda and are routine items.

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**SUBDIVISIONS**

**LOT-SPLITS FOR WAIVER OF SUBDIVISION REGULATIONS:**

**L-18850 – Geoffrey J. Geesing (1293)**

(PD-5) (CD-5)

8329 East 12<sup>th</sup> Street

**TMAPC COMMENTS:**

Mr. Westervelt announced that this item is stricken from the agenda.

**STAFF RECOMMENDATION:**

Mr. Beach stated that the lot-split was filed and Parcel B indicated frontage on 85<sup>th</sup> East Avenue; however, 85<sup>th</sup> East Avenue has been vacated and therefore the parcel would not have frontage on a public street.

Mr. Beach explained that this would require Board of Adjustment approval for the lack of frontage and the Planning Commission is unable to hear this application.

\* \* \* \* \*

**L-18833 – Irene Cody (1582)**

(PD-8) (CD-2)

2515 West 91<sup>st</sup> Street South

**STAFF RECOMMENDATION:**

The applicant has applied to split her property into two tracts. On April 27, 1999, the City of Tulsa Board of Adjustment (BOA) approved variances of the required lot width, lot area, and land area for the purpose of a lot-split.

Because the proposed configuration of Tract A has four side-lot-lines, the applicant is requesting a waiver of the subdivision regulations. Staff believes this lot-split would not have an adverse effect on the surrounding properties and would therefore recommend **APPROVAL**.

**INTERESTED PARTIES COMMENTS:**

**Kendall Crabtree**, 2511 West 91<sup>st</sup> Street South, Tulsa, Oklahoma 74132, stated that she is opposing this lot-split. She explained that the applicant is trying to claim twelve feet of her property. She stated that there is a twelve-foot discrepancy on the west side of the subject property, which is not an easement but a road.

Ms. Crabtree stated that she has had her abstract reviewed and has discussed this issue with INCOG and the City of Tulsa. She indicated that she has had her property surveyed.

Ms. Crabtree stated that the driveway indicated on the plot plan goes into her property and the applicant is trying to claim a twelve-foot strip that belongs to her. She requested that the discrepancy be resolved before any action is taken on the subject property.

**TMAPC COMMENTS:**

Mr. Westervelt asked staff to comment on this issue. In response, Mr. Stump stated that it is not required to show evidence of ownership when the application is taken, but the applicant does have to own the property they are trying to divide or alter. He commented that he is not sure what the vehicle would be to determine who has the proper ownership of the twelve-foot strip. Mr. Stump requested Legal to comment on this issue.

Ms. Hinchee stated that she would advise that this application be continued until the discrepancy can be resolved.

**INTERESTED PARTIES COMMENTS:**

**James W. Rosencutter**, 9670 South 33<sup>rd</sup> West Avenue, Tulsa, Oklahoma 74132, stated that a boundary dispute should not cause a continuance of this application since the interested party has not proof. He explained that if there is a dispute of boundary lines it would have to be resolved before the property could be sold.

**TMAPC COMMENTS:**

Mr. Westervelt asked Mr. Rosencutter if a week continuance would matter since the boundary dispute has to be resolved before the property can be sold. In response, Mr. Rosencutter stated that one week would be fine, but he did not want to wait an additional month.

**TMAPC Action; 9 members present:**

On **MOTION** of **HARMON**, the TMAPC voted **9-0-0** (Dick, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Carnes "absent") to **CONTINUE** the Lot-Split for Waiver of Subdivision Regulations for L-18833 to June 9, 1999 at 1:30 p.m.

\* \* \* \* \*

**L-18863 – Janette Usher (3590)**  
5127 South 209<sup>th</sup> West Avenue

(PD-23) (County)

**Staff Recommendation:**

The applicant has applied to split her property into two tracts. Both proposed tracts meet the bulk and area requirements of the AG-R zoning district.

Because the proposed configuration of Tract 2 has four side-lot-lines, the applicant is requesting a waiver of the subdivision regulations. Staff believes this lot-split would not have an adverse effect on the surrounding properties and would therefore recommend **APPROVAL**.

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

**TMAPC Action; 9 members present:**

On **MOTION** of **HARMON**, the TMAPC voted **9-0-0** (Dick, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Carnes "absent") to recommend **APPROVAL** of the Waiver of Subdivision Regulations for L-18863 as recommended by staff.

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

**L-18822 – Robert Hutchinson (3024)**

(PD-14) (County)

10905 East 136<sup>th</sup> Street North

**L-18854 – John Wimbish (1894)**

(PD-17) (CD-5)

West of southwest corner of East 21<sup>st</sup> Street and Garnett

**L-18857 – Michael Egan (503)**

(PD-24) (County)

6061 North Evanston

**L-18862 – Kimberly Knapp (2883)**

(PD-26) (CD-8)

3424 East 110<sup>th</sup> Place South

**L-18867 – Norma Kraft (883)**

(PD-18) (CD-2)

Northwest corner of East 72<sup>nd</sup> Street South and Evanston

**L-18868 – Laverne Presley (3024)**

(PD-14) (County)

13925 North 97<sup>th</sup> East Avenue

**STAFF RECOMMENDATION:**

Mr. Beach stated that all of these lot-splits are in order and staff recommends approval.

**TMAPC Action; 9 members present:**

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

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**PRELIMINARY PLAT:**

**Chamberland Village (784)**

(PD-18) (CD-8)

Southeast corner of South Mingo Road and East 75<sup>th</sup> Street

**Staff Recommendation:**

This property will be subdivided into one lot, one block, and one reserve on 12.7 acres. It will be developed as a 184-unit apartment complex. The Planning Commission recommended approval of a corridor site plan for this project on May 26, 1999.

The following were discussed **May 20, 1999** at the Technical Advisory Committee meeting:

**1. Streets/access:**

- Beach, staff, noted that no internal streets are proposed. The project is served by East 75<sup>th</sup> Place South, which is a collector street, that is part of the larger development in this CO-zoned district. This project proposes an extension of East 75<sup>th</sup> Place South and all access would be from this street.
- Price, Traffic, stated that sidewalks would be required on both sides of the collector street per the Subdivision Regulations.

**2. Sewer:**

- No issues were raised regarding sewer. There is existing sewer to serve the property and easements will be indicated where needed.

**3. Water:**

- Lee, Water, stated that the existing water line will need to be extended along the new street. The applicant agreed and will show easements as needed.

**4. Storm Drainage:**

- No issues were raised regarding storm sewer. Reserve A will be for stormwater detention.

**5. Other:**

- No other issues were raised.

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

**Waivers of Subdivision Regulations:**

1. None needed.

**Special Conditions:**

1. None needed.

**Standard Conditions:**

1. All conditions of Corridor Site Plan Z-4900-SP-4 shall be indicated on the plat prior to release of final plat.
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/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.
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
8. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
9. Street names shall be approved by the Department of Public Works and shown on plat.
10. All curve data, including corner radii, shall be shown on final plat as applicable.
11. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
12. 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.
13. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
14. 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.
15. 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.)
16. 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.
17. 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.)
18. 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.)

19. The method of water supply and plans therefor shall be approved by the City/County Health Department.
20. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
21. The key or location map shall be complete.
22. 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.)
23. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for stormwater facilities, and PUD information as applicable.)
24. 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.)
25. Applicant is advised to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
26. All other Subdivision Regulations shall be met prior to release of final plat.

**APPLICANT'S COMMENTS:**

**Ricky Jones**, Tanner Consulting, 2202 East 49<sup>th</sup> Street, Suite 400, Tulsa, Oklahoma 74105, stated that he agrees with the staff's recommendation. He explained that the new collector street his client is building, which spurs off from the existing collector street, is to the east and will abut the north side of the subject property. He stated that in accordance with the subdivision regulations, a sidewalk is required on both sides of the collector street; however, the existing collector street does not have sidewalks. He commented that the sidewalk that his client is required to build will stub out to the existing collector street, which does not have sidewalks. He indicated that his client is willing to build the sidewalks, but doesn't know if it is necessary since there are no sidewalks to connect to on the existing collector street.

Mr. Jones concluded that his client is willing to build a sidewalk on the north and south side of the new collector street, but at some point the sidewalk will end and it may be advantageous to allow his client to work with the Traffic Engineering regarding this issue.

**TMAPC Action; 9 members present:**

On **MOTION** of **HARMON**, the TMAPC voted **9-0-0** (Dick, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Carnes, "absent") to recommend **APPROVAL** of the Preliminary Plat for Chamberland Village subject to applicant building the collector street and having sidewalks on both sides and subject to the conditions as recommended by staff.

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## **CONTINUED ZONING PUBLIC HEARING**

### **PUD-384-A-3 – John Stava**

(PD-8) (CD-2)

East of southeast corner 71<sup>st</sup> Street and South Elwood  
(Minor Amendment)

#### **Staff Recommendation:**

The applicant is requesting Minor Amendment approval to modify the building setback from 65 feet to 17.5 feet on the north property line of the rear portion of the lot and to increase the maximum allowed building height from 20 feet to 24 feet.

Staff has examined the request and finds that during PUD and Major Amendment approval of PUD-384/384-A in 1987 the screening, buffering and setback to protect residential uses to the west was a primary concern of the Planning Commission and neighborhood residents. The east 175 feet of the PUD, however, is mini-storage and a City Sewer Treatment facility abuts the eastern boundary of the PUD. Further, the Comprehensive Plan calls for commercial uses along the south side of West 71<sup>st</sup> Street to the west of the PUD. This area corresponds to the area where a reduction in setback from 65 feet to 17.5 feet is being requested.

Staff has examined the request and finds the reduction in setback for as yet an unspecified commercial use is reasonable in light of the probable build-out of the PUD and future development of property to the west. Staff also finds that the requested increase in maximum building height from 20 feet to 24 feet does not substantially alter the character or intent of the original approval. The applicant, in a related application, is requesting Detail Site Plan approval for an 18,000 SF, 23-foot high office and service facility in the northern portion of the PUD fronting to West 71<sup>st</sup>. No other structures have been proposed elsewhere within the PUD.

Staff, therefore, recommends **APPROVAL** of PUD-384-A-3 which modifies the approved development standards as follows:

Minimum Building Setback:

(along 238 feet of the northwest boundary)

17.5 feet

Maximum Building Height:

24 feet

*NOTE: Minor Amendment approval does not constitute Detail Site Plan approval.*

**AND**

### **PUD-384-A – John Stava**

(PD-8) (CD-2)

East of southeast corner West 71<sup>st</sup> Street and South Elwood  
(Detail Site Plan)



**Staff Recommendation:**

The applicant is requesting Detail Site Plan approval for an 18,000 SF one-story office and retail facility on 6.5 net acres. The facility will be 23 feet in height and set back 215 feet from the centerline of West 71<sup>st</sup> and 100 feet from the frontage road running along the south side of 71<sup>st</sup>. The site plan represents the development of the north central portion of the PUD. The east 200 feet of the PUD has been developed for mini-storage uses.

Staff has examined the plan and finds conformance to allowed uses, to bulk and area requirements, to setback standards, to required parking, to access and circulation which facilitate future development of the site, to required parking and to total and streetyard landscaped area requirements.

Staff notes that building height exceeds the maximum allowed height of 20 feet. In a related request the applicant is seeking Minor Amendment approval to increase the allowed maximum building height. Staff also notes that a 30-foot access drive to the frontage road indicated at the northwest corner of the lot does not conform to the access/no access shown on the plat. The applicant has requested review of the change of access by the Tulsa Traffic Department and is requesting Change of Access approval from TMAPC.

Based on review of the Detail Site Plan and conformance to the approved standards with the exceptions of height and a single access point, staff recommends **APPROVAL** of the Detail Site Plan for PUD-384-A subject to the following conditions:

1. Approval of Minor Amendment PUD-384-A-3 increasing the maximum building height to 24 feet.
2. Approval of a Change of Access that reduces the LNA from 60 feet to 47.79 feet along the western portion of the north property boundary.

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

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

**TMAPC Action; 9 members present:**

On **MOTION** of **HARMON**, the TMAPC voted **9-0-0** (Dick, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Carnes "absent") to recommend **APPROVAL** of the Minor Amendment for PUD-384-A-3 subject to conditions as recommended by staff and to **APPROVE** the Detail Site Plan for PUD-384-A subject to conditions as recommended by staff.

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**Staff Recommendation for Z-6699:**  
Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject tract as Low Intensity – No Specific Land Use.

According to the Zoning Matrix the requested OL zoning **may be found** in accordance with the Plan Map.

**Site Analysis:** The subject property is approximately eight acres in size and is located south and east of east of the southeast corner of East 81<sup>st</sup> Street South and South Sheridan Road. The property is sloping, non-wooded, vacant, and zoned RM-0.

**Surrounding Area Analysis:** The subject tract is abutted on the north across E. 81<sup>st</sup> Street South by offices and a commercial shopping center, zoned RM-0/PUD-300; and vacant land, zoned CS and RM-0; to the south and east by single-family dwellings, zoned RS-3; and to the west by apartments, zoned RM-0/PUD-271-A.

**Zoning and BOA Historical Summary:** The most recent zoning action in this area rezoned the subject property to RM-0 from AG zoning. This action rezoned a total of 140 acres, which also included property to the south and west of the subject tract.

**Conclusion:** Based on the Comprehensive Plan, the proposed OL zoning may be found in accordance with the Plan Map, and although the current RM-0 zoning is an acceptable buffering between the commercial uses to the northwest and the residential uses to the south and east, the OL zoning would also provide low intensity, single-story buffering for the residential uses.

This zoning request is part of PUD-608 and if TMAPC finds PUD-608 to be appropriate for the subject property, staff recommends **APPROVAL** of OL zoning for Z-6699.

**AND**

**Staff Recommendation for PUD-608:**

The PUD proposes retail and office uses on 21 acres located at the southeast corner of East 81<sup>st</sup> Street and South Sheridan Road. The tract is currently zoned CS, RM-0 and RS-3. Concurrently an application has been filed (Z-6699) to rezone 7.54 acres of the tract from multifamily to office light.

The PUD proposes approximately eleven acres of commercial use and approximately ten acres of office use. Two development areas are proposed. Development Area A (11.383 Acres), at the northwest corner of the tract, would allow 89,050 SF of building floor area for commercial use. Development Area B, just south of Area A, would allow a total of 142,500 SF of building floor area. There would be 132,500 SF for office use and the other 10,000 SF would allow office and other uses.

The subject tract is abutted on the north by a commercial strip shopping center and offices, zoned CS/RM-0/PUD-300; to the south by a newly developing single-family subdivision, zoned RS-3; to the east by an assisted living center, zoned RM-0 and a newly developing single-family subdivision, zoned RS-3; and to the west by commercial businesses, zoned CS and apartments zoned RM-0, RS-3/PUD-271-A.

If Z-6699 is approved as recommended by staff, staff finds the uses and intensities of development proposed and as modified by staff to be in harmony with the spirit and intent of the Code. Based on the following conditions, staff finds PUD-608 as modified by staff to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (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-608 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:**

**DEVELOPMENT AREA A**

Net:	9.894 Acres	430,971 SF
Gross:	11,383 Acres	495,863 SF

**Permitted Uses:**

Uses permitted as a matter of right in Use Units 10, Off-Street Parking; 11, Offices and Studios, including drive-in bank facilities; 12, Eating Establishments other than Drive-ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services; 18, Drive-in restaurants, and uses customarily accessory to permitted principal uses.

Maximum Building Floor Area:	89,050 SF
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Maximum Building Height:	35 FT
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Architectural elements may exceed maximum building height with Detailed Site Plan approval.

Minimum Lot Frontage on East 81 <sup>st</sup> Street or South Sheridan Road:	150 FT
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**Minimum Building Setbacks:**

From the centerline of East 81 <sup>st</sup> Street	100 FT
From the centerline of South Sheridan Road	100 FT
From the north 400 feet of the east boundary	25 FT
From the south 302 feet of the east boundary	125 FT
From the south boundary	50 FT

**Minimum Parking Area or Access Road Setback:**

From the north 400 feet of the east boundary of Area A	5 FT
From the south 302 feet of the east boundary of Area A	50 FT
From the south boundary of Area A	15 FT
From other boundaries of Area A	5 FT

**Off-Street Parking:**

As required by the applicable Use Unit of the Tulsa Zoning Code.

Maximum Access points onto East 81<sup>st</sup> Street: 2\*

Maximum Access points onto South Sheridan Road: 3\*

**Mutual Access:**

Each lot within Development Area A shall have vehicular access to all other lots in the PUD through the use of mutual access easements. No access is permitted from the east boundary of the Development Area.

**Landscaped Area and Screening:**

A minimum of 10% of the net land area shall be improved as internal landscaped open space in accord with the provisions of the Landscape Chapter of the Tulsa Zoning Code and in accord with the Detail Landscape and Screening Plan for the south 302 feet of the east boundary of Area A as shown on Exhibit B-1.

**Signs:**

1. One decorative monument center identification sign shall be permitted at the intersection of East 81<sup>st</sup> Street and on South Sheridan Road with a maximum of 120 square feet of display surface area and nine feet in height.
2. One ground sign shall be permitted at the principal entrance on East 81<sup>st</sup> Street and the principal entrance on South Sheridan with a maximum of 200 square feet of display surface area and 25 feet in height.

3. One additional ground sign shall be permitted along the East 81<sup>st</sup> Street frontage. Two additional signs shall be permitted along the South Sheridan Road frontage. All signs shall not exceed a maximum of 96 square feet of display surface area and 15 feet in height for each sign.
4. No ground sign shall be within 100 feet of the east boundary of Development Area A.
5. Wall signs shall be permitted not to exceed 2.0 square feet of display surface area per lineal foot of building wall to which attached. The length of a wall sign shall not exceed 75% of the frontage of the building. No wall signs shall be permitted on east facing walls, which are within 200 feet of the east boundary of Development Area A.

**Lighting:**

Light standards for Area A shall not exceed 30 feet in height and shall be hooded and directed downward and away from the east and south boundaries of the property. Within 125 feet of the south 302 feet of the east boundary of Area A light standards shall not exceed 12 feet in height. Light standards within the east 50 feet of the south 302 feet of Area A shall not exceed six feet in height.

**Loading Docks Screening:**

Loading docks and loading or unloading areas shall be screened from Area B and from the residential subdivision to the east. Trash, dumpsters and compactors shall be attached to the building, be within the building setback line, and shall be screened from Area B and the residential subdivision to the east.

**Outside Storage:**

There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks, truck-trailers or containers be parked in the PUD, except while they are actively being loaded or unloaded. Truck-trailers or outside containers shall not be used for storage.

**Roof Mounted Mechanical Equipment:**

Roof mounted mechanical equipment shall be screened from view by persons standing at ground level and from view by persons in second story offices within Area B.

\*Access points shall be approved by Traffic Engineering and one additional right-turn-only access point may be permitted if approved by Traffic Engineering and TMAPC at detail site plan approval.

## DEVELOPMENT AREA B

### Land Area:

Net:	9.048 acres	394,134 SF
Gross:	9,622 acres	419,138 SF

### Permitted Uses:

1. Offices and Studios as permitted in Use Unit 11 and uses customarily accessory to permitted uses;
2. Within the north 200 feet of the west 200 feet of Area B, Offices and Studios as permitted in Use Unit 11, Eating Establishments other than Drive-ins as permitted in Use Unit 12; and the display and sale of scientific business and office machines, equipment and furnishings and supplies, including occupancies such as cameras and photographic supplies, computers and data processing equipment, office supplies, medical and clinical equipment and supplies, art gallery, decorating and antique shops, mail services, telephone and communications systems and supplies, and business forms and uses customarily accessory to permitted uses.

Maximum Building Floor Area:	142,500 SF
Offices	142,500 SF
Other Permitted Uses	10,000 SF

### Maximum Building Height:

Within the south and east 125 feet of Area B:	
1 story not exceeding	30 FT
Within the remainder of the Development Area:	
2 stories not exceeding	42 FT

### Minimum Building Setbacks:

From the centerline of South Sheridan Road	100 FT
From the south boundary	25 FT
From the east boundary	25 FT
From the north boundary	15 FT

### Minimum Parking Area or Access Road Setback:

From the east and south boundaries of Area B	25 FT
From the other boundaries of Area B	5 FT

### Off-Street Parking:

As required by the applicable Use Unit of the Tulsa Zoning Code.

**Landscaped Areas and Screening:**

A minimum of 15% of the net land area shall be improved as internal landscaped open space in accord with the provisions of the Landscape Chapter of the Tulsa Zoning Code and in accord with the Detail Landscape and Screening Plan as shown on Exhibit B-2.

**Signage:**

Within the north 200 feet of the west 200 feet, one ground sign shall be permitted with a maximum of 120 SF of display surface area and 12 feet in height.

Within the north 200 feet and the west 200 feet wall signs shall be permitted not to exceed 1 SF of display surface area per lineal foot of the building wall to which attached.

Within the remainder of Area B as permitted in the OL – Office Light Zoning District.

**Maximum Access Points onto South Sheridan Road:**

2\*

**Mutual Access:**

Each lot in Development Area B shall have vehicular access to all other lots in the PUD through the use of mutual access easements. No access is permitted from the south or east boundaries of the Development Area.

**Lighting:**

Exterior light standards or building mounted lights for Area B shall not exceed 12 feet in height, except in the east 125 feet and the south 125 feet of the development area lights shall not exceed eight feet in height and all exterior lighting shall be hooded and the light directed downward and away from the east and south boundaries of the development area.

No light standards or building mounted lights are permitted within the east and south 40 feet of Development Area B.

\*Access points shall be approved by Traffic Engineering.

3. A landscaped area of not less than 50 feet in width shall be located along the south 302 feet of the east boundary of Development Area A. A landscaped area of not less than 25 feet in width shall be located along the east and south boundaries of Development Area B. There shall be a six-foot high screening wall or fence along the east and south boundaries of the PUD where it abuts residential development. The six-foot wall or fence shall be of a double-faced design. Landscaping throughout the project shall meet the requirements of the Landscape Chapter of the Tulsa Zoning Code.

4. No Zoning Clearance Permit shall be issued for a lot within the PUD until a Detail Site Plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
5. A Detail Landscape Plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. 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 the lot, 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.
6. No sign permits shall be issued for erection of a sign on a lot within the PUD until a Detail Sign Plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
7. All trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level. No bulk trash containers shall be placed within 150 feet of the east or south boundaries of the PUD.
8. The Department Public Works or a Professional Engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an Occupancy Permit on that lot.
9. No building permit shall be issued until the requirements of Section 1170F of the Zoning Code have 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 that relate to PUD conditions.
10. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC
11. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during Detail Site Plan review or the subdivision platting process.

**APPLICANT'S COMMENTS:**

**Charles Norman**, 2900 Mid-Continent Tower, Tulsa, Oklahoma 74103, stated that the subject application is being developed in conjunction with the developer of the two single-family subdivisions to the east and south. After discussions with the developer of the single-family subdivision some additional setbacks and landscaping standards, above what is typically required have been negotiated. There is a 50-foot setback from



any parking area of the single-family development to the east and a 125-foot building setback. He commented that the setbacks are beyond what is typically expected and hopefully the staff will not expect this to be followed in other applications.

Mr. Norman requested the Planning Commission to approve staff's recommendation.

**TMAPC COMMENTS:**

Mr. Westervelt asked Mr. Norman if he agrees with the staff recommendation as it was presented today. In response, Mr. Norman answered affirmatively.

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

**TMAPC Action; 8 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Harmon, Hill, Jackson, Ledford, Pace "aye"; no "nays"; none "abstaining"; Horner, Midget, Westervelt "absent") to recommend **APPROVAL** of the OL zoning for Z-6699 and to recommend **APPROVAL** for the RS-3, OL, CS/PUD for PUD-608 subject to conditions as recommended by staff.

**Legal Description for Z-6699/PUD-608:**

Part of the NW/4, Section 14, T-18-N, R-13-E, of the IBM, Tulsa County, State of Oklahoma, said part being more particularly described as follows: Commencing at the northwest corner of said NW/4; thence N 89°50'29" E along the Northerly line of the NW/4 for a distance of 467.00' to the Point of Beginning; thence continuing N 89°50'29" E along said Northerly line for a distance of 73.00'; thence S 0°00'00" W and parallel with the Westerly line of the NW/4, for a distance of 450.00'; thence N 89°50'29" E and parallel with the Northerly line for a distance of 227.00'; thence S 0°00'00" W and parallel with the Westerly line, for a distance of 402.00'; thence N 90°00'00" West and perpendicular to the Westerly line, for a distance of 767.00' to a point on said Westerly line; thence N 0°00'00" E along the Westerly line, for a distance of 382.88'; thence N 89°50'29" E and parallel with the Northerly line, for a distance of 467.00'; thence N 0°00'00" E and parallel with the Westerly line, for a distance of 467.00' to the point of beginning, **FROM: RM-0 (Residential Multifamily Lowest Density District) TO: OL (Office Low Intensity District) and** a proposed Planned Unit Development [PUD-608] on the following described property: A tract of land that is part of the NW/4 of Section 14, T-18-N, R-13-E, of the IBM, Tulsa County, State of Oklahoma, said tract being more particularly described as follows: Beginning at the Northwest corner of said NW/4; thence N 89°50'29" E along the Northerly line of the NW/4 for a distance of 540.00' to a point; thence S 0°00'00" W and parallel with the Westerly line of the NW/4, for a distance of 450.00' to a point; thence N 89°50'29" E and parallel with said Northerly line, for a distance of 300.00' to a point on the Westerly line of Block 11, The Crescent, an Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded Plat thereof; thence S 0°00'00" W along said Westerly line of Block 11, for a distance of 800.00' to a point on the Northerly line of Block 1, The Crescent; thence S 89°50'29" W along said Northerly line of Block 1 for a distance of 840.00' to a point on the Westerly

line of said NW/4; thence N 0°00'00" E along said Westerly line, for a distance of 1,250.00' to the Point of Beginning.

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## **ZONING PUBLIC HEARING**

### **Z-6503 – SP-1a – Gary Johnson**

(PD-18) (CD-8)

South of southwest corner East 91<sup>st</sup> Street and Highway 169  
(Minor Corridor Site Plan Amendments)

#### **Staff Recommendation:**

Mr. Stump stated that this is Minor Amendment to a Corridor Site Plan for an outdoor advertising sign and staff has discovered that the information submitted by the applicant concerning the location of the proposed sign is not where it is actually going to be erected. Staff has not received detailed information regarding the location of the proposed sign and the spacing requirement may not be met. The applicant has discussed moving an existing outdoor sign to the south in order to meet the spacing requirement; however, there has not been an application submitted for that proposal. He explained that there is another application located in the same area that has been continued and is dependent on where the second sign will be moved.

Staff recommended that this application be continued until the information and applications needed are submitted in order to ensure that the required spacing is met.

#### **APPLICANT'S COMMENTS:**

**Bill Stokely**, Stokely Advertising, 10111 East 45<sup>th</sup> Place, Tulsa, Oklahoma 74146, stated that there is a lot of construction in the subject area. He explained that the Creek Expressway is acquiring land in the subject area and there are two billboard locations on the subject property. He indicated that the Turnpike Authority has not drawn their take- line at this time and agrees with staff that this application should be continued in order to gather more information.

Mr. Stokely stated that he should have the information needed by the next TMAPC meeting.

#### **TMAPC COMMENTS:**

Mr. Westervelt asked the applicant if he would prefer to have a two-week continuance in order to have sufficient time to submit the information to staff.

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

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

On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Dick, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Carnes "absent") to **CONTINUE** the Minor Amendment to the Corridor Site Plan of Z-66503-SP-1a to June 16, 1999 at 1:30 p.m.

**Legal Description for Z-6503-SP-1a:**

The W/2, E/2, NW/4 lying North of the North right-of-way of U. S. Highway 169, less the E/2, NE/4, NW/4, NE/4, NW/4, Section 19, T-18-N, R-14-E, Tulsa County, State of Oklahoma.

\* \* \* \* \*

There being no further business, the Vice Chairman declared the meeting adjourned at 2:00 p.m.

Date approved: 06/09/99

  
\_\_\_\_\_  
Vice Chairman

ATTEST:   
\_\_\_\_\_  
Secretary

